

The City of Hanford
CALIFORNIA



City Council Meeting Agenda

May 2, 2017

6:00 PM – Closed Session

7:00 PM – Regular Meeting

Council Chambers

400 N. Douty St.

6:00 PM CALL TO ORDER CLOSED SESSION:

ROLL CALL:

PUBLIC COMMENT - CLOSED SESSION:

Comments from the public are limited to items on the agenda (GC54954.3a). A maximum of five minutes is allowed for each speaker.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

A. CONFERENCE WITH LABOR NEGOTIATORS - Government Code Section 54957.6

Agency designated representatives: Darrel Pyle and Mario Zamora

Employee Organization:

Hanford Firefighters Local 3898, IAFF

Hanford Police Officers Association (HPOA)

Executive Management Employees Association (E.M.E.A.)

B. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION - Government Code Section 54956.9(d)(2)

Number of Potential Cases - 2

7:00 PM CALL TO ORDER REGULAR SESSION:

ROLL CALL:

INVOCATION:

FLAG SALUTE:

CLOSED SESSION ACTION REPORT:

RECOGNITIONS/PROCLAMATIONS:

- A. Proclamation - National Day of Prayer

STAFF COMMUNICATIONS:

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Hanford City Council. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed.

*A maximum of **five minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence*

CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

- A. City Clerk: Approve Minutes from the April 18, 2017 Successor Agency Meeting
- B. Admin: Transfer of Abandoned Roadway (Portion of Energy St.) to Helena Chemical Co.
- C. Public Works: Purchase of one 2018 Elgin Crosswind Regenerative Street Sweeper from Haaker Equipment Company of Laverne, Ca., in the amount of \$ 335,234.45; authorize an appropriation of \$38,450.45 from Fleet Replacement Reserves; and declare one 2004 street sweeper vehicle as surplus.
- D. Public Works: Award a Contract for FY 16/17 Fiberized Micro Surface Pavement Treatment Project.
- E. Public Works: Hanford- Armona Road at Irwin Street Right of Way Acquisition (APN 012-231-024)
- F. Public Works: Purchase of 636 automated refuse containers from Toter Wastequip, LLC., in the amount of \$33,028.90 (tax and freight included).
- G. Utilities and Engineering: Adopt the attached resolutions, 17-23-R Initiation of Landscape Assessment District Proceedings and 17-24-R Intention to Levy Assessments and Confirmation of Engineer's Report for Landscape Assessment District 16-02 located at 12th Ave. and Hume Ave., and set June 20, 2017 as the Public Hearing date.
- H. Utilities and Engineering: Permission to Advertise the 16/17 Pavement Resurfacing Project at Lacey Boulevard from Mall Drive to Magna Carta Avenue, and Grangeville Boulevard from 12th Avenue to Centennial Drive.

- I. Community Development: Amended Resolution 17-05-R, an order of the City Council of the City of Hanford vacating and abandoning approximately 46,389 square feet of public right-of-way on Energy Street, east of 11th Avenue, correcting a typographical error in the previously-approved resolution.
- J. Finance: Warrant Register

PUBLIC HEARINGS:

- A. Community Development: Public Hearing to Adopt the 2017 Community Development Block Grant (CDBG) Entitlement Action Plan
- B. Utilities and Engineering: Continuation of the Public Hearing for the Annexation of Additional Properties to Landscape Assessment District No. 05-01 regarding Tract 812, Mission Park Subdivision and Tentative Parcel Map 2006-12 (APN 007-030-019) located near Flint Ave. and Highway 43 until May 16, 2017.

GENERAL BUSINESS:

- A. Administration: Authorize the Mayor to Execute a Lease Agreement with Our Heroes' Dreams for Vacant Office Space at 200 Santa Fe Street, Suite D.
- B. City Clerk: Deny Request by Parks & Recreation Commission for second public comment on agenda
- C. Utilities & Engineering: Flashing Beacons for Existing Mid-block Crosswalk on Harris Street at Saint Rose McCarthy School
- D. Fire: Introduce and waive the first reading of Ordinance No. 17-05 amending Section 15.12.040 of the Hanford Municipal Code to add fireworks regulations and remedies for fireworks violations.
- E. Community Development: Discussion on the Removal of the Civic Park Kiosks
- F. Community Development: Waive the second reading and adopt Ordinance 17-04 approving Municipal Code Amendment 17-01, amending Title 17 of the Municipal Code, an update to the City of Hanford Zoning Ordinance.

COUNCIL REPORTS/COMMENTS:

COUNCIL FUTURE AGENDA ITEMS:

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. Dooty 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. Dooty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}



**AGENDA
STAFF REPORT**

MEETING DATE: 5/2/2017	AGENDA SECTION: A
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SUBJECT:

City Clerk: Approve Minutes from the April 18, 2017 Successor Agency Meeting

RECOMMENDATION:

Approve the minutes from the April 18, 2017 Successor Agency meeting.

FISCAL IMPACT:

ATTACHMENTS:

041817 Minutes - Successor Agency



**CITY COUNCIL MEETING
MINUTES**

April 18, 2017 6:15 PM

Council Chambers

400 N. Douty St.

CALL TO ORDER SPECIAL SESSION:

Mayor David Ayers called the special meeting to order at 6:15 p.m.

ROLL CALL BY THE CITY CLERK:

Attendee Name	Title	Status	Arrived
Martin Devine	Council Member	Present	6:15 PM
Sue Sorensen	Vice Mayor	Absent	
David Ayers	Mayor	Present	6:15 PM
Francisco Ramirez	Council Member	Present	6:15 PM
Justin Mendes	Council Member	Present	6:15 PM

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.*

There were no comments given.

GENERAL BUSINESS:

A. Abandonment of Rail Easement Rights

City Attorney Ty Mizote provided background information for the members' review and consideration.

Motion to approve as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Justin Mendes, Council Member
SECONDER:	Martin Devine, Council Member
AYES:	Devine, Ayers, Ramirez, Mendes
ABSENT:	Sorensen

ADJOURNMENT:

Mayor Ayers adjourned the meeting at 6:21 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk



AGENDA STAFF REPORT

MEETING DATE: 5/2/2017	AGENDA SECTION: B
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SUBJECT:

Admin: Transfer of Abandoned Roadway (Portion of Energy St.) to Helena Chemical Co.

RECOMMENDATION:

Staff recommends that the City Council, by motion, authorize the City Manager to sign a Deed and escrow documents transferring ownership of abandoned roadway to Helena Chemical Company (Helena).

Recommended Motion: I move that the City Council authorize the City Manager to sign: (1) a Deed transferring ownership of that portion of Energy Street abandoned through City Council Resolution 17-05-R to Helena; and (2) escrow documents adding the 1.06 acres of abandoned roadway to the City-Helena Purchase Agreement dated December 28, 2016 at no extra cost to Helena.

BACKGROUND:

Helena is purchasing land in the Industrial Park from the City and the RDA Successor Agency. Helena intends to purchase 16.43 acres from the City and 9.81 acres from the Successor Agency.

Helena previously requested, and the City Council approved, the partial abandonment of Energy Street. The Council's approval of the abandonment occurred through Resolution 17-05-R. It was later discovered that the roadway is a separate legal parcel.

In many instances, the City receives right-of-way rights through dedications. These dedications allow the City to construct improvements (e.g., streets, sidewalks, curbs, and gutters) and for the public to use the improvements, but the dedications do not transfer ownership of the right-of-way areas to the City. In such case, the boundaries of privately-owned properties extend to the center of streets, and the public improvements are constructed on privately-owned properties.

Energy Street and Power Way, two streets in the Industrial Park, are unique because ownership of the land on which the streets are located was transferred by the Redevelopment Agency to the City in 2003. This transfer of ownership occurred in lieu of the dedication of right-of-way rights.

When Helena was negotiating the purchase of the City's and Successor Agency's properties, the parties assumed that roadway was within a dedicated right-of-way and that the City property's southern boundary and the Successor Agency property's northern boundary were the centerline of Energy Street. Through survey work performed by Helena, this assumption was shown to be incorrect.

Helena has requested that, since the parties originally intended for Helena to own the portion of Energy Street that has been abandoned, the 1.06 acres of former roadway be transferred to Helena with the 16.43 acres covered by the existing Purchase Agreement, at no extra cost to Helena. The total purchase price to be paid by Helena will remain \$660,000.00, which is the appraised value of the 16.43 acre parcel.

Helena will become the owner of the 1.06 acres of abandoned roadway, but there will be limitations on Helena's use of that land. For example, Resolution 17-05-R establishes a public utility easement that will limit Helena's development and use of the 1.06 acres.

Based upon the facts outlined above, staff recommends that the 1.06 acres of abandoned roadway be included in the sale of the City's 16.43 acre property to Helena at no extra cost to Helena.

FISCAL IMPACT:

ATTACHMENTS:



AGENDA STAFF REPORT

MEETING DATE: 5/2/2017	AGENDA SECTION: C
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SUBJECT:

Public Works: Purchase of one 2018 Elgin Crosswind Regenerative Street Sweeper from Haaker Equipment Company of Laverne, Ca., in the amount of \$ 335,234.45; authorize an appropriation of \$38,450.45 from Fleet Replacement Reserves; and declare one 2004 street sweeper vehicle as surplus.

RECOMMENDATION:

That the City Council, by motion:

1. Approve the purchase of one 2018 Elgin Crosswind Regenerative Street Sweeper from Haaker Equipment Company of Laverne, Ca., in the amount of \$335,234.45.
2. Authorize an appropriation of \$38,450.45 from Fleet Replacement Reserves.
3. Declare one existing 2004 street sweeper vehicle as surplus and authorize the sale of the vehicle.

BACKGROUND:

The City's Fleet Replacement Reserve allocates funds to replace one existing street sweeper vehicle that has outlived its useful life. The vehicle that is scheduled to be replaced has exceeded the City's established replacement lifecycle criteria of a minimum eight years of service and is showing signs of advanced wear as documented by maintenance records. Maintenance costs have steadily increased over the years and the vehicle has become unreliable for everyday front line duty. The new Elgin Crosswind regenerative air street sweeper is PM -10 compliant and meets all San Joaquin Valley Air Pollution Control District (SJVAPCD) standards. The City currently has three Elgin Crosswind street sweepers that are being used on a daily basis.

Bids were solicited on January 17, 2017 to purchase one new regenerative street sweeper through a competitive process with one bid being submitted, which is not uncommon for specialty equipment such as street sweepers. The bid result is as follows:

Haaker Equipment Company of Laverne, Ca. - \$335,234.45 includes option items (See bid proposal), tax and delivery.

FISCAL IMPACT:

Staff applied for and received a Congestion Mitigation Air Quality (CMAQ) grant to purchase a new replacement street sweeper that is PM -10 compliant. The federal grant provides \$296,784 towards the purchase of a replacement street sweeper that meets all SJVAPCD air quality standards. Local funding in the amount of \$38,450.45 is required for the balance of the purchase including optional equipment and the extended warranty. The City's Fleet Replacement Reserve Fund has collected a total date of \$146,341.00 for the replacement of an existing street sweeper which is non PM-10 compliant. The Fleet Replacement Reserve Fund has a projected fund balance as of June 30,2018 of approximately \$10,755,420. Attached for Council review is a copy of budget page 15.

ATTACHMENTS:

FY17 Sweeper proposal
Budget Page 15 (Schedule 3)

PROPOSAL FORM

TO: The City of Hanford

The undersigned hereby declares that they have carefully examined the requirements of the specifications contained herein, and propose to furnish and deliver to the City of Hanford the apparatus listed below.

ONE (1) New or Unused Six Wheel Regenerative Air Street Sweeper with Shared Power – PM 10 Compliant

BODY MAKE: Elgin MODEL: CrosswindCHASSIS MAKE: Autocar MODEL: 2018PURCHASE PRICE WITH TAX DELIVERED: \$ 323,573.25 Total:

(In Words) Three hundred twenty three thousand, five hundred and seventy-three dollars and twenty-five cents.

OPTIONAL ITEMS WITH**TAXES:** \$11,661.20 w/5 year warranty - no tax on warrantyCompany Name: Haaker Equipment CompanyAddress: 2070 N. White AvenueLa Verne CA 91750Title: VP SalesSignature: Matthew WoodsPrinted Name: Matthew WoodsDate: 2/20/17

Accepted By: _____

Printed Name: _____

Date: _____

23.0 OPTIONAL ITEMS

The City of Hanford may choose, at its sole discretion, to add any or all of the optional items to this purchase. Bidder shall state the amount to be added to the Bidder's Proposal, should each item be selected.

- A. Extended Warranties: \$ 6105.00 ^{4 Yr.} \$ 8315.00 ^{5 Yr.} yrs/mileage *
- B. Extra Brushes: \$ 280.00 *2 *
- C. Center Brush in Head Brushes: \$ \$4790.00
- D. Corner Strobes Lights: \$ 2000.00
- E. Directional Arrow: \$ 2785.00
- F. Carbide Dirt Shoes: \$ 1540.00 *
- G. Hopper Deluge Systems: \$ 1,020.00 *

* Selected
Options

24.0 OPTIONAL TRADE-IN

- 24.1 The City of Hanford may choose, at its sole discretion, to trade in the City of Hanford's 2008 Elgin Crosswind Street Sweeper (Unit #183, VIN# 1GDM7F1B78F400805) in "AS-IS" condition at the time of bid opening. This vehicle is available for inspection at the City of Hanford's Fleet Maintenance Shop. Bidder shall state the amount of allowance to be deducted from the Bidders Proposal, should this option be selected.

TRADE-IN ALLOWANCE: \$ _____

25.0 EXCEPTIONS AND DEVIATIONS

Bidder shall fully describe every variance, exception and/or deviation. Additional sheets may be used if required.

SCHEDULE 3

SUMMARY OF FUND TRANSACTIONS

		FUNDS AVAILABLE			APPROPRIATIONS			Fund
		Fund Balance 07/01/17	Receipts/ Transfers	Total Available	Operating	Capital	Debt Service	Balance 06/30/18
001	General	1,327,430	26,739,350	28,066,780	26,391,797	-	-	1,674,983
002	Economic Uncertainty Reserve	4,988,000	48,000	5,036,000	-	-	-	5,036,000
004	Accumulated Capital Outlay	2,281,040	(77,880)	2,203,160	-	943,000	-	1,260,160
005	Downtown Re-Investment Fund	114,180	6,510	120,690	-	-	-	120,690
020	Parking	107,600	9,350	116,950	-	-	-	116,950
023	Special Aviation	-	639,000	639,000	-	639,000	-	-
025	Central Parking Improvement	130,210	104,550	234,760	81,090	10,000	-	143,670
042	Gas Tax (040-044)	2,066,790	1,157,560	3,224,350	-	1,750,000	-	1,474,350
050-054	Transportation Funds	2,023,720	1,132,050	3,155,770	-	722,000	-	2,433,770
055	CMAQ	-	420,000	420,000	-	420,000	-	-
056	Prop 1B-Transp. Bonds	-	-	-	-	-	-	-
100-001	CDBG Entitlement	-	127,740	127,740	127,740	-	-	-
101	City Housing Loan	1,027,430	-	1,027,430	-	-	-	1,027,430
115-101	Cal HOME Program	-	-	-	-	-	-	-
120-001	HOME Grants	-	257,900	257,900	257,900	-	-	-
160	9th Ave Sewer Assessment District	100,850	13,750	114,600	-	-	-	114,600
161	12th Ave Sewer Assessment District	824,230	56,390	880,620	-	100,000	-	780,620
180	Park Impact Fees	4,526,170	842,020	5,368,190	-	150,000	-	5,218,190
181	Transportation Impact Fees	1,369,680	1,082,890	2,452,570	-	150,000	-	2,302,570
182	Fire Protection Impact Fees	1,051,460	161,530	1,212,990	-	-	-	1,212,990
183	Police Protection Impact Fees	713,960	89,190	803,150	-	-	-	803,150
184	Storm Water Impact Fees	685,240	66,720	751,960	-	50,000	-	701,960
185	Water System Impact Fees	2,645,330	574,980	3,220,310	-	50,000	-	3,170,310
186	Wastewater System Impact Fees	3,073,880	714,100	3,787,980	-	50,000	-	3,737,980
187	Refuse/Recycle Impact Fees	482,300	92,820	575,120	-	-	-	575,120
240-275	Landscape Assessment Districts	754,130	475,320	1,229,450	-	-	456,100	773,350
300	Airport	2,770	239,830	242,600	155,430	71,000	-	16,170
306	Refuse	1,429,480	6,779,970	8,209,450	7,548,790	25,000	-	635,661
310	City of Hanford Public Housing Authority	-	172,990	172,990	172,990	-	-	-
320	Intermodal Facility	-	47,580	47,580	47,580	-	-	-
330	Courthouse Square	-	187,990	187,990	187,990	-	-	-
358	Storm Drainage	4,200,850	1,375,410	5,576,260	790,330	223,500	-	4,562,430
361	Wastewater Maintenance and Operation	1,355,010	3,663,730	5,018,740	3,474,850	-	-	1,543,890
362	WWTP Expansion Reserve	2,000,000	-	2,000,000	-	-	-	2,000,000
363	Wastewater Capital Improvement	1,475,070	-	1,475,070	-	296,500	-	1,178,570
369	1996 Sewer Refund Bond Debt Service	-	-	-	-	-	-	-
374	CIEDB 2002 WW Dbl Svc	-	579,680	579,680	-	-	579,680	-
375	2011 BoA Lease/Pur	-	219,290	219,290	-	-	219,290	-
375-001	2012 Rfd Swr Rev Bond	-	940,360	940,360	-	-	940,360	-
375-002	2015 Rfd Swr Rev Bond	-	312,740	312,740	-	-	312,740	-
390	Water Maintenance and Operation	2,374,110	3,594,820	5,968,930	3,845,010	-	-	2,123,920
391	Water Capital Improvement	1,702,100	3,203,490	4,905,590	-	2,060,000	-	2,845,590
394-004	Gvmt Capital Wtr Lease/Pur Agrmt	-	296,510	296,510	-	-	296,510	-
394-005	2013 Water Refund Revenue Bond	-	1,139,800	1,139,800	-	-	1,139,800	-
394-006	2014 BoA Solar Lease/Purchase	-	583,550	583,550	-	-	583,550	-
395	Prop 84 Grant Funds	-	-	-	-	-	-	-
409	Insurance	1,500,000	-	1,500,000	-	-	-	1,500,000
410	Workers' Compensation	1,495,370	-	1,495,370	121,630	-	-	1,373,740
414	Computer Replacement Reserve	667,860	-	667,860	-	-	-	667,860
415	Computer Maintenance	90,700	-	90,700	9,300	-	-	81,400
416	Building Maintenance	206,450	(38,710)	167,740	(39,980)	-	-	207,720
417	Building Capital/Equip. Repl. Reserve	502,180	-	502,180	(80,990)	-	-	583,170
447	Fleet Maintenance	222,700	3,500	226,200	13,340	-	-	212,860
448	Fleet Reserve	10,255,520	140,400	10,395,920	(359,500)	-	-	10,755,420
450	Fire Cap/Equip Repl Reserve	438,340	-	438,340	44,230	-	-	394,110
452	Aquatics Cap/Equip Repl Reserve	272,000	-	272,000	-	-	-	272,000
506	RDA Successor Agency Admin Funds	240,000	188,860	428,860	188,860	-	-	240,000
514-002	Police Mini Grants	-	-	-	-	-	-	-
523	Joint Rec/Ed Facility Project	-	-	-	-	-	-	-
524-001	Grants	-	-	-	-	-	-	-
555-562	CFD 91-1 Bond	-	-	-	-	-	-	-
		60,724,140	58,365,630	119,089,770	42,978,387	7,710,000	4,528,030	63,873,353



AGENDA STAFF REPORT

MEETING DATE: 5/2/2017	AGENDA SECTION: D
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SUBJECT:

Public Works: Award a Contract for FY 16/17 Fiberized Micro Surface Pavement Treatment Project.

RECOMMENDATION:

That the City Council, by motion:

1. Award a contract to Sierra Nevada Construction, Inc. of Sparks, NV., in the amount of \$191,007.00, for the FY 16/17 Fiberized Micro Surface Pavement Treatment Project.
2. Establish a construction contingency of \$10,990.00 for this project.

BACKGROUND:

Fiberized Micro Surfacing is a pavement surface preservation treatment for streets where one layer of fiberized pavement is overlaid. The process is used to extend the useful life of a road surface thereby reducing maintenance costs.

In accordance with Council Action, bids were solicited and opened on April 11th, 2017 for the FY 16/17 Fiberized Micro Surface Pavement Treatment Project. A total of four (4) bids were received, ranging from a low base bid of \$191,007.00 from Sierra Nevada Construction, Inc., to a high base bid of \$366,759.36. A copy of the Bid Tabulation is attached for Council Review.

The contract stipulates that the Project be completed within thirty (30) calendar days from the date of the Notice to Proceed. For each day of delay beyond the approved time, the Contractor shall be assessed \$500 per day liquidated damages. If approved, work on this project is expected to begin in June.

FISCAL IMPACT:

The FY 16/17 Street Division Maintenance Budget provides \$202,000 for this project. Funds will be allocated from the division's construction and maintenance materials account.

ATTACHMENTS:

(Fiber) Bid Tabulation
Budget Page 136- Street Division Maintenance

FY 16/17 Fiberized Micro Surface Pavement Treatment Project
040-2661-817625

593393

**Sierra Nevada
Construction, Inc.**

462443

**Intermountain Slurry
Seal**

1005314

**Telfer Pavement
Technologies, LLC**

804965

**Pavement Preservation
Specialties, Inc**

ITEM	QUANTITY	UNIT	593393		462443		1005314		804965	
			Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal
1 Traffic Control and Mobilization	1	LS	62,471.00	\$62,471.00	\$60,756.80	\$60,756.80	\$25,500.00	\$25,500.00	\$12,000.00	\$12,000.00
2 Type II Fiberized Micro Surface Pavement Treatmen	128,536	SY	1.00	\$128,536.00	\$1.20	\$154,243.20	\$1.72	\$221,081.92	\$2.76	\$354,759.36
				\$191,007.00		\$215,000.00		\$246,581.92		\$366,759.36

Total written in Bid if discrepancy exists

LINE ITEM SUMMARY

PUBLIC WORKS - STREET MAINTENANCE

Fund: 001 Division: 2011

	2014-15 ACTUAL	2015-16 ADOPTED	2015-16 PROJECTED	2016-17 PROPOSED	2017-18 PROPOSED
<u>PERSONNEL SERVICES</u>					
2011 7010 Regular Employees	469,883	484,980	486,430	546,880	557,970
2011 7013 Part-Time Employees	40,637	49,500	49,500	49,500	49,500
2011 7015 Overtime	2,647	6,640	6,650	6,650	6,650
2011 7018 Incentive Pay	7,006	7,120	7,070	7,130	7,130
2011 7020 Holiday-In-Lieu	879	1,550	1,550	1,550	1,550
2011 7023 Differential	276	590	510	590	590
2011 7027 Vacation Payoff	-	-	-	-	-
2011 7034 Cell Phone Allowance	605	600	600	600	600
2011 7110 Retirement	150,087	163,930	162,550	182,750	196,660
2011 7116 Retirement-Def Comp	3,855	3,900	3,870	3,900	3,900
2011 7149 Other Personnel Benefits	13,231	15,150	14,510	16,290	17,610
2011 7160 Group Insurance	35,174	22,040	37,900	49,720	51,980
2011 7161 Vision Care	1,147	-	1,130	1,260	1,390
2011 7169 Workers' Comp Insurance	57,153	38,420	51,490	33,060	33,660
TOTAL PERSONNEL SERVICES	782,580	794,420	823,760	899,880	929,190
<u>SERVICES AND SUPPLIES</u>					
2011 7300 Uniform Expense	3,282	2,110	3,920	4,860	4,940
2011 7320 Communications	793	960	830	1,180	1,180
2011 7330 Liability Insurance	13,900	14,410	14,410	15,210	15,930
2011 7400 Fleet Maintenance	181,430	181,620	152,600	179,520	179,770
2011 7410 Fleet Replacement Reserve	124,210	126,100	126,100	129,200	144,180
2011 7420 Building Rental	5,650	5,840	5,840	6,660	6,600
2011 7421 Building Capital/Equipment Repl. Reser	600	600	600	600	600
2011 7430 Computer Maintenance	90	90	90	-	-
2011 7431 Computer Replacement Reserve	100	100	100	320	320
2011 7432 IT Services	1,750	1,800	1,800	2,380	2,350
2011 7440 Office Expense	289	340	360	360	360
2011 7450 Publications and Dues	150	150	160	320	320
2011 7495 Professional and Special Services	2,225	11,910	7,740	9,000	9,000
2011 7550 Other Contractual Service	3,600	14,000	9,200	11,600	11,600
2011 7580 Rents and Leases - Equipment	7,500	13,000	10,000	13,000	13,000
2011 7600 Special Departmental Expense	41,379	69,270	68,120	86,340	99,550
2011 7720 Street Constr & Maint Material	485,911	495,000	382,120	400,450	400,450
2011 7770 Training, Travel, and Meeting Expense	2,155	1,760	2,190	1,760	1,110
2011 7780 Utilities-Electricity	466,985	478,600	454,780	400,460	405,730
2011 7790 Utilities-Parking Lot Electricity	4,041	4,470	3,720	3,720	3,720
TOTAL SERVICES AND SUPPLIES	1,346,041	1,422,130	1,244,680	1,266,940	1,300,710
<u>FIXED ASSETS</u>					
Prior Year Fixed Assets	-	-	720	-	-
2011 817009 CONTROLLER CABINET	-	-	-	15,000	-
2011 818003 SLIDE IN LONG LINE PAINT STRIPEF	-	-	-	-	61,000
TOTAL FIXED ASSETS	-	-	720	15,000	61,000
<u>TRANSFERS/REIMBURSEMENTS</u>					
2011 9100 C/A-Transfers/Reimb	-	-	-	-	-
2011 9134 C/A-Gas Tax	(450,000)	(550,000)	(550,000)	(510,000)	(510,000)
2011 9164 C/A-Storm Drainage	(76,779)	(88,600)	(85,710)	(85,710)	(85,710)
2011 9167 C/A-Street Cleaning	(24,087)	(29,880)	(30,470)	(30,470)	(30,470)
2011 9170 C/A-St Cleaning-Vac/SI Fill In	(29,480)	-	-	-	-
TOTAL TRANSFERS/REIMB.	(580,346)	(668,480)	(666,180)	(626,180)	(626,180)
NET EXPENDITURE	1,548,275	1,548,070	1,402,980	1,555,640	1,664,720



AGENDA STAFF REPORT

MEETING DATE: 5/2/2017	AGENDA SECTION: E
-------------------------------	--------------------------

SUBJECT:

Public Works: Hanford- Armona Road at Irwin Street Right of Way Acquisition (APN 012-231-024)

RECOMMENDATION:

That the City Council, by motion:

1. Authorize the purchase of street right-of-way at the intersection of Hanford Armona Road at Irwin Street from Omar Rodriguez and Sofia Banda, as Joint tenants, for property located as shown on the attached map, in the amount of **\$27,000.00** plus escrow fees.
2. Accept the attached Grant Deed for street right-of-way purposes from Omar Rodriguez, a single man, and Sofia Banda, a single woman, as Joint Tenants, and authorize the City Manager to execute and the City Clerk to attest and record said deed at close of escrow.
3. Accept the attached Right of Way Agreement and authorize the City staff to execute and the City Clerk to attest said agreement.

BACKGROUND:

City staff is preparing construction plans and coordinating right of way acquisition for the installation of a traffic signal and lane channelizing improvements to be located at the intersection of Hanford Armona Road and Irwin Street/10 ½ Avenue. The additional street right of way is necessary for the development of the street intersection, including curb and gutter, sidewalks, utility relocations, and installation of a traffic signal system.

The City has received a federal Congestion Mitigation Air Quality (CMAQ) grant in the amount of \$22,000.00 for the acquisition of street right of way for this project. The balance of funding for necessary street right of way acquisitions will be borne from local sources.

CEQA and NEPA environmental documents have been completed. Construction for the traffic signal installation is anticipated to begin in spring of 2018.

FISCAL IMPACT:

The FY 15-16 Transportation Capital Improvement Program budget provides \$25,000.00 for street right of way acquisition for this project. A copy of FY 15/16 Budget Page 227 is attached for Council review. An additional funding amount of \$5000.00, plus escrow fees, is needed from the Unscheduled Arterial Upgrades & Traffic Signal Installation budget to fully fund this acquisition. A copy of FY 16/17 budget page 224 is also attached for Council review.

ATTACHMENTS:

Grant Deed-Rodriguez
Agreement-Rodriguez
Appraisal-Rodriguez
Budget Page 227
Budget Page 224
Propoerty Location

RECORDING REQUESTED BY:

CITY OF HANFORD

WHEN RECORDED MAIL TO:

CITY OF HANFORD
319 N. Douty Street
Hanford, CA 93230

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

CITY OF HANFORD
319 N. Douty
Hanford, CA 93230

DOCUMENTARY TRANSFER TAX \$....0....

..... Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at the time of sale.

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Omar Rodriguez, a single man,
and Sofia Banda, a single woman, as Joint Tenants, hereby GRANT to the City of Hanford, a municipal corporation,
the real property in the City of Hanford, County of Kings, State of California, described as:

See Exhibit "A" and "A-1" attached hereto.

A.P.N. 012-231-024Dated April 3, 2017

Omar Rodriguez
Omar Rodriguez

Sofia Rodriguez
Sofia Banda AKA SOFIA RODRIGUEZ

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DEED CERTIFICATION

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, 2017 from Omar Rodriguez and Sofia Banda to the City of Hanford, a municipal corporation, is hereby accepted in fee title interest by order of the City Council of the City of Hanford and the Grantee consents to recordation by its duly authorized officer.

DATED: _____, 2017

CITY OF HANFORD,
a municipal corporation

By: _____
Darrel Pyle, City Manager

Attest: _____
City Clerk

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Kings

On April 3, 2017 before me, Daryl L. Balch, Notary Public,
(insert name and title of the officer)

personally appeared Omar Rodriguez and Sofia Banda a.k.a. Sofia Rodriguez
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Daryl L. Balch

(Seal)



LEGAL DESCRIPTION

EXHIBIT "A"

All that portion of the West half of Lot 22 of Robertson's Addition to the City of Hanford as shown on the Map thereof recorded in Book 1 at Page 90 of Licensed Surveyors Plats, Kings County Records, lying in the Southwest Quarter of the Southeast Quarter of Section 36, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, according to the approved Government Township Plats thereof, described as follows:

The West 10.00 feet of the North 100.00 feet of said Lot 22;

Excepting therefrom the West 5.00 feet thereof previously granted to the City of Hanford by Deed recorded July 17, 1953 as Document Number 6712 in Book 562, Page 58 of Official Records Kings County.

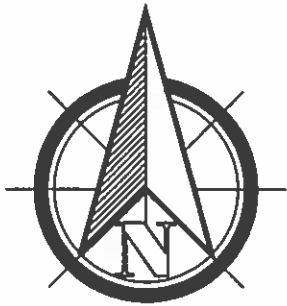
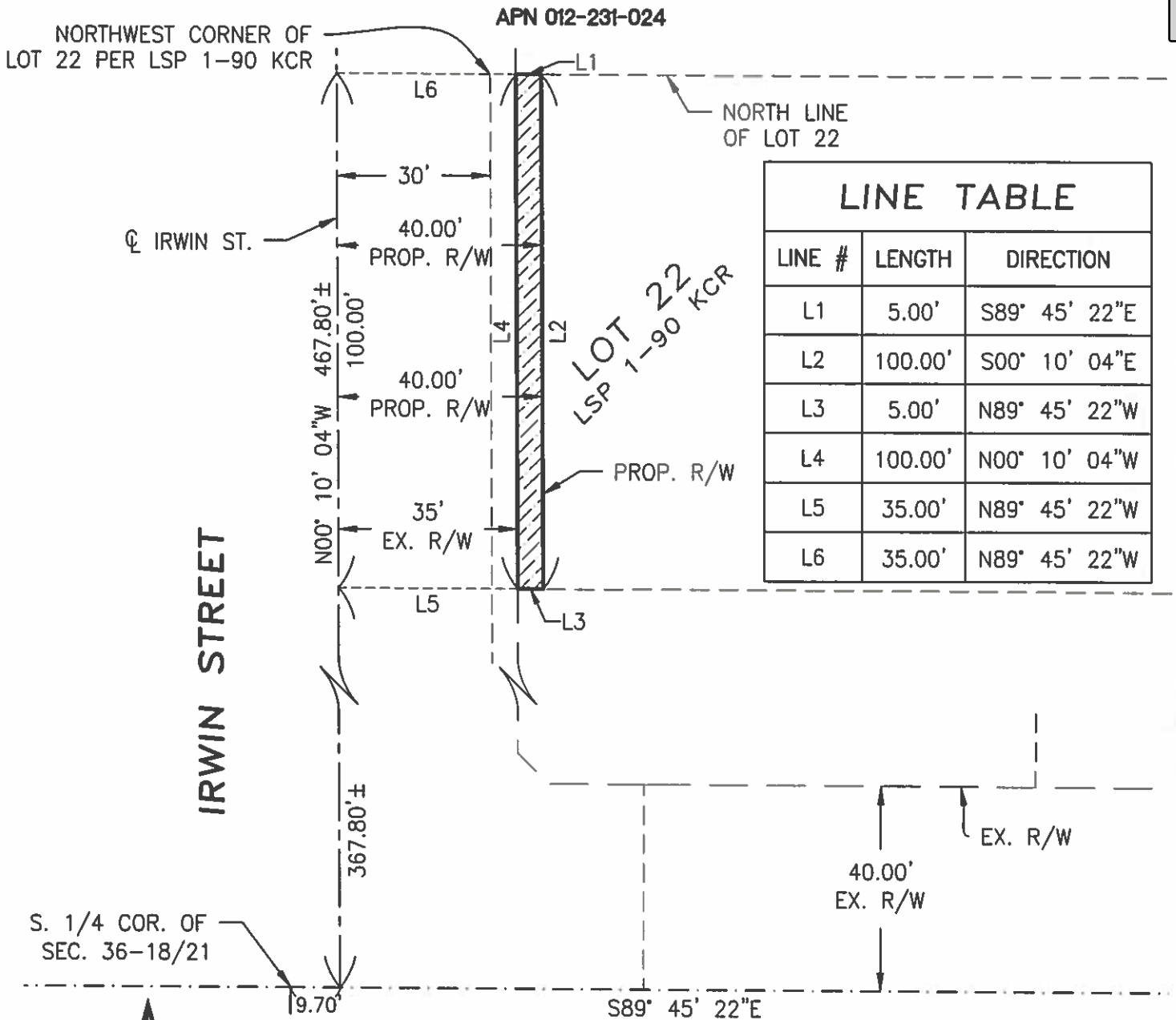
Containing 500 Square Feet, more or less.

Attached hereto is a Plat labeled Exhibit "A-1" and by this reference made a part hereof.



APN 012-231-024

EXHIBIT "A-1"



SCALE: 1"=30'

LEGEND



SUBJECT AREA = 500 S.F.



CIVIL ENGINEERS
ZUMWALT
HANSEN &
LAND SURVEYORS

609 N. Irwin St.
 Hanford, CA 93230
 Office: (559) 582-1056
 Fax: (559) 584-4143

RIGHT-OF-WAY
ACQUISITION PLAT
 FOR
CITY OF HANFORD

Job No. 0752811
 Drawn By: JRJ
 Checked By: R²
 Indexed By:
 Date: 1/5/2017

Sheet No.

1 of 1

PARCEL NO.: 012-231-024

Federal Project No. CML-5091(059)

PROJECT: City of Hanford - Hanford Armona Road at Irwin Street

RIGHT OF WAY AGREEMENT

THIS AGREEMENT is made and entered into by and between Omar Rodriguez and Sofia Banda, hereinafter called "Grantor," and the City of Hanford, a municipal corporation, hereinafter called "City."

Instruments in the form of a Grant Deed ("Deed") covering the 500 a square foot area of land particularly described therein, have been executed concurrently with this Agreement and delivered to City representatives.

In consideration of which, and other considerations hereinafter set forth, it is mutually agreed as follows:

1. The parties have herein set forth the whole of their agreement. The performance of this Agreement constitutes the entire consideration for said document and shall relieve the City of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed street improvements, except as stated in Paragraph 2.E. below.

2. The City shall:

A. PAYMENT. Pay to the order of the Grantor the sum of Twenty Seven Thousand and 00/100 Dollars (\$27,000.00) as consideration in full for the herein real property interests, for the loss, replacement and moving of any improvements, and for entering into this Agreement. Said sum shall be paid when title to said real property has vested in the entity as grantee under the Deed free and clear of all liens, encumbrances, assessments, easements and leases recorded or unrecorded, except for recorded public utility easements, public right of way, taxes for the current year, and other encumbrances approved by City.

B. RECORDATION OF INSTRUMENT. Accept the Deed herein referenced and cause the same to be recorded in the office of the Kings County Recorder at such time as when clear title can be conveyed.

C. MISCELLANEOUS COSTS. Pay all title insurance and recording fees incurred in this transaction. City will install a 12 foot wide driveway approach at the south side of the parcel and an 18 foot wide driveway approach at the north side of the parcel.

D. CLEARANCE OF BONDS ASSESSMENTS OR DELINQUENT TAXES. Have the authority to deduct and pay from the amount shown in Clause 2.A. above any

amount necessary to satisfy any bond demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest thereon, and/or delinquent and unpaid non-delinquent assessments which have become a lien at the close of escrow.

E. INDEMNIFICATION. Defend, indemnify, and hold harmless Grantor from any and all claims, damages, costs, judgments, or liability caused by City or its officers, employees or agents specifically arising from City construction and restoration work on Grantor's real property.

3. The Grantor:

A. PAYMENT ON MORTGAGE OR DEED OF TRUST. Agrees that any or all monies payable under this Agreement up to and including the total amount of the unpaid principal and interest on the note(s) secured by mortgage(s) or deed(s) of trust, if any, and all other amounts due and payable in accordance with the terms and conditions of said mortgage(s) or deed(s) of trust, shall upon demand(s) be made payable to the mortgagee(s) or beneficiary(s) entitled thereunder.

B. LEASE INDEMNIFICATION. Warrants there are no oral or written leases on all or any portion of the herein referenced real property exceeding a period of one month, or if there are such leases, Grantor agrees to hold the City harmless and reimburse City for any and all of its losses and expenses occasioned by reason of any lease of said property held by tenant of Grantor for a period exceeding one month.

C. FENCE RELOCATION OR REPLACEMENT. Payment shown in Clause 2.A. includes compensation to Grantor for the replacement of approximately 100 linear feet of iron fencing, gates and landscaping within the right of way. Work is to be completed by Grantor within 30 days of receiving notice from the City to remove the fence. The amount of \$1,000.00 will be held in escrow until the fence is removed. If Grantor fails to remove the fence, this amount will be retained by the City as liquated damages.

D. POSSESSION. Except as provided herein, Grantor shall retain possession of the property conveyed up to and including June 30, 2017, or the date of recording of the Instruments conveying title to City, whichever occurs first, upon which date possessory rights shall pass to City. Grantor agrees that the amount shown in Clause 2.A. includes but is not limited to full payment for such possession and use, including damages, if any, from said date.

E. HAZARDOUS MATERIAL. The acquisition price of the property being acquired in this transaction reflects the fair market value of the property without the presence of contamination. If the property being acquired is found to be contaminated by the presence of hazardous waste which requires mitigation under Federal or State law, the City may elect to recover its cleanup costs from those who caused or contributed to the contamination.

4. The Parties agree:

A. MISCELLANEOUS REALTY ITEMS ACQUIRED. Payment in Clause 2.A. includes, but is not limited to, payment for 10 linear feet of side fence and 160 square feet of concrete paving.

B. JUDGEMENT IN LIEU OF DEED. In the event Grantor is unable to deliver title in a reasonable time under the terms of the Agreement, the City may file an action in eminent domain to pursue the acquisition of the real property interests described in the referenced Deed, and this Agreement shall constitute a stipulation which may be filed in said proceedings as final and conclusive evidence of the total amount of damages for the taking, including all of the items listed in Section 1260.230 of the Code of Civil Procedure, regarding said property rights.

C. ARTICLE HEADINGS. Article headings in this Agreement are for convenience only and are not intended to be used in interpreting or construing the terms, covenants and conditions of this Agreement.

D. COMPLETE UNDERSTANDING. This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof, superseding all negotiations, prior discussions, and preliminary agreements or understandings, written or oral. This Agreement may not be amended except in writing by the parties hereto or their successors or assigns.

E. CITY COUNCIL APPROVAL. This Agreement is subject to and conditioned upon approval and ratification by the Hanford City Council. This Agreement is not binding upon the City until executed by the appropriate City official(s) acting in their authorized capacity.

F. NO THIRD-PARTY BENEFICIARIES INTENDED. Unless specifically set forth, the parties to this Agreement do not intend to provide any other party with any benefit or enforceable legal or equitable right or remedy.

G. BINDING EFFECT. This Agreement shall inure to the benefit of and constitute a binding obligation upon the successors and assigns of the parties hereto.

H. COUNTERPARTS. This Agreement may be executed in counterparts, each of which so executed shall irrespective of the date of its execution and delivery be deemed an original, and all such counterparts together shall constitute one and the same document.

No Obligation Other Than Those Set Forth Herein Will Be Recognized.

Dated: April 3, 2017

GRANTOR: Omar Rodriguez, a single man, and Sofia Banda, a single woman, as joint tenants.

Omar Rodriguez
Omar Rodriguez

Sofia Rodriguez
Sofia Banda AKA ~~SOFIA~~ RODRIGUEZ

GRANTOR'S MAILING ADDRESS:

901 S. Irwin Street
Hanford, CA 93230

APPROVED AS TO FORM:

By _____
Name:
Title:

APPROVED AS TO CONTENT:

By _____
Name:
Title:

CITY OF HANFORD

By _____
Name:
Title:

MAILING ADDRESS OF CITY:

900 S. 10th Avenue
Hanford, CA 93230

ATTEST:

By _____
, City Clerk

Rodriguez Parcel

I. Ownership:

Records of the County Assessor show title to the property to be vested in the name of Omar Rodriguez.

II. Address:

901 S. Irwin Street, Hanford, CA 93230.

III. Assessor's Parcel Number(s):

APN 012-231-024, County of Kings, State of California.

IV. Legal Description:

All that portion of the West half of Lot 22 of Robertson's Addition to the City of Hanford as shown on the Map thereof recorded in Book 1 at Page 90, King County Records, lying I the Southwest Quarter of the Southeast Quarter of Section 36, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California.

V. Sales History:

The parcel was purchased by Omar Rodriguez on June 14, 2012 for \$44,000 from Wells Fargo Bank. The Document No. was 10900.

VI. Assessed Value:

The following shows the tax assessment for the property.

Total Assessed Value	\$ 114,592.00
Tax Amount	\$ 1,293.90
Assessment Year	2016

VII. Site Description:**Size & Shape:**

The parcel contains 15,000 SF and is rectangular in shape.

Location:

The property is located at the northeast quadrant of S. Irwin Street and Hanford-Armona Road in the City of Hanford.

Zoning:

The property is zoned RM-3.

Utilities:

Public and municipal utilities and services available to the property include the following:

<u>Service</u>	<u>Provided By</u>
Water	City of Hanford
Sewer	City of Hanford
Trash Collection	City of Hanford
Police/Fire Protection	City of Hanford
Electricity	Pacific Gas & Electric Co
Telephone	AT & T

Topography & Drainage:

The property is generally level-to-street grade. The site has been raised and graded in such a way that drainage flows toward the street alignment and excess water runs off into the storm drainage system.

Soils Conditions:

A soils study was unavailable as of the date of appraisal. Soils within the area are suitable for building purposes.

Easements:

A title report for the property was unavailable at the time of appraisal. Therefore, it is assumed that there are no extraordinary easements that adversely affect or influence the property.

Streets:

The streets affecting the property are S. Irwin Street and Hanford-Armona Road.

Access and Exposure:

Access and exposure to the property are average.

Site Improvements:

Site improvements include a single story residence constructed in 1930 and remodeled thereafter.

Offsite Improvements:

Offsite improvements consist of concrete sidewalks, curbs and gutters.

Environmental Conditions:**Toxic or Hazardous Waste:**

A hazardous waste study was unavailable at the date of appraisal. As of the date of appraisal, we have no knowledge of hazardous materials on the property and are not to be considered experts in this field. Any further inquiries as to hazardous waste on the property should be directed to knowledgeable and experienced individuals. If any such materials are discovered, it may have a negative affect on the overall value as reported herein and, thus, we reserve the right to re-evaluate the property through the appraisal process.

Seismic Hazard:

The properties are not within a special study zone as determined by the Alquist-Priolo Earthquake Fault Zoning Act.

Flood Hazard:

The properties are within Special Flood Hazard Zone X, defined by FEMA as per Panel No. 060088-06031C0185C, dated June 16, 2009. Flood Zone X is defined as *"Areas that are determined to be outside the 100- and 500-year floodplains."* Any other flooding situations have been corrected by upstream damming and flood control ponds and basins.

VIII. Improvements Description:

Site improvements include a single story residence constructed in 1930. It contains a floor plan with 1,510 SF of living area. There are 4 bedrooms and 2 baths. Construction is wood frame in a "L"-shaped configuration. There is a fireplace and cooling but no garage or pool. It has extensively been remodeled.

IX. Highest and Best Use:

The highest and best use is a single family dwelling on an interim basis on a multifamily lot.

X. Project Description:

The project involves the acquisition of 500 SF of land, together with 10 LF of side fences and 160 SF of concrete paving. There is considerable "Cost to Cure" including removal and reinstallation of the wrought iron fence, electric gate, and manual gate, as well as repair and replacement of extensive landscaping.

SMALL MULTIFAMILY SALES

Sale #	APN Location	Date Doc	Grantor Grantee	Zone Size	Utilities On/Offsite	Purchase Price/SF	Remarks
1	458-220-30 South Line of W. El Dorado, East of S. Fruit Avenue, West of Downtown Fresno	12/29/16 178265	Ralph & Janet Hovannisian Lupe O. Nuno	R-3 18,901 SF	Installed; No Elec; Public Water	\$25,000 \$1.32/SF	Rectangular Shape
2	370-150-19 South Line of Lingo Ave, West of Pecan Avenue, East of Downtown Reedley	9/30/16 132757	Cletis Z. Chadrick Richard & Kimberly Ruiz	Residential 7,440 SF	Installed Installed	\$35,000 \$4.70/SF	Single Family Or Multifamily
3	169-153-015 SEC Pine Ave & H Street, Tulare	8/28/15 49280	Hovannisian 1994 Trust Daniel & Mercedes Rivera Trust	Multifamily 7,572 SF	Installed Installed	\$22,900 \$3.02/SF	Rectangular Shape
4	010-285-013 NEC Visalia Parkway & N. White Street, Hanford	4/15/16 16490	Grace Ying 1994 Living Trust Dophus D. Pierce II	DC 7,367 SF	Installed Installed	\$100,000 \$13.57/SF	Downtown Commercial Allows Multifam

LARGE MULTIFAMILY SALES

Sale #	APN Location	Date Doc	Grantor Grantee	Zone Size	Utilities On/Offsite	Purchase Price/SF	Remarks
1	010-330-026 South Line of Grangeville Blvd & Easterly Side of Rosewood Lane, Hanford	4/21/15 5812	Howard W. Lester Trust Ramesh & Anupa Nagavalli	Residential 60,113 SF	No Yes	\$115,000 \$1.91/SF	Planned for 17 Units
2	023-020-085 Below Railroad Tracks, East of Smith Avenue, Lemoore	7/17/15 11466	McLean Family Trust WC Lemoore 910 LLC	RM-2.5 273,557 SF	Available Available	\$300,000 \$1.10/SF	Irregular Shape; Low-Medium Density Residen
3	434-020-266 & 90 SEQ W. Ashlan & N. Fruit, Northwest Fresno	6/26/15 81499	Alan R. & P. E. Cregan Trust Juan & Yolanda Delatorre	AE-5 174,676 SF	Well & Septic	\$399,000 \$2.28/SF	Medium-High Residential

(9807 Ch12)

XI. Property Valuation:

A study was conducted as to sales of small parcels zoned for multifamily development. Four sales were discovered which were helpful in arriving at a unit price for the subject.

The sales indicate a range in unit price from \$1.32/SF to \$13.57/SF. The sale at \$13.57/SF is a small 7,267 SF property in the downtown area of Visalia and is zoned for commercial use but can be developed to multifamily housing. This sale is substantially discounted. Sale Nos. 1, 2 and 3 range in unit price from \$1.32/SF to \$4.70/SF. Sale No. 2 at \$4.70/SF and Sale No. 3 at \$3.02/SF are the better and most comparable indicators. Sale No. 2 at \$4.70/SF has all offsite improvements and best indicates the value for the subject.

Hence, the following valuation:

Area to be Acquired:

Land = 500 SF @ \$4.70/SF =	\$ 2,350.00
Side Fence = 10 LF @ \$12.00/SF =	120.00
Concrete Paving = 160 SF @ \$6.00/SF =	<u>960.00</u>
Total Value =	\$ 3,430.00
Adjusted To	<u><u>\$ 3,500.00</u></u>

Severance Damages: (Cost to Cure)

Bid to Remove & Replace Fence =	\$ 15,000.00
Bid to Remove/Replace All Landscaping & Paving =	8,000.00
Dispose of Debris =	<u>500.00</u>
Total Value =	<u><u>\$ 23,500.00</u></u>

Benefits:

None = **\$ 0.00**

Total Compensation:

Area to be Acquired = **\$ 3,500.00**

Severance Damages = **23,500.00**

Benefits = **0.00**

Total Compensation = **\$ 27,000.00**

SUBJECT PHOTOGRAPHS - RODRIQUEZ



FENCE & AREA TO BE
ACQUIRED



FENCE AND AREA TO BE
AQUIRED



DRIVEWAY



PALM AND LANDSCAPING

Traffic Signal at Hanford Armona Road and Irwin Street

Project Background:

This project includes the installation of a traffic signal system at this intersection. Additional improvements will include pavement transitioning to facilitate the installation of additional travel lanes.

Existing Conditions:

The current traffic control at this intersection is a two way stop. This intersection meets current traffic signal warrants and is included in the City's Traffic Signal Priority List.

Project Justification:

This project will increase traffic flow efficiency and reduce intersection congestion by allowing more free flow traffic movements through the intersection. The project will also provide air quality benefits by reducing vehicle idling times.

Fiscal Implications:

Funding for this project will be allocated from CMAQ funding and gas tax reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2015	2016	2017	2018	2019	2020
Expenditure	Program or Project		Design	Construction			
	Engineering / Inspection		50,000				
	Right of Way		25,000				
	Construction			318,000			
	Contingency			30,000			
	Department Overhead			2,000			
Total Expenditure		\$0	\$75,000	\$350,000	\$0	\$0	\$0
Revenue	Funding						
	044 Gas Tax (2103)		53,000	41,000			
	055 Congest. Mitigation/Air Qual. (CMAQ)		22,000	309,000			
Total Funding		\$0	\$75,000	\$350,000	\$0	\$0	\$0

Unscheduled Arterial Upgrades & Traffic Signal Installation

Project Background:

This fund will be used to reimburse developers who are required to construct qualifying arterial street improvements that exceed their project's transportation mitigation impact fee share.

Existing Conditions:

Project Justification:

This fund will set aside funds to reimburse developers that are required to construct street improvements, as part of project conditions of approval, that are considered to be over sized.

Fiscal Implications:

Funding for this program will be allocated from transportation impact fee reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
	Construction	150,000	150,000	150,000	150,000	150,000	150,000
Total Expenditure		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Revenue	Funding						
	181 Transportation Impact Fees	150,000	150,000	150,000	150,000	150,000	150,000
Total Funding		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000



Untitled Map
Write a description for your map.

Legend



AGENDA STAFF REPORT

MEETING DATE: 5/2/2017	AGENDA SECTION: F
-------------------------------	--------------------------

SUBJECT:

Public Works: Purchase of 636 automated refuse containers from Toter Wastequip, LLC., in the amount of \$33,028.90 (tax and freight included).

RECOMMENDATION:

That the City Council, by motion:

- 1) Authorize the purchase of 636 automated refuse containers from Toter Wastequip, LLC., of Stateville, North Carolina, in the amount of \$33,028.90 (tax and freight included).
- 2) Approve an additional appropriation of \$33,028.90 from Refuse Enterprise Fund Reserves.

BACKGROUND:

To keep up with requests for new refuse service and to replace automated containers that have deteriorated and cannot be repaired, the Public Works Department - Refuse Division budgets funds annually for the purchase of new containers to maintain an adequate inventory. The proposed purchase of refuse containers consists of 336 black cans, 150 blue cans and 150 green cans, for a total container unit count of 636 units. This amount is the equivalent of one truck and trailer load.

The sole source purchase of automated refuse containers from Toter Wastequip, LLC., is being recommended due to the following:

- 1) The City has purchased thousands of refuse containers from Toter over the over the last several years.
- 2) Parts such as wheels and axles are interchangeable with existing inventory.
- 3) Dealing with one supplier results in improved warranty service.
- 4) Toter Wastequip, LLC., containers are dependable. The company has honored warranty issues in the past.

FISCAL IMPACT:

The FY 16/17 Refuse Division Fixed Asset Budget provides \$84,120.00 for the purchase of automated refuse containers. Due to the age of our existing container inventory and a corresponding increase in container breakage, the fixed asset line item budget amount for automated can purchases has been depleted. Therefore an additional appropriation of \$33,028.90 is necessary, from Refuse Enterprise Fund Reserves, to fund this purchase. There are sufficient funds in the Refuse Enterprise Reserve Account to fund the purchase without impacting refuse operations or other budgeted fixed asset purchases through FY 2018. Attached for Council review is a copy of budget page 15 (Schedule 3).

ATTACHMENTS:

Toter Wastequip, LLC. -Bid Quote
Budget Page 15 (Schedule 3)



841 Meacham Rd, Statesville, NC, 28677

PHONE: 800-424-0422 FAX: 704-878-0734

WQ-10040916

Sell To:

Contact Name	Will Smith	Ship To Name	City of Hanford
Bill To Name	City of Hanford	Ship To	City of Hanford Public Works-Refuse
Bill To	315 N Douty St Hanford, CA 93230-3903 United States		Hanford, CA 93230 United States
Email	wsmith@cityofhanfordca.com		
Phone	(559) 585-2569		

Quote Information

Salesperson	Pedrito Gella	Created Date	4/18/2017
Salesperson Email	pgella@wastequip.com	Expiration Date	5/17/2017
Salesperson Phone	(510) 418-5796	Quote Number	WQ-10040916
			Please Reference Quote Number on all Purchase Orders

Model	Product Description	Selected Option	Quantity	Sales Price	Total Price
57596	Model 57596 - Toter 96 Gallon EVR Fully Automated Cart-NIPA	---Wheels - 10in Sunburst ---Unassembled ---Warranty - 12 Yrs Cart Body, All other components 10 Yrs	636.00	\$44.25	\$28,143.00
Op-SN-Toter	---Toter Serial Number Hot Stamped on Front of Cart Body in White		636.00	\$0.00	\$0.00
Op-BHSP-Both	---Body Hot Stamp on Both Sides (Existing)		636.00	\$0.50	\$318.00
200 - Color	---Body Color - (200) Black		336.00	\$0.00	\$0.00
200 - Lid - Color	---Lid Color - (200) Black		336.00	\$0.00	\$0.00
705 - Color	---Body Color - (705) Blue		150.00	\$0.00	\$0.00
705 - Lid - Color	---Lid Color - (705) Blue		150.00	\$0.00	\$0.00
940 - Color	---Body Color - (940) Green		150.00	\$0.00	\$0.00
940 - Lid - Color	---Lid Color - (940) Green		150.00	\$0.00	\$0.00

Payment Terms	Net 30 Days if credit has been established	Subtotal	\$28,461.00
Shipping Terms	FOB Origin	Shipping and Handling	\$2,504.48
		Tax	\$2,063.42
		Grand Total	\$33,028.90

Additional Information

Additional Terms Our quote is a good faith estimate, based on our understanding of your needs. Subject to our acceptance, your Order is an offer to purchase our Products and services in accordance with the Wastequip Terms and Conditions, including our limited warranties, the terms of which are incorporated herein by reference, which constitutes the entire agreement between the parties. The Wastequip Terms and Conditions are available on our website at:



841 Meacham Rd, Statesville, NC, 28677

PHONE: 800-424-0422 FAX: 704-878-0734

WQ-10040916

<http://www.wastequip.com/terms-conditions.cfm>

Pricing is based on your anticipated Order, including product specifications, quantities and timing - any differences to your order may result in different pricing. Due to volatility in petrochemical, steel and related product material markets, actual prices, as well as freight, are subject to change and will be confirmed prior to acceptance of an Order. Unless otherwise stated, materials and container sizes indicated on sales literature, invoices, price lists, quotations and delivery tickets are nominal sizes and representations - actual volume, Products and materials are subject to manufacturing and commercial variations and Wastequip's practices, and may vary from nominal sizes and materials. All prices are in US dollars; this quotation may not include all applicable taxes, brokerage fees or duties.

Wastequip, Toter, Galbreath, Cusco, Accurate, Mountain Tarp, Pioneer, and Parts Place are registered trademarks, trade names and subsidiaries of Wastequip, LLC.

**Additional
Information**

Due to extremely volatile petrochemical and steel markets, actual prices and freight are subject to change and must be confirmed before acceptance of an order. Above pricing is based on orders placed in the quantities stated above. Orders placed for other than these quantities may be subject to additional freight and cost. Unless otherwise stated, container sizes indicated on sales literature, invoices, price lists, quotations and delivery tickets are nominal sizes. Actual volume may vary from nominal sizes. This proposal is subject to Wastequip/Toter standard terms and conditions. Quotation does not include any applicable taxes other than those specifically listed on this document.

**Special Contract
Information**

Please Note: Pricing is based on the National IPA agreement through Toter's Contract No. 120576-01 as awarded by the City of Tucson on January 31, 2013. Per the terms of this contract, pricing is evaluated every three (3) months for price adjustments based on current market conditions. The current pricing is effective 2/1/2017 to 4/31/2017.

Signatures

Accepted By: _____

Company Name: _____

Date: _____

Purchase Order: _____

Please Reference Quote Number on all Purchase Orders

SCHEDULE 3

SUMMARY OF FUND TRANSACTIONS

		FUNDS AVAILABLE			APPROPRIATIONS			Fund Balance 06/30/18
		Fund Balance 07/01/17	Receipts/ Transfers	Total Available	Operating	Capital	Debt Service	
001	General	1,327,430	26,739,350	28,066,780	26,391,797	-	-	1,674,983
002	Economic Uncertainty Reserve	4,988,000	48,000	5,036,000	-	-	-	5,036,000
004	Accumulated Capital Outlay	2,281,040	(77,880)	2,203,160	-	943,000	-	1,260,160
005	Downtown Re-Investment Fund	114,180	6,510	120,690	-	-	-	120,690
020	Parking	107,600	9,350	116,950	-	-	-	116,950
023	Special Aviation	-	639,000	639,000	-	639,000	-	-
025	Central Parking Improvement	130,210	104,550	234,760	81,090	10,000	-	143,670
042	Gas Tax (040-044)	2,066,790	1,157,560	3,224,350	-	1,750,000	-	1,474,350
050-054	Transportation Funds	2,023,720	1,132,050	3,155,770	-	722,000	-	2,433,770
055	CMAQ	-	420,000	420,000	-	420,000	-	-
056	Prop 1B-Transp Bonds	-	-	-	-	-	-	-
100-001	CDBG Entitlement	-	127,740	127,740	127,740	-	-	-
101	City Housing Loan	1,027,430	-	1,027,430	-	-	-	1,027,430
115-101	Cal HOME Program	-	-	-	-	-	-	-
120-001	HOME Grants	-	257,900	257,900	257,900	-	-	-
160	9th Ave Sewer Assessment District	100,850	13,750	114,600	-	-	-	114,600
161	12th Ave Sewer Assessment District	824,230	56,390	880,620	-	100,000	-	780,620
180	Park Impact Fees	4,526,170	842,020	5,368,190	-	150,000	-	5,218,190
181	Transportation Impact Fees	1,369,680	1,082,890	2,452,570	-	150,000	-	2,302,570
182	Fire Protection Impact Fees	1,051,460	161,530	1,212,990	-	-	-	1,212,990
183	Police Protection Impact Fees	713,960	89,190	803,150	-	-	-	803,150
184	Storm Water Impact Fees	685,240	66,720	751,960	-	50,000	-	701,960
185	Water System Impact Fees	2,645,330	574,980	3,220,310	-	50,000	-	3,170,310
186	Wastewater System Impact Fees	3,073,880	714,100	3,787,980	-	50,000	-	3,737,980
187	Refuse/Recycle Impact Fees	482,300	92,820	575,120	-	-	-	575,120
240-275	Landscape Assessment Districts	754,130	475,320	1,229,450	-	-	456,100	773,350
300	Airport	2,770	239,830	242,600	155,430	71,000	-	16,170
306	Refuse	1,429,480	6,779,970	8,209,450	7,548,790	25,000	-	635,661
310	City of Hanford Public Housing Authority	-	172,990	172,990	172,990	-	-	-
320	Intermodal Facility	-	47,580	47,580	47,580	-	-	-
330	Courthouse Square	-	187,990	187,990	187,990	-	-	-
358	Storm Drainage	4,200,850	1,375,410	5,576,260	790,330	223,500	-	4,562,430
361	Wastewater Maintenance and Operation	1,355,010	3,663,730	5,018,740	3,474,850	-	-	1,543,890
362	WWTP Expansion Reserve	2,000,000	-	2,000,000	-	-	-	2,000,000
363	Wastewater Capital Improvement	1,475,070	-	1,475,070	-	296,500	-	1,178,570
369	1996 Sewer Refund Bond Debt Service	-	-	-	-	-	-	-
374	CIEDB 2002 WW Dbt Svc	-	579,680	579,680	-	-	579,680	-
375	2011 BofA Lease/Pur	-	219,290	219,290	-	-	219,290	-
375-001	2012 Rfd Swr Rev Bond	-	940,360	940,360	-	-	940,360	-
375-002	2015 Rfd Swr Rev Bond	-	312,740	312,740	-	-	312,740	-
390	Water Maintenance and Operation	2,374,110	3,594,820	5,968,930	3,845,010	-	-	2,123,920
391	Water Capital Improvement	1,702,100	3,203,490	4,905,590	-	2,060,000	-	2,845,590
394-004	Gvmt Capital Wtr Lease/Pur Agrmt	-	296,510	296,510	-	-	296,510	-
394-005	2013 Water Refund Revenue Bond	-	1,139,800	1,139,800	-	-	1,139,800	-
394-006	2014 BofA Solar Lease/Purchase	-	583,550	583,550	-	-	583,550	-
395	Prop 84 Grant Funds	-	-	-	-	-	-	-
409	Insurance	1,500,000	-	1,500,000	-	-	-	1,500,000
410	Workers' Compensation	1,495,370	-	1,495,370	121,630	-	-	1,373,740
414	Computer Replacement Reserve	667,860	-	667,860	-	-	-	667,860
415	Computer Maintenance	90,700	-	90,700	9,300	-	-	81,400
416	Building Maintenance	206,450	(38,710)	167,740	(39,980)	-	-	207,720
417	Building Capital/Equip. Repl. Reserve	502,180	-	502,180	(80,990)	-	-	583,170
447	Fleet Maintenance	222,700	3,500	226,200	13,340	-	-	212,860
448	Fleet Reserve	10,255,520	140,400	10,395,920	(359,500)	-	-	10,755,420
450	Fire Cap/Equip Repl Reserve	438,340	-	438,340	44,230	-	-	394,110
452	Aquatics Cap/Equip Repl Reserve	272,000	-	272,000	-	-	-	272,000
506	RDA Successor Agency Admin Funds	240,000	188,860	428,860	188,860	-	-	240,000
514-002	Police Mini Grants	-	-	-	-	-	-	-
523	Joint Rec/Ed Facility Project	-	-	-	-	-	-	-
524-001	Grants	-	-	-	-	-	-	-
555-562	CFD 91-1 Bond	-	-	-	-	-	-	-
		60,724,140	58,365,630	119,089,770	42,978,387	7,710,000	4,528,030	63,873,353



AGENDA STAFF REPORT

MEETING DATE: 5/2/2017	AGENDA SECTION: G
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SUBJECT:

Utilities and Engineering: Adopt the attached resolutions, 17-23-R Initiation of Landscape Assessment District Proceedings and 17-24-R Intention to Levy Assessments and Confirmation of Engineer's Report for Landscape Assessment District 16-02 located at 12th Ave. and Hume Ave., and set June 20, 2017 as the Public Hearing date.

RECOMMENDATION:

That the City Council, by motion:

1. Adopt the attached Resolution No. 17-23-R initiating proceedings for the creation of Assessment District 16-02, pursuant to the Landscape and Lighting Act of 1972.
2. Adopt the attached Resolution No. 17-24-R Intention to Levy Assessments and Confirmation of Engineer's Report for Assessment District No. 16-02

BACKGROUND:

The developer of Tract No. 914, Mynderup Subdivision, has requested that the City form a Landscape Assessment District pursuant to the Landscape and Lighting Act of 1972, to fund the continued maintenance of the following: (Refer to map included in attached Engineer's Report.)

1. The maintenance of decorative block fencing, landscaping, and irrigation system improvements along 12th Ave. and Hume Ave. located adjacent to Tract No. 914.
2. Interior street lighting within Tract No. 914.

Provisions in the Landscaping and Lighting Act stipulate that a public hearing must be held to allow for written and oral public comments prior to action being taken to create a new district. Also required is an election in which property owners may vote to support or oppose the formation of the district, and the levy and collection of annual assessments.

Attached are the resolutions to initiate proceedings to form a new district, and establish the date, time, and place for the required public hearing. A copy of the Engineer's Report is also attached for Council review. The Public Hearing to consider creation of the District will be on June 20, 2017.

The landscape district and subdivision are being developed by San Joaquin Homes.

FISCAL IMPACT:

All maintenance within the District will be paid for by the owners in the District; therefore, there is no financial impact to the City for creation of the District.

ATTACHMENTS:

Tract 914 Location Map

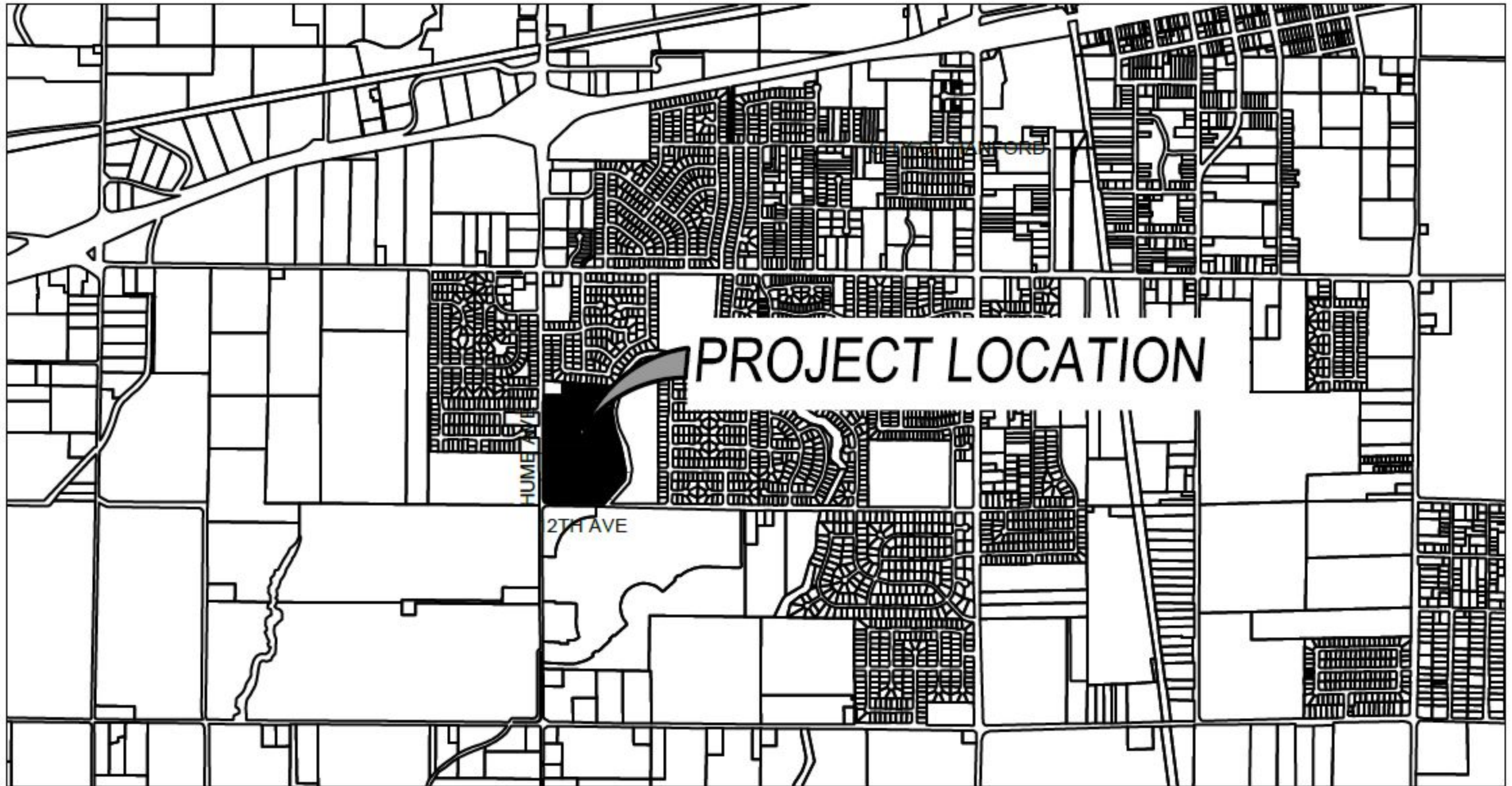
Tract 914 LAD Exhibits

Tract 914 LAD Engineer Report

TR. 914 LAD 16-02 - Reso. Initiating Proceedings

TR. 914 LAD 16-02 - Intention to Levy Reso

Tract 914 Mynderup Subdivision



VICINITY MAP

SCALE: 1"=1/2 MILE

Attachment: Tract 914 Location Map (1949 : UE: Tract No. 914, Mynderup Subdivision)

EXHIBIT A

Area 1

That portion of the Northwest quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows;

Commencing at the West quarter corner of said Section 2;
 Thence North 32°25'03" East, 79.28 feet, to the TRUE POINT OF BEGINNING;
 Thence North 00°00'00" East, 501.15 feet;
 Thence North 90°00'00" East, 7.50 feet;
 Thence, southerly 57.33 feet, along a non-tangent curve, concave to the East, with a radius of 1000.00 feet, a central angle of 3°17'04", and a beginning radial which bears South 89°26'25" West;
 Thence, southerly 134.19 feet, along a reverse curve, concave to the West, with a radius of 1000.00 feet, and a central angle of 07°41'19";
 Thence, southerly 138.27 feet, along a reverse curve, concave to the East, with a radius of 1000.00 feet, and a central angle of 07°55'20";
 Thence, southerly 171.86 feet, along a reverse curve, concave to the West, with a radius of 1000.00 feet, and a central angle of 9°50'48";
 Thence North 90°00'00" West, 7.45 feet, to the TRUE POINT OF BEGINNING;

(Consisting of 0.12 acres more or less)

Area 2

That portion of the Northwest quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows;

Commencing at the West quarter corner of said Section 2;
 Thence North 44°02'20" East, 78.36 feet, to the TRUE POINT OF BEGINNING;
 Thence North 00°00'00" East, 10.59 feet;
 Thence, northerly 172.17 feet, along a non-tangent curve, concave to the West, with a radius of 1004.50 feet, a central angle of 9°49'15", and a beginning radial which bears South 84°15'27" East;
 Thence, northerly 137.65 feet, along a reverse curve, concave to the East, with a radius of 995.50 feet, and a central angle of 07°55'20";
 Thence, northerly 134.79 feet, along a reverse curve, concave to the West, with a radius of 1004.50 feet, and a central angle of 07°41'19";
 Thence, southerly 57.02 feet, along a reverse curve, concave to the East, with a radius of 995.50 feet, and a central angle of 3°16'55";
 Thence North 90°00'00" East, 6.64 feet;
 Thence North 45°00'00" East, 1.92 feet, to a point hereinafter referred to as Point C;
 Thence North 90°00'00" East, 96.56 feet;
 Thence South 0°00'00" East, 6.00 feet

Thence North 90°00'00" West, 70.00 feet;
 Thence South 45°00'00" West, 28.87 feet;
 Thence South 0°00'00" East, 474.86 feet;
 Thence South 44°19'59" East, 30.84 feet;
 Thence South 89°08'15" East, 326.19 feet;
 Thence North 45°25'52" East, 28.50 feet;
 Thence North 0°00'00" East, 770.24 feet;
 Thence North 90°00'00" East, 1.92 feet, to a point hereinafter referred to as Point A;
 Thence South 0°00'00" East, 92.64 feet;
 Thence South 45°25'52" West, 7.30 feet;
 Thence, westerly 73.41 feet, along a non-tangent curve, concave to the South, with a radius of 1000.00 feet, a central angle of 04°12'22", a beginning radial which bears North 02°54'56" East;
 Thence, westerly 100.38 feet, along a reverse curve, concave to the North, with a radius of 1000.00 feet, and a central angle of 05°46'39";
 Thence, westerly 127.08 feet, along a reverse curve, concave to the South, with a radius of 1004.50 feet, and a central angle of 07°14'55";
 Thence, westerly 57.48 feet, along a reverse curve, concave to the North, with a radius of 995.50 feet, and a central angle of 03°18'30";
 Thence North 90°00'00" West, 5.97 feet;
 Thence North 44°34'08" West, 15.99 feet, to the TRUE POINT OF BEGINNING;

(Consisting of 0.15 acres more or less)

Area 3

That portion of the Northwest quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows;

Commencing at the West quarter corner of said Section 2;
 Thence North 62°23'18" East, 80.75 feet, to the TRUE POINT OF BEGINNING;
 Thence North 00°17'25" East, 3.02 feet;
 Thence, easterly 57.77 feet, along a non-tangent curve, concave to the North, with a radius of 1000.00 feet, a central angle of 3°18'35", and a beginning radial which bears South 00°32'53" West;
 Thence, easterly 126.51 feet, along a reverse curve, concave to the South, with a radius of 1000.00 feet, and a central angle of 07°41'55";
 Thence, easterly 100.84 feet, along a reverse curve, concave to the North, with a radius of 1000.00 feet, and a central angle of 05°46'39";
 Thence, easterly 70.27 feet, along a reverse curve, concave to the South, with a radius of 995.50 feet, and a central angle of 04°02'39";
 Thence South 00°51'45" West, 3.87 feet;
 Thence North 89°08'15" West, 355.16 feet, to the TRUE POINT OF BEGINNING;

(Consisting of 0.03 acres more or less)

Area 4

That portion of the Northwest quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows;

Commencing at the aforementioned "Point A";
 Thence North 20°33'22" East, 12.82 feet, to the TRUE POINT OF BEGINNING;
 Thence North 90°00'00" East, 7.00 feet;
 Thence South 00°00'00" East, 98.50 feet, to a point hereinafter referred to as "Point B";
 Thence North 90°00'00" West, 7.00 feet;
 Thence North 00°00'00" East, 98.50 feet, to the TRUE POINT OF BEGINNING;

(Consisting of 0.02 acres more or less)

Area 5

That portion of the Northwest quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows;

Commencing at the aforementioned "Point B";
 Thence South 88°13'46" East, 37.05 feet, to the TRUE POINT OF BEGINNING;
 Thence North 00°00'00" East, 99.64 feet;
 Thence North 90°00'00" East, 7.00 feet;
 Thence South 00°00'00" West, 99.64 feet;
 Thence North 89°59'47" West, 7.00 feet, to the TRUE POINT OF BEGINNING;

(Consisting of 0.02 acres more or less)

Area 6

That portion of the Northwest quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows;

Commencing at the aforementioned "Point B";
 Thence South 69°50'03" East, 59.88 feet, to the TRUE POINT OF BEGINNING;
 Thence North 00°51'45" East, 4.99 feet;
 Thence, easterly 122.15 feet, along a non-tangent curve, concave to the South, with a radius of 995.50 feet, a central angle of 07°01'50", and a beginning radial which bears North 02°46'41" West;
 Thence, easterly 59.43 feet, along a reverse curve, concave to the North, with a radius of 1004.50 feet, and a central angle of 03°23'24";
 a central angle of 04°02'39";
 Thence South 89°08'15" East, 62.44 feet;
 Thence South 41°39'18" East, 4.62 feet;

Thence North 89°08'15" West, 240.90 feet, to the TRUE POINT OF BEGINNING;

(Consisting of 0.03 acres more or less)

Area 7

That portion of the Northwest quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows;

Commencing at the aforementioned "Point B";

Thence South 81°30'24" East, 49.04 feet, to the TRUE POINT OF BEGINNING;

Thence North 00°00'00" East, 93.74 feet;

Thence North 90°00'00" East, 5.00 feet;

Thence South 00°00'00" East, 71.89 feet;

Thence South 44°34'08" East, 28.07 feet;

Thence South 89°08'15" East, 237.54 feet;

Thence South 41°39'18" West, 9.91 feet;

Thence North 89°08'15" West, 66.32 feet;

Thence, westerly 59.17 feet, along a tangent curve, concave to the North, with a radius of 1000.00 feet, a central angle of 03°23'24", and a beginning radial which bears North 02°46'41" West;

Thence, westerly 122.42 feet, along a reverse curve, concave to the South, with a radius of 1000.00 feet, and a central angle of 07°00'51";

Thence North 89°08'15" West, 4.10 feet;

Thence North 44°34'08" West, 5.39 feet, to the TRUE POINT OF BEGINNING;

(Consisting of 0.05 acres more or less)

Area 8

That portion of the Northwest quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows;

Commencing at the aforementioned "Point C";

Thence North 53°46'19" East, 7.61 feet, to the TRUE POINT OF BEGINNING;

Thence North 00°00'00" East, 7.00 feet;

Thence North 90°00'00" East, 102.00 feet;

Thence South 00°00'00" East, 7.00 feet;

Thence North 90°00'00" West, 102.00 feet, to the TRUE POINT OF BEGINNING;

(Consisting of 0.02 acres more or less)

Area 9

That portion of the Northwest quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows;

Commencing at the aforementioned "Point D";

Thence North 07°13'03" East, 48.89 feet, to the TRUE POINT OF BEGINNING;

Thence North 45°00'00" West, 1.92 feet;

Thence North 00°00'00" East, 6.64 feet;

Thence, northerly 67.25 feet, along a tangent curve, concave to the East, with a radius of 1004.50 feet, and a central angle of 03°50'08";

Thence, northerly 134.64 feet, along a reverse curve, concave to the West, with a radius of 1004.50 feet, and a central angle of 07°40'47";

Thence, northerly 133.59 feet, along a reverse curve, concave to the East, with a radius of 995.50 feet, and a central angle of 07°41'19";

Thence, northerly 134.79 feet, along a reverse curve, concave to the West, with a radius of 1004.50 feet, and a central angle of 07°41'19";

Thence, northerly 66.79 feet, along a reverse curve, concave to the East, with a radius of 995.50 feet, and a central angle of 03°50'39";

Thence, northerly 17.11 feet, along a reverse curve, concave to the West, with a radius of 504.50 feet, and a central angle of 01°56'33";

Thence, northerly 73.03 feet, along a reverse curve, concave to the East, with a radius of 995.50 feet, and a central angle of 04°12'11";

Thence, northerly 65.29 feet, along a reverse curve, concave to the West, with a radius of 112.50 feet, and a central angle of 33°15'10";

Thence, northerly 4.38 feet, along a reverse curve, concave to the East, with a radius of 10.00 feet, and a central angle of 25°04'24";

Thence South 89°10'54" East, 24.94 feet;

Thence South 00°00'00" East, 675.89 feet;

Thence South 45°00'00" East, 28.28 feet;

Thence North 90°00'00" East, 70.00 feet;

Thence South 00°00'00" East, 5.00 feet;

Thence North 90°00'00" West, 96.14 feet, to the TRUE POINT OF BEGINNING;

(Consisting of 0.12 acres more or less)

Area 10

That portion of the Northwest quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows;

Commencing at the aforementioned "Point D";

Thence North 19°02'28" East, 59.77 feet, to the TRUE POINT OF BEGINNING;

Thence North 00°00'00" East, 631.20 feet;

Thence, northerly 31.97 feet, along a tangent curve, concave to the West, with a radius of 100.50 feet, and a central angle of 18°13'27";

Thence, northerly 15.93 feet, along a reverse curve, concave to the East, with a radius of 99.50 feet, and a central angle of 09°10'15";

Thence North 90°00'00" East, 5.58 feet;

Thence, southerly 52.77 feet, along a non-tangent curve, concave to the West, with a radius of 108.00 feet, a central angle of 27°59'35", and a beginning radial which bears North 64°16'03" East;

Thence, southerly 73.36 feet, along a reverse curve, concave to the East, with a radius of 1000.00 feet, and a central angle of 04°12'11";

Thence, southerly 16.95 feet, along a reverse curve, concave to the West, with a radius of 500.00 feet, and a central angle of 01°56'33";

Thence, southerly 67.09 feet, along a reverse curve, concave to the East, with a radius of 1000.00 feet, and a central angle of 03°50'39";

Thence, southerly 134.19 feet, along a reverse curve, concave to the West, with a radius of 1000.00 feet, and a central angle of 07°41'19";

Thence, southerly 134.19 feet, along a reverse curve, concave to the East, with a radius of 1000.00 feet, and a central angle of 07°41'19";

Thence, southerly 134.04 feet, along a reverse curve, concave to the West, with a radius of 1000.00 feet, and a central angle of 07°40'47";

Thence, southerly 67.55 feet, along a reverse curve, concave to the East, with a radius of 1009.00 feet, and a central angle of 03°50'08";

Thence North 90°00'00" West, 7.50 feet, to the TRUE POINT OF BEGINNING;

(Consisting of 0.14 acres more or less)

Area 11

That portion of the Northwest quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows;

Commencing at the aforementioned "Point D";

Thence North 00°00'00" East, 37.00 feet, to the TRUE POINT OF BEGINNING;

Thence North 00°00'00" East, 7.00 feet;

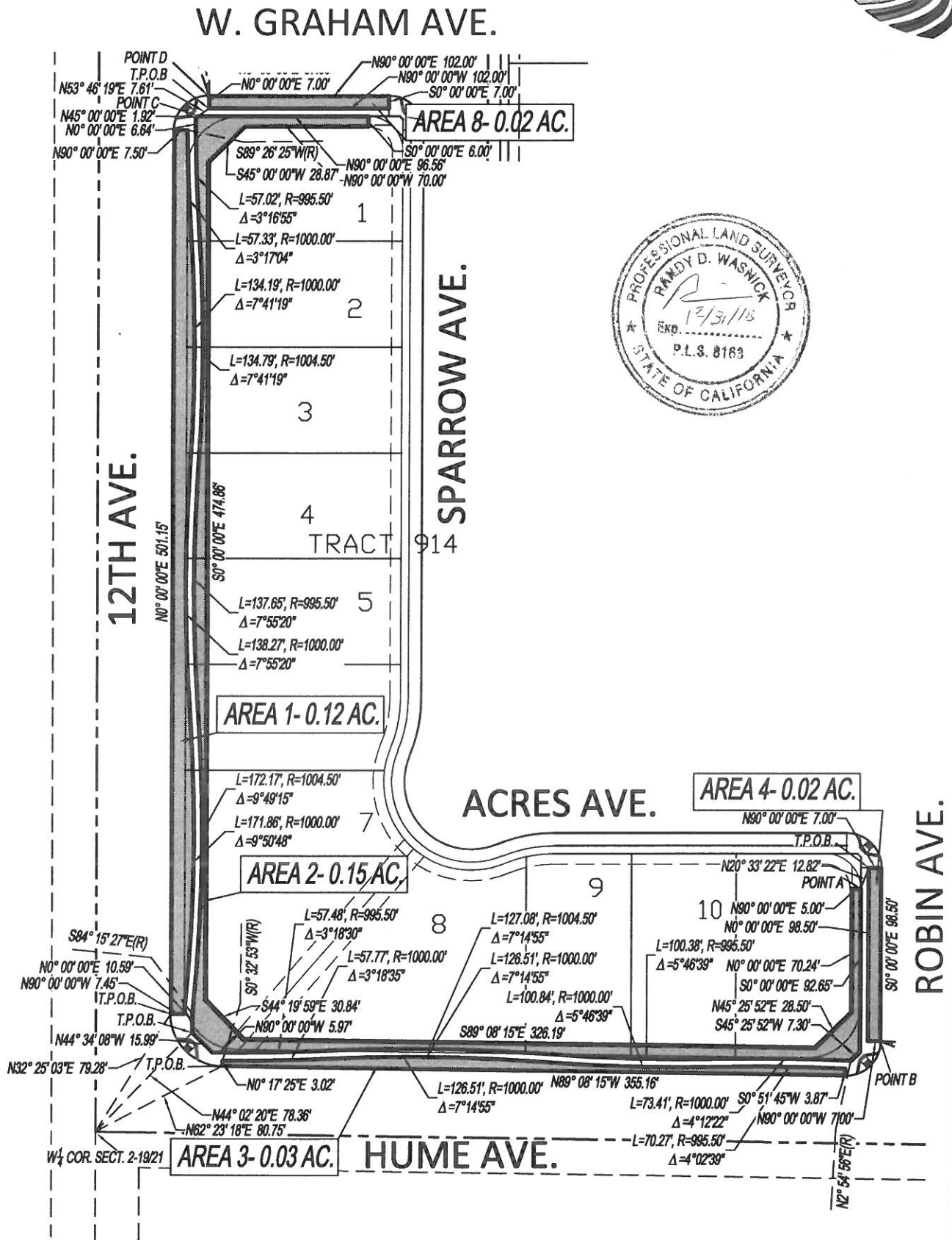
Thence North 90°00'00" East, 102.00 feet;

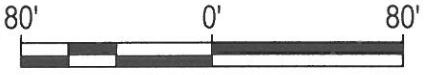
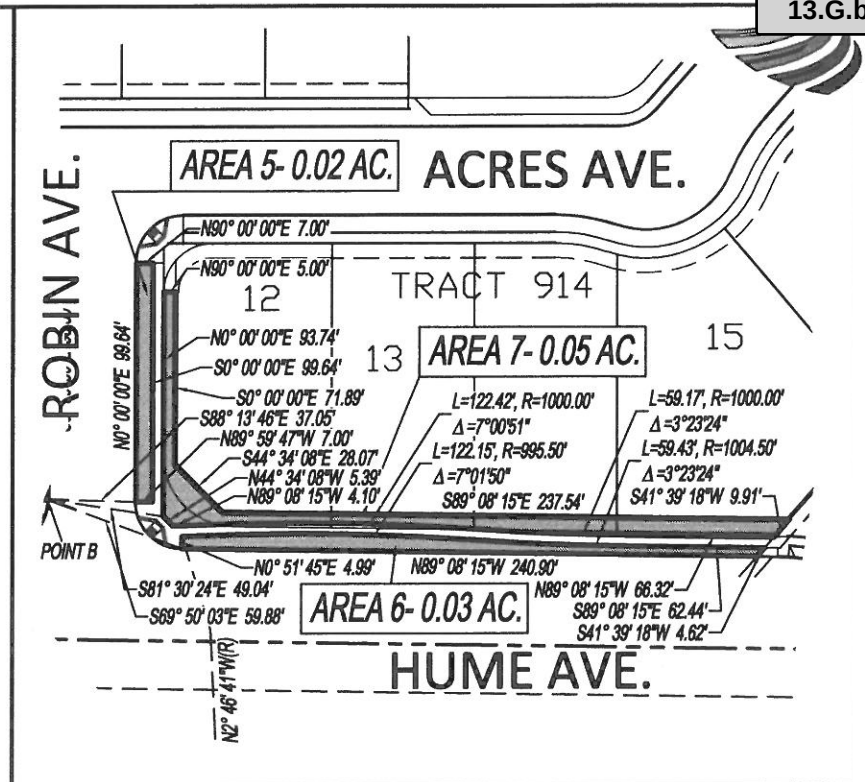
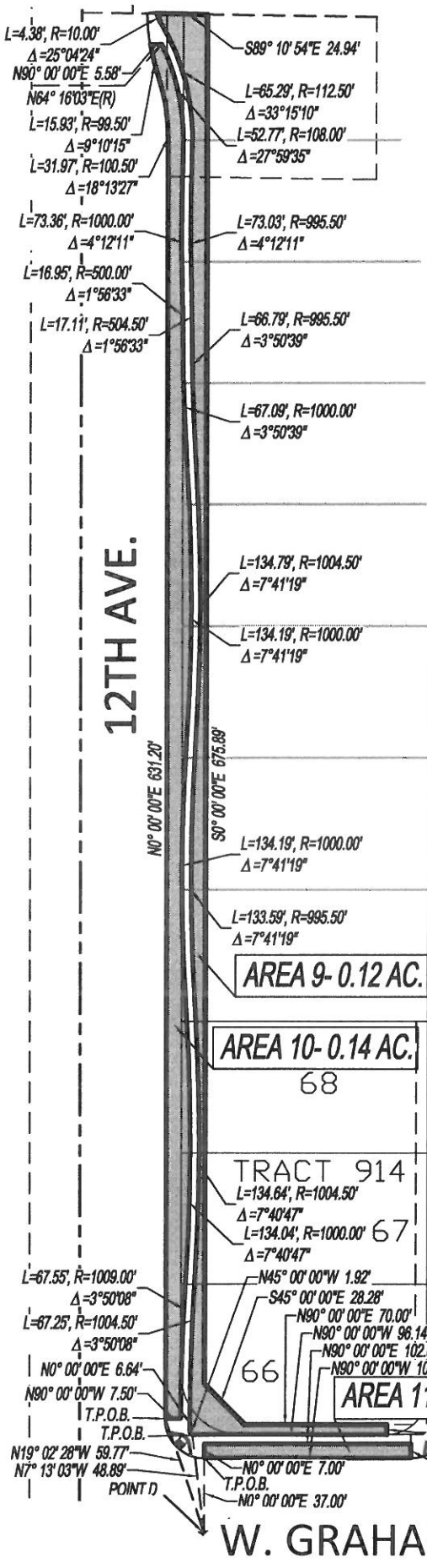
Thence South 00°00'00" East, 7.00 feet;

Thence North 90°00'00" West, 102.00 feet, to the TRUE POINT OF BEGINNING;

(Consisting of 0.02 acres more or less)







PREPARED BY:



4CREEKS

324 S. SANTA FE, STE A
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215

ATTACHMENT "A"

ENGINEER'S REPORT
ASSESSMENT DISTRICT NO. 16-02
(Pursuant to the Landscaping and Lighting Act of 1972)

Tract No. 914 – Mynderup Subdivision – 12th & Hume

Johnathan L. Doyel, P.E., P.L.S., Utilities and Engineering Director/City Engineer and Engineer of Work for Landscape Assessment District 16-02, City of Hanford, Kings County, California, makes this report as directed by City Council, pursuant to Section 22585 of the Streets and Highways Code (Landscaping and Lighting Act of 1972).

The improvements to be constructed and maintained in the District provide special benefits to all of the parcels within the District about and beyond general benefits conferred on parcels located in the District or to the public at large. Specifically, the particular and distinct special benefits include:

1. Reduction of traffic noise level from the street located adjacent to the District;
2. Restriction of unwanted pedestrian access onto the lots and parcels within the District;
3. Enhancement of appearance of the entrance into the subdivision which is included within the District;
4. Reduction of impact of dust and other particulate matter onto the lots and parcels within the District;

The improvements which are the subject of this report are briefly described as follows:

1. Decorative masonry block fencing, and landscaping & irrigation system improvements located along 12th Ave. and Hume Ave. adjacent to Tract No. 914.
2. Interior street lighting within Tract No. 914.

This report consists of six parts as follows:

Exhibit "A": Plans and specifications for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are incorporated herein by reference.

Exhibit "B": An estimate of costs to maintain the improvements.

Exhibit "C": An assessment of the estimated maintenance costs on each benefited parcel of land within the Assessment District.

Exhibit "D": A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

Exhibit "E": A list of the names and addresses of the property owners of real property within each assessment district as shown on the last equalized assessment roll for taxes, or known to the Clerk. The list is keyed to Exhibit "C" by assessment number.

ATTACHMENT “A” continued...

Exhibit “F”: A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Exhibit “C” by lot number.

Respectfully submitted,

Johnathan L. Doyel, P.E., P.L.S.
Utilities and Engineering Director /
City Engineer

ENGINEER'S REPORT

ASSESSMENT DISTRICT NO. 16-02
(Pursuant to the Landscaping and Lighting Act of 1972)

Tract No. 914 – Mynderup Subdivision

The undersigned hereby respectfully submits the enclosed Engineer's Report as directed by the City Council.

DATED: _____

Johnathan L. Doyel, P.E., P.L.S.
Utilities and Engineering Director /
City Engineer

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessments and Assessment Diagram thereto attached was filed with me on the _____ day of _____, 20__.

Jennifer Gomez
City of Hanford
Kings County, California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessments and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Hanford, California, on the _____ day of _____, 20__.

Jennifer Gomez
City of Hanford
Kings County, California

By _____

Attachment: Tract 914 LAD Engineer Report (1949 : UE: Tract No. 914, Mynderup Subdivision)

EXHIBIT "A"

ASSESSMENT DISTRICT NO. 16-02
(Pursuant to the Landscaping and Lighting Act of 1972)

Tract No. 914 – Mynderup Subdivision

Plans and specifications for the improvements are those prepared by Zumwalt-Hansen & Associates and San Joaquin Valley Homes for the City Engineer. These plans and specifications have been filed separately with the Clerk of the Legislative Body and are incorporated in this report by reference.

Attachment: Tract 914 LAD Engineer Report (1949 : UE: Tract No. 914, Mynderup Subdivision)

EXHIBIT "B"

CITY OF HANFORD
ENGINEER'S REPORTASSESSMENT DISTRICT NO. 16-02
FISCAL YEAR 2018-2019ESTIMATED ASSESSMENTS
Tract No. 914 – Mynderup Subdivision

ITEM NO.	DESCRIPTION	FY 2018-2019 ESTIMATE UNITS	RATE	AMOUNT
A. MAINTENANCE COSTS				
1.	Landscape and Irrigation System along 12 th Ave and Hume Ave. (Labor and Materials)	31,363 SF ±	\$ 0.35/SF	\$ 10,977.05
2.	Decorative Block Walls along 12 th Ave and Centennial Drive. (Labor and Materials)	2,138 LF ±	\$ 0.50/LF	\$ 1,069.00
3.	Water Usage (\$35/mo./Service x 12 = \$420.00/Service)	Two services	\$ 420.00/ea	\$ 840.00
4.	Electricity Usage (\$30/mo./Meter x 12 = \$360.00/Meter)	Two meters	\$ 360.00/ea	\$ 720.00
5.	Street Light Usage (\$12/Lt./Mo. x 12 = \$144.00/Lt./Yr.)	10 St. Lights	\$ 144.00/Lt./Yr	\$ 1,440.00
B. INCIDENTAL COSTS/FORMATION COSTS				
1.	Staff Preparation of Documents		\$ 325.00	\$ 325.00
2.	Notice of Public Hearing		\$ 75.00	\$ 75.00
3.	Collection of Assessment		\$ 100.00	\$ 100.00
TOTAL ANNUAL SUBDIVISION ASSESSMENT AMOUNT				<u>\$ 15,546.05</u>
TRACT NO. 914, LOTS 1 THROUGH 68 AND LOT "A" BASIN SHALL BE ASSESSED:				<u>\$ 225.31</u>

Attachment: Tract 914 LAD Engineer Report (1949 : UE: Tract No. 914, Mynderup Subdivision)

C. ADJUSTMENT FOR INFLATION IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 53739(b)(1).

The Annual Total Subdivision Assessment Amount will be adjusted for inflation on an annual basis in accordance with the following formula:

Commencing with the calendar year 2018-2019, and January 1 of each calendar year (“Adjustment Date”) thereafter during the life of the District, the Total Annual Subdivision Assessment Amount for the next fiscal year shall be an amount equal to the greater of:

- (i) the Total Annual Subdivision Assessment amount in effect immediately prior to the Adjustment Date, or
- (ii) the product obtained by multiplying the Total Annual Subdivision Assessment in effect immediately prior to the Adjustment Date by a fraction, the numerator of which is the Index published nearest but prior to the Adjustment Date and the denominator of which is the Index published nearest but prior to January 1 of the first year the Subdivision Assessment became effective.

The term “Index” means the Consumer Price Index for Urban Wage Earners and Clerical Workers, San Francisco-Oakland-San Jose Consolidated Statistical Area, 1982-1984, equals 100, published by the Bureau of Labor Statistics of the United States Department of Labor. If the Bureau of Labor Statistics revises the Index, the Bureau of Labor Statistics will be the sole judge of the comparability of successive indexes, but if that agency fails to supply indexes that it deems comparable or if no succeeding index is published, the City shall determine an appropriate alternative published price index.

EXHIBIT "C"

ASSESSMENT ROLL AND
ESTIMATED ASSESSMENTS

Tract No. 914 – Mynderup Subdivision

<u>SPECIAL ASSESSMENT NUMBER</u>	<u>AMOUNT OF ASSESSMENT</u>	<u>PROPERTY DESCRIPTION OR ASSESSOR PARCEL NUMBER</u>
1	\$225.31	Tract 914, Lot 1
2	\$225.31	Tract 914, Lot 2
3	\$225.31	Tract 914, Lot 3
4	\$225.31	Tract 914, Lot 4
5	\$225.31	Tract 914, Lot 5
6	\$225.31	Tract 914, Lot 6
7	\$225.31	Tract 914, Lot 7
8	\$225.31	Tract 914, Lot 8
9	\$225.31	Tract 914, Lot 9
10	\$225.31	Tract 914, Lot 10
11	\$225.31	Tract 914, Lot 11
12	\$225.31	Tract 914, Lot 12
13	\$225.31	Tract 914, Lot 13
14	\$225.31	Tract 914, Lot 14
15	\$225.31	Tract 914, Lot 15
16	\$225.31	Tract 914, Lot 16
17	\$225.31	Tract 914, Lot 17
18	\$225.31	Tract 914, Lot 18
19	\$225.31	Tract 914, Lot 19
20	\$225.31	Tract 914, Lot 20
21	\$225.31	Tract 914, Lot 21
22	\$225.31	Tract 914, Lot 22
23	\$225.31	Tract 914, Lot 23
24	\$225.31	Tract 914, Lot 24
25	\$225.31	Tract 914, Lot 25
26	\$225.31	Tract 914, Lot 26
27	\$225.31	Tract 914, Lot 27
28	\$225.31	Tract 914, Lot 28
29	\$225.31	Tract 914, Lot 29
30	\$225.31	Tract 914, Lot 30
31	\$225.31	Tract 914, Lot 31
32	\$225.31	Tract 914, Lot 32
33	\$225.31	Tract 914, Lot 33
34	\$225.31	Tract 914, Lot 34
35	\$225.31	Tract 914, Lot 35
36	\$225.31	Tract 914, Lot 36
37	\$225.31	Tract 914, Lot 37
38	\$225.31	Tract 914, Lot 38

Attachment: Tract 914 LAD Engineer Report (1949 : UE: Tract No. 914, Mynderup Subdivision)

SPECIAL ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT	PROPERTY DESCRIPTION (ASSESSOR'S PARCEL NUMBER)
39	\$225.31	Tract 914, Lot 39
40	\$225.31	Tract 914, Lot 40
41	\$225.31	Tract 914, Lot 41
42	\$225.31	Tract 914, Lot 42
43	\$225.31	Tract 914, Lot 43
44	\$225.31	Tract 914, Lot 44
45	\$225.31	Tract 914, Lot 45
46	\$225.31	Tract 914, Lot 46
47	\$225.31	Tract 914, Lot 47
48	\$225.31	Tract 914, Lot 48
49	\$225.31	Tract 914, Lot 49
50	\$225.31	Tract 914, Lot 50
51	\$225.31	Tract 914, Lot 51
52	\$225.31	Tract 914, Lot 52
53	\$225.31	Tract 914, Lot 53
54	\$225.31	Tract 914, Lot 54
55	\$225.31	Tract 914, Lot 55
56	\$225.31	Tract 914, Lot 56
57	\$225.31	Tract 914, Lot 57
58	\$225.31	Tract 914, Lot 58
59	\$225.31	Tract 914, Lot 59
60	\$225.31	Tract 914, Lot 60
61	\$225.31	Tract 914, Lot 61
62	\$225.31	Tract 914, Lot 62
63	\$225.31	Tract 914, Lot 63
64	\$225.31	Tract 914, Lot 64
65	\$225.31	Tract 914, Lot 65
66	\$225.31	Tract 914, Lot 66
67	\$225.31	Tract 914, Lot 67
68	\$225.31	Tract 914, Lot 68
69	\$225.31	Tract 914, Lot "A" Basin

Total Assessment: \$ 15,546.05

* Notes: Assessment amount for Lots 1 Thru 69 are based on lots as shown on Tentative Subdivision Map No. 914, Mynderup Subdivision Phase 1

Attachment: Tract 914 LAD Engineer Report (1949 : UE: Tract No. 914, Mynderup Subdivision)

EXHIBIT "D"

METHOD OF APPORTIONMENT OF ASSESSMENT

ASSESSMENT DISTRICT NO. 16-02
(Pursuant to the Landscaping and Lighting Act of 1972)

Tract No. 914 – Mynderup Subdivision

This proportionate special benefit to each parcel in the District in relationship to the entirety of the cost to maintain and operate the improvements identified herein is equal to all parcels. The assessment applicable to each lot does not exceed the reasonable cost of the proportional special benefit conferred on each parcel. This established as follows:

Total cost of special benefit is \$15,546.05

Cost of proportional special benefit conferred on each lot is \$225.31

EXHIBIT “E”

PROPERTY OWNERS LIST

ASSESSMENT DISTRICT NO. 16-02

Tract No. 914 – Mynderup Subdivision

<u>ASSESSMENT NUMBERS</u>	<u>PROPERTY DESCRIPTIONS</u>	<u>OWNERS NAME AND ADDRESS</u>
1 through 69	Lots 1 through 68 and Lot “A” Basin of Tract No. 914	Presidio JJR Chandler Park, LLC. 222 N Garden St., Suite 100 Visalia, CA 93791

Attachment: Tract 914 LAD Engineer Report (1949 : UE: Tract No. 914, Mynderup Subdivision)

RECORDING REQUESTED BY:

CITY OF HANFORD

WHEN RECORDED RETURN TO:

Jennifer Gomez
 CITY OF HANFORD
 319 North Douty Street
 Hanford, California 93230

RESOLUTION NO. 17-23-R

**RESOLUTION OF THE CITY COUNCIL OF
 THE CITY OF HANFORD INITIATING PROCEEDINGS
 FOR THE CREATION OF ASSESSMENT DISTRICT NO.16-02
 PURSUANT TO THE LANDSCAPE AND LIGHTING ACT OF 1972
 FOR TRACT NO. 914 – MYNDERUP SUBDIVISION.**

At a regular meeting of the City Council of the City of Hanford, duly called and held on May 2, 2017, at 7:00 p.m., it was moved by Council Member

_____, seconded by Council Member _____, and duly carried that the following resolutions be adopted:

WHEREAS, a determination has been made that it is necessary to create an assessment district for Tract No. 914 – Mynderup Subdivision located within the City of Hanford, California for the purpose of maintenance of certain improvements related to said subdivision.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hanford proposes to form an assessment district pursuant to the Landscaping and Lighting Act of 1972, for the purpose of maintaining the following improvements:

1. Decorative masonry block fencing, landscaping & irrigation systems improvements located along 12th Ave. and Hume Ave. adjacent to Tract 914.

2. Interior street lighting within Tract 914;

RESOLVED FURTHER, that the proposed assessment district shall be designated Assessment District No.16-02, City of Hanford, Kings County, California and shall include the land shown on the map designated "Assessment Diagram, Assessment District No. 16-02, City of Hanford, Kings County, California" which map is on file with the City Clerk for the City of Hanford and which map is hereby approved.

RESOLVED FURTHER, that the City Engineer of the City of Hanford is hereby designated engineer for the purpose of the formation of the Assessment District. The City Council hereby directs the engineer to prepare and file with the City Clerk a report in accordance with Section 22565, et. seq., of the California Streets and Highway Code.

Passed and adopted at a regular meeting of the City Council of the City of Hanford on May 2, 2017, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

DAVID G. AYERS
MAYOR of the City of Hanford

Attest:

JENNIFER GOMEZ
CITY CLERK

1 STATE OF CALIFORNIA)
 2 COUNTY OF KINGS) ss
 3 CITY OF HANFORD)

4 I, Jennifer Gomez, City Clerk of the City of Hanford, do hereby certify the
 5 foregoing Resolution was duly passed and adopted at a regular meeting of the City
 6 Council of the City of Hanford held on the ____ day of _____, 2017.

7 Date: _____

_____ City Clerk

Attachment: TR. 914 LAD 16-02 - Reso. Initiating Proceedings (1949 : UE: Tract No. 914, Mynderup Subdivision)

RECORDING REQUESTED BY:

CITY OF HANFORD

WHEN RECORDED RETURN TO:

Jennifer Gomez
CITY OF HANFORD
319 North Douty Street
Hanford, California 93230

RESOLUTION NO. 17-24-R

**RESOLUTIONS OF THE CITY COUNCIL OF THE
CITY OF HANFORD OF INTENTION TO LEVY
ASSESSMENT AND CONFIRMATION OF ENGINEER'S REPORT**

At a regular meeting of the City Council of the City of Hanford, duly called and held on May 2, 2017, at 7:00 p.m., it was moved by Council Member _____, seconded by Council Member _____, and duly carried that the following resolutions be adopted:

WHEREAS, on May 2, 2017, the City Council of the City of Hanford adopted a resolution initiating proceedings for the creation of Assessment District No. 16-02 pursuant to the Landscape and Lighting Act of 1972 ("District") for Tract No.914 – Mynderup Subdivision ("Subdivision") and directing the preparation and filing of the Engineer's Report for the formation of the District;

WHEREAS, the City Engineer has prepared and filed with the City Clerk, an Engineer's Report which includes a full and detailed description of the improvements and boundaries of the District and any zones therein, and also sets forth proposed annual assessments upon assessable lots and parcels of land within the District;

WHEREAS, the Engineer's Report establishes that: (1) each lot or parcel of real property which is within the District and which is subject to the levy of the assessment

1 is receiving a special benefit from the public improvements identified in the Engineer's
2 Report and the maintenance thereof, above and beyond any general benefit to the
3 general public; and (2) the special benefit is proportionate to the amount of the
4 assessment;

5 WHEREAS, the improvements within the District include:

- 6 1. Decorative masonry block fencing, and landscaping & irrigation
7 systems improvements located along 12th Ave. and Hume Ave. adjacent
8 to Tract 914.
- 9 2. Interior Street lighting within Tract 914;

10 WHEREAS, the City Council of the City of Hanford reviewed the Engineer's
11 Report and intends to levy and collect the assessment for the District as set forth in the
12 Engineer's Report for the fiscal year 2018-2019;

13 NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of
14 Hanford approves the Engineer's Report as submitted for District;

15 RESOLVED FURTHER, that the City Council for the City of Hanford shall
16 hold a public hearing on its intention to form the District and levy the proposed
17 assessment for the District as set forth in the Engineer's Report, which public hearing
18 shall be held on June 20, 2017, at the hour of 7:00 p.m. in the City Council Chambers of
19 the Civic Auditorium in Hanford, California. At such public hearing, affected property
20 owners will be afforded an opportunity to give oral testimony and submit written ballots
21 identifying the affected property owners' support or opposition to the proposed
22 formation of the District and the levy of assessments for the District.

1 Passed and adopted at a regular meeting of the City Council of the City of
 2 Hanford on May 2, 2017, by the following vote:

3 **PASSED, ADOPTED AND APPROVED** this _____ day of _____,
 4 2017 by the following vote:

5 AYES: _____

6 NOES: _____

7 ABSTAIN: _____

8 ABSENT: _____

11 _____
 12 DAVID G. AYERS
 13 MAYOR of the City of Hanford

14 Attest:

15 _____
 16 JENNIFER GOMEZ
 17 CITY CLERK

18 STATE OF CALIFORNIA)
 19 COUNTY OF KINGS) ss
 20 CITY OF HANFORD)

21 I, Jennifer Gomez, City Clerk of the City of Hanford, do hereby certify the
 22 foregoing Resolution was duly passed and adopted at a regular meeting of the City
 23 Council of the City of Hanford held on the _____ day of _____, 2017.

24 Date: _____

 City Clerk



AGENDA STAFF REPORT

MEETING DATE: 5/2/2017	AGENDA SECTION: H
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SUBJECT:

Utilities and Engineering: Permission to Advertise the 16/17 Pavement Resurfacing Project at Lacey Boulevard from Mall Drive to Magna Carta Avenue, and Grangeville Boulevard from 12th Avenue to Centennial Drive.

RECOMMENDATION:

That the City Council, by motion, authorize staff to advertise for bids for the 16/17 Pavement Resurfacing Project at Lacey Boulevard from Mall Drive to Magna Carta Avenue, and Grangeville Boulevard from 12th Avenue to Centennial Drive.

BACKGROUND:

This project will involve the resurfacing of street pavement within Lacey Boulevard from Mall Drive to Magna Carta Ave, and on Grangeville Boulevard from 12th Avenue to Centennial Drive. Improvements will include milling/recycling existing pavement, adjusting of manhole and gate valve covers, installation of handicap access ramps, asphalt concrete paving and restriping of the roadway.

Improvement plans are near completion, with Council approval, staff will solicit bids for this project. If awarded, construction is anticipated to begin in August 2017.

FISCAL IMPACT:

The Capital Improvement Program Budget provides \$1,100,000.00 for construction including contingency, for Lacey Boulevard Resurfacing, Mall Drive to Magna Carta Ave, and \$660,000.00 for construction including contingency, for Grangeville Boulevard Resurfacing from 12th Avenue to Centennial Drive. A copy of the budget page is attached for Council review.

ATTACHMENTS:

Budget Page 229 - Lacey Blvd

Budget Page 234 - Grangeville Blvd (FY Amended)

Lacey Boulevard Resurfacing (CIR), Mall Drive to Magna Carta Avenue

Project Background:

This project will involve the resurfacing of street pavement within Lacey Boulevard, from Mall Drive to Magna Carta Avenue. Improvements to include recycling of existing pavement, adjusting manhole and gate valve covers, installation of accessibility ramps, asphalt concrete paving and restriping of the roadway.

Existing Conditions:

Lacey Boulevard is a four lane arterial street with a protected left turn lane. Current average daily traffic volume is approximately 15,000 vehicles per day. The existing roadway surface is deteriorating due to traffic loads and weather impacts and is in need of resurfacing.

Project Justification:

This project will extend the useful life of the street by approximately 12-15 years.

Fiscal Implications:

Funding for this project will be allocated from gas tax reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	30,000					
	Construction	1,000,000					
	Contingency	100,000					
	Department Overhead	10,000					
Total Expenditure		\$1,140,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	044 Gas Tax (2103)	650,000					
	050 Gas Tax (TDA Transportation)	490,000					
Total Funding		\$1,140,000	\$0	\$0	\$0	\$0	\$0

FISCAL YEAR 2017 "AMENDED"**Grangeville Boulevard Resurfacing (CIR), 12th Avenue to Centennial Drive****Project Background:**

This project will involve the resurfacing of street pavement within Grangeville Boulevard, from 12th Avenue to Centennial Drive. Improvements to include recycling of existing pavement, adjusting manhole and gate valve covers, installation of accessibility ramps, asphalt concrete paving and restriping of the roadway.

Existing Conditions:

Grangeville Boulevard is a two lane arterial street with a protected left turn lane. Current average daily traffic volume is approximately 10,000 vehicles per day. The existing roadway surface is deteriorating due to traffic loads and weather impacts and is in need of resurfacing.

Project Justification:

This project will extend the useful life of the street by approximately 12-15 years.

Fiscal Implications:

Funding for this project will be allocated from gas tax reserves.

Project Budget Summary:

		Amended					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction	Construction				
	Engineering / Inspection	25,000	0				
	Construction	600,000	0				
	Contingency	60,000	0				
	Department Overhead	5,000	0				
Total Expenditure		\$690,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	044 Gas Tax (2103)	350,000	0				
	052 RSTP Reserves	340,000	0				
Total Funding		\$690,000	\$0	\$0	\$0	\$0	\$0



AGENDA STAFF REPORT

MEETING DATE: 5/2/2017	AGENDA SECTION: I
-------------------------------	--------------------------

SUBJECT:

Community Development: Amended Resolution 17-05-R, an order of the City Council of the City of Hanford vacating and abandoning approximately 46,389 square feet of public right-of-way on Energy Street, east of 11th Avenue, correcting a typographical error in the previously-approved resolution.

On February 21, 2017, the City Council of the City of Hanford ordered the vacating and abandoning of approximately 46,389 square feet of public right-of-way on Energy Street, east of 11th Avenue. Staff realized a typographical error, under condition 4. of Page 1. The previously-approved resolution conditioned, “That a public utility easement be created, width 78’, to accommodate the existing utilities and the maintenance thereof within the abandoned right of way.” The amended resolution corrects the resolution to read, “That a public utility easement be created, width **68’**, to accommodate the existing utilities and maintenance thereof within the abandoned right of way.”

A copy of the previously-approved Resolution 17-05-R is attached, as **Exhibit A**, for the Council’s review.

FISCAL IMPACT:

ATTACHMENTS:

Amended Resolution 17-05-R

Exhibit A - Signed Resolution 17-05-R

Recording Requested By:

City of Hanford

When Recorded Return To:

City of Hanford
Attn: City Clerk
319 N. Douty Street
Hanford, CA 93230

No Fee Per GC 6103

AMENDED RESOLUTION 17-05-R

**ORDER OF THE CITY COUNCIL OF THE CITY OF HANFORD VACATING AND
ABANDONING APPROXIMATELY 46,389 SQUARE FEET OF PUBLIC RIGHT-OF-
WAY ON ENERGY STREET, EAST OF 11TH AVENUE**

WHEREAS, the City Council of Hanford did on February 7, 2017, at a regular meeting of said Council motion to declare the intention of the City Council to vacate and abandon approximately 46,389 square feet of public right-of-way on Energy Street, east of 11th Avenue in the City of Hanford and hereinafter described, and notices of said proposed public street vacation and abandonment having been posted upon said property in accordance with Section 8320 of Streets and Highway Code of the State of California, and publication of notice of said Intention and of the time and place of the public hearing set therein having been published in the manner prescribed by law for publishing resolution of the City of Hanford pursuant to Section 8320 of the Streets and Highway Code of the State of California, and

WHEREAS, on the 21st day of February 2017, the City Council of the City of Hanford, after notice given by said posting and publishing as provided by law, held a public hearing and received evidence on the proposed vacation and abandonment, and the said City Council of the City of Hanford having found from all the evidence submitted that the portion of the public street described in said Resolution of Intention are unnecessary for present or future public street purposes, and should be vacated and abandoned subject to the terms and conditions set forth as follows:

1. That a full, industrial-usage capacity turn-around be constructed on the east side of Youd Ditch.
2. That the project acquire the additional right-of-way to construct such turn around.
3. That the existing facilities, including one fire hydrant, driveway, and fences be relocated to facilitate the new turn-around.
4. That a public utility easement be created, width 68', to accommodate the existing utilities and the maintenance thereof within the abandoned right of way.

5. That gated entries with knox boxes be constructed at each end of the easement to allow Fire Department access through the site.

NOW, THEREFORE, the City Council of the City of Hanford does hereby determine that the portion of said street identified in Exhibit "A," which is attached hereto and made a part hereof and hereinafter described should be vacated and abandoned, and the City Council of the City of Hanford does hereby order the vacation and abandonment of said portion of said public street in the City of Hanford, more particularly described as follows:

That portion of the southwest quarter of Section 13, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, more particularly described as follows:

Commencing at the southwest corner of said southwest quarter;

Thence along the west line of said southwest quarter North 0°28'58" East a distance of 71.77 feet;

Thence at a right angle South 89°31'02" East a distance of 50.00 feet to a point on the east right-of-way line of 11th Avenue;

Thence along said east right-of-way line North 0°25'58" East a distance of 572.14 feet to the *True Point of Beginning*:

Thence along the northerly prolongation of said east right-of-way line North 0°28'58" East a distance of 128.03 feet to the beginning of a non-tangent curve concave northeasterly and having a radius of 30.00 feet a radial to which bears North 89°31'02" West;

Thence southeasterly along said curve through a central angle of 91°15'25" an arc distance of 47.78 feet;

Thence along a line parallel with the south line of said southwest quarter, North 89°13'33" East a distance of 645.84 feet;

Thence along a line parallel with the west line of said southwest quarter, South 0°28'58" West a distance of 68.02 feet

Thence along a line parallel with the south line of said southwest quarter, South 89°13'13" West a distance of 647.16 feet to the beginning of a tangent curve concave southeasterly and having a radius of 30.00 feet;

Thence southwesterly along said curve through a central angle of 88°44'35" an arc distance of 46.47 feet to the *True Point of Beginning*.

Area: 46,389 Square Feet, 1.06 Acres

IT IS FURTHER ORDERED that the City Clerk shall cause a certified copy of this Order, attested by the City Clerk, under seal of the City, to be duly recorded in the County Recorder's Office of the County of Kings, State of California.

PASSED, ADOPTED AND APPROVED this ____ day of _____, 2017 by
the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

DAVID G. AYERS
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 _____, 2017.

Date: _____

City Clerk

Exhibit A
Road Abandonment No. 2015-01

EXHIBIT "A"

STREET ABANDONMENT - PORTION OF ENERGY STREET

LEGAL DESCRIPTION

That portion of the southwest quarter of Section 13, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, more particularly described as follows:

Commencing at the southwest corner of said southwest quarter;

Thence along the west line of said southwest quarter North 0°28'58" East a distance of 71.77 feet;

Thence at a right angle South 89°31'02" East a distance of 50.00 feet to a point on the east right-of-way line of 11th Avenue;

Thence along said east right-of-way line North 0°28'58" East a distance of 572.14 feet to the **True Point of Beginning**;

Thence along the northerly prolongation of said east right-of-way line North 0°28'58" East a distance of 128.03 feet to the beginning of a non-tangent curve concave northeasterly and having a radius of 30.00 feet a radial to which bears North 89°31'02" West;

Thence southeasterly along said curve through a central angle of 91°15'25" an arc distance of 47.78 feet;

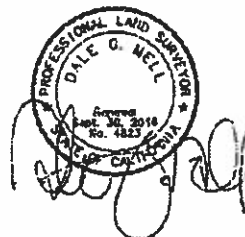
Thence along a line parallel with the south line of said southwest quarter, North 89°13'33" East a distance of 645.84 feet;

Thence along a line parallel with the west line of said southwest quarter, South 0°28'58" West a distance of 68.02 feet

Thence along a line parallel with the south line of said southwest quarter, South 89°13'33" West a distance of 647.16 feet to the beginning of a tangent curve concave southeasterly and having a radius of 30.00 feet;

Thence southwesterly along said curve through a central angle of 88°44'35" an arc distance of 46.47 feet to the **True Point of Beginning**.

Area: 46,389 Square Feet, 1.06 Acres



RA 2015-01

518-0041

EXHIBIT FOR STREET ABANDONMENT

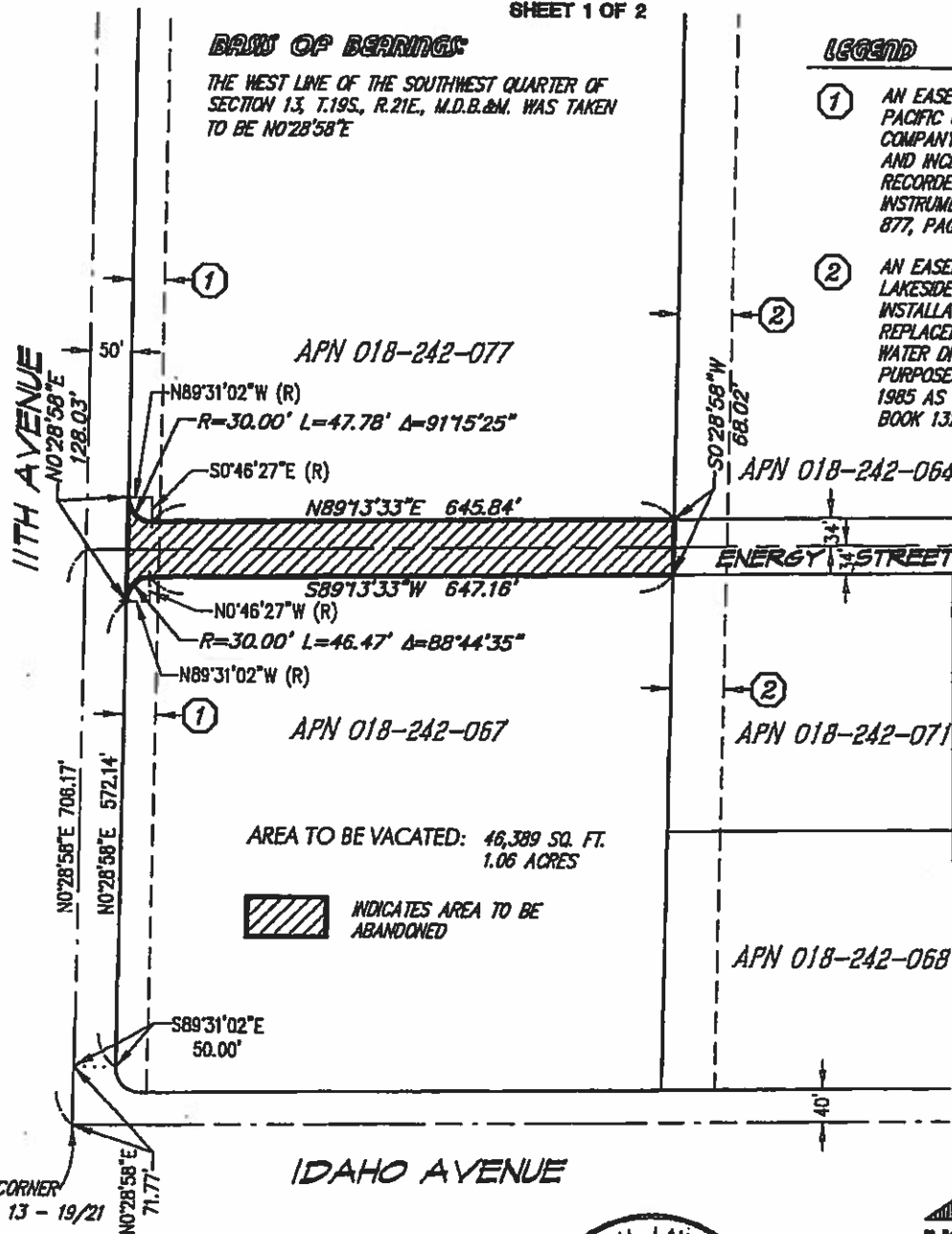
EXHIBIT "B"
PORTION OF ENERGY STREET
SHEET 1 OF 2

BASE OF BEARINGS

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, T.19S., R.21E., M.D.B.&M. WAS TAKEN TO BE N0°28'58"E

LEGEND

- ① AN EASEMENT IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 1965 AS INSTRUMENT NO. 11201 IN BOOK 877, PAGE 514, O.R.K.C.
- ② AN EASEMENT IN FAVOR OF LAKESIDE DITCH COMPANY FOR THE INSTALLATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF A WATER DITCH AND INCIDENTAL PURPOSES, RECORDED JANUARY 28, 1985 AS INSTRUMENT NO. 1295 IN BOOK 1323, PAGE 160, O.R.K.C.



PREPARED BY:



DALE G. MELL
& ASSOCIATES

ENGINEERING & SURVEYING SERVICES

2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703
(559) 292-4046 • FAX 251-9220



GRAPHIC SCALE

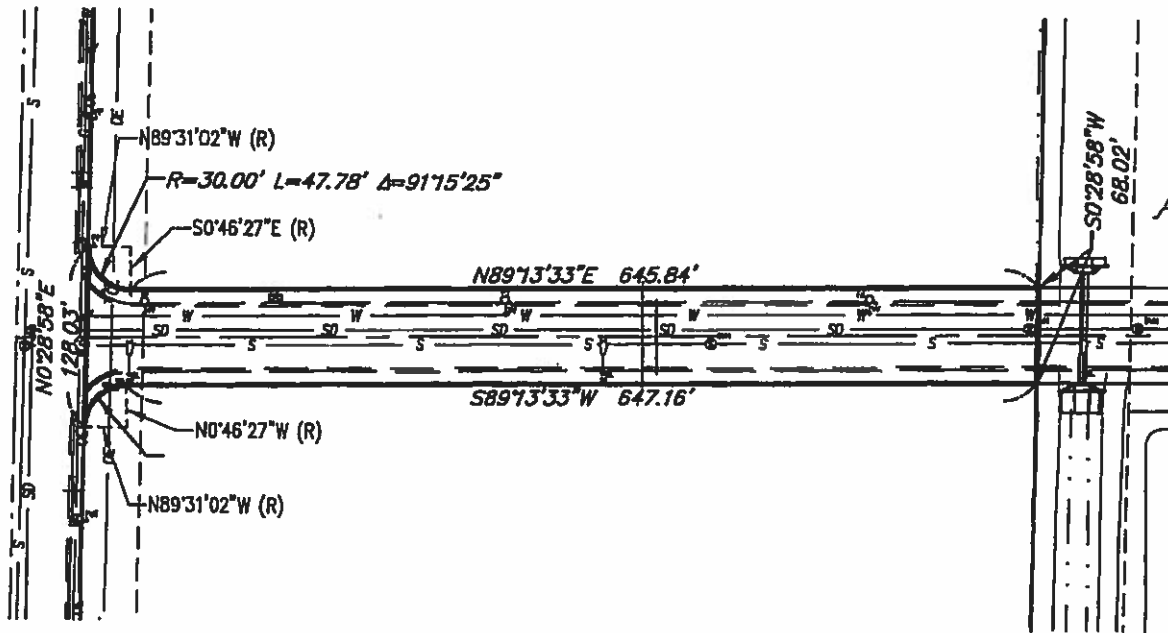


1 INCH = 200 FEET

BY: R.ESPINOZA-- 04/22/15
DMA CADFILE: 15-029EX01

EXHIBIT FOR STREET ABANDONMENT

PORTION OF ENERGY STREET
SHEET 2 OF 2



NOTE:

THE PURPOSE OF THIS SHEET IS TO SHOW
EXISTING IMPROVEMENTS WITHIN AREA BEING
PROPOSED TO BE ABANDONED.

PLOTTED BY: ROCIO ESPINOZA - 4/22/2015 2:34:56 PM 15-029EX01.DWG

PREPARED BY:



**DALE G. MELL
& ASSOCIATES**

ENGINEERING & SURVEYING SERVICES

2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703
(559) 292-4046 • FAX 251-9220



GRAPHIC SCALE



1 INCH = 120 FEET

BY: R.ESPINOZA - 04/22/15
DMA CADFILE: 15-029EX01



DOC NBR: 1703491 02/23/2017 01:28:48 PM
OFFICIAL RECORDS OF Kings County
Clerk-Recorder, Kristine Lee
RECORDING FEE: \$0.00
COUNTY TAX: \$0.00
CITY TAX: \$0.00

Recording Requested By:

City of Hanford

When Recorded Return To:

City of Hanford
Attn: City Clerk
319 N. Douty Street
Hanford, CA 93230



CITY OF HANFORD

DOC TYPE: 22
8 PGS
R045

No Fee Per GC 6103

RESOLUTION 17-05-R

ORDER OF THE CITY COUNCIL OF THE CITY OF HANFORD VACATING AND
ABANDONING APPROXIMATELY 46,389 SQUARE FEET OF PUBLIC RIGHT-OF-
WAY ON ENERGY STREET, EAST OF 11TH AVENUE

WHEREAS, the City Council of Hanford did on **February 7, 2017**, at a regular meeting of said Council motion to declare the intention of the City Council to vacate and abandon approximately 46,389 square feet of public right-of-way on Energy Street, east of 11th Avenue in the City of Hanford and hereinafter described, and notices of said proposed public street vacation and abandonment having been posted upon said property in accordance with Section 8320 of Streets and Highway Code of the State of California, and publication of notice of said Intention and of the time and place of the public hearing set therein having been published in the manner prescribed by law for publishing resolution of the City of Hanford pursuant to Section 8320 of the Streets and Highway Code of the State of California, and

WHEREAS, on the **21st** day of **February 2017**, the City Council of the City of Hanford, after notice given by said posting and publishing as provided by law, held a public hearing and received evidence on the proposed vacation and abandonment, and the said City Council of the City of Hanford having found from all the evidence submitted that the portion of the public street described in said Resolution of Intention are unnecessary for present or future public street purposes, and should be vacated and abandoned subject to the terms and conditions set forth as follows:

1. That a full, industrial-usage capacity turn-around be constructed on the east side of Youd Ditch.
2. That the project acquire the additional right-of-way to construct such turn around.
3. That the existing facilities, including one fire hydrant, driveway, and fences be relocated to facilitate the new turn-around.
4. That a public utility easement be created, width 78', to accommodate the existing utilities and the maintenance thereof within the abandoned right of way.

Attachment: Exhibit A - Signed Resolution 17-05-R (1958 : Amended Resolution 17-05-R)

5. That gated entries with Knox boxes be constructed at each end of the easement to allow Fire Department access through the site.

NOW, THEREFORE, the City Council of the City of Hanford does hereby determine that the portion of said street identified in Exhibit "A," which is attached hereto and made a part hereof and hereinafter described should be vacated and abandoned, and the City Council of the City of Hanford does hereby order the vacation and abandonment of said portion of said public street in the City of Hanford, more particularly described as follows:

That portion of the southwest quarter of Section 13, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, more particularly described as follows:

Commencing at the southwest corner of said southwest quarter;

Thence along the west line of said southwest quarter North 0°28'58" East a distance of 71.77 feet;

Thence at a right angle South 89°31'02" East a distance of 50.00 feet to a point on the east right-of-way line of 11th Avenue;

Thence along said east right-of-way line North 0°25'58" East a distance of 572.14 feet to the **True Point of Beginning**;

Thence along the northerly prolongation of said east right-of-way line North 0°28'58" East a distance of 128.03 feet to the beginning of a non-tangent curve concave northeasterly and having a radius of 30.00 feet a radial to which bears North 89°31'02" West;

Thence southeasterly along said curve through a central angle of 91°15'25" an arc distance of 47.78 feet;

Thence along a line parallel with the south line of said southwest quarter, North 89°13'33" East a distance of 645.84 feet;

Thence along a line parallel with the west line of said southwest quarter, South 0°28'58" West a distance of 68.02 feet

Thence along a line parallel with the south line of said southwest quarter, South 89°13'13" West a distance of 647.16 feet to the beginning of a tangent curve concave southeasterly and having a radius of 30.00 feet;

Thence southwesterly along said curve through a central angle of 88°44'35" an arc distance of 46.47 feet to the **True Point of Beginning**.

Area: 46,389 Square Feet, 1.06 Acres

IT IS FURTHER ORDERED that the City Clerk shall cause a certified copy of this Order, attested by the City Clerk, under seal of the City, to be duly recorded in the County Recorder's Office of the County of Kings, State of California.

3
PASSED, ADOPTED AND APPROVED this 21st day of February, 2017 by the following vote:

AYES: Justin Mendes, Martin Deane, Sue Sorensen, David Ayers

NOES: _____

ABSTAIN: _____

ABSENT: Francisco Ramirez



DAVID G. AYERS
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 21st day of February, 2017.

Date: 02-22-17



City Clerk

Attachment: Exhibit A - Signed Resolution 17-05-R (1958 : Amended Resolution 17-05-R)

Exhibit A
Road Abandonment No. 2015-01

Attachment: Exhibit A - Signed Resolution 17-05-R (1958 : Amended Resolution 17-05-R)

EXHIBIT "A"

STREET ABANDONMENT - PORTION OF ENERGY STREET

LEGAL DESCRIPTION

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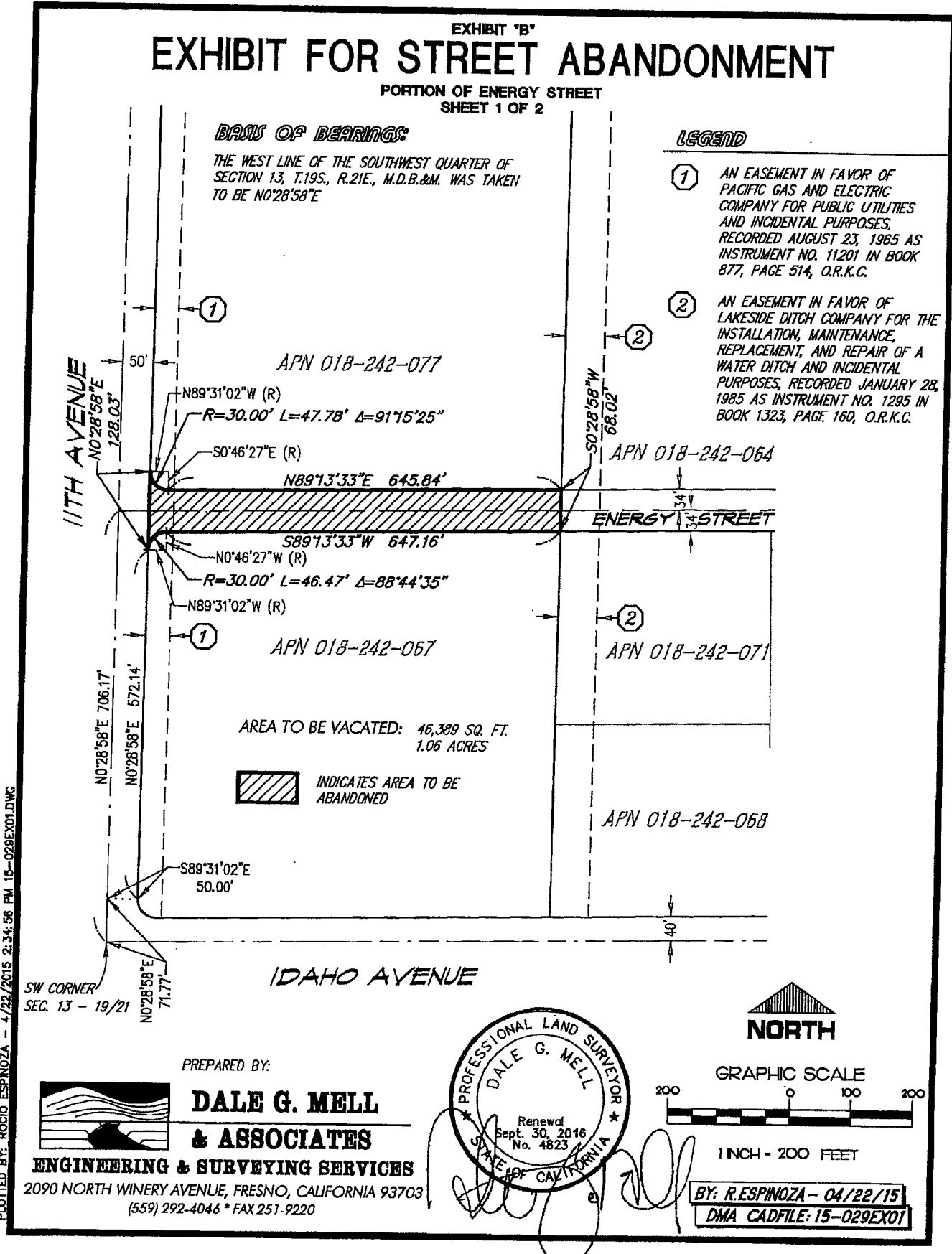
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Thence southwesterly along said curve through a central angle of 88°44'35" an arc distance of 46.47 feet to the *True Point of Beginning*.

Area: 46,389 Square Feet, 1.06 Acres



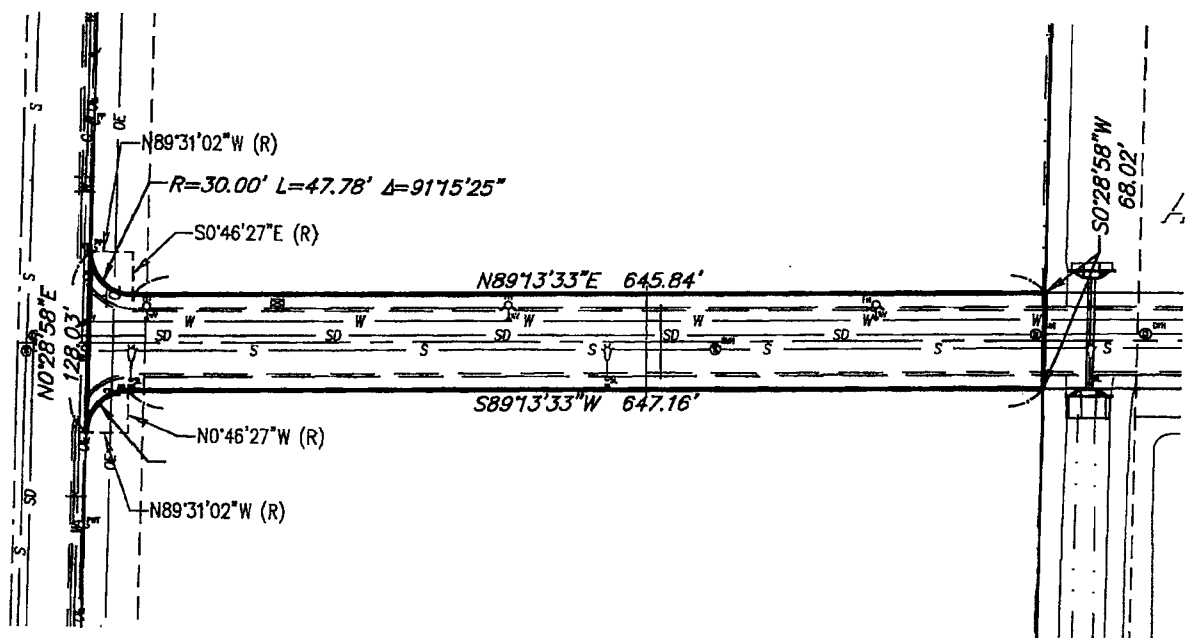
DMA JOB NO. 15-029 - April 22, 2015
15-029EX01 Abandonment Description - 042215.wpd



PLOTTED BY: ROCIO ESPINOZA - 4/22/2015 2:34:56 PM 15-029EX01.DWG

Attachment: Exhibit A - Signed Resolution 17-05-R (1958 : Amended Resolution 17-05-R)

EXHIBIT "B"
EXHIBIT FOR STREET ABANDONMENT
PORTION OF ENERGY STREET
SHEET 2 OF 2

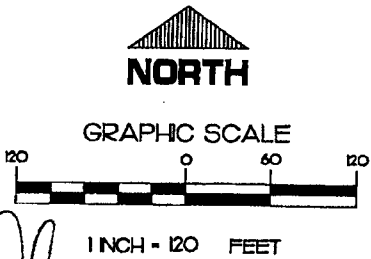
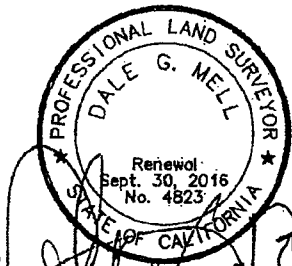


NOTE:

THE PURPOSE OF THIS SHEET IS TO SHOW
EXISTING IMPROVEMENTS WITHIN AREA BEING
PROPOSED TO BE ABANDONED.

PLOTTED BY: ROCIO ESPINOZA - 4/22/2015 2:34:56 PM 15-028EX01.DWG

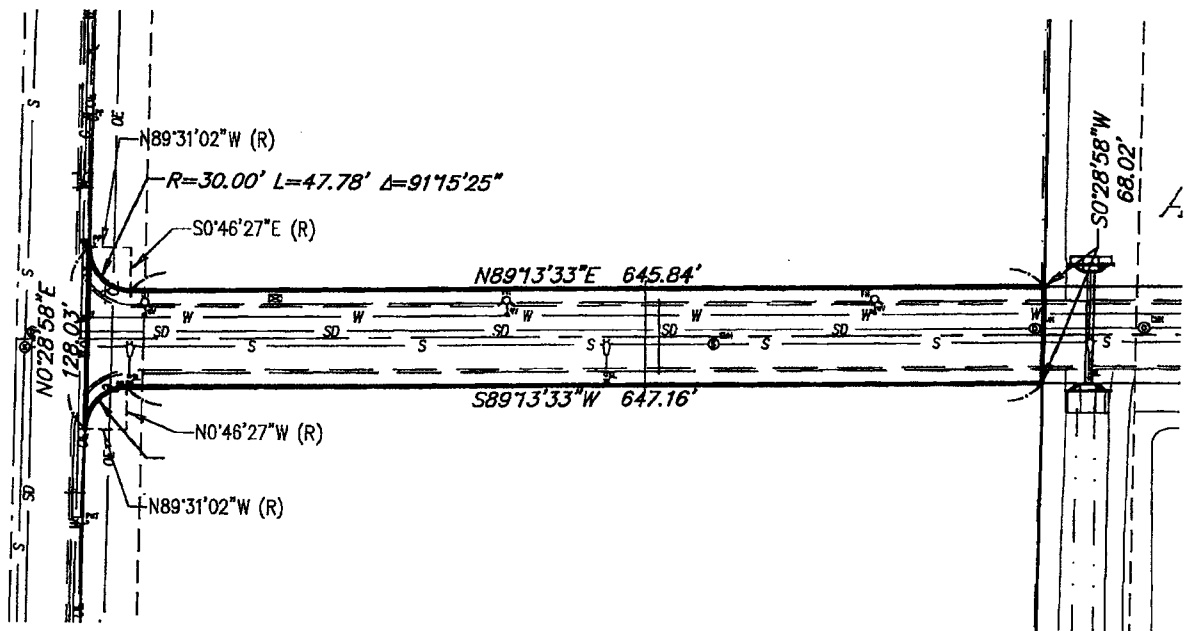
PREPARED BY:
DALE G. MELL
& ASSOCIATES
ENGINEERING & SURVEYING SERVICES
2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703
(559) 292-4046 * FAX 251-9220



BY: R.ESPINOZA - 04/22/15
DMA CADFILE: 15-029EX01

EXHIBIT FOR STREET ABANDONMENT

PORTION OF ENERGY STREET
SHEET 2 OF 2



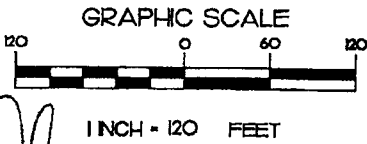
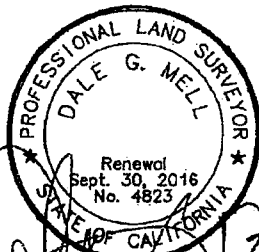
NOTE:

THE PURPOSE OF THIS SHEET IS TO SHOW
EXISTING IMPROVEMENTS WITHIN AREA BEING
PROPOSED TO BE ABANDONED.

PLOTTED BY: ROCIO ESPINOZA - 4/22/2015 2:34:56 PM 15-029EX01.DWG



PREPARED BY:
DALE G. MELL
& ASSOCIATES
ENGINEERING & SURVEYING SERVICES
2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703
(559) 292-4046 * FAX 251-9220



BY: R.ESPINOZA - 04/22/15
DMA CADFILE: 15-029EX01

END OF DOCUMENT



**AGENDA
STAFF REPORT**

MEETING DATE: 5/2/2017	AGENDA SECTION: J
-------------------------------	--------------------------

SUBJECT:

Finance: Warrant Register

RECOMMENDATION:

Approve warrant register for \$1,411,203.71 period 04/13/17-04/26/17.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

WARRANT REGISTER 04-26-17

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
100-001L CDBG LOCAL PROGRAM (LA)	7945-006 HOUSING LOANS-FTHB	4/13/17	121212	CHICAGO TITLE CO CHICAGO TITLE CO	59,000.00	NIETO	GMS 4993 325 W MALONE	
	7945-006 HOUSING LOANS-FTHB	4/13/17	121213	CHICAGO TITLE CO CHICAGO TITLE CO	66,000.00	GONZALEZ	GMS 4991 1112 WHITNEY	
	7945-006 HOUSING LOANS-FTHB	4/13/17	121214	CHICAGO TITLE CO CHICAGO TITLE CO	75,000.00	SANCHEZ	GMS 4992 10876BEVERLY	
Division Total 100-001L CDBG LOCAL PROGRAM (LA)200,000.00								
1100 CITY COUNCIL	7956-001 COSTCO PINNACLE AGT	4/17/17	121297	PINNACLE POINTE, LLC PINNACLE POINTE, LLC	58,068.94		CY16 Q4 COSTCO PMT	
	7902 CONTRIB-KINGS ECON DEVEL	4/26/17	121426	KINGS CO ECON DEVELOPMENT CORP KINGS CO ECON DEVELOPMENT CORP	6,559.83	1831	2017-04 CONTRIBUTION	
	7770 TRAINING/TRAVEL/MEETING	4/26/17	121436	LEAGUE OF CALIF CITIES LEAGUE OF CALIF CITIES	25.00	7567	DIVISION MEET- AYERS	
	7770 TRAINING/TRAVEL/MEETING	4/26/17	121436	LEAGUE OF CALIF CITIES LEAGUE OF CALIF CITIES	25.00	7567	DIVISION MEET-DEVINE	
	7770 TRAINING/TRAVEL/MEETING	4/26/17	121436	LEAGUE OF CALIF CITIES LEAGUE OF CALIF CITIES	25.00	7567	DIVISION MEET-MENDES	
	7770 TRAINING/TRAVEL/MEETING	4/26/17	121436	LEAGUE OF CALIF CITIES LEAGUE OF CALIF CITIES	25.00	7567	DIVISION MEET-SORENSN	
	7495 PROF AND SPEC SERVICES	4/26/17	121441	LYLE SUMEK ASSOC, INC LYLE SUMEK ASSOC, INC	3,250.00	17-0205	FINAL REPORT PREP	
	7495 PROF AND SPEC SERVICES	4/26/17	121441	LYLE SUMEK ASSOC, INC LYLE SUMEK ASSOC, INC	4,572.00	17-0117	LEADERS GUIDE 17 PREP	
	7495 PROF AND SPEC SERVICES	4/26/17	121441	LYLE SUMEK ASSOC, INC LYLE SUMEK ASSOC, INC	14,250.63	17-0204	PREP & WORKSHOP FEE	
Division Total 1100 CITY COUNCIL					86,801.40			

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void		
1110 CITY MANAGER-CITY CLERK	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	53.42	1743017	2017-01			
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	0.27	1743017	2017-01			
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	0.98	1743017	2017-01			
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	73.30	1753435	2017-02			
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	0.27	1753435	2017-02			
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	0.98	1753435	2017-02			
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	53.63	1763855	2017-03			
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	0.28	1763855	2017-03			
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	1.04	1763855	2017-03			
	7440 OFFICE EXPENSE	4/26/17	121420	JACK B MARTIN JACK MARTIN'S SIGNWORKS	169.53	24345	CITY HALL SIGN			
	7770 TRAINING/TRAVEL/MEETING	4/26/17	121436	LEAGUE OF CALIF CITIES LEAGUE OF CALIF CITIES	25.00	7567	DIVISION MEET-GOMEZ			
	7770 TRAINING/TRAVEL/MEETING	4/26/17	121436	LEAGUE OF CALIF CITIES LEAGUE OF CALIF CITIES	25.00	7567	DIVISION MEET-PYLE			
	7495 PROF AND SPEC SERVICES	4/26/17	121471	SHRED-IT US JV LLC DBA SHRED-IT USA LLC	581.56	8122044329	SHRED 03/07/17			
	Division Total 1110 CITY MANAGER-CITY CLERK					985.26				
	1111 PERSONNEL	7496 GRP INSUR ADM EXPENSE	4/17/17	121237	BENISTAR / HARTFORD-6795 BENISTAR / HARTFORD-6795	119.00			RETIREE INSUR/B BROWN	

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1111 PERSONNEL	7496 GRP INSUR ADM EXPENSE	4/17/17	121237	BENISTAR / HARTFORD-6795 BENISTAR / HARTFORD-6795	119.00		RETIREE INSUR/B GARCIA	
	7496 GRP INSUR ADM EXPENSE	4/17/17	121237	BENISTAR / HARTFORD-6795 BENISTAR / HARTFORD-6795	119.00		RETIREE INSUR/R MATTOS	
	7495 PROF AND SPEC SERVICES	4/17/17	121240	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	32.00	228534	LIVESCAN-C HILLHOUSE	
	7495 PROF AND SPEC SERVICES	4/17/17	121240	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	32.00	228534	LIVESCAN-E ALCALA	
	7495 PROF AND SPEC SERVICES	4/17/17	121240	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	32.00	228534	LIVESCAN-J FRAIJO	
	7495 PROF AND SPEC SERVICES	4/17/17	121240	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	32.00	228534	LIVESCAN-J WALLACE	
	7495 PROF AND SPEC SERVICES	4/17/17	121240	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	49.00	228534	LIVESCAN-M DESOTO	
	7495 PROF AND SPEC SERVICES	4/17/17	121240	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	49.00	228534	LIVESCAN-V GOMEZ	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	1.75	1743017	2017-01	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	29.50	1743017	2017-01	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	1.76	1753435	2017-02	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	29.51	1753435	2017-02	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	1.85	1763855	2017-03	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	30.37	1763855	2017-03	
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	37.22	9522038	2017-03	

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1111 PERSONNEL	7450 PUBLICATIONS AND DUES	4/26/17	121390	COMPLIANCE POSTER COMPANY COMPLIANCE POSTER COMPANY	193.33	583980	CA ENGLISH IWC POSTER	
	7495 PROF AND SPEC SERVICES	4/26/17	121422	FELIX JOHANSSON JOHANSSON, FELIX	365.00		TUIT PRE 04/24-28	
	7496 GRP INSUR ADM EXPENSE	4/26/17	121424	RUDY LOPEZ DBA JUST LIFT/V Q FITNESS	1,215.00		2017-04 135 MBRSHPS	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	25.00	25694	ESTEVAN/DRUG SCREEN	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	25.00	25694	FRAIJO/DRUG TEST	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	25.00	25694	GOMEZ/DRUG SCREEN	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	77.00	25694	HILLHOUSE/PHYSICAL	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	25.00	25694	WALLACE/DRUG SCREEN	
	7770 TRAINING/TRAVEL/MEETING	4/26/17	121436	LEAGUE OF CALIF CITIES LEAGUE OF CALIF CITIES	25.00	7567	DIVISION MEET-GONZALE	
Division Total 1111 PERSONNEL					2,690.29			
1201 FINANCE-ACCOUNTING	7460 DUPLICATING EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	96.11	1743017	2017-01	
	7460 DUPLICATING EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	98.39	1743017	2017-01	
	7460 DUPLICATING EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	47.23	1743017	2017-01	
	7460 DUPLICATING EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	69.03	1743017	2017-01	
	7460 DUPLICATING EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	9.59	1743017	2017-01	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void		
1201 FINANCE-ACCOUNTING	7460 DUPLICATING EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	47.23	1753435	2017-02			
	7460 DUPLICATING EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	74.70	1753435	2017-02			
	7460 DUPLICATING EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	96.11	1753435	2017-02			
	7460 DUPLICATING EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	98.38	1753435	2017-02			
	7460 DUPLICATING EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	9.59	1753435	2017-02			
	7460 DUPLICATING EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	48.64	1763855	2017-03			
	7460 DUPLICATING EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	69.08	1763855	2017-03			
	7460 DUPLICATING EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	99.53	1763855	2017-03			
	7460 DUPLICATING EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	104.43	1763855	2017-03			
	7460 DUPLICATING EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	10.54	1763855	2017-03			
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	9.09	9522025	2017-03 582-1152 FAX			
	7770 TRAINING/TRAVEL/MEETING	4/26/17	121399	DEBBIE FOWLER FOWLER, DEBBIE	17.76		EXP/VISALIA 04/19			
	7770 TRAINING/TRAVEL/MEETING	4/26/17	121475	SUNGARD PUBLIC SECTOR PENTAMATION SUNGARD PUBLIC SECTOR PENTAMATION	160.00	135997	WEB/IMPORT DATA			
	Division Total 1201 FINANCE-ACCOUNTING					1,165.43				
	1210 FINANCE-UTILITY BILLING	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	31.64	1743017		2017-01	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void		
1210 FINANCE-UTILITY BILLING	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	41.28	1743017	2017-01			
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	23.25	1743017	2017-01			
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	31.64	1753435	2017-02			
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	41.28	1753435	2017-02			
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	23.25	1753435	2017-02			
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	32.50	1763855	2017-03			
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	43.67	1763855	2017-03			
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	24.18	1763855	2017-03			
	7495 PROF AND SPEC SERVICES	4/26/17	121459	ROBERT HALF INTERNATIONAL INC DBA R H ACCOUNTEMPS	1,137.60	48104826	J MARR 04/03-04/07			
	7495 PROF AND SPEC SERVICES	4/26/17	121459	ROBERT HALF INTERNATIONAL INC DBA R H ACCOUNTEMPS	1,152.00	48154838	J MARR 04/10-04/14			
	7320 COMMUNICATIONS	4/26/17	121487	VERIZON WIRELESS VERIZON WIRELESS	5.97	9783859447	2017-03			
	Division Total 1210 FINANCE-UTILITY BILLING					2,588.26				
	1309 LIABILITY INSURANCE	7333 INSUR-LIABILITY DEDUCT	4/26/17	121466	MARY D RUIZ RUIZ, MARY D	464.50			DAMAGES-VEHICLE	
		Division Total 1309 LIABILITY INSURANCE					464.50			

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1314 COMPUTER REPL RESERVE	816030	4/26/17	121475	SUNGARD PUBLIC SECTOR PENTAMATION	24,250.00	135816	LIC FEE/AGT 000026504	
	FINANCE-FMS UPGRADE			SUNGARD PUBLIC SECTOR PENTAMATION				
Division Total 1314 COMPUTER REPL RESERVE					24,250.00			
1315 COMPUTER MAINTENANCE	7495	4/19/17	121338	COMCAST CABLE COMMUNICATIONS, INC	240.93	0287568 5/1	8155500390287568 INTERNET	
	PROF AND SPEC SERVICES			COMCAST CABLE COMMUNICATIONS, INC				
	7495	4/26/17	121403	GLOBAL C T I GROUP INC	120.00	121747	NETWORK SVC 04/13/17	
	PROF AND SPEC SERVICES			GLOBAL C T I GROUP INC				
	7495	4/26/17	121473	SPYGLASS GROUP LLC, THE	410.66	12331	CONSULTING FEE-PHONES	
	PROF AND SPEC SERVICES			SPYGLASS GROUP LLC, THE				
	7495	4/26/17	121477	TANGENT COMPUTER INC	895.00	SI090901	ARCHIVING ENVIRON/ANNUAL	
	PROF AND SPEC SERVICES			TANGENT COMPUTER INC				
Division Total 1315 COMPUTER MAINTENANCE					1,666.59			
1411 PLANNING	7495	4/17/17	121278	KINGS CO PLANNING AGENCY	90.00		ENVRNMNT FILE FEE GPU	
	PROF AND SPEC SERVICES			KINGS CO PLANNING AGENCY				
	7495	4/17/17	121278	KINGS CO PLANNING AGENCY	3,078.25		FISH/WLDLFE FEE GPU	
	PROF AND SPEC SERVICES			KINGS CO PLANNING AGENCY				
	7460	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC	4.50	1743017	2017-01	
	DUPLICATING EXPENSE			ZOOM IMAGING SOLUTIONS INC				
	7460	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC	4.50	1753435	2017-02	
	DUPLICATING EXPENSE			ZOOM IMAGING SOLUTIONS INC				
	7460	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC	4.60	1763855	2017-03	
	DUPLICATING EXPENSE			ZOOM IMAGING SOLUTIONS INC				
	7320	4/26/17	121357	A T & T	7.79	9522028	2017-03	
	COMMUNICATIONS			A T & T (13982)				
	7460	4/26/17	121392	DATAFLOW BUSINESS SYSTEMS, INC	36.10	209019	TASKALFA 04/10-05/09/	
	DUPLICATING EXPENSE			DATAFLOW BUSINESS SYSTEMS, INC				

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1411	7460	4/26/17	121392	DATAFLOW BUSINESS SYSTEMS, INC	42.01	209018	TASKALFA 3/10-4/09/17	
PLANNING	DUPLICATING EXPENSE			DATAFLOW BUSINESS SYSTEMS, INC				
Division Total 1411 PLANNING					3,267.75			
1412	7460	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC	55.58	1743017	2017-01	
BUILDING INSPECTION	DUPLICATING EXPENSE			ZOOM IMAGING SOLUTIONS INC				
	7460	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC	55.58	1753435	2017-02	
	DUPLICATING EXPENSE			ZOOM IMAGING SOLUTIONS INC				
	7460	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC	57.72	1763855	2017-03	
	DUPLICATING EXPENSE			ZOOM IMAGING SOLUTIONS INC				
	7320	4/26/17	121357	A T & T	7.80	9522028	2017-03	
	COMMUNICATIONS			A T & T (13982)				
	7460	4/26/17	121392	DATAFLOW BUSINESS SYSTEMS, INC	36.11	209019	TASKALFA 04/10-05/09/	
	DUPLICATING EXPENSE			DATAFLOW BUSINESS SYSTEMS, INC				
	7460	4/26/17	121392	DATAFLOW BUSINESS SYSTEMS, INC	42.00	209018	TASKALFA 3/10-4/09/17	
	DUPLICATING EXPENSE			DATAFLOW BUSINESS SYSTEMS, INC				
	4210	4/26/17	121400	FREEDOM SOLAR	100.00	FY17-1467	REFUND DEP FY17-1467	
	CONSTRUCTION PERMITS			FREEDOM SOLAR				
	7455	4/26/17	121404	GOLDEN STATE OVERNIGHT	85.47	3324355	INTERWEST 04/06-14	
	POSTAGE AND FREIGHT			GOLDEN STATE OVERNIGHT				
	7495	4/26/17	121418	INTERWEST CONSULTING GROUP INC	1,560.00	33128	PLN CK FY17-0852	
	PROF AND SPEC SERVICES			INTERWEST CONSULTING GROUP INC				
	7495	4/26/17	121418	INTERWEST CONSULTING GROUP INC	420.00	33123	PLN CK FY17-0852 FLS	
	PROF AND SPEC SERVICES			INTERWEST CONSULTING GROUP INC				
	7495	4/26/17	121419	JASON ADISON SMITH CONSULTING DBA	10,680.00	BI12496	2017-03 BILL NIX	
	PROF AND SPEC SERVICES			J A S PACIFIC				
	7320	4/26/17	121489	VERIZON WIRELESS	215.27	9783525281	2017-03 542008968	
	COMMUNICATIONS			VERIZON WIRELESS				
	4931	4/26/17	121493	BRANDON WHITTINGTON	281.00	FY17-1331	REFUND FY17-1331	
	PLAN CHECKING FEES			WHITTINGTON, BRANDON				

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Division Total 1412 BUILDING INSPECTION					13,596.53			
1413 CITY HFD PUBLIC HSG AUTH	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	7.80	9522028	2017-03	
	7460 DUPLICATING EXPENSE	4/26/17	121392	DATAFLOW BUSINESS SYSTEMS, INC DATAFLOW BUSINESS SYSTEMS, INC	36.11	209019	TASKALFA 04/10-05/09/	
	7460 DUPLICATING EXPENSE	4/26/17	121392	DATAFLOW BUSINESS SYSTEMS, INC DATAFLOW BUSINESS SYSTEMS, INC	42.00	209018	TASKALFA 3/10-4/09/17	
Division Total 1413 CITY HFD PUBLIC HSG AUTH					85.91			
1450-016 CDBG ENTITLEMENT 2016/17	817662 HOUSING REHAB 17-ENT	4/13/17	121215	ULISES GARCIA MORAN GARCIA MORAN, ULISES	3,928.00	CURLEY2	ROOF 102 W HFD-ARM RD	
	817666 BIG BROS/SISTERS - 17	4/26/17	121372	BIG BROTHERS BIG SISTERS CENTRL CA BIG BROTHERS BIG SISTERS CENTRL CA	20,000.00	40-201701	2016-17 PRGM DELIVERY	
	817662 HOUSING REHAB 17-ENT	4/26/17	121455	JEREMY I PLATA DBA PLATA CONSTRUCTION	4,650.00	1116	PAINT 1520 9 1/4 AVE	
	817662 HOUSING REHAB 17-ENT	4/26/17	121456	JEREMY I PLATA DBA PLATA CONSTRUCTION	4,525.00	1117	PAINT 1320 LOMBARD ST	
	817662 HOUSING REHAB 17-ENT	4/26/17	121460	RAINBOW ROOFING RAINBOW ROOFING	8,640.00	1675	ROOF 307 E 2ND ST	
Division Total 1450-016 CDBG ENTITLEMENT 2016/17					41,743.00			
1459-100 CAL HOME LOAN PROG REUSE	7945-006 HOUSING LOANS-FTHB	4/13/17	121212	CHICAGO TITLE CO CHICAGO TITLE CO	16,000.00	NIETO	GMS 4993 325 W MALONE	
Division Total 1459-100 CAL HOME LOAN PROG REUSE					16,000.00			
1511 POLICE-SUPPORT SERVICE	7495 PROF AND SPEC SERVICES	4/17/17	121240	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	1,506.00	225441	LIVE SCAN/FINGERPRINTS	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1511 POLICE-SUPPORT SERVICE	7495 PROF AND SPEC SERVICES	4/17/17	121244	COMCAST CABLE COMMUNICATIONS, INC COMCAST CABLE COMMUNICATIONS, INC	8.55	0146699041	8155500390146699	
	7320 COMMUNICATIONS	4/17/17	121327	VERIZON WIRELESS VERIZON WIRELESS	881.75	9783013139	381-0944 INVESTIGATIONS C	
	7320 COMMUNICATIONS	4/17/17	121328	VERIZON WIRELESS VERIZON WIRELESS	130.74	9783103533	771937214 AIR CARD	
	7320 COMMUNICATIONS	4/17/17	121329	VERIZON WIRELESS VERIZON WIRELESS	20.06	9783121845	872315009 TRACKER	
	7320 COMMUNICATIONS	4/26/17	121356	A T & T A T & T (11349)	374.44	0602157296	80008961114 CA DEPT OF JU	
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	466.08	9522038	2017-03	
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	821.72	9521960	2343419274620 CELL TOWER	
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	19.82	9522036	585-0665 INV FAX	
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	19.66	9522169	585-1010 DOJ BREATHALYZER	
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	138.03	9522039	585-4700 CAL/LONG DISTANC	
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	27.40	9522040	585-4977	
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	37.41	9522041	585-8176 MOTOROLA MTCE LI	
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	83.69	9522220	924-5333 LEMOORE LINE	
	7495 PROF AND SPEC SERVICES	4/26/17	121359	DAVID B JONES DBA ABSOLUTE RESOLUTION INVESTIGATIONS	800.00		BACKGRND CK-A RIVERA	
	7580 RENTS AND LEASES-EQUIP	4/26/17	121364	AMERIPRIDE UNIFORM SERVICE AMERIPRIDE UNIFORM SERVICE	59.29	1501863914	RUGS 04/04/17	

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1511 POLICE-SUPPORT SERVICE	7580 RENTS AND LEASES-EQUIP	4/26/17	121364	AMERIPRIDE UNIFORM SERVICE AMERIPRIDE UNIFORM SERVICE	59.29	1501873840	RUGS 04/18/17	
	7770 TRAINING/TRAVEL/MEETING	4/26/17	121365	KARL ANDERSON ANDERSON, KARL	90.00		MEAL/3 EMP SAN JOSE	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121371	BEST UNIFORMS BEST UNIFORMS	852.64	40685	J GUSTIN-VEST BALLISTIC/B	
	7495 PROF AND SPEC SERVICES	4/26/17	121379	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	625.66	229469	2017-01 QTR3 CLETS	
	7495 PROF AND SPEC SERVICES	4/26/17	121379	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	625.66	229469	2017-02 QTR3 CLETS	
	7495 PROF AND SPEC SERVICES	4/26/17	121379	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	625.66	229469	2017-03 QTR3 CLETS	
	7922-503 LLEGB EXPLORER POST MTL	4/26/17	121381	CALIF HIGHWAY PATROL CALIF HIGHWAY PATROL	1,430.00	TR EXPLOR	REG/SACRA/05/19-21	
	7770 TRAINING/TRAVEL/MEETING	4/26/17	121415	KIMBERLY HERNANDEZ-WILLHITE HERNANDEZ-WILLHITE, KIMBERLY	80.25	EXP 4/2-7	EXP/GRDN GRV/04/2-7	
	7770 TRAINING/TRAVEL/MEETING	4/26/17	121430	KINGS PRAYER FORCE NDP KINGS PRAYER FORCE NDP	48.00		4 @ 12.00 NDP 5/4/17	
	7603 SWAT	4/26/17	121432	L C ACTION POLICE SUPPLY L C ACTION POLICE SUPPLY	900.90	365139	CTS MINI-FLASHBANG	
	7603 SWAT	4/26/17	121432	L C ACTION POLICE SUPPLY L C ACTION POLICE SUPPLY	180.00	365139	ESTIMATED SHIPPING/HANDLI	
	7603 SWAT	4/26/17	121432	L C ACTION POLICE SUPPLY L C ACTION POLICE SUPPLY	497.37	365139	FLASHBANG TRNING FUZE-CTS	
	7770 TRAINING/TRAVEL/MEETING	4/26/17	121440	LOZANO SMITH, LLP LOZANO SMITH, LLP	50.00	TR ANDERS	REISSUE CK 119617	
	7770 TRAINING/TRAVEL/MEETING	4/26/17	121467	DAVE LONG ASSOCIATES SAFE SCHOOLS CONFERENCE	349.00	TR HERNAN	REG/GRDN GRV/07/18-21	
	7770 TRAINING/TRAVEL/MEETING	4/26/17	121467	DAVE LONG ASSOCIATES SAFE SCHOOLS CONFERENCE	349.00	TR MARTINI	REG/GRDN GRV/07/18-21	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1511 POLICE-SUPPORT SERVICE	7770 TRAINING/TRAVEL/MEETING	4/26/17	121467	DAVE LONG ASSOCIATES SAFE SCHOOLS CONFERENCE	349.00	TR MCCRE/	REG/GRDN GRV/07/18-21	
	7320 COMMUNICATIONS	4/26/17	121486	MCI NETWORK SERV, INC DBA VERIZON BUSINESS SERVICES	608.89	70402731	CLETS SYSTEM SV100362	
	7320 COMMUNICATIONS	4/26/17	121490	VERIZON WIRELESS VERIZON WIRELESS	1,673.87	9783583298	472560080 NEW PLAN G4	
Division Total 1511 POLICE-SUPPORT SERVICE					14,789.83			
1512-1 POLICE-RECORDS	7455 POSTAGE AND FREIGHT	4/17/17	121305	JEFFREY S PORTERFIELD DBA SMALL BIZ CENTER	38.94	2161	BLANKET PURCHASE ORDER	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	72.13	1743017	2017-01	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	24.36	1743017	2017-01	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	60.94	1743017	2017-01	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	3.69	1743017	2017-01	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	93.04	1753435	2017-02	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	28.04	1753435	2017-02	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	60.94	1753435	2017-02	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	4.41	1753435	2017-02	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	72.34	1763855	2017-03	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	24.41	1763855	2017-03	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC				
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC				
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC				

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1512-1 POLICE-RECORDS	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	63.31	1763855	2017-03	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	3.75	1763855	2017-03	
	7495 PROF AND SPEC SERVICES	4/19/17	121351	SHRED-IT US JV LLC DBA SHRED-IT USA LLC	95.54	8122126487	DOC SHREDDING	
	7460 DUPLICATING EXPENSE	4/26/17	121392	DATAFLOW BUSINESS SYSTEMS, INC DATAFLOW BUSINESS SYSTEMS, INC	34.04	209322	M2535 IDN COPIER SERVICE	
	7460 DUPLICATING EXPENSE	4/26/17	121392	DATAFLOW BUSINESS SYSTEMS, INC DATAFLOW BUSINESS SYSTEMS, INC	95.43	209324	TASKALFA 2551CI COPIER SE	
	7460 DUPLICATING EXPENSE	4/26/17	121392	DATAFLOW BUSINESS SYSTEMS, INC DATAFLOW BUSINESS SYSTEMS, INC	74.42	209323	TASKALFA 5551CI COPIER SE	
	7460 DUPLICATING EXPENSE	4/26/17	121392	DATAFLOW BUSINESS SYSTEMS, INC DATAFLOW BUSINESS SYSTEMS, INC	50.96	209325	TASKALFA 6501I COPIER SER	
	Division Total 1512-1 POLICE-RECORDS				900.69			
1513 POLICE-OPERATIONS	7533 GRAFFITI CONTROL	4/17/17	121252	SHERWIN WILLIAMS COMPANY DBA FRAZEE INDUSTRIES	6.85	6279-7	PAINT & SUPPLIES	
	7600-022 PAL PROGRAM EXPENSE	4/17/17	121286	LOWE'S LOWE'S	23.66	902138	HARDWARE/HANG BAGS	
	7600-022 PAL PROGRAM EXPENSE	4/17/17	121286	LOWE'S LOWE'S	5.09	902390	HARDWARE/TRNBKL	
	7600-022 PAL PROGRAM EXPENSE	4/17/17	121286	LOWE'S LOWE'S	184.33	902460 04/1	PAINT/SUPPLIES	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121371	BEST UNIFORMS BEST UNIFORMS	852.64	40685	C MEDEIROS-VEST BLSTIC/BO	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121371	BEST UNIFORMS BEST UNIFORMS	852.64	40685	F AVALOS-VEST BALLISTIC/B	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121371	BEST UNIFORMS BEST UNIFORMS	852.63	40685	P JURDON-VEST BALLISTICS/	

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1513 POLICE-OPERATIONS	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121371	BEST UNIFORMS BEST UNIFORMS	852.64	40685	S HUDDLESTON-VEST BLSTIC/	
	7413 SOFTWARE MAINTENANCE	4/26/17	121377	C I TECHNOLOGIES INC C I TECHNOLOGIES INC	1,224.00	6721	MAINT/APRO/INTERNAL AFFAI	
	7413 SOFTWARE MAINTENANCE	4/26/17	121413	HAWK ANALYTICS, INC HAWK ANALYTICS, INC	2,495.00	INV21871	LIC/SUBSCRIPT CELLHAWK-TIE	
	7600-022 PAL PROGRAM EXPENSE	4/26/17	121462	ROBINSON'S INTERIORS, INC ROBINSON'S INTERIORS, INC	6,235.00	48658	CARPET TILES/TOP SET BASE	
	7412 EQUIPMENT MAINTENANCE	4/26/17	121470	PINNACLE PEAK HOLDING CORP DBA SETCOM CORP	88.59	29876	LAPEL MIC REPAIR	
	7495 PROF AND SPEC SERVICES	4/26/17	121474	SUN RIDGE SYSTEMS, INC SUN RIDGE SYSTEMS, INC	5,000.00	4757	RIMS-KARPEL LINK (DA'S OF	
	7495 PROF AND SPEC SERVICES	4/26/17	121474	SUN RIDGE SYSTEMS, INC SUN RIDGE SYSTEMS, INC	820.00	4757	SFTWRE INSTALLATION	
	7495 PROF AND SPEC SERVICES	4/26/17	121474	SUN RIDGE SYSTEMS, INC SUN RIDGE SYSTEMS, INC	750.00	4757	SUPPORTSVC/WARRANTY	
	7600-022 PAL PROGRAM EXPENSE	4/26/17	121484	GEIL ENTERPRISES, INC DBA VALLEY SECURITY & ALARM	400.00	322927	BURGLAR ALARM SYSTEM INST	
Division Total 1513 POLICE-OPERATIONS					20,643.07			
1514 POLICE-TRAFFIC ENFORCEMNT	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121394	LAWRENCE DIENER DIENER, LAWRENCE	257.68		MOTORCYCLE PANTS (2)	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121449	P V P COMMUNICATIONS P V P COMMUNICATIONS	27.02	122072	ESTIMATED SHIPPING/HANDLI	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121449	P V P COMMUNICATIONS P V P COMMUNICATIONS	611.33	122072	HELMET COMMUNICATIONS KIT	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121449	P V P COMMUNICATIONS P V P COMMUNICATIONS	17.16	122072	HELMET RANK BUTTON SET (Q	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121449	P V P COMMUNICATIONS P V P COMMUNICATIONS	941.65	122072	HELMET/SHOEI RJ PLATINUM	

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1514 POLICE-TRAFFIC ENFORCEMNT	7600	4/26/17	121449	P V P COMMUNICATIONS	96.53	122072	INSTALLATION/HELMET KIT	
	SPECIAL DEPARTMENTAL EX			P V P COMMUNICATIONS				
	7600	4/26/17	121449	P V P COMMUNICATIONS	25.74	122072	VISOR/RANK BAND/SILVER, F	
	SPECIAL DEPARTMENTAL EX			P V P COMMUNICATIONS				
Division Total 1514 POLICE-TRAFFIC ENFORCEMNT					1,977.11			
1515 POLICE-MULTI AGENCY T/F	7495	4/26/17	121427	KINGS COUNTY SHERIFF'S OFFICE	9,838.93		FY17 NTF QTR3	
	PROF AND SPEC SERVICES			KINGS COUNTY SHERIFF'S OFFICE				
Division Total 1515 POLICE-MULTI AGENCY T/F					9,838.93			
1517 POLICE-POP PROGRAM	7600	4/26/17	121371	BEST UNIFORMS	852.64	40685	D WILLIAMS-VEST BALLISTIC	
	SPECIAL DEPARTMENTAL EX			BEST UNIFORMS				
Division Total 1517 POLICE-POP PROGRAM					852.64			
1518 POLICE-ANIMAL CONTROL	7495	4/26/17	121411	HANFORD VETERINARY HOSPITAL, INC	81.50	1055630	EMERGENCY EXAM 03/28	
	PROF AND SPEC SERVICES			HANFORD VETERINARY HOSPITAL, INC				
	7495	4/26/17	121411	HANFORD VETERINARY HOSPITAL, INC	60.37	1055631	EMERGENCY EXAM 12/24	
	PROF AND SPEC SERVICES			HANFORD VETERINARY HOSPITAL, INC				
	7510	4/26/17	121427	KINGS COUNTY SHERIFF'S OFFICE	52,383.50		FY17 ANIMAL CTRL QTR3	
	ANIMAL CONTROL			KINGS COUNTY SHERIFF'S OFFICE				
Division Total 1518 POLICE-ANIMAL CONTROL					52,525.37			
1610 FIRE-ADMIN/SUPPRESS ION	7495	4/17/17	121231	AMERIPRIDE UNIFORM SERVICE	107.85	1501848100	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			AMERIPRIDE UNIFORM SERVICE				
	7495	4/17/17	121231	AMERIPRIDE UNIFORM SERVICE	108.17	1501848965	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			AMERIPRIDE UNIFORM SERVICE				
	7495	4/17/17	121231	AMERIPRIDE UNIFORM SERVICE	107.85	1501858022	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			AMERIPRIDE UNIFORM SERVICE				

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1610 FIRE-ADMIN/SUPPRESS ION	7495	4/17/17	121231	AMERIPRIDE UNIFORM SERVICE	108.17	1501858799	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			AMERIPRIDE UNIFORM SERVICE				
	7600	4/17/17	121282	L N CURTIS & SONS	95.94	INV67936	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			L N CURTIS & SONS				
	7600	4/17/17	121282	L N CURTIS & SONS	67.22	INV73408	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			L N CURTIS & SONS				
	7600	4/17/17	121283	THE LAWNMOWER MAN	22.29	4720941	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			LAWN MOWER MAN, THE				
	7600	4/17/17	121286	LOWE'S	99.41	040217	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			LOWE'S				
	7600	4/17/17	121289	CONSOLIDATED ELEC DIST, INC DBA	112.61	2877-465692	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MEDALLION SUPPLY				
	7495	4/17/17	121300	TAYLOR BROTHERS, INC DBA	40.00	1516706	MONTHLY PEST CONTROL	
	PROF AND SPEC SERVICES			R E S COM				
	7495	4/17/17	121300	TAYLOR BROTHERS, INC DBA	50.00	1524521	MONTHLY PEST CONTROL	
	PROF AND SPEC SERVICES			R E S COM				
	7440	4/17/17	121309	STAPLES	112.60	8082	BLANKET PURCHASE ORDER	
	OFFICE EXPENSE			STAPLES				
	7455	4/17/17	121318	TWO EAGER DREAMS INC DBA	28.12	1556	BLANKET PURCHASE ORDER	
	POSTAGE AND FREIGHT			U P S STORE #3921				
	7455	4/17/17	121318	TWO EAGER DREAMS INC DBA	102.77	1968	BLANKET PURCHASE ORDER	
	POSTAGE AND FREIGHT			U P S STORE #3921				
	7320	4/17/17	121326	VERIZON WIRELESS	499.92	9782243807	342019390 DATA PORTS	
	COMMUNICATIONS			VERIZON WIRELESS				
	7460	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC	18.35	1743017	2017-01	
	DUPLICATING EXPENSE			ZOOM IMAGING SOLUTIONS INC				
	7460	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC	10.09	1743017	2017-01	
	DUPLICATING EXPENSE			ZOOM IMAGING SOLUTIONS INC				
	7460	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC	31.06	1743017	2017-01	
	DUPLICATING EXPENSE			ZOOM IMAGING SOLUTIONS INC				

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1610 FIRE-ADMIN/SUPPRESSION	7460	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC	18.35	1753435	2017-02	
	DUPLICATING EXPENSE			ZOOM IMAGING SOLUTIONS INC				
	7460	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC	10.09	1753435	2017-02	
	DUPLICATING EXPENSE			ZOOM IMAGING SOLUTIONS INC				
	7460	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC	31.06	1753435	2017-02	
	DUPLICATING EXPENSE			ZOOM IMAGING SOLUTIONS INC				
	7460	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC	18.90	1763855	2017-03	
	DUPLICATING EXPENSE			ZOOM IMAGING SOLUTIONS INC				
	7460	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC	10.46	1763855	2017-03	
	DUPLICATING EXPENSE			ZOOM IMAGING SOLUTIONS INC				
	7460	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC	32.26	1763855	2017-03	
	DUPLICATING EXPENSE			ZOOM IMAGING SOLUTIONS INC				
	7785	4/19/17	121353	SOUTHERN CALIF GAS CO	96.16		2017-04 0260155100	
	UTILITIES-GAS			SOUTHERN CALIF GAS CO				
	7320	4/26/17	121357	A T & T	44.82	9522038	2017-03	
	COMMUNICATIONS			A T & T (13982)				
	7495	4/26/17	121358	PAUL M SANTIAGO DBA	187.00	011179	RESTRM RPR STA #1	
	PROF AND SPEC SERVICES			A-1 ALLSTAR PLUMBING				
	7770	4/26/17	121370	GLORIA BELTRAN	433.01	EXP 3/28-31	EXP/ANAHEIM/03/28-31	
	TRAINING/TRAVEL/MEETING			BELTRAN, GLORIA				
	7600	4/26/17	121409	HANFORD GLASS, INC	115.58	26886	REPAIR BAY DOOR GLASS	
	SPECIAL DEPARTMENTAL EX			HANFORD GLASS, INC				
	7770	4/26/17	121412	CHANDLER HARRIS	379.50	TR HARRIS	ADV/PLEASANTN/5/14-19	
	TRAINING/TRAVEL/MEETING			HARRIS, CHANDLER				
	7495	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR	27.00	25694	BARKSDALE/TB TEST	
	PROF AND SPEC SERVICES			KINGS INDUSTRIAL OCCUP MEDICAL CTR				
	7495	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR	27.00	25694	BRACY/TB TEST	
	PROF AND SPEC SERVICES			KINGS INDUSTRIAL OCCUP MEDICAL CTR				
	7495	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR	27.00	25694	BRIONES/TB TEST	
	PROF AND SPEC SERVICES			KINGS INDUSTRIAL OCCUP MEDICAL CTR				

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1610 FIRE-ADMIN/SUPPRESS ION	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	25694	BULLER/ PHYSICAL & TB	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	27.00	25694	COSTA/ TB TEST	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	27.00	25694	ETULAIN/ TB TEST	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	27.00	25694	FREDIANI/TB TEST	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	25694	FREDRICKSON/ PHYS&TB	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	25694	HARRIS/PHYSICAL & TB	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	65.00	25694	HODSON/PHYSICAL	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	325.00	25694	HOEY/PHYSICAL	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	27.00	25694	JOHANSSON/TB TEST	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	25694	KILE/PHYSICAL & TB	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	25694	KURT/PHYSICAL & TB	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	25694	LEE/PHYSICL & TB	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	25694	MARTINEZ/PHYSICAL&TB	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	25694	SPRINGER/PHYSICAL&TB	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	352.00	25694	SUMAYA/PHYSICAL & TB	

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1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	27.00	25694	TURNER/TB TEST	
	7495 PROF AND SPEC SERVICES	4/26/17	121447	MUNICIPAL EMERGENCY SERVICES INC MUNICIPAL EMERGENCY SERVICES INC	375.00	IN1113053	FTSCBA FLOW TEST	
	7495 PROF AND SPEC SERVICES	4/26/17	121447	MUNICIPAL EMERGENCY SERVICES INC MUNICIPAL EMERGENCY SERVICES INC	901.87	IN1113050	SCBA REPAIRS	
	7412 EQUIPMENT MAINTENANCE	4/26/17	121457	QAL-TEK ASSOCIATES LLC DBA QAL-TEK ASSOCIATES	221.78	17-19745	LUDLUM CALIBRATION	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121458	TAYLOR BROTHERS, INC DBA R E S COM	325.00	12733	TERMITE TREATMNT ST2	
	7320 COMMUNICATIONS	4/26/17	121488	VERIZON WIRELESS VERIZON WIRELESS	482.79	9783506529	272128171 WIRELESS	
	7495 PROF AND SPEC SERVICES	4/26/17	121491	VISALIA OVERHEAD DOORS VISALIA OVERHEAD DOORS	286.95	047421	REPAIR NW BAY DOOR #1	
	7495 PROF AND SPEC SERVICES	4/26/17	121497	XEROX CORP XEROX CORP	309.76	088304872	2017-02 LEASE/COPIES	
	7495 PROF AND SPEC SERVICES	4/26/17	121497	XEROX CORP XEROX CORP	295.21	088698153	2017-03 LEASE/COPIES	
Division Total 1610 FIRE-ADMIN/SUPPRESSION					10,071.97			
1610-001 FIRE CAP/EQUIP REPL RES	817040 10-TURNOUTS	4/17/17	121282	L N CURTIS & SONS L N CURTIS & SONS	11,560.00	INV89416	JACKET-GLOBE GXTREME	
	817040 10-TURNOUTS	4/17/17	121282	L N CURTIS & SONS L N CURTIS & SONS	8,250.00	INV79768	PANT-GLOBE GXTREME	
	817040 10-TURNOUTS	4/17/17	121282	L N CURTIS & SONS L N CURTIS & SONS	598.13	INV79768	TAX	
	817040 10-TURNOUTS	4/17/17	121282	L N CURTIS & SONS L N CURTIS & SONS	838.10	INV89416	TAX	
	817041 10-TURNOUT BOOTS	4/26/17	121433	L N CURTIS & SONS L N CURTIS & SONS	4,268.31	INV72605	BOOTS-GLOBE STRUCTURE	

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Division Total 1610-001 FIRE CAP/EQUIP REPL RES 25,514.54								
1611 FIRE-FIRE PREVENTION	7495 PROF AND SPEC SERVICES	4/26/17	121404	GOLDEN STATE OVERNIGHT GOLDEN STATE OVERNIGHT	7.35	3299651	FR17-0257 SHIPPING	
	7495 PROF AND SPEC SERVICES	4/26/17	121418	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	870.00	31160	FR16-0294 AFS PITMAN	
	7495 PROF AND SPEC SERVICES	4/26/17	121418	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	240.00	32538	FR17-0071SFR GARDNER	
	7495 PROF AND SPEC SERVICES	4/26/17	121418	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	570.00	31091	FR17-0146 AFS CEMNTRY	
	7495 PROF AND SPEC SERVICES	4/26/17	121418	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	270.00	32795	FR17-0231 SFR 1978	
	7495 PROF AND SPEC SERVICES	4/26/17	121418	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	270.00	32796	FR17-0233 SFR 1572	
	7495 PROF AND SPEC SERVICES	4/26/17	121418	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	270.00	32793	FR17-0234 SFR 2173	
	7495 PROF AND SPEC SERVICES	4/26/17	121418	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	390.00	32684	FR17-0237 FS-SRH	
	7495 PROF AND SPEC SERVICES	4/26/17	121418	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	210.00	32493	FR17-0242 SFR GARCIA	
	7495 PROF AND SPEC SERVICES	4/26/17	121418	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	270.00	32813	FR17-0257 FA HUMN SVC	
	7495 PROF AND SPEC SERVICES	4/26/17	121418	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	300.00	32862	FR17-0258 SFR SANTOS	
	7495 PROF AND SPEC SERVICES	4/26/17	121418	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	120.00	32935	FR17-0276 SM DOLLAR	
	7495 PROF AND SPEC SERVICES	4/26/17	121418	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	210.00	32994	FR17-0277 FSM CEMTRY	
	7495 PROF AND SPEC SERVICES	4/26/17	121418	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	270.00	31094	FR17-0799 REMODEL	

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1611 FIRE-FIRE PREVENTION	7495 PROF AND SPEC SERVICES	4/26/17	121418	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	480.00	31924	FY17-0865 FLS STARBKS	
Division Total 1611 FIRE-FIRE PREVENTION					4,747.35			
1710 PARKS & REC-ADMIN	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	9.08	9522025	2017-03 582-1152 FAX	
Division Total 1710 PARKS & REC-ADMIN					9.08			
1711 PARKS & REC-SPORTS	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121286	LOWE'S LOWE'S	116.70	040217	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121342	EWING IRRIGATION PROD INC EWING IRRIGATION PROD INC	1,432.51	2920541	FERTILIZER/ DIMENSION	
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	21.75	9522026	2016-03 582-4092	
	7495 PROF AND SPEC SERVICES	4/26/17	121368	GEORGE AUSTIN AUSTIN, GEORGE	55.00		SCRKPR 04/10-17	
	7495 PROF AND SPEC SERVICES	4/26/17	121396	RAYMOND ELIZONDO ELIZONDO, RAYMOND	88.00		SCRKPR 04/06-20	
	7495 PROF AND SPEC SERVICES	4/26/17	121406	ISRAEL GUZMAN GUZMAN, ISRAEL	66.00		UMP 04/17	
	7495 PROF AND SPEC SERVICES	4/26/17	121408	CALVIN HAKKER HAKKER, CALVIN	331.00		SFTBALL 04/10-4/20	
	7495 PROF AND SPEC SERVICES	4/26/17	121423	AARON JOHNSON JOHNSON, AARON	20.00		SCRKPR 04/20	
	7495 PROF AND SPEC SERVICES	4/26/17	121435	RODNEY LAWRENCE LAWRENCE, RODNEY	110.00		UMP 03/20-03/27	
	7495 PROF AND SPEC SERVICES	4/26/17	121435	RODNEY LAWRENCE LAWRENCE, RODNEY	154.00		UMP 04/10-04/20	

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1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	4/26/17	121435	RODNEY LAWRENCE LAWRENCE, RODNEY	100.00		UMP 11/7-11/10	
	7495 PROF AND SPEC SERVICES	4/26/17	121437	WARREN LEASURE LEASURE, WARREN	308.00		UMP 04/10-04/19	
	7495 PROF AND SPEC SERVICES	4/26/17	121438	JOSEPH LEON LEON, JOSEPH	198.00		UMP 04/06-04/20	
	7495 PROF AND SPEC SERVICES	4/26/17	121443	TONI MARIN MARIN, TONI	154.00		SCRKPR 04/10-04/19	
	7495 PROF AND SPEC SERVICES	4/26/17	121452	ZANE PERREIRA PERREIRA, ZANE	22.00		SCRKPR 04/11	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121476	INTERLINE BRANDS INC DBA SUPPLYWORKS	103.95	395274913	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121476	INTERLINE BRANDS INC DBA SUPPLYWORKS	48.73	395548753	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121476	INTERLINE BRANDS INC DBA SUPPLYWORKS	149.26	396207714	BLANKET PURCHASE ORDER	
	Division Total 1711 PARKS & REC-SPORTS				3,478.90			
1713 PARKS & REC-LONGFIELD	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	25.68	9522038	2017-03	
	817072 COMP PROJ-LONGFIELD	4/26/17	121375	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	300.30	HGN5093	FIREWALL-SONICWALL SOHO S	
	817072 COMP PROJ-LONGFIELD	4/26/17	121375	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	128.70	HGN5093	NETWRK SWITCH-HPE 1420-16	
	817072 COMP PROJ-LONGFIELD	4/26/17	121375	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	520.00	HJL4749	SFTWRE LIC-VMWARE WORKSTA	
	Division Total 1713 PARKS & REC-LONGFIELD				974.68			

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1714 PARKS & REC-POOL/SKATE	7495 PROF AND SPEC SERVICES	4/17/17	121240	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	512.00	225631	FINGERPRINT APPS	
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	21.89	9522038	2017-03	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	52.00	25694	BORGES/TB & DRUG	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	52.00	25694	CHAMPLIN/TB & DRUG	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	52.00	25694	DODD/TB & DRUG	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	25.00	25694	DOUGLASS/DRUG SCREEN	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	52.00	25694	EDDY/TB & DRUG	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	52.00	25694	EVANGELO/ TB & DRUG	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	52.00	25694	GRUCHZCZ/TB & DRUG	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	52.00	25694	JACQUES/TB & DRUG	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	25.00	25694	LEWIS/DRUG SCREEN	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	52.00	25694	PARREIRA/TB & DRUG	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	52.00	25694	SCHEIDT/TB & DRUG	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	52.00	25694	SMYERS/TB & DRUG	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121439	LINCOLN EQUIPMENT INC LINCOLN AQUATICS	366.35	SI313110	WTR REMOVER/BRUSH	

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1714 PARKS & REC-POOL/SKATE	7412	4/26/17	121446	LUIS CHAIRES DBA	2,551.20	20170420	GELCOAT SLIDE	
	EQUIPMENT MAINTENANCE			MOBILE FIBERGLASS				
	7495	4/26/17	121479	TOP HAND MEDIA DBA	2,375.00	101-65	LIFEGUARD TRAINING	
	PROF AND SPEC SERVICES			TOP GUARD TRAINING				
Division Total 1714 PARKS & REC-POOL/SKATE					6,396.44			
1716 PARKS & REC-FACILITIES	7495	4/26/17	121389	COMCAST CABLE COMMUNICATIONS, INC	109.95	0454929 041	8155500390454929 ETHERNET	
	PROF AND SPEC SERVICES			COMCAST CABLE COMMUNICATIONS, INC				
	4510	4/26/17	121461	LORENA RAMIREZ	60.00	2002838	REFUND PRK SHLTR 9179	
	FM-FACILITIES-OTHER RENTS			RAMIREZ, LORENA				
Division Total 1716 PARKS & REC-FACILITIES					169.95			
1719 PARKS & REC-YOUTH SERV	7495	4/17/17	121235	RALPH AVILA, JR	250.00	20170422	DJ-DAD/DAUGHTER NITE	
	PROF AND SPEC SERVICES			AVILA, JR, RALPH				
	7495	4/17/17	121235	RALPH AVILA, JR	250.00	20170421	DJ-MOTHER/SON NITE	
	PROF AND SPEC SERVICES			AVILA, JR, RALPH				
	7470	4/17/17	121330	XEROX CORP	200.37	088770669	2017-03 LEAVE/COPIES	
	PRINTING			XEROX CORP				
	7320	4/26/17	121357	A T & T	21.74	9522038	2017-03	
	COMMUNICATIONS			A T & T (13982)				
	7320	4/26/17	121357	A T & T	19.66	9527770	2017-03 587-1658	
	COMMUNICATIONS			A T & T (13982)				
	7495	4/26/17	121401	FUN EXPRESS LLC	27.53	683289099-0	ESTIMATED SHIPPING/HANDLI	
	PROF AND SPEC SERVICES			FUN EXPRESS LLC				
1719 PARKS & REC-YOUTH SERV	7495	4/26/17	121401	FUN EXPRESS LLC	42.34	683289099-0	GLOW ASSORTMENT	
	PROF AND SPEC SERVICES			FUN EXPRESS LLC				
	7495	4/26/17	121401	FUN EXPRESS LLC	37.05	683289099-0	GLOW BRACELET	
	PROF AND SPEC SERVICES			FUN EXPRESS LLC				

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	4/26/17	121401	FUN EXPRESS LLC FUND EXPRESS LLC	42.31	683289099-0	GLOW GLASSES	
	7495 PROF AND SPEC SERVICES	4/26/17	121401	FUN EXPRESS LLC FUND EXPRESS LLC	148.22	683289099-0	GLOW NECKLACE	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	27.00	25694	JACOBS/TB TEST	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121492	WAL MART WAL MART	173.66	00126 04/17	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121492	WAL MART WAL MART	35.77	01828	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121492	WAL MART WAL MART	223.26	02873 04/17	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121492	WAL MART WAL MART	59.06	03879	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121492	WAL MART WAL MART	150.32	04108	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121492	WAL MART WAL MART	164.57	08289	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121492	WAL MART WAL MART	134.36	08842	BLANKET PURCHASE ORDER	
	Division Total 1719 PARKS & REC-YOUTH SERV				2,007.22			
1720 PARKS & REC-ADULT/SPCL	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	21.89	9522038	2017-03	
	7495 PROF AND SPEC SERVICES	4/26/17	121464	CINDY LYNN RODRIGUEZ RODRIGUEZ, CINDY LYNN	180.00		2017-04 AEROBICS	
	Division Total 1720 PARKS & REC-ADULT/SPCL				201.89			

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1721 PARKS & REC-COMM PROM/EVT	7470 PRINTING	4/17/17	121330	XEROX CORP XEROX CORP	200.37	088770669	2017-03 LEAVE/COPIES	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	8.65	1743017	2017-01	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	8.65	1753435	2017-02	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	9.51	1763855	2017-03	
	7560 ADVERTISING & PUBLIC REL	4/26/17	121442	MAIN STREET HANFORD MAIN STREET HANFORD	484.00	2017-108	BOOTH FEE MRKT 2017	
Division Total 1721 PARKS & REC-COMM PROM/EVT					711.18			
1722 PARKS & REC-PARKS	7650 CHEMICALS	4/17/17	121248	CROP PRODUCTION SERVICES INC CROP PRODUCTION SERVICES INC	514.80	32177991	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121251	FASTENAL INDUSTRIAL & CONST SUPP FASTENAL INDUSTRIAL & CONST SUPP	22.20	CAHAN6180	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121283	THE LAWNMOWER MAN LAWNMOWER MAN, THE	82.36	4721388	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121284	LAWRENCE TRACTOR CO LAWRENCE TRACTOR CO	670.31	203416	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121284	LAWRENCE TRACTOR CO LAWRENCE TRACTOR CO	109.34	213778	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121284	LAWRENCE TRACTOR CO LAWRENCE TRACTOR CO	(252.04)	215524	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121286	LOWE'S LOWE'S	314.74	040217	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121289	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	198.54	03/07/17	BLANKET PURCHASE ORDER	
	7780 UTILITIES-ELECTRICITY	4/17/17	121296	P G & E P G & E	9.53		2017-03 6276476966-7	

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1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121344	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	330.49	1251308	PESTICIDE COVERALLS	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121345	HOFMANS NURSERY HOFMANS NURSERY	767.37	24932	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121349	MORGAN & SLATES MORGAN & SLATES	149.88	1443325	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121349	MORGAN & SLATES MORGAN & SLATES	11.29	1443498	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121349	MORGAN & SLATES MORGAN & SLATES	14.58	1444717	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121349	MORGAN & SLATES MORGAN & SLATES	0.41	1445669	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121349	MORGAN & SLATES MORGAN & SLATES	21.94	1447705	BLANKET PURCHASE ORDER	
	7550 OTHER CONTRACTUAL SERV	4/19/17	121350	NICK CHAMPI ENTERPRISES INC NICK CHAMPI ENTERPRISES INC	275.00	19047	CENTENNIAL RESTRM RPR	
	7550 OTHER CONTRACTUAL SERV	4/19/17	121350	NICK CHAMPI ENTERPRISES INC NICK CHAMPI ENTERPRISES INC	3,650.00	19046	COE PARK RESTRM RPR	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121355	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	244.80	86521	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121355	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	54.33	86577	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121355	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	38.75	86597	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121355	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	150.85	86656	BLANKET PURCHASE ORDER	
	7450 PUBLICATIONS AND DUES	4/26/17	121366	ARBOR DAY FOUNDATION ARBOR DAY FOUNDATION	15.00		A DIAS 3/17-2/18	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121445	MIRACLE PLAYGROUND SALES MIRACLE PLAYGROUND SALES	2,169.75	21300	PARTS-SPLASH PAD	

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1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121476	INTERLINE BRANDS INC DBA SUPPLYWORKS	344.96	393371430	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121476	INTERLINE BRANDS INC DBA SUPPLYWORKS	25.91	393661830	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121476	INTERLINE BRANDS INC DBA SUPPLYWORKS	129.56	393800784	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	4/26/17	121487	VERIZON WIRELESS VERIZON WIRELESS	3.82	9783859447	2017-03	
Division Total 1722 PARKS & REC-PARKS					10,068.47			
2010 PW-ADMINISTRATION & ENGR	7460 DUPLICATING EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	2.81	1743017	2017-01	
	7460 DUPLICATING EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	4.17	1743017	2017-01	
	7460 DUPLICATING EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	2.81	1753435	2017-02	
	7460 DUPLICATING EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	4.17	1753435	2017-02	
	7460 DUPLICATING EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	2.88	1763855	2017-03	
	7460 DUPLICATING EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	4.32	1763855	2017-03	
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	21.03	9522027	2017-03 583-1529	
	7440 OFFICE EXPENSE	4/26/17	121376	C F S PRODUCTS INC C F S PRODUCTS INC	15.00	366425	ESTIMATED SHIPPING/HANDLI	
	7440 OFFICE EXPENSE	4/26/17	121376	C F S PRODUCTS INC C F S PRODUCTS INC	19.03	366425	SCREW POST, 1/2 ALUM SLVR	
	7440 OFFICE EXPENSE	4/26/17	121376	C F S PRODUCTS INC C F S PRODUCTS INC	27.93	366425	SCREW POST, 3/8 ALUM SILV	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2010 PW-ADMINISTRATION & ENGR	7770 TRAINING/TRAVEL/MEETING	4/26/17	121436	LEAGUE OF CALIF CITIES LEAGUE OF CALIF CITIES	25.00	7567	DIVISION MEET-CAMARA	
	7495 PROF AND SPEC SERVICES	4/26/17	121453	PERSONNEL SOLUTIONS UNLIMITED, LLC PERSONNEL SOLUTIONS UNLIMITED, LLC	1,255.20	41260	CASAREZ 04/02-04/08	
	7495 PROF AND SPEC SERVICES	4/26/17	121453	PERSONNEL SOLUTIONS UNLIMITED, LLC PERSONNEL SOLUTIONS UNLIMITED, LLC	1,255.20	41292	CASAREZ 04/09-04/15	
	7320 COMMUNICATIONS	4/26/17	121487	VERIZON WIRELESS VERIZON WIRELESS	53.97	9783859447	2017-03	
Division Total 2010 PW-ADMINISTRATION & ENGR					2,693.52			
2011 PW-STREET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121286	LOWE'S LOWE'S	160.67	040217	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121334	ALERT-O-LITE ALERT-O-LITE	450.24	0009954-IN	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121334	ALERT-O-LITE ALERT-O-LITE	262.38	0010417-IN	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121339	DASSEL'S PETROLEUM, INC DASSEL'S PETROLEUM, INC	83.77	40973	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121339	DASSEL'S PETROLEUM, INC DASSEL'S PETROLEUM, INC	86.96	41010	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121339	DASSEL'S PETROLEUM, INC DASSEL'S PETROLEUM, INC	74.74	41158	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121339	DASSEL'S PETROLEUM, INC DASSEL'S PETROLEUM, INC	79.29	41213	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121339	DASSEL'S PETROLEUM, INC DASSEL'S PETROLEUM, INC	60.64	41401	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121349	MORGAN & SLATES MORGAN & SLATES	12.61	1444074	BLANKET PURCHASE ORDER	
	7720 STREET CONST & MAINT MTR	4/26/17	121397	ENNIS PAINT INC DBA ENNIS TRAFFIC SAFETY SOLUTIONS	3,840.00	324442	PAINT, YELLOW	

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2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTR	4/26/17	121397	ENNIS PAINT INC DBA ENNIS TRAFFIC SAFETY SOLUTIONS	3,840.00	324442	PAINT. WHITE	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121434	THE LAWNMOWER MAN LAWNMOWER MAN, THE	30.03	4721386	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	4/26/17	121482	UNITED PARCEL SERVICE UNITED PARCEL SERVICE	25.91	F7476V127	STEALTH BATTERY	
	7495 PROF AND SPEC SERVICES	4/26/17	121482	UNITED PARCEL SERVICE UNITED PARCEL SERVICE	12.03	F7476V137	STEALTH/BATTERY	
	7320 COMMUNICATIONS	4/26/17	121487	VERIZON WIRELESS VERIZON WIRELESS	9.70	9783859447	2017-03	
Division Total 2011 PW-STREET MAINTENANCE					9,028.97			
2020 AIRPORT - OPERATING	7495 PROF AND SPEC SERVICES	4/17/17	121233	BRAMWELL ARNOLD, JR ARNOLD, JR., BRAMWELL	1,400.00	03062017	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	4/17/17	121280	KINGS REHABILITATION CENTER, INC KINGS REHABILITATION CENTER, INC	125.00	6403	2017-02	
	7785 UTILITIES-GAS	4/19/17	121353	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	43.14		2017-04 1052157816	
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	27.79	9522038	2017-03	
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	19.66	9522024	2017-03 582-0101	
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	106.66	9522034	DSL 584-8994	
	7433 FUEL AND LUBE MAINTENANCE	4/26/17	121369	W BANKS MOORE, INC DBA BANKS & CO	100.00	76372	2017-04 UST INSPECT	
	7495 PROF AND SPEC SERVICES	4/26/17	121431	KINGS REHABILITATION CENTER, INC KINGS REHABILITATION CENTER, INC	125.00	6458	2017-03	
	7780 UTILITIES-ELECTRICITY	4/26/17	121472	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	976.27		2017-03	

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Division Total 2020 AIRPORT - OPERATING					2,923.52			
2031 REFUSE	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121276	PHILLIP J GAPEN DBA KINGS CO MOBILE LOCKSMITH SVC	54.15	2269	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	4/17/17	121284	LAWRENCE TRACTOR CO LAWRENCE TRACTOR CO	137.20	212340	BACKPACK SPRAYER	
	812676 CORP YARD-REF COVER STO	4/17/17	121286	LOWE'S LOWE'S	457.47	902103	AIR COMPRESSOR 30 GAL	
	7412 EQUIPMENT MAINTENANCE	4/17/17	121324	VALLEY OXYGEN, INC VALLEY OXYGEN, INC	235.46	366740	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	4/17/17	121324	VALLEY OXYGEN, INC VALLEY OXYGEN, INC	36.68	367011	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	4/17/17	121324	VALLEY OXYGEN, INC VALLEY OXYGEN, INC	59.15	367686	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	4/19/17	121349	MORGAN & SLATES MORGAN & SLATES	48.85	1447571	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	4/19/17	121349	MORGAN & SLATES MORGAN & SLATES	(4.65)	1447922	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	4/19/17	121349	MORGAN & SLATES MORGAN & SLATES	52.81	1447923	BLANKET PURCHASE ORDER	
	812676 CORP YARD-REF COVER STO	4/26/17	121360	AIRGAS USA, LLC AIRGAS USA, LLC	35.76	9062136837	FUME EXTRCTN PART	
	812676 CORP YARD-REF COVER STO	4/26/17	121373	BIRD-B-GONE, INC BIRD-B-GONE, INC	177.66	182866	BIRD NET ZIPPER	
	817012 35-2YD CONTAINERS	4/26/17	121391	CONSOLIDATED FABRICATORS CONSOLIDATED FABRICATORS	761.00	184654	ESTIMATED SHIPPING/HANDLI	
	817012 35-2YD CONTAINERS	4/26/17	121391	CONSOLIDATED FABRICATORS CONSOLIDATED FABRICATORS	5,287.43	184654	REFUSE CONTNR, 2 YRD	
	817014 45-3YD CONTAINERS	4/26/17	121391	CONSOLIDATED FABRICATORS CONSOLIDATED FABRICATORS	761.00	184655	ESTIMATED SHIPPING/HANDLI	

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2031 REFUSE	817014	4/26/17	121391	CONSOLIDATED FABRICATORS	12,269.40	184655	REFUSE CONTNR,3 YD	
	45-3YD CONTAINERS			CONSOLIDATED FABRICATORS				
	7149	4/26/17	121416	I C M A RETIREMENT CORP #303617	125.00	40243	FY17 QTR4 PLAN FEE	
	OTHER PERSONNEL BENEFIT			I C M A RETIREMENT CORP				
	817016	4/26/17	121465	ROTATIONAL MOLDING INC	4,504.50	00030557	BLACK LIDS	
	500-AUTO CONTAINER LIDS			ROTATIONAL MOLDING INC				
	817016	4/26/17	121465	ROTATIONAL MOLDING INC	7,046.33	00030557	BLUE RECYCLE LIDS	
	500-AUTO CONTAINER LIDS			ROTATIONAL MOLDING INC				
	817016	4/26/17	121465	ROTATIONAL MOLDING INC	650.00	00030557	ESTIMATED SHIPPING/HANDLI	
	500-AUTO CONTAINER LIDS			ROTATIONAL MOLDING INC				
	817015	4/26/17	121480	WASTEQUIP MFG DBA	4,906.69	65452533	BLACK CONTAINERS	
	1335-AUTO CONTRS 100GAL			TOTER LLC				
	817015	4/26/17	121480	WASTEQUIP MFG DBA	4,906.69	65452533	BLUE CONTAINERS	
	1335-AUTO CONTRS 100GAL			TOTER LLC				
	817015	4/26/17	121480	WASTEQUIP MFG DBA	2,504.48	65452533	ESTIMATED SHIPPING/HANDLI	
	1335-AUTO CONTRS 100GAL			TOTER LLC				
	817015	4/26/17	121480	WASTEQUIP MFG DBA	4,906.69	65452533	GREEN CONTAINERS	
	1335-AUTO CONTRS 100GAL			TOTER LLC				
	7320	4/26/17	121487	VERIZON WIRELESS	74.13	9783859447	2017-03	
	COMMUNICATIONS			VERIZON WIRELESS				
Division Total 2031 REFUSE					49,993.88			
2040 FLEET MAINTENANCE	7600	4/17/17	121228	ALERT-O-LITE	754.94	0010609-IN	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			ALERT-O-LITE				
	7433	4/17/17	121239	BUFORD OIL COMPANY INC	16,833.41	56304	FUEL BLANKET PO	
	FUEL AND LUBE MAINTENANC			BUFORD OIL COMPANY INC				
	7600	4/17/17	121241	CENTRAL VALLEY TRUCK CENTER, INC	433.90	F003451034	BLANKET PURCHASE ORDERS	
	SPECIAL DEPARTMENTAL EX			CENTRAL VALLEY TRUCK CENTER				
	7600	4/17/17	121241	CENTRAL VALLEY TRUCK CENTER, INC	(215.85)	F003451218	BLANKET PURCHASE ORDERS	
	SPECIAL DEPARTMENTAL EX			CENTRAL VALLEY TRUCK CENTER				

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2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121241	CENTRAL VALLEY TRUCK CENTER, INC CENTRAL VALLEY TRUCK CENTER	548.89	F003451399	BLANKET PURCHASE ORDERS	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121241	CENTRAL VALLEY TRUCK CENTER, INC CENTRAL VALLEY TRUCK CENTER	344.93	F003451762	BLANKET PURCHASE ORDERS	
	7434 TIRES AND TUBES	4/17/17	121249	DELRAY TIRE & RETREADING, INC DELRAY TIRE & RETREADING, INC	2,059.51	750016466	BLANKET PURCHASE ORDER	
	7434 TIRES AND TUBES	4/17/17	121249	DELRAY TIRE & RETREADING, INC DELRAY TIRE & RETREADING, INC	372.58	750016518	BLANKET PURCHASE ORDER	
	7434 TIRES AND TUBES	4/17/17	121249	DELRAY TIRE & RETREADING, INC DELRAY TIRE & RETREADING, INC	960.10	750016558	BLANKET PURCHASE ORDER	
	7434 TIRES AND TUBES	4/17/17	121249	DELRAY TIRE & RETREADING, INC DELRAY TIRE & RETREADING, INC	239.69	750016560	BLANKET PURCHASE ORDER	
	7434 TIRES AND TUBES	4/17/17	121249	DELRAY TIRE & RETREADING, INC DELRAY TIRE & RETREADING, INC	546.81	750016645	BLANKET PURCHASE ORDER	
	7434 TIRES AND TUBES	4/17/17	121249	DELRAY TIRE & RETREADING, INC DELRAY TIRE & RETREADING, INC	248.42	750016689	BLANKET PURCHASE ORDER	
	7434 TIRES AND TUBES	4/17/17	121249	DELRAY TIRE & RETREADING, INC DELRAY TIRE & RETREADING, INC	248.42	750016699	BLANKET PURCHASE ORDER	
	7434 TIRES AND TUBES	4/17/17	121249	DELRAY TIRE & RETREADING, INC DELRAY TIRE & RETREADING, INC	403.01	750016872	BLANKET PURCHASE ORDER	
	7434 TIRES AND TUBES	4/17/17	121249	DELRAY TIRE & RETREADING, INC DELRAY TIRE & RETREADING, INC	214.76	750016892	BLANKET PURCHASE ORDER	
	7434 TIRES AND TUBES	4/17/17	121249	DELRAY TIRE & RETREADING, INC DELRAY TIRE & RETREADING, INC	935.69	750016949	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121251	FASTENAL INDUSTRIAL & CONST SUPP FASTENAL INDUSTRIAL & CONST SUPP	4.46	CAHAN6186	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	4/17/17	121256	GOLDEN STATE PETERBILT GOLDEN STATE PETERBILT	807.00	PR103421	LABOR #154	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121256	GOLDEN STATE PETERBILT GOLDEN STATE PETERBILT	219.61	F735264	BLANKET PURCHASE ORDER	

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2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121256	GOLDEN STATE PETERBILT GOLDEN STATE PETERBILT	32.91	F735725	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121256	GOLDEN STATE PETERBILT GOLDEN STATE PETERBILT	299.82	F735761	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121256	GOLDEN STATE PETERBILT GOLDEN STATE PETERBILT	306.08	F736333	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121256	GOLDEN STATE PETERBILT GOLDEN STATE PETERBILT	95.50	F736630	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121256	GOLDEN STATE PETERBILT GOLDEN STATE PETERBILT	198.52	F737015	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121256	GOLDEN STATE PETERBILT GOLDEN STATE PETERBILT	58.76	F737564	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121256	GOLDEN STATE PETERBILT GOLDEN STATE PETERBILT	107.59	PR103421	PARTS #154	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121259	HAAKER EQUIP CO HAAKER EQUIP CO	61.48	C30450	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	4/17/17	121260	HANFORD ALIGNMENT SERVICE HANFORD ALIGNMENT SERVICE	99.00	51521	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	4/17/17	121260	HANFORD ALIGNMENT SERVICE HANFORD ALIGNMENT SERVICE	99.00	51586	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121261	HANFORD AUTO & TRUCK PARTS, INC HANFORD AUTO & TRUCK PARTS, INC	3,591.31	03312017	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121262	HANFORD MOTORS, LLC DBA HANFORD CHRYSLER DODGE JEEP RAM	397.67	75287	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121262	HANFORD MOTORS, LLC DBA HANFORD CHRYSLER DODGE JEEP RAM	54.75	75300	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121262	HANFORD MOTORS, LLC DBA HANFORD CHRYSLER DODGE JEEP RAM	34.75	75311	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121268	HYDRAULIC CONTROLS, INC HYDRAULIC CONTROLS, INC	38.61	01873595	BLANKET PURCHASE ORDER	

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2040	7433	4/17/17	121269	J C LANSLOWNE DIST INC	1,912.60	246568	BLANKET PURCHASE ORDER	
FLEET MAINTENANCE	FUEL AND LUBE MAINTENANCE			J C LANSLOWNE DIST INC				
	7433	4/17/17	121269	J C LANSLOWNE DIST INC	1,939.59	247100	BLANKET PURCHASE ORDER	
	FUEL AND LUBE MAINTENANCE			J C LANSLOWNE DIST INC				
	7433	4/17/17	121269	J C LANSLOWNE DIST INC	1,882.40	247646	BLANKET PURCHASE ORDER	
	FUEL AND LUBE MAINTENANCE			J C LANSLOWNE DIST INC				
	7433	4/17/17	121269	J C LANSLOWNE DIST INC	643.50	248070	BLANKET PURCHASE ORDER	
	FUEL AND LUBE MAINTENANCE			J C LANSLOWNE DIST INC				
	7433	4/17/17	121269	J C LANSLOWNE DIST INC	17,105.45	703404	FUEL BLANKET PO	
	FUEL AND LUBE MAINTENANCE			J C LANSLOWNE DIST INC				
	7600	4/17/17	121270	JEFF'S AUTO SUPPLY	151.43	D201775	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EXPENSE			JEFF'S AUTO SUPPLY				
	7600	4/17/17	121270	JEFF'S AUTO SUPPLY	57.36	D201804	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EXPENSE			JEFF'S AUTO SUPPLY				
	7600	4/17/17	121270	JEFF'S AUTO SUPPLY	190.12	D201863	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EXPENSE			JEFF'S AUTO SUPPLY				
	7600	4/17/17	121270	JEFF'S AUTO SUPPLY	(45.05)	D201881	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EXPENSE			JEFF'S AUTO SUPPLY				
	7600	4/17/17	121270	JEFF'S AUTO SUPPLY	41.07	D201894	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EXPENSE			JEFF'S AUTO SUPPLY				
	7600	4/17/17	121270	JEFF'S AUTO SUPPLY	68.23	D201911	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EXPENSE			JEFF'S AUTO SUPPLY				
	7600	4/17/17	121270	JEFF'S AUTO SUPPLY	17.33	D201970	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EXPENSE			JEFF'S AUTO SUPPLY				
	7600	4/17/17	121270	JEFF'S AUTO SUPPLY	11.44	D202024	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EXPENSE			JEFF'S AUTO SUPPLY				
	7600	4/17/17	121270	JEFF'S AUTO SUPPLY	128.59	D202209	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EXPENSE			JEFF'S AUTO SUPPLY				
	7600	4/17/17	121270	JEFF'S AUTO SUPPLY	49.20	D202233	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EXPENSE			JEFF'S AUTO SUPPLY				

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2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121272	J V A C INC DBA KELLER FORD LINCOLN	137.19	50087214	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121272	J V A C INC DBA KELLER FORD LINCOLN	113.64	50087221	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121273	KELLER MOTORS OF HANFORD KELLER MOTORS OF HANFORD	145.31	5055610	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121273	KELLER MOTORS OF HANFORD KELLER MOTORS OF HANFORD	58.03	5055732	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121273	KELLER MOTORS OF HANFORD KELLER MOTORS OF HANFORD	66.85	5055966	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	4/17/17	121274	KINGS CO GLASS KINGS CO GLASS	65.00	1061222	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121274	KINGS CO GLASS KINGS CO GLASS	375.65	1061222	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121281	KROEGER EQUIP & SUPPLY KROEGER EQUIP & SUPPLY	390.48	K154974	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121281	KROEGER EQUIP & SUPPLY KROEGER EQUIP & SUPPLY	610.45	K156675	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121283	THE LAWNMOWER MAN LAWN MOWER MAN, THE	299.94	4721140	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	4/17/17	121284	LAWRENCE TRACTOR CO LAWRENCE TRACTOR CO	544.32	214273	LABOR #179 STREETS	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121284	LAWRENCE TRACTOR CO LAWRENCE TRACTOR CO	156.84	213298	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121284	LAWRENCE TRACTOR CO LAWRENCE TRACTOR CO	311.46	214428	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121284	LAWRENCE TRACTOR CO LAWRENCE TRACTOR CO	26.03	215285	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121284	LAWRENCE TRACTOR CO LAWRENCE TRACTOR CO	77.03	215625	BLANKET PURCHASE ORDER	

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2040 FLEET MAINTENANCE	7600	4/17/17	121284	LAWRENCE TRACTOR CO	49.56	214273	PARTS #179 STREETS	
	SPECIAL DEPARTMENTAL EX			LAWRENCE TRACTOR CO				
	7600	4/17/17	121288	MC LELLAN INDUSTRIES INC	25.54	H170568-IN	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MC LELLAN INDUSTRIES INC				
	7600	4/17/17	121295	O'REILLY AUTOMOTIVE STORES INC DBA	26.62	3632-104923	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			O'REILLY AUTO PARTS				
	7600	4/17/17	121295	O'REILLY AUTOMOTIVE STORES INC DBA	225.31	3632-105673	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			O'REILLY AUTO PARTS				
	7600	4/17/17	121299	QUINN COMPANY	447.00	PC00037646	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			QUINN COMPANY				
	7600	4/17/17	121299	QUINN COMPANY	179.45	PC00037646	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			QUINN COMPANY				
	7600	4/17/17	121299	QUINN COMPANY	829.75	PC00037654	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			QUINN COMPANY				
	7600	4/17/17	121299	QUINN COMPANY	841.27	PC00037672	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			QUINN COMPANY				
	7600	4/17/17	121299	QUINN COMPANY	16.22	PC00037713	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			QUINN COMPANY				
	7600	4/17/17	121299	QUINN COMPANY	(154.64)	PR00005348	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			QUINN COMPANY				
	7600	4/17/17	121299	QUINN COMPANY	(429.05)	PR00005348	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			QUINN COMPANY				
	7600	4/17/17	121302	RUCKSTELL CALIF SALES CO	415.16	701500	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			RUCKSTELL CALIF SALES CO				
	7600	4/17/17	121302	RUCKSTELL CALIF SALES CO	1,010.65	701543	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			RUCKSTELL CALIF SALES CO				
	7600	4/17/17	121302	RUCKSTELL CALIF SALES CO	326.35	701573	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			RUCKSTELL CALIF SALES CO				
	7600	4/17/17	121302	RUCKSTELL CALIF SALES CO	99.23	701586	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			RUCKSTELL CALIF SALES CO				

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2040	7600	4/17/17	121302	RUCKSTELL CALIF SALES CO	33.69	701589	BLANKET PURCHASE ORDER	
FLEET MAINTENANCE	SPECIAL DEPARTMENTAL EX			RUCKSTELL CALIF SALES CO				
	7600	4/17/17	121302	RUCKSTELL CALIF SALES CO	416.24	701603	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			RUCKSTELL CALIF SALES CO				
	7600	4/17/17	121302	RUCKSTELL CALIF SALES CO	188.96	701635	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			RUCKSTELL CALIF SALES CO				
	7600	4/17/17	121302	RUCKSTELL CALIF SALES CO	168.44	701636	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			RUCKSTELL CALIF SALES CO				
	7600	4/17/17	121302	RUCKSTELL CALIF SALES CO	691.04	701655	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			RUCKSTELL CALIF SALES CO				
	7600	4/17/17	121302	RUCKSTELL CALIF SALES CO	754.75	701658	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			RUCKSTELL CALIF SALES CO				
	7600	4/17/17	121312	INTERLINE BRANDS INC DBA	193.05	395275555	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			SUPPLYWORKS				
	7600	4/17/17	121316	TURF STAR INC	1,350.11	6968103-00	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			TURF STAR INC				
	7600	4/17/17	121324	VALLEY OXYGEN, INC	17.05	367701	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			VALLEY OXYGEN, INC				
	7600	4/17/17	121324	VALLEY OXYGEN, INC	87.73	567505	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			VALLEY OXYGEN, INC				
	7434	4/19/17	121336	BADASCI TIRE CO, INC	1,512.38	133636	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			BADASCI TIRE CO, INC				
	7434	4/19/17	121336	BADASCI TIRE CO, INC	656.56	133695	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			BADASCI TIRE CO, INC				
	7434	4/19/17	121336	BADASCI TIRE CO, INC	656.43	133806	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			BADASCI TIRE CO, INC				
	7434	4/19/17	121336	BADASCI TIRE CO, INC	36.44	133975	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			BADASCI TIRE CO, INC				
	7434	4/19/17	121336	BADASCI TIRE CO, INC	2,343.98	133990	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			BADASCI TIRE CO, INC				

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2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	4/19/17	121337	BRAD'S HANFORD SMOG-N-TUNE BRAD'S HANFORD SMOG-N-TUNE	35.00	58002	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	4/19/17	121337	BRAD'S HANFORD SMOG-N-TUNE BRAD'S HANFORD SMOG-N-TUNE	35.00	58189	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	4/19/17	121337	BRAD'S HANFORD SMOG-N-TUNE BRAD'S HANFORD SMOG-N-TUNE	35.00	58237	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	4/19/17	121337	BRAD'S HANFORD SMOG-N-TUNE BRAD'S HANFORD SMOG-N-TUNE	35.00	58278	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	4/19/17	121337	BRAD'S HANFORD SMOG-N-TUNE BRAD'S HANFORD SMOG-N-TUNE	35.00	58368	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	4/19/17	121337	BRAD'S HANFORD SMOG-N-TUNE BRAD'S HANFORD SMOG-N-TUNE	35.00	58403	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	4/19/17	121337	BRAD'S HANFORD SMOG-N-TUNE BRAD'S HANFORD SMOG-N-TUNE	35.00	58427	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121340	ELBERT DISTRIBUTING, INC ELBERT DISTRIBUTING, INC	129.45	3205308	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121346	INTERSTATE BATTERY SYSTEMS INTERSTATE BATTERY SYSTEMS	124.36	90035879	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121347	KINGS RACING ASSOCIATION LLC K R A	86.51	1-66362	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121347	KINGS RACING ASSOCIATION LLC K R A	167.14	1-66364	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121347	KINGS RACING ASSOCIATION LLC K R A	344.22	1-66368	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	4/19/17	121348	LITTLE WORLEY'S AUTO ELECTRIC LITTLE WORLEY'S AUTO ELECTRIC	35.00	46154	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	4/19/17	121348	LITTLE WORLEY'S AUTO ELECTRIC LITTLE WORLEY'S AUTO ELECTRIC	35.00	46256	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	4/19/17	121348	LITTLE WORLEY'S AUTO ELECTRIC LITTLE WORLEY'S AUTO ELECTRIC	45.67	46287	BLANKET PURCHASE ORDER	

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2040	7495	4/19/17	121348	LITTLE WORLEY'S AUTO ELECTRIC	35.00	46290	BLANKET PURCHASE ORDER	
FLEET MAINTENANCE	PROF AND SPEC SERVICES			LITTLE WORLEY'S AUTO ELECTRIC				
	7495	4/19/17	121348	LITTLE WORLEY'S AUTO ELECTRIC	35.00	46302	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			LITTLE WORLEY'S AUTO ELECTRIC				
	7495	4/19/17	121348	LITTLE WORLEY'S AUTO ELECTRIC	35.00	46317	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			LITTLE WORLEY'S AUTO ELECTRIC				
	7600	4/19/17	121348	LITTLE WORLEY'S AUTO ELECTRIC	6.47	45875	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			LITTLE WORLEY'S AUTO ELECTRIC				
	7600	4/19/17	121349	MORGAN & SLATES	20.36	1444099	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	4/19/17	121349	MORGAN & SLATES	120.48	1444287	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	4/19/17	121349	MORGAN & SLATES	70.95	1444916	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	4/19/17	121349	MORGAN & SLATES	22.40	1446189	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	4/19/17	121349	MORGAN & SLATES	16.30	1447368	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	4/19/17	121349	MORGAN & SLATES	2.12	1447436	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	4/19/17	121352	JACK B MARTIN	224.12	24415	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			JACK MARTIN'S SIGNWORKS				
	7495	4/26/17	121369	W BANKS MOORE, INC DBA	100.00	76371	2017-04 UST INSPECT	
	PROF AND SPEC SERVICES			BANKS & CO				
	7495	4/26/17	121369	W BANKS MOORE, INC DBA	300.00	76211	APCD VAPOR LIQ TEST	
	PROF AND SPEC SERVICES			BANKS & CO				
	7433	4/26/17	121395	ELBERT DISTRIBUTING, INC	272.20	3205438	DIESEL TREATMENT	
	FUEL AND LUBE MAINTENANC			ELBERT DISTRIBUTING, INC				
	7433	4/26/17	121395	ELBERT DISTRIBUTING, INC	793.50	2209211	GASOLINE TREATMENT	
	FUEL AND LUBE MAINTENANC			ELBERT DISTRIBUTING, INC				

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2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	4/26/17	121417	INTER STATE OIL COMPANY INTER STATE OIL COMPANY	266.95	0603632-IN	DIESEL EXHAUST	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	65.00	25694	MORADO/PHYSICAL	
	7495 PROF AND SPEC SERVICES	4/26/17	121450	MARVIN DOUGLAS DBA PACIFIC TOWING & TRANSPORT	525.00	44386	TOW REFUSE #154	
	7495 PROF AND SPEC SERVICES	4/26/17	121468	SAN JOAQUIN VALLEY AIR POLLUTION SAN JOAQUIN VALLEY AIR POLLUTION	195.00	C261691	C-2843-19-0 UNIT 171	
	7780 UTILITIES-ELECTRICITY	4/26/17	121472	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,935.20		2017-03	
	7600 SPECIAL DEPARTMENTAL EXP	4/26/17	121496	WORLD OIL ENVIRONMENTAL SERVICES WORLD OIL ENVIORNMENTAL SERVICES	138.89	1500001690	GREEN COOLANT 37 GAL	
	7600 SPECIAL DEPARTMENTAL EXP	4/26/17	121496	WORLD OIL ENVIRONMENTAL SERVICES WORLD OIL ENVIORNMENTAL SERVICES	103.60	1500001690	LIFE COOLANT 21 GAL	
	7600 SPECIAL DEPARTMENTAL EXP	4/26/17	121496	WORLD OIL ENVIRONMENTAL SERVICES WORLD OIL ENVIORNMENTAL SERVICES	120.00	1500001689	USED/MIXED OIL	
Division Total 2040 FLEET MAINTENANCE					78,598.67			
2061 STORM DRAINAGE-OPERATING	7600 SPECIAL DEPARTMENTAL EXP	4/17/17	121276	PHILLIP J GAPEN DBA KINGS CO MOBILE LOCKSMITH SVC	293.44	2204	LOCKS, 2007 MASTER	
	7600 SPECIAL DEPARTMENTAL EXP	4/17/17	121286	LOWE'S LOWE'S	99.10	040217	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	19.66	9522035	2017-03 584-9430	
Division Total 2061 STORM DRAINAGE-OPERATING					412.20			
2071 WASTEWATER TREATMENT PLNT	7550 OTHER CONTRACTUAL SERV	4/17/17	121229	D S WATERS OF AMERICA, INC DBA ALHAMBRA & SIERRA SPRINGS	75.13	9408211401	BLANKET PURCHASE ORDER	

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2071 WASTEWATER TREATMENT PLNT	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121254	G E MOBILE WATER, INC G E MOBILE WATER, INC	347.03	98679571	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121254	G E MOBILE WATER, INC G E MOBILE WATER, INC	348.74	98703855	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	4/17/17	121269	J C LANSDOWNE DIST INC J C LANSDOWNE DIST INC	403.17	247101	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	4/17/17	121269	J C LANSDOWNE DIST INC J C LANSDOWNE DIST INC	318.21	247647	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	4/17/17	121269	J C LANSDOWNE DIST INC J C LANSDOWNE DIST INC	2,867.13	705035	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	4/17/17	121294	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	1,400.18	386639	BLANKET PO	
	7412 EQUIPMENT MAINTENANCE	4/17/17	121294	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	219.09	386731	BLANKET PO	
	7412 EQUIPMENT MAINTENANCE	4/17/17	121294	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	98.34	386732	BLANKET PO	
	7650 CHEMICALS	4/17/17	121294	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	1,742.90	387186	BLANKET PO	
	7650 CHEMICALS	4/17/17	121294	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	42.26	387221	BLANKET PO	
	7650 CHEMICALS	4/17/17	121304	SIERRA CHEMICAL CO SIERRA CHEMICAL CO	(6,000.00)	10014504	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	4/17/17	121304	SIERRA CHEMICAL CO SIERRA CHEMICAL CO	(6,000.00)	10014593	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	4/17/17	121304	SIERRA CHEMICAL CO SIERRA CHEMICAL CO	10,831.59	10044454	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	4/17/17	121304	SIERRA CHEMICAL CO SIERRA CHEMICAL CO	10,831.59	10044729	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	4/17/17	121314	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	3,450.73	89395	BLANKET PURCHASE ORDER	

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2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	4/17/17	121317	TURNUPSEED ELECTRIC TURNUPSEED ELECTRIC	77.79	73467	BLANKET PURCHASE ORDER	
	7550-001 OTHER CONTR-SOLAR SYSTEM	4/17/17	121319	UNWIRED BROADBAND INC UNWIRED BROADBAND INC	69.95	417485	WIRELESS-BLANKET PO	
	7412 EQUIPMENT MAINTENANCE	4/17/17	121324	VALLEY OXYGEN, INC VALLEY OXYGEN, INC	772.90	367795	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	4/19/17	121335	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	106.10	601305135	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	4/19/17	121335	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	106.10	601319622	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	4/19/17	121341	EVANTEC LAB SUPPLY EVANTEC LAB SUPPLY	395.87	162316	BLANKET PO	
	7412 EQUIPMENT MAINTENANCE	4/19/17	121341	EVANTEC LAB SUPPLY EVANTEC LAB SUPPLY	650.26	162556	BLANKET PO	
	7412 EQUIPMENT MAINTENANCE	4/19/17	121341	EVANTEC LAB SUPPLY EVANTEC LAB SUPPLY	1,030.88	171557	BLANKET PO	
	7650 CHEMICALS	4/19/17	121341	EVANTEC LAB SUPPLY EVANTEC LAB SUPPLY	4,491.44	162565	BLANKET PO	
	7650 CHEMICALS	4/19/17	121341	EVANTEC LAB SUPPLY EVANTEC LAB SUPPLY	184.17	171452	BLANKET PO	
	7650 CHEMICALS	4/19/17	121341	EVANTEC LAB SUPPLY EVANTEC LAB SUPPLY	184.17	171452	BLANKET PO	
	7650 CHEMICALS	4/19/17	121341	EVANTEC LAB SUPPLY EVANTEC LAB SUPPLY	277.64	171493	BLANKET PO	
	7650 CHEMICALS	4/19/17	121341	EVANTEC LAB SUPPLY EVANTEC LAB SUPPLY	277.64	171493	BLANKET PO	
	7495 PROF AND SPEC SERVICES	4/19/17	121343	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	556.00	740510A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	4/19/17	121343	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	(556.00)	740510B	BLANKET PURCHASE ORDER	

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2071 WASTEWATER TREATMENT PLNT	7495 PROF AND SPEC SERVICES	4/19/17	121343	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	426.00	740510C	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	4/19/17	121343	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	80.00	740636A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	4/19/17	121343	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	286.00	740649A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	4/19/17	121343	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	415.00	740843A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	4/19/17	121343	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	86.00	740845A	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121349	MORGAN & SLATES MORGAN & SLATES	171.74	1444866	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121349	MORGAN & SLATES MORGAN & SLATES	52.58	1445159	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121349	MORGAN & SLATES MORGAN & SLATES	(6.91)	1445161	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121349	MORGAN & SLATES MORGAN & SLATES	50.58	1447078	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121349	MORGAN & SLATES MORGAN & SLATES	206.67	1447633	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121349	MORGAN & SLATES MORGAN & SLATES	61.15	1447718	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121349	MORGAN & SLATES MORGAN & SLATES	59.87	1447847	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121355	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	174.92	86713	PVC PIPE/ADAPTER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121355	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	59.29	86801	SCH 80 NIPPLES	
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	92.90	9522033	2017-3 584-8633	

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2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	4/26/17	121374	BUTTONWILLOW WAREHOUSE CO BUTTONWILLOW WAREHOUSE CO	290.93	930896	GLYSTER PLUS	
	7650 CHEMICALS	4/26/17	121374	BUTTONWILLOW WAREHOUSE CO BUTTONWILLOW WAREHOUSE CO	876.00	930896	GOAL	
	7650 CHEMICALS	4/26/17	121374	BUTTONWILLOW WAREHOUSE CO BUTTONWILLOW WAREHOUSE CO	262.38	930896	ROUNDUP	
	7550-001 OTHER CONTR-SOLAR SYSTE	4/26/17	121398	R & D MORGAN INC DBA EXPERIENCED GARDENER, THE	3,015.00	150594	WEED ABATEMNT SVC SOLAR 1	
	7412 EQUIPMENT MAINTENANCE	4/26/17	121407	HACH COMPANY HACH COMPANY	298.48	10404860	ESTIMATED SHIPPING/HANDLI	
	7412 EQUIPMENT MAINTENANCE	4/26/17	121407	HACH COMPANY HACH COMPANY	1,225.87	10404860	METER, MULTI-PARAMTR, BEN	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121421	KATHERINE MOORE DBA JIM MOORE ENTERPRISES	429.00	10035	AMERCOAT THINNER 65	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121421	KATHERINE MOORE DBA JIM MOORE ENTERPRISES	1,544.40	10035	AMERLOCK, 400 BLK RESIN	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121421	KATHERINE MOORE DBA JIM MOORE ENTERPRISES	1,544.40	10035	AMERLOCK, 400 CURE 2	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121421	KATHERINE MOORE DBA JIM MOORE ENTERPRISES	858.00	10035	CLEANER	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121421	KATHERINE MOORE DBA JIM MOORE ENTERPRISES	26.81	10035	LENSES FOR HELMET	
	7412 EQUIPMENT MAINTENANCE	4/26/17	121463	ROCKWELL ENGINEERING & EQ CO INC ROCKWELL ENGINEERING & EQ CO INC	1,312.74	16342	CUT BAR PLATE, H4P, 12 HO	
	7412 EQUIPMENT MAINTENANCE	4/26/17	121463	ROCKWELL ENGINEERING & EQ CO INC ROCKWELL ENGINEERING & EQ CO INC	66.50	16342	CUTTER NUT, LARIE	
	7412 EQUIPMENT MAINTENANCE	4/26/17	121463	ROCKWELL ENGINEERING & EQ CO INC ROCKWELL ENGINEERING & EQ CO INC	27.50	16341	ESTIMATED SHIPPING/HANDLI	
	7412 EQUIPMENT MAINTENANCE	4/26/17	121463	ROCKWELL ENGINEERING & EQ CO INC ROCKWELL ENGINEERING & EQ CO INC	75.00	16342	ESTIMATED SHIPPING/HANDLI	

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2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	4/26/17	121463	ROCKWELL ENGINEERING & EQ CO INC ROCKWELL ENGINEERING & EQ CO INC	1,759.97	16342	IMPELLER 4P-091, RLC V02-	
	7412 EQUIPMENT MAINTENANCE	4/26/17	121463	ROCKWELL ENGINEERING & EQ CO INC ROCKWELL ENGINEERING & EQ CO INC	205.92	16341	PULLEY'S, ORANGE BLOCK	
	7412 EQUIPMENT MAINTENANCE	4/26/17	121463	ROCKWELL ENGINEERING & EQ CO INC ROCKWELL ENGINEERING & EQ CO INC	24.67	16342	SHIM UPPER CUTTER (SET OF	
	7412 EQUIPMENT MAINTENANCE	4/26/17	121463	ROCKWELL ENGINEERING & EQ CO INC ROCKWELL ENGINEERING & EQ CO INC	407.55	16342	UPPER CUTTER	
	7780 UTILITIES-ELECTRICITY	4/26/17	121472	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	24.21		2017-03	
	7450 PUBLICATIONS AND DUES	4/26/17	121485	AUBREY VANSTORY VANSTORY, AUBREY	172.00	267902	CWEA ASSOC MEMBRSHIP	
	7450 PUBLICATIONS AND DUES	4/26/17	121485	AUBREY VANSTORY VANSTORY, AUBREY	160.00	278035	GRD 1 EXAM FEE CWEA	
	7320 COMMUNICATIONS	4/26/17	121487	VERIZON WIRELESS VERIZON WIRELESS	86.47	9783859447	2017-03	
Division Total 2071 WASTEWATER TREATMENT PLNT 46,510.59								
2072 SANITARY SEWER COLLECTION	7320 COMMUNICATIONS	4/17/17	121243	COMCAST CABLE COMMUNICATIONS, INC COMCAST CABLE COMMUNICATIONS, INC	52.96	0439763 041	8155500390439763 SCADA	
	7780 UTILITIES-ELECTRICITY	4/17/17	121296	P G & E P G & E	184.37		2017-03 5401477022-3	
	7780 UTILITIES-ELECTRICITY	4/17/17	121307	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,705.59		2017-03	
	7412 EQUIPMENT MAINTENANCE	4/17/17	121314	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	470.04	89368	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	4/17/17	121314	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	922.52	89369	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	4/17/17	121314	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	920.00	89370	BLANKET PURCHASE ORDER	

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2072 SANITARY SEWER COLLECTION	7412 EQUIPMENT MAINTENANCE	4/17/17	121314	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	428.00	89371	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	4/17/17	121314	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	428.00	89372	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	4/17/17	121314	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	428.00	89373	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	4/17/17	121314	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	428.00	89374	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	4/17/17	121314	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	428.00	89375	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	4/17/17	121314	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	24,652.11	89406	CNTRL PANEL LIFT 53	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121324	VALLEY OXYGEN, INC VALLEY OXYGEN, INC	244.74	367796	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121349	MORGAN & SLATES MORGAN & SLATES	97.36	1445623	BLANKET PURCHASE ORDER	
	7780 UTILITIES-ELECTRICITY	4/26/17	121472	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	60.43		2017-03	
	7320 COMMUNICATIONS	4/26/17	121487	VERIZON WIRELESS VERIZON WIRELESS	52.47	9783859447	2017-03	
Division Total 2072 SANITARY SEWER COLLECTION					31,502.59			
2081 WATER-OPERATIONS	7320 COMMUNICATIONS	4/17/17	121243	COMCAST CABLE COMMUNICATIONS, INC COMCAST CABLE COMMUNICATIONS, INC	52.97	0439763 041	8155500390439763 SCADA	
	7495 PROF AND SPEC SERVICES	4/17/17	121275	KINGS CO HEALTH DEPT KINGS CO HEALTH DEPT	1,940.00	IN0046375	2017-02 WATER SAMPLE	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121286	LOWE'S LOWE'S	86.83	040217	BLANKET PURCHASE ORDER	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	2.76	1743017	2017-01	

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2081 WATER-OPERATIONS	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	5.80	1743017	2017-01	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	2.76	1753435	2017-02	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	5.80	1753435	2017-02	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	2.83	1763855	2017-03	
	7440 OFFICE EXPENSE	4/17/17	121333	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	6.21	1763855	2017-03	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121349	MORGAN & SLATES MORGAN & SLATES	7.35	1444057	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121349	MORGAN & SLATES MORGAN & SLATES	21.00	1447549	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121354	TRIPLE J CONCRETE TRIPLE J CONCRETE	159.91	10087	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121354	TRIPLE J CONCRETE TRIPLE J CONCRETE	99.10	10094	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121354	TRIPLE J CONCRETE TRIPLE J CONCRETE	192.57	10704	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	18.07	9522031	2017-03 584-0137	
	7495 PROF AND SPEC SERVICES	4/26/17	121361	AKEL ENGINEERING GROUP INC AKEL ENGINEERING GROUP INC	3,231.00	17395-01	HYDRAULIC EVAL-IND PK	
	7450 PUBLICATIONS AND DUES	4/26/17	121383	CALIF STATE WATER RESOURCES CONT BD CALIF STATE WATER RESOURCES CONT BD	60.00	BECERRA	R BECERRA D2 CERT	
	7450 PUBLICATIONS AND DUES	4/26/17	121384	CALIF STATE WATER RESOURCES CONT BD CALIF STATE WATER RESOURCES CONT BD	60.00	GONZALES	S GONZALES D2 CERT	
	817021 15-FIRE HYDRANTS	4/26/17	121405	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	13.58	1258580	ESTIMATED SHIPPING/HANDLI	

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2081 WATER-OPERATIONS	817021 15-FIRE HYDRANTS	4/26/17	121405	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	5.41	1258580	INSERT O-RINGS, JONES FIR	
	817021 15-FIRE HYDRANTS	4/26/17	121405	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	133.27	1258580	STEM SEAL O-RINGS, JONES	
	7495 PROF AND SPEC SERVICES	4/26/17	121429	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	65.00	25694	MARTINEZ/PHYSICAL	
	7412 EQUIPMENT MAINTENANCE	4/26/17	121478	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	801.61	89781	CHLORINE PUMP TUBES	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121481	TRIPLE J CONCRETE TRIPLE J CONCRETE	73.10	REISSUE	REISSUE CK 117712	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121481	TRIPLE J CONCRETE TRIPLE J CONCRETE	81.70	REISSUE	REISSUE CK 117712	
	7650 CHEMICALS	4/26/17	121483	UNIVAR UNIVAR	340.25	F0866929	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	4/26/17	121483	UNIVAR UNIVAR	221.90	F0866930	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	4/26/17	121483	UNIVAR UNIVAR	295.87	F0866931	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	4/26/17	121483	UNIVAR UNIVAR	488.19	F0866939	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	4/26/17	121483	UNIVAR UNIVAR	458.60	F0866940	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	4/26/17	121483	UNIVAR UNIVAR	310.67	F0867088	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	4/26/17	121483	UNIVAR UNIVAR	458.60	F0867089	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	4/26/17	121483	UNIVAR UNIVAR	466.02	F0867293	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	4/26/17	121483	UNIVAR UNIVAR	347.66	F0867294	BLANKET PURCHASE ORDER	

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2081 WATER-OPERATIONS	7650 CHEMICALS	4/26/17	121483	UNIVAR UNIVAR	340.25	F0867296	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	4/26/17	121483	UNIVAR UNIVAR	207.11	F0867300	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	4/26/17	121483	UNIVAR UNIVAR	96.16	F0867301	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	4/26/17	121487	VERIZON WIRELESS VERIZON WIRELESS	179.67	9783859447	2017-03	
	7990 MATERIALS/SUPP'S/INVENTR	4/26/17	121498	ZENNER PERFORMANCE METERS INC ZENNER PERFORMANCE METERS INC	175.00	0035564-IN	ESTIMATED SHIPPING/HANDLI	
	7990 MATERIALS/SUPP'S/INVENTR	4/26/17	121498	ZENNER PERFORMANCE METERS INC ZENNER PERFORMANCE METERS INC	9,292.14	0035564-IN	METERS, 2" POS DISPLCMNT	
Division Total 2081 WATER-OPERATIONS					20,806.72			
2091 INTERMODAL-OPERATING	7550 OTHER CONTRACTUAL SERV	4/17/17	121315	TOTAL FILTRATION SERVICES, INC TOTAL FILTRATION SERVICES, INC	52.14	PSV1607960	BLANKET PURCHASE ORDER	
	7550 OTHER CONTRACTUAL SERV	4/26/17	121357	A T & T A T & T (13982)	35.67	9522030	2017-3 583-9688 AMTK	
	7550 OTHER CONTRACTUAL SERV	4/26/17	121410	BERNADETTE THOMPSON DBA HANFORD JANITORIAL SERVICE	340.00		2017-04 AMTRAK	
Division Total 2091 INTERMODAL-OPERATING					427.81			
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121251	FASTENAL INDUSTRIAL & CONST SUPP FASTENAL INDUSTRIAL & CONST SUPP	3.14	CAHAN6149	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121252	SHERWIN WILLIAMS COMPANY DBA FRAZEE INDUSTRIES	33.15	6285-4	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121252	SHERWIN WILLIAMS COMPANY DBA FRAZEE INDUSTRIES	19.12	6547-7	BLANKET PURCHASE ORDER	

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2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121263	HANFORD GLASS, INC HANFORD GLASS, INC	170.00	26892	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121266	HOLT LUMBER INC HOLT LUMBER INC	20.98	513067	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121276	PHILLIP J GAPEN DBA KINGS CO MOBILE LOCKSMITH SVC	61.12	2282	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121277	KINGS CO PIPE-EMPIRE BLUE TARP KINGS CO PIPE EMPIRE BLUE TARP	29.86	1703-030246	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121286	LOWE'S LOWE'S	475.60	040217	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121289	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	63.71	2877-466413	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121289	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	25.38	2877-466570	BLANKET PURCHASE ORDER	
	7550 OTHER CONTRACTUAL SERV	4/17/17	121315	TOTAL FILTRATION SERVICES, INC TOTAL FILTRATION SERVICES, INC	102.54	PSV1607961	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121335	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	121.19	601297061	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/19/17	121335	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	118.14	601313004	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	35.55	9522029	2017-3 583-8452 CP YD	
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	37.53	9527769	2017-3 583-8911 CTYHL	
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	37.46	9522037	2017-3 585-0706 VETEL	
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	37.61	9522042	2017-3 589-6436 CTYHL	
	7550 OTHER CONTRACTUAL SERV	4/26/17	121363	AMERICAN INCORPORATED AMERICAN INCORPORATED	907.70	7061040	RPR ICE MACHINE VETS	

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2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERV	4/26/17	121420	JACK B MARTIN JACK MARTIN'S SIGNWORKS	789.30	24222	SIGNAGE-VETS/TEEN CNTR (E	
	7550 OTHER CONTRACTUAL SERV	4/26/17	121444	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	130.17	254557	SERVICE CALL VETS/SR	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121476	INTERLINE BRANDS INC DBA SUPPLYWORKS	809.34	384091326	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121476	INTERLINE BRANDS INC DBA SUPPLYWORKS	753.98	395275548	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	4/26/17	121476	INTERLINE BRANDS INC DBA SUPPLYWORKS	45.05	395412166	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	4/26/17	121487	VERIZON WIRELESS VERIZON WIRELESS	37.81	9783859447	2017-03	
Division Total 2100 BUILDING MAINTENANCE					4,865.43			
2104 ACCUM CAPITAL OUTLAY	817654 DOWNTOWN 2010 PLAN	4/19/17	121345	HOFMANS NURSERY HOFMANS NURSERY	102.96	24977	5 GAL SHRUBS (4)	
	814644 SIXTH/DOUTY PKNG LOT REM	4/26/17	121482	UNITED PARCEL SERVICE UNITED PARCEL SERVICE	11.74	F7476V117	AGEE CONSTRUCTION	
	817606 LONGFIELD CENTER RE-ROO	4/26/17	121482	UNITED PARCEL SERVICE UNITED PARCEL SERVICE	13.18	F7476V117	BLD EXCHANGE	
	817607 POLICE STATION RE-ROOF	4/26/17	121482	UNITED PARCEL SERVICE UNITED PARCEL SERVICE	13.19	F7476V117	BLD EXCHANGE	
Division Total 2104 ACCUM CAPITAL OUTLAY					141.07			
2131 COURTHOUSE SQUARE-OPERTNG	7600 SPECIAL DEPARTMENTAL EX	4/17/17	121286	LOWE'S LOWE'S	38.50	040217	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	4/26/17	121357	A T & T A T & T (13982)	20.28	9522032	2017-03 584-8145 CTEL	

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2131 COURTHOUSE SQUARE-OPERTNG	7495 PROF AND SPEC SERVICES	4/26/17	121410	BERNADETTE THOMPSON DBA HANFORD JANITORIAL SERVICE	450.00		2017-04 CRTHS SQ	
	817675 CTHS ELEVATOR REPAIRS	4/26/17	121469	SCHINDLER ELEVATOR CORP SCHINDLER ELEVATOR CORP	35,396.98	7100337727	ELEVATOR REPAIRS- COURTHO	
	Division Total 2131 COURTHOUSE SQUARE-OPERTNG 35,905.76							
2181 TRANSPORTN FACLT IMP FEE	815665 LCY REALIGN-SH43/SIERRA	4/26/17	121382	CALIF STATE WATER RESOURCE CTL BRD CALIF STATE WATER RESOURCE CTL BRD	1,100.00	SW-0134352	ANN PERMIT LACEY/43	
	815665 LCY REALIGN-SH43/SIERRA	4/26/17	121448	198/43 LLC ONE NINTY EIGHT/FOURTY THREE LLC	404,391.67		PMT #8 12/1-12/31/16	
	815665 LCY REALIGN-SH43/SIERRA	4/26/17	121448	198/43 LLC ONE NINTY EIGHT/FOURTY THREE LLC	102,308.84		PMT #9 01/01-2/28/17	
	815665 LCY REALIGN-SH43/SIERRA	4/26/17	121454	PETERS ENGINEERING GROUP PETERS ENGINEERING GROUP INC	19,820.70	8588	CONST ADMIN/ENGINEER	
	815665 LCY REALIGN-SH43/SIERRA	4/26/17	121494	WILLIAMS SCOTSMAN, INC WILLIAMS SCOTSMAN, INC	2,763.10	99489676	PORTABLE BLDG/HELENA- INS	
	Division Total 2181 TRANSPORTN FACLT IMP FEE 530,384.31							
2185 WATER SYSTEM IMPACT FEE	815642 WATER DIST MAIN EXT PGM	4/26/17	121482	UNITED PARCEL SERVICE UNITED PARCEL SERVICE	6.40	F7476V127	BLD EXCHANGE	
	815642 WATER DIST MAIN EXT PGM	4/26/17	121499	ZUMWALT HANSEN, INC ZUMWALT HANSEN, INC	467.00	11726	09/5-16-04/2/17 WO #9	
	Division Total 2185 WATER SYSTEM IMPACT FEE 473.40							
244 LAD 91-1 T641 SIERA VISTA	7780 UTILITIES-ELECTRICITY	4/26/17	121472	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	114.87		2017-03	
	Division Total 244 LAD 91-1 T641 SIERA VISTA 114.87							

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249	7780	4/26/17	121472	SOUTHERN CALIF EDISON CO	52.32		2017-03	
LAD 94-1 T712 GATEWAY EST	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
Division Total 249 LAD 94-1 T712 GATEWAY EST					52.32			
253	7780	4/26/17	121472	SOUTHERN CALIF EDISON CO	23.07		2017-03	
LAD 97-2 T742 SUMMERFLD	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
Division Total 253 LAD 97-2 T742 SUMMERFLD					23.07			
254	7600	4/19/17	121355	WEST VALLEY SUPPLY INC	86.34	86609	SPRINKLER NOZZELS	
LAD 97-3 T743 COUNTRY CR	SPECIAL DEPARTMENTAL EX			WEST VALLEY SUPPLY INC				
	7780	4/26/17	121472	SOUTHERN CALIF EDISON CO	70.45		2017-03	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
Division Total 254 LAD 97-3 T743 COUNTRY CR					156.79			
266	7780	4/26/17	121472	SOUTHERN CALIF EDISON CO	76.40		2017-03	
LAD 04-4 T802-3 SIERRA	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
Division Total 266 LAD 04-4 T802-3 SIERRA					76.40			
2661	817622	4/26/17	121482	UNITED PARCEL SERVICE	5.87	F7476V117	BLD EXCHANGE	
GAS TAX - 2105	SLURRY SEAL TREATMENT			UNITED PARCEL SERVICE				
	817622	4/26/17	121482	UNITED PARCEL SERVICE	6.02	F7476V137	BLD EXCHANGE	
	SLURRY SEAL TREATMENT			UNITED PARCEL SERVICE				
	817625	4/26/17	121482	UNITED PARCEL SERVICE	17.61	F7476V117	BLD EXCHANGE	
	PAVEMENT RESURF TREATM			UNITED PARCEL SERVICE				
	817625	4/26/17	121482	UNITED PARCEL SERVICE	5.96	F7476V137	BLD EXCHANGE	
	PAVEMENT RESURF TREATM			UNITED PARCEL SERVICE				
Division Total 2661 GAS TAX - 2105					35.46			

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2665 GAS TAX - 2103	816621	4/26/17	121367	ASPHALT PAVEMENT & RECYCL TECH, INC	1,525.00	6980	12TH CIR QC TESTING	
	12TH RESURF/SJVRR-HOME D			ASPHALT PAVEMENT & RECYCL TECH, INC				
	815626	4/26/17	121499	ZUMWALT HANSEN, INC	1,947.65	11748	01/17-04/02/17 WO#4	
	TRAF SIG/11TH AV & HOUSTON			ZUMWALT HANSEN, INC				
Division Total 2665 GAS TAX - 2103					3,472.65			
2669 REGIONAL STP EXCHANGE FDS	815625	4/26/17	121367	ASPHALT PAVEMENT & RECYCL TECH, INC	1,220.00	6980	LACEY CIR QC TESTING	
	LACEY RESURF/GRNFD-MALL			ASPHALT PAVEMENT & RECYCL TECH, INC				
Division Total 2669 REGIONAL STP EXCHANGE FDS					1,220.00			
267 LAD 05-1 MISSION PARK	7780	4/26/17	121472	SOUTHERN CALIF EDISON CO	26.10		2017-03	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
Division Total 267 LAD 05-1 MISSION PARK					26.10			
271 LAD 09-2 T843 LENNAR	7780	4/26/17	121472	SOUTHERN CALIF EDISON CO	80.83		2017-03	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
Division Total 271 LAD 09-2 T843 LENNAR					80.83			
273 LAD 14-01 T843 INDEP SUB3	7780	4/26/17	121472	SOUTHERN CALIF EDISON CO	46.02		2017-03	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
Division Total 273 LAD 14-01 T843 INDEP SUB3					46.02			
2910 WATER CAPITAL	817649	4/26/17	121498	ZENNER PERFORMANCE METERS INC	7,507.50	0035518-IN	AMR SYSTEM UPGRADE/HARDWR	
	AMR SYS UPGRADE/REPL			ZENNER PERFORMANCE METERS INC				
Division Total 2910 WATER CAPITAL					7,507.50			

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390	2020-002	4/17/17	121227	A1 PROPERTY MGMT	60.33	REFUND	UB REFUND	
WATER-OPERATIONS	UNAPPLIED CREDITS FOR UB			A1 PROPERTY MGMT				
	2020-002	4/17/17	121230	AMERICAN DREAM REALTY	33.15	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			AMERICAN DREAM REALTY				
	2020-002	4/17/17	121232	ANDERSEN, TIFFANY A	30.97	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			ANDERSEN, TIFFANY A				
	2020-002	4/17/17	121234	AVEDIAN, MARK A	11.45	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			AVEDIAN, MARK A				
	2020-002	4/17/17	121236	BARRETT, STEFAN K	71.78	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			BARRETT, STEFAN K				
	2020-002	4/17/17	121238	BRIENO, EDDIE	50.59	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			BRIENO, EDDIE				
	2020-002	4/17/17	121242	CODY, CHAD J	47.36	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			CODY, CHAD J				
	2020-002	4/17/17	121245	CONWAY ENTERPRISES	107.09	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			CONWAY ENTERPRISES				
	2020-002	4/17/17	121246	CONWAY ENTERPRISES	105.19	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			CONWAY ENTERPRISES				
	2020-002	4/17/17	121247	CRIDER, NANCY T	70.15	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			CRIDER, NANCY T				
	2020-002	4/17/17	121250	DVP, LP	59.20	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			DVP, LP				
	2020-002	4/17/17	121253	FUNKHOUSER, KYRSTON	71.73	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			FUNKHOUSER, KYRSTON				
	2020-002	4/17/17	121255	GATEWOOD, BRANDON M	130.39	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			GATEWOOD, BRANDON M				
	2020-002	4/17/17	121257	GONCALVES, RYAN	66.61	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			GONCALVES, RYAN				
	2020-002	4/17/17	121258	GREENLEAF, ABIGAIL	110.00	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			GREENLEAF, ABIGAIL				

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390 WATER-OPERATIONS	2020-002	4/17/17	121264	HANFORD WEST FOURSQUARE CHURCH	165.32	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			HANFORD WEST FOURSQUARE CHURCH				
	2020-002	4/17/17	121265	HENSLEY, MARILYN O	38.03	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			HENSLEY, MARILYN O				
	2020-002	4/17/17	121267	HUDGEON, JAMES E	65.28	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			HUDGEON, JAMES E				
	2020-002	4/17/17	121271	JER-DAN INC	59.20	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			JER-DAN INC				
	2020-002	4/17/17	121279	KINGS COUNTY PROPERTIES	81.98	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			KINGS COUNTY PROPERTIES				
	2020-002	4/17/17	121285	LOWDER, LUKE B	26.02	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			LOWDER, LUKE B				
	2020-002	4/17/17	121287	MACIAS, JESSE	100.00	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			MACIAS, JESSE				
	2020-002	4/17/17	121290	MOONEY, JIM	95.98	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			MOONEY, JIM				
	2020-002	4/17/17	121291	MRO INVESTMENTS C/O INTELIS	25.42	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			MRO INVESTMENTS C/O INTELIS				
	2020-002	4/17/17	121292	NAVA, DIANA P	73.03	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			NAVA, DIANA P				
	2020-002	4/17/17	121293	NEWTON, DAVID J	32.65	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			NEWTON, DAVID J				
	2020-002	4/17/17	121298	PONCE SR, JOHN D	111.30	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			PONCE SR, JOHN D				
	2020-002	4/17/17	121301	REYES, EDGAR	63.72	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			REYES, EDGAR				
	2020-002	4/17/17	121303	SEARCHLIGHT REALTY	28.01	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			SEARCHLIGHT REALTY				
	2020-002	4/17/17	121306	SMITH, AMBER L	25.73	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			SMITH, AMBER L				

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390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UB	4/17/17	121308	SOUZA, ROBERT W SOUZA, ROBERT W	95.98	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	4/17/17	121310	STRATUS PROPERTY MANAGEMENT STRATUS PROPERTY MANAGEMENT	112.69	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	4/17/17	121311	STUDEBAKER, JAMES STUDEBAKER, JAMES	33.13	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	4/17/17	121313	TDH LAND & CATTLE TDH LAND & CATTLE	70.50	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	4/17/17	121320	VALERO VALERO	13.22	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	4/17/17	121321	VALERO VALERO	235.12	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	4/17/17	121322	VALERO VALERO	208.11	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	4/17/17	121323	VALERO VALERO	289.07	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	4/17/17	121325	VARO-REAL INVESTMENTS INC VARO-REAL INVESTMENTS INC	59.20	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	4/26/17	121385	CANO, JOE CANO, JOE	12.27		REISSUE CK 117489	
Division Total 390 WATER-OPERATIONS					3,146.95			
400 CITY PAYROLL REVOLVING	2073 AMERICAN FID FLEX-DEFERR	4/17/17	121216	AMERICAN FIDELITY ASSURANCE-FLEX AMERICAN FIDELITY ASSURANCE-FLEX	2,809.91		DED:396 AMFID FLEX	
	2063 EMPLOYEES ATTACHMENT P	4/17/17	121217	CALIF STATE DISBURSEMENT UNIT CALIF STATE DISBURSEMENT UNIT	586.85		DED:206 ATTACHMENT	
	2063 EMPLOYEES ATTACHMENT P	4/17/17	121218	FRANCHISE TAX BOARD FRANCHISE TAX BOARD	495.00		DED:210 ATTACHMENT	
	2059 EMPLOYEES ASSOCNS PAYA	4/17/17	121219	G E M A 1121211070 G E M A	660.00		DED:621 GEMA	

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400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYA	4/17/17	121220	H M E A 0000129193 H M E A	36.00		DED:600 HMEA	
	2059 EMPLOYEES ASSOCNS PAYA	4/17/17	121221	H P O A 3242162141 H P O A	2,600.00		DED:607 HPOA	
	2059 EMPLOYEES ASSOCNS PAYA	4/17/17	121222	I A F F, LOCAL 3898 A/C#9129026 I A F F, LOCAL 3898	1,161.00		DED:615 I A F F	
	2059 EMPLOYEES ASSOCNS PAYA	4/17/17	121222	I A F F, LOCAL 3898 A/C#9129026 I A F F, LOCAL 3898	10.50		DED:622 I A F F	
	2063 EMPLOYEES ATTACHMENT P	4/17/17	121223	KINGS COUNTY SHERIFF'S OFFICE KINGS COUNTY SHERIFF'S OFFICE	551.27		DED:209 ATTACHMENT	
	2063 EMPLOYEES ATTACHMENT P	4/17/17	121224	MICHAEL H MEYER MEYER, MICHAEL H	274.62		DED:205 ATTACHMENT	
	2059 EMPLOYEES ASSOCNS PAYA	4/17/17	121225	S E I U LOCAL 521 S E I U LOCAL 521	2,791.14		DED:601 SEIU MEMBR	
	2059 EMPLOYEES ASSOCNS PAYA	4/17/17	121225	S E I U LOCAL 521 S E I U LOCAL 521	435.40		DED:602 SEIU FEEPR	
	2063 EMPLOYEES ATTACHMENT P	4/17/17	121226	U S DEPT OF EDUCATION U S DEPT OF EDUCATION	179.61		DED:212 ATTACHMENT	
	2072 AMERICAN FID ASSURANCE	4/26/17	121362	AMERICAN FIDELITY ASSURANCE AMERICAN FIDELITY ASSURANCE	1,681.20	B601989	2017-05 AMER FID	
	2073 AMERICAN FID FLEX-DEFERR	4/26/17	121362	AMERICAN FIDELITY ASSURANCE AMERICAN FIDELITY ASSURANCE	406.32	B601989	2017-05 AMER FID	
	Division Total 400 CITY PAYROLL REVOLVING				14,678.82			
511 MISC CASH DEPOSITS TRUST	3005-044 BLDG STD ADMIN REVLV FUN	4/26/17	121378	CALIF BUILDING STANDARDS COMM CALIF BUILDING STANDARDS COMM	1,066.50		01-03/17 BLDG STD FEE	
	3005-070 DISAB ACCES-BL-SB1186	4/26/17	121380	CALIF DIVISION OF STATE ARCHITECTS CALIF DIVISION OF STATE ARCHITECTS	483.26		FY17 Q3 DISAB SB 1186	
	3005-070 DISAB ACCES-BL-SB1186	4/26/17	121386	CASA DEL SOL APARTMENTS CASA DEL SOL APARTMENTS	39.00		LICENSE REFUND	

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
511 MISC CASH DEPOSITS TRUST	3001-1 REC-AUDITORIUM DEP TRUS	4/26/17	121387	COLLEGE OF THE SEQUOIAS COLLEGE OF THE SEQUOIAS	250.00	2002836	REFUND CIVIC DEP 8522	
	3005-070 DISAB ACCES-BL-SB1186	4/26/17	121388	COLLEGE PLANNING ASSISTANT COLLEGE PLANNING ASSISTANT	29.50		LICENSE REFUND	
	3005-070 DISAB ACCES-BL-SB1186	4/26/17	121393	DAVIS & ROBERTS CONSTRUCTION DAVIS & ROBERTS CONSTRUCTION	5.00		REISSUE CK 117508	
	3001-1 REC-AUDITORIUM DEP TRUS	4/26/17	121402	TOM GAFFNEY GAFFNEY, TOM	1,250.00	2002835	REFUND CIVIC DEP7305	
	3001-1 REC-AUDITORIUM DEP TRUS	4/26/17	121414	MARIO HELO HELO, MARIO	250.00	2002837	REFUND PRK SHLTR 9034	
	3001-1 REC-AUDITORIUM DEP TRUS	4/26/17	121425	KINGS CO DHIA KINGS CO DHIA	1,000.00	2002839	REFUND CIVIC DEP 117	
	3005-070 DISAB ACCES-BL-SB1186	4/26/17	121451	PARTY CITY #968 PARTY CITY #968	90.00		LICENSE REFUND	
	3001-1 REC-AUDITORIUM DEP TRUS	4/26/17	121495	WINDSOR AUCTION HOUSE WINDSOR AUCTION HOUSE	250.00	REISSUE	REISSUE CK 117947	
Division Total 511 MISC CASH DEPOSITS TRUST					4,713.26			
					1,411,203.71			



AGENDA STAFF REPORT

MEETING DATE: 5/2/2017

AGENDA SECTION: A

SUBJECT:

Community Development: Public Hearing to Adopt the 2017 Community Development Block Grant (CDBG) Entitlement Action Plan

RECOMMENDATION:

That the City Council hold a Public Hearing and by motion approve and adopt the 2017 CDBG Annual Action Plan.

BACKGROUND:

Each year, the City receives an entitlement allocation of CDBG funding from the grant requires the City prepare a five-year Consolidated Plan and annual Action Plan.

As a participating jurisdiction and entitlement community, the City of Hanford receives a federal formula grant through the U.S. Department of Housing and Urban Development (HUD). The entitlement provides the City with annual direct grant, to provide decent affordable housing, a stable living environment and to expand economic opportunities, primarily for low-income persons/households. This includes census tract areas that reflect 51% of the household income at or below 80% area median income.

CDBG funds are to be used to meet one the three national objectives; 1) benefit low to moderate-income persons and/or neighborhoods, 2) eliminate or prevent slum and blight or 3) address an urgent community need.

At the March 15, 2017, City Council meeting, City Council provided direction on the proposed 2017-Action Plan. Based on Council's direction staff prepared the 2017 Draft Action Plan. A 30-day comment period from March 28, 2017 to April 28, 2017 was noticed in local newspaper. No comments have received, as of the date of preparation of the report.

Staff has not received notice of Program Year 2017 Action Plan funding. Typically, HUD notifies grantees between April and June. Therefore, the figures provided to the public and

Council at this time, are estimated on the previous year allocation. The 2017 funding may be more or less, if there is a difference it will be reflected within the Lacey Park Improvement Project.

The City's CDBG budget for 2017-2018 is estimated at \$1,060,065, which includes \$520,355 in allocation grant funds, \$80,000 in CDBG program income, \$278,710 in CDBG repayment funds and \$181,000 in prior year carryover.

FISCAL IMPACT:

ATTACHMENTS:

Resolution 17-25-R

Action Plan 2017.draft

Action Plan 2017 Proposed Budget

RESOLUTION NO. 17-25-R**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN
FOR FISCAL YEAR 2017-2018**

At a regular meeting of the City Council of the City of Hanford duly called and held May 2, 2017, upon motion of Council Member _____, and seconded by Council Member _____, and carried, the following resolution was adopted:

WHEREAS, the City of Hanford opted to become an Entitlement Community within the Community Development Block Grant (CDBG) Program in March 2004, allowing the City to receive an allocation directly from the U.S. Department of Housing and Urban Development (HUD) each year; and

WHEREAS, the City of Hanford is eligible to receive an estimated \$520,355 in CDBG Entitlement Funds in Fiscal Year 2017-18. Due to delays in establishing the budget at the federal level, the City's exact allocation may not be available until May or later. Depending on the final allocation amount, funding for individual activities may need to be adjusted; and

WHEREAS, the funds will be used to benefit low to moderate-income households and neighborhoods in the elimination or prevention of slum and blight for such programs as housing rehabilitation, affordable homeownership assistance, neighborhood improvement, community services, as well as community development activities such as the construction or rehabilitation of community infrastructure and facilities and economic development; and

WHEREAS, pursuant to the provisions of the Housing and Community Development Act of 1974, as amended, the thirty day review period for the Action Plan for Fiscal Year 2017-18 has expired without public comment.

NOW, THEREFORE, BE IT RESOLVED that the City Council adopt the Community Development Block Grant Action Plan for the period from Fiscal Year 2017-18 (Attachment 1)

PASSED, ADOPTED AND APPROVED this ____ day of _____, 2017 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

DAVID G. AYERS
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 _____, 2017.

Date: _____

City Clerk

2017 Action Plan Draft Community Development Block Grant CDBG

CITY OF HANFORD



The public is invited to make comments and recommendations regarding this proposed PY 2017 Action Plan. Copies of the Draft Plans will be available on the internet at <http://www.cityofhanfordca.com/> from March 28 to April 28, 2017.

Comments may be e-mailed to slerma@cityofhanfordca.com or mailed to 317 North Douty Street, Hanford, CA 93230. For questions regarding this report, call Sandra Lerma, Community Development Housing, at 559-585-4766.

Proposed Action Plan subject to change based on Final Grant Amount

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**1. Introduction**

- The City of Hanford (City) is an entitlement jurisdiction that receives federal funds from the U.S. Department of Housing Urban Development (HUD) funding under the Community Development Block Grant (CDBG), which are designed to assist low and moderate income (LMI) households, investing in Hanford's local community/neighborhoods.
- As an entitlement jurisdiction, HUD requires that the City prepare a Consolidated Plan every five years to foster a community-wide dialogue regarding the market environment and affordable housing community development needs of the City. The Strategic Plan is a specific course of action, which builds on local assets and coordinates a response to the needs of the community.
- As part of the Con Plan, and Strategic Plan, the City also is required to prepare an annual Action Plan to report on the distribution of federal funding for the program year, which starts July 1st through June 30th the following year. The annual plan explains how the City of Hanford intends to use its CDBG funding, and how the funded programs, projects and activities will address the priorities identified in the Consolidated Plan, more specifically the Strategic Plan. The Annual Plan also identifies the federal and non-federal resources that will be used to meet the goals of the approved Consolidated Plan.
- This is the fourth year Action Plan, which reflects the goals and objectives for the period starting July 1, 2017 through June 30, 2018.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

A. Creation and preservation of affordable housing:

- Rehabilitate existing housing
- Support the development of affordable housing

B. Provide a suitable living environment:

- Support public improvement projects to qualifying neighborhoods Activities that will benefit communities, families, or individuals by addressing issues in their living environment

C. Public services**3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City was successful in addressing the majority of the goals and objectives in the FY 2015-2016 Consolidated Annual Performance and Evaluation Report (CAPER), the most recent and complete reporting period, the City of Hanford was successful in meeting the majority of its goals and objectives. All funds were used to carry out activities that benefited very low- to moderate-income persons. CDBG funds were used to fulfill identified housing, public service, and neighborhood improvement needs. Some of the programs that were assisted during the FY 2015-2016 included: first-time homebuyer, housing rehabilitation, homeless support services, after-school youth activities, and code enforcement.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

A public notice requesting comments from citizens and agencies about the estimated City's CDBG funding allocations, and housing and community development needs and priorities for the 2017-2018 program year was published in English and Spanish in the Hanford, Sentinel on March 10, 2017. This notice also informed the public about a public meeting to be held on March 21, 2017, for the purpose of receiving comments on these topics. The meeting was well attended.

A public meeting to receive comments from citizens and agencies about the City's CDBG funding allocations, and housing and community development needs and priorities for the 2017-2018 program year was held before the City Council on March 21, 2017.

Upon completion of the Draft Action Plan, it was released for a 30-day public review period beginning on March 28, 2017 and ending on April 28, 2017. Comments received during the public review period will be incorporated into the Final Action Plan.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

At the first City Council public meeting on March 21, 2017, several comments were made on various organizations and projects.

- Twelve individuals spoke in favor of Kings Community Action Organization- Youth Lead Program
- One individual spoke in favor of Women with Visions Unlimited, Inc.

Any public comments received during the public comment period from March 28, 2017 to April 28, 2018 will be included in the Plan, including any reasoning for not accepting certain comments, if applicable.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments are welcomed and appreciated.

Annual Action Plan

3

7. Summary

The Consolidated Plan is a strategic plan that utilized data and public input to determine housing and community needs. The Action Plan is an expenditure plan for the use of CDBG funds to address identified needs. The City's overall objective for the CDBG program is to create a viable community by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. To accomplish this objective, the City of Hanford will fund a high and medium priority level of activities with CDBG funds during FY 2017-2018.

DRAFT

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	City of Hanford	Community Development Housing

Table 1 – Responsible Agencies

Narrative (optional)

The Community Development Department, more particularly the City's Administrative Analyst, will be responsible for ensuring that programs, projects, and administration are carried out in compliance with CDBG and HOME Investment Partnership Funds program requirements. This includes, but is not limited to, ensuring each proposed project meets a national objective, all required records/documentation are maintained, environmental clearances have been completed, project costs and/or charges are eligible, and not less than 70 percent of CDBG funds benefit low- and moderate-income persons.

For matters concerning the Consolidated Plan and/or the City's CDBG program in general, contact the City's Housing Administrative Analyst at the number and email below:

Consolidated Plan Public Contact Information

Sandra Lerma-Martinez

559-585-4766 email: slerma@cityofhanfordca.com

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City plans to participate in monthly Continuum meetings, which are comprised of various governmental departments and service providers, who share their existing programs and needs. Each meeting includes a speaker and information regarding services each agency provides. These collaborative efforts result in enhanced coordination, exchange of best practices, and a better understanding of community needs.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The consolidated plan must provide a concise summary of the jurisdiction's activities to enhance coordination among the Continuum of Care, public and assisted housing providers, and private and governmental health, mental health, and service agencies. The summary must address the jurisdiction's efforts to coordinate housing assistance and services for homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) and persons who were recently homeless but now live in permanent housing.

The City of Hanford provides funding and works closely with the Kings/Tulare Homeless Alliance (Alliance) in an effort to support, create, and sustain solutions that address homelessness within the city. As the designated Continuum of Care, the Alliance is responsible for the planning process for the bi-county region which includes the City of Hanford.

The mission of the Alliance is to coordinate and leverage policy and resources that empower community partners to address homelessness in Kings and Tulare County. Through its mission, the Alliance sets funding priorities and local policies, facilitates initiatives and tracks performance of homeless programs within the region.

Alliance membership meetings are held on a monthly basis and include diverse representation such as Kings United Way, Kings Gospel Mission, Kings Community Action Organization, the Salvation Army, Turning Point, Westcare, Kingsview Behavioral Health, Kings County Behavioral Health, Kings County Commission on Aging and the US Department of Veteran's Affairs. Additionally, the Alliance facilitates a monthly case management roundtable where housing providers, healthcare providers, VA, mental health and other service providers meet to work cases and to place new clients into housing from the coordinated assessment system.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Hanford is an active partner with the Alliance. Together with other key stakeholders, the Alliance and City of Hanford are working on the program design and implementation of a Housing Support Center (HSC). The HSC is designed to serve as the first point of entry into the homeless social service system for many of Hanford's adults experiencing homelessness, whether for the first time and also those who have been living on the streets for years. The HSC is designed to serve as a day center that offers basic services such as showers, mail services, document storage, as well as telephone and computer access. These services will serve as a platform to build trust with those experiencing chronic homelessness. The overarching goal of the HSC is to assess client needs, provide information on how and where to access services, and meet the basic emergency needs of homeless adults.

Additionally, the Alliance hosts dozens of meetings each year with its members, community stakeholders, and providers to elicit feedback and to ensure community-wide support of strategic initiatives. Areas addressed through these meetings include funding priorities, performance standards, local policies, and annual goals.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Not applicable. The City does not receive ESG funding.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Kings Tulare Continuum of Care
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A public notice was published inviting them to attend the public meeting to provide input.

2	Agency/Group/Organization	KINGS COMMUNITY ACTION ORGANIZATION
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Utility assistance programs
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation, meeting to provide information with various departments.
3	Agency/Group/Organization	CHAMPIONS RECOVERY ALTERNATIVE PROGRAMS, INC.
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-Education Recovery

What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation, meeting to provide information with various departments

Identify any Agency Types not consulted and provide rationale for not consulting

Consultation provided information; Continued partnership/collaboration. Presented in the ConPlan as high priority need. A survey was distributed in February of 2014 to better understand the need of the population of the community.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Kings/Tulare Homeless Alliance (COC)	Connecting the Dots is a Ten Year Plan to prevent homelessness in the Kings and Tulare County region. This effort is aligned with the Strategic Plan's goal to support activities that prevent and end homelessness.
San Joaquin Valley Fair Housing and Equity FEHA	California Coalition for Rural Housing	The FEHA provides an overview of the racial and economic segregation patterns in the City and describes its impact on residential mobility. The report also includes a set of recommendations to promote integration in the City and lessen the negative consequences generated as a result of segregation identified within the report. Both plans focus on supporting and promoting the creation of affordable housing opportunities for LMI and special needs households.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Hanford General Plan HSH Element	City of Hanford	The Housing Element identifies the housing needs of the community, goals and objectives to address those needs, and outlines the efforts to pursue specific policies and programs to achieve it's goals and objectives. The Strategic Plan supports in the Housing Elements plan to ensure that there is adequate supply of affordable housing to meet the current and future needs of population.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City benefits from having a group of established non-profit organizations specializing in serving homeless, special needs, and other low income populations.

The City has worked diligently to foster and develop relationships with the organizations that provide housing and supportive services to low-income and special-needs populations. City staff is accessible to housing and social service providers and continue to develop the CDBG and HOME application processes. These efforts will continue during the next action plan period and through the Consolidated Plan period.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Hanford increased its efforts to involve its residents in the development of the Consolidated and Action Plans. These efforts began with the distribution of a community-needs survey. Nine hundred surveys were returned, which was a higher number than projected. The results of the survey indicate that the community needs are similar to that of the previous Consolidated Plan cycle, with housing being ranked the highest need. Two public forums were held at a venue located in a CDBG target area in hopes of attracting residents likely to qualify for CDBG funding; unfortunately, the turnout was minimal. Nine persons attended the forums; all comments were accepted and considered when preparing this Action Plan. The City also issued a Notice of Funding Availability (NOFA) to non-profit service providers. Three applications for funding through the City's NOFA were received.

The public notice was posted for interested parties to attend the first public hearing held on March 21, 2017, to receive public comment. The notice included the date, time, and location of the meeting. Additional efforts will be made by providing notices to local non-profit service providers to share and publish viewing. The City offers several opportunities and comment throughout the Action Plan process.

The public hearing for adoption of the Action Plan is scheduled for May 2, 2017.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Newspaper Ads in both English and Spanish were published for the Public Meeting, Public Comment Period and Public Hearing	None received	None received	
2	Message board at City Hall	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	None received	None received	No Comments received to date	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	An estimated 75 persons attended this meeting	13 comments were received in favor of public services	All comments are accepted and appreciated	
4	Newspaper Ad Hanford Sentinel Legal Section	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public Notice was published on March 10, 2017 and March 28, 2017	TBD	No comments received to date No comment would be declined	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

For the 2017 Action Plan, the allocations for Hanford is estimated at \$520,355 in CDBG grant funds, of which an estimated \$80,000 in program income and \$181,000 in previous year's grant funds will be reallocated to eligible activities. These figures are based on 2016 HUD Grantee Summary and the assumptions that CDBG funding distribution formulas and/or the number of communities eligible to receive entitlement grants will remain constant. If any of these conditions change, projected activities and accomplishments are also subject to change. **Any increase or decrease in the actual 2017 allocation will be directed toward Lacey Park Play Ground Improvements**

The City of Hanford, as a Grantee, recognizes that under a Grant Agreement with HUD, it must reimburse the Federal Government for unsupported and/or ineligible project expenditures made with CDBG funds. The City has agreed to reimburse its local CDBG Program Account in the amount of \$718,065 from non-federal funds over a period of three years.

The first payment was made in FY17 with 2016 Action Plan first payment of \$239,355 in FY 2017, the City allocated \$200,000 of first payment to First Time Home owner assistance (24 CFR 570.201(n) to assist three (3) First Time Homebuyers. The balance of \$39,355 will be carried over. Second payment of \$239,355 is scheduled no later than September 30, 2017. The City of Hanford will allocate \$278,710 in repayment funds to affordable housing. 570.201 (n) 570.202

The City has applied for \$500,000 in State HOME grant funds and estimates it will receive \$100,000 HOME program income-eligible for homebuyer's assistance.

Below is a list of potential financial resources considered a part of the City's overall financial plan to address priority needs and specific objectives identified in the five-year Consolidated Plan. The number and availability of these programs to assist cities is limited, and funding new projects is unpredictable. The following programs are local, state, and federal programs.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$520,355 estimated allocation	\$80,000 estimated	\$181,000 \$39,355 \$239,355	\$1,060,065	\$1,819,775	CDBG funds shall be used towards eligible projects and programs, such as housing, public services, public improvements, ADA sidewalk, facility improvement, street improvements and park improvements Con Plan \$- The remaining two year estimated allocation, program income and repayment.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The funds will be utilized for providing affordable housing opportunities to Hanford residents, through homebuyer and home-repair programs, as well as providing public services to very low-to moderate-income Hanford residents through partnership with various nonprofits that provide services to special-needs groups and/or individuals. In FY 2018, Hanford will fund activities in furtherance of the objectives and priorities identified in the Strategic Plan with the outcome of improving availability, accessibility, affordability and sustainability through activities which benefit the community. The activities for the 2018 FY will support at least one objective and one outcome.

If appropriate, describe publically owned land or property located within the jurisdiction that may be

used to address the needs identified in the plan

With the elimination of the City's RDA Redeployment Agency (RDA), the City has become the Successor Agency and will be moving forward on the next steps related to previously owned RDA land.

Discussion

DRAFT

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c) (3) & (e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2014	2018	Affordable Housing	CITY OF HANFORD	Affordable Housing	CDBG: \$480,349	Homeownership Housing 2 Buyers Assisted Rehabilitated: 15 Household Housing Unit
2	Suitable Living Environment	2014	2018	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Public Improvements	CITY OF HANFORD	Public Services	CDBG: \$88,000	Public service activities other than Low/Moderate Income Housing Benefit: 540 Persons Assisted Homelessness Prevention: 250 Persons Assisted
	Suitable Living Environment	2014	2018	Community Development Public Improvements	City Of Hanford	Public And Park Improvements	CDBG \$371,645	Public Facility or Infrastructure Activities Other than Low/Moderate Income Housing Benefit:

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Program Administration	2014	2018	Other Non-Housing Community Development	City Of Hanford	Program Administration Planning and management	CDBG \$120,071	

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Description	Creation and preservation of decent affordable housing
2	Goal Name	Suitable Living Environment
	Description	Provide a suitable living environment
3	Description	Program administration, planning and management
	Description	Provide program administration, planning and management

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Homeowner rehabilitation: an estimated 58 housing units

AP-35 Projects – 91.220(d)

Introduction

The City of Hanford proposes to use CDBG entitlement funds to continue its efforts in promoting decent, safe, and affordable housing opportunities for Hanford's low- and moderate- income persons, as well as building community through various public services.

CDBG funds will be utilized to focus on some the City's most critical needs, as determined by the various outreach efforts:

- Provision of affordable housing opportunities that benefit low- and moderate- income households, especially those with special needs.
- Provision of services and/or programs that benefit low-and moderate-income households, especially those with special needs.

This FY 2017-2018 Action Plan allocates funding to housing rehabilitation activities through the City's Emergency Repair Program. This program targets low- to moderate-income homeowners and offers financing for emergency repair needs, such as: roof replacement, heating/air repair or replacement, and handicap modifications.

The Housing Staff will monitor, administer, and capture the accomplishments of its activities through a reporting process which requires City departments and partner agencies to report on the beneficiaries of U.S. Department of Housing and Urban Development (HUD) funded activities. Accomplishments of each project will be recorded in a quantitative manner that measures productivity by addressing the following categories:

Eligible projects that will be undertaken during fiscal year 2017-2018.

#	Project Name
1	Public Service/Women with Visions Unlimited, Inc.
2	Public Service/ KCAO
3	Public Services/ Kings Tulare Continuum of Care
4	Senior Utility Assistance Program/ Public Service
5	Fair Housing/Public Service
6	Homeowner Rehabilitation
7	First Time Homebuyer
8	Parkside Project - Support of Affordable Housing
9	Public Infrastructure Improvements- ADA sidewalks, curb and gutters, lighting CDBG Target Areas
10	Park Improvements - Harris St. Ball Park Improvements
11	Park Improvements – Lacey Park, Play Ground Improvements

#	Project Name
12	Longfield Center Cooling Improvements
13	CDBG Administration 2017

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The primary obstacle to addressing the underserved needs is lack of funding. The City relies on CDBG Entitlement funds, program income, and any State funds it can apply for to carry out the programs identified in this Action Plan.

The above projects and their allocations were selected primarily because they were identified as a higher need in the City's Consolidated Plan.

The public-service allocation is limited; therefore, not all applicants could be funded. While all three applications proposed CDBG eligible activities, the projects selected for funding are those that, 1) ranked the higher need per recent community outreach, 2) propose to spend funding timely, and 3) have knowledge of CDBG regulations.

The City of Hanford must comply with various program requirements imposed by federal regulation for the award and expenditure of federal funds through CDBG. On occasion, the City experiences situations that require the reallocation of funds if funds remain in a balance or if projects are stagnant and cannot expend the awarded funds. The City could also receive program income in the form of repaid loans, which the City must award and use immediately to comply with federal program requirements.

To help comply with federal regulations and create a community benefit, the City is developing a proactive solution to quickly award reallocated funds from such projects via the identification of the following list of top alternative project, for funding consideration. Identifying these alternative projects does not mean they will receive funding but that they are on a list of potential projects that could receive an award of funds should the funds become available and the projects identified in the Action Plan are approved by the City Council. If funds do become available, the City will re-evaluate the project needs and the maximum benefit the project could produce.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	Public Service/Women with Visions Unlimited Inc.
	Target Area	CITY OF HANFORD
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Services,
	Funding	CDBG: \$10,000
	Description	Literacy Program- The program will serve students grades 1 st -6 th grade. Programs are tailored to fit individual need. The program is designed to impact the community's youth and families. The focus of this project includes bringing together strong qualified members from the community to ensure the program is successful. We intend to use residents to fill the tutor positions that are available to assist children and their families in the program. Volunteers will be given proper training, on-going training, coaching and regular feedback to help foster strong relationships and longevity.
	Target Date	August 2017-May 2018
	Estimate the number and type of families that will benefit from the proposed activities	40
	Location Description	Sites will be established in low income and affordable housing apartments.
2	Planned Activities	
	Project Name	Public Service/ Fair Housing Education
	Target Area	CITY OF HANFORD
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Services,
	Funding	CDBG: \$7,000

	Description	A Fair Housing Educational Services Program thru which a HUD certified consultant, or experienced fair housing non-profit, would provide educational assistance to eligible residents who may be facing housing challenges
	Target Date	June 2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Grantees in the CDBG program have a responsibility to affirmatively further fair housing. This program will assist in providing fair housing education, training working with a professional, non-profit dedicated to providing services regarding housing discrimination, fair housing outreach/education, and tenant and landlord rights and responsibilities. This is a public service.
3	Project Name	First Time Homebuyers
	Target Area	CITY OF HANFORD
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	\$217,198
	Description	The First-Time Homebuyer Program is designed to assist first-time very low and low-income families in purchasing a home. Up to \$75,000 in down payment and closing cost assistance will be provided as secondary financing to each family utilizing CDBG Entitlement and program income funds. All entitlement funds will be eventually recaptured and deposited into a local CDBG Entitlement account for reuse on eligible programs and/or projects.
	Target Date	June 2018
	Estimate the number and type of families that will benefit from the proposed activities	6 VL/L First Time Homebuyers

	Location Description	City of Hanford
	Planned Activities	The First-Time Homebuyer Program is designed to assist first-time very low and low-income families in purchasing a home. Up to \$75,000 in down payment and closing cost assistance will be provided as secondary financing to each family utilizing CDBG Entitlement and program income funds. All entitlement funds will be eventually recaptured and deposited into a local CDBG Entitlement account for reuse on eligible programs and/or projects.
4	Project Name	Planning and Administration
	Target Area	CITY OF HANFORD
	Goals Supported	
	Needs Addressed	Program Administration
	Funding	CDBG: \$120,071
	Description	The City of Hanford will utilize up to 20% of the CDBG FY 2017-2018 budget to provide administration and oversight of the City CDBG Program: Eligible costs include, but are not limited to, paying staff time for administrative duties associated with carrying out the grant, paying for training, materials, and advertising.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
5	Planned Activities	There is a need for planning, management, monitoring and oversight of sub-recipients, nonprofits developers and oversight of federal, state and local funded programs
	Project Name	Housing Rehabilitation
	Target Area	CITY OF HANFORD
	Goals Supported	Affordable Housing
	Needs Addressed	Creating Suitable Living Environments
	Funding	CDBG: \$150,000
	Description	Homeowner Rehab
	Target Date	06/2018

	Estimate the number and type of families that will benefit from the proposed activities	15 VL/Low Homeowners
	Location Description	City of Hanford
	Planned Activities	The City of Hanford will continue to offer the Emergency Repair Program. Through this program, qualifying residents are offered financing for emergency home repairs. The program offers up to \$10,000 per household. Repairs include, but are not limited to, roof repair or replacement, water meter replacements, heating and/or air repair or replacement, painting of exterior and including accessibility . It is anticipated that 15 households will be assisted through the program.
6	Project Name	Public Service/ Kings-Tulare Continuum of Care
	Target Area	CITY OF HANFORD
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	The Kings Tulare Continuum of Care (COC) is a non-profit organization that partners with several area agencies to address the homeless needs in Hanford. CDBG funds will be used to help fund a variety of activities, including, but not limited to, the Annual Project Homeless Connect and the Point in Time census.
	Target Date	6/2018
	Estimate the number and type of families that will benefit from the proposed activities	250 homeless persons- extremely low to low income
	Location Description	City of Hanford

	Planned Activities	The City has a partnership with the Continuum of Care (COC) to support and address issues of homelessness. The COC is a consortium of housing providers, service providers and local governments that work together to end homelessness in Kings and Tulare Counties. To strengthen the continuum has a 501 (c) 3 status in order to competitively apply for foundation and corporate funding. The continuum is focused on systematically implementing systems and programs that help support existing homeless organizations and offer the resources that are locally needed to be successful. Project Homeless Connect Event-is an event that allows homeless people to access several service providers in one day as opposed to malign calls and visits on their own-something that could normally take weeks or months. A wide array of free services are provided for the homeless individuals and families as well as those who are at-risk of homelessness.
7	Project Name	Public Service/ KCAO
	Target Area	CITY OF HANFORD
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Services, Public and Park Improvements
	Funding	CDBG: \$58,000
	Description	KCAO is a non-profit organization that currently administers the Youth Lead Project. The project focuses and encourages academics, recreation, and enrichment. KCAO intends to work with 200 at risk children for 2017/2018. CDBG funds will be used for operational expenses.
	Target Date	6/2018
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 200 high-risk youth VL/M income youth.
	Location Description	City of Hanford

	Planned Activities	KCAO is a non-profit organization that currently administers the Youth Lead Project. The project focuses and encourages academics, recreation, and enrichment. Since 2013, Youth Lead has worked with over 250 high-risk youth. CDBG funds will be used for operational expenses, the program emphasizes on academic development, healthy recreational activities, child enrichment activities, civic responsibility for all program participants ages 6 to 17.
8	Project Name	Public Service/ Senior Utility Assistance Program
	Target Area	CITY OF HANFORD
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Services,
	Funding	CDBG: \$3,000
	Description	6/2018
	Target Date	June 2018
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	City of Hanford
	Planned Activities	Assist very to low to moderate income senior with utility assistance
9	Project Name	Parkside New Housing- Infrastructure In Support If Affordable Housing
	Target Area	City of Hanford
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	\$90,000
	Description	Infrastructure improvements in support of affordable housing
	Target Date	6/2018

	Estimate the number and type of families that will benefit from the proposed activities	4 families VL to Low Families
	Location Description	Parkside and 12 th avenue
10	Project Name	Public Improvements / Harris Street Ball Park Improvements
	Target Area	CITY OF HANFORD
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Facility Improvements
	Funding	CDBG: \$60,000
	Description	The City's Parks and Recreation Department enhances the quality-of-life of the residents of Hanford by managing park systems and public grounds in a manner that provides residents with safe, clean, and attractive outdoor open spaces.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 1445 low to moderate income families will benefit from the proposed activity.
	Location Description	501 South Harris St. Hanford CA 93230
11	Project Name	Public Improvements / Lacey Park Play Ground Improvements
	Target Area	CITY OF HANFORD
	Goals Supported	Suitable Living Environment
	Needs Addressed	Community Services
	Funding	CDBG: \$100,000

	Description	The City's Parks and Recreation Department enhances the quality-of-life of the residents of Hanford by managing park systems and public grounds in a manner that provides residents with safe, clean, and attractive outdoor open spaces. Removal of existing play equipment and installation of playground and shade canopy
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	6,465 very low to low income beneficiaries
	Location Description	Census Tract 9
12	Project Name	Street Lighting Corner of Irwin and Hanford and Hanford Armona Rd & Redington Ball Park Alley,
	Target Area	CITY OF HANFORD
	Goals Supported	Suitable Living Environment
	Needs Addressed	Public Infrastructure
	Funding	CDBG: \$211,645
	Description	Curb and gutter, lighting, sidewalk improvements - LMI census tract 11
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Census Tract 11
13	Project Name	Longfield Cooling Upgrades
	Target Area	CITY OF HANFORD
	Goals Supported	Suitable Living Environment

	Needs Addressed	Public Infrastructure
	Funding	CDBG \$23,151
	Description	Cooling Improvements
	Target Date	6/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Census Tract 11

DRAFT

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Hanford (City) is the seat of Kings County, consisting of 16.6 square miles, with a population of 55,200 people. Hanford has approximately 18,777 total housing units, with a residential vacancy rate of 5.4% per the City's General Plan Update.

IDIS Low/Mod Census Tracts (eligible CDBG Target Areas)

Low-Mod Income (LMI) concentration is defined as census tracts where at least 51% of the median household income is 80% or less than the jurisdiction as a whole. There are 13 census tracts identified meeting low/mod income areas.

Geographic Distribution

Target Area	Percentage of Funds
CITY OF HANFORD	80

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG Entitlement funds are limited to CDBG Target Areas (located within the Hanford city limits). This area is considered central Hanford and mostly encompasses areas North of Hanford-Armona Road and South of Grangeville Blvd, in between 8th and 13th Avenues. To insure compliance, the City will also refer to HUD's new mapping tool to identify qualifying areas. Currently, there are 14 identified census tracts in the City of Hanford: 800.4, 900.1, 900.4, 900.5, 900.6, 900.7, 1002.1, 1002.2, 1002.3, 1100.1 and 1100.2, 1100.3, 1100.4

The following census tracts within the CDBG Target Area are also identified as Minority Concentration areas according to recent census maps: 800.3, 800.4, 900.1, 900.4, 900.5, 900.6, 900.7, 1001.1, 1002.1, 1002.2, 1100.1, 1100.2, 1100.3 and 1100.4.

Public services primarily serve low income residential areas. Please note that the City has a significant low income population, and a significant population living within the areas predominately low income.

Direct benefit programs such as housing rehabilitation programs are administered city-wide, but are limited to very low- to moderate-income families that are at or below 80% of the Kings County median.

Discussion

Entitlement dollars will be distributed citywide as eligible.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Although entitlement resources are limited, the City does anticipate expending a significant portion of its CDBG entitlement on the rehabilitation of existing housing. CDBG dollars will be used to support the community and enhance the community.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	15
Special-Needs	0
Total	15

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	4
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	19

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

CDBG funding will be directed toward the following programs/projects this year.

Homeowner Housing Rehabilitation

AP-60 Public Housing – 91.220(h)

Introduction

Public housing is provided by Kings County Housing Authority. The provision of public housing is a function of county government; therefore, the City will not be supplying funding for this segment. The Housing Authority provides low-income families with affordable rental housing that is decent, safe, and sanitary. The Housing Authority provides rental assistance to individuals and families through Section 8 Housing

Choice Voucher and affordable-housing programs.

Actions planned during the next year to address the needs to public housing

The City of Hanford encourages participation in homeownership by contacting managers and residents of public housing complexes every time funding is available through our homebuyers program. Flyers are created to be displayed in community center, offices, or distributed individually.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

N/A

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(I)

Introduction

91.220 (i) Homeless and other special needs activities. (1) The jurisdiction must describe its one-year goals and specific actions steps for reducing and ending homelessness through:

(i) Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs;

(ii) Addressing the emergency shelter and transitional housing needs of homeless persons; and

(iii) Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again; and

(iv) Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are:

(A) Being discharged from publicly funded institutions and systems of care, such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions; or

(B) Receiving assistance from public and private agencies that address housing, health, social services,

employment, education, or youth needs.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City provides support to the Alliance for conducting outreach efforts to persons experiencing homelessness. On an annual basis, the Alliance conducts the PHC event and PIT census. The one-day PIT survey provides a snapshot of the adults, children in households and unaccompanied youth living in the City of Hanford who meet HUD's definition of homelessness. Information gathered through the PIT is used to understand the causes and trends over time of homelessness, as well as to determine the unmet shelter and service needs of the homeless.

PHC is a national best practice that is a one-stop-shop of comprehensive support services for people experiencing homelessness. Guests attending the event are partnered with volunteers who assist in identifying and accessing necessary resources. The 2016 event was held on January 28, 2016 and served 329 persons either at-risk or experiencing homelessness in Hanford. Of those served at the event, 55% or 141 were literally homeless. The 2016 event was held on January 26, 2017. Data from this event is still being processed.

The bi-county region now has the support of a housing navigator who spends two days per week in Hanford. The navigator visits known encampments and other hot spots to conduct assessments with people experiencing homelessness. The assessments are entered into the local HMIS and automatically placed into the housing priority list for potential placement into housing opportunities.

Other outreach efforts are regularly conducted by VA, emergency shelters, mental health centers, crisis hot lines, meals programs, and churches.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Alliance has worked diligently to establish the local coordinated intake and assessment strategy entitled, Every Door Open. The Every Door Open strategy is a partnership of service and housing providers (collectively referred to as "Providers") and is structured to deliver a more consistent level of services and housing to those that are at-risk of homelessness or experiencing homelessness in Kings/Tulare counties. Every Door Open coordinates local investment towards ending homelessness, in order to increase our ability to prevent and reduce homelessness.

These efforts promote the Alliance's communitywide commitment of ending homelessness within Kings and Tulare counties. The Housing Specialist of the City's Community Development Department regularly attends Alliance meetings.

The Alliance also performs several other operational requirements as mandated by the HEARTH Act such

as:

- Operating the Homeless Management Information System (HMIS);
- Measuring system and program level performance;
- Preparing and overseeing the annual CoC Program application for funds;
- Establishing local funding priorities for the geographic area; and

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

One of the primary goals for the Continuum of Care and City of Hanford is increasing access to housing for chronically homeless individuals and families, veterans, persons with disabilities and youth. Obtaining permanent housing for these individuals and families will shorten the length of time spent in emergency shelters and/or transitional housing.

The City of Hanford will continue to facilitate new permanent housing beds by partnering with the Continuum in providing leadership and technical assistance to agencies interested in the development of homeless housing units. This will be accomplished by partnering with existing, under-utilized programs, as well as new programs to promote set-aside units for these target populations.

All programs within the Continuum, emergency, transitional, and permanent housing include supportive services for their clients. Each program designs and implements supportive services based on its target population and partnerships leveraged within the community. The overarching goal of the supportive services offered is to link individuals and/or families with mainstream benefits and income, support education, and employment services, as well as health and life skills services. These linkages are a critical component to assisting clients in self-sufficiency, reducing episodes of homelessness, and preventing recidivism.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City of Hanford continues to support and collaborate with area service providers to help low-income

individuals and families avoid becoming homeless.

Discussion

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The provision of affordable housing and the support of existing and new affordable housing are critical to assuring that all have access to quality housing. The City of Hanford is committed to removing or reducing barriers to affordable housing produce a diversity of housing types, and has adequate land to support the projected housing needs of lower income households. Per the City's Analysis of Impediments to Fair Housing Choice (AI) (2010), the City has housing affordability issues in both the ownership and rental sectors of the housing market. The current median sales price is \$192,000, which is attainable for someone earning moderate income; however, likely out of reach for lower-income households. The City's AI identifies a lack of affordable housing supply in Hanford and has identified the following actions to be undertaken by the City:

Provide assistance to preserve existing affordable housing

- The City currently offers housing rehabilitation loans and/or grants to low- to moderate-income residents for home repairs, with the emphasis being the elimination of health and safety hazards. The City annually monitors two rental new construction projects funded with State HOME/City funds to ensure compliance and ensure that qualifying low-income families are occupying the HOME-funded units.

Create new affordable housing

- In an effort to create affordable housing opportunities in Hanford, the City offers a mortgage assistance program. Program funding is proposed in this action plan; and the City will also apply

for HOME funding in this FY to fund its mortgage assistance program.

Offer regulatory relief and incentives for the development of affordable housing

- The City annually offers a NOFA for HOME funding in an effort to bring additional affordable housing to Hanford.

Provide adequate sites for the development of affordable housing

- Recent studies (AI (2010) and RHNA (2008)) have indicated that the City has adequate sites available for all types of housing development.

Apply for private and public funding to support affordable homeownership programs.

- The City has proposed mortgage assistance in this Action Plan. The City will also submit an application to the HOME program in the fiscal year for additional funding for mortgage-assistance programs.

Adapt the homebuyer program to match the current market conditions.

The City will continue to monitor the programs' policies and procedures to ensure that the City is utilizing the funding effectively.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City actively monitors its existing zoning and development standards to ensure for the necessity of achieving the goal of safe and livable housing available for all income categories. The City is presently analyzing several potential zoning revisions to streamline the development process, or compromising housing or neighborhood livability.

Discussion

AP-85 Other Actions – 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

The City strategies to address obstacles to meeting underserved needs include, but are not limited to: providing information and/or education about the City's programs to the public through forums, workshops, and a continued partnership with non-profit agencies. This will provide services to the underserved population and to leveraging their programs and/or projects with CDBG funding to the

greatest extent possible.

Actions planned to foster and maintain affordable housing

Providing affordable housing opportunities and maintaining Hanford's existing housing stock are high priorities in Hanford. The City's strategies to foster and maintain affordable housing include:

- Implementing a first-time homebuyer program to assist low- to moderate-income persons with financing to ensure their housing costs are within their affordability range.
- Implementing an owner-occupied rehabilitation program to assist low-income homeowners preserve their homes.
- Implement ongoing code enforcement services.
- Continuing to support applications to HCD for rental of new construction projects that target low- to moderate-income families.

Actions planned to reduce lead-based paint hazards

The City's strategies to reduce the presence of lead-based paint include:

- Implementing the lead-based paint regulations of 24 CFR Part 92 in all federally assisted City housing programs.
- Enforcing federal laws through the permit process and code enforcement services by requiring contractors to be certified (if they are doing work that disturb paint surfaces).
- Providing "Renovate Right" pamphlets to homeowners, homebuyers, and contractors.
- Offering housing rehabilitation loans and/or grants to qualifying households to remove/remedy lead-based paint.
- Refer individuals possibly affected by lead-based paint to their doctors or the Kings County Health Department nurse.

Actions planned to reduce the number of poverty-level families

The City will continue its efforts to improve the quality of housing in Hanford, promoting safe decent housing for Hanford residents and supporting public services agencies targeting poverty- level families.

The City's strategies are as follows:

- Continue to partner with KCAO, Kings-Tulare Continuum of Care, and other agencies providing services to homeless and low-income persons who do not have access otherwise. Funding has been allocated in this Action Plan for homeless prevention services.
- Continue to fund mortgage-assistance programs that help lower-income households buy in the

current market.

- Continue to promote new rental construction activities targeted to lower-income households.
- Continue to fund revitalization programs, such as: housing rehabilitation and emergency repair programs, improving housing conditions for low- to moderate-income homeowners that could not afford to finance the repairs otherwise.
- Continue to promote educational services targeted to low-income youth and their families. Funding has been allocated in this Action Plan to provide educational services at Coe Park Center. This center is located in a CDBG-target area and primarily frequented by persons living in this area.

Actions planned to develop institutional structure

The Community Development Department, more particularly the City's Housing Section, oversee the City's CDBG Program. This staff has worked diligently to improve policies, procedures, and practices so that the City's program remains compliant with CDBG program regulations. While there is much more work to do, the City's program has definitely improved overall. Staff is confident with the recent activities selected and with the manner funding has been expended.

Continue to use CDBG Administration funds to implement the Consolidated Plan and Annual Action Plans, address the Analysis of Impediments to Fair Housing, complete CAPER reports, and comply with HUD regulations. Continue to support institutions that provide housing and services for low income populations with CDBG Public Services funds, and by providing other forms of support available to the City.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Hanford maintains a list of the area public and private housing and social services agencies and will include these agencies in the development of the Consolidated and Action Plans, as well as notify them of funding through the City's public services NOFA.

Discussion

See comments above

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l) (1, 2, 4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l) (1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Discussion

**Attachment A
2017 Action Plan Budget**

Funding Sources				Amount
CDBG Allocation				\$ 520,355
Program Income				\$ 80,000
Prior Year Carryover				\$ 181,000
CDBG Repayment balance payment #1				\$ 39,355
CDBG Repayment #2 AP17 FY 17/18				\$ 239,355
Total Estimated Resources:				\$1,060,065
Subtotal Planning and Administration (20% of allocation and PI)				\$120,071
	Description	Objectives	Outcome Performance Measure	Proposed Project Cost
Affordable Housing	Emergency Repair Programs (up to \$10,000 per household)	Creating a suitable living environment	Improving sustainability by promoting viable communities	\$150,000
Parkside Project (Self Help Enterprises) Construction of four new homes.	Infracstruture improvements	Create Decent Housing	Affordable Housing	\$90,000
First Time Home Buyers	CDBG funds will be used to assist first-time very low and low-income families in purchasing a home. Up to \$75,000 in down payment assistance and closing costs.	Decent Housing	Affordable Housing	\$217,198
Affordable Housing				\$457,198
Public Service (15% of allocation and PI-\$90,053)				
Homelessness Kings/Tulare Continuum of Care	CDBG funds will be to help fund a variety of activities, including, but not limited to, the Annual Project-Homeless Connect and Point in Time census.	Creating a suitable living environment	Improving sustainability by promoting viable communities	\$10,000
Youth Kings Community Action Organization (KCAO)	The project focuses and encourages academics, recreation, and enrichment.	Creating a suitable living environment	Improving sustainability by promoting viable communities	\$58,000

Women with Visions Unlimited Inc. Literacy Program	Program will serve students grades 1 st -6 th . This program will provide proper training to the volunteers building strong relationships and longevity			\$10,000
Fair Housing	Education	Creating a suitable living environment	Creating a suitable living environment	\$7,000
Senior Utility Assistance Program	Provide Assistance with utility bills to Seniors	Creating a suitable living environment	Creating a suitable living environment	\$3,000
Total Public Service				\$88,000
Public Facilities and Improvements				
Harris Street Ball Park Improvements	Ball park improvements Low to Mod Census Tract 11	Creating a suitable living environment	Improving sustainability by promoting viable communities	\$60,000
Lacey Park Play Ground Improvements	Removal of existing 17 year old playground equipment and installing new ADA compliant playground equipment. Low to Mod Census Tract 9	Creating a suitable living environment	Improving sustainability by promoting viable communities	\$100,000
Public Infrastructure Improvements	Street lighting corner of Irwin, Hanford-Armona Rd, Redington and Ball Park Alley Curb and gutter, lighting and sidewalk improvements Low to Mod Census Tract 11	Creating a suitable living environment	Improving sustainability by promoting viable communities	\$211,645
Longfield Center Improvements	Upgrade of cooling system making more efficient during the hot months	Creating a suitable living environment	Improving sustainability by promoting viable communities	\$23,151
Total				\$394,796
TOTAL CDBG BUDGET				\$1,060,065



AGENDA STAFF REPORT

MEETING DATE: 5/2/2017	AGENDA SECTION: B
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SUBJECT:

Utilities and Engineering: Continuation of the Public Hearing for the Annexation of Additional Properties to Landscape Assessment District No. 05-01 regarding Tract 812, Mission Park Subdivision and Tentative Parcel Map 2006-12 (APN 007-030-019) located near Flint Ave. and Highway 43 until May 16, 2017.

RECOMMENDATION:

That the City Council, by motion, open the public hearing and continue the public hearing for the Annexation of Additional Properties to Landscape Assessment District No. 05-01 regarding Tract 812, Mission Park Subdivision and Tentative Parcel Map 2006-12 (APN 007-030-019) until May 16, 2017.

BACKGROUND:

At the March 7, 2017 meeting, Council approved resolutions 17-09-R Initiating Annexation Proceedings, 17-10-R Intention to Levy Assessments, and approved an engineer's report detailing an estimate of district maintenance costs for Assessment District Annexation No. 05-01-A.

On August 16, 2005, the City Council approved the formation of Landscape Assessment District No. 05-01, in order to establish a funding mechanism to pay for maintenance of decorative masonry block fencing and landscaping and irrigation improvements located along Flint Avenue, Highway 43, and Lot "A" Frontage of Mission Drive within Tract No. 812, as shown on the attached map.

The subdivider and developer of Tentative Parcel Map 2006-12 (APN 007-030-019) has requested to be annexed to Assessment District No. 05-01 in order to provide funding for maintenance of decorative masonry block fencing and landscaping and irrigation improvements located along Flint Avenue and the cost of interior street lighting for the subdivision. The Engineer's Report was modified so additional time to cast ballots is necessary.

Assessment District Annexation No. 05-01-A is the first annexation of additional properties to Assessment District No. 05-01.

FISCAL IMPACT:

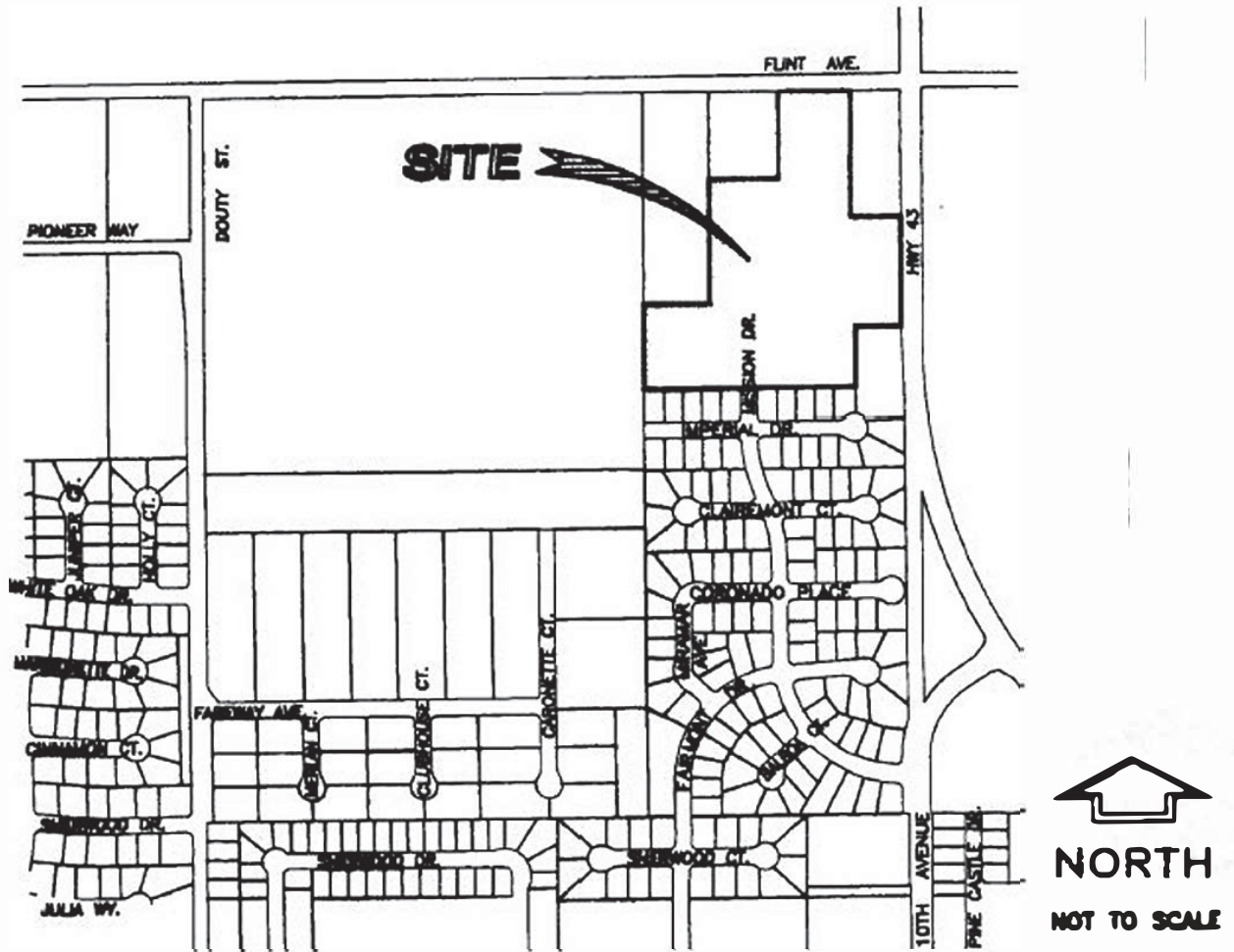
There will be no financial impact to the City of Hanford.

ATTACHMENTS:

Tract 812 Location Map

Tract 812 Location Map

VICINITY MAP





AGENDA STAFF REPORT

MEETING DATE: 5/2/2017	AGENDA SECTION: A
-------------------------------	--------------------------

SUBJECT:

Administration: Authorize the Mayor to Execute a Lease Agreement with Our Heroes' Dreams for Vacant Office Space at 200 Santa Fe Street, Suite D.

RECOMMENDATION:

That the City Council authorize the Mayor to execute the attached lease agreement between the City of Hanford and Our Hero's Dreams for vacant office space located at 200 Santa Fe Street, Suite D.

BACKGROUND:

At a recent City Council Meeting, Mr. Justin Bond approached the City Council in need of space from which to operate a non-profit providing services to disabled Veterans. Shortly after the discussion, Mayor Ayers recognized that the City had unsuccessfully marketed vacant office space for lease at the Amtrak Station on Santa Fe Street. The marketing efforts had gone on unsuccessfully for more than 5 years. With that recognition, Mayor Ayers shared a discussion and sought consensus of the Council to provide the space to this non-profit.

Staff was directed to develop the attached lease to satisfy the wishes of the Council. This document has been reviewed by the City Attorney and is now suitable for execution. The agreement requires the tenant to initiate utility services in their name, and requires the tenant to provide their own custodial services inside this suite.

FISCAL IMPACT:

ATTACHMENTS:

Our Heroes Dreams Lease

LEASE AGREEMENT

* * * * *

This Lease Agreement (“**Lease**”) is made effective on the 2nd day of May 2017, by and between the CITY OF HANFORD, a municipal corporation (hereinafter referred to as “**Landlord**”), and WOUNDED SOLDIERS & FAMILIES RELIEF FUND, INC., d/b/a OUR HEROES’ DREAMS (hereinafter referred to as “**Tenant**”).

In consideration of the terms contained in this Lease, Landlord and Tenant agree to the following:

1. PREMISES

Landlord hereby leases to Tenant the premises outlined in red on the attached site plan, a copy of which is attached hereto as Exhibit “A” incorporated herein by reference, consisting of approximately 1411 square feet and the parking area adjacent thereto (collectively “Premises”), more commonly known 200 Santa Fe Street, Suite “D”, Hanford, California 93230.

2. TERM OF LEASE

A. The term of this Lease shall commence on the 5th day of May, 2017 and shall continue on a month-to-month basis. Landlord or Tenant may terminate this Lease for no cause by giving the other party thirty (30) calendar days’ prior written notice.

B. Tenant agrees to submit to Landlord an annual activity report and a detailed financial report stating the financial condition of Tenant during each year covered by the term of this Lease commencing July 1, 2017, and continuing on the 1st day of July of each year thereafter during the term of this Lease.

3. RENT

A. Monthly Rent:

Tenant will pay to Landlord One Dollar (\$1.00) per month (“**Rent**”) in advance on the first (1st) day of each calendar month.

B. Security Deposit:

Tenant shall, upon Tenant’s signature of this Lease, pay to Landlord Five Hundred Dollars (\$500.00) as a security deposit. Landlord can use the security deposit to cure any Tenant default. If Landlord uses any portion of the security deposit, Tenant will, upon Landlord’s demand, pay to Landlord an amount needed to restore the full deposit amount. If Tenant is not in default when this Lease ends, Landlord will return the security deposit to Tenant. Landlord is not

Attachment: Our Heroes Dreams Lease (1966 : Our Heroes Dreams Lease)

required to keep the security deposit separate from Landlord's funds and may commingle the security deposit with any funds held by Landlord.

4. USE OF PREMISES AND TAXES

A. Permitted Use:

Tenant shall use the Premises to support and further the activities and purposes described in the attached Exhibit "B," which is incorporated herein by reference.

B. Prohibited Uses:

When using the Premises for the permitted purpose stated in Section 4.A. above, Tenant shall not: (i) use the Premises in violation of any law, ordinance, or regulation; (ii) do or allow anything that will invalidate, cause cancellation of, or increase the cost of Landlord's fire and extended coverage or any other insurance policy covering the Premises; or (iii) use the Premises in a way that creates a nuisance or which causes damage to the Premises or any other property.

C. TAXES, ASSESSMENTS, AND UTILITIES

- (1) Tenant understands and agrees that: (i) this Lease may create a possessory interest in Tenant which may be subject to property taxes; (ii) the personal property of Tenant may be subject to property taxes; and (iii) this Lease may be subject to property taxes. Tenant shall pay all such taxes before they become delinquent.
- (2) If any taxes are charged to Landlord or Landlord's property as a result of Tenant's personal property, trade fixtures, or possessory interest in the Premises, or if the assessed value of the Premises is increased due to the value of Tenant's property or trade fixtures, Tenant shall, on demand, immediately pay Landlord amounts equal to the increased or new taxes caused by Tenant. Tenant's duty to pay increased or new taxes charged to Landlord or Landlord's property shall continue as long as this Lease remains in effect.
- (3) Tenant shall be solely responsible for establishing and pay all costs associated with utility services provided to the Premises.

5. TENANT IMPROVEMENTS

A. Tenant may install or construct improvements at the Premises only after receiving Landlord's written approval. Work approved by Landlord must be done in full compliance with all laws, ordinances, and regulations.

B. Fixtures installed at the Premises by Tenant will not be removed by Tenant at the expiration or termination of this Lease unless Landlord instructs Tenant in writing to remove Tenant's fixtures. If Landlord requires the removal of Tenant-installed fixtures, Tenant will promptly repair any damage to the Premises caused by the removal of Tenant's fixtures.

C. Tenant will be solely responsible for maintaining, repairing, and improving the Premises so the Premises comply with the Americans With Disabilities Act of 1990 (ADA) and related regulations. Landlord will not be required to install any improvements that may be required under the ADA.

D. Tenant shall keep the Premises and all improvements on the Premises free from liens.

E. All of Tenant's improvement work will be done at Tenant's sole cost. Landlord will not be responsible for any costs associated with Tenant's improvements.

F. Tenant will not change the security features of the Premises, including, without limitation, door locks, unless Tenant obtains Landlord's written approval.

G. Tenant shall not place on the windows, doors, exterior walls, walkways, or roof of the Premises any signs, advertisements, banners, or any other similar item without Landlord's prior written consent, which may be withheld at Landlord's sole discretion.

6. TENANT'S MAINTENANCE AND REPAIR

A. In exchange for the minimal rental rate charged by Landlord, Tenant shall, at Tenant's sole cost and expense, maintain, repair, improve the Premises so the Premises remain in good condition and will return the Premises to Landlord in such condition when this Lease ends.

B. If Tenant or an employee, customer/client, invitee, volunteer, or contractor of Tenant causes damage to any portion of the Premises, Tenant will promptly notify Landlord in writing and will be solely responsible for promptly repairing such damage.

C. Landlord shall have no obligation to maintain, repair, or improve the Premises. Tenant waives its rights under law regarding any Landlord duty to maintain, repair, or improve the Premises.

D. Although Landlord will have no duty to maintain, repair, or improve the Premises, Landlord or Landlord's contractor may enter the Premises to conduct the necessary work if Tenant fails to satisfy its duties under Section 6.A. above. Tenant will, in accordance with Section 11.B. below, pay Landlord for any costs incurred by Landlord for such work.

E. Tenant states that Landlord has made no promises regarding the condition of the Premises. Tenant has inspected the Premises and accepts the Premises in their current AS-IS condition.

7. INSURANCE

A. Tenant will, during the term of this Lease, maintain insurance coverage which shall be at least as broad as:

- (1) Commercial General Liability (CGL): Insurance Services Office (ISO) Form CG 0001 1207 covering CGL on an "occurrence" basis, including products-completed operations, personal and advertising injury, with limits no less than Two Million Dollars (\$2,000,000.00) per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this location or the general aggregate limit shall be Four Million Dollars (\$4,000,000.00).
- (2) Workers' Compensation: as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury or disease.
- (3) Premises and Personal Property: Tenant shall maintain for the Premises, all its personal property, Tenant's improvements, and alteration in, on or about the Premises, a policy of standard fire and extended coverage insurance, with vandalism and malicious mischief endorsements, to the extent of at least one hundred percent (100%) of their full replacement value. Landlord shall be named as loss payee for the Premises and all improvements and alterations made thereon. Tenant shall be named as loss payee for its personal property. Landlord will not be responsible for obtaining insurance coverage for Tenant's personal property.

If Tenant maintains higher limits than the minimums shown above, Landlord requires and shall be entitled to coverage for the higher limits maintained by Tenant.

B. Tenant's deductible amounts must be approved by Landlord. Landlord may require Tenant to purchase coverage with a lower deductible.

C. Tenant's CGL insurance policy are to contain, or be endorsed to contain, the following provisions:

- (1) Landlord and its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy. General liability coverage can be provided in the form of an endorsement to Tenant's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to Landlord and its officers, officials, employees or volunteers.
- (2) For any claims related to this Lease, Tenant's insurance coverage shall be the primary insurance as respects Landlord and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by Landlord and/or its officers, officials, employees, or volunteers shall be in excess of Tenant's insurance and shall be non-contributory.

D. Each insurance policy required above shall provide that coverage shall not be canceled, except with written notice to the City.

E. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A: VII.

F. Tenant shall furnish Landlord with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by Landlord before Tenant takes possession of the Premises. However, failure to obtain the required documents prior to Tenant taking possession of the Premises shall not waive Tenant's obligation to provide them. Landlord reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

G. Tenant hereby grants to Landlord and its officers, officials, employees, and volunteers a waiver of any right to subrogation which any insurer of Tenant may acquire against Landlord and/or its officers, officials, employees, and volunteers by virtue of the payment of any loss under such insurance. Tenant agrees to obtain endorsements necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not Landlord has received a waiver of subrogation endorsement from the insurer.

H. Landlord reserves the right to modify the insurance requirements contained in this Lease, including, without limitation, coverage limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

8. LIABILITY

A. Landlord will not be liable for and Tenant shall indemnify, defend, and hold Landlord and Landlord's officers, officials, employees, and volunteers harmless from any and all injuries, damages, losses, penalties, costs (including attorneys' fees), expenses, liabilities, claims, and causes of action resulting from:

- (1) Tenant's use of the Premises;
- (2) Tenant's breach of this Lease;
- (3) Any act or omission of:
 - (a) Tenant or its employees, customers/clients, invitees, volunteers, or contractors;
 - (b) Landlord or its officers, officials, employees, or volunteers, with the exception of gross negligence and intentional misconduct;
 - (c) Any member of the public;
- (4) The condition of the Premises, or
- (5) Any other cause.

B. The provisions of this Section 8 shall survive the termination of this Lease.

9. ASSIGNMENT

Tenant shall not voluntarily or involuntarily assign this Lease or sublease any portion of the Premises.

10. ENTRY BY LANDLORD

Landlord and its authorized representatives shall, at any and all times, have the right to enter and inspect the Premises.

11. DEFAULT AND REMEDIES

A. Tenant Acts Constituting a Default: Any and all of the following shall constitute a default under this Lease:

- (1) Breach of any provision of this Lease;
- (2) The abandonment of the Premises by Tenant for five (5) consecutive business days or more;
- (3) Tenant's dissolution; or
- (4) Tenant's failure to maintain tax-exempt status.

B. Landlord Remedies:

- (1) If Tenant breaches this Lease, Landlord shall have any and all remedies that may be available in law and equity, including, without limitation, the right to terminate this Lease and sue Tenant for the amount(s) owed by Tenant.
- (2) Upon ten (10) calendar days' prior written notice to Tenant, Landlord may, but shall not be required to, enter the Premises and cure any Tenant breach at Tenant's cost; provided however, Landlord will not be required to give written notice if the condition of the Premises threatens the public's safety. If Landlord incurs any expense to cure a Tenant breach, the expenses incurred by Landlord shall be immediately payable by Tenant and will bear interest at the rate of ten percent (10%) per year from the date the cost is incurred by Landlord.

C. Landlord's Default:

- (1) Except as otherwise provided in Section 11.C.(2) below, Landlord shall be in default if it fails to perform any provision of this Lease and the breach is not cured within thirty (30) calendar days after written notice has been given by Tenant to Landlord.
- (2) If the Landlord's breach cannot be reasonably cured within the thirty (30) calendar day period, Landlord shall not be in default if Landlord commences to cure the breach within the thirty (30) calendar day period and diligently and in good faith continues to cure the breach.

12. NOTICE

Except as otherwise expressly provided herein, any notice, consent, authorization or other communication to be given hereunder shall be in writing and shall be deemed duly given and received twenty-four (24) hours following personal delivery, transmitted by facsimile, or deposited in the mail (certified mail, return receipt requested) to the following addresses:

(a) In the case of Landlord:
City Manager
319 N. Douty Street
Hanford, California 93230

(b) In the case of Tenant:
Our Heroes' Dreams
c/o Justin Bond
P.O. Box 252
Hanford, CA 93232

13. WAIVER OF BREACH

Landlord's failure to strictly enforce this Lease shall not be a waiver of any of Landlord's rights, nor shall any custom or practice which may develop between Landlord and Tenant become a waiver of Landlord's right to require Tenant's full performance under this Lease. Landlord's waiver of a breach in one (1) instance shall not constitute a waiver of the same or similar breaches occurring later. Only a written notice from Landlord to Tenant shall serve as Landlord's waiver of its rights under this Lease.

14. ATTORNEY'S FEES

In the event of any lawsuit between Landlord and Tenant regarding this Lease, the prevailing party in the lawsuit shall be entitled to receive its reasonable attorneys' fees and costs.

15. TIME OF ESSENCE

Time is of the essence in the performance of each provision of this Lease.

16. SEVERABILITY

If any term of this Lease is held by a court to be invalid, void, or unenforceable, the remainder of the provisions of this Lease shall remain in full force and effect.

17. PRIOR AGREEMENTS, AMENDMENTS

This Lease contains the entire agreement regarding Landlord's and Tenant's duties and rights regarding Tenant's lease of the Premises. Any verbal promises made by either party shall be binding only if they are set forth in this Lease. In order to be enforceable, changes to this Lease must be in writing and signed by Landlord and Tenant.

18. AGENCY

Nothing contained in this Lease shall be deemed or construed by the parties hereto or by any third person to create the relationship of principal and agent or of partnership or of joint venture or any other association other than landlord and tenant.

IN WITNESS WHEREOF, the parties hereto have executed this Lease on the date first set forth above.

“LANDLORD”

“TENANT”

CITY OF HANFORD

WOUNDED SOLDIERS & FAMILIES
RELIEF FUND, INC., d/b/a OUR HEREOS’
DREAMS

By: _____
DAVID AYERS
Mayor, City of Hanford

By: _____
_____ [name]
_____ [title]

Attachment: Our Heroes Dreams Lease (1966 : Our Heroes Dreams Lease)



AGENDA STAFF REPORT

MEETING DATE: 5/2/2017	AGENDA SECTION: B
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SUBJECT:

City Clerk: Deny Request by Parks & Recreation Commission for second public comment on agenda

RECOMMENDATION:

That the City Council, by motion, deny the Parks & Recreation Commission's request.

BACKGROUND:

The Parks & Recreation Commission has requested that the City Council allow them to have a second public comment section on their agendas.

Approximately two years ago, the Parks & Recreation Commission requested that a second Public Comment section be added at the end of their meetings. Staff recommended that the Council deny this request as it did not conform with the City Council's template and that this additional section did not provide any additional benefit to the Commission as the comments are received after final actions have been taken. The City Council agreed with staff's recommendation and denied their request and directed the City Clerk to have the Commission agendas follow the City Council agenda template. The Commission is asking again which is why this request is before you.

In accordance with the Brown Act, the public has the right to speak before or during agenda items in order to provide input prior to the legislative body taking action, and therefore public comment is appropriately located at the beginning of all meetings. The Commission is an advisory board to the City Council, so the public also has the right and opportunity to make a statement about their actions during Public Comment at a Council meeting.

All agendas for the Commissions should follow the general format of the City Council agendas, since the City Council is the governing body. Some minor variations will occur as not all headings on a City Council agenda may apply to all of the Commissions so those are removed where appropriate. In regards to adding sections to their agendas that are not a part of the City Council's standard template, then those should only be added with the consent of the City

Council.

Agendas and staff reports are prepared in a manner that will provide transparency and allow meetings to be conducted in an efficient manner which benefits the legislative body, staff, and the public. Without consistency in the rules and procedures it could cause misunderstandings, therefore it is recommended that a second public comment not be added to the Parks & Recreation Commission agenda.

FISCAL IMPACT:

ATTACHMENTS:



AGENDA STAFF REPORT

MEETING DATE: 5/2/2017	AGENDA SECTION: C
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SUBJECT:

Utilities & Engineering: Flashing Beacons for Existing Mid-block Crosswalk on Harris Street at Saint Rose McCarthy School

RECOMMENDATION:

That Flashing Beacons not be placed at the crosswalk on Harris Street at Saint Rose McCarthy School.

BACKGROUND:

Staff has received multiple requests from residents asking if flashing yellow beacon lights could be placed at the mid-block crosswalk located on Harris Street at Saint Rose McCarthy School. It was stated that students are crossing Harris Street many times throughout the day between the school campuses and the addition of the flashing beacon warning lights to supplement the existing crosswalk signing is needed for safety of the children crossing. To address this concern, staff conducted a study of the location.

Harris Street is a north-south bound two-lane residential street. The street width south of Florinda Street is 52' curb to curb. North of Florinda Street, the road narrows to a curb to curb width of 36 feet. This width was determined adequate for a single 10' lane in each direction with room for street parking on both sides when Harris Street was recently reconstructed. The speed limit on Harris Street is prima facie 25 MPH. The 85th percentile speed on Harris Street is 28 MPH. The sight stopping distance at the existing mid-block crossing is adequate for both north and south bound traffic. There is another existing crosswalk approximately 250 feet south of the mid-block crosswalk located at the controlled all-way stop intersection of Harris Street and Florinda Street.

Harris Street was recently reconstructed as a Capital Improvement project in 2016. The project included safety measures including: a high visibility yellow crosswalk with perpendicular stripes, painting pavement legends stating "Slow School Xing", installing Manual on Uniform Traffic Control Devices (MUTCD) compliant signs and advance warning signs for the school crosswalk,

and painting red curb for no parking and yellow curb for loading zone near the crosswalk to prevent vehicles from parking and obstructing the visibility of pedestrians.

Saint Rose McCarthy School is a private Catholic Christian school and recently celebrated their 100 year anniversary. Their students range in ages from pre-kindergarten to eighth grade. The school has campus on both sides of Harris Street, so throughout the day students are taken back and forth between campuses for classes, lunch, recess, and other activities. The mid-block crosswalk is unique in that the school has teachers walk the children across Harris Street during school hours in groups of 15 to 25 children at a time.

The warrant for a Pedestrian Hybrid Beacon was checked per the California Vehicle Code (CVC) and the MUTCD. The warrant (4F-1) measures traffic and pedestrian volumes, distance to nearest alternate crosswalk, vehicle speeds, and terrain. The MUTCD states that a flashing yellow beacon may be installed to supplement standard school signing and markings for the purpose of providing advanced warning during specified times of operation "when justified". A flashing yellow beacon may be justified when ALL of the warrant conditions of the MUTCD are fulfilled. Based on the warrants not being met for vehicle speed and distance to nearest traffic controlled crossing, the crosswalk does not meet the warrant for a flashing yellow beacon. Attached for Council review is the Traffic Study performed.

Staff's recommendation is based upon industry standards that traffic control devices that are not warranted should not be installed. The City has Design Immunity as a municipality as long as the City follows the "Standard of Care" in the design of public improvements. If the City installs a traffic control device when it is not warranted based upon industry standards, the City may waive its right to design immunity as it relates to the device being installed and incur potential liability.

Staff presented this information and the item at the March 23, 2017 Parking and Traffic Commission meeting with a recommendation that the flashing beacons not be placed at the crosswalk based on the warrant for Pedestrian Beacon not being met. Commissioners heard statements from many concerned parents, teachers, and Saint Rose McCarthy employees in support to install the flashing beacons. Based on the special conditions of the school having the split campus, and on the excessive use of the crosswalk throughout the day, the Commissioners voted against staff recommendation and in favor to recommend to City Council that a pedestrian flashing beacon be installed at the mid-block crosswalk location on Harris. Attached for Council review are the meeting minutes of the March 23, 2017 Parking and Traffic Commission.

Staff understands the concerns raised and researched into alternative options to raise awareness of the traffic in the area to the school zone and the crossing. Staff feels that a "Flashing LED Enhanced Blinker Radar Speed Limit Driver Feedback" sign installed on Harris Street at the school boundaries would meet MUTCD standards and accomplish the necessary advanced warning. Attached is an example specifications sheet for Council review.

FISCAL IMPACT:

The cost to install the flashing beacon advanced warning system is approximately \$6,400 plus labor and includes the flashing beacons at the crosswalk and the advanced warning flashing beacons. All of the beacons flash when the pedestrian push button is activated. The MUTCD and CVC state that the cost for the flashing beacon shall be 100% funded by the City when the school area flashing beacon warrant is met. In this location, the warrant is not met.

At the Parking and Traffic Commission meeting, parent and contractor Onan Champi of NCE, Inc. of Hanford stated that “if the city would sell us the equipment, he would be willing to contract with the city on a zero-cost basis to install it and include all the permits and City inspection”.

If the Council approves the installation of the flashing beacons, the cost to the city would be minimal. The City Public Works Department would maintain the equipment.

ATTACHMENTS:

Traffic Study-McCarthy Crosswalk

Parking and Traffic Commission meeting minutes 3.23.17

Alternate LED Speed Limit Sign



CITY OF HANFORD
Department of Public Work

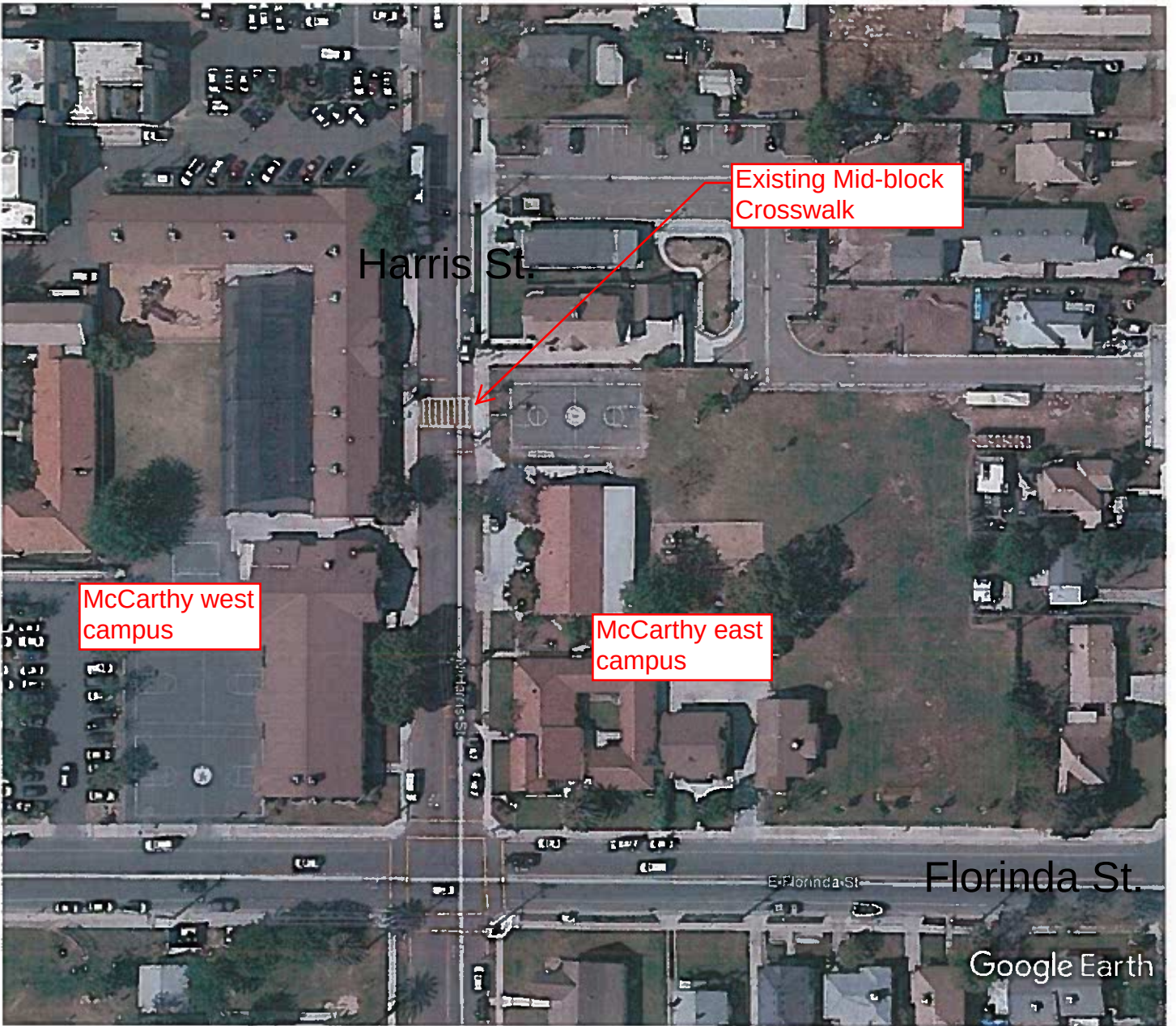
Focused On Our Community 24/7

900 South 10th Avenue • HANFORD, CA 93230-5234 • (559) 585-2550

Traffic Study

May 2, 2017

Request for flashing beacons at the school crosswalk
located on Harris Street at Saint Rose McCarthy School



Google Earth



CITY OF HANFORD

Public Works - Engineering

Location : Harris St. at McCarthy School
 Weather : Clear & Dry
 Operator : SPD

Station : 0
 Start Date : 02/22/17
 Day : Wednesday

Begin Time	NB	SB	EB	WB	Total
12:00 AM	3	7			10
1:00	2	3			5
2:00	1	1			2
3:00	2	2			4
4:00	2	1			3
5:00	3	1			4
6:00	9	7			16
7:00	7	11			18
8:00	104	110			214
9:00	85	54			139
10:00	68	55			123
11:00	70	75			145
12:00 PM	75	67			142
1:00	85	70			155
2:00	72	62			134
3:00	91	64			155
4:00	136	143			279
5:00	109	125			234
6:00	108	119			227
7:00	48	43			91
8:00	25	16			41
9:00	24	11			35
10:00	10	11			21
11:00	11	7			18
Daily Totals	1,150	1,065	0	0	2,215
Split %	51.9	48.1	0.0	0.0	

AM Peak
 Volume 8:00 am
 214

PM Peak
 Volume 4:00 pm
 279

City of Hanford900 S. 10th Avenue
Hanford, CA 93230Site Code: HARRIS ST NB
Harris St at McCarthy School
Date Start: 22-Feb-17

Start Time	Mon 20-Feb-17	Tue	Wed	Thu	Fri	Average Day	Sat	Sun	Week Average
12:00 AM	*	*	*	3	*	3	*	*	3
01:00	*	*	*	2	*	2	*	*	2
02:00	*	*	*	1	*	1	*	*	1
03:00	*	*	*	2	*	2	*	*	2
04:00	*	*	*	2	*	2	*	*	2
05:00	*	*	*	3	*	3	*	*	3
06:00	*	*	*	9	*	9	*	*	9
07:00	*	*	*	7	*	7	*	*	7
08:00	*	*	*	104	*	104	*	*	104
09:00	*	*	*	85	*	85	*	*	85
10:00	*	*	68	*	*	68	*	*	68
11:00	*	*	70	*	*	70	*	*	70
12:00 PM	*	*	75	*	*	75	*	*	75
01:00	*	*	85	*	*	85	*	*	85
02:00	*	*	72	*	*	72	*	*	72
03:00	*	*	91	*	*	91	*	*	91
04:00	*	*	136	*	*	136	*	*	136
05:00	*	*	109	*	*	109	*	*	109
06:00	*	*	108	*	*	108	*	*	108
07:00	*	*	48	*	*	48	*	*	48
08:00	*	*	25	*	*	25	*	*	25
09:00	*	*	24	*	*	24	*	*	24
10:00	*	*	10	*	*	10	*	*	10
11:00	*	*	11	*	*	11	*	*	11
Total	0	0	932	218	0	1150	0	0	1150
% Avg. WkDay	0.0%	0.0%	81.0%	19.0%	0.0%	100.0%			
% Avg. Week	0.0%	0.0%	81.0%	19.0%	0.0%	100.0%	0.0%	0.0%	
AM Peak	-	-	11:00	08:00	-	08:00	-	-	08:00
Vol.	-	-	70	104	-	104	-	-	104
PM Peak	-	-	16:00	-	-	16:00	-	-	16:00
Vol.	-	-	136	-	-	136	-	-	136
Total	0	0	932	218	0	1150	0	0	1150
ADT	ADT 1,151		AADT 1,151						

Vehicle Volume -
North Bound

City of Hanford

900 S. 10th Avenue
Hanford, CA 93230Site Code: HARRIS ST SB
Harris St at McCarthy School
Date Start: 22-Feb-17

Start Time	Mon 20-Feb-17	Tue	Wed	Thu	Fri	Average Day	Sat	Sun	Week Average
12:00 AM	*	*	*	7	*	7	*	*	7
01:00	*	*	*	3	*	3	*	*	3
02:00	*	*	*	1	*	1	*	*	1
03:00	*	*	*	2	*	2	*	*	2
04:00	*	*	*	1	*	1	*	*	1
05:00	*	*	*	1	*	1	*	*	1
06:00	*	*	*	7	*	7	*	*	7
07:00	*	*	*	11	*	11	*	*	11
08:00	*	*	110	*	*	110	*	*	110
09:00	*	*	*	54	*	54	*	*	54
10:00	*	*	55	*	*	55	*	*	55
11:00	*	75	*	*	*	75	*	*	75
12:00 PM	*	*	67	*	*	67	*	*	67
01:00	*	*	70	*	*	70	*	*	70
02:00	*	*	62	*	*	62	*	*	62
03:00	*	*	64	*	*	64	*	*	64
04:00	*	143	*	*	*	143	*	*	143
05:00	*	*	125	*	*	125	*	*	125
06:00	*	*	119	*	*	119	*	*	119
07:00	*	*	43	*	*	43	*	*	43
08:00	*	*	16	*	*	16	*	*	16
09:00	*	*	11	*	*	11	*	*	11
10:00	*	*	11	*	*	11	*	*	11
11:00	*	*	7	*	*	7	*	*	7
Total	0	0	868	197	0	1065	0	0	1065
% Avg. WkDay	0.0%	0.0%	81.5%	18.5%	0.0%	100.0%			
% Avg. Week	0.0%	0.0%	81.5%	18.5%	0.0%	100.0%	0.0%	0.0%	
AM Peak	-	-	11:00	08:00	-	08:00	-	-	08:00
Vol.	-	-	75	110	-	110	-	-	110
PM Peak	-	-	16:00	-	-	16:00	-	-	16:00
Vol.	-	-	143	-	-	143	-	-	143
Total	0	0	868	197	0	1065	0	0	1065
ADT	ADT 1,034		AADT 1,034						

Vehicle Volume -
South Bound

City of Hanford
900 S. 10th Avenue
Hanford, CA 93230

Site Code: HARRIS ST NB
Harris St at McCarthy School
Date Start: 22-Feb-17

Direction 1		1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	85th	95th
Start	Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999		Percent	Percent
02/22/17																		
	01:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	02:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	03:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	04:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	05:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	06:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	07:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	08:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	09:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	10:00	11	18	22	14	3	0	0	0	0	0	0	0	0	0	68	27	29
	11:00	7	17	30	12	4	0	0	0	0	0	0	0	0	0	70	27	30
	12 PM	22	13	13	22	2	3	0	0	0	0	0	0	0	0	75	28	33
	13:00	14	19	28	18	6	0	0	0	0	0	0	0	0	0	85	28	31
	14:00	10	17	27	11	7	0	0	0	0	0	0	0	0	0	72	28	32
	15:00	27	17	17	22	7	1	0	0	0	0	0	0	0	0	91	28	32
	16:00	61	40	18	16	1	0	0	0	0	0	0	0	0	0	136	24	28
	17:00	32	23	18	26	10	0	0	0	0	0	0	0	0	0	109	28	32
	18:00	52	17	23	14	2	0	0	0	0	0	0	0	0	0	108	24	28
	19:00	0	6	14	16	10	1	1	0	0	0	0	0	0	0	48	32	34
	20:00	1	2	7	7	7	1	0	0	0	0	0	0	0	0	25	33	34
	21:00	1	1	10	10	2	0	0	0	0	0	0	0	0	0	24	29	31
	22:00	0	1	1	7	1	0	0	0	0	0	0	0	0	0	10	29	32
	23:00	1	1	2	3	3	1	0	0	0	0	0	0	0	0	11	33	37
Total	Percent	239	192	230	198	65	7	1	0	0	0	0	0	0	0	932		
	25.6%	20.6%	24.7%	21.2%	7.0%	0.8%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	10:00	11	18	30	14	4										11:00		
Vol.		61	40	28	26	10	3	1								70		
PM Peak	16:00	61	40	28	26	10	3	1								16:00		
Vol.		61	40	28	26	10	3	1								136		

Vehicle Speed -
North Bound

City of Hanford
900 S. 10th Avenue
Hanford, CA 93230

Site Code: HARRIS ST NB
Harris St at McCarthy School
Date Start: 22-Feb-17

Direction 1		1	16	21	26	31	36	41	46	51	56	61	66	71	76	85th	95th
Start	Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999	Total	Percent
02/23/17	01:00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	3	28
	02:00	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2	33
	03:00	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	29
	04:00	0	0	0	1	0	0	1	0	0	0	0	0	0	0	2	28
	05:00	0	0	1	1	0	0	1	0	0	0	0	0	0	0	2	43
	06:00	0	3	2	2	1	1	0	0	0	0	0	0	0	0	3	42
	07:00	1	2	1	3	0	0	0	0	0	0	0	0	0	0	9	33
	08:00	44	18	17	16	8	1	0	0	0	0	0	0	0	0	7	28
	09:00	22	25	20	12	6	0	0	0	0	0	0	0	0	0	104	27
	10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	85	27
	11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	12 PM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	13:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	14:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	15:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	16:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	17:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	18:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	19:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	20:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	21:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	22:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	23:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Total	Percent	68	48	43	39	16	2	2	0	0	0	0	0	0	0	218	
AM Peak	Vol.	44	25	20	16	8	1	1								08:00	
PM Peak	Vol.															104	

Total	307	240	273	237	81	9	3	0	0	0	0	0	0	0	0	1150
Percent	26.7%	20.9%	23.7%	20.6%	7.0%	0.8%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

15th Percentile : 8 MPH
50th Percentile : 20 MPH
85th Percentile : 28 MPH
95th Percentile : 32 MPH

Stats
10 MPH Pace Speed : 16-25 MPH
Number in Pace : 513
Percent in Pace : 44.6%
Number of Vehicles > 25 MPH : 330
Percent of Vehicles > 25 MPH : 28.7%
Mean Speed(Average) : 20 MPH

Vehicle Speed -
North Bound

City of Hanford
900 S. 10th Avenue
Hanford, CA 93230

Site Code: HARRIS ST SB
Harris St at McCarthy School
Date Start: 22-Feb-17

Direction 1		1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	85th	95th
Start	Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999		Percent	Percent
02/22/17																		
	01:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	02:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	03:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	04:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	05:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	06:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	07:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	08:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	09:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	10:00	7	19	19	6	4	0	0	0	0	0	0	0	0	0	55	26	31
	11:00	21	28	20	5	1	0	0	0	0	0	0	0	0	0	75	23	27
	12 PM	25	24	13	5	0	0	0	0	0	0	0	0	0	0	67	23	26
	13:00	23	12	28	6	1	0	0	0	0	0	0	0	0	0	70	24	27
	14:00	8	28	18	6	2	0	0	0	0	0	0	0	0	0	62	24	29
	15:00	18	24	13	9	0	0	0	0	0	0	0	0	0	0	64	24	28
	16:00	77	42	18	5	1	0	0	0	0	0	0	0	0	0	143	20	24
	17:00	65	27	23	10	0	0	0	0	0	0	0	0	0	0	125	23	26
	18:00	72	23	16	7	1	0	0	0	0	0	0	0	0	0	119	21	26
	19:00	4	5	19	10	5	0	0	0	0	0	0	0	0	0	43	29	32
	20:00	1	2	7	6	0	0	0	0	0	0	0	0	0	0	16	28	29
	21:00	0	2	3	5	1	0	0	0	0	0	0	0	0	0	11	29	32
	22:00	0	1	3	7	0	0	0	0	0	0	0	0	0	0	11	28	29
	23:00	0	2	0	4	1	0	0	0	0	0	0	0	0	0	7	29	33
	Total	321	239	200	91	17	0	0	0	0	0	0	0	0	0	868		
	Percent	37.0%	27.5%	23.0%	10.5%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
	AM Peak	11:00	11:00	11:00	10:00	10:00										11:00		
	Vol.	21	28	20	6	4										75		
	PM Peak	16:00	16:00	13:00	17:00	19:00										16:00		
	Vol.	77	42	28	10	5										143		

Vehicle Speed -
South Bound

City of Hanford
900 S. 10th Avenue
Hanford, CA 93230

Site Code: HARRIS ST SB
Harris St at McCarthy School
Date Start: 22-Feb-17

Direction 1		1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	85th	95th
Start	Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999		Percent	Percent
02/23/17		0	3	1	3	0	0	0	0	0	0	0	0	0	0	7	28	29
01:00		1	1	0	1	0	0	0	0	0	0	0	0	0	0	3	27	29
02:00		0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	24	24
03:00		1	0	0	1	0	0	0	0	0	0	0	0	0	0	2	28	29
04:00		0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	44	44
05:00		0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	19	19
06:00		0	1	1	3	2	0	0	0	0	0	0	0	0	0	7	32	34
07:00		0	2	1	7	1	0	0	0	0	0	0	0	0	0	11	29	32
08:00		61	13	20	13	3	0	0	0	0	0	0	0	0	0	110	24	29
09:00		19	16	13	4	2	0	0	0	0	0	0	0	0	0	54	24	29
10:00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
11:00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
12 PM		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
13:00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
14:00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
15:00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
16:00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
17:00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
18:00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
19:00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
20:00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
21:00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
22:00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
23:00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Total		82	37	37	32	8	0	1	0	0	0	0	0	0	0	197		
Percent		41.6%	18.8%	18.8%	16.2%	4.1%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak		08:00	09:00	08:00	08:00	08:00		04:00								08:00		
Vol.		61	16	20	13	3		1								110		

PM Peak		Vol.	Vol.	Vol.	Vol.	Vol.	Vol.	Vol.	Vol.	Vol.	Vol.	Vol.	Vol.	Vol.	Vol.	Vol.	Vol.	Vol.
Total		403	276	237	123	25	0	1	0	0	0	0	0	0	0	1065		
Percent		37.8%	25.9%	22.3%	11.5%	2.3%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			

Vehicle Speed -
South Bound

Stats
10 MPH Pace Speed : 16-25 MPH
Number in Pace : 513
Percent in Pace : 48.2%
Number of Vehicles > 25 MPH : 149
Percent of Vehicles > 25 MPH : 14.0%
Mean Speed(Average) : 17 MPH

Site Code: HARRIS ST NB
Harris St at McCarthy School
Date Start: 22-Feb-17

[illegible]

90

Gaps - North bound

City of Hanford
900 S. 10th Avenue
Hanford, CA 93230

Site Code: HARRIS ST NB
Harris St at McCarthy School
Date Start: 22-Feb-17

Direction 1	1	5	7	9	11	13	15	17	19	21	23	25	27	29
Start Time	4	6	8	10	12	14	16	18	20	22	24	26	28	999
02/23/17	0	0	0	0	0	0	0	0	0	0	0	0	0	3
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	2
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	1
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	2
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	2
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	3
06:00	1	0	0	0	0	0	0	0	0	0	0	0	0	8
07:00	0	0	0	0	0	0	0	0	0	0	0	0	1	6
08:00	22	10	7	4	3	6	3	1	0	1	6	1	3	37
09:00	20	3	2	4	1	2	1	3	0	2	2	0	0	45
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
12 PM	*	*	*	*	*	*	*	*	*	*	*	*	*	*
13:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
14:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
15:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
16:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
17:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
18:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
19:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
20:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
21:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
22:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
23:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Total	43	13	9	8	4	8	4	4	0	3	8	1	4	109
Grand Total	193	61	48	47	32	28	32	25	25	17	28	24	31	559

Gaps - North bound

65

City of Hanford
900 S. 10th Avenue
Hanford, CA 93230

Attachment: Traffic Study-McCarthy Crosswalk [Revision 1] (1945 : PW: Flashing Beacons at crosswalk

Site Code: HARRIS ST SB
Harris St at McCarthy School
Date Start: 22-Feb-17

Direction 1		1	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
Start Time																												
02/22/17		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
01:00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
02:00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
03:00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
04:00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
05:00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
06:00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
07:00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
08:00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
09:00		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
10:00	4			5		2		1		2		0		1		1		0		2		1		1		1		34
11:00	8			4		6		3		0		0		4		2		2		2		3		0		1		40
12 PM	10			3		3		1		1		1		0		3		0		1		2		1		1		40
13:00	7			4		3		1		3		1		0		0		1		2		0		1		4		40
14:00	8			2		1		1		3		2		3		0		3		3		0		2		0		34
15:00	5			2		1		0		2		4		2		4		3		3		1		2		1		34
16:00	38			15		7		8		4		7		5		3		2		4		1		4		3		42
17:00	27			7		8		5		10		1		3		5		3		4		5		1		4		42
18:00	31			5		9		6		5		0		3		0		4		1		5		4		3		43
19:00	1			0		3		1		0		1		3		0		0		2		1		2		1		28
20:00	0			0		0		0		0		0		0		0		0		0		0		0		0		16
21:00	0			0		1		0		0		0		0		0		0		0		0		0		0		10
22:00	0			0		0		0		1		0		0		0		0		0		0		0		0		10
23:00	0			0		0		0		0		0		0		0		0		0		0		0		0		7
Total	139			47		44		27		31		17		24		21		18		24		19		18		19		420

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Gaps - South bound

City of Hanford
900 S. 10th Avenue
Hanford, CA 93230

Attachment: Traffic Study-McCarthy Crosswalk [Revision 1] (1945 : PW: Flashing Beacons at crosswalk

Site Code: HARRIS ST SB
Harris St at McCarthy School
Date Start: 22-Feb-17

Direction 1	1	5	7	9	11	13	15	17	19	21	23	25	27	29
Start Time	4	6	8	10	12	14	16	18	20	22	24	26	28	999
02/23/17	0	0	0	0	0	0	0	1	0	0	0	0	0	6
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	3
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	1
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	2
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	1
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	7
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	11
08:00	23	10	3	4	7	5	6	5	2	3	2	1	4	35
09:00	6	3	2	4	0	1	2	1	0	2	0	1	0	32
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
12 PM	*	*	*	*	*	*	*	*	*	*	*	*	*	*
13:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
14:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
15:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
16:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
17:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
18:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
19:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
20:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
21:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
22:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
23:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Total	29	13	5	8	7	6	8	7	2	5	2	2	4	99
Grand Total	168	60	49	35	38	23	32	28	20	29	21	20	23	519

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Gaps - South bound

Weather CLR/DRY/SUNNY Time Interval (2 hours) 7-9 AMLocation HARRIS ST AT ST. ROSE McCARTHY

Time (15 minute interval)	Children (thru middle school)	High School & Adults	Seniors (64+)	Disabled	Total Counts
7:15		EWE			
7:30		WEW			
7:45	EEWWWWNWEWEE WWWWNENWWWWWW WWWEWENWWWW WWWWNUNWEE	ENEEEEEWNEW WEWEWE			
8:00	(W-21)EW(W-11)	WNEWWWWW EWEEW			
8:15		WE		WE	
8:30	(E-13)(E-15)(E-24)	NEEEEF			
8:45	(E-9)	EEEEWW			
	143 (x1.5)= 214.5	53	(x1.5)=	2 3 (x1.5)=	

- count and designate which leg of the intersection is being crossed in the boxes above with a N, S, E, or W

- draw and label intersection below

Intersection diagram (show north)

Weather CLR/DRY/SUNNY Time Interval (2 hours) 2-4 PMLocation HARRIS ST. AT ST. ROSE MCCARTHY

Time (15 minute interval)	Children (thru middle school)	High School & Adults	Seniors (64+)	Disabled	Total Counts
2:15	(W-15) (E-20) (E-7) (W-20)	WEEW			
2:30	E (E-15)	WWEWEE			
2:45	(E-5) WW(W-15)	EWEEW		E	
3:00	(W-7) E	W EEEEEEW			
3:15	W(E-24) WEEEEEE EEEEEWEE (E-6) NE WEEEEEE (W-5) WWWW EEFWEEWW	EEEW WWWW			
3:30	WWE	WWE			
3:45	W	WW			
	198 (x1.5)= 297	38	(x1.5)=	1 (x1.5)= 1.5	

- count and designate which leg of the intersection is being crossed in the boxes above with a N, S, E, or W

- draw and label intersection below

Intersection diagram (show north)

www.tntm.com

California MUTCD 2014 Edition
(FHWA's MUTCD 2009 Edition, including Revisions 1 & 2, as amended for use in California)

Page 984

Figure 4L-101 (CA). Flashing Beacon at School Crossings Worksheet

COUNT DATE 2/22/17
 CALC S.D. DATE 2/23/17
 CHK L.D. DATE _____

DIST 06 CO KN99 RTE _____ PM _____

Major St: Harries Street
 Minor St: at St. Rose McCarthy School

Critical Approach Speed 28 mph
 Critical Approach Speed _____ mph

Speed limit or critical speed on major street traffic > 40 mph ☒ }
 or ☐ } RURAL (R)
 In built up area of isolated community of < 10,000 population ☐ }
☐ URBAN (U)

Flashing Yellow Beacon at School Crossings (All Parts Must Be Satisfied)

SATISFIED YES ☐ NO ☒

		MINIMUM REQUIREMENTS			
Part A			U	R	
Vehicle Volume	Each of 2 Hours	200	140	214	134
School Age Pedestrians Crossing Street	Each of 2 Hours	40	40	245	297

7am-8am
2pm-3pm

SATISFIED YES ☐ NO ☒

AND

Part B

Critical Approach Speed Exceeds 35 mph (critical =

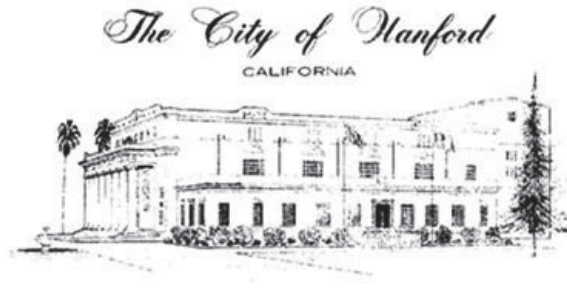
SATISFIED YES ☐ NO ☒

AND

Part C

Is Nearest Controlled Crossing More Than 600 ft away?

SATISFIED YES ☐ NO ☒



MINUTES
PARKING AND TRAFFIC COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Thursday, March 23, 2017

CALL TO ORDER

Vice-Chairman MacLELLAN called the meeting to order at 5:33 PM.

ROLL CALL

Attendee Name	Title	Status	Arrived
Glenda Dwyer	Commissioner	Present	
James MacLellan	Vice-Chairman	Present	
Demeatrus Robinson	Commissioner	Absent	
Alex Dwiggin	Commissioner	Present	
Jeffrey Porterfield	Commissioner	Absent	

Also in attendance:

Robert Bridges
 April Silva
 Jamie Perkins
 Onan Champi
 Micky Stoddard
 Gerry Mulligan
 Mike Robinson
 Ali Robinson
 Jason Strickland
 Veronica Halo
 Mikayla Hailz
 Kelsie Hailz
 Alicia Diaz Wrest
 Mike Hailz
 Judy Marcum
 Mary Grub

FLAG SALUTE

Vice-Chairman MacLELLAN lead the flag salute.

MINUTES APPROVAL

1. Approve Minutes from January, 26 2017 Parking & Traffic Commission Meeting

Motion to accept the minutes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Alex Dwiggins, Commissioner
SECONDER:	Glenda Dwyer, Commissioner
AYES:	Dwyer, MacLellan, Dwiggins
ABSENT:	Robinson, Porterfield

PUBLIC COMMENT

*This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Commission. A maximum of **five minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

There were none given.

STAFF REPORTS

2. Crosswalk on Florinda Street at Sequoia Circle: This item was tabled at the January 26, 2017 Meeting

Commissioners requested staff to conducted another pedestrian count and to bring this request for a crosswalk at Florinda Street at Sequoia Circle back to the Commission for review. Staff presented the results of the second pedestrian count to Commissioners. Staff told Commissioners that the second count netted 40 students crossing which is nine students more then the first count, however, the crosswalk does not meet warrants. Staff stated that they do not recommend installing the crosswalk at Florinda Street at Sequoia Circle.

Commissioners had a brief discussion.

Vice-Chairman MacLELLAN opened the floor for public comment. Jason Strickland, Principle, John F. Kennedy Junior High School, Gerry Mulligan, Director of Facilities & Operations for Hanford Elementary School District and April Silva, Teacher, John F. Kennedy Junior High School, all spoke in favor of the crosswalk.

Motion to accept staffs recommendation to not install a crosswalk at Florinda Street at Sequoia Circle and have staff re-evaluate in May 2017.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Glenda Dwyer, Commissioner
SECONDER:	Alex Dwiggins, Commissioner
AYES:	Dwyer, MacLellan, Dwiggins
ABSENT:	Robinson, Porterfield

3. Crosswalk on Centennial Drive at the Softball Complex

Staff presented a request for a crosswalk on Centennial Drive at the Softball Complex.

Commissioners had a brief discussion.

Vice-Chairman MacLELLAN open the floor for public comment. Judy Marcom spoke in favor of the crosswalk.

Motion to accept staffs recommendation to not install a crosswalk on Centennial Drive at the Softball Complex.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Alex Dwiggins, Commissioner
SECONDER:	Glenda Dwyer, Commissioner
AYES:	Dwyer, MacLellan, Dwiggins
ABSENT:	Robinson, Porterfield

4. Flashing Beacons on Harris Street Crossing at Saint Rose McCarthy School

Staff presented a request for a Flashing Beacons to be installed on Harris Street at the Saint Rose McCarthy School crossing. Staff answered questions for Commissioners.

Vice-Chairman MacLELLAN opened the floor for public comment.

Jamie Perkins

Mary Grub

Onan Chami

Mike Robinson

Mickey Stoddard

Alicia Diaz Wrest

Judy Markom

Lisa Askins

All spoke in favor of the flashing beacons being installed at this crosswalk.

Motion to not accept staffs recommendation not to install the Flashing Beacons on Harris Street crossing at Saint Rose McCarthy School and to recommend to City Council that the Flashing Beacons be installed on the Harris Street Crossing at Saint Rose McCarthy School. Due to the unique circumstance that Saint Rose McCarthy School is a split campus and students cross at this location all day.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Alex Dwiggins, Commissioner
SECONDER:	Glenda Dwyer, Commissioner
AYES:	Dwyer, MacLellan, Dwiggins
ABSENT:	Robinson, Porterfield

STAFF COMMUNICATION

Staff commented briefly on Actions of the City Council.

5. City Council Actions

COMMISSIONERS ITEMS OF INTEREST

ADJOURNMENT

Vice-Chairman MacLellan adjourned the meeting at 7:16 pm.

Respectfully submitted,

Shawn Dailey, Secretary
Engineering Technician, II

BlinkerRadar® with Flashing LED Enhanced BlinkerSign®

BlinkerSign® Flashing LED Enhanced BlinkerRadar® Speed Limit Driver Feedback Signs

A TAPCO LED-enhanced BlinkerSign® advances the concept of driver feedback to a new level of effectiveness. At the core of each unit lies a TAPCO BlinkerRadar® Economy or Full Matrix LED Radar Driver Feedback Sign (character height options of 9", 12" and 15") with two LED enhanced signface options to choose from:

- "SPEED LIMIT XX, YOUR SPEED" enhanced with 6 white LEDs around signface perimeter. The white LED's flash 24/7.
- "SCHOOL, SPEED LIMIT XX WHEN FLASHING, YOUR SPEED" enhanced with 6 white LEDs around signface perimeter, and 4 amber LEDs surrounding "SCHOOL". An added programmable Time Clock allows scheduling for the amber LEDs (typically set to flash continually during times when school children are present or during school functions).

Both signface options increase the overall visibility to over 1 mile (line of sight). With the added benefit of solar power, this sign can be easily installed and deployed in minutes without the need for expensive trenching and electrical work. Extremely effective and easy to set up and program.

9" Economy Solar model includes: Driver Feedback sign, lockable mounting plate (for 2" square post, 2" U-channel post, or 2 1/4" OD round pole), IR handheld programming remote control, 55 Watt 12VDC solar panel, high efficiency power tracking solar charge controller, Solar panel mount bar, all required cabling, 20 AHR NiMH 10 year battery

9" Character BlinkerRadar® Speed Limit Sign, 6 white LEDs, 30"W x 48"H signface, 55W Solar Panel 2180-DFBSL9E **\$3,595**

9" Character BlinkerRadar® School Speed Limit Sign, 4 amber LEDs and 6 white LEDs, programmable Time Clock, 10 LED enhanced 30"W x 54"H signface, 55W Solar Panel 2180-DFBBSN9E **\$3,895**

9" Full Matrix Solar model includes: Driver Feedback sign, mounting bracket, insulated battery box w/charge controller, 85W solar panel with mounting bracket, 12V 99AH battery, and conduit/wiring (to connect box, sign & panel), BlinkerRadar® Configuration and Collection Software

9" Character Full Matrix BlinkerRadar® Speed Limit Sign, 6 white LEDs, 30"W x 48"H signface, 85W Solar Panel 2180-DFBSL9 **\$4,095**

9" Character Full Matrix BlinkerRadar® School Speed Limit Sign, 4 amber LEDs and 6 white LEDs, programmable Time Clock, 10 LED enhanced 30"W x 54"H signface, 85W Solar Panel 2180-DFBBSN9 **\$4,395**

12" Economy Solar model includes: Driver Feedback sign, lockable mounting plate (for 2" square post, 2" U-channel post, or 2 1/4" OD round pole), IR handheld programming remote control, 55 Watt 12VDC solar panel, high efficiency power tracking solar charge controller, Solar panel mount bar, all required cabling, 20 AHR NiMH 10 year battery

12" Character BlinkerRadar® Speed Limit Sign, 6 white LEDs, 30"W x 48"H signface, 55W Solar Panel 2180-DFBSL12E **\$3,895**

12" Character BlinkerRadar® School Speed Limit Sign, 4 amber LEDs and 6 white LEDs, programmable Time Clock, 10 LED enhanced 30"W x 54"H signface, 55W Solar Panel 2180-DFBBSN12E **\$4,195**

12" Solar model includes: Driver Feedback sign, mounting bracket, insulated battery box w/charge controller, 85W solar panel with mounting bracket, 12V 99AH battery, and conduit/wiring (to connect box, sign & panel), BlinkerRadar® Configuration and Collection Software

12" Character Full Matrix BlinkerRadar® Speed Limit Sign, 6 white LEDs, 30"W x 48"H signface, 85W Solar Panel 2180-DFBSL12 **\$4,395**

12" Character Full Matrix BlinkerRadar® School Speed Limit Sign, 4 amber LEDs and 6 white LEDs, programmable Time Clock, 10 LED enhanced 30"W x 54"H signface, 85W Solar Panel 2180-DFBBSN12 **\$4,695**

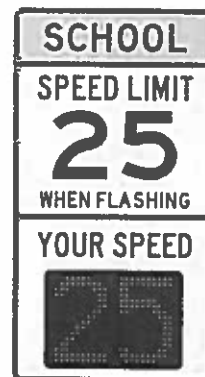
15" Solar models include: Driver Feedback sign, mounting bracket, insulated battery box w/charge controller, 85W solar panel with mounting bracket, 12V 99AH battery, and conduit/wiring (to connect box, sign & panel), BlinkerRadar® Configuration and Collection Software

15" Character BlinkerRadar® Speed Limit Sign, 6 white LEDs, 30"W x 60"H signface, 55W Solar Panel 2180-DFBSL15E **\$5,495**

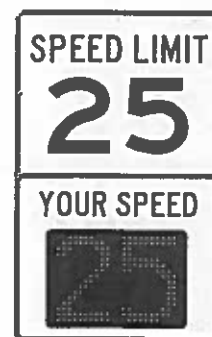
15" Character BlinkerRadar® School Speed Limit Sign, 4 amber LEDs and 6 white LEDs, programmable Time Clock, 10 LED enhanced 30"W x 66"H signface, 55W Solar Panel 2180-DFBBSN15E **\$5,795**



Two LED enhanced signface options to choose from. 12" BlinkerRadar® models shown here.



2180-DFBBSN12



2180-DFBSL12



AGENDA STAFF REPORT

MEETING DATE: 5/2/2017	AGENDA SECTION: D
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SUBJECT:

Fire: Introduce and waive the first reading of Ordinance No. 17-05 amending Section 15.12.040 of the Hanford Municipal Code to add fireworks regulations and remedies for fireworks violations.

RECOMMENDATION:

That the City Council, by motion, introduce and waive the first reading of Ordinance No. 17-05 amending the Hanford Municipal Code to add fireworks regulations and remedies for fireworks violations.

BACKGROUND:

Efforts to inhibit the use of illegal fireworks through the use of the administrative citation process has had limited impact. This limited impact is primarily due to complications determining the actual possessor of the fireworks at large gatherings and block parties, dealing with juveniles that are being allowed to use illegal fireworks by adults/guardians and the time commitment needed to process evidence often concealed within an adjacent residence requiring a search warrant. This amendment would allow the Fire Chief or his/her designee and law enforcement officers to cite the property owners for allowing illegal activity to occur on their respective property with the goal of having property owners police their own guests and occupants as a safer and more cost effective mitigation measure.

Illegal fireworks enforcement has been a role both the Hanford Police and Fire Departments struggle with each year. Unfortunately, each year the use and dangers of illegal fireworks continues to grow and threaten lives and property within the City of Hanford. Various strategies have been employed over the years to discourage the use of illegal fireworks such as: media releases, public safety announcements, and social media, etc. The current administrative citation process has had limited impact because it is only \$250 and it does not allow us to cite the property owner. Another factor is due to complications determining the actual possessor of the fireworks at large gatherings and block parties, dealing with juveniles that are being allowed to use the illegal fireworks by adults/guardians and the time commitment to process evidence often

concealed within an adjacent residence thus requiring a search warrant. The proposed amendment would include a \$1000 fine and allow the Fire Chief or his/her designee and law enforcement officers to cite the property owners for allowing illegal activity to occur on their respective property with the goal of having property owners police their own guests and occupants as a safer and more cost effective mitigation measure.

If adopted, the Hanford Police and Fire Departments will engage in significant public outreach to ensure this message is received by the community.

Upon Council approval of the first reading, this item will return to the Council on May 16, for a second reading. On May 16, there will also be a resolution to establish the \$1000 fine. The ordinance will take effect 30 days after adoption.

FISCAL IMPACT:

ATTACHMENTS:

Fireworks Ordinance

ORDINANCE NO. 17-05

AN ORDINANCE OF THE CITY OF HANFORD AMENDING SECTION 15.12.040 OF THE HANFORD MUNICIPAL CODE TO ADD FIREWORKS REGULATIONS AND REMEDIES FOR FIREWORKS VIOLATIONS

The City Council of Hanford does ordain as follows:

Section 1: Hanford Municipal Code Section 15.12.040 is amended to read as follows:

The following will be added as Section 5610 of the International Fire Code, 2012 Edition:

5610.1. Short Title.

This Section and other sections of the Hanford Municipal Code (Municipal Code) pertaining to fireworks, including, without limitation, Municipal Code Chapter 8.12, shall collectively be known and cited as the “Fireworks Ordinance.”

5602.2. Findings, Intent, and General Provisions.

- (a) This Section governs the imposition, enforcement, collection and administrative review of administrative fines related to: the possession, use, storage, sale and/or display of those fireworks classified as “dangerous fireworks” in California Health and Safety Code, Section 12505, et seq., and the possession, use, storage, sale and/or display of Safe and Sane fireworks on or at dates, times, and/or locations other than those permitted under the Hanford Municipal Code (Municipal Code). The administrative fines are imposed under authority of Government Code Section 53069.4; Health and Safety Code, Section 12557; and the police power of the City of Hanford (city).
- (b) The issuance of an administrative citation to any person constitutes but one remedy of the city to redress violations of this Section. By adopting this Section, the city does not intend to limit its authority to employ any other remedy, civil or criminal, to redress any violation of this Section which the city may otherwise pursue.
- (c) The imposition of administrative fines under this Section shall be limited to persons who possess, use, sell and/or display, or the seizure of twenty-five (25) pounds or less of dangerous fireworks or persons who possess, use, sell and/or display Safe and Sane fireworks on or at the dates, times, and/or locations other than those permitted by the Municipal Code.
- (d) Administrative fines collected pursuant to this Section shall not be subject to Health and Safety Code, Section 12706. The administrative fines collected shall be allocated in compliance with Health and Safety Code Section 12557, which requires the city to provide cost reimbursement to the California State Fire

Marshal for reimbursement of costs, including, but not limited to transportation, and disposal. Regulations are to be adopted by the California State Fire Marshal setting forth this allocation. Unless and until such regulations have been adopted by the State of California, the City shall hold in trust a \$250.00 fee or 25% of the fine collected, whichever is greater, in addition to any fine collected to cover the reimbursement to the California State Fire Marshal for the cost of transportation and disposal of the dangerous fireworks. This fee is non-refundable.

- (e) Due to the serious threat of fire or injury posed by the use of dangerous fireworks or Safe and Sane fireworks on or at dates, times, and/or locations other than those permitted by the Municipal Code, this Section imposes strict civil liability upon the owners of real property for all violations of the Fireworks Ordinance occurring on the owner's property. Each contiguous use, display, and/or possession shall constitute a separate violation and shall be subject to a separate administrative fine.
- (f) Violation of this Section or any other section of the Municipal Code relating to fireworks shall be deemed a nuisance, and the Fire Chief or his/her designee may seek cost recovery for any costs incurred by the city to address a violation, including those arising from negligence, intentional wrongful act, carelessness, or malice, as set forth in the Municipal Code. Any and all cost recovery remedies associated with nuisance abatement available under the Municipal Code or State law, including, without limitation, the recording of liens and the addition of costs to the tax roll for a property, may be utilized by the city for the recovery of the city's costs in enforcing the Fireworks Ordinance.
- (g) This Section shall not apply to the public display of fireworks in accordance with Section 5608.
- (h) This Section shall not apply to the storage and handling of Safe and Sane fireworks in accordance with the California Building Code for Class 1.4G fireworks.

5602.3 Definitions.

- (a) "Exempt fireworks" means any special item containing pyrotechnic compositions which the California State Fire Marshal, with the advice of the State Fire Advisory Board, has investigated and determined to be limited to industrial, commercial, and agricultural use, or religious ceremonies when authorized by a permit granted by the authority having jurisdiction.
- (b) "Fireworks" means any device containing chemical elements and chemical compounds capable of burning independently of the oxygen of the atmosphere and producing audible, visual, mechanical, or thermal effects which are useful as pyrotechnic devices or for entertainment. These items include, but are not limited to:

- (i) Devices designated by the manufacturer as fireworks.
- (ii) Torpedoes, skyrockets, roman candles, rockets, “Daygo bombs,” sparklers, party poppers, paper caps, chasers, fountains, smoke sparks, aerial bombs, and fireworks kits.
- (c) “Safe and Sane fireworks” means any fireworks which do not come within the definition of "dangerous fireworks" or "exempt fireworks." All Safe and Sane fireworks shall be labeled with the Safe and Sane fireworks seal as authorized by the California State Fire Marshal.

5602.4 General Prohibition Against Possession, Sale, Use and/or Display of Fireworks.

Except as otherwise provided in the Fire Works Ordinance, no person shall possess, sell, use, display, explode or discharge any fireworks within the city.

5602.5 Seizure of Fireworks.

The Fire Chief or his/her designee shall seize, take, remove or cause to be removed, at the expense of the owner or possessor, all stocks of fireworks offered or exposed for sale, stored or held in violation of the Fireworks Ordinance. Such seizure shall be subject to cost recovery allowed under state law or this Municipal Code, including, without limitation, cost recovery for nuisance abatement.

5602.6 Administrative Citations.

In addition to any other remedy available at law, an administrative citation may be issued to any person or entity who: (i) possesses, uses, stores, sells and/or displays dangerous fireworks; (ii) possesses, uses, sells and/or displays Safe and Sane fireworks on or at dates, times, or locations other than those permitted; or (iii) otherwise violates the Fireworks Ordinance.

- (a) *Issuance of Citation.*
 - 1. Whenever the city’s Fire Chief or his/her designee determines that a violation of the Fireworks Ordinance has occurred, the Fire Chief or his/her designee shall have the authority to issue an administrative citation to any person or entity responsible for the violation.
 - 2. Each administrative citation shall contain the following information:
 - i. The date of the violation or, if the date of the violation is unknown, then the date the violation is identified;

- ii. The address or a definite description of the location where the violation occurred;
- iii. The section of the Fireworks Ordinance violated and a description of the violation;
- iv. The amount of the fine for the violation;
- v. A description of the fine payment process, including a description of the time within which and the place to which the fine shall be paid;
- vi. An order prohibiting the continuation or repeated occurrence of the code violation described in the administrative citation;
- vii. A description of the administrative citation review process, including the time within which the administrative citation may be contested and the place from which a request for hearing form to contest the administrative citation may be obtained; and
- viii. The name and signature of the individual issuing the citation.

(b) *Amount of Fines.*

- 1. The amounts of the administrative citation fines for code violations imposed pursuant to the Fireworks Ordinance shall be set forth in a schedule of fines established by resolution of the Hanford City Council (City Council).
- 2. The schedule of fines shall specify any increased fines for repeat violations of the same code provision by the same person or entity.

(c) *Payment of Fines.*

- 1. Fines shall be paid to the city within thirty (30) days from the date of the administrative citation.
- 2. Any administrative citation fine paid shall be refunded if it is determined, after an appeal hearing, that a person or entity charged in the administrative citation was not responsible for the violation or that there was no violation as charged in the citation.
- 3. Payment of a fine under this chapter shall not excuse, discharge, or permit any continuation or repeated occurrence of the code violation that is the subject of the administrative citation.

(d) *Joint and Several Liability for Administrative Citations.*

A minor and the parent(s) or guardian(s) having custody and control of said minor are jointly and severally liable to the city for any administrative citation fine issued for failure to comply with the provisions of the Fireworks Ordinance.

(e) *Hearing Request.*

1. Any recipient of an administrative citation may appeal the citation by submitting a written request for hearing to the Fire Chief or his/her designee within thirty (30) days from the date of the administrative citation, together with an advance deposit of the fine.
2. The person or entity requesting the hearing shall be notified by the city of the time and place set for the hearing at least ten (10) days prior to the date of the hearing.
3. If the Fire Chief or his/her designee submits an additional written report concerning the administrative citation to the hearing body, then a copy of such report shall be served on the person requesting the hearing at least five (5) days prior to the date of the hearing.

(f) *Hearing Body.*

The City Council or its designee(s) shall serve as the hearing body for appeals regarding administrative citations issued under the Fireworks Ordinance.

(g) *Hearing Procedure.*

1. No hearing to contest an administrative citation shall be held unless the fine has been deposited with the city in advance.
2. A hearing shall be set for a date that is not less than fifteen (15) days and not more than sixty (60) days from the date that the request for hearing is filed in accordance with the provisions of this section.
3. At the hearing, the party contesting the administrative citation shall be given the opportunity to testify and to present evidence concerning the administrative citation.
4. The failure of any recipient of an administrative citation to appear at the appeal hearing shall constitute a forfeiture of the fine and a failure to exhaust his/her/its/their administrative remedies.

5. The administrative citation and any additional report submitted by the Fire Chief or his/her designee shall constitute prima facie evidence of the respective facts contained in those documents.
6. The hearing body may continue the hearing and request additional information from the Fire Chief, his/her designee, or the recipient of the administrative citation prior to issuing a written decision.

(h) *Hearing Body's Decision.*

1. After considering all of the testimony and evidence submitted at the hearing, the hearing body shall issue a written decision to uphold, modify, or cancel the administrative citation and shall list in the decision the reasons for the decision. The decision of the hearing body shall be final.
2. If the hearing body determines that the administrative citation should be upheld, then the fine amount on deposit with the city shall be retained by the city.
3. If the hearing body determines that the administrative citation should be canceled, then the city shall promptly refund the amount of the deposited fine.
4. If the hearing body determines that the fine levied under the administrative citation should be adjusted, then the city will promptly refund the amount of the deposited fine that exceeds the amount fixed by the hearing body or the recipient of the administrative citation will promptly pay to the city an additional amount fixed by the hearing body if the body finds that the fine assessed under the administrative citation to be insufficient.
5. The recipient of the administrative citation shall be served with a copy of the hearing body's written decision.

(i) *Late Payment Charges.*

Any person or entity who fails to pay to the city any fine imposed pursuant to the provisions of this Section on or before the date that the fine is due shall also be liable for a late payment charge equal to ten percent (10%) of the unpaid amount, and interest shall accrue thereafter at a rate of one and one half percent (1.5%) per month on the unpaid fine; provided however, the additional penalty and/or interest shall not apply if collection of the same by the city would violate State law.

(j) *Recovery of Administrative Citation Fines and Costs.*

The city may collect any past due administrative citation fine or late payment charge by use of all available legal means. Collection costs shall be in addition to

any interest and/or late charges imposed upon the delinquent obligation. Collection costs imposed under this provision shall be added to and become a part of the underlying obligation. Any partial payment of an obligation, when a partial payment is permitted, will be applied first to the principal amount of the underlying obligation, then to any penalties, and then to interest.

(k) *Right to Judicial Review.*

Any person or entity aggrieved by a decision of the hearing body on an administrative citation may obtain review of the decision by filing a petition for review with the Superior Court for Kings County, California in accordance with the timelines and provisions set forth in California Government Code Section 53069.4, as may be amended.

(l) *Notices.*

The administrative citation and all notices required to be given by this Section shall be served on the responsible party by personal delivery thereof to the person or entity to be notified or by deposit in the United States Mail, certified mail with return receipt requested, addressed to such person to be notified at his/her/its last-known address as the same appears in the public records or other records pertaining to the matter to which such notice is directed. Service by mail shall be deemed to have been completed at the time of deposit in the mail.

Section 2: This Ordinance shall take effect thirty (30) days after its adoption, and shall 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.

THEREFORE, BE IT FURTHER RESOLVED, that based on the above and incorporated findings, the City Council approves Ordinance 17-05.

PASSED, ADOPTED AND APPROVED this 16th day of May, 2017 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

DAVID AYERS
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 passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 16th day of May, 2017.

Date: _____

City Clerk

Attachment: Fireworks Ordinance (1964 : Illegal Fireworks Ordinance)



AGENDA STAFF REPORT

MEETING DATE: 5/2/2017	AGENDA SECTION: E
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SUBJECT:

Community Development: Discussion on the Removal of the Civic Park Kiosks

RECOMMENDATION

Council Member Devine requested that the issue of the kiosk removal be on the Council agenda.

BACKGROUND:

In October of 2016, City staff presented the City Council with issues that were occurring at the Courthouse due to water leaks, the costs of Bastille upgrades and the kiosks. Specific issues with kiosks were as follows:

- Energy use for the kiosks could not be billed separately from the Courthouse.
- At least one kiosk must have the awning replaced, estimated at \$8,000
- The kiosks are not ADA compliant
- Difficulty securing tenants

At the October 2016, the City Council directed staff to remove all the kiosks.

FISCAL IMPACT:

ATTACHMENTS:



AGENDA STAFF REPORT

MEETING DATE: 5/2/2017	AGENDA SECTION: F
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SUBJECT:

Community Development: Waive the second reading and adopt Ordinance 17-04 approving Municipal Code Amendment 17-01, amending Title 17 of the Municipal Code, an update to the City of Hanford Zoning Ordinance.

RECOMMENDATION:

Staff recommends that the City Council waive the second reading and adopt Ordinance 17-04, which amends Title 17 of the Municipal Code, the City Zoning Ordinance.

BACKGROUND:

On April 24, 2017 the City Council approved the introduction of Ordinance 17-04 (Vote 4-0, 1 absent) and waived the first reading. Ordinance 17-04 is an amendment to Title 17 of the Municipal Code. During the public hearing several people addressed the commission. Following the close of the public comment period, the Council directed several small changes as follows:

- That Table 17.08.030 in Chapter 17.08 be amended at lines E6 and E7 removing the "C" from C-R , thereby no allowing medical or professional or commercial offices in the C-R zone.
- That 17.60.130 "Sale of Furniture" be amendment to state that under 15,000 of display area shall be permitted, between 15-20,000 shall be a conditional use and that over 20,000 shall not be permitted. Line I14 shall be amended to state, see restrictions in 17.60.130 to avoid confusion of the public, See lines I 16-18.
- That Line A20 has been added to show that accessory medical, dental or optometry uses are not allowed in the C-R zone.
- To change the zoning as requested by Dave Paynter, on the parcels behind the Target Center to R-H.

In addition, the motion was to approve as recommended by the Planning Commission, which included several recommended changes as follows:

- Page 15, error, City Council directed staff to allow Mini-warehouse in the R-L-5 zone with limitations.
- Page 22 to change the categories of industrial uses to General, Intensive and Limited and identify the zones each would be allowed. This adds the category intensive as a conditional use in the I-H zone. Adding the uses as conditional uses will allow the projects to be conditioned to address potential issues that may be encountered with the use such as water use or effluent, noise and dust issues that may potentially be significant.
- Page 22 add transportation, distribution or lab testing to the category of Marijuana. This clarifies that although these uses may be allowed in the City, if they pertain to marijuana they will be prohibited. (Note: staff is currently preparing an ordinance that will affect this category.)
- Page 25 Error, the identified Section should read 17.68.
- Page 181 to be consistent with the amendment of page 15
- Page 264 changes the description to be consistent with the change on Page 22.
- Page 265 changes the description to be consistent with the change on Page 22.
- Page 285 the zoning certificate of occupancy process has been eliminated, this is a clean up item.

All of the proposed changes have been made in the final document attached to the ordinance for City Council consideration.

FISCAL IMPACT:

ATTACHMENTS:

CC Ordinance 17-04

2nd reading Zoning Ordinance - May 2, 2017

ORDINANCE NO. 17-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING MUNICIPAL CODE AMENDMENT 2017-01 A REQUEST BY THE CITY OF HANFORD TO UPDATE TITLE 17 OF THE HANFORD MUNICIPAL CODE, THE CITY'S ZONING ORDINANCE AND ZONING MAP CITY-WIDE, TO BE CONSISTENT WITH THE PROPOSED 2035 GENERAL PLAN UPDATE.

WHEREAS, the City of Hanford has initiated a comprehensive update to the City Zoning Ordinance, Title 17, and City-wide Zoning Map to be consistent with the 2035 General Plan Update; and,

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

Section 1: That the City of Hanford considered the update of the Zoning Ordinance (Title 17) and the Zone Map in accordance with Section 17.02.020 of the Municipal Code as follows:

- a) That the Zoning Ordinance Update guides the physical development of the city in such a manner as to achieve progressively the general arrangement of the land uses described and depicted in the general plan, as amended.
- b) That the proposed project fosters a wholesome, serviceable and attractive living environment, the beneficial development of areas which exhibit conflicting patterns of use, and the stability of existing land uses which conform with the objectives, policies, principles and standards of the general plan, as amended.
- c) That the proposed project does not result in excessive population densities and the overcrowding, of land with structures.
- d) That the proposed project results in a safe, effective traffic circulation system, the provision of adequate off-street parking and truck loading facilities, and the appropriate location of community facilities.
- e) That the proposed project will protect and promote appropriately located commercial and industrial activities in order to preserve and strengthen the city's economic base.
- f) That the proposed project will protect and enhance real property values and the city's natural assets.
- g) That the proposed project will ensure unimpeded development of such new urban expansion that is logical, desirable and in conformance with the objectives and policies of the general plan.
- h) That the proposed will provide and protect open space in accordance with the policies of the open space element of the general plan, as amended.

Section 2: That the proposed update to Title 17, Zoning Ordinance, and Zoning Map are consistent with the goals and policies of the General Plan and will preserve, protect and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare of the City of Hanford.

Attachment: CC Ordinance 17-04 (1957 : MCA 2017--01)

Section 3: The City Council of the City of Hanford certified an Environmental Impact Report (EIR), State Clearinghouse Number 2015041024, prepared for the General Plan Update and made related findings pursuant to the provisions of the California Environmental Quality Act ("CEQA"), a Mitigation, Monitoring and Reporting Plan ("MMRP") was prepared, and a Statement of Overriding Considerations was made for Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative), Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative by adoption of Resolution 17-20-R, herein incorporated by reference;

Section 4: The City Council hereby finds that Municipal Code Amendment 2017-01, the Zoning Ordinance Update and Zoning Map are consistent with the Hanford General Plan, as amended by Resolution 17-21-R.

Section 5: 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 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 April 4, 2017, by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

Dave Ayers,
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

4th day of April, 2017, 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 _____, 2017.

JENNIFER GOMEZ
CITY CLERK

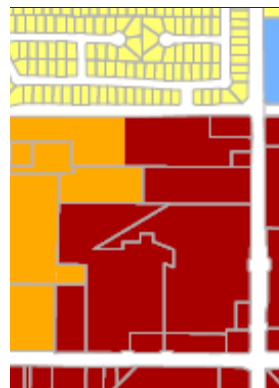
ATTACHMENT 1

Title 17
Zoning Ordinance
Attached separately

Attachment 2
Official Zone Map

Zoning Ordinance

City of Hanford



Attachment: 2nd reading Zoning Ordinance - May 2, 2017 (1957 : MCA 2017--01)

City of Hanford Municipal Code Title 17 - Zoning Ordinance

**CITY OF HANFORD
MUNICIPAL CODE
TITLE 17

ZONING ORDINANCE**

Attachment: 2nd reading Zoning Ordinance - May 2, 2017 (1957 : MCA 2017--01)

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Title 17

ZONING

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Attachment: 2nd reading Zoning Ordinance - May 2, 2017 (1957 : MCA 2017--01)

City of Hanford Municipal Code Title 17 - Zoning Ordinance

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Chapter 17.02

GENERAL PROVISIONS

Sections:

- 17.02.010 Adoption.**
- 17.02.020 Purposes and objectives.**
- 17.02.030 Short title.**
- 17.02.040 Components.**
- 17.02.050 Authority.**
- 17.02.060 Relationship to the general plan.**
- 17.02.070 Relationship to specific plans.**
- 17.02.080 Relationship to design guidelines.**
- 17.02.090 Relationship to other titles of the municipal code.**
- 17.02.100 Conflict between regulations.**
- 17.02.110 Application.**

17.02.010 Adoption.

There is adopted, as provided in this title, a zoning ordinance for the city of Hanford, state of California, which is a part of the Hanford Municipal Code.

17.02.020 Purposes and objectives.

The zoning ordinance is adopted to preserve, protect and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare of the citizens of Hanford. More specifically, the zoning ordinance is adopted to achieve the following objectives:

- A. To provide a zoning map and associated regulations to guide the physical development of the city in such a manner as to progressively achieve the general arrangement of the land uses described and depicted in the Hanford General Plan;
- B. To foster a wholesome, serviceable and attractive living environment, the beneficial development of areas that exhibit conflicting patterns of use, and the stability of existing land uses that conform with the objectives, policies, principles and standards of the General Plan;
- C. To prevent excessive population densities and the overcrowding of land with structures;
- D. To promote a safe, effective traffic circulation system, the provision of adequate off-street parking and truck loading facilities, and the appropriate location of community facilities;
- E. To protect and promote appropriately located commercial and industrial activities in order to preserve and strengthen the city's economic base;

City of Hanford Municipal Code Title 17 - Zoning Ordinance

- F. To protect and enhance real property values and the city's natural assets;
- G. To ensure unimpeded development of such new urban expansion that is logical, desirable and in conformance with the objectives and policies of the General Plan; and
- H. To provide and protect open space in accordance with the policies of the Open Space Element of the General Plan;

17.02.030 Short title.

This title shall be known as the "zoning ordinance." The words "code" and "ordinance" as used in this title shall have the same meaning.

17.02.040 Components.

The zoning ordinance shall consist of a zoning map designating certain districts and a set of regulations controlling the uses of land; the density of population; the uses and locations of structures; and the height and bulk of structures. It shall also consist of the open spaces about structures; the appearance of certain uses and structures; the areas and dimensions of sites; the location, size and illumination of signs; and number of design off-street parking and off-street loading facilities.

17.02.050 Authority.

This title is adopted pursuant to the provisions of the Planning and Zoning Law, Title 7 of Government Code Section 65000 of the State of California.

17.02.060 Relationship to the general plan.

The zoning ordinance is the primary tool used to implement the goals and policies contained within the General Plan. All matters governed by this title shall substantially conform to the purposes, intent or provisions of the General Plan. Any recommendations for zone changes, if found to be not in conformance with the General Plan and its phrasing, shall not be permitted unless it is also found that the General Plan is in error or in need of change. In this situation, the General Plan must also be amended to maintain consistency between the General Plan and zoning.

17.02.070 Relationship to specific plans.

Specific plans are designed to meet the requirements of the State Government Code and the General Plan. All uses, buildings, or structures located within a specific plan area shall comply with the provisions of the applicable specific plan. Where such provisions conflict with the zoning ordinance, the requirements of the adopted specific plan shall take precedence over the zoning ordinance. In instances where the specific plan is silent, the zoning ordinance shall prevail.

17.02.080 Relationship to design guidelines.

Design guidelines are intended to supplement the general design and development regulations located in the zoning ordinance. Conformance to the design guidelines is strongly encouraged, but not mandatory. The design guidelines represent the City's preferences and provide examples of appropriate, quality design that positively contribute to the character of the community, but they are not intended to preclude alternatives or restrict imagination. In the event there is a

City of Hanford Municipal Code Title 17 - Zoning Ordinance

conflict between the zoning ordinance and the design guidelines, the regulations in the zoning ordinance shall prevail.

17.02.090 Relationship to other titles of the municipal code.

No provision of this title is intended to abrogate, repeal, annul, impair or interfere with any existing ordinance of the City. Where this title imposes greater restrictions or regulations than are imposed or required by an existing ordinance, deed restriction, covenant, easement or agreement between parties, this title shall control.

17.02.100 Conflict between regulations.

Any conflicts between requirements of this title, or between this title and other regulations, shall be resolved as follows:

- A. In the event of any conflict between the provisions of this title, the most restrictive requirement shall control.
- B. In the event of any conflict between the requirements of this title and standards adopted as part of any development agreement or specific plan, the requirements of the development agreement or specific plan shall control.
- C. In the event of any conflict between requirements of this title and other regulations of the City, the most restrictive requirement shall control, as determined by the City.
- D. It is not intended that the requirements of this title shall interfere with, repeal, abrogate or annul any easement, covenant, or other agreement that existed when this zoning ordinance became effective. This zoning ordinance applies to all land uses and development regardless of whether it imposes a greater or lesser restriction on the development or use of structures or land than an applicable private agreement or restriction, without affecting the applicability of any agreement or restriction. The City shall not enforce any private covenant or agreement unless it is a party to the covenant or agreement. Where a requirement of a private covenant or agreement directly conflicts with a requirement in this title, the City shall enforce the requirements of this title.

17.02.110 Application.

To the extent permitted by applicable law, this title shall apply to all property, whether owned by private persons, firms, corporations or organizations; by the United States of America or any of its agencies; by the state or any of its agencies or political subdivisions; by any county or city, including the City of Hanford, or any of its agencies; or by any authority or district organized under the laws of the state, except for exemptions specifically allowed by state and federal laws or amendments thereto.

Chapter 17.04

CONSTRUCTION AND TERMINOLOGY

Sections:

- 17.04.010 Construction.**
- 17.04.020 General terminology of persons and entities.**
- 17.04.030 Rules of interpretation.**
- 17.04.040 Record of interpretations.**
- 17.04.050 Rules of measurement.**
- 17.04.060 Multiple decisions.**

17.04.010 Construction.

The following rules of construction shall apply in this title, unless inconsistent with the plain meaning of the context of this chapter:

- A. The present tense includes the past and future tenses; and the future tense includes the present.
- B. Words used in the singular shall include the plural, and words used in the plural shall include the singular.
- C. In the event there is any conflict or inconsistency between the heading of a chapter, section or subsection of this title and the context thereof, such heading shall not be deemed to affect the scope, meaning or intent of such context.
- D. The words “shall,” “will,” “is to,” and “are to” are always mandatory. “Should” is not mandatory but is strongly recommended; and “may” is permissive. “Shall not” and “may not” are always restrictive.
- E. The words “zone district,” “zoning district,” and “zone” shall have the same meaning.
- F. Whenever a number of days are specified in this title, or in any permit, condition of approval, or notice issued or given as provided in this title, the number of days shall be construed as calendar days, unless business days are specified. Time limits will extend to the following business day where the last of the specified number of days falls on a day that the city is not open for business, except as otherwise provided for by other state and federal laws, regulations, and agencies.
- G. Whenever a time limit in this title is specified in months, the number of months shall be deemed to be consecutive months.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

H. When a provision of this title refers to a requirement elsewhere, the subject of the cross reference is assumed to be another chapter, Section, or subsection of this title, or another provision within the same Section or chapter, unless the title of another document is provided.

I. The provisions of this title are held to be minimum requirements, except where they are expressly stated to be otherwise.

17.04.020 General terminology of persons and entities.

A. "Applicant" means the property owner or his/her authorized agent or contractor who is requesting approval of a project.

B. "Building Official" means the Building Official of the City of Hanford, or his/her designee.

C. "City" means the City of Hanford, California.

D. "City Council" and "Council" mean the City Council of the City of Hanford.

E. "City Engineer" means the City Engineer of the City of Hanford, or his/her designee.

F. "Community Development Director" means the Community Development Director of the City of Hanford, or his/her designee.

G. "Planning Commission" means the Planning Commission of the City of Hanford, duly appointed in accordance with Section 2.20.030 of the Hanford Municipal Code.

H. "Person" means person, firm, corporation, or organization.

17.04.030 Rules of interpretation.

A. The Community Development Director shall have the responsibility and authority on a staff level to interpret the meaning and applicability of all provisions and requirements of this title.

B. A request for an interpretation or determination shall be filed with the Community Development Director and shall include all information required by the City.

C. The Community Development Director has the option of forwarding any determination of the meaning or applicability of any provision of this title directly to the Planning Commission for consideration.

D. The issuance of an interpretation shall include findings stating the basis for the interpretation. The basis for an interpretation may include technological changes or new industry standards. The issuance of an interpretation shall also include a finding documenting the consistency of the interpretation with the General Plan, and any applicable Specific Plan.

E. Any affected person may appeal the interpretation of the Community Development Director or the Planning Commission to the City Council. If appealed, the City Council shall then make the final interpretation.

17.04.040 Record of interpretations.

A. Interpretations shall be written and shall quote the provisions of this title being interpreted, and the applicability in the particular or general circumstances that caused the need for the interpretation.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

B. The Community Development Director shall maintain a complete record of all interpretations indexed by the number of the chapter or section that is the subject of the interpretation.

17.04.050 Rules of measurement.

A. For all measurements and calculations, the applicant shall be responsible for supplying drawings accurately illustrating the measurements that apply to a project. These drawings shall be drawn to scale and shall include sufficient detail to allow easy verification upon inspection by the City.

B. When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement shall be made at the closest or shortest distance between the two objects.

C. Distances are measured along a horizontal plane unless otherwise specified.

D. Measurements involving a structure are made to the closest wall of the structure, unless otherwise specified.

E. When measuring the distance between two different uses, the measurement shall be made from closest lot line to lot line.

F. When measuring height, the measurement shall be the vertical distance from the highest point to the ground level directly below, except as otherwise specified.

G. Where there is a grade difference on either side of a fence or wall, the minimum height of the fence or wall shall be measured on the shorter side.

H. Minimum lot width shall be measured at the front setback line, or from the front property line if there is no required setback, as determined by the zoning of the lot.

I. Lot depth is measured along an imaginary straight line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line or to the most distant point on any other lot line where there is no rear lot line.

J. Required yard space shall be measured as the minimum horizontal distance from the property line of the site or street line to a line parallel thereto on the site; provided, however, where a precise street plan has been adopted by the City Council, required front yards shall be measured from the precise street plan line.

17.04.060 Multiple decisions.

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

Chapter 17.06

ZONE DISTRICTS AND ZONING MAP

Sections:

17.06.010	Purpose.
17.06.020	Applicability.
17.06.030	Establishment of zone districts.
17.06.040	Establishment of zoning map.
17.06.050	Interpretation of zone boundary lines.
17.06.060	Zone changes.
17.06.070	Prezoning.
17.06.080	Right-of-way abandonment.

17.06.010 Purpose.

The purpose of this chapter is to establish zone districts and a zoning map to classify, regulate, restrict and segregate the uses of land and buildings, to regulate and restrict the height and bulk of buildings and to regulate the area of yards and other open spaces about buildings, and to regulate the density of population.

17.06.020 Applicability.

The zoning districts are applicable in all areas of the City.

17.06.030 Establishment of Zone Districts.

A. Base zone districts establish the basic land use and property development regulations applicable to all property within the City, as provided in Section 17.02.110. Overlay zone districts provide additional regulations that are to be exercised over certain lands within the combining zone to meet special community health, safety, welfare, environmental or development objectives described by the General Plan or a specific plan. Overlay district regulations apply in addition to base district regulations and other regulations of this chapter.

B. The base zones are hereby established as follows:

1. Low Density Residential – 12,000 square foot minimum site area, abbreviated as R-L-12;
2. Low Density Residential – 8,000 square foot minimum site area, abbreviated as R-L-8;
3. Low Density Residential – 5,000 square foot minimum site area, abbreviated as R-L-5;
4. Medium Density Residential, abbreviated as R-M.
5. High Density Residential, abbreviated as R-H.
6. Neighborhood Commercial, abbreviated as C-N.

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7. Regional Commercial, abbreviated as C-R.
8. Service Commercial, abbreviated as C-S.
9. Highway Commercial, abbreviated as C-H.
10. Neighborhood Mixed Use, abbreviated as MX-N.
11. Corridor Mixed Use, abbreviated as MX-C.
12. Downtown Mixed Use, abbreviated as MX-D.
13. Office Residential, abbreviated as OR.
14. Office, abbreviated as O.
15. Light Industrial, abbreviated as I-L.
16. Heavy Industrial, abbreviated as I-H.
17. Public Facilities, abbreviated as PF.
18. Airport Protection, abbreviated as AP.
19. Conservation, abbreviated as CO.

C. The overlay zone districts are hereby established as follows:

1. Airport Overlay District
2. East Downtown Overlay District
3. Historic Overlay District

17.06.040 Establishment of zoning map.

A. In order to ensure that comprehensive zoning regulations may be applied uniformly to all incorporated territory upon adoption of this title, a zoning map is hereby established to delineate the location and boundaries of zone districts within the City. The zoning map is incorporated into this title by this reference with the same force and effect as if the boundaries, together with any notations, references, and information shown on the zoning map were specifically stated and described in this title.

B. The zoning map, together with such additional maps as may be adopted in accordance with the provisions of this title, shall be collectively known as the “City of Hanford Zoning Map.”

C. The official copy of the zoning map shall be kept, maintained, and made available to the public by the Hanford Community Development Department. The zoning map may be maintained in hard copy and/or electronic formats.

D. All property within incorporated territory shall be delineated within a zoning district on the zoning map.

E. The location of zoning districts on the zoning map shall be consistent with the applicable policies and land use set forth in the General Plan.

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17.06.050 Interpretation of zone boundary lines.

Whenever any uncertainty exists as to the boundary line between two zoning districts shown on the zoning map the following interpretations shall control:

- A. Where a boundary line is indicated as following a street, alley, railroad right-of-way, drainage channel, or other watercourse, the center line of such street, alley, railroad right-of-way, drainage channel, or other watercourse shall be considered to be the boundary line.
- B. Where a boundary line is indicated as following a lot line or property line, the boundary line shall be construed as following such lot line or property line.
- C. Where a boundary line is not indicated as following a street or alley and does not follow or coincide approximately with a lot line or property line, the zone boundary line shall be determined by the use of the scale designated on the city's zone plan map.
- D. Where further uncertainty exists, the Planning Commission, upon a written application from the owner of the property in question or on its own motion, shall determine the location of the zone boundary in question, giving due consideration to the location indicated on the city's zone plan map, the purposes and objectives of the zoning ordinance, and the applicable policies set forth in the General Plan.

17.06.060 Zone changes.

Changes to the zoning map shall be approved by ordinance of the City Council in accordance with Chapter 17.86.

17.06.070 Prezoning.

Territories proposed for annexation into the city shall be prezoned concurrent with the City Council initiation of annexation proceedings, in accordance with Chapter 17.86.

17.06.080 Right-of-way abandonment.

When a public street, alley or railroad right-of-way is abandoned, the abandoned territory shall immediately, and without any further action by the city, be assigned the zoning that is classified the same as the adjacent territory.

Chapter 17.08

LAND USE TABLES

Sections:

- 17.08.010** **Land use restriction.**
- 17.08.020** **Residential land use table.**
- 17.08.030** **Commercial, office, and industrial land use table.**
- 17.08.040** **Addition of a use to land use tables.**

17.08.010 Land use restriction.

No structure, or any part thereof, shall be erected, enlarged, or reduced, nor shall any site or structure be used, designated, or intended to be used for any purpose or in any manner other than is included among the uses listed in the land use tables in this chapter as permitted, administratively permitted, or conditionally permitted in the zone district in which such structure, land, or site is located, except as otherwise authorized by this title.

17.08.020 Residential land 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.

D. Land uses with specific land use standards shall meet the requirements found in the identified Section in the last column of the table.

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Table 17.08.020

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		Specific Land Use Standards (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		17.60.040
3	Boarding house or rooming house			C	C	C	
4	Emergency shelter				C	C	
5	Employee housing for six (6) or fewer employees	P	P	P	P	P	
6	Hotel or motel						
7	Manufactured home on permanent foundation	A	A	A			17.60.090
8	Mobilehome, not within a mobilehome park						17.60.090
9	Mobilehome park				C		17.60.100
10	Multi-family dwelling, two (2) units per building (duplex)			C	P	P	17.10.020

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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		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
11	Multi-family dwelling, three (3) or four (4) units per building (triplex or fourplex)			C	P	P	17.10.020
12	Multi-family dwelling, five (5) or more units per building				P	P	
13	Recreational vehicle park			C	C		
14	Residential care facility, up to six (6) persons	P	P	P	P	P	
15	Residential care facility, seven (7) or more persons	C	C	C	C	C	
16	Single-family dwelling, attached			P	P	P	
17	Single-family dwelling, detached	P	P	P	P	P	
18	Single-room occupancy (SRO)					C	
19	Supportive housing	P	P	P	P	P	
20	Transitional housing	P	P	P	P	P	

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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		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
	Residential Accessory and Support Uses						
30	Accessory dwelling unit	A	A	A	A	A	17.60.030
31	Building ancillary to the main residential use	P	P	P	P	P	
32	Cottage food operation	A	A	A	A	A	17.60.050
33	Expansion of existing nonconforming residential use	C	C	C	C	C	
34	Guest house	P	P	P			
35	Home occupation	A	A	A	A	A	17.78
36	Keeping of household pets	P	P	P	P	P	Title 6
37	Raising of fruit, vegetables, and horticultural specialties for personal use	P	P	P	P	P	
38	Temporary caretaker's dwelling	T	T	T	T	T	
39	Temporary materials storage yard	T	T	T	T	T	
40	Temporary residential sales office	T	T	T	T	T	

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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		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
41	Other accessory or ancillary use or structure that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use.	P	P	P	P	P	
	Other Uses						
50	Community center or facility	C	C	C	C	C	
51	Day care, up to eight (8) children	P	P	P	P	P	17.60.060
52	Day care, nine (9) to fourteen (14) children	A	A	A	A	A	17.60.060
53	Day care, over fourteen (14) children	C	C	C	C	C	17.60.060
54	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	
55	Golf course or country club	C	C	C			

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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		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
56	Mini-warehouse or self-storage facility		C				17.60.095
57	Park or playground	P	P	P	P	P	
58	Religious institution or facility	C	C	C	C	C	
59	School, private (kindergarten to 12 th grade)	C	C	C			
60	School, public (kindergarten to 12 th grade)	P	P	P			
61	Storm drainage basin, with or without a park	P	P	P	P	P	
62	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						

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17.08.030 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.

D. Land uses with specific land use standards shall meet the requirements found in the identified Section in the last column of the table.

Table 17.08.030

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			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
	Accessory and Support Uses															
A1	Automated 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						17.60.050	

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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			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
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		17.60.060
A5	Drive-thru pick-up window, not in conjunction with a restaurant	P	P	P	P	P	P	C								17.60.070
A6	Electric vehicle recharging facility	A	A	A	A	A	A	A		A	A	A		A		
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		
A9	Games of skill or amusement, more than eight (8)	C	C	C	C	C	C	C			C			C		
A10	Home occupation					A	A	A	A					A		17.78
A11	Keeping of household pets					P	P	P	P					P		Title 6

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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			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
A12	Keeping of large animals as pets												P			Title 6
A13	Marijuana cultivation															
A14	Mobile vending or food truck	C	C	C	C	C	C	C		C	C	C				
A15	Outdoor advertising structure															
A16	Outdoor storage ancillary to and on the same site as a permitted use	P	P	P	P	P	P	P			P	P	P	P		17.60.120
A17	Temporary materials and/or equipment storage yard	T	T	T	T	T	T	T		T	T	T	T	P		
A18	Temporary sales office (including parking lot)					T	T	T								
A19	Vending machines	P	P	P	P	P	P	P		P	P	P	P	P		17.60.150

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Commercial, Office, and Industrial Use Table																
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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (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	
A20	Accessory or ancillary Office use; medical, dental, or optometry, that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use.	P		P	P	P	P	P	P	P	P	P	P	P		
A20 A21	Other accessory or ancillary use or structure that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use.	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Eating and Drinking Establishment Uses															
B1	Artisan food and beverage production and sales	P	P	P	P	P	P	P			P					
B2	Bar, nightclub, or lounge		C	C	C		C	C								

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
B3	Brewpub	C	P	P	C	C	P	P								
B4	Microbrewery		C	P	C		C	C								
B5	Restaurant, full service	P	P	P	P	P	P	P								
B6	Restaurant, limited service with drive-thru pickup window	P	P	P	P	P	P	P								
B7	Restaurant, limited service without drive-thru pickup window	P	P	P	P	P	P	P								
	Education, Religious and Assembly Uses															
C1	Auditorium						P	P						P		
C2	Card room			C												
C3	Club, lodge, or private meeting hall			P			P	P								
C4	Carnival or circus		T	T	T		T	T								
C5	College or university, public or private			C			C	C						P		

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
C6	Convention or conference center				P		P	P								
C7	Funeral home or mortuary			P			C		P	C						
C8	Library, museum, or cultural facility						P	P								
C9	Pool hall or billiard parlor			C			C									
C10	Religious institution or facility			P			C	C		C	C					
C11	School, private (kindergarten to 12 th grade)													C		
C12	School, public (kindergarten to 12 th grade)													P		
C13	School; charter, trade, vocational, art, business, or professional		C	P			C	C	C	C	C			P		
C14	Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar	P		P		P	P	P		P	P					
C15	Theater, live or movie		P					P								

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
	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, winery, or distillery										C	C				
D5	Hazardous waste facility											C				
D6	Industrial or manufacturing facility, heavy											P				
D7	Industrial or manufacturing facility, light										P	P				
D8	Marijuana manufacture															
D9	Meat packing or slaughterhouse											C				

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (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	
D10	Mining, quarry, or sand and gravel excavation											C	C			
D11	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						
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						
E7	Office; professional or commercial	P	Ⓢ	P		P	P	P	P	P						
E8	Pharmacy	P	P	P		P	P	P		P						

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
E9	Urgent care center or other walk-in clinic	P	C	C		P	P	P		P						
	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		
F4	Day care, up to eight (8) persons					P	P	P	P							17.60.060
F5	Day care, nine (9) to fourteen (14) persons			C		A	A	A	A							17.60.060
F6	Day care, over fourteen (14) persons			C		C	C	C	C							17.60.060
F7	Electrical distribution and transmission and 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	

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones				
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)	
F8	Fairgrounds													P			
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		
F13	Social service office, assistance center, 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		
F15	Wireless communication facility (WCF)			C	P	P		C	C		C	P	P		P		17.62
	Recreation Uses																
G1	Athletic complex or ball field														P		

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
G2	Commercial recreation facility, indoor	C	C	P	P	C	P	C			C					
G3	Commercial recreation facility, outdoor				C						C	C	C	C		
G4	Golf course or country club												C	C		
G5	Health or fitness facility, large			P	C		P	P		C						
G6	Health or fitness facility, small	P	P	P	P	P	P	P		P	C					
G7	Park or playground						P						P	P		
	Residential Uses															
H1	Assisted living, skilled nursing, or hospice facility					C	C	C	C							
H2	Bed and breakfast inn				C		C	C	C							17.60.040
H3	Boarding or rooming house				C	C	P	P								
H4	Emergency shelter								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	Specific Land Use Standards (See identified Section)
H5	Employee housing for six (6) or fewer employees					P	P	P	P							
H6	Hotel or motel		C	C	P		P	P								
H7	Live/work facility			P		P	P	P	P							
H8	Mobile home park															17.60.100
H9	Multi-family dwelling, two (2) units per building (duplex)					P	P	P	P							
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							

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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	Specific Land Use Standards (See identified Section)
H14	Residential dwelling located in same building with office or commercial use			C		P	P	P	P				P			
H15	Single-family dwelling, attached					P	P	P								
H16	Single-family dwelling, detached					P	P	P	P				P			
H17	Single-room occupancy (SRO)						P	P	P							
H18	Supportive housing					P	P	P	P				P			
H19	Transitional housing					P	P	P	P				P			
	Retail Uses															
I1	Adult entertainment establishment		A	A			A									17.62
I2	Auction or sales house			P			P	P								
I3	Auction or sales yard			C							C					
I4	Automobile and pick-up sales, new and used			P	P			P								17.60.140

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (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	
I5	Automobile and pick-up sales, used only			P	P											17.60.140
I6	Boat, recreational vehicle (RV), and truck sales			P	C											
I7	Building materials and supply or home improvement store		P	P			P	P			C					
I8	Convenience store, with or without fuel sales	P	P	P	P	P	P	P			C					
I9	Farm or construction equipment sales or service			P	C											
I10	Farmers market		A	A				A						A		
I11	Feed and seed store			P							P					
I12	Food market	P	P	P	P	P	P	P								
I13	Food produce stand	A	A	A	A	A	A			A	A	A	A	A		
I15 I14	Fuel sales, fleet or cardlock			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
		Specific Land Use Standards (See identified Section)											
<u>146</u> <u>15</u>	Fuel sales, retail	P	P	P	P	P	P	P			C		
<u>144</u> <u>16</u>	Furniture store <u>with less than 15,000 sq.ft. of floor space devoted to the display and sale of furniture</u>		P				<u>C</u> <u>P</u>	P					
<u>117</u>	<u>Furniture store with 15,000 to 20,000 sq.ft. of floor space devoted to the display and sale of furniture</u>		<u>C</u>				<u>C</u>	<u>P</u>					
<u>118</u>	<u>Furniture store with over than 20,000 sq.ft. of floor space devoted to the display and sale of furniture</u>							<u>P</u>					
<u>119</u>	Garden shop		P	P			P	P					
<u>148</u> <u>20</u>	Landscape nursery			P			C				C	C	C
<u>149</u> <u>21</u>	Liquor store	P	P	P	P	P	P	P					
<u>122</u> <u>22</u>	Manufactured home sales yard			C									C

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Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (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	
120I 23 Marijuana dispensary or sales															
124 News, magazine or flower stand, outdoor				C			P								
123I 25 Optical retailers		P				P	P								
124I 26 Pawn shop			P				P								
125I 27 Pet store	P	P	P		P	P	P								
126I 28 Retail sales store	P	P	P	P	P	P	P								17.60.130 Also see Lines I16, I17, and I18 related to sales of furniture
127I 29 Retail sales solely via internet, direct mail, or telephone			P			P		C	C						
128I 30 Secondhand or thrift store			P				P								
129I 31 Swap meet or flea market			C							C	C		C		
130I 32 Tobacco or smoke shop		C	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	Specific Land Use Standards (See identified Section)
	Service Uses															
J1	Ambulance service			P			P			C						
J2	Bank or credit union, main branch							P								
J3	Bank or credit union, secondary branch	P				P	P	P								
J4	Barber shop, hair salon, nail care, 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		
J9	Copy, printing, or mailing service	P	P	P	P	P	P	P		P	P					
J10	Crematorium or columbarium			C			C				C					

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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	
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				
J14	Food catering			P			P	P	C							
J15	Fortunetelling			P							P					
J16	Fuel distributing			P							P	P				
J17	Kennel or animal boarding			P	P		C				C					
J18	Linen, diaper, or uniform supply service			P							P	P				
J19	Motor vehicle repair or service, major			P	P		C				P	P				
J20	Motor vehicle repair or service, minor		C	P	P		P	C			P					
J21	Payday lenders or check cashing establishment			C			C	C								
J22	Pet grooming	C	C	P		C	P	C								

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (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	
J23	Photography studio	P	P	P		P	P	P	C	P						
J24	Recycling, small collection facility (CRV only)	P	P	P	P	P	P	P			P			P		
J25	Recycling, large collection facility			C							P	P		P		
J26	Recycling, processing or sorting facility										C	C				
J27	Repair shop, large appliance or equipment			P			P	C								
J28	Repair shop, small appliance or equipment	C		P		C	P	P	C							
J29	Shooting range, indoor			C							C		C	C		
J30	Shooting range, outdoor															
J31	Specialty construction or trade service			P							P	P				
J32	Tailoring or clothing alterations	P		P		P	P	P	P							
J33	Tattooing or body art			C			C	P								

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
J34	Veterinary clinic or office		C	P			C			P						
J35	Veterinary hospital										C		C			
	Transportation and Storage Uses															
K1	Airport or heliport												P	P		
K2	Bus, transit, or train station							P						P		
K3	Cold storage or ice house			C							P	P	P			
K4	Food locker			P							P		P	P		
K5	Junk yard, wrecking yard, or salvage facility											C				
K6	Mini-warehouse or self-storage facility			P	C		C				C					
K7	Parking facility, off-site		C	C				C		C						
K8	Truck stop or travel center				C											
K9	Trucking or transportation terminal											P				

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
K10	Vehicle impound yard			C							P	P			
K11	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
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

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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
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

17.08.050 Addition of a use to land use tables.

Upon an application or on its own initiative and pursuant to Chapter 17.86, the City Council may add a use to the land use tables established in this chapter if the Council makes all of the following findings:

- A. That the addition of the use to the land use table will be in accordance with the purposes of this title and of the zone district or districts in which the use will be permitted;
- B. That the use has similar basic characteristics as the present uses allowed in the district;
- C. That the use will not generate a noticeably greater amount of odor, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable influence or hazard than the amount normally created by any of the other uses permitted in the district or districts in which the use will be permitted.
- D. That the establishment of the use in the zone district or districts in which it will be permitted will not be detrimental to the public health, safety or welfare;

Chapter 17.10

LOW DENSITY RESIDENTIAL ZONES

Sections:

17.10.010	Application.
17.10.020	Permitted uses.
17.10.030	Lot area.
17.10.040	Lot dimensions.
17.10.050	Dwelling units per lot.
17.10.060	Coverage.
17.10.070	Building setback areas.
17.10.080	Distance between structures.
17.10.090	Height of structures.
17.10.100	Lot area less than 5,000 square feet.
17.10.110	Driveways.
17.10.120	Accessory structures.
17.10.130	Other setback standards.
17.10.140	Off-street parking.
17.10.150	Usable open space.
17.10.160	Landscaping.
17.10.170	Screening, fences, and walls.
17.10.180	Signs.
17.30.190	General provisions and standards.

17.10.010 Application.

This chapter shall apply to all land within the Low Density Residential (R-L-5, R-L-8, and R-L-12) zones.

17.10.020 Permitted uses.

- A. Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020.
- B. Multi-family dwellings of four or less units may be allowed with a conditional use permit only when located on a corner lot.

17.10.030 Lot area.

- A. The minimum lot area shall be as follows:

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1. In the R-L-5 zone, 5,000 square feet, except as prescribed in Section 17.10.100.
2. In the R-L-8 zone, 8,000 square feet.
3. In the R-L-12 zone, 12,000 square feet.

17.10.040 Lot dimensions.

- A. The minimum lot frontage shall be 40 feet.
- B. The minimum lot width shall be:

1. In the R-L-5 zone, 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.
2. In the R-L-8 zone, 70 feet for interior lots and 75 feet for corner lots.
3. In the R-L-12 zone, 80 feet for interior lots and 90 feet for corner lots.

- C. The minimum lot depth shall be:

1. In the R-L-5 zone, 90 feet, except as prescribed in Section 17.10.100.
2. In the R-L-8 zone, 95 feet.
3. In the R-L-12 zone, 100 feet.

D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.10.050 Dwelling units per lot.

Not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit in accordance with Section 17.60.030.

17.10.060 Coverage.

The maximum coverage of a lot in the R-L-12 zone shall be 50%.

The maximum coverage of a lot in the R-L-5 and R-L-8 zones shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.

17.10.070 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.
- C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.

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D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

F. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

17.10.080 Distances between structures.

The minimum distance between structures shall be 10 feet, except as provided by the building code.

17.10.090 Height of structures.

The maximum structure height shall be 35 feet.

17.10.100 Lot area less than 5,000 square feet.

A. Notwithstanding Section 17.10.030, lots in the R-L-5 zone may have a lot area of between 3,600 and 4,999 square feet if all of the following standards are met:

1. Each lot shall have only one dwelling unit. Second dwelling units are not permitted.
2. Not more than one hundred fifty (150) lots less than 5,000 square feet may be approved per tentative subdivision map.
3. Streets shall be constructed to public street standards.
4. All structures shall be constructed on site.
5. Each subdivision with small lots shall have at least three (3) different small lot floor plans with two (2) available elevation designs for each floor plan.
6. The primary frontage of the main structure shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.
7. The primary frontage of the main structure shall include the primary entrance and at least one window.
8. Required covered parking spaces shall be in garages. Carports are prohibited.
9. The width of the garage shall not be greater than fifty percent (50%) of the width of the structure.
10. Main structures shall include a covered front porch at least four (4) feet deep or an uncovered front courtyard at least five (5) feet wide and five (5) feet deep that is surrounded on four sides by the main structure or a wall or fence between three (3) and four (4) feet high.
11. The Building Official shall not approve a building permit for a new residence on a lot with a lot area less than 5,000 square feet until the Community Development Director has determined that the standards identified in this section are met.

B. Lots with less than 5,000 square feet shall have the following minimum dimensions and building setback areas:

1. The minimum lot depth shall be seventy (70) feet.

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2. The minimum lot width shall be forty (40) feet for interior lots and forty-five (45) feet for corner lots.
 3. The minimum front building setback area shall be twelve (12) feet for livable space and eighteen (18) feet for garages.
 4. The minimum rear yard building setback area shall be ten (10) feet for the first story and fifteen (15) feet for upper stories.
 5. The minimum interior side yard building setback area shall be five (5) feet.
 6. The minimum corner side yard building setback area shall be ten (10) feet.
 7. The maximum building height shall be thirty-five (35) feet.
 8. Lots shall provide for a usable open space area of a minimum three hundred (300) square feet. The open space shall be a minimum fifteen (15) feet wide.
- C. Lots having a lot area of less than 3,600 square feet, or lots that do not meet the standards in this section may be approved through the planned unit development process per Chapter 17.82.

17.10.110 Driveways.

- A. The width of a driveway and any paved area shall not cumulatively exceed forty (40) percent of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty (50) percent of the front building setback area.
- B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.
- C. On key lots, the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.10.120 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

- A. The floor area shall be a maximum one hundred twenty (120) square feet.
- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

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17.10.130 Other setback standards.

- A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.
- B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.
- D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.
- E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.10.140 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.
- C. Required parking spaces may not be provided in within any front, side, or rear building setback area.
- D. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.
- E. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.
- F. No recreational vehicle or trailer shall be used as a residence.
- G. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.
- H. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

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I. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

J. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.10.150 Usable open space.

Each lot shall provide for a usable open space area of a minimum 400 square feet that is a minimum fifteen (15) feet wide.

17.10.160 Landscaping.

A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the required parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb

2. One (1) street tree, or two (2) street trees on corner lots, a minimum fifteen (15) gallon size, shall be planted on all lots less than 6,000 square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.

3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars (\$50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the

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homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars (\$50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars (\$50.00) for the required tree at the twelve (12) foot line.

17.10.170 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

17.10.180 Signs.

Signs placed in the R-L zones shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.10.190 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.12

MEDIUM DENSITY RESIDENTIAL ZONE

Sections:

17.12.010	Application.
17.12.020	Permitted uses.
17.12.030	Lot area.
17.12.040	Lot dimensions.
17.12.050	Site area per dwelling unit.
17.12.060	Coverage.
17.12.070	Building setback areas.
17.12.080	Distance between structures.
17.12.090	Height of structures.
17.12.100	Lot area less than 5,000 square feet.
17.12.110	Driveways.
17.12.120	Accessory structures.
17.12.130	Other setback standards.
17.12.140	Off-street parking.
17.12.150	Usable open space.
17.12.160	Landscaping.
17.12.170	Screening, fences, and walls.
17.12.180	Signs.
17.12.190	General provisions and standards.

17.12.010 Application.

This chapter shall apply to all land within the Medium Density Residential (R-M) zone.

17.12.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020.

17.12.030 Lot area.

A. The minimum lot area shall be five thousand (5,000) square feet, except as prescribed in Section 17.12.100.

B. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of this section.

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17.12.040 Lot dimensions.

- A. The minimum lot frontage shall be forty (40) feet.
- B. The minimum lot width shall be fifty (50) feet for interior lots and sixty (60) feet for corner lots, except as prescribed in Section 17.10.100.
- C. The minimum lot depth shall be ninety (90) feet, except as prescribed in Section 17.10.100.
- D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.12.050 Site area per dwelling unit.

The minimum site area per dwelling unit shall be three thousand (3,000) square feet.

17.12.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.12.070 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.
- C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.
- D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.
- E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.
- F. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

17.12.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.12.090 Height of structures.

The maximum structure height shall be thirty-five (35) feet.

17.12.100 Lot area less than 5,000 square feet.

- A. Notwithstanding Section 17.12.030, lots may have a lot area of between 3,600 and 4,999 square feet if all of the following standards are met:

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1. Each lot shall have only one dwelling unit. Second dwelling units are not permitted.
 2. Not more than one hundred fifty (150) lots less than five thousand (5,000) square feet may be approved per tentative subdivision map.
 3. Streets shall be constructed to public street standards.
 4. All structures shall be constructed on site.
 5. Each subdivision with small lots shall have at least three (3) different small lot floor plans with two (2) available elevation designs for each floor plan.
 6. The primary frontage of the main structure shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.
 7. The primary frontage of the main structure shall include the primary entrance and at least one window.
 8. Required covered parking spaces shall be in garages. Carports are prohibited.
 9. The width of the garage shall not be greater than fifty percent (50%) of the width of the structure.
 10. Main structures shall include a covered front porch at least four (4) feet deep or an uncovered front courtyard at least five (5) feet wide and five (5) feet deep that is surrounded on four sides by the main structure or a wall or fence between three (3) and four (4) feet high.
 11. The Building Official shall not approve a building permit for a new residence on a lot with a lot area less than 5,000 square feet until the Community Development Director has determined that the standards identified in this section are met.
- B. Lots with less than 5,000 square feet shall have the following minimum dimensions and building setback areas:
1. The minimum lot depth shall be seventy (70) feet.
 2. The minimum lot width shall be forty (40) feet for interior lots and forty-five (45) feet for corner lots.
 3. The minimum front building setback area shall be twelve (12) feet for livable space and eighteen (18) feet for garages.
 4. The minimum rear yard building setback area shall be ten (10) feet for the first story and fifteen (15) feet for upper stories.
 5. The minimum interior side yard building setback area shall be five (5) feet.
 6. The minimum corner side yard building setback area shall be ten (10) feet.
 7. The maximum building height shall be thirty-five (35) feet.
 8. Lots shall provide for a usable open space area of a minimum three hundred (300) square feet. The open space shall be a minimum fifteen (15) feet wide.
- C. Lots having a lot area of less than 3,600 square feet, or lots that do not meet the standards in this section may be approved through the planned unit development process per Chapter 17.82.

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17.12.110 Driveways.

- A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.
- B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.
- C. On key lots the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.12.120 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

- A. The floor area shall be a maximum one hundred twenty (120) square feet.
- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.12.130 Other setback standards.

- A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.
- B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.
- D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.
- E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.12.140 Off-street parking.

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

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- B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.
- C. Required parking spaces may not be provided in within any front, side, or rear building setback area.
- D. The minimum parking space dimensions shall be nine (9) feet wide by eighteen and one-half (18.5) feet long.
- E. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.
- F. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.
- G. No recreational vehicle or trailer shall be used as a residence.
- H. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.
- I. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.
- J. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited.
- K. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.12.150 Usable open space.

- A. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.
- B. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

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17.12.160 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the required parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.
2. One (1) street tree, a minimum fifteen (15) gallon size, shall be planted on all lots less than six thousand (6,000) square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.
3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars (\$50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars (\$50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars (\$50.00) for the required tree at the twelve (12) foot line.

G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with two (2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

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17.12.170 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

17.12.180 Signs.

Signs placed in the R-M zones shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.12.190 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Attachment: 2nd reading Zoning Ordinance - May 2, 2017 (1957 : MCA 2017--01)

Chapter 17.14

HIGH DENSITY RESIDENTIAL ZONE

Sections:

17.14.010	Application.
17.14.020	Permitted uses.
17.14.030	Lot area.
17.14.040	Lot dimensions.
17.14.050	Site area per dwelling unit.
17.14.060	Coverage.
17.14.070	Building setback areas.
17.14.080	Distance between structures.
17.14.090	Height of structures.
17.14.100	Driveways.
17.14.110	Accessory structures.
17.14.120	Other setback standards.
17.14.130	Off-street parking.
17.14.140	Usable open space.
17.14.150	Landscaping.
17.14.160	Screening, fences, and walls.
17.14.170	Signs.
17.14.180	General provisions and standards.

17.14.010 Application.

This chapter shall apply to all land within the High Density Residential (R-H) zone.

17.14.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020.

17.14.030 Lot area.

A. The minimum lot area shall be five thousand (5,000) square feet.

B. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of this section.

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17.14.040 Lot dimensions.

- A. The minimum lot frontage shall be forty (40) feet.
- B. The minimum lot width shall be fifty (50) feet for interior lots and sixty (60) feet for corner lots.
- C. The minimum lot depth shall be ninety (90) feet.
- D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.14.050 Site area per dwelling unit.

The minimum site area per dwelling unit shall be fifteen hundred (1,500) square feet.

17.14.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.14.070 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.
- C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.
- D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.
- E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.
- F. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

17.14.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.14.090 Height of structures.

The maximum structure height shall be thirty-five (35) feet.

17.14.100 Driveways.

- A. The width of a driveway and any paved area shall not cumulatively exceed forty (40) percent of the width of the lot's street frontage on which the driveway and any paved area faces.

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In the case of “L” or “U” shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty (50) percent of the front building setback area.

B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.

C. On key lots the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.14.110 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

- A. The floor area shall be a maximum one hundred twenty (120) square feet.
- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.14.120 Other setback standards.

- A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.
- B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.
- D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.
- E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.14.130 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Uses shall provide parking as prescribed in Chapter 17.54.
- C. Required parking spaces may not be provided in within any front, side, or rear building setback area.

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D. The minimum parking space dimensions shall be nine (9) feet wide by eighteen and one-half (18.5) feet long.

E. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

F. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.

G. No recreational vehicle or trailer shall be used as a residence.

H. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

I. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

J. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited.

K. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.14.140 Usable open space.

A. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

B. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.14.150 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the

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Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the required parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots six thousand (6,000) square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.
2. One (1) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots less than six thousand (6,000) square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.
3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars (\$50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars (\$50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars (\$50.00) for the required tree at the twelve (12) foot line.

G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with two (2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

17.14.160 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

17.14.170 Signs.

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

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17.14.180 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.16

NEIGHBORHOOD COMMERCIAL ZONE

Sections:

17.16.010	Application.
17.16.020	Permitted uses.
17.16.030	Site area.
17.16.040	Lot dimensions.
17.16.050	Coverage.
17.16.060	Building setback areas.
17.16.070	Distance between structures.
17.16.080	Height of structures.
17.16.090	Driveways.
17.16.100	Off-street parking.
17.16.110	Usable open space.
17.16.120	Landscaping.
17.16.130	Screening, fences, and walls.
17.16.140	Signs.
17.16.150	General provisions and standards.

17.16.010 Application.

This chapter shall apply to all land within the Neighborhood Commercial (C-N) zone.

17.16.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.16.030 Site area.

A. The minimum site area shall be three (3) acres. The site may be divided into multiple separate lots if a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office.

B. Existing sites of less than three (3) acres may be developed in accordance with the specifications of this section.

17.16.040 Lot dimensions.

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

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17.16.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.16.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.16.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.16.080 Height of structures.

The maximum structure height shall be thirty-five (35) feet.

17.16.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.16.100 Off-street parking.

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

17.16.110 Usable open space.

New developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.

17.16.120 Landscaping.

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

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17.16.130 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with Chapter 17.50.120.
- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within an any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.16.140 Signs.

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

17.16.150 General provisions and standards.

- A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.
- B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.18

REGIONAL COMMERCIAL ZONE

Sections:

17.18.010	Application.
17.18.020	Permitted uses.
17.18.030	Site area.
17.18.040	Lot dimensions.
17.18.050	Coverage.
17.18.060	Building setback areas.
17.18.070	Distance between structures.
17.18.080	Height of structures.
17.18.090	Driveways.
17.18.100	Off-street parking.
17.18.110	Usable open space.
17.18.120	Landscaping.
17.18.130	Screening, fences, and walls.
17.18.140	Signs.
17.18.150	General provisions and standards.

17.18.010 Application.

This chapter shall apply to all land within the Regional Commercial (C-R) zone.

17.18.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.18.030 Site area.

A. The minimum site area shall be ten (10) acres. The site may be divided into multiple separate lots if a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office.

B. Existing sites of less than ten (10) acres may be developed in accordance with the specifications of this section.

17.18.040 Lot dimensions.

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

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17.18.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.18.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.18.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.18.080 Height of structures.

The maximum structure height shall be thirty-five (35) feet.

17.18.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.18.100 Off-street parking.

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

17.18.110 Usable open space.

New developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.

17.18.120 Landscaping.

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

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17.18.130 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.
- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within an any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.18.140 Signs.

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

17.18.150 General provisions and standards.

- A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.
- B. The first phase of development of a new site shall include a structure of at least twenty thousand (20,000) square feet occupied by a single business.
- C. New pad lots along the street frontages of Lacey Boulevard and 12th Avenue shall not be created and developed prior to lots without street frontage within the same site.
- D. Existing pad lots may be designed and developed with parking lots and building orientation that will eventually merge with larger adjacent developments as if developed as a pad lot of a larger site development.
- E. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- F. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.20

SERVICE COMMERCIAL ZONE

Sections:

17.20.010	Application.
17.20.020	Permitted uses.
17.20.030	Site area.
17.20.040	Lot dimensions.
17.20.050	Coverage.
17.20.060	Building setback areas.
17.20.070	Distance between structures.
17.20.080	Height of structures.
17.20.090	Driveways.
17.20.100	Off-street parking.
17.20.110	Usable open space.
17.20.120	Landscaping.
17.20.130	Screening, fences, and walls.
17.20.140	Signs.
17.20.150	General provisions and standards.

17.20.010 Application.

This chapter shall apply to all land within the Service Commercial (C-S) zone.

17.20.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.20.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.20.040 Lot dimensions.

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

17.20.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

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17.20.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of fifteen (15) feet, except that in C-S zones bounded by State Route 198, 10th Avenue, 11th Avenue, and Sixth Street there is no minimum front building setback area requirement.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

17.20.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.20.080 Height of structures.

The maximum structure height shall be fifty (50) feet.

17.20.090 Driveways.

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

17.20.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.
- C. New parking areas should be located behind or to the side of buildings, not between buildings and the street.

17.20.110 Usable open space.

There is no minimum requirement for usable open space.

17.20.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

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B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.20.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.20.140 Signs.

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

17.20.150 General provisions and standards.

A. No business, service, or processes that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.22

HIGHWAY COMMERCIAL ZONE

Sections:

17.22.010	Application.
17.22.020	Permitted uses.
17.22.030	Site area.
17.22.040	Lot dimensions.
17.22.050	Coverage.
17.22.060	Building setback areas.
17.22.070	Distance between structures.
17.22.080	Height of structures.
17.22.090	Driveways.
17.22.100	Off-street parking.
17.22.110	Usable open space.
17.22.120	Landscaping.
17.22.130	Screening, fences, and walls.
17.22.140	Signs.
17.22.150	General provisions and standards.

17.22.010 Application.

This chapter shall apply to all land within the Highway Commercial (C-H) zone.

17.22.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.22.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.22.040 Lot dimensions.

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

17.22.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

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17.22.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of fifteen (15) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

17.22.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.22.080 Height of structures.

The maximum structure height shall be fifty (50) feet.

17.22.090 Driveways.

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

17.22.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.
- C. New parking areas should be located behind or to the side of buildings, not between buildings and the street.

17.22.110 Usable open space.

There is no minimum requirement for usable open space.

17.22.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

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C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.22.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.22.140 Signs.

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

17.22.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.24

NEIGHBORHOOD MIXED USE ZONE

Sections:

17.24.010	Application.
17.24.020	Permitted uses.
17.24.030	Site area.
17.24.040	Lot dimensions.
17.24.050	Coverage.
17.24.060	Building setback areas.
17.24.070	Distance between structures.
17.24.080	Height of structures.
17.24.090	Driveways.
17.24.100	Off-street parking.
17.24.110	Usable open space.
17.24.120	Landscaping.
17.24.130	Screening, fences, and walls.
17.24.140	Signs.
17.24.150	General provisions and standards.

17.24.010 Application.

This chapter shall apply to all land within the Neighborhood Mixed Use (MX-N) zone.

17.24.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.24.030 Site area.

A. The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

B. Between twenty-five percent (25%) and seventy-five percent (75%) of the contiguously zoned parcels in an MX-N zone shall be reserved for residential use.

17.24.040 Lot dimensions.

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

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17.24.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.24.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.24.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.24.080 Height of structures.

The maximum structure height shall be thirty-five (35) feet.

17.24.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.24.100 Off-street parking.

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

17.24.110 Usable open space.

- A. New commercial developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.
- B. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.
- C. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

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17.24.120 Landscaping.

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

17.24.130 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.
- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.24.140 Signs.

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

17.24.150 General provisions and standards.

- A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.
- B. Mixed Use Neighborhood zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-N zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum ten (10) foot wide pedestrian path of travel between commercial sites and all residential sites within the MX-N zone.
- C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- D. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.26

CORRIDOR MIXED USE ZONE

Sections:

17.26.010	Application.
17.26.020	Permitted uses.
17.26.030	Site area.
17.26.040	Lot dimensions.
17.26.050	Coverage.
17.26.060	Building setback areas.
17.26.070	Distance between structures.
17.26.080	Height of structures.
17.26.090	Driveways.
17.26.100	Off-street parking.
17.26.110	Usable open space.
17.26.120	Landscaping.
17.26.130	Screening, fences, and walls.
17.26.140	Signs.
17.26.150	General provisions and standards.

17.26.010 Application.

This chapter shall apply to all land within the Corridor Mixed Use (MX-C) zone.

17.26.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.26.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.26.040 Lot dimensions.

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

17.26.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

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17.26.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.26.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.26.080 Height of structures.

The maximum structure height shall be fifty (50) feet.

17.26.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.26.100 Off-street parking.

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

17.26.110 Usable open space.

- A. New commercial developments with a site area over one (1) acre shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.
- B. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.
- C. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.26.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

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B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.26.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.26.140 Signs.

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

17.26.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mixed Use Corridor zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-C zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six (6) foot wide pedestrian path of travel between site entrances and the public sidewalk.

C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

D. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.28

DOWNTOWN MIXED USE ZONE

Sections:

17.28.010	Application.
17.28.020	Permitted uses.
17.28.030	Site area.
17.28.040	Lot dimensions.
17.28.050	Coverage.
17.28.060	Building setback areas.
17.28.070	Distance between structures.
17.28.080	Height of structures.
17.28.090	Driveways.
17.28.100	Off-street parking.
17.28.110	Usable open space.
17.28.120	Landscaping.
17.28.130	Screening, fences, and walls.
17.28.140	Signs.
17.28.150	General provisions and standards.

17.28.010 Application.

This chapter shall apply to all land within the Downtown Mixed Use (MX-D) zone.

17.28.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.28.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.28.040 Lot dimensions.

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

17.28.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

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17.28.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. There is no front building setback area.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.28.070 Distances between structures.

All distances allowed by the building code are allowed.

17.28.080 Height of structures.

The maximum structure height shall be one hundred (100) feet.

17.28.090 Driveways.

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

17.28.100 Off-street parking.

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

17.28.110 Usable open space.

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

17.28.120 Landscaping.

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

17.28.130 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

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- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.28.140 Signs.

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

17.28.150 General provisions and standards.

- A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.
- B. Mixed Use Downtown zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six (6) foot wide pedestrian path of travel between site entrances and the public sidewalk.
- C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- D. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.30

OFFICE RESIDENTIAL ZONE

Sections:

17.30.010	Application.
17.30.020	Permitted uses.
17.30.030	Lot area.
17.30.040	Lot dimensions.
17.30.050	Site area per dwelling unit.
17.30.060	Coverage.
17.30.070	Building setbacks.
17.30.080	Distance between structures.
17.30.090	Height of structures.
17.30.100	Conversion to non-residential use.
17.30.110	Driveways.
17.30.120	Accessory structures.
17.30.130	Other setback standards.
17.30.140	Off-street parking.
17.30.150	Usable open space.
17.30.160	Landscaping.
17.30.170	Screening, fences, and walls.
17.30.180	Signs.
17.30.190	General provisions and standards.

17.30.010 Application.

This chapter shall apply to all land within the Office Residential (OR) zone.

17.30.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.30.030 Lot area.

- A. The minimum lot area shall be five thousand (5,000) square feet.
- B. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of this section.

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17.30.040 Lot dimensions.

- A. The minimum lot frontage shall be forty (40) feet.
- B. The minimum lot width shall be fifty (50) feet for interior lots and 60 feet for corner lots.
- C. The minimum lot depth shall be ninety (90) feet.
- D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.30.050 Site area per dwelling unit.

The minimum site area per dwelling unit shall be three thousand (3,000) square feet.

17.30.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.30.070 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.
- C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.
- D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.
- E. The rear building setback area may be reduced to a minimum of five (5) if the lot is converted to non-residential use and the rear lot line is adjacent to an alley.
- F. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.
- G. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

17.30.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.30.090 Height of structures.

The maximum structure height shall be thirty-five (35) feet.

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17.30.100 Conversion to non-residential use.

When an existing building that has been used as a residence is partially or fully converted to non-residential use, the following standards shall apply:

- A. No exterior alterations or additions shall be permitted that significantly alters the original architectural style of the building.
- B. Exterior alterations or additions to buildings shall be minimized to the extent possible.

17.30.110 Driveways.

- A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.
- B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.
- C. On key lots the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.30.120 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

- A. The floor area shall be a maximum one hundred twenty (120) square feet.
- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.30.130 Other setback standards.

- A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.
- B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.
- D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

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E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.30.140 Off-street parking.

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

B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.

C. Required parking spaces may not be provided in within any front or side building setback area. There rear of the lot may be used for parking for non-residential uses where there is access from an alley.

D. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

E. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.

F. No recreational vehicle or trailer shall be used as a residence.

G. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

H. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

I. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

J. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.30.150 Usable open space.

A. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

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B. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.30.160 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred (100) percent of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty (40) percent of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots six thousand (6,000) square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.
2. One (1) street tree, a minimum fifteen (15) gallon size, shall be planted on all lots less than six thousand (6,000) square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.
3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars (\$50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars (\$50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars (\$50.00) for the required tree at the twelve (12) foot line.

G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with

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two (2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

17.30.170 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

17.30.180 Signs.

Signs placed in the OR zones shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.30.190 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.32

OFFICE ZONE

Sections:

17.32.010	Application.
17.32.020	Permitted uses.
17.32.030	Site area.
17.32.040	Lot dimensions.
17.32.050	Coverage.
17.32.060	Building setback areas.
17.32.070	Distance between structures.
17.32.080	Height of structures.
17.32.090	Driveways.
17.32.100	Off-street parking.
17.32.110	Usable open space.
17.32.120	Landscaping.
17.32.130	Screening, fences, and walls.
17.32.140	Signs.
17.32.150	General provisions and standards.

17.32.010 Application.

This chapter shall apply to all land within the Office (O) zone.

17.32.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.32.030 Site area.

The minimum site area shall be twenty thousand (20,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.32.040 Lot dimensions.

The minimum lot frontage shall be sixty (60) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

17.32.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

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17.32.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of fifteen (15) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.32.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.32.080 Height of structures.

The maximum structure height shall be fifty (50) feet.

17.32.090 Driveways.

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

17.32.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.
- C. New parking areas should be located behind or to the side of buildings, not between buildings and the street.

17.32.110 Usable open space.

There is no minimum requirement for usable open space.

17.32.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

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C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.32.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.32.140 Signs.

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

17.32.150 General provisions and standards.

A. No business, service, or processes that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.34

LIGHT INDUSTRIAL ZONE

Sections:

17.34.010	Application.
17.34.020	Permitted uses.
17.34.030	Site area.
17.34.040	Lot dimensions.
17.34.050	Coverage.
17.34.060	Building setback areas.
17.34.070	Distance between structures.
17.34.080	Height of structures.
17.34.090	Driveways.
17.34.100	Off-street parking.
17.34.110	Usable open space.
17.34.120	Landscaping.
17.34.130	Screening, fences, and walls.
17.34.140	Signs.
17.34.150	General provisions and standards.

17.34.010 Application.

This chapter shall apply to all land within the Light Industrial (I-L) zone.

17.34.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.34.030 Site area.

A. The minimum site area for lots south of Houston Avenue shall be twenty thousand (20,000) square feet, unless a conditional use permit for smaller lots is approved, in accordance with Chapter 17.80.

B. The minimum site area for lots north of Houston Avenue shall be six thousand (6,000) square feet.

17.34.040 Lot dimensions.

The minimum lot frontage shall be sixty (60) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

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17.34.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.34.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of ten (10) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.34.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.34.080 Height of structures.

The maximum structure height shall be seventy-five (75) feet, except that the height of portions of structures set back at least two hundred (200) feet from any lot line may be up to one hundred (100) feet.

17.34.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Gated entrances shall be set back at least one hundred (100) feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

17.34.100 Off-street parking.

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

17.34.110 Usable open space.

There is no minimum requirement for usable open space.

17.34.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than ten (10) feet from a lot line adjoining a street.

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C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.34.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.34.140 Signs.

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

17.34.150 General provisions and standards.

A. No business, service, or processes that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

C. Uses in the Kings Industrial Park are subject to the Performance and Development Standards adopted by the Hanford Redevelopment Agency for the Kings Industrial Park and are a part of the zoning code by reference.

D. All open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.

E. No use shall be permitted and no process, equipment or material shall be employed which is found by the planning department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or to involve any hazard of fire, explosion, hazardous or toxic waste, or radioactivity or to emit electrical disturbances which adversely affect commercial or electronic equipment outside the boundaries of the site.

F. No solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system except in compliance with the applicable regulations of the Central Valley Regional Water Quality Control Board and city ordinances and policies.

G. No use shall be permitted, and no process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity or other forms of energy. This section also applies to the Kings Industrial Park.

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H. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.36

HEAVY INDUSTRIAL ZONE

Sections:

17.36.010	Application.
17.36.020	Permitted uses.
17.36.030	Site area.
17.36.040	Lot dimensions.
17.36.050	Coverage.
17.36.060	Building setback areas.
17.36.070	Distance between structures.
17.36.080	Height of structures.
17.36.090	Driveways.
17.36.100	Off-street parking.
17.36.110	Usable open space.
17.36.120	Landscaping.
17.36.130	Screening, fences, and walls.
17.36.140	Signs.
17.36.150	General provisions and standards.

17.36.010 Application.

This chapter shall apply to all land within the Heavy Industrial (I-H) zone.

17.36.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.36.030 Site area.

The minimum site area shall be twenty thousand (20,000) square feet.

17.36.040 Lot dimensions.

The minimum lot frontage shall be sixty (60) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

17.36.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

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17.36.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of ten (10) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.36.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.36.080 Height of structures.

The maximum structure height shall be seventy-five (75) feet, except that the height of portions of structures set back at least two hundred (200) feet from any lot line may be up to one hundred (100) feet.

17.36.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Gated entrances shall be set back at least one hundred (100) feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

17.36.100 Off-street parking.

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

17.36.110 Usable open space.

There is no minimum requirement for usable open space.

17.36.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than ten (10) feet from a lot line adjoining a street.
- C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

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17.36.130 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.
- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.36.140 Signs.

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

17.36.150 General provisions and standards.

- A. No business, service, or processes that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.
- B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- C. Uses in the Kings Industrial Park are subject to the Performance and Development Standards adopted by the Hanford Redevelopment Agency for the Kings Industrial Park and are a part of the zoning code by reference.
- D. All open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.
- E. No use shall be permitted and no process, equipment or material shall be employed which is found by the planning department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or to involve any hazard of fire, explosion, hazardous or toxic waste, or radioactivity or to emit electrical disturbances which adversely affect commercial or electronic equipment outside the boundaries of the site.
- F. No solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system except in compliance with the applicable regulations of the Central Valley Regional Water Quality Control Board and city ordinances and policies.
- G. No use shall be permitted, and no process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity or other forms of energy. This section also applies to the Kings Industrial Park.
- H. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.38

PUBLIC FACILITIES ZONE

Sections:

17.38.010	Application.
17.38.020	Permitted uses.
17.38.030	Site area.
17.38.040	Lot dimensions.
17.38.050	Coverage.
17.38.060	Building setback areas.
17.38.070	Distance between structures.
17.38.080	Height of structures.
17.38.090	Driveways.
17.38.100	Accessory structures.
17.38.110	Off-street parking.
17.38.120	Usable open space.
17.38.130	Landscaping.
17.38.140	Screening, fences, and walls.
17.38.150	Signs.
17.38.160	General provisions and standards.

17.38.010 Application.

This chapter shall apply to all land within the Public Facilities (PF) zone.

17.38.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.38.030 Site area.

There is no minimum lot area.

17.38.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet.

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17.38.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.38.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be twenty (20) feet from the front lot line.
- C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.
- D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.
- E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.
- F. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

17.38.070 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.38.080 Height of structures.

The maximum structure height shall be fifty (50) feet.

17.38.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Gated entrances shall be set back at least fifty (50) feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

17.38.100 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

- A. The floor area shall be a maximum one hundred twenty (120) square feet.
- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

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- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.38.110 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Required parking spaces may not be provided in within any front, side, or rear building setback area.

17.38.120 Usable open space.

There is no required usable open space.

17.38.130 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Except for driveways and approved parking areas all yard areas and setback areas visible from a public street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

17.38.140 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.
- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.38.150 Signs.

Signs placed in the PF zones shall be subject to the requirements and standards prescribed in Chapter 17.56, except that signs placed a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56

17.38.160 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.40

AIRPORT PROTECTION ZONE

Sections:

17.40.010	Application.
17.40.020	Permitted uses.
17.40.030	Lot area.
17.40.040	Lot dimensions.
17.40.050	Dwelling units per lot.
17.40.060	Coverage.
17.40.070	Building setback areas.
17.40.080	Distance between structures.
17.40.090	Height of structures.
17.40.100	Driveways.
17.40.110	Accessory structures.
17.40.120	Other setback standards.
17.40.130	Off-street parking.
17.40.140	Usable open space.
17.40.150	Landscaping.
17.40.160	Screening, fences, and walls.
17.40.170	Signs.
17.40.180	General provisions and standards.

17.40.010 Application.

This chapter shall apply to all land within the Airport Protection (AP) zone.

17.40.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.40.030 Lot area.

There is no minimum lot area.

17.40.040 Lot dimensions.

A. The minimum lot frontage shall be forty (40) feet.

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B. The minimum lot width shall be eighty (80) feet for interior lots and ninety (90) feet for corner lots.

C. The minimum lot depth shall be one hundred (100) feet.

17.40.050 Dwelling units per lot.

Not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or conditional use in accordance with Chapter 17.80, or approved as a second dwelling unit in accordance with Section 17.60.030.

17.40.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.40.070 Building setback areas.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be twenty (20) feet from the front lot line.

C. The rear building setback shall be twenty-five (25) feet from the rear lot line.

D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

17.40.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.40.090 Height of structures.

The maximum structure height shall be thirty-five (35) feet.

17.40.100 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.

B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.

17.40.110 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum one hundred twenty (120) square feet.

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- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.40.120 Other setback standards.

- A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.
- B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.
- D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.
- E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.40.130 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.
- C. Required parking spaces may not be provided in within any front, side, or rear building setback area.
- D. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.
- E. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood.
- F. No recreational vehicle or trailer shall be used as a residence.
- G. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety

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problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

H. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

I. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

J. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.40.140 Usable open space.

There is no required usable open space.

17.40.150 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas all yard areas and setback areas visible from a public street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

17.40.160 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

17.40.170 Signs.

Signs placed in the PF zones shall be subject to the requirements and standards prescribed in Chapter 17.56, except that signs placed a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56.

17.40.180 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.42

CONSERVATION ZONE

Sections:

- 17.42.010 Application.**
- 17.42.020 Permitted uses.**
- 17.42.030 Lot area.**
- 17.42.040 Lot dimensions.**
- 17.42.050 Coverage.**
- 17.42.060 Building setback areas.**
- 17.42.070 Distance between structures.**
- 17.42.080 Height of structures.**
- 17.42.090 Driveways.**
- 17.42.100 Other setback standards.**
- 17.42.110 Off-street parking.**
- 17.42.120 Usable open space.**
- 17.42.130 Landscaping.**
- 17.42.140 Screening, fences, and walls.**
- 17.42.150 Signs.**
- 17.42.160 General provisions and standards.**

17.42.010 Application.

This chapter shall apply to all land within the Conservation (CO) zone.

17.42.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.42.030 Lot area.

There is no minimum lot area.

17.42.040 Lot dimensions.

There are no minimum lot dimensions.

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17.42.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.42.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be twenty-five (25) feet from the front lot line.
- C. The rear building setback shall be twenty-five (25) feet from the rear lot line.
- D. The side building setback area shall be twenty-five (25) feet from a street side property line.

17.42.070 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.42.080 Height of structures.

The maximum structure height shall be twenty (20) feet.

17.42.090 Driveways.

Driveways should be minimized to protect the maximum amount of open space. Driveways shall be the minimum width and length necessary to support the use, as determined by the Community Development Director.

17.42.100 Other setback standards.

Mechanical equipment shall be located a minimum of twenty-five (25) feet from any lot line.

17.42.110 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.
- C. No parking spaces may not be provided within any front, side, or rear building setback area.

17.42.120 Usable open space.

There is no required usable open space.

17.42.130 Landscaping.

Areas around buildings and parking areas that are disturbed shall be landscaped with natural landscape plants and materials that blend in with the natural environment on the site.

17.42.140 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

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17.42.150 Signs.

Signs placed in the CO zones shall be subject to the requirements and standards prescribed in Chapter 17.56, except that signs placed a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56.

17.42.160 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.44

AIRPORT OVERLAY ZONE

Sections:

- 17.44.010 Application.**
- 17.44.020 Permitted uses.**
- 17.44.030 Definitions.**
- 17.44.040 Airport height zones.**
- 17.44.050 Airport height limitations.**
- 17.44.060 Markings and lights.**
- 17.44.070 Nonconforming structures and trees.**

17.44.010 Application.

- A. This chapter shall apply to all land within the Airport Overlay zone, as defined on the Zoning Map.
- B. The requirements of this chapter shall be considered in conjunction with the requirements of any base zone district. If a conflict exists between the requirements of the base zone district and this chapter, the requirements of this chapter shall apply.

17.44.020 Permitted uses.

- A. Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020 and Section 17.08.030 based on the base zone district in which the use is located.
- B. No use may create electrical interference with navigational signals for radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff or maneuvering of aircraft intending to use the airport.
- C. Uses shall be further restricted by this chapter and the policies and requirements of the Kings County Airport Land Use Compatibility Plan, and applicable requirements of the Federal Aviation Administration (FAA.).

17.44.030 Definitions.

For the purposes of this chapter, the following words and phrases when used in this chapter are defined as follows:

- A. “Airport” means the Hanford Municipal Airport.

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- B. "Airport elevation" means the highest point of the airport's usable landing area measured in feet from the sea level (two hundred forty-five (245) feet).
- C. "Approach surface" means the surface longitudinally centered on the extended runway center line, extending outward and upward from the end of the primary surface at a slope of twenty (20) to one. In plan, the perimeter of the approach surface coincides with the perimeter of the approach zone.
- D. "Conical surface" means a surface extending outward and upward from the periphery of the horizontal surface at a slope of twenty (20) to one for a horizontal distance of four thousand (4,000) feet.
- E. "Hazard to air navigation" means a height obstruction deter, mined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.
- F. "Height" means, for the purpose of determining the height limits in all zones set forth in this chapter and shown on the airport zoning map, the datum mean sea level elevation, unless otherwise specified.
- G. "Horizontal surface" means a horizontal plane one hundred fifty (150) feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone.
- H. "Kings County Airport Land Use Compatibility Plan" means the document so named and dated February 1994, as adopted and amended by the City.
- I. "Nonconforming use" means any preexisting structure, object of natural growth or use of land which is inconsistent with the provisions of this chapter or an amendment thereto.
- J. "Nonprecision instrument runway" means a runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight in nonprecision instrument approach procedure has been approved or planned.
- K. "Obstruction" means any structure, growth or other object, including a mobile object, that exceeds a height limit set forth in Section 17.44.050.
- L. "Primary surface" means a surface longitudinally centered on a runway. The primary surface extends two hundred (200) feet beyond each end of that runway. The width of the primary surface is five hundred (500) feet. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway center line.
- M. "Runway" means a defined area on the airport prepared for the landing and takeoff of aircraft along its length.
- N. "Structure" means an object, including a mobile object, constructed or installed by man, including but without limitation, buildings, towers, cranes, smokestacks, earth formations, and overhead transmission lines.
- O. "Transitional surface" means a surface which extends outward at a ninety (90) degree angle to the runway center line and the runway center line extended at a slope of seven (7) feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces.

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P. “Tree” means any object of natural growth.

Q. “Utility runway” means a runway that is constructed for, and intended to be used by, propeller driven aircraft of twelve thousand five hundred (12,500) pounds maximum gross weight and less.

R. “Visual runway” means a runway intended solely for the operation of aircraft using visual approach procedures.

17.44.040 Airport height zones.

A. There are hereby created and established airport zones that include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they relate to the airport. Such zones are shown on the Hanford Airport “Airspace Plan” of the Kings County Airport Land Use Compatibility Plan, which is on file in the Community Development Department of the City.

B. All structure heights within the Airport Overlay zone are subject to the policies and requirements of the Kings County Airport Land Use Compatibility Plan. A use located in more than one of the following zones is considered to be only in the zone with the more restrictive height limitation.

C. The airport height zones are defined as follows:

1. Utility Runway Visual Approach Zone. The inner edge of this approach zone coincides with the width of the primary surface and is five hundred (500) feet wide. The approach zone expands outward uniformly to a width of one thousand two hundred fifty (1,250) feet at a horizontal distance of five thousand (5,000) feet from the primary surface. Its center line is the continuation of the center line of the runway.
2. Utility Runway, Nonprecision Instrument Approach Zone. The inner edge of this approach zone coincides with the width of the primary surface and is five hundred (500) feet wide. The approach zone expands outward uniformly to a width of two thousand (2,000) feet at a horizontal distance five thousand (5,000) feet from the primary surface.
3. Transitional Zones. The transitional zones are the areas beneath the transitional surfaces.
4. Horizontal Zone. The horizontal zone is established by swinging arcs of five thousand (5,000) feet radii for runways designated as utility or visual from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.
5. Conical Zone. The conical zone is established as the area that commences at the periphery of the horizontal zone and extends outward there from a horizontal distance of four thousand (4,000) feet.

17.44.050 Airport height limitations.

A. No structure shall be erected, altered, maintained or no object of natural growth shall be allowed to penetrate into any airport height zone created by this chapter.

B. No nonconforming use, structure or object of natural growth shall be modified or permitted to grow such that the nonconformity is expanded or increased beyond that existing on the date of the adoption of this chapter.

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17.44.060 Markings and lights.

Markings and lights, as determined necessary by the City Engineer and the Building Official to achieve the purposes of this chapter and the Kings County Airport Land Use Compatibility Plan, shall be installed, operated and maintained at the property owner's expense such.

17.44.070 Nonconforming structures and trees.

A. The regulations prescribed by this chapter shall not be construed to require the removal, lowering, or other change or alteration of any structure or tree below their existing height on the date of the adoption of this chapter, or otherwise interfere with the continuance of any use of said structure.

B. Notwithstanding the provisions of subsection A of this section, the owner of any existing structure or tree not conforming to the provisions of this chapter shall permit the installation, operation and maintenance thereon of such markers and lights, as shall be deemed necessary by the City Engineer and Building Official to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such markers and lights shall be installed, operated, and maintained at the expense of the City.

Chapter 17.46

DOWNTOWN EAST OVERLAY ZONE

Sections:

17.46.010	Application.
17.46.020	Permitted uses.
17.46.030	Lot area and dimensions.
17.46.040	Dwelling units per lot.
17.46.050	Frontage types.
17.46.060	Off-street parking.
17.46.070	Landscaping.
17.46.080	China alley.
17.46.090	Screening, fences, and walls.
17.46.100	Signs.

17.46.010 Application.

- A. This chapter shall apply to all land within the Downtown East Overlay zone, as defined on the Zoning Map.
- B. The requirements of this chapter shall be considered in conjunction with the requirements of any base zone district and the Hanford Downtown East Precise Plan. If a conflict exists between the requirements of the base zone district and the Hanford Downtown East Precise Plan, this chapter shall determine which requirements apply.
- C. Where the Hanford Downtown East Precise Plan is silent as to a standard or requirement, this title shall apply.

17.46.020 Permitted uses.

- A. Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in Chapter 4 of the Hanford Downtown East Precise Plan and the land use tables in Section 17.08.020 and Section 17.08.030 based on the base zone district in which the use is located.
- B. Where Chapter 4 of the Hanford Downtown East Precise Plan and the land use tables in Section 17.08.020 and Section 17.08.030 are in conflict, the Hanford Downtown East Precise Plan shall apply.
- C. Where a use is not listed in the Hanford Downtown East Precise Plan but is listed in the land use tables in Section 17.08.020 and Section 17.08.030, the land use tables shall apply.

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D. Uses that are permitted in Chapter 4 of the Hanford Downtown East Precise Plan do not require a conditional use permit and shall meet the special conditions that apply to that use, as listed in said Chapter.

E. Where conflicts exist, an applicant may also appeal to the Community Development Director to determine which use shall be permitted based on existing conditions and surrounding uses.

17.46.030 Lot area and dimensions.

The minimum lot area and dimensions shall be consistent with the standards in the base zone district.

17.46.040 Dwelling units per lot.

The maximum dwelling units per lot shall be determined by Chapter 4 of the Hanford Downtown East Precise Plan.

17.46.050 Frontage types.

New buildings shall be constructed consistent with the frontage type standards in Chapter 4 of the Hanford Downtown East Precise Plan.

Where there is conflict between the frontage type standards and the building setbacks in the base zone district, the frontage type standards shall apply.

The Community Development Director may waive the building setback requirements for frontage types in Chapter 4 of the Hanford Downtown East Precise Plan. This shall not be construed to allow building encroachment into the public right-of-way beyond what is specifically permitted, nor to allow a building setback that is less than the minimum building setback of the base zone district.

17.46.060 Off-street parking.

A. New buildings shall meet the off-street parking standards in Chapter 4 of the Hanford Downtown East Precise Plan and Chapter 17.54 of this title.

B. If a conflict exists between the off-street parking standard requirements of Chapter 17.54 of this title and Chapter 4 of the Hanford Downtown East Precise Plan, the Hanford Downtown East Precise Plan shall apply.

17.46.070 Landscaping.

A. New buildings shall meet the landscaping standards in Chapter 4 of the Hanford Downtown East Precise Plan and Chapter 17.52 of this title.

B. If a conflict exists between the landscaping standards of Chapter 17.52 and Chapter 4 of the Hanford Downtown East Precise Plan, the Hanford Downtown East Precise Plan shall apply.

17.46.080 China alley.

New and remodeled buildings identified as being within China Alley per the Hanford Downtown East Precise Plan should consider and integrate the design guidelines in Chapter 5 of the Hanford Downtown East Precise Plan into their design. The design guidelines are not intended as strictly enforced rules, but as a tool to guide the design process.

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17.46.090 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with the base zone district.

17.46.100 Signs.

Signs shall be subject to the requirements and standards prescribed in the base zone district.

Chapter 17.48

HISTORIC OVERLAY ZONE

Sections:

17.48.005	Purpose.
17.48.010	Application.
17.48.020	Permitted uses.
17.48.030	Definitions.
17.48.040	Regulation of Improvements.
17.48.050	Designation of historic districts, buildings and sites.
17.48.055	Ordinary maintenance and repairs.
17.48.060	Minor improvement permits.
17.48.070	Historic resource permits.
17.48.080	Deviation from standards.
17.48.090	Appeals.
17.48.100	Building permits.
17.48.110	Lapse of permits.
17.48.120	Revocation.
17.48.130	Permits to run with the land.
17.48.140	Penalties for improvements without permits.
17.48.150	Design criteria.
17.48.160	Demolition of historic structures.
17.48.170	Substandard buildings.
17.48.180	Duty to keep in good repair.
17.48.190	Evidence of hardship.

17.48.005 Purpose.

The council finds the protection, enhancement, preservation and use of structures in districts of historic, architectural and engineering significance located within the city to be of cultural and aesthetic benefit to the community. It is further found that respect of the heritage of the city will enhance the economic, cultural and aesthetic standing of the city. The purpose of this chapter is to promote the general welfare of the public through:

A. The protection, enhancement, preservation and use of structures which represent past eras, events and persons important in history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, or which are unique and

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irreplaceable assets to the city and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived;

B. The development and maintenance of complementary settings and environment for such structures and/or districts;

C. The enhancement of property values; the stabilization of neighborhoods and areas of the city; the increase of economic and financial benefits to the city and its property owners and inhabitants; and the promotion of visitor trade and interest;

D. The preservation and encouragement of a city of varied architectural styles reflecting the cultural, social, economic, political and architectural phases of its history;

E. The educational and cultural enrichment of this and future generations by fostering knowledge of our heritage; and

F. The promotion and encouragement of continued private ownership and utilization of such structures so that the objectives set forth in this section can be attained under this policy.

17.48.010 Application.

A. This chapter shall apply to the area identified as “Historic Overlay Zone” as defined on the Zoning Map. The Historic Overlay zone is a geographically definable area, possessing a significant concentration and continuity of sites, building, structures, or objects unified by past events and aesthetically by plan and physical development.

B. This chapter shall also apply to all buildings and sites designated by the City Council as a historic building or historic site.

C. The requirements of this chapter shall be considered in conjunction with the requirements of any base zone district. If a conflict exists between the requirements of the base zone district and this chapter, the requirements of this chapter shall apply.

17.48.020 Permitted uses.

Uses shall be permitted or not permitted, conditional permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020 and Section 17.08.030 based on the base zone district in which the use is located.

17.48.030 Definitions.

For the purposes of this chapter, unless otherwise defined, the following words and phrases used in this chapter are defined as follows:

“Alteration” means any exterior change or modification, through public or private action, of any property located within a designated historic district or site or a designated historical building, including exterior changes to or the modification of a structure, architectural details or visual characteristics, such as paint color and surface texture, grading, surface paving, new structures, removal of trees and other natural features, disturbance of archeological sites or areas, and the placement or removal of any exterior objects, such as signs, plaques, light fixtures, street furniture affixed to the pavement, walls, fences, steps, plantings and landscape accessories affecting the exterior visual qualities of the property.

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“Contributing building” means a structure within a historic district which structure retains scale, mass and other architectural characteristics to the degree that it contributes to the sense of time and place of the immediate area and the district. The building may have individual architectural significance or may be one of a grouping of background buildings that jointly contribute to the character of the immediate area and the district. Contributing buildings may reflect interim modifications if those modifications do not irreparably detract from the character of the building or if the modifications reflect an architectural style or particular era important to the development of the city. Contributing buildings shall also include structures that have a strong historical tie to activities, events, or individuals important in the development of the city.

“Designated historic feature” means any improvement which has special historical, cultural, aesthetic or architectural character, interest or value as part of the development, heritage or history of the city, the state or the nation and which has been designated as such pursuant to the provisions of this chapter.

“Designated historic site” means a parcel of property, or part thereof, on which a designated historic building is situated, and any abutting parcel or part thereof constituting part of the parcel of property on which the designated historic building is situated, and which has been designated a designated historic site pursuant to the provisions of this chapter.

“Exterior architectural feature” means the architectural elements embodying the style, design, general arrangement and components of all of the outer surfaces of an improvement, including without limitation, the kind, color and texture of the building materials, and the type and style of all windows, doors, lights, signs and other fixtures appurtenant to such improvement.

“Historic district” means the area within the Historic Overlay zone, as defined on the Zoning Map.

“Improvement” means any building, structure, place, parking facility, fence, gate, wall, work of art, or other object constituting a physical improvement of real property, or any part of such improvement.

“Noncontributing building” means a structure within a historic district which, in its present condition, does not contribute to the sense of time and place of the immediate area and the district. “Noncontributing building” may include those buildings constructed after the time period featured in a historic district or buildings in which the historical characteristics have been irreparably modified. “Noncontributing building” may also include buildings which, while noncontributing at present, may become contributing through the application of appropriate design criteria.

“Preservation” means the identification, study, protection, restoration, rehabilitation or enhancement of historical resources.

17.48.040 Regulation of Improvements.

No improvement or exterior architectural feature of any improvement shall be constructed or altered or enlarged which is located in the Historic Overlay District or identified as a historic site outside the District unless a permit is issued pursuant to the terms of this chapter. The section shall not apply to any interior alteration which has no effect on the condition or appearance of any exterior architectural feature of an improvement. No structure listed on a State or National

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Register shall be moved or demolished unless a permit is issued pursuant to the terms of this chapter.

17.48.050 Designation of historic districts, buildings and sites.

A. For the purposes of this chapter, an improvement may be designated a historic building and property may be designated as a historic site by the City Council pursuant to this section if any one of the following criteria is met:

1. Historical and Cultural Significance.

- a. The structure, property or district proposed for designation is representative of a distinct historical period, type, style, region or way of life;
- b. The structure, property or district proposed for designation is, or contains, a type of building or buildings which was once common but is now rare;
- c. The structure, property or district proposed for designation was connected with someone renowned or important or a local personality;
- d. The structure, property or district proposed for designation is connected with a business or use which was once common but is now rare;
- e. The structure, property or district proposed for designation represents the work of a master builder, engineer, designer, artist or architect whose individual genius influenced his era;
- f. The structure, property or district proposed for designation is the site of an important historic event or is associated with events which have made a meaningful contribution to the nation, state or community; or
- g. The structure, property or district proposed for designation has a high potential of yielding information of archeological interest.

2. Historic, Architectural and Engineering Significance.

- a. The structure, property or district proposed for designation exemplifies a particular architectural style or way of life important to the city;
- b. The structure, property or district proposed for designation exemplifies the best remaining architectural type of a neighborhood; or
- c. The construction materials or engineering methods used in the structure or district proposed for designation embody elements of outstanding attention to architectural or engineering design, detail, material or craftsmanship.

3. Neighborhood and Geographic Setting.

- a. The structure materially benefits the historic character of the neighborhood;
- b. The unique location or singular physical characteristic of the structure or district proposed for designation represents an established and familiar visual feature of the neighborhood, community or city;
- d. The preservation of a structure is essential to the integrity of the district.

B. Historic buildings or sites shall be designated by the City Council in the following manner:

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1. Any person may request the designation of an improvement as a historic building or site by submitting an application for such designation to the Community Development Department. The Community Development Department or the City Council may also initiate such proceedings on its own motion.
 2. The Community Development Department shall conduct a study of the proposed designation and make a preliminary determination, based on such documentation and other information as it may require, whether the building site or district should be considered for historic designation. If the Community Development Department determines that the application merits consideration, it shall schedule a public hearing before the City Council within sixty (60) days of such determination.
 3. The decision of the Community Development Department that the building, site or district should not be considered for historic designation may be appealed to the City Council in accordance with the provisions of Section 17.48.090.
 4. Notice of the date, place, time and purpose of the public hearing shall be given by first-class mail to the applicants, owners and occupants of each building site or district at least ten days prior to the date of the public hearing, using the name and address of such owners as shown on the latest equalized assessment rolls, and shall be advertised once in a daily newspaper of general circulation at least ten days prior to the public hearing.
 5. At the conclusion of the public hearing, but in no event more than thirty (30) days after the date set for the public hearing the City Council may approve in whole or in part, or deny in whole or in part, the application. The decision of the City Council shall be in writing and submitted to the applicant.
 6. Failure to send any notice by mail to any property owner whose address is not shown on the latest equalized assessment rolls shall not invalidate any proceeding in connection with the proposed designation. The Community Development Department and City Council may also give such other notice as they may deem desirable and practicable.
- C. Determinations of Contributing and Noncontributing Buildings. In conjunction with the designation of an historic district, the Community Development Department shall recommend and the City Council shall designate all buildings within the proposed district as either contributing or noncontributing.

17.48.055 Ordinary maintenance and repairs.

- A. Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on any property subject to this chapter if the maintenance or repair does not involve a change in the design, material, color or external appearance thereof.
- B. This chapter shall not prevent the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when the Building Official certified to the City Council that such action is required for the public safety due to an unsafe or dangerous condition which cannot be rectified through the use of the Historical Building Code of the State of California.
- C. No permit shall be required for ordinary maintenance and repairs as defined in this section.

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17.48.060 Minor improvement permits.

A permit for minor improvements including, without limitation, such as repainting in accordance with a color palette approved by the City Council or replacement of minor landscaping features, may be issued by the Community Development Director.

17.48.070 Historic resource permits.

A. A historic resource permit shall be required for any alteration of the exterior features of a building within a designated historic district, or a designated historic building or site, or to construct a new building or improvements upon property within a designated historic district except as otherwise provided in this Chapter 17.48, the City Council shall determine whether a historic resources permit shall be issued. A permit shall not be required for ordinary maintenance and repairs as defined in this section.

B. Permit Procedures. An application for a historic resource permit shall be made on a form prescribed by the Community Development Department and shall be accompanied by the fees established by resolution of the City Council. The application shall include the information required by Section 17.60.020 for site plan review, complete elevation drawings of the proposed alterations, samples of proposed colors and materials, color photographs of all sides of any existing improvement, building or structure on the site, and such other information as may be required by the community development department. If applicable, the application shall include the information required by Chapter 17.58 (permit for conditional uses) and Chapter 17.62 (planned unit development).

Applications for permits requiring City Council approval shall be placed on the next regular meeting of the City Council. The City Council may approve, approve with conditions, or deny the permit.

17.48.080 Deviation from standards.

The Community Development Department or City Council are granted the authority to approve deviations from the provisions of this title if the Community Development Director or City Council finds that the deviation is necessary to achieve the purposes of this chapter and that the deviation will not adversely affect the public health, safety and general welfare of the citizens of Hanford.

17.48.090 Appeals.

A. Within ten days following the date of a decision by the Community Development Department, the decision may be appealed to the City Council by the applicant or any other party adversely affected by the decision of the Community Development Department.

B. An appeal application and required fee shall be filed with the Community Development Department and shall state specifically the basis for the appeal.

C. Within sixty (60) days after the date of receipt by the Community Development Department of the appeal application and fee, the City Council shall hear the appeal. A time period greater than sixty (60) days may be agreed upon by the appellant and the city. The community development department shall give a ten-day written notice to the appellant of the time and meeting place of the hearing of the appeal.

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D. Upon the conclusion of the hearing by the City Council, the City Council may render its decision immediately or may continue its decision until its next regular meeting. The City Council shall declare its findings and may sustain, modify, reject or overrule the decision of the community development department.

17.48.100 Building permits.

Before a building permit shall be issued for any structure, improvement or building proposed as part of the approved historic resource permit application, the building department shall secure written approval from the Community Development department that the proposed improvements are in conformity with an approved historic resource permit. Before a building, improvement or structure may be occupied, the community development department shall notify the chief building inspector that the site and such building improvement or structure thereon have been developed in conformity with an approved historic resource permit.

17.48.110 Lapse of permits.

A. An historic resource permit shall lapse and become void one year following the date on which the permit became effective, unless the conditions of approval specify a lesser or greater time or unless, prior to such expiration date, a building permit is issued by the chief building inspector and construction is commenced and diligently pursued toward completion on the site which was the subject of the historic resource permit application.

B. A permit may be renewed for an additional period of one year or for a lesser or greater period provided that, prior to the expiration of the time period granted, an application for renewal of the permit is filed with the community development department. The community development department may approve, approve with conditions, or deny an application for the renewal of a permit.

17.48.120 Revocation.

A. Should the holder of a historic resources permit violate any provision of this title or any condition of approval of the historic resources permit, the historic resources permit shall be automatically suspended.

B. The Community Development Department shall provide the holder of the historic resources permit with written notice of the suspension, which notice shall identify the reasons for the suspension and may instruct the holder of the historic resources permit to immediately terminate any and all activities, including, without limitation, construction or renovation work being performed pursuant to the historic resources permit.

C. Within thirty (30) days of the date of the automatic suspension of the historic resources permit, the City Council shall hold a hearing and receive evidence whether the historic resources permit should be reinstated, revoked or whether additional conditions or restrictions should be placed upon the historic resources permit or other actions should be taken by the holder of the historic resources permit in order to ensure compliance with the provisions of the historic resources permit and this title.

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17.48.130 Permits to run with the land.

A historic resource permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application.

17.48.140 Penalties for improvements without permits.

When any improvements are made, or installed to a building improvement or structure where a historic resource permit is required, without the issuance of a historic resource permit, the owner of the site and occupant of the building, improvements or structure thereon shall be subject to completing the application process and a penalty fee of double the standard processing fee.

17.48.150 Design criteria.

A. The design criteria set forth in this section are intended to provide a guidance to both the City Council and Community Development Department and property owners regarding the improvements to structures, buildings, improvements or sites designated as historic or located in historic districts. The design criteria set forth in this section shall be used in evaluating applications for historic resource permits and for other related issues as determined by the community development department.

1. Contributing Buildings. The design criteria shall be used to insure the preservation and enhancement of the historical and architectural characteristics of the historic structures through restoration of those structures. The restoration of a structure to their exact former appearance shall be permitted but not required.
2. Noncontributing Buildings Constructed Prior to 1935. The design criteria shall be used to ensure that modifications or alterations do not increase the noncontributing characteristics of the structure. The application of the design criteria to rehabilitate or renovate a structure to become a contributing building shall be encouraged.
3. Noncontributing Buildings Constructed After 1935. The design criteria shall be used to ensure that modifications or alterations to nonconforming structures do not increase the nonconforming characteristics of the structure or do not add to the intrusive character of the structure.
4. New Construction. The design criteria shall be used for new construction to achieve compatibility and harmony with surrounding structures and the historic district.

B. Design Guidelines. The following design guidelines are to be used to formulate plans for the rehabilitation, preservation, and continued use of old buildings consistent with the intent of this chapter. The guidelines apply to buildings of all occupancy and construction types, sizes and materials and to all permanent and temporary construction on the exterior of historic buildings as well as new attached or adjacent construction.

1. Every reasonable effort shall be made to use the building, structure or site for its originally intended purpose or for a compatible use which requires minimum alteration of the building, structure or site.
2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.

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3. All buildings, structures and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
 4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. Such changes may have acquired significance in their own right, and this significance shall be recognized and respected.
 5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be preserved.
 6. Deteriorated architectural features shall be repaired, rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. The repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
 7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods which will damage the historic building materials shall not be used.
 8. Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any building, structure or site.
 9. Contemporary design for alterations and additions to existing buildings, structures or site shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, materials and character of the property, neighborhood or environment.
 10. Wherever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired.
 11. Interior features of historical significance, such as stairways, light wells, pressed metal ceilings, ornate woodwork, and the like should be integrated into the design of any adaptive use.
- C. Rehabilitation Standards. The provisions of this subsection are intended to provide reasonable design for the rehabilitation of historic buildings so that the basic historic and architectural presentation of the buildings is retained and enhanced.
1. Storefronts.
 - a. Where original old store fronts remain, their appearance should not be altered. Such store fronts should be repaired and preserved. Where store fronts have been altered, the original design should be determined by examining photographs from the period and by investigating any original architectural fabric which remains beneath the changes. As much original material and detail should be retained in the rehabilitation as possible. Retention of cast iron elements is particularly important for structural and waterproofing reasons. Wood or stone steps, stone sills, and other elements which contribute to the character of store front entries should be preserved.

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b. Where most of the existing architectural design dates from an interim remodeling and where such remodeling adds to the historical character of the historic district, rehabilitation may conform to the period of such remodeling and not to the original design.

c. Where the original design cannot be determined or where financial considerations preclude full-scale rehabilitation of a store front which has already been altered, a design which is not a pure rehabilitation but which is in keeping with the design of the rest of the building may be appropriate. The general proportions, materials, colors, rhythm of solids to voids, repetition of design elements, and directional expression (the effect of verticality or horizontally common to the street should be followed in designing new store fronts. The use of materials not in existence when a store front was built should be discouraged in its rehabilitation.

d. The architectural integrity of a buildings storefront in the historic district should be preserved. Accessories, such as light fixtures, which do not imitate the designs of these eras should be prohibited. Designs appropriate to the years during which the buildings in the historic district were constructed should be encouraged.

e. Canvas awnings are traditional to the historic district and are an acceptable element of store fronts. The size and scale of awnings should be appropriate to the building to which they are attached, based on photographic and documentary evidence. Color choice should be made with discretion. Metal awnings, glass awnings and glass canopies are not in keeping with the prevailing character of the historic district and may be prohibited. To avoid obscuring building elements on the upper stories, canopies and awnings should not be permitted above the ground floor unless documented by photographic evidence.

f. Wooden balconies, canopies and porches are traditional to some buildings within the historic district and are an acceptable element of store fronts where such features can be appropriately documented. The recreation of such elements should be carefully considered to ensure that they are a faithful reproduction of original features, based on photographic and documentary evidence. Interim building modifications which in themselves represent an important historic era or architectural style in the development of the area should not, however, be obscured or destroyed in the rebuilding of such features.

2. Windows and Doors.

a. Where they still exist, the original sills, lintels, frames, sash, muntins, and glass of windows and transoms should be preserved. The original doorway elements, including sills, lintels, frames and the doors, should also be retained. When they must be replaced, the replacements should duplicate the originals in design and materials.

b. Glass in windows, doors and transoms should be clear, except where documentary evidence indicates the original use of colored glass. Plastic materials should not be used in place of glass. Any existing small paned transoms should not be obscured on the exterior.

c. The original proportions of wall openings should be retained. The blocking of any existing opening to accommodate standard sash and glass sizes, to hide ceilings lowered beneath the tops of existing windows, or for any other reason should not be allowed.

d. Decorative wood or metal lintels, brackets and any other window or doorway trim should be preserved and should be restored where possible.

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- e. In rehabilitation, the original number of panes in glassed areas should be used.
- 3. Cornices.
 - a. Cornices should be restored to their original appearance, using original materials where possible and duplications of the original where necessary. Original materials were wood, plaster or metal.
 - b. In some instances, duplication of the original cornice using contemporary materials may be necessary, although the use of materials in existence when the original was constructed is the preferred treatment.
 - c. Where the use of the original materials is not feasible, surviving cornice elements should be retained and repaired. An alternative to full-scale rehabilitation may be the construction of a new cornice of contemporary but sympathetic design in the same design relation to the rest of the building as the original cornice.
 - d. Where possible, brick corbels should be restored and treated in the same manner as brick wall surfaces.
 - e. Gutters, downspouts and flashings should be inconspicuous.
- 4. Roofs.
 - a. Roofs retaining their original shapes should be maintained. In some cases, where roof shapes have been altered, restoration to original appearance may be possible.
 - b. Contemporary roofing materials shall be acceptable. Where roofs are visible, roofing materials should be dark. Flashings should be unobtrusive.
 - c. Pseudo-mansard roofs applied to store fronts should only be considered when photographic evidence indicates the prior existence of such features and should be reconstructed to be consistent with such prior features.
- 5. Building Materials.
 - a. Brick.
 - i. Brick is a dominant building material in the historic district. Brick should be treated and maintained in a manner which will preserve it and should not be treated in a manner which will deface it or accelerate deterioration. Brick should not be covered by synthetic brick or stone, or wood shingles, by wood or aluminum siding, or by synthetic materials of any other kind.
 - ii. Sandblasting accelerates the deterioration of brick and should not be used. Sandblasting gouges the mortar joints between bricks, admitting water which freezes, expands and breaks the bricks.
 - iii. Brick may be cleaned by applying mild chemical solvents, by scrubbing with stiff nonferrous brushes, or by spraying with water under high pressure.
 - iv. Brick which has already been sandblasted should be treated with clear silicone every two or four years to repel water. However, treating with silicone is not the equivalent of retaining the original glaze.

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v. When repointing is necessary to replace deteriorated mortar or to stop water damage, loose mortar should be raked out to a depth of approximately one-half inch to one inch in both vertical and horizontal joints and the brick washed to remove small particles which remain. Joints should not be sawed.

vi. When deteriorating brick must be replaced, replacements should match the old brick in color, texture, size and coursing technique. Mortar should be painted to match existing joints. Replacement brick should be laid in the same bond as the original.

vii. Repainting shall be preferable to cleaning brick which has previously been painted. Painting brick which has not previously been painted is an appropriate way to unify a facade for which the original brick color, size, texture, coursing technique, and mortar appearance cannot be matched in repair work and in which such inconsistency is visually disruptive.

viii. Many of the buildings in the historic district have been stuccoed. Stucco is very difficult to remove from brick, especially soft brick, and therefore its removal is not recommended. Although stucco may be removed laboriously by use of a hammer and chisel, the chisel marks often mark the brick. If wire mesh was attached to the brick to hold the stucco, the mesh may be pulled from the surface of the brick to remove the stucco.

b. Wood. Wood is not common as a primary structural material in the historic district. Wood frame accessory features, such as skylights, however, should be retained as they constitute important elements of the buildings and offer unique opportunities for variation in mass, color and texture. Restoration techniques should be as gentle as possible and should not include sandblasting. Where the replacement of wooden exterior features or portions of such features is necessary, the new structure should be constructed to resemble, as closely as possible, the original structure.

c. Metals. Architectural metals are utilized as an exterior structural element in several buildings within the historic district. They constitute an important architectural feature and should be preserved. Cast iron store front frames should be treated sensitively and covered with a protective paint or sealer. Pressed metal cornice and trim elements should likewise be protected.

D. New Construction Standards. The construction standards proposed in this subsection are based on a combination of existing and historical design elements common to the historic district building materials common and identify the downtown Hanford commercial buildings. The standards will help to assure that new design, while contemporary, will be compatible with the existing building character. The building design shall be consistent with the historical design elements found on adjacent buildings and the total character of the streetscape.

1. "Wild West" theme construction typified by false front architecture embellished with gingerbread-style detail, board-and-batten siding, and bright colors are not appropriate and shall not be an acceptable building motif.

2. New construction should maintain the continuity of existing rows of buildings or help to establish such continuity. Facades should be constructed at the property line facing the street.

3. The front and side walls of new construction should be parallel to the property lines. Polygonal and circular shaped buildings shall be prohibited.

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4. New buildings should be constructed to within ten percent of the average height of the existing adjacent buildings. The maximum height of any new building should be fifty (50) feet. The minimum height should be twenty (20) feet. Sidewalk level commercial spaces should have a minimum ceiling height of ten feet from the floor.
 5. Brick is the preferred exterior material for new construction. The color and texture should be similar to that of brick historically used in the city. Stuccoed surfaces may be permitted on a limited basis. The use of wood, synthetics and metal siding shall be prohibited.
 6. A new facade should be rectangular in shape and its proportions (width in relation to height) should be consistent or compatible with the proportions of adjacent historic buildings. The principal directional expression of new facades may be horizontal or vertical. Facades of one-story buildings should be organized into three horizontal or vertical bands: store front, solid wall space above the store front, and cornice with or without parapet. Two-story buildings should be organized into three or four horizontal bands: store front, horizontal band (optional), second floor, and cornice (with or without parapet). Such bands should align with those of adjacent buildings.
 7. Facades should be organized into three, four or five bays. The directional expression of windows and doors should be vertical, though several vertical elements may be combined to form a horizontal opening.
 8. New construction details should approximate the character of historic details found in the historic district. The reproduction of historic building details shall be discouraged, except where the reconstruction of historic buildings may be appropriate.
 9. New store fronts should approximate the character of those built in the past within the historic district: the double doors of some of the oldest buildings, the recessed entries with flanking showcases of the 1880-1940 period, and others which can be photographically documented. Store fronts with recessed entries should be divided into three bands: a transom band, a band of display windows, and a small spandrel or paneled band under display windows. Proportions of store fronts should be consistent with those of historical store fronts. Store fronts should be ten feet high, including the transom band. Metal store front elements should not leave exposed the natural color of the metal. Dark anodized finishes shall be preferred, as are colors traditionally used in the historic district.
 10. Awnings or triangular sidewalk roofs attached above street level store fronts should be encouraged.
 11. False fronts or parapet walls should conceal roofs from the public view. Mansard, free form, and geometric roof shapes shall be prohibited.
 12. The scale of new construction should be harmonious with that of adjacent buildings. Materials, signs and other elements of new construction should be consistent with the scale of similar elements found in adjacent historic buildings.
 13. Those sections of the rehabilitation standards set forth in subsection C of this section discussing store front design, canopies, and awnings shall also apply to new construction.
- E. General Building Standards. The standards set forth in this subsection should be applied to all alterations or new construction in the historic district.

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1. Color.

a. Exterior colors should harmonize with other colors on the same building and on the streetscape. Exterior colors should complement the colors of neighboring buildings and should be selected to be mutually supportive and beneficial to the overall historic character of the streetscape.

b. Where wood or metal surfaces of windows, doors, porches and details, other than cornices, are to be painted, the following colors shall be used: During the early twentieth century, muted colors and earth colors were favored. They included gray, dark brown, dark green, blue gray, beige, brick red, and terra cotta. A slightly grayish-white paint, was frequently used for major surface areas and for details. This grayish-white is an appropriate choice for window sash and frames and for other details. In some instances, black or dark gray may be appropriate for the fixed window or door frame. If the original color of a cornice cannot be determined, grayish-white, buff or sandstone color are preferred choices.

c. Where brick has been painted, repainting in a color which approximates that of the natural brick is appropriate. Mortar joints might also be suggested in a color approximating the natural color of the mortar (not a pure white). Depending on the paint history of a building, grayish-white paint may be an acceptable alternative for the facade. Where brick was unpainted and remains unpainted, the use of paint on the exterior shall be discouraged, since unpainted brick is a strong design tradition in the historic district.

d. Paint colors which were not produced or used during the early twentieth century should be discouraged in the historic district. Bright, new colors are to be avoided, even when used sparingly.

2. Signs.

a. General Requirements. Signs shall be designed to contribute to the quality of the historic commercial environment. Within the historic district, each business shall be limited to one primary sign, except those businesses on corners which may have a sign on each street. Each business may also appropriately establish one sign directly lettered onto the window glass or the glass in the doors. Signs in the historic district shall be pedestrian oriented in size and shape. Graphics shall be simple and bold. Signs shall be flush with the wall since they usually complement architectural elements more effectively than projecting sign. Wall mounted can or cabinet type internally illuminated wall signs are not permitted. Symbolic, three-dimensional signs (such as a barber pole or a pawn shop symbol) shall be encouraged. Paper signs attached to the interiors or exteriors of store windows shall be discouraged, except where temporary presentation for public notice requires such treatment. The height of new signs shall not extend above the window sills of the second floor. Signs on one-story buildings shall not project above the cornice line, and all roof-mounted signs shall be precluded.

b. Area of Permanent Signs.

i. Each ground floor tenant may have a maximum of one square foot of signage for each linear foot of business establishment on his primary frontage (that portion of the building occupied by the business which faces a street and contains the main entrance), with a twenty-five (25) square foot minimum sign area, regardless of the width of such primary frontage.

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- ii. Each ground floor tenant may have a maximum of one-half square foot of signage for each linear foot of secondary frontage (that portion of the building occupied by the business and facing an alley, street, adjacent building, parking lot, or the like).
 - iii. Each ground floor tenant may have one sign located at each entrance attached below the marquee or canopy which shall not exceed six square feet per sign face and with a minimum ground clearance of seven feet above the sidewalk grade. Such sign shall not count against the maximum sign area allowed for a business frontage.
 - iv. Each basement and second and third story tenant may have painted window signs at a maximum of thirty (30) percent of the businesses' total window area on a given frontage.
 - v. Each basement and second and third story tenant may also use the awning skin above his businesses' windows for signage based on thirty (30) percent of the window area.
 - vi. Basement and second and third story tenants may use a maximum of fifty (50) percent of the entrance door area (the street entrance leading up to the second story) for a directory type sign to be placed on the door or on the wall beside the door.
 - vii. Where second stories are occupied by only one tenant, the tenant may use the skirt of the awning above the entrance door (the street entrance leading up to the second story) for signage.
 - viii. Multi-tenant buildings or businesses within a row of buildings shall be permitted a directory type sign located on a building with each business allowed up to an eight-inch by thirty-six (36) inch sign per directory. Such a sign will not count against the maximum sign allowance for the business frontages.
 - ix. Pole signs shall not be permitted except under special circumstances where a sign on a building is not appropriate and where such is approved by the community development department.
- c. Temporary signs.
- i. Each building tenant may use one of the following two types of temporary signs, but not both at the same time:
 - (A) Basement, ground and second and third story tenants may use a maximum of twenty-five (25) percent of their total window area along a single frontage for temporary signage. Such promotional or sale signs shall only be used for a period of seven consecutive days per month with at least a thirty (30) day period between sign displays. Such signs shall be of professional quality.
 - (B) Each building tenant shall be permitted to use one portable sign only on Fridays and Saturdays which sign is a maximum of three and one-half feet high and two feet wide. Such signs shall be placed immediately adjacent to the building and not next to the curb or anywhere else in the sidewalk area. Portable signs shall be removed and placed inside the business each afternoon or early evening on Fridays and Saturdays before the business closes.
 - ii. Commercial banner type signs on buildings or store fronts shall be prohibited except for grand openings and community events. Such signs shall only be used for a period of fourteen (14) days and then be removed. Such signs shall be of professional quality. Except for dealerships of cars, trucks, motorcycles, recreational vehicles and boats, and temporary parking lots sales which require outdoor display, canvas, plastic, cloth, paper or other types of banners or

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streamers suspended across private property, buildings or structures shall not be permitted. "Grand Opening" banners are permitted as stated above.

d. Brand Names or Product Signs. Registered trademarks, the portrayal of specific commodities, or signs advertising an individual brand of products shall not exceed ten percent of the total sign area. If the trademark or commodity represents the principal activity conducted, a maximum of twenty-five (25) percent of the total sign area for trademark use.

f. Sign Approval Process. All signs prior to their use and installation shall require a permit and shall be approved for consistency with this chapter.

g. Deviations from Sign Standards. The community development department or the City Council are granted the authority to approve deviations from the provisions of this section as allowed pursuant to Section 17.48.080.

3. Roof-Mounted Equipment. Roof-mounted equipment should be located so that it is not generally visible from the adjoining streets or alleys and does not detract from the lines of the building.

4. Energy Conservation. The conservation of energy should be considered in the review of building rehabilitations so that within the historical context of a building the conservation of energy resources is maximized.

5. Additional Design Criteria. The City Council may adopt, by resolution, such additional design criteria as may be desirable to further implement and clarify this section. Such criteria shall be consistent with the purposes and intent of this chapter.

6. Other Provisions. The following rules and regulations are incorporated by this reference into the design criteria set forth in this section:

a. The Secretary of the Interior Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings;

b. California Code of Regulations, Title 14, Part 8: State Historical Building Code.

17.48.160 Demolition of historic structures.

A. Notices Required. The demolition, wholly or partially, of a contributing building in a historic district or a designated historic building shall be prohibited unless the property owner of such structure gives the community development department one hundred eighty (180) days' prior written notice that such demolition is planned for such structure. Subject to the provisions of subsection B of this section, no application to the city for a permit to carry out such demolition shall be accepted during said one hundred eighty (180) day notice period. Following the receipt of such notice, the City Council may take such steps as it determines are necessary to preserve the structure concerned. The City Council, among other things, may:

1. Seek local trusts and other financial sources which may be willing to purchase the structure for restoration;

2. Publicize, with the owner's consent, the availability of the structure for purchase for restoration purposes;

3. Make offer concerning the acquisition of development rights or facade easements and the imposition or negotiation of other restrictions for the preservation of the structure;

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4. Investigate possible sites for the relocation of the structure; and
5. Direct city staff to purchase the structure pursuant to a development plan where it does not appear that private preservation is feasible.

B. Waivers of Notices.

1. The City Council, upon the request of the property owner, may waive the requirement of one hundred eighty (180) days' prior written notice if the action planned for the structure involves:
 - a. An emergency repair to, or removing an unsafe condition of, the structure; or
 - b. The relocation of the structure to a site approved by the City Council; or
 - c. Relief of extreme financial hardship to the owner of the structure as set forth in Section 17.48.190.
2. A request by a property owner for the waiver of a notice shall be considered by the City Council at its next regular meeting after the filing of such request in writing with the Community Development Department; however, if the request is filed within ten days of the next regular meeting of the City Council, the request shall be placed on the agenda of the City Council's second regular meeting following the filing of the request.

17.48.170 Substandard buildings.

The Building Official or the Fire Marshal shall notify the Community Development Department whenever such official declares a designated historic building or structure within a historic district to be a substandard or dangerous building.

Upon the receipt of notice from the Building Official or the Fire Marshal, the City Council shall evaluate the historic and architectural merit of the structure and shall provide recommendations to the Building Official within thirty (30) days.

17.48.180 Duty to keep in good repair.

The owner, occupant or other person in actual charge of a designated historic building or site, structure or building in an historic district shall keep in good repair all of the exterior portions of such site, improvement, building or structure, and all interior portions thereof whose maintenance is necessary to prevent the deterioration and decay of any exterior architectural feature.

17.48.190 Evidence of hardship.

The City Council may approve an application for a permit to carry out any proposed work in an historic district or on a historic site, structure or building if the applicant presents clear and convincing evidence of facts demonstrating, to the satisfaction of the City Council, that denial or the application will cause immediate and substantial hardship on the applicant because of conditions peculiar to the particular building, structure or site or other feature involved, and that the approval of the application will be consistent with the purposes of this title. If a hardship is found to exist under this section, the City Council shall make written findings to that effect.

Chapter 17.50

DEVELOPMENT STANDARDS

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17.50.190	Exceptions to height limitations.
17.50.200	Property maintenance.
17.50.210	Housing density bonus and other incentives.

17.50.010 Purpose and applicability.

The purpose of this chapter is to establish development standards in order to preserve, protect, and promote the public health, safety, and general welfare of the city, and to minimize environmental impacts and land use conflicts.

17.50.020 Applicability.

This chapter shall apply to uses within all zone districts, unless specifically stated otherwise.

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17.50.025 Nuisance.

No use shall create a nuisance due to noise, odor, dust, mud, smoke, steam, vibration, light or other similar causes.

17.50.030 Waste materials.

Waste materials that are associated with any use that cause fumes or dust, that may be a fire hazard, or that are edible by, or otherwise attractive to, rodents or insects, shall be stored in closed containers.

17.50.040 Air pollution.

No use shall cause the emission of any smoke, ash, dust, fumes, vapors, gases or other forms of air pollution that can cause damage to human health, vegetation, or other forms of air pollution that can cause excessive soiling on any other parcel. No emission shall be permitted that exceeds the requirements of the San Joaquin Valley Air Pollution Control District or the requirements of any air quality plan adopted by the City of Hanford.

17.50.050 Odorous gases and matter.

No use shall be permitted which emits odorous gases or other odorous matter in such quantities as to be dangerous, harmful, noxious, or otherwise objectionable at a level that is detectable with or without the aid of instruments at or beyond the project site boundary.

17.50.060 Discharge of materials.

No use shall discharge at any point into any public or private street, public sewer, storm drain, private stream, body of water, or into the ground, any material that can contaminate any water supply, interfere with bacteriological processes in sewerage treatment, or otherwise cause the emission of dangerous or offensive elements, except according to the standards approved by the California Department of Public Health, or any other federal, state or local government agency.

17.50.070 Ground vibration.

No use shall be permitted to cause a steady state, earth-borne oscillation beyond the project site. Ground vibration caused by moving vehicles, trains, aircraft, or temporary construction or demolition is exempt from this requirement.

17.50.080 Combustibles and explosives.

The use, handling, storage, and transportation of combustibles and explosives shall comply with the Uniform Fire Code and California Code of Regulations Title 19.

17.50.090 Trash collection areas.

A. Suitable area shall be provided on-site for collection of trash and recyclable materials for all multi-family residential, mixed-use, commercial, office, and industrial uses. Refuse storage areas shall be adequately screened from view. The refuse area enclosure shall be designed to meet the minimum recommended dimensional standards as determined by the City Engineer.

B. All uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

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17.50.100 Rooftop equipment.

All elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

17.50.110 Fences and walls.

- A. No fence or wall shall be placed within the public right-of-way.
- B. A masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit;
- C. No hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.
- D. The provisions of this title regarding fences or walls shall not apply to a fence or wall necessary for public safety or as required by any law or regulation of the state, or any agency thereof.

17.50.120 Fence and wall locations in residential, office, and public facilities zones.

Fences and walls in the R-L, R-M, R-H, OR, O and PF zone districts shall be constructed or installed in accordance with the following:

- A. Along a rear lot line not exceeding seven feet in height;
- B. Along an interior side lot line not exceeding seven (7) feet in height beginning at ten (10) feet from the front lot line;
- C. On a corner lot along the street side lot line not exceeding seven (7) feet in height beginning at twenty-five (25) feet from the front lot line. On a reverse corner lot, the fence or wall is to be set back from the street side lot line five (5) feet. On a reverse corner lot, the rear lot line fence is not to extend beyond the five (5) foot street side building setback area;
- D. On a corner lot when a residence is constructed with its front access facing the street side lot line of a corner lot, a six (6) foot high fence is to be placed ten feet behind the front property line. The street corner forty-five (45) degree angle line of sight is to be maintained as described in Subsection H below. When the front of the house fronts the street side lot line a fence exceeding three (3) or four (4) feet in height as described in Subsection E and F below is to be set back ten (10) feet from the street side lot line;
- E. Along a front lot line not exceeding three (3) feet in height;
- F. Along a front lot line not exceeding four (4) feet in height when the upper one (1) foot is fifty (50) percent or more open;
- G. Along a front lot line an open chain link fence up to seven (7) feet in height may be located in conjunction with a public or quasi-public playground or park use;

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H. A six-foot fence or wall may be located in a front building setback area when set back ten (10) feet from the front lot line. Except in the case of a corner lot, the fence wall shall begin a forty-five (45) degree angle at a point twenty-five (25) feet from the front lot line located on the street side lot line.

17.50.125 Temporary fences.

The use of temporary fences is allowed subject to the following requirements:

- A. A temporary fence shall be constructed of chain link or other such material approved by the Community Development Director and shall not be permanently affixed to the site.
- B. A temporary fence shall be located on the site in such a manner as not to impede pedestrian or automobile traffic adjacent to the site.
- C. A temporary fence placed to secure a construction, rehabilitation or demolition project on the site shall be removed when the project is completed.
- D. A temporary fence placed for a reason other than to secure a construction, rehabilitation or demolition project on the site shall be removed after ninety (90) days unless a temporary use permit is issued in accordance with Chapter 17.76 that allows a longer period of time.

17.50.130 Tents, tarps, and other coverings.

No front or side building setback area in the R-L, R-M, OR, or O zone district shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:

- A. Standard window and door awnings
- B. Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

17.50.140 Outdoor lighting standards.

- A. Purpose. The purpose of this section is to establish standards for the types, construction, installation and use of outdoor electrically powered illuminating devices and systems in order to conserve energy, preserve the natural environment, and provide nighttime safety and security, while not materially interfering with the use and enjoyment of property.
- B. Definitions. For purposes of this section, unless otherwise defined, the following words and phrases when used in this section shall have the following meaning:
 1. "Automatic timing device" means device which automatically turns on and off outdoor light fixtures or circuits.
 2. "Canopy light fixture" means an outdoor lighting fixture attached to or recessed within a canopy ceiling.
 3. "Direct illumination" means illumination resulting from light emitted directly from a lamp or luminaire, not light diffused through translucent signs or reflected from other surfaces such as the ground or building faces.

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4. "Fully shielded fixture" means an outdoor light fixture shielded in such a manner that all light emitted by the fixture, either directly from the lamp or indirectly from the fixture, is projected below the horizontal plane as determined by photometric test or certified by the manufacturer. A light fixture mounted under a canopy or other structure such that the canopy or surrounding structure effectively shields the light in the same manner is also considered fully shielded for the purposes of this definition.
 5. "Light glare" means the reflections of light sources which reduce the contrast between detail and background within the visual area.
 6. "Light trespass" means any form of artificial illumination emanating from a light fixture or illuminated sign that penetrates other property and creates a nuisance.
 7. "Lumen" means that unit used to measure the actual amount of light which is produced by an outdoor light fixture.
 8. "Luminous tube lighting" means gas-filled tubing which, when subjected to high voltage, becomes luminescent in a color characteristic of the particular gas used, e.g., neon, argon, etc.
 9. "Outdoor light fixture" means an electrically powered illuminating device which is permanently installed outdoors, including, but not limited to, devices used to illuminate any site, structure, or sign.
 10. "Temporary lighting" means lighting which does not conform to the provisions of this section and which will not be used for more than one continuous thirty (30) day period within one calendar year. Temporary lighting is intended for uses, which by their nature are of limited duration; e.g. holiday decorations, civic events, special events, construction projects, emergencies or similar situations. The thirty (30) day time limitations may be extended by the city on a case-by-case basis for unusual or special circumstances.
 11. "Unshielded" means fixtures lacking any means to restrict the emitted light to below the horizontal plane.
- C. Exemptions. The outdoor lighting fixtures listed below are exempt from the provisions of this section:
1. Outdoor lighting fixtures which were lawfully installed prior to the enactment of these standards and do not create a nuisance.
 2. Luminous tube lighting. Gas-filled tubing e.g., neon, argon, etc.
 3. Temporary lighting, as defined in subsection B.
 4. Public outdoor recreational facilities, airport, roadway and navigation lighting installed and maintained by a public agency or public utility.
 5. Outdoor light fixtures producing light by the combustion of fossil fuels, such as liquid fuel lanterns or gas lamps.
 6. Low voltage holiday decorations and landscape/walkway lighting.
 7. Ornamental lighting within the street right-of-way when approved by the city.
 8. Lights emitting infrared radiation used for remote security surveillance systems.

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9. Emergency Lighting by Emergency Services. Searchlights, floodlights, laser source lights, strobe or flashing lights, or any similar high intensity lights are permitted when used in emergencies by police, fire, medical, or utility personnel or at their direction.

10. Solar-powered Lighting. Solar-powered lights of 5 watts or less per fixture used in residential landscaping applications and to illuminate walkways are exempt from applicable lamp type and shielding standards and are excluded from the total lumen calculations for the site.

D. General Outdoor Lighting Standards. The following requirements and standards shall apply in all zone districts for the installation and use of outdoor lighting fixtures.

1. All lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.

2. No lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

3. Building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

4. Canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.

5. The height of freestanding light fixtures including freestanding parking lot fixtures shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed the following:

a. Eighteen (18) feet in height, when located within fifty (50) feet of any residential zone district; and

b. Twenty-five (25) feet in height when located within fifty-one (51) to one hundred fifty (150) feet of any residential zone district; and

c. Thirty (30) feet in height when located more than one hundred fifty (150) feet from any residential zone district; and

d. Fifty (50) feet in height when located in the RC regional commercial zone or freestanding light fixtures for public outdoor recreational facilities.

E. Specific Outdoor Lighting Standards. In addition to the general outdoor lighting standards stated in Subsection D, the following additional requirements shall apply to outdoor lighting fixtures in the R-L, R-M, R-H, and OR zone districts:

1. Mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.

2. Freestanding light fixtures, including freestanding parking lot light fixtures, shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

F. Commercial Outdoor Lighting Standards. In addition to the requirements identified in Subsection D, the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:

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1. All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.
2. Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.
3. Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

G. Submission of Plans and Evidence. For parking lots and commercial developments, the submission of lighting plans and evidence of compliance with these lighting requirements are required, and shall include the following:

1. Description of outdoor light fixtures, including component specifications such as lamp reflectors, lens style, angle of light cutoff, supports, poles, and include manufacturers' catalog specifications.
2. Locations and description of all outdoor light fixture and hours of their operation.

17.50.150 Through lots.

A front yard shall be provided on each frontage of a through lot, except where a waiver of access to one of the frontages applies.

17.50.160 Measurement of building setback areas.

A. Required building setback areas shall be measured as the minimum horizontal distance from the property line of the site or street line to a line parallel thereto on the site; provided, however, where a precise street plan has been adopted by the City Council, the required front building setback area shall be measured from the precise street plan line, and no provision of this title shall be construed to permit a structure, use, or other improvement to extend beyond such precise plan line.

B. Where a site abuts on a street having only a portion of its required width dedicated or reserved for street purposes, the site area and required building setback areas shall be measured from a line representing the boundary of the additional width required for street purposes abutting the site.

C. Where a site abuts a public alley, required building setback areas shall be measured from the center line of the alley, except that garages and carports with alley access shall be located a minimum of twenty-five (25) feet from the opposite side of the alley where access opening is parallel to the alley right-of-way line requiring a ninety (90) degree turn.

17.50.170 Exceptions in building setback area limitations.

A. Architectural features, including without limitation, sills, chimneys, fireplaces, cornices and eaves, may extend into a required side building setback area, a required rear building setback area, or a space between structures, not more than thirty-six (36) inches, and may extend into a required front building setback area not more than six feet; provided, that where an architectural feature extends more than twenty-four (24) inches into a required side building setback area,

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such extension shall meet all fire and building code requirements. No building or projection thereof may extend into a public easement or right-of-way.

B. Open, unenclosed, uncovered metal fire escapes and depressed ramps or stairways may project into any required yard or space between buildings not more than four feet; and planter boxes attached to a building may be extended into a required front building setback area by not more than three (3) feet.

C. Fences, walls, hedges, garden structures, walks, driveways and retaining walls may occupy any required building setback area or other open space, subject to the limitations prescribed in this title.

D. When more than sixty (60) percent of the linear frontage of lots improved with residential buildings within any street block is comprised of lots with less than the minimum front building setback requirements, the minimum front building setback for newly constructed residential buildings in such block shall be the average of the actual front building setback of all the lots in such block improved with residential buildings; counting those that have front building setbacks greater than the minimum front building setback requirement of the zone district as having the minimum requirement.

17.50.180 Measurement of height.

The height of a structure shall be measured vertically from the average elevation of the ground surface covered by the structure to the highest point of the structure; provided, however, the provisions of this section shall not apply to the height of any structure necessary for public safety or as required by any law or regulation of the state or an agency thereof.

17.50.190 Exceptions to height limitations.

Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, air-conditioning equipment, or similar equipment required to operate and maintain buildings, and fire and parapet walls, skylights, towers, spires, cupolas, road signs (where permitted), flagpoles, chimneys, smokestacks, television and radio masts, or similar structures may be erected above the height limit, but shall not be allowed for the purpose of providing additional floor space.

17.50.200 Property maintenance.

It is a public nuisance for any person owning, leasing, renting, occupying, or having possession of any real property to maintain said real property in a manner in which any of the following conditions are found to exist:

A. The real property or any buildings, structures, or improvements located thereon which violate one or more of the following:

1. The California Building Standards Code, California Code of Regulations, Title 24, any and all amendments, thereto, published by the California Building Standards Commission;
2. Any provision of the Hanford Municipal Code;
3. Any other law or regulation, such violations including, without limitation, violations that create a fire hazard, endanger human life, or are hazards to the public health, safety and general welfare of the citizens of the city, including without limitation, real property, structures or other

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improvements that are in disrepair or are not properly maintained as determined by the Code Enforcement Officer;

- B. Outdoor storage of personal property of any type or design in any unscreened/unfenced areas fronting on any alley, street, or other public right-of-way;
- C. The parking of vehicles in yards or landscaped areas;
- D. Real property or structures or improvements thereon not properly maintained so as to constitute a fire hazard by reason of weeds, grass, rank overgrowth, or accumulations of debris or which could harbor rats or other vermin, create unsightly appearance, or create conditions which are detrimental to neighboring properties;
- E. Broken windows or other structural defects in the real property or any structures or improvements thereon which create hazardous conditions and invite trespassing and malicious mischief including unsafe structural supports, boarded doorways and windows, dry rot, termites, and similar hazards;
- F. Clothes lines within front yard areas, or other unscreened/unfenced yard areas;
- G. Garbage cans and garbage receptacles stored within the front yards and which are visible from the public street or neighboring properties. Except that, the Code Enforcement Officer may determine that circumstances involving the property or its occupants make it difficult or impossible to place the garbage cans and receptacles out of public view. If the Code Enforcement Officer makes such a determination, the Code Enforcement Officer shall designate a location on the property for the storage of the garbage cans and receptacles even though such location may allow the garbage cans and receptacles to be visible from the public street or neighboring properties;
- H. Failure to maintain any wall, fence, or hedge as to constitute a hazard to persons or property or which create an unsightly appearance;
- I. Failure to maintain required landscaping and trees and/or removal, destruction or severe pruning of required landscaping or trees.
- J. Installation of newspaper/magazine racks, overnight/postal drop boxes or other items of personal property in the public right-of-way without first obtaining an encroachment permit from the city and/or failure to properly maintain said items.

17.50.210 Housing density bonus and other incentives.

- A. The purpose and intent of this section is to implement Chapter 4.3 Density Bonuses and Other Incentives, Section 65915 et seq., of the California Government Code for the development of affordable housing and senior housing developments, which are incorporated herein by this reference.
- B. This section shall apply to residential projects providing moderate, low and very low income housing and/or senior housing developments pursuant to the provisions and definitions of Chapter 4.3, Section 65915 et seq., of the California Government Code.
- C. Projects which meet the requirements set forth in this section shall qualify for a density bonus and an applicable number of concessions or incentives unless the City Council adopts a written finding, based upon substantial evidence that any one of the following exists:

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1. The concession or incentive is not required to provide for affordable housing costs, as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set at the required affordable levels, as specified in Government Code Section 65915(c); or
2. The concession or incentive would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households; or
3. The disapproval of the project or imposition of conditions is required in order to comply with specific state or federal law and there is no feasible method to comply without rendering the development unaffordable to very low and low-income households; or
4. The development project is inconsistent with the city's General Plan land use designation as it existed on the date the application was deemed complete, and the city has adopted a housing element in compliance with state law.

D. Project financial report. The applicant shall show in the form of a project financial report (financial pro forma) that the density bonus is necessary to make the housing units economically feasible, and the city may retain a consultant, at developer's sole cost, to review the project financial report and advise the city on the report. Where development and zoning standards exist which would otherwise inhibit the utilization of the density bonus on specific sites, the city may waive or modify the standards consistent with the provisions of this section.

E. Procedures.

1. Density Bonus/Incentives Review. Density bonus/incentive review by the Planning Commission shall only be required for projects involving Planning Commission approval. If no legislative entitlement is required, the community development department staff shall have final approval authority on density bonus and incentives. Appeals of a Planning Commission decision must be in accordance with Chapter 17.70 of the Hanford Municipal Code. If a rezone or General Plan amendment is part of the project, the Planning Commission shall make a recommendation on the density bonus and incentives request but the City Council shall have final approval authority as part of the total project. Any special conditions of the city zoning ordinance pertaining to the project, and/or applicable development standards of the downtown area shall also apply.
2. Regulatory Agreement. The city and applicant shall execute a regulatory agreement, ensuring compliance of the project with all applicable provisions and affordability restrictions as required under this section, State law, or other applicable affordable housing requirements, as well as equity sharing requirements if applicable. The regulatory agreement shall be recorded as a deed restriction with the Kings County recorder's office running with the land and be binding upon all future owners, developers, and/or successors-in-interest. The regulatory agreement shall be recorded prior to the approval of a final map, or, where a map is not being processed, prior to the issuance of building permits for the parcel or units. Resale of moderate income units shall be governed by Government Code Section 65915(c)(2). The regulatory agreement shall include at least the following:

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- a. The total number of units approved for the housing development, including the number of target units;
 - b. A description of the household income group to be accommodated by the housing development, and the standards for determining the corresponding affordable rent or affordable sales price and housing costs;
 - c. The location, unit sizes, in square feet, and number of bedrooms of target units;
 - d. Tenure of use restrictions for target units of at least ten (10) or thirty (30) years, in compliance with applicable laws;
 - e. A schedule for completion and occupancy of target units;
 - f. A description of the additional incentive(s) being provided by the city;
 - g. A description of remedies for breach of the regulatory agreement by the owners, developers, and/or successors-in-interest of the project; and
 - h. Other provisions to ensure implementation and compliance with this section.
3. Additional Conditions. In addition, reasonable conditions may be imposed to assure continued availability of such housing as very low, low or moderate income housing, or, for senior housing developments as defined in Civil Code Sections 51.3 and 51.12.
 4. Those units targeted for low-income households shall be affordable at a rent that does not exceed current Housing and Urban Development (HUD) income limits for low-income households for the county adjusted for household size.
 5. Those units targeted for very low-income households shall be affordable at a rent that does not exceed current HUD income limits for very low-income households in the county adjusted for household size.
 6. The owner(s) shall maintain and keep on file documentation for the income level for each tenant occupying the target units.
 7. The owner(s) shall provide the city any additional information required by the city to ensure the long-term affordability of the target units by eligible households.
 8. The city shall have the right to inspect the owner's project-related records at any reasonable time and shall be entitled to audit the owner's records once a year.
 9. The city may establish fees associated with the setting up and monitoring of target units.
 10. All ownership target units shall be occupied by their purchasers; no renting or leasing shall be allowed.

Chapter 17.52

LANDSCAPE STANDARDS

17.52.010	Purpose.
17.52.020	Applicability.
17.52.030	Landscape concept plan.
17.52.040	Construction landscape and irrigation plans.
17.52.050	Landscape area requirements.
17.52.060	Landscape standards.

17.52.010 Purpose.

The purpose of this chapter is to:

- A. Enhance the appearance of all development by providing standards relating to the quality, quantity, and functional aspects of landscaping and landscape screening;
- B. Protect public health, safety, and welfare by minimizing the impact of all forms of physical and visual pollution, controlling soil erosion, screening incompatible land uses, preserving the integrity of existing residential neighborhoods, and enhancing pedestrian and vehicular traffic and safety; and,
- C. Decrease the use of water for landscaping purposes by requiring the efficient irrigation system design, appropriate plant materials, and regular maintenance of landscaped areas.
- D. Meet the requirements of the latest adopted Model Water Efficient Landscape Ordinance.

17.52.020 Applicability.

- A. All projects shall provide and maintain landscaping in compliance with the provisions of this chapter.
- B. Landscape plans, and plans for the ornamental use of water, including fountains and ponds, shall be submitted for review for compliance with the requirements of this chapter. Landscaping shall not be installed until the applicant receives approval of the final landscape plan. Changes to the approved landscape plans that affect the character or quantity of the plant material or irrigation system design are required to be resubmitted for review and approval before installation.

17.52.030 Landscape concept plan.

- A. The Site Plan Review Committee may require a landscape concept plan as part of an application for a site plan review permit, conditional use permit, tentative subdivision map, or other permit or plan.

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B. A landscape concept plan shall meet the intent of this section by exhibiting a design layout that demonstrates the desired landscaping program in terms of function, location, size/scale, and similar attributes. The concept plan shall provide the applicable review authority with a clear understanding of the landscaping program before the preparation of detailed construction landscape and irrigation plans.

17.52.040 Construction landscape and irrigation plans.

A. When construction landscape and irrigation plans for on-site landscaping are required, they shall be submitted in conjunction with a building permit or subdivision improvement plans.

B. Landscape and irrigation plans shall be prepared by a State Licensed Landscape Architect, Licensed Landscape Contractor or a landscape professional determined to be competent by the Community Development Director.

C. Construction landscape and irrigation plans shall comply with the latest State Model Water Efficient Landscape Ordinance. The Community Development Director or the City Engineer may determine other requirements for the contents of construction landscape and irrigation plans.

17.52.050 Landscape area requirements.

Landscaping shall be provided in the locations specified in this section:

A. All building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped.

B. All areas of a project site not intended for a specific use, including pad sites held for future development, shall be landscaped unless it is determined by the Community Development Director that landscaping is not necessary to fulfill the purposes of this chapter.

C. Parking areas shall be landscaped in compliance with Chapter 17.54.

17.52.060 Landscape standards.

Landscape areas and materials shall be designed, installed, and properly maintained in compliance with the following:

A. General design standards. The following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans.

1. Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.

2. Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.

3. Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb. An alternative type of barrier may be approved by the Community Development Director.

4. Concrete mow strips, when used, shall be a minimum of four (4) inches in width.

5. Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.

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6. Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 7. Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- B. Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
1. The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 2. The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
 3. The size of groundcover at planting shall be one (1) gallon or larger.
 4. Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
 5. Drought tolerant plant material and climate appropriate species shall be emphasized in the design.

17.52.070 Maintenance of landscaped areas.

A required landscaped area shall be planted with live and healthy plant materials suitable for screening and/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscape Ordinance.

Chapter 17.54

PARKING AND LOADING STANDARDS

Sections:

17.54.010	Purpose.
17.54.020	Application.
17.54.030	General location and use of parking areas.
17.54.040	Number of parking spaces required.
17.54.050	Exceptions to required number of spaces.
17.54.060	Joint use of parking.
17.54.070	Common parking areas.
17.54.080	In-lieu payments for uses within the central parking and business improvement area.
17.54.090	Location of parking spaces.
17.54.100	Standards for off-street parking facilities.
17.54.110	Parking space dimensions.
17.54.120	Off-street loading facilities required.
17.54.130	Standards for off-street loading facilities.
17.54.140	Replacement of off-street parking and off-street loading facilities.
17.54.150	[Reserved.]
17.54.160	Screening and fencing.
17.54.180	Landscaping.
17.54.190	Parking for bicycle and low-emission vehicles.
17.54.200	Parking of recreational vehicles and trailers.
17.54.210	Storage and repair of vehicles.
17.54.220	Use of garages and carports.
17.54.230	Garage conversions.

17.54.010 Purpose.

In order to attempt to reduce traffic congestion and a shortage of curb spaces, off-street parking and off-street loading facilities shall be required as a part of new land uses and major alterations and enlargements of existing land uses. Off-street parking and loading areas are intended to be laid out in a manner which will ensure their usefulness, protect the public safety, and where appropriate, insulate surrounding land uses from their impact.

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17.54.020 Application.

The parking and loading standards in this chapter shall apply to all zone districts, unless otherwise specified.

17.54.030 General location and use of parking areas.

The land areas set aside for parking to meet the provisions of this chapter shall be usable and accessible for the type of off-street parking that is required. Off-street vehicle parking is restricted to only approved off-street parking facilities as designed and developed in accordance with this chapter.

17.54.040 Number of parking spaces required.

A. At the time of the initial occupancy of a site or any existing structure, or of the construction of a building, or of a major alteration or enlargement of a site or building or a change in the use of property that requires additional parking spaces, the number of off-street parking facilities for automobiles shall be provided in accordance with Table 17.54.040.

B. For the purposes of this section, square feet shall mean the gross square feet of a building. Employees shall mean the expected number of employees determined at the time a building permit issued or a use commences.

C. If, in the application of the requirements of this section, a fractional number is obtained, one parking space shall be provided for a fraction of one-half or more, and no parking space shall be required for a fraction of less than one-half.

Table 17.54.040

Number of Parking Spaces	
Land Use	Parking Space Requirement
Assisted living, skilled nursing, or hospice facility; residential care facility	1 space per dwelling unit or 1 space for every 4 beds
Single-family dwelling	2 spaces per dwelling unit; at least 1 space shall be covered (garage or carport)
Multi-family dwelling, Studio or SRO (no bedroom)	1 space per dwelling unit
Multi-family dwelling, 1-bedroom	1.5 spaces per dwelling unit; at least 50% of the spaces shall be covered parking
Multi-family dwelling, 2-bedroom	1.75 spaces per dwelling unit; 50% of the spaces shall be covered parking

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Number of Parking Spaces	
Land Use	Parking Space Requirement
Multi-family dwelling, 3 or more bedrooms	2 spaces per dwelling unit; 50% of the spaces shall be covered parking
Single- or multi-family dwelling specifically for seniors 55 years of age or older	1 space per dwelling unit or 1 space for every 4 beds
Boarding house or rooming house, lodging	1 space per 2 beds
Motel, hotel, or bed and breakfast inn	1 space per guest room, plus 1 space per employee
Live/work facility	1.5 spaces per dwelling unit
Integrated shopping center	1 space per 350 square feet
Retail store	1 space per 300 square feet
Retail store selling large items in showroom; food locker	1 space per 600 square feet
Bank	1 space per 300 square feet
Indoor commercial recreation facility	1 space per 300 square feet
Health or fitness facility, small	1 space per 300 square feet
Restaurant, bar, nightclub, lounge, brewpub, microbrewery	1 space per 150 square feet
Artisan food and beverage production and sales	1 space per 300 square feet
All office and medical uses, except call center, hospital, and pharmacy	1 space per 250 square feet
Call center	1 space per 200 square feet
Hospital	1 space per 3 beds plus 1 space for every 2 employees of the maximum working shift, including doctors
Pharmacy	1 space per 300 square feet

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Number of Parking Spaces	
Land Use	Parking Space Requirement
Government office; social service office, assistance center, or guidance center	1 space per 250 square feet
All service commercial uses	1 space per 300 square feet
Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar	1 space per 500 square feet
All Manufacturing and processing uses except agricultural food production and animal raising; cold storage or ice house	1 space per 1,000 square feet
Mini-warehouse or self-storage	1 space per 250 square feet of office space plus 1 space per caretaker residence
Commercial and industrial uses conducted primarily outside of buildings, including junk yard, wrecking yard, or salvage facility, and vehicle impound yard	1 space for each 2 employees of the maximum working shift
Auditorium; card room; club, lodge, or private meeting hall; funeral home or mortuary; religious institution or facility, theater; community center or facility	1 space per 50 square feet of floor area used for seating if seats are not fixed, 1 space per 4 seats, or 1 space per 8 feet of bench or pew seats
All Recreation uses except indoor commercial recreation facility, small health or fitness facility, and park or playground	1 space per 2 employees of the maximum working shift plus the number of additional spaces required by the Site Plan Review Committee based on trip generation.
School, public, private, or charter (kindergarten to 8 th grade)	1 space per employee
School, public, private, or charter (9 th to 12 th grade)	1 space per employee plus 1 space per 10 students (planned enrollment)
School; trade, vocational, art, business, or professional	1 space per employee plus 10 spaces per classroom
College or university	1 space per employee plus 1 space per 5 students (planned enrollment)

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Day care	1 space per employee plus on-site drop-off area
Library, museum, cemetery, fairgrounds, public building and grounds other than offices and educational uses	1 space per 2 employees of the maximum working shift plus the number of additional spaces required by the Site Plan Review Committee based on trip generation
Mobilehome park, recreational vehicle park	1 space per 2 employees of the maximum working shift plus the number of additional spaces required by the Site Plan Review Committee based on trip generation
Airport, heliport, bus, transit, or train station, truck stop or travel center, trucking or transportation terminal, emergency shelter, warehouse or distribution center	1 space per employee of the maximum working shift plus the number of additional spaces required by the Site Plan Review Committee based on trip generation
Post office; public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard; public safety facility or station	1 space per employee of the maximum working shift plus the number of additional spaces required by the Site Plan Review Committee based on trip generation
Adult entertainment establishment	As per the most similar specified use as determined by the Site Plan Review Committee
Uses not specifically described in this table	As per the most similar specified use as determined by the Site Plan Review Committee

17.54.050 Exceptions to required number of spaces.

- A. No additional parking spaces shall be required for a change in use or a building enlargement of less than 1,000 square feet in an existing building located within the Historic Overlay Zone or the East Downtown Overlay Zone.
- B. In the event a change in use requires an increase of two (2) or less off-street parking spaces, no additional parking spaces shall be required.
- C. No additional off-street parking facilities shall be required solely because of the remodeling of an existing use or building, unless there is a change in use or increase in floor area or other unit of measurement as the result of such remodeling.
- D. The total requirements for off-street parking facilities for a mixed-use development shall be the sum of the requirements for the various uses computed separately. Off-street parking

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facilities for one use shall not be considered as providing required parking facilities for any other use, except as specifically allowed in this chapter.

E. Parking lots with forty (40) or more spaces may substitute standard parking spaces with motorcycle spaces if they are located within one hundred fifty (150) feet of a building entry. One standard space may be replaced with a motorcycle space for each forty (40) required spaces, up to a maximum of two-and-one-half (2.5) percent of the total number of parking spaces.

F. No existing land use or structure shall be deemed to be a nonconforming use solely because of the lack of off-street parking or off-street loading facilities prescribed in this chapter.

17.54.060 Joint use of parking.

The Community Development Director, upon a written application by the owner or lessee of any property, may authorize the joint use of parking facilities for the following uses or activities when all of the following are met:

A. No more than seventy-five (75) percent of the parking facilities required by this chapter for a primarily daytime will be provided by the parking facilities of a primarily nighttime use, or alternatively, no more than seventy-five (75) percent of the parking facilities required by this chapter for a primarily nighttime use may be provided by the parking facilities of a primarily daytime use. Banks, offices, retail stores, all manufacturing uses, and similar uses are considered typical daytime uses. Theaters, bars and auditoriums are considered nighttime uses.

B. The building or use for which an application is made for authority to utilize the existing off-street parking facilities provided by another building or use shall be located within two hundred (200) feet of such parking facility.

C. The applicant shall show that there is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed.

D. If the building, structures, or improvements requiring the parking spaces is located on a different lot or parcel from the property upon which the required parking spaces are located, the owner(s) of the properties shall enter into an agreement, in a form approved by the city. The agreement shall name the city as a third-party beneficiary and shall state that the purpose of the agreement is to satisfy the requirements of this chapter. The agreement shall also state that it creates a covenant that shall run with the land and that the parties thereto will maintain the required parking spaces upon the property where the parking spaces are located so long as the city requires such parking spaces for the building, structure or improvement. The agreement shall also state that the parking spaces will be used only by persons using the properties which are identified in the agreement and for no other purpose without the express prior written consent of the city. The agreement shall be recorded against title to both properties identified in the agreement so as to become an encumbrance against title to both properties.

17.54.070 Common parking areas.

Common parking areas for uses that are not integrated shopping centers may be provided in lieu of the individual requirements contained in this chapter, but the plans for such facilities shall be approved by the Community Development Director as to size, shape and relationship to the sites to be served. The total number of such off-street parking spaces shall be reduced by fifteen (15) percent if the site has three thousand (3,000) square feet or more of building floor space.

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

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

A. The payment to the city of an amount of money, equal to fifty percent (50%) of the value of each parking space required by the provision of this chapter for the specific use which value shall be fixed every two (2) years by resolution of the City Council based upon a cost analysis of developing municipal off-street parking facilities as determined by the City Engineer. The payment of such amount shall constitute full compliance with the provisions of this section. Payment of such amount shall be made prior to occupancy.

B. The construction of such off-street parking spaces and facilities can be constructed considering the physical limitation of the property available for such purpose and the payment of money to the city in accordance with the provisions of Subsection A of this section for the remainder of the off-street parking spaces and facilities required by this chapter.

17.54.090 Location of parking spaces.

A. Off-street parking and off-street loading shall be located on the same site as the use for which they are required or on an adjoining site, except that within the Central Parking and Business Improvement District may locate required off-street parking within six hundred (600) feet of the use for which the spaces are required, measured by the shortest route of pedestrian access.

B. All parking spaces, whether required by this chapter or in addition that which is required, shall be located on a lot or parcel behind the front building setback and outside of a street side yard setback, except that vehicles may park on a paved driveway in the front building setback area. This requirement applies to both covered and uncovered parking areas.

C. In the Historic Overlay District, new parking spaces shall not be located between the main building and a public street.

17.54.100 Standards for off-street parking facilities.

Off-street parking facilities shall conform to the following standards and be approved by Site Plan Review Committee in accordance with Chapter 17.60:

A. All parking areas shall have ingress and egress to and from a street or alley as required by the city's standard specifications.

B. Sufficient room for turning and maneuvering vehicles shall be provided on the site.

C. Developed parking areas are to be utilized by all vehicles associated with or visiting the site.

D. The parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.

E. Entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the Site Plan Review Committee.

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F. Parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.

G. No commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.

H. Parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, except that long-term storage areas for vehicles in the C-S, I-L and I-H zone districts may be surfaced with rock, gravel, granite or solid paving.

I. Parking areas shall be designed to the city's standard specifications and approval by the city engineer.

J. In all R-L zones and in the R-M, R-H, and OR zones a front setback area and a street side setback area of a corner lot shall not be paved or used for parking except for an access driveway leading to an allowed parking area beyond the front or street side setback area.

K. In all R-L zones and in the R-M, R-H, and OR zones of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

L. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved areas of these driveways shall not exceed fifty percent (50%) of the front yard landscaped area.

17.54.110 Parking space dimensions.

A. A standard parking space shall not be less than eighteen and one-half (18.5) feet in length and nine (9) feet in width, exclusive of aisles and access drives.

B. A compact parking space shall not be less than sixteen (16) feet in length and eight (8) feet in width, and marked for compact cars.

C. Up to thirty percent (30%) of all parking spaces in a parking lot or parking structure may be compact parking spaces. In parking lots, there shall be no more than four (4) compact spaces adjacent to each other.

D. The dimensions, design, and construction of parking spaces reserved for handicapped access shall meet the latest adopted California Uniform Building Code.

E. Motorcycle spaces shall be a minimum size of four (4) feet by eight (8) feet.

17.54.120 Off-street loading facilities required.

At least one off-street loading space shall be provided in connection with a building having a gross floor area of ten thousand (10,000) square feet or more and intended for a use that typically receives or delivers goods. This requirement shall not apply to a building adjacent to a public alley. The Site Plan Review Committee may waive this requirement for buildings located within the Historic Overlay District or the East Downtown Overlay District.

17.54.130 Standards for off-street loading facilities.

Off-street loading facilities shall conform to the following standards:

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- A. Clearance. Each loading berth shall have a length, width, and overhead clearance sufficient to accommodate fully the maximum expected size of vehicles used in loading or unloading operations.
- B. Turning and maneuvering. Sufficient room for the turning and maneuvering of vehicles shall be provided on the site.
- C. Entrances and exits. Entrances and exits shall be provided at locations approved by the City Engineer.
- D. Paving, drainage, and grading. The loading area, access drives and aisles shall be paved so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, with the design and specifications of such work subject to city standards and the approval of the City Engineer.
- E. Bumper rails and other barriers. Bumper rails or other barriers shall be provided where needed for safety or to protect property as determined by the Site Plan Review Committee.
- F. Lighting. If the loading area is illuminated, lighting shall be deflected away from abutting sites so as not to cause annoying glare to such sites.
- G. Location. Loading areas not permitted in front yards. A loading area shall not be located in a required front setback area. A loading area may be located in a required side or rear setback area.
- H. Restriction of use. No commercial repair work, washing or servicing of vehicles shall be conducted in an off-street loading area.

17.54.140 Replacement of off-street parking and off-street loading facilities.

No off-street parking, or off-street loading facility provided per this chapter shall be reduced in capacity or in area without sufficient additional capacity or additional area being provided to comply with the requirements of this chapter.

17.54.160 Screening and fencing.

Where an off-street parking area located in a commercial or mixed use zone district adjoins a residential zone district or the O or OR zone district, a solid wall or fence, approximately seven (7) feet in height shall be located at the property line common to such districts, except in a required front setback area. The Site Plan Review Committee may reduce the required height or type of screening if they find that the standard screening requirement is not necessary to protect the residential zone district from light, noise, and safety impacts.

17.54.180 Landscaping.

In the O and OR zone districts, and in all commercial, mixed use, and industrial zone districts, not less than five (5) percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four (4) lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least ten (10) feet.

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17.54.190 Parking for bicycle and low-emission vehicles.

Parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code.

17.54.200 Parking of recreational vehicles and trailers.

A. In any residential zone district and in the OR zone district, no recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport. If a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

B. All recreational vehicles or trailers visible from the street are to be maintained so as not to detract from the neighborhood.

17.54.210 Storage and repair of vehicles.

A. In any residential district and in the OR zone district, all motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this title.

B. Repair of vehicles owned by the residents of the property and storage of parts shall be within an enclosed garage, or carport if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and within the front and street side setback areas.

17.54.220 Use of garages and carports.

In any residential zone district and in the OR zone district, garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited, except where a garage or carport is converted for living space in accordance with Section 17.54.230.

17.54.230 Garage conversions.

A. It is the purpose of this section to allow, in certain cases and subject to specific design requirements, the conversion of garages and carports for living space in circumstances where the provisions of Section 17.54.040 cannot be met post-conversion. Such conversion is deemed acceptable if the following requirements are met:

1. The site is being used as a single-family, detached, residence with a minimum lot size of five thousand (5,000) square feet;
2. The area converted shall be used as part of the main dwelling and shall not be used as a separate dwelling unit or accessory dwelling unit;
3. The area converted shall be subject to all applicable building code requirements;

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4. The site shall be owner occupied and that such ownership shall have been in effect for a minimum of twelve (12) months prior to approval of a conversion under this section;
 5. The garage door shall either be removed from the structure, or a wall shall be constructed behind the pre-existing garage door with the garage door remaining in place. The exterior elevation of the conversion shall be compatible in design with the existing dwelling;
 6. If the garage door is removed, some type of buffering, such as removal of a portion of the parking area for a planter area, shall be provided between the carport or garage and the remaining parking area;
 7. The remaining parking area shall have two parking spaces, each space having a minimum width of nine (9) feet and a minimum depth of eighteen (18) feet from the property line.
- B. The Community Development Director shall approve or deny garage conversion requests based upon the requirements in this section through the administrative use permit process in Chapter 17.74. Interested individuals may appeal the decision in accordance with the appeal provisions in Chapter 17.70. Review shall be limited to compliance with the specified requirements.

Attachment: 2nd reading Zoning Ordinance - May 2, 2017 (1957 : MCA 2017--01)

Chapter 17.56

SIGNS AND OUTDOOR ADVERTISING STRUCTURES

17.56.010	Purpose.
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17.56.100	Sign regulations on undeveloped or developing sites.
17.56.110	Offsite temporary signs for residential subdivisions.
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17.56.160	Size of signs on windows.
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17.56.200	Concealed electrical systems.
17.56.210	[Reserved]
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17.56.250	Nonconforming signs.
17.56.260	Maintenance of signs.
17.56.270	Hazardous signs.
17.56.280	Abandoned or obsolete signs.
17.56.290	Illegal signs.
17.56.300	Enforcement.
17.56.310	Definitions.
17.56.320	Illustrations of signs.

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17.56.010 Purpose.

A. The purpose of this chapter is to regulate signs as an information system that preserves and enhances the aesthetic character and environmental values of Hanford, its residential neighborhoods, its downtown, and commercial/industrial areas, while also providing an effective means for members of the public to express themselves through the display of signs. These regulations recognize the importance of business activity to the economic vitality of the City as well as the need to protect the visual environment. Specifically, these regulations are intended to implement the General Plan and to:

1. Provide minimum standards to safeguard life, health, property, public welfare, and traffic safety by controlling the design, quality of materials, construction, illumination, size, location and maintenance of signs and sign structures;
2. Preserve and enhance the visual attractiveness of the City for residents, businesses, and visitors;
3. Protect and enhance property values and community appearance by encouraging signs that are compatible with the architectural style, character, and scale of the building to which they relate and with adjacent buildings and businesses;
4. Restrict signs that may create visual clutter or a nuisance to nearby properties, violate privacy, create hazards or unreasonable distractions for pedestrians and drivers;
5. Provide adequate opportunity for the exercise of the free speech by display of a message or image on a sign, while balancing that opportunity with other community and public interests;
6. Ensure that commercial signs are accessory or auxiliary to a principal business or establishment on the same premises, rather than functioning as general advertising for hire; and
7. Prohibit signs that may cause traffic or pedestrian safety hazards or interfere with ingress and egress.

B. It is the City's policy to regulate signs in a constitutional manner that is content neutral as to noncommercial messages which are within the protections of the First Amendment to the U.S. Constitution and the corollary provisions of the California Constitution.

17.56.020 Applicability and severability.

This chapter regulates signs that are located or mounted on private property within the jurisdictional boundaries of Hanford. The provisions in this Chapter apply in all Zoning Districts within the City. No sign within the regulatory scope of this Chapter shall be erected or maintained anywhere in the City except in conformity with this Chapter. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause term or word in this chapter is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the chapter.

17.56.030 No discrimination against noncommercial speech.

Subject to the property owner's consent, a noncommercial message of any type may be substituted, in whole or in part, for any commercial message or any other noncommercial message provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or

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permitting. This provision prevails over any more specific provision to the contrary within this title. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted.

17.56.040 Exempt signs.

A. The following signs are exempt from the permit requirements of this chapter and do not count toward the total sign area limit for a site, provided that they conform to applicable standards:

1. One nameplate per residence or business premises, mounted on a wall and not exceeding two (2) square feet in area, identifying the owner and/or address of the property.
2. Barber poles, not exceeding 18 inches in height, located in a non-residential zone district and containing no lettering.
3. Signs on vehicles, provided that the message pertains to the establishment of which the vehicle is an instrument or tool, and the sign does not utilize changeable copy or special illumination.
4. Holiday and cultural observance decorations on private property that do not include commercial advertising. This exemption includes strings of lights associated with a holiday decoration.
5. Official notices issued by a court or public agency and posted in the performance of a public duty; notices posted by a utility or other quasi-public agency; signs erected by a governmental agency to direct or regulate pedestrian or vehicular traffic; noncommercial bus stop signs erected by a public transit agency, or other signs required or authorized by law. This exemption also covers signs and banners for special civic events erected by the City, which may be displayed in public rights-of-way.
6. Signs that are located entirely within a building or enclosed structure and are not visible from the public right-of-way.
7. Signs located on a private area of a lot that is not accessible by the general public, such as a backyard, and are not visible from the public right-of-way.
8. Signs and menu display boards fixed to mobile vending carts, up to a maximum of eight (8) square feet of sign area, plus a menu display board.
9. Signs that are part of a vending machine.
10. Temporary signs that conform to the standards of Chapter 17.56.
11. Signs mounted on carrier vehicles such as buses, taxicabs, and limousines that legally pass through the City.
12. Window signs that conform to the standards of Chapter 17.56.

B. Exempt signs that have electrical connections or engineered supports shall obtain the appropriate building permit, as required by the California Building Code.

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17.56.050 Prohibited signs.

A. The following signs shall be prohibited in all zones:

1. Signs illuminated with red, green, or amber light placed in such a position that it could reasonably be perceived to interfere with, or be confused with any official traffic control device, traffic signal, or official directional guide sign.
2. Signs placed within thirty (30) feet of the intersecting curb lines of a street, except for signs erected by a governmental agency to direct or regulate pedestrian or vehicular traffic.
3. Signs so located as to prevent free ingress and egress from any door, window, or fire escape;
4. Outdoor advertising structures located on a site other than the site on which the advertised commercial use is located or on which the advertised commercial product is produced.
5. Signs extending above or beyond the face of the building, the fascia of the roof, the peak of a pitched roof, or the parapet line of a flat roof.
6. Glaring, flashing, sparkling, glittering, twinkling, or shimmering signs.
7. Signs with open letters that can be viewed from the reverse side.
8. Streamers, balloons, blimps, or other floating, inflatable, or hanging devices secured with a rope or string, unless specifically permitted with a temporary use permit.
9. Signs located, placed, or erected in or upon any public right-of-way, except as specifically allowed by this chapter.
10. Signs located, placed or attached upon any tree, utility pole, or fence, except as specifically allowed by this chapter.
11. Signs placed on private property without permission of the property owner.
12. Nonconforming signs and sign structures associated with an activity, business, product or service that has not been sold, produced, provided or conducted on the premises for a period of ninety (90) days;
13. Signs that revolve or are animated, except public service signs, such as time and temperature units and barber poles;
14. Signs containing statements, words, symbols, or characters of an obscene nature;
15. Signs emitting sound;
16. Murals that contain commercial speech.
17. Signs located within five (5) feet of a fire hydrant, street sign, or traffic signal.
18. Can or cabinet signs.

17.56.060 Permits required.

A. No sign shall be erected, altered, reconstructed, or relocated without a sign permit. A permit is not required for ordinary maintenance and repairs to signs and for temporary signs on private property that conform to the standards of this chapter. The Community Development Director will review all applications for sign permits for consistency with this chapter.

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B. Signs that project over or extend into a public street or sidewalk shall also require approval of an encroachment permit by the City Engineer pursuant to the provisions of Title 12 of the Municipal Code.

C. Consent of the property owner or business owner is required before any sign permit may be approved.

17.56.070 Sign design principles.

A. The following sign design principles should be used as criteria for review and approval of sign permits and master sign programs.

1. **Architectural Compatibility.** A sign, including its supporting structure, if any, should be designed as an integral design element of a building's architecture and be architecturally compatible, including color and scale, with any building to which the sign is to be attached and with surrounding structures. A sign that covers a window or that spills over "natural" boundaries or architectural features and obliterates parts of upper floors of buildings is detrimental to visual order and will not be permitted. Common indicators of compatibility include quality sign design and construction, proportional size and scale; and use of materials, shapes and colors that complement the building's architectural style and the surrounding environment.

2. **Legibility.** The size and proportion of the elements of the sign's message, including logos, letters, icons and other graphic images, should be selected based on the average distance and average travel speed of the viewer. Sign messages oriented towards pedestrians may be smaller than those oriented towards automobile drivers. Colors chosen for the sign text and/or graphics should have sufficient contrast with the sign background in order to be easily read during both day and night. Symbols and logos can be used in place of words. Substantial contrast should be provided between the color and materials of the background and the letters or symbols to make the sign easier to read.

3. **Readability.** A sign message should be easily recognized and designed in a clear, unambiguous and concise manner, so that a viewer can understand or make sense of what appears on the sign.

4. **Visibility.** A sign should be conspicuous and readily distinguishable from its surroundings so a viewer can easily see the information it communicates.

5. **Placement.** Often, a building's architectural details create logical places for signage. Signs should not cover or interrupt architectural details or ornaments of a building's façade. On buildings with a monolithic or plain façade, signs can establish or continue appropriate design rhythm, scale and proportion. Well-designed and well-located retail signs create visual interest and continuity with other storefronts on the same or adjacent buildings.

6. **Materials.** Signs shall be made of sturdy, durable materials. Paper, cardboard, or other material subject to rapid deterioration can only be used for signs that comply with applicable requirements for temporary signs in Section 17.56. Fabric signs are restricted to awnings, canopies, flags, and temporary Signs.

B. Sign permits or master sign programs that are determined by the Community Development Director to be substantially inconsistent with these sign design principles may be denied.

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17.56.080 Rules for sign measurement.

A. For the purposes of this chapter, lot frontage shall be calculated as follows:

1. If a lot fronts on two streets, both frontages may be used to determine the allowable sign area.
2. If a lot fronts on three or more streets, the length of only two contiguous sides shall be added together to determine allowable sign area.

B. The building frontage shall be the building facade in which main customer access is provided to the establishment. A building's frontage is considered continuous if projections or recesses in the building facade do not exceed fifteen (15) feet in any direction. For buildings with two or more frontages, the length of the wall and allowable sign area shall be calculated separately for each building frontage.

C. The area of an individual sign shall be calculated as follows.

1. Sign area shall include the entire area within a single continuous perimeter composed of squares or rectangles that enclose the extreme limits of all sign elements, including, but not limited to, sign structures or borders, written copy, logos, symbols, illustrations, and color. Supporting structures such as sign bases and columns are not included in sign area provided that they contain no lettering or graphics except for addresses or required tags.
2. Where two faces of a double-faced sign are located two (2) feet or less from one another at all points, or located at an interior angle of forty-five (45) degrees or less from one another, the sign area shall be calculated as the area of one (1) face. Where the two (2) faces are not equal in size, the larger sign face shall be used. Where two (2) faces of a double-faced sign are located more than two (2) feet or forty-five (45) degrees from one another, both sign faces shall be counted toward sign area.
3. On a three-faced sign, where at least one interior angle is forty-five (45) degrees or less, the sign area shall be calculated as the largest and the smallest face shall. In all other situations involving a sign with three or more sides, sign area shall be calculated as the sum of all faces.
4. Three-Dimensional Signs. Signs that consist of, or have attached to them, one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), may have a sign area that is the sum of two adjacent sides of the smallest cube that will encompass the sign.

D. The height of a sign shall be calculated as follows.

1. The height of a sign that is not a freestanding sign shall be the vertical distance measured from the ground level directly beneath the sign to the highest point at the top of the sign, including any structural or architectural components of the sign.
2. The height of a freestanding sign shall be measured as the vertical distance from grade at the edge of the right-of-way along which a freestanding sign is placed to the highest point of the freestanding sign, including any structural or architectural components of the sign. When the grade at the edge of the right-of-way is higher than the site on which the sign is placed, that portion of the sign below the grade at the edge of the right-of-way shall not be included in determining the freestanding sign's overall height. Freestanding signs oriented towards a freeway shall be measured from the site's finished grade or pad, whichever is lower.

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E. Sign clearance shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other embellishments.

F. For the purpose of determining the allowed number and size of signs, an integrated shopping center shall be considered as one site.

17.56.090 Sign regulations on developed sites by zone district.

For the purpose of this section, signs are grouped into four types: building signs, freestanding signs, temporary building signs, and temporary freestanding signs.

This section establishes standards for the number of signs, size of signs, placement of signs, and illumination of signs for developed sites based on the zone district in which the signs are located. Table 17.56.090(A) establishes specific regulations by zone district for building signs, and freestanding signs. Table 17.56.090(B) establishes specific regulations by zone district for temporary building signs, and temporary freestanding signs. Signs shall not be placed on private property except in conformance with Table 17.56.090(A) and Table 17.56.090(B).

Table 17.56.090(A)

Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
AP, R-L, R-M, and R-H zones with 4 or less residences per site	1 sign per residence maximum. 4 sq.ft. maximum size per sign. Placement a maximum 8 feet high. External illumination only.	None allowed.
AP, R-M, and R-H zones with 5 or more residences per site or with non-residential uses on site	1 sign per street frontage maximum. 30 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. External illumination only.	1 sign per site maximum. 20 sq.ft. maximum size. 6 feet high maximum. External illumination only.
OR zone	1 sign per site. 8 sq.ft. maximum size per sign. Placement a maximum 8 feet high. External illumination only.	1 sign per site maximum. 20 sq.ft. maximum size. 6 feet high maximum. External illumination only.

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Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
C-N, C-R, C-S, C-H, MX-N, MX-C, and O zones	No limit to number of signs per business establishment. Allowed square footage per building frontage is cumulative. Establishments with primary building frontage less than 300 feet: 2 sq.ft. per 1 lineal foot up to a maximum 350 sq.ft. along primary frontage. 50 sq.ft. allowed regardless of frontage length. Secondary building frontage: 1 sq.ft. per lineal foot up to a maximum 200 sq.ft. per secondary frontage. 35 sq.ft. allowed regardless of frontage length. Sites within 100 feet of State Route 198 may count the frontage facing State Route 198 as their primary frontage for the purpose of calculating maximum sign size.	1 sign per establishment maximum. 40 sq.ft. maximum sign face size. 6 feet high maximum if set back 10 feet from property line. 5 feet high maximum if set back 5 feet from property line. 4 feet high maximum if set back 0 feet from property line. Sites with an integrated shopping center: 1 additional freestanding sign up to 350 sq.ft. Maximum height not greater than 1.5 times the average height of the building.
I-L, and I-H zones	No limit to number of signs per business establishment. 500 sq.ft. maximum sign surface area per sign. 1,000 sq.ft. maximum sign surface area cumulative of all signs. 1 sq.ft. per lineal foot of property line adjoining a street, or 100 sq.ft. per acre of site area in use, whichever is greater, to a maximum of 600 sq. ft. of sign face.	1 sign per frontage maximum. 40 sq.ft. maximum sign face size. 10 feet high maximum. Sites within 100 feet of State Route 198 may increase the maximum height to 50 feet.

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Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
MX-D zone	2 sq.ft. per 1 lineal foot of building frontage up to 100 sq.ft. on primary frontage. 1 sq.ft. per 1 lineal foot up to 100 sq.ft. on secondary frontage. External illumination or exposed neon illumination only.	None allowed.
PF zone	1 sign per street frontage maximum. 30 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. External illumination only.	1 sign per site maximum. 20 sq.ft. maximum size. 6 feet high maximum. External illumination only.
C zone	1 sign per building maximum. 4 sq.ft. maximum size per sign. Placement a maximum 8 feet high. External illumination only.	None allowed.

Table 17.56.090(B)

Number and Size of Temporary Signs by Zone		
Zone District	Temporary Building Signs	Temporary Freestanding Signs
AP, R-L, R-M, and R-H zones with 4 or less residences per site	1 sign per site 12 sq.ft. maximum per sign. Placement a maximum 10 feet high. No illumination.	Up to 4 per site maximum. 16 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.

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Number and Size of Temporary Signs by Zone		
Zone District	Temporary Building Signs	Temporary Freestanding Signs
AP, R-M, and R-H zones with 5 or more residences per site or with non-residential uses on site	1 sign per street frontage. 32 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. No illumination.	Up to 4 per site maximum. 32 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
OR zone	1 sign per site 12 sq.ft. maximum per sign. Placement a maximum 10 feet high. No illumination.	Up to 4 per site maximum. 16 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
C-N, C-R, C-S, C-H, MX-N, MX-C, O, I-L, and I-H zones	1 sign per establishment. 10 sq.ft. plus an additional 1 sq.ft. per 2 lineal feet of primary building frontage maximum size per sign. Placement a minimum 5 feet below roofline. No illumination.	1 sign per site, plus 1 additional sign for every 300 lineal feet of street frontage, rounded down to the nearest whole number. One half of signs, 32 sq.ft. maximum sign size. Other half of signs, 16 sq.ft. maximum sign size. 8 feet high maximum if more than 3 feet wide. 12 feet high maximum if 3 feet wide or less. No illumination. Sites within 100 feet of State Route 198 may increase the maximum size per sign to 50 sq.ft. and may increase the maximum height to 30 feet.
MX-D zone	1 sign per establishment. 10 sq.ft. per establishment, plus an additional 1 sq.ft. per 2 lineal feet of primary building frontage. No illumination.	1 sign per site. 10 sq.ft. maximum sign size. If placed on sidewalk the sign shall allow for a minimum 4-foot wide path of travel.

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Number and Size of Temporary Signs by Zone		
Zone District	Temporary Building Signs	Temporary Freestanding Signs
		No illumination. Freestanding banners are not allowed.
PF zone	1 sign per street frontage. 32 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. No illumination.	Up to 4 per site maximum. 32 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
CO zone	None allowed.	Up to 4 per site maximum. 16 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.

17.56.100 Sign regulations on undeveloped or developing sites.

A. Undeveloped sites shall be allowed a maximum one temporary freestanding sign of a maximum size of 32 square feet. Illumination of the sign is prohibited.

B. Developing sites, i.e. construction sites, shall be allowed a maximum two temporary freestanding signs of a maximum size of thirty-two (32) square feet each. Illumination is prohibited. Temporary signs that are not visible from any public right-of-way shall not be counted in the maximum number or size of signs.

C. Residential subdivision sites where ten (10) or more new residences are offered for sale shall be allowed one temporary sign of a maximum size of thirty-two (32) square feet. Illumination of the sign is prohibited. The sign shall not be made or constructed from cloth, bunting, plastic, paper or similar material. The sign may be mounted on a building, or may be a freestanding temporary sign of a maximum height of twelve (12) feet. Additional temporary signs, temporary freestanding signs, and flags may be maintained within the boundaries of a residential subdivision provided that they are not visible from outside the residential subdivision and do not create a safety hazard by obstructing the clear view of pedestrian and vehicular traffic.

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17.56.110 Offsite temporary signs for residential subdivisions.

A. Residential subdivision sites where ten (10) or more new residences are offered for sale shall be allowed up to four (4) offsite temporary freestanding signs with a size not to exceed thirty-two (32) square feet and a height not to exceed eight (8) feet may be permitted per residential subdivision. Signs shall be located on private, non-residential zoned parcels, or on private, residential zoned parcels that are part of an undeveloped residential subdivision (as defined in section 1 hereof) and that are unoccupied, vacant and otherwise free from any structures or buildings. Signs shall not be made or constructed from cloth, bunting, plastic, paper or similar material. Banners and flags with or without an advertising message shall not be permitted offsite.

B. In addition to any sign permitted pursuant to Subsection A. above, up to four (4) nonilluminated offsite temporary freestanding signs in an A-frame configuration, with a size not to exceed twelve (12) square feet per face or four (4) feet in height, may be permitted per residential subdivision. A-frame signs shall be located on private, non-residential property or on public property behind any existing sidewalks, and in such a manner so as to not to create a safety hazard by obstructing the clear view of, or otherwise hinder or impede, pedestrian and vehicular traffic. A-frame signs may only be displayed during the operating hours for the residential subdivision sales office, and may be located no further than one thousand five hundred (1,500) feet from the subject residential subdivision entry. A-frame signs may be allowed on residential zoned parcels within an undeveloped residential that is unoccupied, vacant and otherwise free from any structures or buildings.

C. No more than one offsite temporary subdivision sign per parcel shall be allowed.

17.56.120 Flags and flagpoles.

A. Flags on flagpoles shall not count toward the maximum sign area.

B. Flagpoles shall not be located within any required side or rear building setback areas. Flagpoles may be mounted on the ground or on the roof or wall of a building.

C. The maximum height of a flagpole shall be as follows:

1. Flagpoles located in a C-R, C-S, C-H, MX-C, I-L, or I-H zones shall have a maximum height of fifty (50) feet or a maximum height equal to twice the distance from the base of the pole to the closest lot line, to a maximum of one hundred (100) feet, whichever is greater.

2. Flagpoles located in the R-L, R-M, R-H, OR, AP, CO zones shall have a maximum height of thirty (30) feet, mounted on the ground.

3. Flagpoles located in the C-N, MX-N, O, and PF zones shall have a maximum height of fifty (50) feet.

4. Flagpoles located in the MX-D zone shall have a maximum height of fifty (50) feet or a maximum height of thirty (30) feet plus the height of a building upon which it is mounted, whichever is greater.

D. The maximum width (hoist) of an individual flag on a ground-mounted or roof-mounted flagpole shall be equal to 20% of the height of the flagpole upon which it is located. The maximum length (fly) of an individual shall be twice the allowed width (hoist.)

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D. The maximum width (hoist) of an individual flag on a wall-mounted flagpole shall be a maximum six (6) feet by twelve (12) feet.

17.56.130 Search lights and klieg lights.

17. Search lights and klieg lights are prohibited, except when used for public safety purposes or when specifically approved with a temporary use permit for a special event.

17.56.140 Signs in public rights-of-way.

The following signs are allowed in the public right-of-way:

A. Building signs in the MX-D zone that project into the public right-of-way, provided that the width of the projecting sign is a maximum of three (3) feet, and that the bottom of the sign is seven (7) feet above the sidewalk or finished grade below it.

B. Building signs located on or under awnings in the MX-D zone that meet the provisions of this chapter.

C. Temporary freestanding signs placed on the sidewalk in the MX-D zone that meet the provisions of this chapter and when a minimum 4-foot wide clear path of travel is provided.

17.56.150 Temporary sign standards.

A. Temporary freestanding signs in non-residential zones shall not be located:

1. In any public right-of-way;
2. In parking lot driving lanes, aisles or spaces;
3. On multi-use trails or sidewalks if they would block a four-foot wide pedestrian path of travel;
4. At any location where they would block pedestrian access;
5. Within one hundred (100) feet on either side, or in front of a permanent freestanding sign;
6. Within twenty (20) feet from any other temporary freestanding sign; or
7. Within thirty (30) feet from a drive approach (driveway entrance) or intersection of two streets.

B. Temporary building signs shall be removed after a period of thirty (30) days. After removal, no temporary building sign may be placed on the site for a period of thirty (30) days.

C. Feather banners and temporary freestanding signs placed on a sidewalk in accordance with this chapter shall be removed between one hour before and one hour after the site's establishment is open to the public.

D. Banners shall not be used as permanent signs.

E. Banners and feather banners shall be constructed of durable, weather-resistant materials not subject to rapid deterioration or fading, and shall be professional in appearance. Acceptable materials include but are not limited to vinyl, nylon reinforced vinyl, polyethylene or polyester-like materials, or durable fabric.

F. Temporary freestanding signs shall be affixed to supporting structures made of a durable, rigid material such as, without limitation, wood, plastic or metal. Feather banners must be

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secured and stabilized so as to withstand wind gusts, or be removed during windy conditions. Freestanding signs placed on sidewalks in conformance with this chapter are exempt from this subsection if they have a weight and mass that makes them not inadvertently movable.

17.56.160 Size of signs on windows.

Permanent signs affixed to windows shall not cover more than forty (40) percent of each window. They shall not be counted toward the maximum allowable sign size.

17.56.170 Signs with non-electronic changeable copy.

Non-electronic changeable copy shall represent no more than twenty (20) percent of the total allowable sign area. Changeable copy shall not be changed more than once every twenty-four (24) hours.

17.56.180 Signs with electronic changeable copy.

A. Electronic copy is allowed as a display medium on freestanding signs in the commercial or mixed use zone districts upon issuance of a Conditional Use Permit, issued pursuant to Chapter 17.80.

B. Signs with electronic changeable copy shall meet the following standards:

1. The electronic sign face shall be directed in a manner that is not visible from the front or side of residential properties located in a residential zone district.
2. The electronic sign face shall be an integral part of the remainder of the sign area.
3. Electronic copy shall be limited to no more than thirty (30) lumens output, measured at ten (10) feet from the sign face.
4. No portion of the electronic sign face shall change more frequently than once every six (6) seconds.
5. The electronic sign shall not emit any audible sound, buzz, or noise.
6. The electronic sign shall be operative only during the hours of operation of the associated business establishment.
7. Sign copy or electronic picture displays shall be limited to advertising related to the use(s) on the premises on which the freestanding sign is located, except for message substitution, as allowed in Section 17.56.030.
8. No change of lighting intensity may occur during a display or between displays except to respond to a change in ambient lighting conditions.
9. No display shall create a potential distraction to drivers by virtue of the frequency of changes of images (i.e. the time between images expressed in seconds), and the Planning Commission may impose limitations on the number of images that can be displayed over a specified time period for reasons of traffic safety.

17.56.190 Illumination of signs.

The illumination of signs, from either an internal or external source, must be designed to avoid negative impacts on surrounding rights-of-way and properties. The following standards apply to all illuminated signs:

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- A. Sign lighting shall not be of an intensity or brightness that will create a nuisance for residential uses in a direct line of sight to the sign. Illuminated signs located adjacent to any residential area shall be controlled by a rheostat or other acceptable method to reduce glare.
- B. Internally illuminated signs shall be designed with an opaque, semi-opaque, or matte finish background on the sign face.
- C. Light sources for externally illuminated signs shall meet the following standards:
 - 1. Light sources shall be so arranged and maintained so that the light source is not directly visible from a public right-of-way or adjacent property.
 - 2. Low pressure sodium lighting is the preferred light source to minimize undesirable light into the night sky.
 - 3. High pressure sodium, metal halide, fluorescent, quartz, LED, and incandescent light sources shall be fully shielded.
 - 4. Metal halide and fluorescent light sources shall be filtered. Most glass, acrylic, or translucent enclosures satisfy these filter requirements.
 - 5. Mercury vapor light sources shall be prohibited.

17.56.200 Concealed electrical systems.

External conduits, boxes, and other connections related to the function of a sign and associated lighting shall not be exposed.

17.56.210 [Reserved.]**17.56.220 Master sign program.**

- A. The purpose of the master sign program provisions is to provide a coordinated and flexible design approach to signage for Hanford's commercial shopping districts and office parks. A master sign program is required for any site that contains more than three (3) commercial establishments
- B. A master sign program shall be reviewed by the Community Development Director as an administrative use permit. The Planning Commission shall approve a master sign program when it is proposed with a development project that requires a conditional use permit.
- C. A master sign program shall not be used to grant of a special privilege nor provide more visibility or exposure than is available to similarly situated properties.
- D. Master sign programs shall feature a unified and coordinated approach to the materials, color, size, type, placement and general design of signs proposed for a project or property.
- E. Reasonable conditions of approval may be imposed to achieve the purposes of this section and ensure internal sign design consistency on the site.
- F. After approval of a master sign program, no sign shall be erected, placed, painted, or maintained, except in conformance with such program, and such program shall be enforced in the same way as any provision in this section.
- G. The master sign program and all conditions of approval shall be attached to the lease agreements for all leasable space subject to the master sign program.

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H. Approval of a master sign program does not waive the permit requirements for individual signs that are subject to the program.

I. The Community Development Director may approve minor amendments to a master sign program that are in substantial conformance with the original approval. All other amendments, including amendments to conditions of approval, shall be processed as a new application. Proposed amendments shall include written concurrence by the property owner.

17.56.230 Wall mural placement and design criteria.

A. Wall Mural Definition. "Wall mural" or "mural" means an art form consisting of paint applied to a wall surface depicting a scene, personal experience or observation. A wall mural is to be public art, not for the purpose of identifying, advertising or drawing attention to a particular business, service or economic activity.

B. Maximum Number of Murals per Site. One mural per structure. In unique circumstances, whereby the design of the mural(s) and structure are enhanced by additional murals, more than one mural per structure may be approved.

C. No Advertising. Words and/or images may not be incorporated within the mural which specifically identifies or reflects the business, products and/or services provided by any business service or economic activity.

D. Placement. Wall murals must be painted directly onto an exterior wall surface. Wall murals may not be prefabricated and thereafter mounted onto a building. Wall murals may occupy an entire single wall on which the mural is applied. The wall mural must be architecturally incorporated into the building so that it does not appear to be a sign attached to the building or have the appearance that the structure is ancillary to the mural. The wall mural may not be mounted on the building roof or extend above the cornice of a flat roof or above the roof eave of a gable or mansard roof.

E. Timing. A wall mural must be completed within ninety (90) days after the date painting commences. The final anti-graffiti protective clear-coat must be applied within this (ninety) 90-day period. Time extensions may be granted by the Community Development Director in thirty (30) day increments up to a maximum of sixty (60) days upon a showing of good cause.

F. Lighting. Wall murals shall not be illuminated unless such lighting is incidentally and indirectly illuminated from surrounding street and building lighting.

G. Ownership/Maintenance. Maintenance of the wall mural is the responsibility of the property owner. It shall be the property owner's responsibility to remove the wall mural if it is not maintained as required. Proper maintenance shall include periodic painting so that the wall mural does not exhibit chipping, peeling or fading and other required maintenance as identified in conditions of approval issued by the Community Development Director. Wall murals not maintained at all times as required shall be deemed a nuisance. In addition to its other remedies, the city shall have the right to require removal of the wall mural and if the wall mural is not removed within the time period designated by the City, the City shall have the right to remove the wall mural at the property owner's expense.

H. Application and Permitting Process. No person shall paint a wall mural on the exterior of any structure or change any existing mural on the exterior of any structure prior to the issuance

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of a wall mural permit issued by the City Council. An application for a wall mural permit shall be submitted on the form prescribed by the Community Development Director and shall include a colored detailed drawing or sketch of the mural plus any other information as prescribed on the application form. The application must be made by the owner of the structure or include the written consent of the owner of the structure consenting to the painting of the wall mural on the structure consistent with the mural identified in the application. Applications for wall murals located within the Central Parking and Business Improvement District will be submitted to the Main Street Hanford Design Review Committee for a recommendation.

I. Design Criteria. An application for a wall mural permit must satisfy the following criteria:

1. The subject matter of the wall mural shall be of historical significance regarding the growth and development of the city of Hanford and its surrounding environs. Wall murals can also include buildings, land or seascapes, crop or farm animal depictions or mechanical history depictions.
2. The colors used in the wall mural shall be complimentary and harmonious with exterior colors of the structure and consistent with historical color pallet. Fluorescent colors are not in keeping with the historical color pallet.
3. The paint and/or materials to be used and applied on the structure shall be appropriate for use in an outdoor locale for an artistic rendition and shall be of a permanent or long lasting variety.
4. The proposed wall mural shall exhibit exceptional design quality and incorporate high quality materials that enhance the overall development and appearance of the site.
5. The proposed wall mural shall be well integrated with the buildings and other elements of the property and be harmonious with surrounding historic character.
6. The proposed wall mural, by its design, construction and location, shall not have a substantial adverse effect on abutting property or the permitted use thereof, and will contribute to the city's unique character and quality of life.
7. The wall mural shall be designed and painted by, or supervised by, someone with sufficient knowledge in the design of such projects and the application of paints for such projects.
8. To the extent feasible, the mural shall be vandal and graffiti resistant.

J. Conditions of Approval. The City Council shall identify conditions of approval to the issuance of a wall mural permit.

K. Hold Harmless. As a condition of approval of any wall mural permit, the applicant, the owner of the structure and the artist shall agree pursuant to language prepared by the City to indemnify, defend, and hold the City of Hanford its officials, officers, employees and agents harmless from and against any and all damages or liabilities of whatever nature arising out of or in connection with the wall mural.

17.56.240 Variances and minor deviations.

A variance or a minor deviation to the standards in this chapter may be granted in accordance with Chapter 17.70 and Chapter 17.84.

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17.56.250 Nonconforming signs.

A sign or outdoor advertising display of any character lawfully occupying a site prior to the adoption of this zoning code or on the effective date of applicable amendments to the zoning code which as a result of the adoption or amendment to the zoning code does not conform with the standards for subject matter, location, size, lighting or movement prescribed for the district in which it is located, shall be deemed to be a nonconforming sign or outdoor advertising structure and may be displayed and maintained in said district, except as otherwise provided in this section.

17.56.260 Maintenance of signs.

- A. All signs and associated supporting structures shall be maintained in like-new condition, without rips, tears, fading and similar damage that inevitably occurs as a result of normal wear and aging.
- B. All signs shall be reasonably free from deterioration, rot, rust, and loosening so that they do not create a hazard to persons or property or constitute a nuisance.
- C. Any sign or sign structure that is sagging, leaning, fallen, decayed, broken, deteriorated, ripped, torn, faded, or other deteriorating or dilapidated condition shall be promptly repaired, to the satisfaction of the City, or removed.
- D. Graffiti on a sign shall be removed within two (2) days of notice of its placement on such sign.

17.56.270 Hazardous signs.

Whenever any sign, by virtue of its physical nature and condition, poses an immediate and serious threat to the public safety, the same may be removed by City personnel, or its physical deficiency cured, to the extent necessary to protect the public safety. The cost of such removal or repair shall be assessed against the sign owner.

17.56.280 Abandoned or obsolete signs.

An on-premise sign advertising an activity, business, service or product must be removed within ninety (90) days following the actual discontinuance of the activity, business, service or product. If the sign is not so removed, the Community Development Director may have the sign removed in accordance with the public nuisance abatement provisions of this title. A sign structure is not required to be removed, however, the sign face shall be removed or replaced with a blank face or other sign face consistent with this chapter.

17.56.290 Illegal signs.

Any sign, banner, or sign structure not erected, constructed or located in conformance with this chapter and not classified as a legal nonconforming sign is an illegal sign and is subject to abatement in accordance with the public nuisance abatement procedures of Chapter 17.94.

17.56.300 Enforcement.

Signs which do not conform to the provisions of this chapter and are erected after its effective date and signs erected after the effective date of this chapter without obtaining a permit that is required are declared to be unlawful and a public nuisance. All signs declared to be unlawful by this chapter and all persons erecting or maintaining them shall be subject to the provisions of

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Chapter 17.94. The Community Development Director shall take necessary actions or proceedings for the abatement, removal and enjoinder pursuant to Chapter 17.94. The remedies provided for in this section are cumulative and nonexclusive.

17.56.310 Definitions.

As used in this chapter, the following terms are defined in this section. The images are intended to illustrate some of the sign types that are defined in this section.

"A-Frame sign" means a sign made of wood, plastic or other lightweight and rigid material having the capability to stand on its own support(s) and being portable and movable.

"Animated sign" means a sign with action or motion, whether by flashing lights, color changes, wind, rotation, movement of any parts of the sign or letters or parts of the sign structure, or other motion.

"Awning" means a shelter supported entirely from the exterior wall of a building and composed of a collapsible frame covered completely with nonrigid material.

"Banner" means any flexible material, such as cloth, plastic, vinyl, paper, cardboard or thin metal, with or without a "message", attached outdoors to a building, structure or mounting device, or attached indoors to a building, structure or mounting device so as to be visible from the exterior of a building, or structure. This definition includes a pennant, flag, or bunting.

"Billboard" means a sign which directs attention to a business, community service or entertainment not exclusively related to the premises where such sign is located.

"Business premises" means a specific business occupancy within a building or upon a parcel of land, typically having a specific address and discrete entrance(s) and exit(s) so as to maintain a specific business identity and location.

"Can or cabinet sign" means a sign that contains all the text and/or logo symbols within a single enclosed box-shaped cabinet where the translucent face of the sign can be interchanged to change the sign message without having to remodel the cabinet. It is mounted to a wall or other surface and illuminated from within the cabinet.

"Changeable copy" refers to the display of a message that can change by means of moveable letters, slats, lights, light emitting diodes, or moveable background material.

"Erect" means and includes erect, construct, place, relocate, enlarge, substantially alter, attach, suspend, paint, post, maintain and display.

"Externally illuminated sign" means a sign which has light cast on its surface from an artificial exterior source installed for the purpose of illuminating the sign.

"Flag" is a form of "banner" that is mounted and displayed outdoors on a pole.

"Freestanding sign" means a sign which is permanently supported on the ground by one or more uprights, braces, poles, or other similar structural components that are not attached to any building. This category includes both monument and pole signs.

"Frontage, building" means the distance between the two most distant corners of a building measured in a straight line along the building face.

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"Frontage, street" means the distance between the two most distant corners of a site along a single street measured in a line along the street curb, including drive approaches, but excluding curb returns at street intersections.

"Height" means the distance measured vertically from grade to the highest point or portion of the object to be measured.

"Internally illuminated sign" means any sign whose illumination originates from within the structure of the sign and the source of which is not visible from the exterior of the sign.

"Install" or "installation" means the act by which a sign is constructed or placed on land or a structure, or the act of attaching, painting, printing, producing, or reproducing, or using any other method or process by which a visual message is presented or placed upon a surface.

"Message" means any form of visual communication presented on any type of media. It is not material whether the communication has any logical, practical, literary, or artistic significance or not. It includes any form or combination of letters, graphics, symbols or designs. The term is not intended to include mono-color paint applied to the exterior, trim, fascia, or other architectural elements of a building for protection against the elements.

"Monument sign" means a low-profile freestanding sign supported by a structural base or other solid structural features other than support poles and may contain signage on more than one side.

"Mural" means a sign painted on the exterior wall of a building consisting of graphics or images, either alone or in combination with letters.

"Off-site" or "off-site sign" refers to a sign or banner that promotes or advertises goods, services or activities located or offered on a business premises or parcel that is separate from the parcel where the sign is located, even if the two sites or parcels are contiguous to each other.

"On-site" or "on-site sign" refers to a sign or banner that promotes or advertises goods, services, or activity located or offered on the business premises or parcel of property where the sign is located.

"Outdoors" means a location on undeveloped property or to the exterior of a building or structure.

"Outdoor advertising" refers to the placement of a message on signs or banners located outdoors, or located indoors in a manner such that the message is visible from the exterior of a building or structure.

"Outdoor advertising structure" means a structure erected or maintained for the main purpose displaying commercial outdoor advertising, and located on a site other than the site on which the advertised commercial use is located or on which the advertised commercial product is produced.

"Painted Sign" refers to a sign that comprises only paint applied on a building or structure.

"Parapet wall" means an exterior wall which extends vertically above the roof line.

"Parcels" or "property" or similar references or descriptions shall refer to parcels defined or delineated by assessor parcel numbers maintained by the County tax assessor or as defined in the Glossary of this Code.

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"Pedestrian access" means a doorway which has been designed for the primary use of the patrons or customers of that particular use.

"Permanent sign" means a sign that is solidly attached to a building, structure, or the ground by means of mounting brackets, bolts, welds, or other combination of attachment methods, thereby rendering the sign non-moveable or difficult to reposition without the use of machinery, cutting devices, or mechanical devices. See also "temporary sign."

"Placed" includes constructing, erecting, posting, painting, printing, tacking, nailing, gluing, sticking, carving or otherwise fastening, affixing, or making visible in any manner whatsoever.

"Pole sign" means a permanently mounted, freestanding sign which is supported above the ground by one or more uprights, braces, poles, or other similar structural components.

"Roof line" means the highest point of a parapet wall or the main roof structure or a highest point of a parapet wall other than such architectural features as cupolas, pylons, projections or raised portions of the roof.

"Rooftop or roof-mounted sign" means a sign that extends above the ridgeline of the roof of a building or a sign attached to any portion of the roof of a building. Rooftop or roof-mounted signs are not allowed.

"Sign" means any letter or symbol made of cloth, metal, paint, paper, wood or other material of any kind whatsoever placed for advertising, identification or other similar purposes on the ground or on any wall, post, fence, building, structure, vehicle or on any place whatsoever.

"Sign area" means the geometric area of a sign including all elements such as board or frames, perforated or a solid background, ornamental embellishments, arrows or other sign media. For the purposes of a freestanding sign the structural elements necessary to support the sign are included in the sign area.

"Sign copy" means any words, letters, numbers, figures, designs, or other symbolic representations incorporated into a sign face and/or its structure with the purpose of attracting attention to the subject matter.

"Sign face" means the panel surface of a sign which carries the advertising, information, or identification message.

"Sign structure" means any structure which supports or is capable of supporting any sign. A sign structure may or may not be an integral part of a building. For the purpose of a freestanding sign, the sign structure shall include the aggregate area of the sign including the sign copy and all structural elements of the sign.

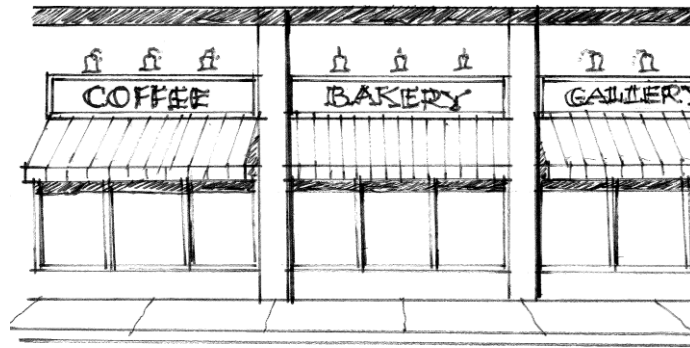
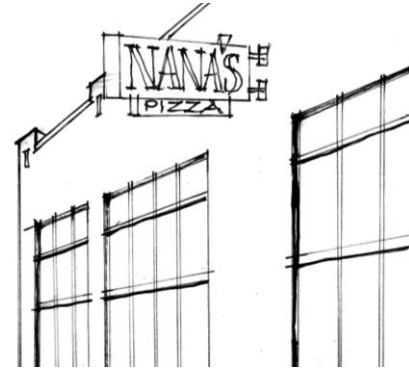
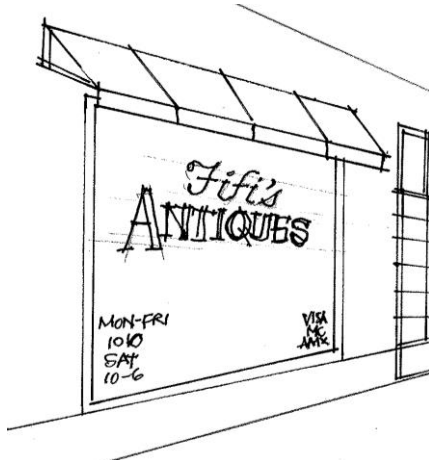
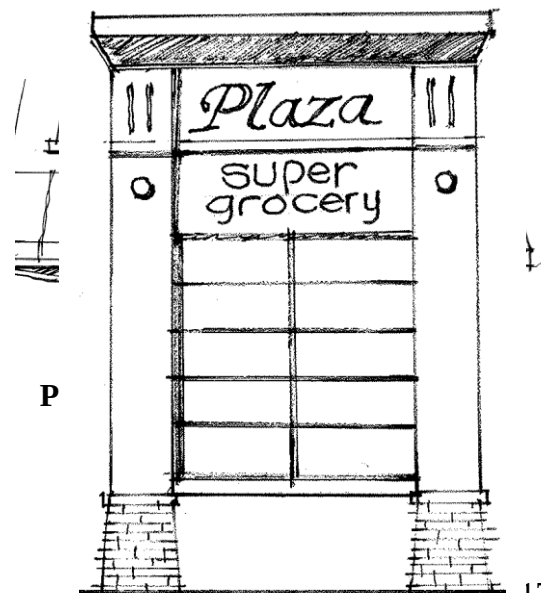
"Structural alteration" means any change to the sign structure.

"Temporary sign" means a sign that is easily moveable and which is not attached to a building, structure, or the ground in such a manner as to be rendered a permanent sign.

17.56.320 Illustrations of signs.

The following illustrations may be used to visualize the various types of signs regulated in this chapter. This section shall not have any regulatory effect.

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**Building Sign****Hanging Sign****Building Sign Projecting over-Right of-Way****Permanent Sign Affixed to Window****Pylon Sign (Freestanding Sign)**

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**Monument Sign (Freestanding Sign)**

Chapter 17.60

SPECIFIC LAND USE STANDARDS

Sections:

- 17.60.010 Purpose.**
- 17.60.020 Applicability.**
- 17.60.030 Accessory dwelling units.**
- 17.60.040 Bed and breakfast inns.**
- 17.60.050 Cottage food operations.**
- 17.60.060 Day care centers.**
- 17.60.070 Drive-thru pick-up windows.**
- 17.60.080 Garage or yard sales.**
- 17.60.090 Manufactured housing.**
- 17.60.095 Mini-warehouses or self-storage facilities.**
- 17.60.100 Mobilehome parks.**
- 17.60.110 Outdoor dining areas.**
- 17.60.120 Outdoor storage areas.**
- 17.60.130 ~~Sale of furniture.~~ [\[Reserved\]](#)**
- 17.60.140 Sale of new and used automobiles and trucks.**
- 17.60.150 Vending machines.**

17.60.010 Purpose.

This section requires certain development and operational standards for specific land uses within the city to preserve, protect and promote the public health and safety and to promote orderly growth and aesthetically pleasing urban development.

17.60.020 Applicability.

Specific land uses covered by this chapter shall conform with the provisions of the section(s) applicable to the specific use, in addition to other applicable provisions of this title, including the standards of the zone district where the use is located.

17.60.030 Accessory dwelling units.

This chapter provides standards for accessory dwelling units located on the same site as an existing single-family residence located in either the RL-5, RL-12, RL-20, or OR zone district. All accessory dwelling units shall meet the following standards:

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A. Floor Area. An accessory dwelling unit shall not exceed one thousand two hundred (1,200) square feet of floor area if separated from the existing single-family dwelling. If attached to the existing single-family residence, the floor area of the second unit shall not exceed fifty (50) percent of the existing living area of the existing single-family dwelling. A manufactured home shall not be less than eight (8) feet wide by forty (40) feet long and three hundred twenty (320) square feet in floor area. An efficiency unit shall not be less than one hundred (150) square feet in floor area and meet all space and occupancy standards of Chapter 5 of the Uniform Housing Code.

B. Location. An accessory dwelling unit shall be located either to the side or to the rear of the existing single-family residence and shall be either attached to the existing single-family dwelling or be separated from the existing single-family detached residence by not less than ten (10) feet or the separation as allowed by the Uniform Building Code, whichever is less.

C. Access. Doorway access shall be provided either to the side or rear of the accessory dwelling unit. Direct doorway access to the front yard by the second unit shall be prohibited.

E. Owner Occupancy. Either the existing single-family detached residence or the accessory dwelling unit shall be occupied by the owner of the property.

F. Off-Street Parking. A minimum one (1) additional off-street parking space shall be provided for the accessory dwelling unit. The additional parking space may be a paved tandem space on an existing driveway. The additional parking space shall be waived if in any of the following instances:

1. The accessory dwelling unit is located within one-half (0.5) miles of public transit.
2. The accessory dwelling unit is located within an architecturally and historically significant historic district.
3. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.
4. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
5. When there is a car share vehicle located within one block of the accessory dwelling unit.

G. Utility Services. Accessory dwelling units shall be provided with water, sewer and other utilities as determined by the building official.

H. Architectural Appearance. An accessory dwelling unit shall be designed and constructed so as to blend with the single-family dwelling and be architecturally similar in appearance in order to be consistent with the existing single-family dwelling's design, construction, height, roofing, siding materials, and color.

J. Except as specifically set forth in this section, an accessory dwelling unit regulated pursuant to this chapter shall meet all of the requirements of the zone district in which the accessory dwelling unit is located including, without limitation, requirements regarding fences, walls and hedges; site area, frontage width, and depth of sites; coverage; yard requirements; height of structures; distances between structures; signs; and general provisions and exceptions.

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K. An application for an accessory dwelling unit shall not be denied solely based on any maximum density requirement or standard.

17.60.040 Bed and breakfast inns.

A. Bed and breakfast inns shall be limited to a maximum six (6) rooms for rent per site. No person who is paying rent in exchange for lodging shall occupy a guest room on the premises for more than fourteen (14) consecutive nights;

B. Food service at bed and breakfast inns shall be allowed for registered guests only, unless the use also qualifies as a restaurant.

C. The scale and appearance of the bed and breakfast inn shall remain primarily residential in character. All buildings and site improvements shall be similar to and compatible in design with the surrounding neighborhood and adjacent residences.

17.60.050 Cottage food operations.

A. Cottage foods operations operating in accordance with AB1616 shall be considered a home occupation and shall obtain a home occupation permit in accordance with Chapter 17.78 prior to commencement of the use.

B. Notwithstanding the provisions of Chapter 17.78, a cottage food operation is allowed to employ one full-time equivalent employee on site.

C. Notwithstanding the provisions of Chapter 17.78, a cottage food operation may sell food produced on-site directly to consumers at the site.

D. A cottage food operation shall be conducted in the residence's existing kitchen.

E. An approved home occupation permit shall not be effective until the appropriate permit is obtained from the Kings County Health Department and shall automatically expire and be null and void if County permit or approval expires, is disapproved, or is revoked.

17.60.060 Day care centers.

A. A loading and unloading area shall be provided to accommodate no less than two (2) vehicles.

B. The loading and unloading area shall be located within proximity to the main entrance. And shall not be located on the opposite side of a street from the day care center.

17.60.070 Drive-thru pick-up windows.

A. All uses with a drive-thru pick-up window shall meet the following standards:

1. Drive-thru lanes shall be located outside of all building setback areas and all required landscaped areas.

2. Drive-thru lanes shall be designed, located, and constructed in a manner that avoids trapping vehicle emissions in a confined space.

3. Drive-thru lanes shall be located a minimum of fifty (50) feet from existing residential uses and from residential zone districts and must be separated from residential areas by buildings, extensively landscaped areas, or decorative block walls.

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4. Drive-thru lanes shall be constructed with the necessary vehicle stacking capacity so that vehicles using the drive-thru lane do not overflow into the on-site parking aisles or public streets.
5. Drive-thru lanes shall be shielded in a manner approved by the city to eliminate vehicle headlight glare into adjoining land and on-coming traffic approaching the drive-thru site property.
6. The installation of a drive-thru pick-up window and associated improvements shall not reduce the number of required parking spaces below the minimum zoning requirement for parking upon the drive-thru site property.
7. Drive-thru lanes shall not be located adjacent to outdoor patio or eating areas.
8. Drive-thru lanes shall not block or interfere with access to parking lot spaces, and shall function independent of parking lots aisles.
9. Drive-thru lanes shall not extend onto adjoining property unless the owner of the drive-thru site property obtains a written easement or other irrevocable right from the adjoining landowner to construct improvements upon and use the adjoining property for the drive-thru use including, without limitations, the stacking of vehicles and the right to maintain, repair, replace and remove such improvements. The written document shall be executed by the owner of the drive-thru site property and the owner of the adjoining property and recorded against title to the adjoining property prior to commencement of construction of improvements upon the drive-thru site property.
10. A use with a single drive-thru lane shall accommodate a minimum of six (6) vehicle stacking spaces per lane with a minimum of four (4) stacking spaces before the ordering speaker and two (2) stacking spaces after the ordering speaker. Each vehicle stacking space in a drive-thru lane shall be a minimum of twenty (20) feet in length.
11. A use with drive-thru lanes on each side of the store (two (2) lanes) shall accommodate a minimum of four (4) vehicle stacking spaces per lane with a minimum of two (2) stacking spaces before the ordering speaker and two (2) stacking spaces after the ordering speaker in each drive-thru lane. Each vehicle stacking space in a drive-thru lane shall be a minimum of twenty (20) feet in length.
12. Speaker noise levels measured at the property line shall not exceed applicable city noise standards.
 - A. In addition to the development standards for all uses with drive-thru pick-up windows uses, a restaurant with a drive-thru pick-up window shall be located on a parcel at least one-half acre in size or in a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than one-half (0.5) acre in size.
 - B. In addition to the development standards for all uses with drive-thru pick-up windows and the development standards for restaurants with drive-thru pick-up windows, the following development standards are required for all uses with drive-thru pick-up windows in the Neighborhood Commercial zone district:
 1. Unless otherwise restricted by a conditional use permit issued in accordance with Chapter 17.80, hours of operation of the drive-thru use shall be limited to 6:30 a.m. and 10:00 p.m. on weekdays and weekends.

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2. All buildings and drive-thru lanes shall be located a minimum of one hundred fifty (150) feet from residentially zoned property or property designated for residential uses pursuant to the General Plan.

17.60.080 Garage or yard sales.

A. The sale of personal possessions in outdoor areas or from the garage of a dwelling within an R-L, R-M, R-H, or OR zone district shall be limited to no more than two such sales per year. Commonly referred to as garage sales, such each sale shall be limited to two consecutive days and unsold possessions shall be removed from the public view and stored within the premises.

B. Materials to be sold shall be personal possessions. No materials shall be offered for sale that have been acquired solely for the purposes of the garage sale.

C. The driveway, yard, or other space used for the purposes of the sale shall be restored to its normal residential character at the conclusion of the sale, including removal of all signs.

17.60.090 Manufactured housing.

The provisions of this section shall apply to all manufactured homes not located in an approved mobile home park:

A. No manufactured home shall be installed that was manufactured more than ten (10) years from the date of application for a building permit for installation.

B. All manufactured homes shall meet the following site or architectural standards:

1. Garages and Carports. A minimum of a one-car garage or carport shall be provided for every manufactured house. The parking requirements of Chapter 17.54 shall also apply.

2. Minimum Width and Floor Area. The width and floor area of a manufactured housing unit shall be the average of other residences in the zone district in which it is located.

3. Roof Overhangs. All manufactured housing units and garages shall have a pitched roof with a minimum sixteen (16) inch roof overhang on each of the perimeter walls such that the overhang is architecturally integrated into the design of the dwelling unit.

4. Roofing Materials. All manufactured housing units and garages and carports located on the lot shall have a roof constituted of asphalt composition, clay, tile, concrete or metal tile or panels, slate or built-up asphaltic-gravel materials.

5. Siding Materials. All manufactured housing units and garages located on the lot shall have similar exterior siding materials consisting of wood, masonry, concrete, stucco, Masonite, or metal lap. The exterior siding material shall extend to the ground level, except that when a solid concrete or masonry perimeter foundation is used, the siding material need not extend below the top of the foundation.

6. Foundations. All manufactured housing units and garages and carports shall be placed on a permanent foundation which meets the applicable building code requirements and/or the provisions of Section 18551 of the State Health and Safety Code such that the floor elevation of the dwelling is reasonably compatible with the floor elevations of the surrounding dwelling units.

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7. Utility connections. The mobile home electrical, gas, water and drain connections shall be made permanent in a manner applicable to permanent buildings. Gas shut-off valves, meters and regulators shall not be located beneath the manufactured homes.

8. Deviations. The community development department may approve deviations from one or more of the standards of this subsection on the basis of a finding that the architectural style proposed provides compensating design features and that the proposed dwelling will be compatible and harmonious with existing structures in the vicinity.

C. Surrender of Registration. Subsequent to applying for a building permit, and prior to the occupancy of a mobilehome or manufactured home on a permanent foundation, a certification of occupancy is to be issued by the building official pursuant to Section 18551 of the State Health and Safety Code. Thereafter, any vehicle license plate, certificate of ownership, and certificate of registration issued by a state agency shall be surrendered back to the issuing state agency. Any mobile/manufactured home on a permanent foundation shall bear a state insignia or federal label pursuant to Section 18550 of the State Health and Safety Code.

17.60.095 Mini-warehouses or self-storage facilities.

A mini-warehouse or self-storage facility in the R-L-8 zone shall only be located on a parcel that has frontage on and adequate main access to an arterial or collector street.

17.60.100 Mobilehome parks.

A. No mobilehome shall be parked, occupied or used for any purposes, including without limitation living or sleeping purposes, unless the mobilehome is located within a licensed mobilehome park, except that a mobilehome may be used for the following temporary purposes outside of a mobilehome park: as an office for a construction project, circus or carnival; as a residence of a watchman on the site of a construction project or an industrial facility to provide temporary living quarters for personnel in accordance with the provisions of Chapter 17.76.

B. The site area standards for a mobilehome park shall be as follows:

1. The minimum area of a mobilehome park shall be five (5) acres. If the area of the mobilehome park is greater than five (5) acres, the first phase of mobilehome park development shall not be less than five (5) acres and shall include all required recreational and service amenities.

2. The maximum density shall be eight (8) mobilehome sites per gross acre.

3. Each mobilehome site shall be not less than three thousand (3,000) square feet in area, including pad, parking, private access, landscaping and private storage area.

4. No mobilehome site shall be less than thirty (30) feet in width.

B. The following clearance and setback area requirements shall apply to mobilehome parks. No mobilehome shall be located in any required building setback area, except that tow bars may extend into such setback area.

1. The front and rear building setback areas for the site shall be a minimum of twenty (20) feet.

2. The side building setback areas for the site shall be a minimum of ten (10) feet.

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3. The front, rear, and interior side setback areas for a mobilehome site shall be a minimum of ten (10) feet.

4. The street side setback areas (including driveways interior to the site) for a mobilehome site shall be a minimum of five (5) feet.

C. The following requirements for patios and pads shall apply to mobilehome parks.

1. Each mobilehome site shall have a hard-surfaced patio area of not less than two hundred (200) square feet. A permanent porch greater than twenty (20) square feet in area may be counted as a part of the required patio area.

2. Each mobilehome site shall have a support pad of concrete or asphalt concrete laid over a compacted surface base which, in combination, are adequate to support the mobilehome on a level plane.

D. The following requirements for parking shall apply to mobilehome parks.

1. Not less than two (2) off-street paved parking spaces shall be provided within each mobilehome site, one of which may be tandem to the other.

2. Not less than one (1) guest parking space shall be provided for each mobilehome site at a location central to each four (4) contiguous mobilehome sites; provided, however, guest parking shall not be required for mobilehome sites along a mobilehome park collector street constructed to the width prescribed in subsection E of this section.

3. Parking shall be provided for central recreation buildings, park offices, and other similar buildings at a ratio of one parking space for each four hundred (400) square feet of gross floor space.

4. Supplemental parking for pleasure boats, recreation vehicles, and unoccupied travel trailers shall be provided at a ratio of one parking space for each ten (10) mobilehome sites and shall be used only by the mobilehome park tenants. Such parking shall be clustered, easily accessible via interior drives, and shall be screened from view by means of a solid ornamental fence or wall and landscaping.

5. All parking areas and spaces shall be designed and constructed in accordance with the provisions of Chapter 17.54.

E. The following requirements for on-site streets shall apply to mobilehome parks.

1. Entrance streets shall be located to assure safe access to and from the public street system.

2. Minor streets within the mobilehome park shall be a minimum of thirty-two (32) feet of paved width, and collector streets shall be a minimum of forty (40) feet of paved width. Construction and paving of the streets shall be in accordance with city standards.

3. Drainage along the street shall be constructed to provide adequate drainage. Construction of concrete curbs, gutters, and sidewalks shall be in accordance with city standards.

4. Parallel parking shall be permitted on both sides of collector streets and on only one side of a minor street. Such on-street parking shall be in addition to the off-street parking requirements of this chapter.

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F. Driveways for individual mobilehome sites, street signs, interior street lighting, storm drainage facilities, and water and sewer systems shall be installed subject to the approval of the City Engineer and in accordance with city standards.

G. All public utilities shall be installed underground, including electrical, telephone, street lighting cable, community television antenna connections, and ducts for cable television. A community television antenna and cable television with underground ducts and connections to each mobilehome site shall be provided.

H. The following requirements for recreation areas and pedestrian ways shall apply to mobilehome parks.

1. Common recreation areas in an aggregate total equal to ten (10) percent of the gross area of the mobilehome park shall be provided at a location or locations which are easily accessible and convenient to park residents. The calculation of the common recreation areas shall not include yard areas, pedestrian ways, management offices, laundry and tenant storage areas, and parking areas.

2. Recreation areas shall be landscaped and maintained with all landscaped areas irrigated by an automatic underground sprinkler system.

3. Pedestrian walkways shall be provided throughout the mobilehome park connecting all mobilehome sites with each other and with common recreation areas. Such pedestrian walkways shall be provided where possible at locations away from the interior street system to avoid conflicts in pedestrian and vehicle traffic.

4. Common recreation areas may include parks and open space, playgrounds, clubhouses, community centers, and similar recreational uses.

I. Mobilehome parks shall provide permanently maintained landscaped areas and site screening as follows:

1. A landscaped border along the front setback area and along the rear setback area if it is adjacent to a public street;

2. An ornamental wall or fencing, seven (7) feet in height along all interior side property lines and along all rear property lines that do not abut a public street; and

3. An ornamental screen wall or fencing seven (7) feet in height along the street side yard and street front yard setback lines.

J. Each mobilehome park shall provide the following additional facilities:

1. A laundry building for clothes washing and drying;

2. Trash enclosures at locations along the interior street system and integrated with the guest parking areas and which are convenient for all residents and for access by municipal refuse trucks.

K. At the time of the placement on the site, all mobilehomes shall be fitted with appropriate skirts to obscure stands, pads and undercarriage equipment.

L. Mobilehomes may be displayed and sold within a mobilehome park similar to the sale of model homes within a residential subdivision, provided such mobilehomes are not sold for

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delivery to any location other than within the park in which sold and are at all times placed on mobilehome sites and connected to all utility services. No more than four (4) mobilehomes shall be offered for sale at any one time, and advertising for such sales shall be limited to one non-illuminated sign not exceeding four (4) square feet in area on the site of each mobilehome offered for sale.

17.60.110 Outdoor dining areas.

A. The purpose of this section is to promote increased business and pedestrian traffic by providing safe and visually appealing opportunities to create outdoor dining areas in certain commercial zone districts.

B. The following definitions shall apply to this section:

1. "Outdoor dining area" means the use of portions of public sidewalks, public rights-of-way and sidewalk areas within a shopping center as identified in this chapter and/or on-site open space used by a dining establishment or drinking establishment for the serving and consumption of food and/or beverages. Pass through window and sidewalk counter service is also allowed when an outdoor dining area is provided pursuant to this section.

2. "Dining establishment" means a structure whose principal use is the serving of food to the general public, including, without limitation, a restaurant, candy shop, ice cream shop, bakery, sandwich shop, coffee shop/house, delicatessen, pizza parlor, hotdog/hamburger/taco/salad bar stand and the like and where the sale of any alcoholic beverage is an accessory use.

3. "Drinking establishment" means a structure whose primary use is the serving of alcoholic beverages to the general public and the serving of food is an accessory use.

C. Where Permissible. All outdoor dining areas must be located and operated adjacent to and incidental to the operation of a dining establishment or drinking establishment. Use of the sidewalk must be confined to the actual sidewalk and public right-of-way frontage of a dining establishment and must not encroach upon adjacent sidewalk or public right-of-way. Subject to the provisions of this section on-site open space areas may also be used as an outdoor dining area.

D. Required Sidewalk Width. Use of the sidewalk area for an outdoor dining area is permitted only where the sidewalk is wide enough to allow for a minimum of four (4) consecutive feet of sidewalk width at every point in front of the dining establishment which is clear and unimpeded for pedestrian and wheelchair traffic.

E. Alcoholic Beverages. The service of alcoholic beverages and its consumption by customers in an outdoor dining area shall be restricted as follows:

1. The outdoor dining area must be immediately adjacent to and abutting the dining establishment or drinking establishment.

2. The outdoor dining area, when serving alcohol and when permitted by this section to be located on a sidewalk, must be clearly delineated from pedestrian traffic with a minimum thirty (30) inch to a maximum thirty-six (36) inch tall removable open style railing, fence or roped boundary or plants and flowers in ornamental planter boxes and pots that are architecturally compatible with the structure housing the dining establishment.

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3. The operator shall post a written notice to customers as approved by the city which states that the drinking or carrying of an alcoholic beverage is prohibited and unlawful outside of the outdoor dining area.
4. The service of the alcoholic beverages in the outdoor dining area must be licensed by the California Department of Alcoholic Beverage Control and comply with all licensing requirements.
5. For drinking establishments, the service and consumption of alcoholic beverages is restricted to only on-site outdoor areas enclosed by a six (6) foot tall solid wall or fence architecturally compatible with the structure housing the drinking establishment.
- F. Health Standards. Prior to serving any food or beverage in an outdoor dining area, the outdoor dining area must be inspected and approved by the Kings County Health Department. All exterior surfaces within the outdoor dining area shall be kept clean at all times. Restrooms shall be provided in the adjoining dining establishment or drinking establishment. The operator shall maintain the outdoor dining area, including without limitation, the sidewalk surface and furniture and adjacent areas, in a clean and safe condition at all times.
- G. Hours of Operation. Hours of operation for outdoor dining areas are to coincide with those of the dining establishment, or drinking establishment, or the hours of operation set by the Alcohol Beverage Control license if alcohol is served, whichever is more restrictive.
- H. Special Closures. The city shall have the right at any time, and from time to time to prohibit the use of the public sidewalk and public right-of-way as an outdoor dining area. Such problems and conflicts may arise from, but are not limited to, scheduled festivals and similar events, parades, marches, repairs to the street or sidewalk, or from emergencies occurring in the area.
- I. Permit Issuance, Findings, and Conditions. In order to operate an outdoor dining area, a person must obtain an outdoor dining area permit issued by the Community Development Director. The application for an outdoor dining permit shall be processed as an administrative use permit as provided in Chapter 17.74. The application for the outdoor dining permit shall be accompanied by a filing fee established by the city and an accurate drawing showing the configuration of the outdoor dining area, including without limitation, table placement and the method of separating the outdoor dining area from pedestrian traffic. The following conditions must be satisfied before an outdoor dining permit can be issued:
 1. The proposed operation of the outdoor dining area satisfies all of the applicable provisions of this section.
 2. An outdoor dining area located on a public sidewalk or public right-of-way shall have the same floor elevation as the sidewalk or right-of-way area.
 3. No signage is allowed in the outdoor dining area except for one menu display sign no larger than four (4) square feet per face. Signs with more than two (2) faces are prohibited. Only plain unmarked umbrellas may be used in an outdoor dining area. Professionally designed temporary special for the day sign may be permitted up to a total of two (2) square feet in area.
 4. The applicant shall execute an indemnity agreement in a form provided by the city pursuant to which the applicant agrees to indemnify, defend and hold the city and its officials, officers, employees and agents harmless from any and all claims, damages, costs, including reasonable

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attorney fees, and losses arising from, or in any way related to the applicant's operation of the outdoor dining area.

5. If any portion of the outdoor dining area is located in the public sidewalk or public right-of-way, the applicant shall maintain, at all times during which the outdoor dining permit is in effect, a policy of general comprehensive liability insurance with limits as approved by the city and insuring against injury or death of a person and for claims of property damage resulting from the applicant's use of its outdoor dining area. The city and its officials, officers, employees and agents shall be named as additional insured under such insurance policy, and the applicant shall cause its insurer to waive the right of subrogation with respect to the City and its officials, officers, employees, and agent. The applicant will deliver to the City endorsements to the applicant's insurance policy as evidence of the satisfaction of these insurance requirements.

6. Such other conditions as the city may deem necessary, including, without limitation, conditions to ensure the public safety, to protect public improvements and provide aesthetic improvements.

7. No merchandise of any kind shall be displayed in the outdoor dining area except as specifically allowed by the outdoor dining permit.

J. All outdoor dining furniture, including tables, chairs, umbrellas, and planters, shall be movable. All outdoor furniture must be of commercial quality to withstand the wear of outdoor use; plastic tables and chairs are not permitted. Umbrellas must be secured with a minimum base of not less than sixty (60) pounds.

K. Term. An outdoor dining permit is personal to the applicant and may not be transferred, assigned or conveyed to any other person. An outdoor dining permit shall terminate on the date the applicant no longer operates the outdoor dining area or discontinues the use of the outdoor dining area for a continuous twelve (12) month period. If a dispute arises as to the date of termination, the decision of the city as to the date of termination shall be final and binding upon the applicant.

L. Violation/Revocation. The Community Development Director shall provide written notice to an applicant of any violation of its outdoor dining permit. Such written notice shall identify the violations of the outdoor dining permit and any provisions of this section. The applicant shall have seven (7) days from the date of such written notice to cure the violations identified in the written notice. If the violations are not cured to the satisfaction of the community development department within said seven (7) day period, the applicant's outdoor dining permit shall automatically terminate without further action by the city and the applicant shall immediately discontinue use of the outdoor dining area. If the city, in its sole discretion, determines that the continued operation of an outdoor dining area is an immediate threat to the health or safety of any citizen of the city, the community development department may immediately, and without written notice and opportunity to cure, revoke an outdoor dining permit. If an outdoor dining permit is terminated or revoked, the city shall not process an application for an outdoor dining permit for that same manager/owner of the premises for a period of six (6) months from the date of termination or revocation.

M. Appeal Procedures. A decision of the community development department pertaining to the outdoor dining application or permit may be appealed in accordance with the provisions of Chapter 17.70.

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O. Enforcement. The Community Development Director, Code Enforcement Officer, police department or other person authorized by the City Manager, shall be authorized to enforce provisions of this section and to take such action as may be necessary to ensure compliance with this section.

17.60.120 Outdoor storage areas.

Outdoor storage of materials or equipment that occupies a volume of more than sixty (60) cubic feet and is visible from any abutting public street or abuts property used for residential purposes, meet the following standards. This section does not apply to temporary storage, such as storage during construction.

A. Outdoor storage areas shall be enclosed by a view-obscuring fence or wall at least six (6) feet in height. All gates provided for ingress and egress in any required fence or wall shall be at least six feet in height and shall be of view-obscuring construction.

B. Materials shall be stacked in outdoor storage areas to a height no greater than that of any building, wall, fence, or gate enclosing the storage area. This subsection shall not apply to a junk yard, wrecking yard, or salvage facility.

C. No storage shall be permitted in any required front or side yard setbacks adjacent to a public street or highway.

17.60.130 ~~[Reserved]~~ Sale of furniture.

~~The maximum display area for furniture sales in the Regional Commercial (C-R) zone shall be 30,000 square feet.~~

17.60.140 Sale of new and used automobiles and trucks.

In all zone districts, the off-site sale of new and used automobiles and trucks is prohibited. New and used automobile and truck sales shall be conducted only at the permanent property address listed for the dealership on its Department of Motor Vehicles dealer license.

17.60.150 Vending machines.

The preferred location for vending machines is inside buildings. Vending machines installed outdoors shall meet the following requirements:

A. Outdoor vending machines shall be located along the face of a building or against a structure designed to accommodate them.

B. A minimum walkway of four (4) feet is required in front of all outdoor vending machines.

C. Outdoor vending machine shall not be installed in the public right-of-way or immediately adjacent such that it would cause customers to stand in the right-of-way in order to use the machine.

D. Outdoor vending machines shall be an ancillary use to an approved primary use and may not be located on an unimproved lot.

E. Outdoor vending machines shall not be placed in a location that will block parking areas or create an unsafe situation.

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- F. Vending machines are permitted to cover up to a maximum of ten (10) percent of the length of the primary building frontage, or twenty (20) feet, whichever is less.
- G. Vending machine installations shall not have exposed conduits, piping or overhead utility connections.
- H. All outdoor machines shall be maintained in a clean and attractive condition.
- I. Any graffiti on an outdoor vending machine shall be removed within twenty-four (24) hours.
- J. If the outdoor machine is removed the area shall be cleaned and restored, including the removal of any conduits or other connection hardware.

Chapter 17.62

ADULT ENTERTAINMENT ESTABLISHMENTS

Sections:

17.62.010	Purpose and intent.
17.62.020	Definitions.
17.62.030	Prohibitions.
17.62.040	Measure of distance.
17.62.050	Development and maintenance standards.
17.62.060	Application.
17.62.070	Other regulations, permits or licenses.
17.62.080	Protection of minors.
17.62.090	Private viewing rooms.
17.62.100	Regulations governing existing adult entertainment establishments.

17.62.010 Purpose and intent.

A. It is the purpose of this chapter to establish reasonable and uniform regulations to prevent the concentration of adult entertainment establishments, as defined herein, within the city.

B. It is the intent of this title that these regulations be utilized to prevent problems of blight and deterioration which accompany and are brought about by the concentration of adult entertainment establishments.

17.62.020 Definitions.

A. It is the purpose of this section to provide clear and concise definitions of those words, terms and phrases most commonly utilized in the regulations and provisions of this chapter in order to assist in the uniform interpretation of said regulations and provisions and to insure uniformity in their application.

B. It is intended that the following words, terms and phrases, whenever used in this chapter, shall be construed as defined in the following subsections, unless from the context a different meaning is specifically defined and more particularly directed to the use of such words, terms and phrases:

“Adult bookstore” means an establishment that devotes more than fifteen (15) percent of the total floor area of the premises for the display or sale of the following:

1. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video recordings, slides, video or audio tapes, records, or forms of visual or audio

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representations that are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas; or

2. Instruments, devices or paraphernalia which are designed for use in connection with specified sexual activities.

“Adult cabaret” means an establishment that regularly features live performances that are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified anatomical areas and/or which regularly features films, motion pictures, video cassettes, slides or other photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

“Adult drive-in theater” means an open lot or part thereof, with appurtenant facilities, devoted primarily to the presentation of motion pictures, films, theatrical productions and other forms of visual productions, for any form of consideration, to persons in motor vehicles or on outdoor seats, and presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by patrons.

“Adult mini-motion picture theater” means an establishment, with a capacity of more than five (5) but less than fifty (50) persons, where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

“Adult model studio” means any establishment open to the public where, for any form of consideration or gratuity, figure models who display specified anatomical areas are provided to be observed, sketched, drawn, painted, sculptured, photographed so similarly depicted by persons, other than the proprietor, paying such consideration or gratuity. This definition does not include any school of art that is operated by an individual, firm, association, partnership, corporation or institution that meets the requirements established in the Education Code of the State of California for the issuance or conferring of, and is in fact authorized thereunder to issue and confer a diploma.

“Adult motel” means a motel or similar establishment offering public accommodations for any form of consideration which provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

“Adult motion picture arcade (peep shows)” means any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas.

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“Adult motion picture theater” means an establishment, with a capacity of fifty (50) or more persons, where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

“Adult theater” means a theater, concert hall, auditorium or similar establishment, either indoor or outdoor in nature which, for any form of consideration, regularly features live performances which are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified sexual activities or by exposure of specified anatomical areas for observation by patrons.

“Body painting studio” means an establishment or business that provides the service of applying paint or other substance whether transparent or nontransparent to or on the human body when such body is wholly or partially nude in terms of specified anatomical areas.

“Establishing an adult entertainment business,” as used in this chapter, means and includes any of the following:

1. The opening or commencement of any such business as a new business;
2. The conversion of an existing business, whether or not an adult entertainment business, to any of the adult entertainment businesses defined in this chapter;
3. The addition of any of the adult entertainment businesses defined herein to any other existing adult entertainment business; or
4. The relocation of any such business.

“General bookstore” means an establishment engaged in the buying, selling and/or trading of new and/or used books, manuscripts, and periodicals of general interest. A general bookstore does not include an establishment that is encompassed by the definition of adult bookstore.

“General motion picture theater” means a building or part of a building intended to be used for the specific purposes of presenting entertainment as defined in this chapter, or displaying motion pictures, slides or closed circuit television pictures before an individual or assemblage of persons, whether such assemblage be of a public, restricted or private nature, except a home or private dwelling where no fee, by way of an admission charge, is charged; provided, however, that any such presentations are not distinguished or characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas in that any such depiction or description is only incidental to the plot or story line.

“Headshop” means an establishment or place where more than fifteen (15) percent of the floor area in any room is used for the sale and display of such paraphernalia and literature, including but not limited to cocaine, and sniffing kits, glass mirrors for cutting cocaine, snorting spoons and tubes, strainers to sift cocaine, water pipes (bongs), everyday items with special removable tops that have been converted to conceal narcotics and drugs, including beer cans, oil cans, and plastic photograph film vials, roach clips (for holding marijuana cigarettes), books, and magazines extolling the use of narcotics or controlled substances. Such a place is an adult entertainment establishment. This definition does not limit licensed pharmacies in selling and

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displaying paraphernalia, that is, medicinal equipment prescribed by licensed medical practitioners.

“Legitimate or live theater” means a theater, concert hall, auditorium or similar establishment which, for any fee or consideration, regularly features live performances which are not distinguished or characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas in that any such depiction or description is only incidental to the primary purpose of the performance.

“Massage parlor” means an establishment where, for any form of consideration, massage, alcohol tub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body is administered, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist or similar professional person licensed by the state of California. This definition does not include an athletic club, health club, pool, gymnasium, reducing salon, spa or similar establishment where massage or similar manipulation of the human body is offered as an incidental or accessory service.

“Private viewing room” means an area separated from the sales or display area of the establishment by a curtain, wall, door, shade or similar obstruction thus allowing establishment by a curtain, wall, door, shade or similar obstruction thus allowing the private viewing of video tapes, movies, transparencies, films or projectable motion picture by customers at the establishments.

“Religious institution” means any church, synagogue, mosque, temple or building that is used primarily for religious worship and related religious activities.

“Sale and display of paraphernalia and literature commonly associated with the use of narcotics and controlled substances (headshop)” means an establishment or place where more than fifteen (15) percent of the floor area in any room is used for the sale and display of such paraphernalia and literature, including but not limited to cocaine, and sniffing kits, glass mirrors for cutting cocaine, snorting spoons and tubes, strainers to sift cocaine, water pipes (bongs), everyday items with special removable tops that have been converted to conceal narcotics and drugs, including beer cans, oil cans, and plastic photograph film vials, roach clips (for holding marijuana cigarettes), books, and magazines extolling the use of narcotics or controlled substances. Such a place is an adult entertainment establishment. This definition does not limit licensed pharmacies in selling and displaying paraphernalia, that is, medicinal equipment prescribed by licensed medical practitioners.

“School” means an institution of learning for minors, whether public or private, which offers instruction in those courses of study required by the California Education Code of which is maintained pursuant to standards set by the State Board of Education. This definition includes a nursery school, kindergarten, elementary school, junior high school, senior high school, or any special institution of learning under the jurisdiction of the State Department of Education, but it does not include a vocation or professional institution or an institution of higher education, including a community college.

“Sexual encounter establishment” means an establishment, other than a hotel, motel or similar establishment offering public accommodations, which, for any form of consideration, provides a place where two or more persons may congregate, associate or consort in connection with specified sexual activities or the exposure of specified anatomical areas. This definition does not

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include an establishment where a medical practitioner, psychologist, psychiatrist or similar professional person licensed by the state of California engages in sexual therapy.

For the purposes of this chapter, “sexual encounter center” shall include massage or rap parlor and other similar establishments.

“Specified anatomical areas” means and includes any of the following:

1. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus or female breasts below a point immediately above the top of the areolae; or
2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

“Specified sexual activities” means and includes any of the following:

1. The fondling or other touching of human genitals, pubic region, buttocks, anus, or female breasts;
2. Sex acts, normal or perverted, actual or simulated; or
3. Masturbation, actual or simulated; or
4. Excretory functions as part of or in connection with any of the activities set forth in this subsection.

“Transfer of ownership or control,” as used in this chapter, means and includes any of the following:

1. The sale, lease or sublease of an adult entertainment business; or
2. The transfer of securities which constitute a controlling interest in such business, whether by sale, exchange or similar means; or
3. The establishment of a trust, gift or other similar legal device which transfers the ownership or control of such business, except for transfer by bequest or other operation of law upon the death of the person possessing such ownership or control.

“Video cassette sales and rentals—adult” means the same as “adult bookstore.”

“Video games—adult” means coin-operated electronic game machines having visual displays and animation that depict in any manner, any sort of activity characterized by exposure of specified anatomical areas or specified sexual activities.

17.62.030 Prohibitions.

A. No person or entity shall own, establish, operate, control or enlarge, or cause or permit the establishment, operation, enlargement or transfer of ownership or control, except pursuant to Section 17.62.060, of any of the following adult entertainment establishments unless such adult entertainment establishment is greater than five hundred (500) feet from another adult entertainment establishment or greater than one thousand (1,000) feet from any religious institution, school or park located within the city or greater than five hundred (500) feet from any residentially zoned property (including office residential) located in the city, measured from property lines:

1. Adult bookstore;
2. Adult motion picture theater;

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3. Adult mini-motion picture arcade (peep shows);
4. Adult arcade;
5. Adult drive-in theater;
6. Adult cabaret;
7. Adult motel;
8. Adult theater;
9. Adult model studio;
10. Body painting studio;
11. Massage parlor;
12. Adult video games;
13. Adult video cassette sales and rentals;
14. Sexual encounter establishment;
15. Headshop: "Sale and display of paraphernalia and literature commonly associated with the use of narcotics and controlled substances (headshops)" means an establishment or place where more than fifteen (15) percent of the floor area in any room is used for the sale and display of such paraphernalia and literature, including but not limited to cocaine, and sniffing kits, glass mirrors for cutting cocaine, snorting spoons and tubes, strainers to sift cocaine, water pipes (bongs), everyday items with special removable tops that have been converted to conceal narcotics and drugs, including beer cans, oil cans, and plastic photograph film vials, roach clips (for holding marijuana cigarettes), books, and magazines extolling the use of narcotics or controlled substances.
16. Any other business which involves specified sexual activities or display of specified anatomical areas.

B. An establishment listed in this section shall not be established, operated, enlarged or transferred unless the zone district in which the site or proposed site is located permits such a use. The conduct of such establishment and the use of premises shall otherwise comply with the city's land use code and all other applicable regulations.

C. All adult entertainment establishments as listed in subsection A of this section shall only be permitted within any CC, SC or RC zone district provided the minimum distance requirements as set forth in subsection A of this section are met and also upon the prior issuance of a conditional use permit.

17.62.040 Measure of distance.

The required minimum distance between any two adult entertainment businesses shall be measured in a straight line, without regard to intervening structures, from the closest property line of each such business. The distance between any adult entertainment business and any religious institution, school, public park or residentially zoned land shall be measured in a straight line, without regard to intervening structures, from the closest property line of the adult

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entertainment business to the closest property line of the religious institution, school, public park or residential zone.

17.62.050 Development and maintenance standards.

All adult entertainment premises hereafter commenced shall, in addition to compliance with this title, be made to comply with the following specific requirements:

A. Signs. In addition to the requirements of Chapter 17.56, all sign permits shall be subject to the following regulations:

1. Each adult business shall be allowed one permanent sign, the area of which shall not exceed one square foot for each linear foot of building frontage on which the sign is to be placed. In no case can the sign exceed fifty (50) square feet in area.
2. Temporary signs of any kind are not permitted.
3. Except for theater signs, changeable copy signs are not permitted.
4. No sign shall depict or describe any specified anatomical areas or specified sexual activities.

B. Exterior Painting. Buildings and structures shall be painted or surfaced with colors or textures that are similar to neighboring buildings or structures as determined by the community development department. Buildings and structures shall not be painted or surfaced with any design that would simulate a sign or advertising message.

C. Advertisements, displays of merchandise, signs or any other exhibit depicting adult entertainment activities placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such buildings or premises.

D. No outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to an adult entertainment use is allowed.

E. Upon order of the city manager, graffiti appearing on any exterior surface of a building or premises, which graffiti is within public view, shall be removed and that surface shall be restored within seventy-two (72) hours of notification to the owner or person in charge of the premises.

F. No consumption of alcohol shall be allowed in conjunction with, or on the premises of, any adult entertainment establishment as defined in this chapter.

17.62.060 Application.

Notwithstanding any other provision of this code to the contrary, the provisions of this chapter shall be applicable to all land within the city.

17.62.070 Other regulations, permits or licenses.

The provisions of this chapter do not waive or modify any other provision of this municipal code.

17.62.080 Protection of minors.

The operation of adult entertainment establishments shall prohibit the admission of minors.

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17.62.090 Private viewing rooms.

It is unlawful for any person or entity that is subject to the regulations of this chapter, and that sells or rents prerecorded video tapes, movies, transparencies, films, projectable motion pictures or equipment used for showing any or all of these items, to offer or allow the viewing of these materials in private viewing rooms, as defined in Section 17.62.020.

17.62.100 Regulations governing existing adult entertainment establishments.

An adult entertainment establishment hereinafter permitted and legally operating as a conforming use is not rendered a nonconforming use by the location of a religious institution, school or public park within one thousand (1,000) feet or a residential (including office residential) zone within five hundred (500) feet of the adult entertainment establishment. This provision does not apply after a permit has expired, been suspended or revoked.

Chapter 17.68

WIRELESS COMMUNICATION FACILITIES AND TOWERS

Sections:

17.68.010	Purpose and application.
17.68.020	Definitions.
17.68.030	Principle or accessory use.
17.68.040	Measurement of setbacks.
17.68.050	Effect on Nonconforming uses.
17.68.060	General standards.
17.68.070	Co-location of facilities.
17.68.080	Exemptions.
17.68.090	Permitted and conditional uses.
17.68.100	Application process.
17.68.110	Appeals.
17.68.120	Review criteria.
17.68.130	Federal and state regulations.
17.68.140	Removal of abandoned antennas, towers, supporting equipment and structures.

17.68.010 Purpose and application.

The purpose of this chapter is to promote and maintain the purposes and objectives of the city of Hanford zoning ordinance; to ensure the co-location of new and existing tower and antenna sites whenever possible; to ensure the location of towers and antennas are in areas where the adverse impact on the community is minimal; to ensure that towers and antennas are designed in a way that minimizes the adverse visual impact on the community; and to protect the public safety and general welfare of the community.

17.68.020 Definitions.

For the purposes of this chapter, unless otherwise defined, the following words and phrases when used in this chapter are defined as follows:

“Antenna” means a system of poles, panels, rods, reflecting discs or similar devices used for the transmission or reception of electromagnetic signals, including but not limited to, radio waves and microwaves.

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“Antenna, amateur radio” means a ground, building, or tower-mounted antenna operated by a federally licensed amateur radio operator as part of the Amateur Radio Service and as designated by the Federal Communications Commission (FCC).

“Antenna array” means one or more rods, panels, discs or similar devices used for the transmission or reception of radio frequency signals, which may include omni-directional antenna (rod), directional antenna (panel) and parabolic antenna (disc). The antenna array does not include the support structure as defined below.

“Antenna, building mounted” means: an antenna that is mounted to a building or rooftop equipment screen, and that transmits or receives electromagnetic signals.

“Antenna, direct broadcast satellite service (DBS)” means an antenna that is typically a small home receiving dish designed to receive direct broadcast from a satellite.

“Antenna, multipoint distribution services (MDS)” means an antenna designed to receive video programming services via multipoint distribution services, including multipoint multichannel distribution services, instructional television fixed services, and local multipoint distribution services.

“Antenna structure” means an antenna array and its associated support structure, such as a mast or tower, (but not to include a suspended simple wire antenna) that is used for the purpose of transmitting and/or receiving electromagnetic signals, including but not limited to radio waves and microwaves.

“Antenna structure, freestanding” means an antenna structure or mast that is not attached to a building, fence or other structure. Freestanding antenna structures include, without limitation, communications towers, wooden utility poles, standard or decorative concrete and steel monopoles. If the total height of the structure, including the antenna, exceeds twenty (20) feet, it shall be treated as a monopole.

“Antenna structure, monopole” An antenna structure, often tubular in shape, made of metal, reinforced concrete, or wood which is at least twenty (20) feet in height.

“Attached wireless communication facility (attached WCF)” means an antenna array that is attached to an existing building or structure (attachment structure), which structures shall include, but not be limited to, utility poles, signs, water towers, with any accompanying pole or device (attachment device) which attaches the antenna array to the existing building or structure and associated connection cables, and an equipment facility which may be located either inside or outside of the attachment structure.

“Co-locate or co-location” means use of a common WCF or common site by two or more wireless license holders or by one wireless license holder for more than one type of communications technology and/or placement of a WCF on a structure owned or operated by a utility or other public entity.

“Equipment facility” means any structure used to contain ancillary equipment for a WCF which includes cabinets, shelters, a buildout of an existing structure, pedestals, and other similar structures.

“FAA” means the Federal Aviation Administration.

“FCC” means the Federal Communications Commission.

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“Height” means the distance measured from ground level to the highest point on the WCF, including the antenna array.

“Pre-existing towers and antennas” means any tower or antenna for which a permit has been properly issued prior to the effective date of the ordinance codified in this chapter.

“Provider” means a person, as defined in Section 1.04.130 of the Hanford Municipal Code, pursuant to the provisions of this chapter.

“Tower” means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. This definition includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures and the like.

“Wireless communication facility (WCF)” Any unstaffed facility for the transmission and/or reception of wireless telecommunications services, usually consisting of an antenna array, connection cables, and equipment facility, and a support structure to achieve the necessary elevation.

17.68.030 Principle or accessory use.

A. Antennas and towers may be considered either principle or accessory uses. A different existing use or an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot.

17.68.040 Measurement of setbacks.

For purposes of determining compliance with development standards in this title, including but not limited to setback requirements, lot coverage requirements, and other applicable requirements, the dimensions of the entire lot shall be considered, even though the antennas or towers may be located on leased areas within such lots.

17.68.050 Effect on Nonconforming uses.

Towers that are constructed, and antennas that are installed, in accordance with the provisions of this chapter shall not be deemed to constitute the expansion of a nonconforming use or structure.

17.68.060 General standards.

The following requirements and standards shall apply to the construction and installation of all new wireless communication facilities (WCF):

- A. All standards set forth in this chapter;
- B. Any applicable Federal, State and local laws, regulation and ordinances;
- C. All applicable provisions of the Hanford Municipal Code, Hanford Zoning Ordinance, public works improvements standards, and all applicable fees that are not in conflict with the provisions of this chapter;
- D. The Uniform Building Code, National Electrical Code, Uniform Plumbing Code, Uniform Mechanical Code, and Uniform Fire Code, where applicable; and
- E. All FCC rules, regulations, and standards.

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17.68.070 Co-location of facilities.

- A. When technically and economically feasible, a new wireless communication facility (WCF) shall be attached to an existing structure (attached WCF), shall co-locate with another WCF, or create sites that will accommodate future co-location of other WCFs in the future.
- B. Any site plan review application proposed in accordance with Chapter 17.72 proposing the construction of a new WCF with a supporting structure shall specifically identify the actions taken by the applicant to locate, construct and operate the new WCF at a co-location. If co-location is not feasible, the application shall specifically identify the locations considered and the reasons why such locations are unacceptable for the construction and operation of the new WCF.

17.68.080 Exemptions.

- A. The following wireless communications facilities (WCF) shall be exempt from the requirements of Section 17.68.090, and a building permit is not required.

1. Construction of an antenna under a permit issued by the California Public Utilities Commission (CPUC) or a permit issued in accordance with the rules and regulations of the Federal Communications Commission (FCC) that specifically allows for the construction of the antenna.
2. Direct broadcast satellite (DBS) antennas, multipoint distribution services (MDS) antennas and television broadcast service (TVBS) antennas that are 1 meter (3 feet 3 3/8 inches) or less in diameter or in diagonal measurement, are located entirely on-site, and are not located within the front setback area of the lot on which they are located. This locational requirement is necessary to ensure that such antenna installations do not become attractive nuisances and/or result in safety hazards.

- B. The following wireless communications facilities (WCF) shall be exempt from the requirements of Section 17.68.090 of this chapter, however a building permit is required.

1. Satellite Earth Station (SES) antennas that are two meters (6 feet 6 3/4 inches) or less in diameter or in diagonal measurement, are located in a C-S, I-L, or I-H zone district, and are located on the top of buildings as far away as possible from the edges of rooftops so that they cannot be viewed from a public right-of-way.
2. Amateur radio antenna structures that are twenty-four (24) inches or less in diameter or in diagonal measurement, and where no portion of the antenna overhangs any property line.
3. Installation of buildings or other support equipment used with a previously approved WCF antenna/tower that meets all requirements of the zone district in which the building or other support equipment is to be located, and that does not result in an increase in size of the overall WCF site.

17.68.090 Permitted and conditional uses.

Wireless communications facilities that are not exempt per Section 17.68.080 shall be either permitted or conditional uses in accordance with this section. If this section appears to conflict with the table in Section 17.08.030 then this section shall apply.

- A. The following wireless communications facilities (WCF) shall be permitted uses. A site plan review permit issued in accordance with Chapter 17.72 and a building permit is required.

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1. Installation of a monopole on an existing structure, located in a PF zone district, or in any commercial, mixed use, or industrial zone district, where the height of the monopole is not higher than twenty (20) feet above the height of the existing structure.
2. Installation of a concealed or disguised antenna located on the ground and/or attached to a building in the PF zone district, or any commercial, mixed use, office, or industrial zone district where the antenna does not exceed the maximum height limits of the zone district in which it is located.
3. Modification to an existing, approved antenna/tower where the modification does not result in an increase in the height of the existing, approved antenna/tower and does not provide for more than three communication providers on a single antenna/tower.
4. Installation of buildings or other support equipment used with a previously approved WCF antenna/tower that meets all requirements of the zone district in which the building or other support equipment is to be located, and that results in less than a 30 percent increase in size of the overall WCF site.
5. Installation of a new free standing antenna/tower with no guy wires in the C-S, C-H, or PF zone districts that does not exceed fifty (50) feet in height, where the height of the WCF is less than the distance of the antenna/tower to the nearest lot line.
6. Installation of a new free standing antenna/tower with no guy wires in the I-L or I-H zone districts that does not exceed seventy-five (75) feet in height.

B. The following wireless communications facilities (WCF) shall obtain a conditional use permit prior to construction or installation in accordance with Chapter 17.80. A site plan review permit issued in accordance with Chapter 17.72 and a building permit is also required:

1. Installation of a new free standing antenna/tower with no guy wires in the C-R, MX-C, MX-D, O, PF, or AP zone districts that does not exceed seventy-five (75) feet in height. The Planning Commission may approve a WCF with a height higher than seventy-five (75) feet if the height of the WCF is less than twice the distance of the antenna/tower to the nearest lot line.
2. Installation of a new free standing antenna/tower with no guy wires in the C-S or C-H, I-L, or I-H zone districts that does not exceed one hundred (100) feet in height. The Planning Commission may approve a WCF with a height higher than one hundred (100) feet if the height of the WCF is less than twice the distance of the antenna/tower to the nearest lot line.
3. Modification to an existing, approved antenna/tower where the modification results in an increase in the height of the existing, approved antenna/tower or provides for more than three communication providers on a single antenna/tower.

C. Wireless Communication Facilities that are not exempt per Section 17.62.060 are prohibited in any residential zone district and in the C-N, MX-N, OR, and CO zone districts.

D. Notwithstanding other provisions of this section, a WCF shall obtain a conditional use permit prior to construction or installation in accordance with Chapter 17.80 if it is located in the Airport Overlay District, and shall meet all requirements of Chapter 17.44.

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17.68.100 Application process.

Review of any application for construction, installation and operation of a WCF identified in Section 17.68.090 as requiring a permit shall comply with the following provisions in addition to the applicable provisions of Chapter 17.72 and 17.80:

- A. Each applicant shall submit a site plan and elevation view drawn to scale and other supporting drawings, calculations, and documents, signed by appropriate licensed professionals, showing the location and dimension of all improvements, including information concerning topography, radio frequency coverage, tower height, setbacks, drives, parking, fencing, landscaping, adjacent uses, and other information deemed by the Community Development Director to be necessary to determine compliance with the provisions of this chapter.
- B. Each applicant shall provide the Community Development Director an inventory of its existing towers and those towers it intends to construct within ten (10) years of the date of its application that are located or will be located within the city limits or within one-quarter mile thereof. The Community Development Director may share information with other applicants applying for permits to construct antennas/towers for the purpose of encouraging co-location, provided however, that the Community Development Director is not, by sharing such information, in any way representing or warranting that such sites are available or suitable for co-location.
- C. The information requested in this Subsection B of this section shall not be made available to the general public except as may be required by Federal, State or local law, ordinances or rules and regulations related thereto.
- D. The Community Development Director may retain a consultant at the applicant's expense to review the application and make determinations and recommendations on issues including, but not limited to:
 - 1. Compliance with radio frequency emission standards;
 - 2. Possible granting of exceptions to the development standards in this chapter;
 - 3. The identification of alternative solutions when the Community Development Director believes that the proposed facilities may create a significant impact to the surrounding area; or
 - 4. Proposals for the installation of new towers or antennas.

17.68.110 Appeals.

An appeal of the decision of the Community Development Director or of the Planning Commission on a WCF application shall be processed in accordance with the appeal provisions of Chapter 17.70.

17.68.120 Review criteria.

Every application must comply with the following development standards:

- A. Radio Frequency. The applicant must submit documentation demonstrating that use of the WCF will not result in levels of radio frequency emissions which will exceed Federal Communication Commission (FCC) standards. Such documentation shall not be required for amateur radio antenna structures or for antennas installed for home entertainment purposes.

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B. Structural Integrity. WCF with support structures must be constructed to Electronic Industries Association/Telecommunications Industries Association (EIA/TIA) 222 Revision F Standard titled "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures" (or equivalent), as it may be updated or amended. Antenna/towers supported by guy wires are prohibited within the city.

C. Lighting. WCF shall not be artificially lighted, except for:

1. Security and safety lighting of equipment buildings if such lighting is appropriately shielded to keep light within the boundaries of the site; and
2. Lighting of the tower or antenna may be required by the Federal Aviation Administration or other applicable authority. Said lighting is to be installed in a manner to minimize impacts on adjacent properties.

D. Security. WCF with tower/antenna structures shall be enclosed by a security fence not less than six (6) feet in height and the structure shall be equipped with an appropriate anti-climbing device.

E. Noise. A description of all audible noise generating equipment, including the times and decibel levels of the noise which will be produced shall be submitted with the application for the project. No equipment shall be operated at a WCF which produces noise in excess of the applicable noise standards stated in the Hanford General Plan. In emergency situations requiring the use of a backup generator, the noise standards may be exceeded on a temporary basis as determined by the community development department.

F. Landscaping. The following requirements shall govern the landscaping surrounding WCF sites:

1. The site shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound from adjacent property. The standard buffer shall consist of a landscaped strip at least five (5) feet wide outside the perimeter of the compound's fence. In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived altogether in the discretion of the Community Development Director and where applicable, the Planning Commission.
2. Existing mature tree growth and natural land forms on the site shall be preserved to the extent feasible, as determined by the Community Development Director; provided, however, vegetation causing interference with the antennas or inhibits access to the equipment facility may be trimmed.

G. Painting. All equipment, antennas, poles or towers shall have a non-reflective finish and shall be painted or otherwise treated to minimize visual impacts. Antennas which will be viewed primarily against the skyline shall be painted light gray or light blue or other sky blending color. WCF with tower antenna structures shall be designed and painted to blend in with existing surroundings to the extent feasible as determined by the community development department, including the use of compatible colors. Equipment facilities shall, to the extent practicable, use materials, colors and textures that will blend with the natural setting and existing building environment.

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H. Visual Aesthetics. To minimize overall visual impact, new wireless communication facilities shall be co-located with existing facilities and with other planned new facilities whenever possible. In addition, service providers shall co-locate antennas with other facilities such as water tanks, light standards, and other utility structures where the co-location is found to minimize the overall visual impact. Conditions of approval shall require all applicants to cooperate in the placement of equipment and antennas to accommodate the maximum number of providers at a single site and require an applicant to allow for future co-location of additional antennas at its site. Antenna/towers with guy wires are prohibited. Cables leading from the antenna to the ground base equipment be neatly bundled and securely fastened to the antenna/tower and be underground from the antenna/tower to the equipment room.

17.68.130 Federal and state regulations.

A. All towers/antenna structures must meet or exceed current standards and regulations of the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), the California Public Utilities Commission (CPUC) and any other agency of the federal or state government with the authority to regulate towers and antennas.

B. If said standards and regulations are modified or amended and require pre-existing WCFs to comply with the new or amended standards or regulations, the owners and operators of the towers and antennas shall bring their towers and antennas into compliance with the revised standards and regulations within six (6) months of the effective date of the new standards and regulations, unless the new standards or regulations or the applicable federal or state agency identify a different and specific compliance period, in which case the owners and operators of the towers and antennas shall bring their towers and antennas into compliance within that specific compliance period.

C. Failure to bring towers and antennas into compliance with the revised standards and regulations shall constitute a violation of this chapter and the city may require removal of the tower or antenna at the owner's expense.

17.68.140 Removal of abandoned antennas, towers, supporting equipment and structures.

A. Any antenna, tower, supporting equipment and structure that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of such antenna tower, or owner of the land which it is located on shall remove said antenna, tower or supporting equipment within ninety (90) days of receipt of notice from the Community Development Director notifying the owner of such abandonment. If such antenna or tower is not removed within said ninety (90) days, the City may remove such antenna or tower at the owner's expense. If there are two (2) or more users of a single tower, then this provision shall not become effective until all users cease using the tower.

B. If the cost of removal of the antenna or tower are not paid within thirty (30) days after the date on which the notice of request for payment is mailed to the owner of the property, the City Council may direct the county tax assessor to place the unpaid costs, including administrative fees associated with the removal on the county tax roll, as a special assessment against the property pursuant to Section 25845 of the Government Code of the State of California. The assessment shall be collected at the same time and in the same manner as ordinary county taxes are collected, and shall be subject to the same penalties and the same procedure and sale in case

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of delinquency as provided for ordinary county taxes. All laws applicable to the levy, collection and enforcement of county taxes shall be applicable to such special assessment.

Attachment: 2nd reading Zoning Ordinance - May 2, 2017 (1957 : MCA 2017--01)

Chapter 17.70

PERMITS AND APPLICATIONS

Sections:

- 17.70.010** Permit application and review.
- 17.70.020** Application form and submittal items.
- 17.70.030** Authority to file an application.
- 17.70.040** Application acceptability of signatures.
- 17.70.050** Application filing and numbering.
- 17.70.060** Application withdrawal.
- 17.70.070** Decision processes for planning applications.
- 17.70.080** Environmental review.
- 17.70.090** Hearings.
- 17.70.100** Notice requirements.
- 17.70.110** Notice wording.
- 17.70.120** Hearing rules and procedures.
- 17.70.130** Continuation of hearing.
- 17.70.140** Testimony at hearing.
- 17.70.150** Planning Commission recommendation.
- 17.70.160** Review authority decision.
- 17.70.170** Notice of decision.
- 17.70.180** Effective date of decision.
- 17.70.190** Refiling of a denied application.
- 17.70.200** Appeals.
- 17.70.210** Permits to run with the land.
- 17.70.220** Subsequent permits.
- 17.70.230** Suspension and revocation of approved permit.
- 17.70.240** Expiration of approved permit.
- 17.70.250** Extension of expiration date of approved permit.
- 17.70.260** Succession to a county permit upon annexation.
- 17.70.270** Minor adjustment to approved permit.
- 17.70.280** Amendment to approved permit.

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17.70.010 Permit application and review.

An application for a permit or other land use matter required by this title shall be filed, processed, heard, and either approved, denied, or approved with conditions in accordance with the provisions of this chapter and the specific chapter within this title related to processing of that permit.

17.70.020 Application form and submittal items.

A. The Community Development Director shall prescribe and make available the form in which applications are made for a permit or other land use matter and maintain a list specifying the materials, information, and fees to be submitted with each application for a permit or other land use matter filed in accordance with this title. The list may be revised from time to time to comply with revisions to local, State, or Federal law, regulation, or policy. An application shall be made in the form prescribed by the Community Development Director on the date the application is filed, unless otherwise specified by this title or State law.

B. All filing fees required to be paid upon the filing of any application shall be set forth from time to time by City Council resolution.

17.70.030 Authority to file an application.

The following persons shall have the authority to file an application:

- A. The record owner of the real property that is the subject of the permit or other matter;
- B. The property owner's authorized agent;
- C. Any person who can demonstrate a legal right, interest, or entitlement to use the real property subject to the application.

17.70.040 Applications acceptability of signatures.

If signatures of persons other than the owners of the property making the application are required or offered in support of, or in opposition to, an application, they may be received as evidence of notice having been served upon them of the pending application, or as evidence of their opinion on the pending issue, but they shall in no case infringe upon the free exercise of the powers vested in the City as represented by the Planning Commission and the City Council.

17.70.050 Application filing and numbering.

Applications filed pursuant to this title shall be numbered consecutively in the order of their filing, and shall become a part of the permanent official records, and there shall be attached thereto and permanently filed copies of all notices and actions, with certificates and affidavits of applicable posting, mailing or publication.

17.70.060 Application withdrawal.

Any person authorized to file an application may withdraw an application that has been filed at any time, provided the withdrawal is in writing and notification of public hearing has not been mailed. Any public hearing for which notification has been given shall be convened, and the application may be withdrawn at the hearing.

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17.70.070 Decision processes for planning applications.

A. Applications for permits or other land use matters identified in this title shall be acted upon in accordance with one of the decision processes depicted in Table 17.70.070 (Role of Review Authority Planning Permit Applications.) Table 17.70.070 determines the role of each review authority in the decision-making process, and shall not describe or limit the scope, meaning, or intent of any other provisions of this title. Table 17.70.070 only describes the processes that may be required this title, and does not describe other decision processes that may be required by other agencies. Subdivision processes and procedures are identified in Title 16.

Table 17.70.070

Role of Review Authority Planning Permit Applications			
Application Type	Community Development Director	Planning Commission	City Council
Non-Discretionary Applications			
Interpretation of Ordinance	Decision	Appeal	Appeal
Sign Permit	Decision	Appeal	Appeal
Administrative Use Permit	Decision	Appeal	Appeal
Site Plan Review Permit	Decision	Appeal	Appeal
Home Occupation Permit	Decision	Appeal	Appeal
Deviation	Decision	Appeal	Appeal
Discretionary Applications			
Conditional Use Permit	Recommend	Decision	Appeal
Planned Unit Development Permit	Recommend	Decision	Appeal
Variance	Recommend	Decision	Appeal
Zoning Ordinance Amendment / Zone Change	Recommend	Recommend	Decision
General Plan Amendment / Specific Plan Amendment	Recommend	Recommend	Decision

Attachment: 2nd reading Zoning Ordinance - May 2, 2017 (1957 : MCA 2017--01)

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B. All applications heard by the Planning Commission or City Council according to Table 17.70.070 shall be at public hearings in accordance with Chapter 17.70.090. The City Council shall be the final decision making body on all permits.

17.70.080 Environmental review.

All discretionary applications will be reviewed by the Community Development Department to determine if the project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines, as currently adopted and amended from time to time. All non-discretionary applications are deemed to not be subject to environmental review, pursuant to CEQA Guidelines Section 15268.

17.70.090 Hearings.

A public hearing is a noticed session before the Planning Commission, City Council or other approval body, as appropriate, to receive original evidence or testimony from the applicant and the general public on applications regulated by this title.

17.70.100 Notice requirements.

Notice of time and place of public hearings shall be given in the following manner. Noticing may take place earlier than required if other laws or policies require a longer notice period.

A. A notice of any public hearing shall be given by at least one publication in a newspaper of general circulation in the city not less than 10 days before the date of the public hearing.

B. A notice of public hearing shall be given by mailing a written notice not less than 10 days prior to the date of such hearing to the applicant, and to owners of property within a radius of three hundred (300) feet of the exterior boundaries of the property that is the subject of the application, using for this purpose the name and address of such owners and properties, as shown on the latest adopted Kings County tax roll. Notice shall also be mailed to interested persons that have filed a written request for notification with the Community Development Director.

C. In the event that the number of owners of property to whom notice may be sent pursuant to Subsection B of this section would result in more than one thousand (1,000) notices, notice may alternatively be given at least ten (10) days prior to the hearing by either of the following procedures:

1. By placing a display advertisement of at least one-fourth page in a newspaper having general circulation within the area affected by the proposed ordinance or amendment; or
2. By placing a written notice with any generalized mailing sent by the City to property owners in the area affected by the proposed ordinance or amendment, such as billings for City services.

17.70.110 Notice wording.

Public notice of hearings shall begin with the words similar to "Notice of Proposed Change of Zone District" or "Notice of Proposed Variance" or "Notice of Proposed Conditional Use Permit," as the case may be, and set forth the description of the property under consideration, the nature of the proposed change or use, identification of the hearing body, and the time and place at which the public hearing on the matter will be held.

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17.70.120 Hearing rules and procedures.

Public hearings before the City Council and the Planning Commission shall be conducted in accordance with Section 2.04.030 of the Hanford Municipal Code.

17.70.130 Continuation of hearing.

If, for any reason, a public hearing cannot be completed on the date set for such hearing, the person presiding at such public hearing may, before adjournment or recess thereof, publicly announce the time and place at which the hearing will be continued, and no further notice shall be required.

17.70.140 Testimony at hearing.

A summary of all pertinent testimony offered at public hearings held in connection with an application filed pursuant to this title and the names of persons testifying shall be recorded and made a part of the permanent files of the application.

17.70.150 Planning Commission recommendation.

For applications requiring a final decision by the City Council, the Planning Commission shall first hold a public hearing on the matter. For such hearing, the Planning Commission shall, by resolution, recommend to the City Council approval or denial of the request, including the findings for the recommendation. Upon receipt of the recommendation from the Planning Commission, the City Council shall hold a public hearing after noticing is completed.

17.70.160 Review authority decision.

The review authority responsible for making a final determination for any application, as identified by Table 17.70.070, shall announce its findings by formal resolution, or in the case of a change to the text of this title or to the Zoning Map, by ordinance. Specific plans may be adopted by resolution or by ordinance. Site Plan Review Permits may be approved by letter. The resolution shall recite, among other things, the facts and reasons which, in the opinion of the hearing body, make the approval or denial of the permit necessary to carry out the provisions and general purpose of this title, and shall order that the permit or other action be approved, denied, or approved subject to conditions that it may impose.

17.70.170 Notice of decision.

Not later than ten days following the adoption of a resolution or other applicable document ordering that a permit or other action be approved or denied, a copy of said resolution or other applicable document shall be mailed to the applicant and to any other parties requesting notice of the action. The resolution or other applicable document shall also be filed and maintained as public record by the Community Development Director.

17.70.180 Effective date of decision.

A. The decision of the review authority identified in Table 17.70.070 for any permit or other non-legislative decision shall be effective and final ten (10) days following the adoption of the resolution, unless, within such period of time, the applicant or other interested party files a written appeal of the decision.

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17.70.190 Refiling of a denied application.

Where an application has been denied by a review authority and that action has become final, no new application for substantially the same request shall be accepted for filing for a period of one (1) year after the effective date of the denial, unless that review authority specifies in its decision that the denial is made without prejudice.

17.70.200 Appeals.

A. A decision of the Community Development Director may be appealed to the Planning Commission by any interested person within ten (10) days following the decision of the Community Development Director. Any decision of the Planning Commission, including a decision on an appeal, may be appealed to the City Council by any interested person within ten (10) days following the decision of the Planning Commission.

B. Appeals to the Planning Commission or to the City Council shall be conducted as a public hearing in accordance with the public hearing noticing and hearing procedures in this chapter.

C. A decision on an application that has been appealed may be upheld, overturned, or modified. The appeal decision shall be adopted by resolution or other applicable document.

17.70.210 Permits to run with the land.

Subject to the other provisions of this chapter, a permit that is effective and final pursuant to this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure that was the subject of the permit.

17.70.220 Subsequent permits.

Before any building, grading, encroachment or other development permit is issued for any building, excavation or other structures proposed as a part of an approved permit, the Community Development Director shall determine that the proposed building location, facilities and improvements are in substantial conformance with the approved permit and any conditions of approval.

17.70.230 Suspension and revocation of approved permit.

A. Upon the violation of any applicable provision of this title, the provisions of any use permit or upon the failure to comply with or satisfy any condition of approval related thereto, the permit or approval issued pursuant to this chapter shall be automatically suspended. Written notice of the suspension shall be sent by the Community Development Director to the person to whom the use permit was issued, or to their successor if known, advising them of the suspension and the violations causing the suspension.

B. No building, grading, encroachment or other development permit shall be issued for any building, excavation, or other structures proposed as a part of a permit that has been suspended. For any construction activity taking place on the site that is the subject of the suspended permit, the Building Official shall issue a Stop Work order.

C. The City Council shall hold a public hearing and hear evidence from city staff, the holder of the permit and other interested persons. Should the City Council find that there has been a violation of this title, the provisions of the permit, or a failure to comply with or satisfy any condition of approval related thereto, the City Council may either revoke the permit or take such

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other action as the City Council deems necessary to ensure compliance with the provisions of this title, the permit, and the related conditions of approval.

17.70.240 Expiration of approved permit.

A. An approved permit shall expire and shall become null and void two (2) years after the date of approval unless, prior to expiration, one of the following occurs:

1. A building permit is issued by the building official, and construction is commenced and diligently pursued toward completion on the property that was the subject of the approved permit.

2. The use for which the permit was approved has commenced

B. If a use for which a permit was approved has commenced and then is later abandoned for a continuous period of one (1) year, the permit shall expire and become null and void.

17.70.250 Extension of expiration date of approved permit.

Prior to expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension shall be taken to the Planning Commission, who may extend the expiration date of the permit by one (1) year. The Planning Commission may grant up to a total of three (3) one-year extensions.

17.70.260 Succession to a county permit upon annexation.

A. If a parcel of real property is considered for annexation to the city is subject to a permit previously approved pursuant to the provisions of the Kings County Zoning Ordinance and the use has commenced on the date that the City Council initiates annexation, then the city shall succeed to the permit and shall administer and enforce the permit in accordance with the provision of this chapter.

B. If a parcel of real property is considered for annexation that is subject to a permit previously approved pursuant to the provisions of the Kings County Zoning Ordinance and the use has not yet commenced on the date that the City Council initiates annexation, then the city shall declare in its resolution of annexation initiation whether it will or will not succeed to the permit. If the city declares that it will not succeed to a permit, then the permit shall be deemed null and void on the effective date of annexation.

17.70.270 Minor adjustment to approved permit.

A. Upon written request by a person having authority to file an application, a permit approved in accordance with this chapter that has not expired may be adjusted by the Community Development Director provided that the Community Development Director determines that the adjustment is minor, does not contradict the intent of the review authority's approval, does not increase the approved use's impact on adjacent properties, does not increase the intensity or character of the use that was approved, and is consistent with the General Plan.

B. If the Community Development Director determines that the findings in Subsection A of this section required to approve a minor adjustment cannot be met, then the applicant may apply for an amendment to the permit.

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17.70.280 Amendment to approved permit.

A person having authority to file an application may apply for an amendment to an approved permit that has not expired. The amendment application shall be processed with the same procedures as if the application was for a new permit.

Chapter 17.72

SITE PLAN REVIEW PERMITS

Sections:

- 17.72.010 Purpose.**
- 17.72.020 Applicability.**
- 17.72.030 Site plan review committee.**
- 17.72.040 Site plan contents.**
- 17.72.050 Site plan review committee issuance.**
- 17.72.060 Appeals.**
- 17.72.070 Life of permits and extensions of time.**
- 17.72.080 Revocation.**
- 17.72.090 Subsequent permits.**

17.72.010 Purpose.

The purpose of the site plan review permit is to assure that developments, new and remodeled buildings and structure, and improvements to land are reviewed to assure substantial compliance with the general plan, municipal code, policies, and improvement standards of the city.

17.72.020 Applicability.

A. The provisions of this chapter apply to:

1. Any development requiring a site plan review permit as per this Title.
2. New commercial, industrial and other non-residential structures or additions that add more than 100 square feet of useable floor space to the structure.
3. New multi-family residential development or additions that add more than 100 square feet of useable floor space to the structure.
4. Divisions of land or adjustments to property lines.
5. Interior alterations that increase the useable floor area of a non-residential structure by more than 100 square feet, or change the use of the structure.
6. Improvements made in the public right-of-way, except those initiated by the city, State, or a utility company.
7. Other non-residential improvements to land or buildings deemed by the Community Development Director to be subject to certain goals, policies, codes, regulations or improvement standards of the city.

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B. The provisions of this chapter do not apply to:

1. New or remodeled single-family dwellings;
2. Repairs and maintenance to the site or a structure that do not add to, enlarge, or expand the area occupied by the land use, or the floor area of the structure and that are substantially similar in design as the original construction;
3. Interior alterations that do not increase the useable floor area of the structure, or modify the use of the structure;
4. Construction, alteration, or maintenance by a public utility or public agency of underground or overhead utilities.

C. The total combined use area of the site of the proposed development shall be subject to site plan review permit procedures and all applicable goals, policies, codes, regulations, and improvement standards of the city.

17.72.030 Site plan review committee.

A. Members. The Site Plan Review Committee shall be comprised of staff representatives of the Community Development Director, City Engineer, and Building Official; in addition, the Community Development Director may request input from any other city department or public agency, subject to City Council policies.

B. Powers and Duties. The Site Plan Review Committee shall have the power to:

1. Review site plan review permit applications for consistency with the General Plan, municipal code, policies, regulations, and improvement standards of the city.
2. Apply requirements to a site to protect the public health, safety and general welfare.
3. Require revisions to the site plan to bring it into consistency.
4. Identify the city permits necessary to construct the proposed project.
5. Issue the site plan review permit subject to stated revisions.
6. Require that the site plan be resubmitted with required revisions.

17.72.040 Site plan contents.

A. The site plan shall be drawn to a scale which that clearly indicates all dimensions and includes the following information, as well as information identified in the site plan review application form:

1. Address;
2. Assessor's parcel number;
3. Vicinity map on cover sheet;
4. Scale and north arrow;
5. Dimensions of property;
6. Location of existing and proposed buildings and/or structures showing dimensions from property lines and their intended use;

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7. Location, height and material of existing and/or proposed fences and walls;
 8. Location of off-street parking. Indicate the number of parking spaces, type of paving, direction arrows and parking dimensions;
 9. Location and width of drive approaches;
 10. Location and direction of on-site drainage;
 11. Location of existing and/or proposed public improvements (such as curbs, gutters, sidewalks, utility poles, fire hydrants, street lights, traffic signal devices, etc.);
 12. Method of sanitary disposal;
 13. Location of signs, their size, height, type of illumination and type of building material;
 14. Location of trash refuse area;
 15. Location and type of existing trees. Oak trees must have the approximate diameter size;
 16. Location of areas to be landscaped;
 17. Loading and storage areas indicating any fences and walls to be used as screening;
 18. Location and height of all roof mounted structures;
 19. Lighting, including the location and height of all exterior fixtures;
 20. Such other data as may be required to permit the Site Plan Review Committee to evaluate the site plan.
- B. The Site Plan Review Committee may require additional information on the site plan or as a separate document based upon the proposed development.

17.72.050 Site plan review committee issuance.

- A. The Site Plan Review Committee shall declare their intention to either issue the site plan review permit or require resubmittal of the site plan at the Site Plan Review Committee meeting.
- B. The Site Plan Review Committee shall, in writing to the applicant, either approve the site plan review permit with required revisions, or require resubmittal of the site plan and identify required revisions.

17.72.060 Appeals.

Appeals of the Site Plan Review Committee's decision shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.72.070 Life of permits and extensions of time.

- A. A site plan review permit shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced.
- B. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use.

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17.72.080 Revocation.

Revocation of a site plan review permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.72.090 Subsequent permits.

Subsequent development permits associated with the site plan review permit shall be consistent with the site plan review permit. If there is a change in the proposed development, a new site plan application shall be submitted.

Chapter 17.74

ADMINISTRATIVE USE PERMITS

Sections:

- 17.74.010 Purpose.**
- 17.74.020 Applicability.**
- 17.74.030 Application procedure.**
- 17.74.040 Findings.**
- 17.74.050 Notices of decision.**
- 17.74.060 Appeals.**
- 17.74.070 Life of permits and extensions of time.**
- 17.74.080 Revocation.**
- 17.74.090 Subsequent permits.**

17.74.010 Purpose.

The purpose of requiring the administrative approval of certain uses is to determine whether or not a particular use meets the standards set forth in this title that are specific to that use, with the intent that uses that meet all of the standards will be approved.

17.74.020 Applicability.

This chapter shall apply to all uses listed as permitted uses subject to administrative approval.

17.74.030 Application procedure.

Applications for an administrative use permit shall be filed pursuant to Chapter 17.70 with the Community Development Director and processed consistent with Chapter 17.70.060 and, if applicable, Chapter 17.70.070.

17.74.040 Findings.

In order for an application to receive administrative approval, the following findings must be made by the reviewing authority listed identified in Chapter 17.70.060:

- A. The use meets the standards and requirements in this title that are specific to that use;
- B. The use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located;
- C. The use is consistent with the General Plan;

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

17.74.050 Notices of decision.

Notices of decision of an administrative use permit shall be processed consistent with Chapter 17.70.170. In addition to Chapter 17.70.170, a copy of the written decision shall be signed and dated by the Community Development Director and mailed to each property owner within three hundred (300) feet of the subject property.

17.74.060 Appeals.

Appeals to a decision of the reviewing authority of an administrative use permit shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.74.070 Life of permits and extensions of time.

An administrative use permit shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced.

17.74.080 Revocation.

Revocation of an administrative use permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.74.090 Subsequent Permits.

Subsequent development permits associated with the administrative use permit shall be consistent with the site plan review permit. If there is a change in the proposed development, a new site plan application shall be submitted.

Chapter 17.76

TEMPORARY USE PERMITS

Sections:

17.76.010	Purpose.
17.76.020	Temporary uses exempt from permit requirements.
17.76.030	Temporary use permit required.
17.76.040	Development standards.
17.76.050	Temporary improvements on a site.
17.76.060	Findings.
17.76.070	Conditions.

17.76.010 Purpose.

A temporary use permit provides a mechanism for administrative review and determination for proposed and qualifying short term uses and activities to ensure that such activities are consistent with the general plan and the provisions of this title.

17.76.020 Temporary uses exempt from permit requirements.

The following temporary activities and uses are allowed by right and expressly exempt from the requirement of first obtaining a temporary use permit, provided they conform to the listed development standards:

- A. Construction yards, storage sheds, and construction offices (on site) in conjunction with an approved construction project where the yard and/or shed are located on the same site as the approved project.
- B. Emergency public health and safety facilities established by a public agency.
- C. Entertainment and assembly events held within auditoriums, stadiums, or other public assembly facilities, provided the proposed use is consistent with the intended use of the facility.
- D. Entertainment and assembly events as part of an allowed permanent use (e.g., race at a raceway).
- E. Events held exclusively on city property and that are in conjunction with the city use.
- F. Events held exclusively at a school site that are in conjunction with the school use.
- G. Events held exclusively on religious institution or facility site and that are in conjunction with that religious institution or facility use.
- H. Garage and yard sales held on private property.

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I. Outdoor promotional events and seasonal sales related to an existing business with temporary outdoor display and sales of merchandise and seasonal sales in conjunction with an established commercial business that holds a valid business license and is in compliance with the development standards of this title.

J. Storage containers not in conjunction with an approved construction project when located on in a residential zone district for periods less than seventy-two (72) hours when located in nonresidential zone district for periods less than forty-five (45) days.

17.76.030 Temporary use permit required.

The following temporary activities and uses may be allowed, subject to the issuance of a temporary use permit prior in accordance with this chapter and Chapter 17.70:

- A. Any use listed in Table 17.08.020 or Table 17.08.030 that is identified as a temporary use.
- B. Construction yards, storage sheds, and construction offices (off site) in conjunction with an approved construction project, where the yard is located on a site different from the site of the approved construction project.
- C. Entertainment and assembly events, including carnivals, circuses, concerts, fairs, festivals, food events, fundraisers, haunted houses, outdoor entertainment/sporting events, and similar events designed to attract large crowds and when not otherwise part of or consistent with a permitted use (e.g., race at a raceway).
- D. Farmers markets.
- E. Temporary sales, including swap meets, flea markets, rummage sales, and similar events in locations not specifically designed for such events.
- F. Seasonal sales occurring outdoors when not related to an existing business.
- G. Temporary sales offices.
- H. Temporary land uses on unimproved or partially improved sites in a zoning district that allows that land use on a permanent basis.
- I. Temporary community food banks.
- J. Other temporary activities that the Community Development Director determines are similar in nature and intensity to those identified above.

17.76.040 Development standards.

Standards for height, off street parking spaces, setbacks, and other structure and property development standards that apply to the category of use or the zoning district of the subject parcel shall apply to all temporary activities. The Community Development Director may waive requirements for long term improvements that exceed the duration of the temporary use, including, but not limited to, landscaping and paving of parking lots.

17.76.050 Temporary improvements on a site.

A. Improvement to property at a level less than what is required by this title may be allowed to support temporary operations on the property yet still ensure public health, safety, and general

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welfare. This allowance shall not be used to circumvent or deviate from the requirements for public improvements required at the time of subdivision of property.

B. The allowance described in Subsection A shall be conducted through the temporary use permit process. The permit shall clearly identify what improvements are to be completed and what requirements are being waived for a limited period of time, as well as the time period for which the permit is valid. A temporary use permit allowing improvements less than required shall only be approved if the improvements to be completed are those minimally necessary to ensure public health, safety, and welfare

C. At the conclusion of the period authorized by the temporary use permit, either the property shall be brought into compliance with the requirements of this title or use of the property shall cease.

17.76.060 Findings.

The reviewing authority shall make all of the following findings to approve or conditionally approve a temporary use permit:

1. The use is a temporary use and will be limited to the specific duration of time that is identified in the temporary use permit.
2. The temporary use will not be detrimental to the health, safety, or general welfare of persons, property, or improvements in the vicinity of the proposed use, or to the general welfare of the city.
3. The temporary use will not function or be located in a manner that restricts access to required parking areas.
4. Approved measures for the removal of the use and site restoration have been required to ensure that no changes to the site would limit the range of possible future land uses otherwise allowed by this title.
5. The approval includes provisions to ensure that each site occupied by a temporary use shall be cleaned of debris, litter, or any other evidence of the temporary use upon completion or removal of the use.
6. The use is consistent with the general plan, applicable specific plans, and the provisions of this title.

17.76.070 Conditions.

The Community Development Director may place conditions on the temporary use permit, including, but not limited to, buffers, hours of operation, maintenance, lighting, improvements, parking, performance guarantees, property maintenance, signs, surfacing, time limits, and traffic circulation. Conditions must be deemed reasonable and necessary to protect the health, safety, or general welfare.

Chapter 17.78

HOME OCCUPATION PERMITS

Sections:

- 17.78.010 Purpose.**
- 17.78.020 Permit required.**
- 17.78.030 Application.**
- 17.78.040 Prohibited home occupation uses.**
- 17.78.050 Operating standards.**
- 17.78.060 Life of permits and extensions of time.**
- 17.78.070 No transferability.**
- 17.78.080 Revocation.**

17.78.010 Purpose.

The provisions of this chapter provide for the conduct of home occupations that are incidental to and compatible with surrounding residential uses. A home occupation represents a legal income producing activity by the occupant of the dwelling.

17.78.020 Permit required.

Home occupations shall not commence without first obtaining a home occupation permit, except as provided below:

A. A home occupation permit shall not be required for an in-home educational activity, including but not limited to music lessons, academic tutoring, swimming lessons, or religious instruction, provided that no more than five students are present at any one time, and the activity complies with all of the operating standards in Section 17.78.040.

17.78.030 Application.

Applications for a home occupation permit shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

17.78.040 Prohibited home occupation uses.

A. The following uses are, without limitation, example of land uses that are not incidental to nor compatible with residential activities in residential zones, and are prohibited as home occupations:

1. Barbershop, hair salon, nail care, massage therapy, or day spa
2. Fortune telling

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3. Kennel or animal boarding
 4. Laboratory, general or medical
 5. Mini-warehouse or self-storage facility
 6. Motor vehicle repair or service, minor or major
 7. Office; medical, dental, or optometry
 8. Pet grooming
 9. Repair shop, large appliance or equipment
 10. Specialty construction or trade service where construction activities take place at the site
 11. Tattooing or body art
 12. Any other use determined by the Community Development Director to be not incidental nor compatible with residential activities.
- B. A home occupation permit may be denied if the Community Development Director finds that land use proposed for a home occupation is listed in this section, or that the land use is not incidental nor compatible with residential activities.

17.78.050 Operating standards.

- A. A home occupation shall comply with all of the following operating standards:
1. A home occupation shall not alter the appearance of the dwelling unit as seen from any public right-of-way.
 2. There shall be no displays on the premises.
 3. There shall be no signs other than those allowed by Chapter 17.56.
 4. There shall be no advertising in any publication, on the internet, or otherwise, that identifies the home occupation by street address.
 5. The home occupation shall be confined to one room located within the dwelling. A portion of a garage or carport may be used for home occupation purposes if it does not prevent the garage or carport from being used for parking of vehicles. Horticulture activities may be conducted outdoors within the rear of the lot only.
 6. Only one vehicle no larger than a three-quarter ton truck may be used by the occupant directly or indirectly in connection with a home occupation.
 7. The home occupation shall not encroach into any required parking, setback or open space areas.
 8. There shall be no use of mechanical equipment not recognized as being part of a normal household or hobby use.
 9. Activities conducted and equipment or material used shall not change the fire safety or occupancy classifications of the premises.
 10. Utility consumption shall not exceed normal residential usage.

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11. The home occupation shall not create or cause noise, dust, light, vibration, odor, gas, fumes, toxic/hazardous materials, smoke, glare or electrical interference or other hazards or nuisances to an extent that would exceed the conditions of normal residential activities.
 12. Only the occupants of the dwelling may be engaged in the home occupation, except as specifically modified by other sections of this title.
 13. The home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises at a frequency of more than three deliveries per week of a package or packages weighing less than one hundred (100) pounds.
 14. The home occupation shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the land use district in which it is located.
 15. No home occupation shall commence until a current business license is obtained, pursuant to this title.
 16. No more than one (1) home occupation shall be located within a dwelling unit at one time.
 17. If the home occupation is to be conducted on rental property, the property owner's written authorization for the proposed use shall be obtained prior to the submittal for a home occupation permit.
 18. No space shall be rented out to others in association with a home occupation.
 19. A home occupation that is a cottage food operation shall meet the requirements of Section 17.60.050.
- B. The Community Development Director may require additional operating standards when approving the home occupation permit if deemed necessary to carry out the intent of this title.
- C. A home occupation permit may be denied if the Community Development Director finds that there is a failure or inability to meet one or more of the operating standards of this section.

17.78.060 Life of permits and extensions of time.

The initial life and subsequent extensions of time for home occupation permits are stated in Sections 17.70.240 and 17.70.250.

17.78.070 No transferability.

- A. Notwithstanding Section 17.70.210, if property ownership changes on property subject to a valid home occupation permit, the home occupation permit shall not be transferable to a new property owner.
- B. If the holder of a valid home occupation permit relocates to another site, the home occupation shall not transfer to the new site. A new home occupation permit shall be approved before the use may continue at the new site.

17.78.080 Revocation.

A home occupation permit may be revoked or modified in accordance with Section 17.70.230 if any one of the following findings are made:

- A. The home occupation has become detrimental to the public health, safety or traffic, or constitutes a nuisance;

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- B. The home occupation permit was obtained by misrepresentation or fraud;
- C. The condition of the premises, or the area of which it is a part, has changed so that the home occupation is no longer justified under the meaning and intent of this title;
- D. One or more of the operating standards of the home occupation permit have not been met;
- E. The home occupation violates Federal, State, or local statute, ordinance, law, or regulation.

Chapter 17.80

CONDITIONAL USE PERMITS

Sections:

17.80.010	Purpose.
17.80.020	Application procedure.
17.80.030	Findings.
17.80.040	Conditions of approval.
17.80.050	Notice of decision.
17.80.060	Appeals.
17.80.070	Life of permits and extensions of time.
17.80.080	Revocation.
17.80.090	Subsequent Permits.

17.80.010 Purpose.

In certain districts, conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special considerations so that they may be located in a proper zoning district in order that the objectives of this title are satisfied and the conditional use is compatible with the permitted uses in the zoning district.

17.80.020 Application procedure.

Applications for a conditional use permit shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

17.80.030 Findings.

A. Before a conditional use permit can be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;
2. The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located;
3. The proposed use is consistent with the general plan;
4. There will not be significant effects upon the quality of the environment and natural resources;

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

B. A conditional use permit may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.80.040 Conditions of approval.

The reviewing authority may place conditions of the approval on the conditional use permit that promote the public interests, health, safety, convenience or welfare of the city or that mitigate any impacts to surrounding properties.

17.80.050 Notice of decision.

A notice of decision of a conditional use permit shall be processed consistent with Chapter 17.70.

17.80.060 Appeals.

Appeals to a decision of the reviewing authority of a conditional use permit shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.80.070 Life of permits and extensions of time.

The initial life and subsequent extensions of time for a conditional use permit shall be per Chapter 17.70, except that when any conditional use permit that is approved in conjunction with a tentative subdivision map or parcel map pursuant to Title 16 the conditional use permit shall not expire unless the tentative subdivision map or parcel map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the conditional use permit.

17.80.080 Revocation.

Revocation of an approved conditional use permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.80.090 Subsequent Permits.

Subsequent development permits associated with a conditional use permit shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.82

PLANNED UNIT DEVELOPMENT PERMITS

Sections:

17.82.010	Purpose.
17.82.020	Application Procedure.
17.82.030	Allowed planned unit developments.
17.82.040	Prohibited planned unit developments.
17.82.050	Site area.
17.82.060	Findings.
17.82.070	Conditions of approval.
17.82.080	Notice of decision.
17.82.090	Appeals.
17.82.100	Life of permits and extensions of time.
17.82.110	Revocation.
17.82.120	Subsequent permits.

17.82.010 Purpose.

Planned unit developments (PUDs) are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the city that otherwise might not be possible by strict adherence to the provisions of this title. In certain instances, the objectives of this title may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone districts prescribed by this title.

17.82.020 Application Procedure.

A. Applications for a planned unit development (PUD) permit shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

B. In addition to the standard application information required by the Community Development Director, the Site Plan Review Committee, after reviewing the site plan of the proposed PUD, shall list any unique, additional information necessary to review a proposed PUD in the Site Plan Review process.

17.82.030 Allowed planned unit developments.

A planned unit development may be utilized to achieve one or more of the following objectives:

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- A. To permit a site within more than one zone district to mix the permitted or conditionally permitted land uses of both zones within the site without regard to the zone district boundary.
- B. To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
- C. To permit the lot patterns on size, shape, and layout that would otherwise not be permitted by the standards of the zone district in which the site is located;
- D. To modify the required building setbacks, distances between structures, and landscaped areas that would otherwise be required by this title
- E. To permit variations to the standard local street cross-sections;
- F. To permit private streets and gated neighborhoods;
- G. To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts; and
- H. To reduce the amount of required parking spaces when spaces are shared among multiple land uses.

17.82.040 Prohibited planned unit developments.

A planned unit development is prohibited from being used to achieve one or more of the following:

- A. To add land uses that are not otherwise permitted in the zone district in which the PUD is located;
- B. To increase residential densities beyond the maximum allowed by the General Plan;
- C. To modify sign standards or provisions in Chapter 17.56; or
- D. To modify parking and loading standards or provisions in Chapter 17.54, except as stated in Section 17.82.030.

17.82.050 Site area.

- A. The minimum site area for a planned unit development shall be five (5) acres, except that there shall be no minimum site area requirements if the site is an infill development site.
- B. The site area may be made up of more than one parcel, however all parcels in the site area shall be contiguous.

17.82.060 Findings.

- A. Before a planned unit development (PUD) permit can be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:
 1. The location and design of the PUD is in accordance with the purpose of this title;
 2. The PUD is being proposed to achieve one or more of the objectives identified in Section 17.82.030;
 3. The location and design of the PUD and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare of the community to properties or improvements in the vicinity

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4. The location and design of the PUD will not generate more traffic than the streets in the vicinity can carry without congestion, and will not overload utilities;
 5. That PUD's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desirable character consistent with the purpose of this title;
 6. The combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and will harmonize with the existing and proposed land uses in the vicinity; and
- B. A PUD may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.82.070 Conditions of approval.

The reviewing authority may place conditions of the approval on the planned unit development permit that promote well-planned neighborhoods, protect the public interests, health, safety, convenience or welfare of the city or that mitigate any impacts to surrounding properties.

17.82.080 Notice of decision.

A notice of decision of a planned unit development permit shall be processed consistent with Chapter 17.70.

17.82.090 Appeals.

Appeals to a decision of the reviewing authority of a planned unit development permit shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.82.100 Life of permits and extensions of time.

The initial life and subsequent extensions of time for a planned unit development use permit shall be per Chapter 17.70, except that when any planned unit development permit that is approved in conjunction with a tentative subdivision map or parcel map pursuant to Title 16 the conditional use permit shall not expire unless the tentative subdivision map or parcel map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the planned unit development permit.

17.82.110 Revocation.

Revocation of an approved planned unit development permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.82.120 Subsequent permits.

Subsequent development permits associated with a planned unit development permit shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.84

VARIANCES AND MINOR DEVIATIONS

Sections:

- 17.84.010 Purposes.**
- 17.84.020 Prohibited variances or minor deviations.**
- 17.84.030 Application procedure.**
- 17.84.040 Minor deviation findings.**
- 17.84.050 Variance findings.**
- 17.84.060 Notice of decision.**
- 17.84.070 Appeals.**
- 17.84.080 Life of permits and extensions of time.**
- 17.84.090 Revocation.**
- 17.84.100 Subsequent permits.**

17.84.010 Purposes.

This section allows variances and minor deviations from the development standards of this title when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district.

17.84.020 Prohibited variances or minor deviations.

A variance or minor deviation may be granted to waive or modify any development standard of this title except to:

- A. Allow a land use not otherwise allowed in the zone district;
- B. Increase the maximum allowed residential density;
- C. Waive a specifically identified prohibition; or
- D. Waive or modify a procedural requirement.

17.84.030 Application procedure.

Applications for a variance or minor deviation shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

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17.84.040 Minor deviation findings.

A. Before a minor deviation may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The minor deviation is for the adjustment of a measurable development standard;
2. The minor deviation would allow an adjustment to a measurable development standard of not more than ten (10) percent.
3. The minor deviation is consistent with the purposes of this title.
4. The minor deviation will be consistent with the General Plan.

B. A minor deviation may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

C. Any application for a minor deviation that exceeds ten (10) percent of the development standard requirement shall be processed as a variance.

17.84.050 Variance findings.

A. Before a variance may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, are such that the strict application deprives such property of privileges enjoyed by other property in the vicinity that are in the same zone district;
2. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the vicinity and that are in the same zone district and denied to the property for which the variance is sought;
3. The variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and that are in the same zone district in which the property is located;
4. The variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and that are in the same land use district in which such property is located;
5. The variance does not allow a use or activity which is prohibited in the zone district where the property is located; and
6. The variance is consistent with the purposes of this title.
7. The variance will be consistent with the general plan.

B. A variance may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.84.060 Notice of decision.

A notice of decision of a variance or minor deviation shall be processed consistent with Chapter 17.70.

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17.84.070 Appeals.

- A. Appeals to a decision of the reviewing authority of a variance or minor deviation shall be submitted and processed consistent with the procedures in Chapter 17.70.
- B. When a minor deviation is appealed, the variance findings in Section 17.84.050 shall apply to the appeal of the minor deviation.

17.84.080 Life of permits and extensions of time.

The initial life and subsequent extensions of time for a variance or minor deviation shall be per Chapter 17.70, except that when any variance that is approved in conjunction with a tentative subdivision map or parcel map pursuant to Title 16 the variance or minor deviation shall not expire unless the tentative subdivision map or parcel map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the variance or minor deviation.

17.84.090 Revocation.

Revocation of an approved variance or minor deviation shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.84.100 Subsequent permits.

Subsequent development permits associated with a variance or minor deviation shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.86

ZONING ORDINANCE AMENDMENTS

Sections:

- 17.86.010 Purpose.**
- 17.86.020 Application Procedure.**
- 17.86.030 Findings.**
- 17.86.040 Notice of decision.**
- 17.86.050 Appeals.**
- 17.86.060 Life of permits and extensions of time.**
- 17.86.070 Revocation.**
- 17.86.080 Subsequent permits.**

17.86.010 Purpose.

The purpose of this section is to provide a uniform procedure for amending the text of this title or the boundaries of the Zoning Map prescribed in this title. This title may be amended by changing the boundaries of districts or by changing any other provision thereof whenever the public necessity and convenience and the general welfare require such amendment by following the procedure set forth in this chapter.

17.86.020 Application Procedure.

- A. Applications for amendment to this title shall be filed and processed pursuant to the applicable sections of Chapter 17.70.
- B. An amendment or change to the boundaries of a zone district on the Zoning Map (zone change) may only be filed by a property owner or authorized agent of land that is affected by the proposed amendment, or by the City Council or Planning Commission.
- C. An amendment or change to the text of this title (text amendment) may only be initiated by the City Council or the Planning Commission. Either authority may initiate such an amendment or change upon a written request by the Community Development Director or upon a written request with application fee by an interested person.

17.86.030 Findings.

- A. Before a zone change or text amendment may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

The amendment is internally consistent with the goals, objectives, and policies of the general plan and this title;

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The amendment would not be detrimental to the public health, safety, or welfare of the community;

The amendment would maintain the appropriate balance of land uses within the city;

The anticipated land uses on the subject site would be compatible with existing and future surrounding uses;

B. A zone change or text amendment may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.86.040 Notice of decision.

A notice of decision of a zone change or text amendment shall be processed consistent with Chapter 17.70.

17.86.050 Appeals.

The decision of the City Council regarding a zone change or text amendment is final.

17.86.060 Life of permits and extensions of time.

A zone change or text amendment is final upon its effective date and does not expire.

17.86.070 Revocation.

A zone change or text amendment may not be revoked, except by filing a new application in accordance with Chapter 17.70.

17.86.080 Subsequent permits.

Subsequent development permits associated with a zone change or text amendment shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.88

GENERAL PLAN AND SPECIFIC PLAN AMENDMENTS

Sections:

- 17.88.010 Purpose.**
- 17.88.020 Application process.**
- 17.88.030 Frequency of general plan amendments.**
- 17.88.040 Findings.**
- 17.88.050 Notice of decision.**
- 17.88.060 Appeals.**
- 17.88.070 Life of permits and extensions of time.**
- 17.88.080 Revocation.**
- 17.88.090 Subsequent permits.**

17.88.010 Purpose.

The purpose of a general plan amendment is to allow for modifications to the Hanford General Plan text (e.g., goals, policies, or implementation programs), the General Plan Land Use Map, the General Plan Circulation Map, or other elements of the Hanford General Plan. The purpose of a specific plan amendment is to adopt a new or modify an existing, approved specific plan.

17.88.020 Application process.

- A. Applications for a general plan or specific plan amendment shall be filed and processed pursuant to the applicable sections of Chapter 17.70.
- B. A general plan amendment affecting the General Plan Land Use Map or other map in the General Plan may be filed by a property owner or authorized agent of land that is affected by the proposed amendment.
- C. A specific plan amendment may be filed by a property owner or authorized agent of land that is affected by the proposed amendment.
- D. A general plan or specific plan amendment may be initiated by the City Council or the Planning Commission. Either authority may initiate such an amendment upon a written request by the Community Development Director or upon a written request with application fee by an interested person.

17.88.030 Frequency of general plan amendments.

Pursuant to Government Code Section 65358, no mandatory element of the General Plan may be amended more frequently than four times during any calendar year. Subject to that limitation, an

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amendment may be made at any time and may include more than one change to the General Plan.

17.88.040 Findings.

A. Before a general plan or specific plan amendment may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The amendment is internally consistent with the goals, objectives, and policies of the General Plan and this title;
2. The amendment would not be detrimental to the public health, safety, or welfare of the community;
3. The amendment would maintain the appropriate balance of land uses within the city;
4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses;

B. A general plan or specific plan amendment may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.88.050 Notice of decision.

A notice of decision of a general plan or specific plan amendment shall be processed consistent with Chapter 17.70.

17.88.060 Appeals.

The decision of the City Council regarding a general plan or specific plan amendment is final.

17.88.070 Life of permits and extensions of time.

A general plan or specific plan amendment is final upon its effective date and does not expire.

17.88.080 Revocation.

A general plan or specific plan amendment may not be revoked, except by filing a new application in accordance with Chapter 17.70.

17.88.090 Subsequent permits.

Subsequent development permits associated with a general plan or specific plan amendment shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.90

NONCONFORMING USES, STRUCTURES, AND LOTS

Sections:

- 17.90.010 Purpose.**
- 17.90.020 Applicability.**
- 17.90.030 Nonconforming uses.**
- 17.90.040 Nonconforming structures.**
- 17.90.050 Nonconforming lots.**
- 17.90.060 Discontinuance of nonconforming uses.**
- 17.90.070 Expansion or reestablishment with conditional use permit.**
- 17.90.080 Restoration of damaged nonconforming structures.**
- 17.90.090 Removal of certain nonconforming uses and structures.**
- 17.90.100 Effect of eminent domain.**
- 17.90.110 Change of Nonconforming Uses.**

17.90.010 Purpose.

Within the zones established by this title, there exist uses, structures, and lots which were lawful before this title was adopted or amended, but which would now be prohibited under the terms of this title or its future amendments. It is the intent of this title to permit these nonconforming uses to continue until they are terminated, but not to encourage their expansion. To avoid undue hardship, nothing in this Chapter shall be deemed to require a change in the plans, construction, or designated use of any building where a building permit has been issued prior to the effective date of this title, provided such permit is diligently carried to completion.

17.90.020 Applicability.

This Chapter applies to uses, structures, and lots that were lawful when they were commenced, constructed, or created, but that do not comply with one or more applicable provisions of this title. This Chapter does not apply to nonconforming signs, which are instead subject to the requirements of Chapter 17.56.

17.90.030 Nonconforming uses.

A. A use shall be deemed nonconforming if it was lawfully commenced prior to the adoption or amendment of this title, but which now does not conform to the use regulations of this title applicable to uses.

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B. A use shall be deemed nonconforming if it was lawfully commenced while under the jurisdiction of Kings County, but which, after annexation of the site into the City, does not conform to the use regulations of this title.

C. No use shall be deemed nonconforming if it was lawfully commenced and the only provision of this title not being met is the provision of the minimum amount of on-site parking or loading area.

17.90.040 Nonconforming structures.

A. A structure shall be deemed nonconforming if it was lawfully erected prior to the adoption or amendment of this title, but which now does not meet all of the provisions, standards, and requirements of this title applicable to structures.

B. Except as provided in this Chapter, no nonconforming structure shall be moved, altered, or enlarged so as to increase the amount of floor space or increase the difference between actual conditions and required standards regulating coverage, front yards, side yards, rear yards, height of structures, or distances between structures prescribed in the applicable regulations of this title, unless required by law or unless the moving, alteration or enlargement will result in the compliance of the structure with this title.

C. No structure partially occupied by a nonconforming use shall be moved, altered or enlarged in such a way as to permit the enlargement of the space occupied by the nonconforming use.

D. Routine maintenance and repairs may be performed on a nonconforming structure.

E. No new structure will be allowed if it will contribute to a nonconforming use, except in accordance with Section 17.90.070.

17.90.050 Nonconforming lots.

A. A lot shall be deemed nonconforming if it was legally created in accordance with the State Subdivision Map Act prior to the adoption or amendment of this title, but which, does not meet all of the provisions, standards, and requirements of this title applicable to lots.

B. A nonconforming lot shall not be subdivided, nor its lot lines adjusted, unless the subdivision or lot line adjustment brings the lot into conformance with the provisions, standards, and requirements of this title applicable to lots or reduces the difference between actual conditions and required standards while not creating a new nonconforming use or structure.

C. A nonconforming lot may be used for any use allowed in the zone district in which it is located.

D. A structure conforming to the provisions of this title may be constructed on a nonconforming lot.

17.90.060 Discontinuance of nonconforming uses.

A. Whenever a nonconforming use has been abandoned, discontinued, or changed to a conforming use for a continuous period of six months, the nonconforming use shall not be reestablished, and the use of the structure or site thereafter shall be in conformity with the regulations for the zone district in which it is located.

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B. An agricultural crop production use that is nonconforming due to annexation or adoption or amendment to this title shall be allowed to continue, provided that the intensity of the agricultural crop production use shall not increase.

C. An animal raising use that is nonconforming due to annexation or adoption or amendment to this title shall be allowed to continue, provided that the intensity of the animal raising use (i.e. type and number of animals) shall not change or increase. The provisions for abandonment or discontinuance shall not apply.

17.90.070 Expansion or reestablishment with conditional use permit.

A. A nonconforming use may be expanded by up to ten (10) percent of its existing floor area if a conditional use permit is granted, in accordance with Chapter 17.80. The expansion of a nonconforming use or structure may be allowed only one (1) time per use.

B. A nonconforming use that has been abandoned or discontinued for a period of more than six (6) months, but less than eighteen (18) months, may be reestablished if a conditional use permit is granted, in accordance with Chapter 17.80.

17.90.080 Restoration of damaged nonconforming structures.

A. Whenever a nonconforming structure or a structure used for a nonconforming use is destroyed by fire or other calamity to the extent of seventy-five (75) percent or more of its structural mass, or has been voluntarily razed, or is required by law to be razed, the structure may not be restored, except in full compliance the requirements of this title for the zoning district in which it is located and the nonconforming use shall not be resumed.

B. If destruction of the nonconforming structure is to an extent less than seventy-five (75) percent of the structural mass, the structure may be rebuilt and reused in its nonconforming status. The percentage of structural mass destroyed shall be determined by the building official.

C. Within one (1) year from destruction, the following may be reconstructed upon the approval of a conditional use permit, in accordance with Chapter 17.80:

1. A nonconforming single- or multi-family residential structure or use when located in a residential zone district.

2. A nonconforming commercial structure or use when located in a commercial or industrial zone district.

17.90.090 Removal of certain nonconforming uses and structures.

A. Upon receipt of a violation, the following shall be removed with thirty (30) days, unless an alternative deadline is specified in the violation notice:

B. A nonconforming use that does not occupy a structure or is using a structure having an assessed valuation of less than one thousand (1,000) dollars shall be discontinued and completely removed or converted to a conforming status.

C. Existing fences, walls and hedges that do not conform to the provisions of this title governing the placement of fences, walls and hedges in relation to street intersections or encroachment into the public right-of-way, shall be removed or modified to conform to the provisions of this title.

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17.90.100 Effect of eminent domain.

- A. If the area of the lot is reduced by eminent domain, the provisions for nonconforming lots and structures shall apply, but the provisions for nonconforming uses shall not apply.
- B. If a required yard or setback area is reduced or eliminated by eminent domain, any affected building or structure shall be deemed nonconforming; provided, however, such building or structure may be structurally altered so long as such alterations comply with all the other requirements of the zoning district.
- C. If any required parking space on a lot is reduced or eliminated by eminent domain, the use shall not be deemed nonconforming solely because of lack of required parking spaces.

17.90.110 Change of Nonconforming Uses.

- A. A nonconforming use may be changed to another nonconforming use upon approval of a conditional use permit, in accordance with Chapter 17.80.
- B. A conditional use permit to change from one nonconforming use to another nonconforming use may only be granted if all of the following findings are made by the approving authority:
 1. The proposed use will not alter the character of the zone district in which it is proposed to be located to any greater extent than the existing or preexisting nonconforming use;
 2. The proposed use will not create more vehicular traffic than the volume created by the existing or preexisting nonconforming use;
 3. The proposed use will not create more odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable matter than the amount created by the existing or preexisting nonconforming use; and
 4. The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

Chapter 17.92

REASONABLE ACCOMMODATION

Sections:

- 17.92.010 Purpose.**
- 17.92.020 Definitions.**
- 17.92.030 Reasonable accommodation request.**
- 17.92.040 Notice to the public of availability of accommodation process.**
- 17.92.050 Requesting reasonable accommodation.**
- 17.92.060 Medical information.**
- 17.92.070 Application requirements.**
- 17.92.080 Jurisdiction.**
- 17.92.090 Findings for reasonable accommodation.**
- 17.92.100 Appeals.**
- 17.92.110 Fee.**
- 17.92.120 Stay of enforcement.**

17.92.010 Purpose.

In order to make specific housing available to one or more individuals with disabilities, this chapter implements the policy of the city on requests for reasonable accommodation in its rules, policies, and procedures for persons with disabilities as required by the Fair Housing Act, as amended, 42 U.S.C. Section 3604(f)(3)(B). The policy of the city is to comply fully with the provisions of the Fair Housing Act.

17.92.020 Definitions.

- A. "Fair Housing Act" means The Federal Fair Housing Amendments Act of 1988, as amended.
- B. "Applicant" means any person with disabilities or their representative that is requesting a reasonable accommodation pursuant to this chapter.
- C. "Department" means the Community Development Department of the City of Hanford.
- D. "Dwelling" means any building, structure, or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one or more families, and any vacant land which is offered for sale or lease for the construction or location thereon of any such building, structure, or portion thereof.

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E. “Person with disabilities” means any person who, as defined by applicable federal law, has a physical or mental impairment that limits one or more major life activities or anyone who is regarded as having such impairment; or anyone who has a record of such impairment.

17.92.030 Reasonable accommodation request.

A. Any person with disabilities and eligible under the Fair Housing Act or their representative may request a reasonable accommodation with respect to the various land use or zoning laws, rules, policies, practices and/or procedures of the city as provided by the Fair Housing Act pursuant to the procedures set out in this chapter.

B. Nothing in this chapter requires persons with disabilities or operators of group homes for persons with disabilities acting or operating in accordance with applicable zoning, licensing or land use laws or practices to seek reasonable accommodation under this chapter.

17.92.040 Notice to the public of availability of accommodation process.

The Department shall prominently display a notice at the counter in the Community Development Department and Finance Department advising that persons with disabilities or their representatives may request a reasonable accommodation in accordance with the procedures established in this chapter.

17.92.050 Requesting reasonable accommodation.

A. A request by an applicant for reasonable accommodation relating to land use or zoning rules, policies, practices and/or procedures may be made orally or in writing. The Department will assist the applicant with furnishing the Department all information necessary for processing the reasonable accommodation request, including that information which the Department deems necessary to complete a reasonable accommodation request.

B. The Department will provide the assistance necessary to an applicant in making a request for reasonable accommodation. The Department will provide the assistance necessary to any applicant wishing to appeal a denial of a request for reasonable accommodation to ensure the process is accessible to the applicant. The applicant is entitled to be represented at all stages of the proceedings identified in this chapter by a person designated by the applicant.

17.92.060 Medical information.

A. Should the information provided by the applicant to the Department include medical information or records of the applicant, including records indicating the medical condition, diagnosis or medical history of the applicant, the applicant may, at the time of submitting such medical information, request that the department, to the extent allowed by law, treat such medical information as confidential information of the applicant.

B. Medical Information. The Department shall provide written notice to the applicant of any request received by the Department for disclosure of the medical information or documentation which the applicant has previously requested be treated as confidential by the Department. The Department will cooperate with the applicant, to the extent allowed by law, in actions initiated by the applicant to oppose the disclosure of such medical information or documentation.

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17.92.070 Application requirements.

A. The applicant shall submit a request for reasonable accommodation in a form acceptable to the Department. The application shall include the following information:

1. The applicant's name, address and telephone number;
 2. The address of the property for which the request is being made;
 3. The name and address of the property owner, and the owner's written consent to the application;
 4. The current actual use of the property;
 5. The basis for the claim that the individual is considered disabled under the fair housing laws: identification and description of the disability which is the basis for the request for accommodation, including current, written medical certification and description of disability and its effects on the person's medical, physical or mental limitations;
 6. The rule, policy, practice and/or procedure of the city for which the request for accommodation is being made, including the zoning code regulation from which reasonable accommodation is being requested;
 7. The type of accommodation sought;
 8. The reason(s) why the accommodation is reasonable and necessary for the needs of the disabled person(s). Where appropriate, include a summary of any potential means and alternatives considered in evaluating the need for the accommodation;
 9. Copies of memoranda, correspondence, pictures, plans or other background information reasonably necessary to reach a decision regarding the need for the accommodation; and
- B. If the project for which the reasonable accommodation is being requested also requires some other discretionary permit per this title or Title 16 (Subdivisions), then the reasonable accommodation request shall be acted on before proceeding with the public hearing for the discretionary permit applications.

17.92.080 Jurisdiction.

A. The community development director shall have the authority to consider and act on requests for reasonable accommodation. When a request for reasonable accommodation is filed with the department, it will be referred to the director/designee for review and consideration. The community development director shall issue a written determination within thirty (30) days of the date of receipt of a completed application and may (1) grant the accommodation request, or (2) deny the request, in accordance with federal law. Any such denial shall be in writing and shall state the grounds therefore. All written determinations shall give notice of the right to appeal and the right to request reasonable accommodation in the appeals process. The notice of determination shall be sent to the applicant by certified mail, return receipt requested and by regular mail.

B. Requests for Additional Information. If reasonably necessary to reach a determination on the request for reasonable accommodation, the director/designee may, prior to the end of said thirty (30) day period, request additional information from the applicant, specifying in detail what information is required. The applicant shall have fifteen (15) days after the date of the request for

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additional information to provide the requested information. In the event a request for additional information is made, the thirty (30) day period to issue a written determination shall be stayed. The Community Development Director shall issue a written determination within thirty (30) days after receipt of the additional information. If the applicant fails to provide the requested additional information within said fifteen (15) day period, the Community Development Director shall issue a written determination within thirty (30) days after expiration of said fifteen (15) day period.

17.92.090 Findings for reasonable accommodation.

A. A determination on the following findings shall be made before any action is taken to approve or deny a request for reasonable accommodation and must be incorporated into the record relating to such approval or denial:

1. Whether the housing that is the subject of the request for reasonable accommodation will be used by one or more persons with disabilities protected under federal fair housing laws;
2. Whether the accommodation requested may be necessary to afford one or more persons with disabilities equal opportunity to use and enjoy a specific dwelling;
3. Whether the requested accommodation would require a fundamental alteration to the city's zoning scheme;
4. Whether the requested accommodation would impose undue financial or administrative burdens on the city.

B. A request for a reasonable accommodation shall not be denied for reasons which violate the provisions of the Fair Housing Act. This ordinance does not obligate the city to grant any accommodation request unless required by the provisions of the Fair Housing Act or applicable California state law.

17.92.100 Appeals.

A. The applicant may appeal the decision within thirty (30) days of the date the mailing of the decision to the applicant.

B. Appeals shall contain a statement of the grounds for the appeal.

C. If an applicant needs assistance in appealing a decision, the department will provide the assistance necessary to ensure that the appeal process is accessible to the applicant. All applicants are entitled to be represented at all stages of the appeal proceeding by a person designated by the applicant.

D. Appeals shall be to the City Council who shall hear the matter and render a determination as soon as reasonably practicable, but in no event later than thirty (30) days after an appeal has been filed. All determinations on appeal shall address and be based upon the findings identified in Section 17.92.090 and shall be consistent with the Fair Housing Act.

E. An applicant may request reasonable accommodation in the procedure by which an appeal will be conducted.

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17.92.110 Fee.

There shall be no fee imposed in connection with a request for reasonable accommodation under the provisions of this chapter or an appeal of the decision. Nothing in this chapter obligates the city to pay an applicant's attorney fee.

17.92.120 Stay of enforcement.

While an application for reasonable accommodation or appeal of said application is pending before the city, the city will not enforce the subject zoning ordinance against the applicant.

Chapter 17.94 ENFORCEMENT

Sections:

17.94.010	Purpose.
17.94.020	Issuance of permits, certificates and licenses.
17.94.030	Code Enforcement Officer defined.
17.94.040	Duties of the Code Enforcement Officer.
17.94.050	Infraction.
17.94.053	Public Nuisance.
17.94.057	Abatement.
17.94.060	Issuance of administrative citation.
17.94.070	Service of administrative citation.
17.94.080	Proof of service of administrative citation.
17.94.090	Abatement work—Extension of time.
17.94.100	Fines assessed.
17.94.110	Appeal of administrative citation.
17.94.120	Performance of abatement – City authority.
17.94.130	Entering property for abatement work.
17.94.140	Dangerous nuisance—Immediate abatement.
17.94.150	Administrative and abatement costs.
17.94.160	Costs of abatement—Record keeping.
17.94.170	Appeal of costs of abatement.
17.94.180	Notice of lien.
17.94.190	Collection of confirmed assessment.
17.94.200	Remedies of private parties.
17.94.210	Alternatives.
17.94.220	Enforcement authority.
17.94.230	Obstruction of enforcement.
17.94.240	Failure to comply.

17.94.010 Purpose.

The purpose of this chapter is to provide uniform provisions for the effective and fair enforcement of the provisions of this title.

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17.94.020 Issuance of permits, certificates and licenses.

A. All officials, departments and employees of the city vested with the authority or duty to issue permits, certificates, or licenses shall comply with the provisions of this title and the rest of the Hanford Municipal Code and shall issue no permit, certificate, or license which conflicts with the provisions of this title. Any permit, certificate, or license issued in error that is in conflict with the provisions of this title shall upon its issuance be void.

B. A business license for any new business or for a new location for any existing business activity shall not be issued until the Community Development Director has determined that conduct of the business activity is not in violation of any provision of this title.

17.94.030 Code Enforcement Officer defined.

The Community Development Director, the City Engineer, the Building Official, and the Fire Marshal or their assigned designee shall be the officials responsible for the enforcement of this title, and are collectively referred to in this chapter as the Code Enforcement Officer.

17.94.040 Duties of the Code Enforcement Officer.

A. In the discharge of their duties, the Code Enforcement Officer shall have the right to enter any real property and any structure, building or other improvement located thereon for purposes of investigation and inspection, so long as the real property, and/or the structures, buildings or improvements thereon are open to the public, otherwise, entry must be with the permission of the owner or the owner's authorized agent. In the event permission cannot be obtained or is refused, entry shall be accomplished pursuant to an order or judgment of a court.

B. The Code Enforcement Officer, with the consent of the City Manager, may call upon the City Attorney to institute legal proceedings to enforce the provisions of this title, and the City Attorney is authorized to institute appropriate actions for that purpose.

C. The Hanford Police Department is also authorized to enforce the provisions of this title.

17.94.050 Infraction.

Any person or entity violating any provision of this title shall be guilty of an infraction. A person or entity shall be deemed guilty of a separate and distinct offense for each and every day a violation of this title is committed or continues to exist.

17.94.053 Public Nuisance.

Any violation of this title shall constitute a public nuisance.

17.94.057 Abatement.

Whenever the Code Enforcement Officer has inspected and finds that conditions constituting a public nuisance and/or a violation of this title exist, the city may use the procedures set forth in this chapter for the abatement of such nuisance or violation.

17.94.060 Issuance of administrative citation.

The Code Enforcement Officer shall issue an administrative citation, and serve the same in accordance with the provision of Section 17.94.070 on the landowner and the person, if other than the landowner, occupying or otherwise in apparent charge or control of the property. The administrative citation shall contain the following:

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- A. The street address and/or assessor's parcel number and location description sufficient for identification of the property on which the violation and/or public nuisance exists;
- B. A statement that the Code Enforcement Officer has determined that a violation and/or a public nuisance exists on the property, with a brief description of the conditions that render the property in violation and/or as a public nuisance and identification of the section(s) of the Hanford Municipal Code or other law or regulation violated;
- C. A statement to require the violator(s) to obtain all appropriate permits and correct the violation or abate the public nuisance within the time period identified in the administrative citation which time period shall not exceed ten (10) days from the date of service of the administrative citation, unless the City Council or the Code Enforcement Officer identifies an alternative period of time on the administrative citation;
- D. A statement advising that the disposal of material removed from the property in order to comply with the administrative citation shall be disposed of in the manner required by law;
- E. A statement advising that if the required work is not commenced within the time specified, the Code Enforcement Officer may proceed to cause the work to be done, and bill the persons named in the administrative citation for all abatement costs and administrative expenses of the city and/or levy the costs against the property by recordation of a notice of lien in accordance with Section 17.94.180 of this chapter;
- F. Amount of fine imposed for the violation(s);
- G. Explanation of how the fine shall be paid and the consequences of failure to pay the fine;
- H. Signature of the Code Enforcement Officer and the signature of the violator if the violator can be located. If the violator refuses or does not sign the administrative citation, the lack of such signature shall in no way affect the validity of the administrative citation and subsequent proceedings;
- I. A statement advising the person or persons identified in the administrative citation that they may appeal the issuance of the administrative citation in accordance with Section 17.94.110 of this chapter.

17.94.070 Service of administrative citation.

The administrative citation, and any documents related thereto shall be served by one of the following methods:

- A. Personal service; or
- B. First Class mail, postage prepaid, to each person identified at the address as it appears on the last equalized assessment roll of the county, or as otherwise known to the Code Enforcement Officer. The address of the property owner shown on the assessment roll shall be conclusively deemed to be the property address for the purpose of service of the administrative citation. Service by mail in the manner described above shall be effective on the date of mailing.
- C. The failure of the person with an interest in the property to receive any administrative citation served in accordance with this section shall not affect the validity of any proceedings taken under this chapter. If the owner of record, after diligent search cannot be found, the

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administrative citation may be served by posting a copy thereof in a conspicuous place upon the property for a period of ten days.

17.94.080 Proof of service of administrative citation.

Proof of service of the administrative citation shall be documented at the time of service by a declaration under penalty of perjury executed by the person effecting service, declaring the date and manner in which service was made. If the administrative citation is published, an affidavit of publication shall be obtained from the newspaper publishing the administrative citation.

17.94.090 Abatement work—Extension of time.

Upon receipt of a written request from any person required to comply with the administrative citation, the Code Enforcement Officer may grant an extension of time within which to complete the work or abatement, if the Code Enforcement Officer determines that such an extension of time will not create or perpetuate a situation imminently dangerous to life or property and if such person has begun and is diligently accomplishing the work or abatement. The Code Enforcement Officer shall have the authority to place reasonable conditions on any such extensions.

17.94.100 Fines assessed.

- A. The City Council by resolution shall establish the amount of the fine to be assessed for administrative citations issued by Code Enforcement Officer.
- B. If the violator or property owner fails to correct the violation, subsequent administrative citations may be issued for the same violation(s). The amount of the fine shall increase at a rate specified in the City Council resolution.
- C. Payment of the fine shall not excuse the failure to correct the violation nor shall it bar further enforcement action by the city.
- D. All fines assessed shall be payable to the city.
- E. The failure of any person to pay a fine assessed by administrative citation within the time specified on the citation shall result in the assessment of an additional late fee to be charged. The amount of the late fee shall be ten percent of the total amount of the administrative fine owed.
- F. The failure of any person to pay a fine assessed by administrative citation within the time specified on the administrative citation constitutes a debt to the city. To enforce that debt, the Code Enforcement Officer may:
 1. File a claim with the small claims court;
 2. Impose an assessment lien as set forth in Section 17.94.180; or
 3. Pursue any other legal remedy to collect such money.

17.94.110 Appeal of administrative citation.

A. Any person receiving an administrative citation may appeal the issuance of the administrative citation to the City Council. The notice of appeal must be submitted on an appeal form provided by the community development director, must specify the basis for the appeal in detail, and must be filed with the community development director within ten (10) days after the date of service of the administrative citation. If the deadline falls on a weekend or city holiday, then the deadline shall be extended until the next regular business day.

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B. When an appeal is filed, unless the Code Enforcement Officer determines that the violations identified in the administrative citation constitute an immediate threat to the health or safety of any person, the enforcement of the violations identified in the administrative citation and the requirement to pay any fine shall be stayed until the date that the appeal hearing is held by the City Council.

C. As soon as practicable after receiving the written notice of appeal, the community development director or city manager shall fix a date, time, and place for the hearing. Written notice of the date, time, and place for the hearing shall be served at least ten (10) days prior to the date of the hearing to the party appealing the administrative citation by any one of the following means:

1. Personal service; or
2. First class mail and posting the notice of hearing conspicuously on or in front of the property on which the violation is located.

D. The failure of any person with an interest in the property to receive such notice of hearing shall not affect the validity of any proceedings taken under this chapter. Service by normal delivery mail in the manner described above shall become effective on the date of mailing.

E. Failure of any person to file an appeal in accordance with the provisions of this section shall constitute waiver of that person's rights to administrative determination of the merits of the administrative citation and the amount of the fine.

F. The City Council shall conduct a public hearing and accept oral and written evidence regarding the administrative citation in the following manner:

1. The Code Enforcement Officer shall present testimony and evidence relating to the violation and the appropriate means of correcting the violation.
2. The owner, agent, or person responsible for the violation may present testimony or evidence concerning the violation and the means and time frame for correction.

G. The City Council may sustain, modify, or overrule the administrative citation.

H. The decision of the City Council regarding any appeal is the final administrative order and decision.

17.94.120 Performance of abatement – City authority.

If the violator and/or property owner fails to comply with the requirements of the administrative citation within the time periods set forth therein, the work to be performed and/or the abatement of the nuisance may, in the discretion of the Code Enforcement Officer, be performed by the city or by a contractor retained by the city.

17.94.130 Entering property for abatement work.

The Code Enforcement Officer or any employee, contractor, or authorized representative of the city may enter upon private property to abate the violation and/or nuisance in accordance with the provisions of this chapter. No person shall obstruct, impede, or interfere with any officer, employee, contractor, or authorized representative of the city whenever such person is engaged in the work or abatement, or in performing any necessary act preliminary to or incidental to such work or abatement, as authorized or directed pursuant to this chapter.

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17.94.140 Dangerous nuisance—Immediate abatement.

Whenever the Code Enforcement Officer determines that a violation or public nuisance is so imminently dangerous to life or adjacent property that such condition must be immediately corrected or isolated, the Code Enforcement Officer may institute the following procedures:

- A. The Code Enforcement Officer shall attempt to make contact through a personal interview, or by telephone, with the landowner or the person, if any, occupying or otherwise in apparent charge or control of the property.
- B. In the event contact is made, the Code Enforcement Officer shall notify such person or persons of the danger involved and require that such condition be immediately removed, repaired, or isolated so as to preclude harm to any person or property.
- C. In the event the Code Enforcement Officer is unable to make contact as herein above noted, or if the appropriate persons, after notification by the Code Enforcement Officer, do not take action as specified by the Code Enforcement Officer, within twenty-four (24) hours or such lesser time as circumstances may warrant in the discretion of the Code Enforcement Officer, then the Code Enforcement Officer may, with the approval of the city manager, take all steps deemed necessary to repair, remove, or isolate such dangerous condition, or conditions with the use of city forces or a contractor retained by the city.
- D. The Code Enforcement Officer shall keep an itemized account of the work and abatement costs and administrative expenses incurred by the city in repairing, removing, or isolating such condition or conditions. Administrative expenses may be recovered in the same manner that work and abatement costs are recovered.

17.94.150 Administrative and abatement costs.

Whenever a violation or public nuisance is found to exist as a result of an inspection, the actual work and abatement costs and reasonable administrative expenses, as determined by the Code Enforcement Officer, shall be paid by the property owner.

17.94.160 Costs of abatement—Record keeping.

The Code Enforcement Officer shall keep an itemized account of the expenses and costs incurred by the city in the work and abatement of any violation or public nuisance. Upon completion of the work and abatement, the Code Enforcement Officer shall prepare a report specifying the work and abatement performed, the itemized costs of the work on the property, including direct and indirect costs, a description of the property, and the names and addresses of the persons entitled to service per Section 17.94.070. Any such report may include expenses and costs on any number of properties, whether or not contiguous to each other. Each person named in the administrative citation shall be jointly and severally liable for such work and abatement costs and administrative expenses, and the amount of such costs and expenses shall be a debt owed to the city. Such report shall be served upon the persons identified therein in Section 17.94.090, together with a demand that the amount identified therein be paid within thirty (30) days of receipt of the report.

17.94.170 Appeal of costs of abatement.

The written demand for payment identified in Section 17.94.160 shall advise the person or persons identified in the written demand that they may appeal the demand for payment and the

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calculation of the amounts identified in the Code Enforcement Officer's report, within ten (10) days from the date of service of the written demand, which appeal must be made in accordance with the provisions of Section 17.94.120. The appeal shall be conducted in accordance with the provisions of Section 17.94.120.

17.94.180 Notice of lien.

A. If a violator fails to pay a fine within the time period identified on the administrative citation or should the violator fail to pay the costs of abatement within the time period identified in Section 17.94.160 or within ten (10) days after the date of the decision of the hearing officer should the hearing officer affirm the collection of a fine or the costs of abatement, the Code Enforcement Officer may execute and file in the office of the county recorder a notice of lien of substantially the following form:

NOTICE OF LIEN

Pursuant to the authority vested in the Code Enforcement Officer of the city of Hanford Municipal Code, said Code Enforcement Officer, by the provisions of the city of Hanford Municipal Code, and on or about _____, said Code Enforcement Officer did assess a fine and/or, on or administrative expenses and abatement costs upon that certain real property commonly known as _____ Hanford, California, and more particularly described in Exhibit "A", which is attached hereto and made a part hereof ("Real Property"), and neither the same has been paid. The city of Hanford hereby claims a lien on the Real Property for said fine and/or administrative expenses and abatement costs in the amount of \$ _____. This amount shall be a lien upon the Real Property until the sum has been paid in full and discharged of record.

Dated: This _____ day of _____, 20__.

CODE ENFORCEMENT OFFICER OF THE CITY OF HANFORD

(ACKNOWLEDGMENT)

B. Immediately upon the recording of the notice of lien, the assessment shall constitute a lien on the real property assessed. Such lien shall, for all purposes, be upon a parity with the lien of state and local taxes.

17.94.190 Collection of confirmed assessment.

A. The notice of lien, after recording, shall be delivered to the tax assessor of Kings County, who shall enter the amount on the county assessment book opposite the description of the real property, and the amount shall be collected together with all other taxes levied thereon against the real property. Alternatively, the unpaid amount may be added to the tax roll instead of recording a notice of lien.

B. Thereafter, the amount set forth in the notice of lien shall be collected at the same time and in the same manner as ordinary county taxes are collected, and shall be subject to the same penalties and interest and to the same procedure under foreclosure and sale in case of delinquency as provided for ordinary county taxes. All laws applicable to the levy, collection and enforcement of county taxes are made applicable to such assessment. The amount set forth in the notice of lien shall be returned to the city to the fund designated for code enforcement activities.

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17.94.200 Remedies of private parties.

The provisions of this chapter shall not affect the rights of private parties to pursue any and all legal remedies.

17.94.210 Alternatives.

Nothing in this chapter shall prevent the City Council from requesting the city attorney to commence a civil or criminal proceeding to levy criminal or civil fines or abate a violation and/or a public nuisance as an alternative to the proceedings set forth in this chapter.

17.94.220 Enforcement authority.

Enforcement of this chapter by the city may be accomplished by the Code Enforcement Officer in any manner authorized by law. The procedures set forth in this chapter shall not be exclusive and shall not in any manner limit or restrict the city from enforcing other city ordinances or abating violations and/or public nuisances in any other manner provided by law.

17.94.230 Obstruction of enforcement.

Any person who removes any notice or order posted as required in this chapter without the consent of the city is guilty of an infraction.

Any person who obstructs, impedes or interferes with any representative or contractor of the city or with any person who owns or holds any estate or interest in real property, buildings or premises which has been ordered to be vacated, repaired, rehabilitated or demolished or brought into compliance with this chapter, when any of the aforementioned individuals are engaged in work involving the abatement, is guilty of an infraction.

17.94.240 Failure to comply.

It is unlawful for a person to violate any provision or to fail to comply with any of the requirements of this chapter. A violation of any of the provisions or failing to comply with any of the mandatory requirements of this chapter shall constitute an infraction which shall be punishable by fine as established by the resolution of the City Council.

Each such person may be charged with a separate offense for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by such person and shall, upon conviction, be punished accordingly.

Chapter 17.96

DEFINITION OF LAND USES

Sections:

17.96.010 Purpose.

17.96.020 Land use definitions.

17.96.010 Purpose.

The purpose of this chapter is to establish definitions for the identified land uses in this title.

17.96.020 Land use definitions.

The following land use definitions apply to this title. The item number in parenthesis at the end of the definition is not a part of the definition, but refers to the line item of that land use in Table 17.18.020 and Table 17.18.030.

“Accessory building or structure” means a structure which is subordinate to and the use of which is customarily incidental to, that of the main building, structure or use on the same site, including patio covers. If any accessory building is attached to the main building by a common wall or a connecting roof, such accessory building shall be deemed to be a part of the main building. (41) (A20)

“Accessory use” means a use incidental, related, appropriate and clearly subordinate to the main use of the site or building, and accessory use does not alter the principal use of the site. (41) (A20)

Adult day health care center. See Residential care facility. (H13)

“Adult entertainment establishment” means any adult bookstore, adult hotel or motel, adult motion picture arcade, adult motion picture theater, cabaret, sexual encounter establishment, adult model studio or any other business or establishment that offers its patrons services or entertainment characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," but not including those uses or activities, the regulation of which is preempted by state law. (I1)

“Agricultural crop production” means the use of land for farming, horticulture, floriculture, viticulture, apiaries, tree and sod farms, animal and poultry husbandry, and accessory activities, including, but not limited to, storage, associated maintenance of equipment, harvesting of crops or feeding of animals and excluding dairying, stockyards, slaughtering or commercial food processing. Pursuant to Health and Safety Code Section 17021.6, any employee housing consisting of no more than thirty-six (36) beds in a group quarters or twelve (12) units or spaces designed for use by a single family or household shall be deemed an agricultural land use for zoning purposes. (D1)

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“Agricultural products packing, packaging, preparing or processing” means a facility performing any processing or packaging of crops after harvest, whether or not value is added, to prepare them for market on-site or for further processing and packaging elsewhere, including but not limited to: alfalfa and hay cubing; corn shelling; drying of corn, rice, hay, fruits or vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packing of fruits and vegetables; canning, freezing, or preserving fruits and vegetables; tree nut hulling and shelling; and alcohol fuel production. Any of the above activities performed in the field with mobile equipment not involving permanent buildings are included under “Agricultural crop production.” It includes related accessory uses such as offices, laboratories, retail sales of agricultural products produced on the premises or off-site by the operator, retail sales of agriculture-related promotional and/or educational items, and facility tours. Does not include “wineries,” “commercial marijuana activity,” “commercial cannabis activity,” “marijuana cultivation,” or sorting and packing activities conducted within a permitted roadside stand. (D2)

“Airport or heliport” means an area of land, water or a structural surface that is used for the landing and takeoff of airplanes and/or helicopters, and any appurtenant areas or buildings that are used for maintenance, servicing, or storing of aircraft, and for services provided to pilots or passengers. (K1)

“Ambulance service” means the provision by a licensed ambulance provider of ground transportation of a sick or injured person in a specially designed and equipped vehicle which includes a trained ambulance attendant who is licensed or certified as required by state law. (J1)

“Animal raising” means the care and breeding of domestic agricultural animals such as chickens and other fowl, horses, goats, or cows. (D3)

Art school. See School, charter, trade, vocational, art, business, or professional. (C13)

“Artisan food and beverage production and sales” means small scale production and/or preparation of food and/or beverages made on site with minimal automated processes involved and may include direct sales to consumers and product tasting. This definition includes uses such as small batch food producers and bakeries, small batch candy shops, cheese makers, and herbal remedies. The definition does not include production of beer, wine, or other alcoholic beverages. (B1)

Assembly, place of. See Club, lodge, or private meeting hall (C3) or Religious institution or facility. (C10)

“Assisted living, skilled nursing, or hospice facility” means a residential complex providing skilled nursing care on an intermittent, extended, or continuous basis to residents, with staff personnel and programs to assist residents with many activities of daily living. Units may or may not have kitchens, and meals can also be provided in a central location. (1) (H1)

“Athletic complex or ball field” means a field, outdoor court, outdoor swimming pool, stadium or group of these used for sporting activities such as baseball, softball, football, basketball, swimming, or other sports, and is not operated as a commercial enterprise. (G1)

“Auction or sales house” means a fully enclosed establishment where items are offered for sale through competitive bidding. It does not include foreclosure, real estate or personal property sales conducted upon the site of the estate, foreclosed or for sale property or property belonging

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to the personal property owner. It does not include “Swap meet or flea market” or “Auction or sales yard.” (I2)

“Auction or sales yard” means an outdoor or open air facility where items are offered for sale through competitive bidding. Items typically include motor vehicles, heavy equipment, items of an industrial nature, livestock, or items not normally found within retail stores. It does not include “Swap meet or flea market.” It may also have an indoor component similar to an Auction or sales house. (I3)

“Auditorium” means a large room or building used for public gatherings typically open to the general public to watch and/or listen to a performance, speech, or concert. It does not include “Theater, live or movie.” (C1)

“Automated teller machine (ATM)” means a computer terminal that takes the place of a human bank teller and allows the user to access basic bank services, such as making deposits and cash withdrawals, from remote locations. (A1)

“Automobile and pick-up sales, new and used” means an open area that can include buildings, other than a street, used for the display, sale, or rental of new and used automobiles and pick-ups along with incidental repairs and servicing of automobiles or pick-ups. (I4)

“Automobile and pick-up sales, used only” means an open area or building, other than a street, used for the display, sale or rental of used automobiles and pick-ups and where no repair work is done except minor incidental repairs and servicing of automobiles or pick-ups to be displayed, sold or rented on the premises. (I5)

Automobile service station. See Fuel sales, retail, Motor vehicle repair or service, minor, and Motor vehicle repair service, major. (I16) (J18) (J19)

Automobile wrecking yard. See Junk yard, wrecking yard, or salvage facility. (K5)

Ball field. See Athletic complex or ball field. (G1)

“Bank or credit union, main branch” means an institution providing retail banking services that is the main branch in the city. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding a payday lender or check-cashing establishment. For administration, headquarters, or other offices of banks and credit unions without retail banking services with on-site circulation of money see Office, professional or commercial. (J2)

“Bank or credit union, secondary branch” means an institution providing retail banking services that is a secondary or satellite branch in the city and either does not provide loan officers on site or only provides merchant bank services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding a payday lender or check-cashing establishment. For administration, headquarters, or other offices of banks and credit unions without retail banking services with on-site circulation of money see Office, professional or commercial. (J3)

“Bar, nightclub, or lounge” means an establishment that provides alcoholic beverages for consumption on the site and may or may not provide food service, and that may provide live entertainment and/or dancing. This use typically requires an ABC Type 40, 42, 48, 60, or 61 license. (B2)

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“Barbershop, hair salon, nail care, massage therapy, or day spa” means an establishment that provides personal care treatments or massage therapy of hair, skin, nails, and/or face where overnight accommodations are not provided. This use includes the application of permanent facial makeup, but does not include other forms of tattooing or body art application. (J4)

“Bed and breakfast inn” means a transient lodging establishment that is predominantly residential in character, is primarily engaged in providing overnight or otherwise temporary lodging for the general public, and where a breakfast meal is customarily included in the lodging rate. Alcoholic beverages served to overnight guests typically requires an ABC Type 67 license. (2) (H2)

“Boarding house or rooming house” means a structure where residents typically rent by the room, and where meals are typically provided. This definition does not include assisted living, skilled nursing, or hospice facility, bed and breakfast inn, or residential care facility. (3) (H3)

“Boat, recreational vehicle (RV), and truck sales” means an open area or building, other than a street, used for the display, sale, or rental of new or used boats, campers, camper trailers, recreational vehicles, trucks over one-ton class, and other vehicles or sporting equipment of similar size, and where no repair work is done except minor incidental repairs and servicing of vehicles and equipment to be displayed, sold or rented on the premises. (I6)

“Brewery, winery, or distillery” is an establishment that manufactures beer, wine, distilled spirits or similar alcoholic beverages, including processing, storage, aging, packaging, bottling, and shipping. Consumption can occur on or off the site in accordance with the establishment’s ABC license restrictions, and can include tasting facilities and/or a restaurant. This use typically requires an ABC Type 01, 02, 03, or 04 license. (D4)

“Brewpub” means a restaurant that also brews limited amounts of beer (less than 5,000 barrels) for consumption on the site. This use typically requires an ABC Type 75 license. (B3)

“Building materials and supply or home improvement store” means an establishment selling a mix of lumber, building materials, tools, residential appliances, nursery items, and home furnishings. (I7)

“Bus, transit, or train station” means a terminal facility where transit vehicles load or unload passengers, along with supporting services such as ticket sales and waiting areas. Bus, transit, or train station does not include a transit stop along a route in the public right-of-way where no additional services are provided. (K2)

Business school. See School, charter, trade, vocational, art, business, or professional. (C13)

“Business support service” means an establishment providing primarily other businesses with a mix of services that can include word processing, desktop publishing, spreadsheet design, telephone answering, mail receiving and forwarding, packing and shipping, bookkeeping, and photocopying, and can include indoor storage rental, and/or small office space rental when provided with these services. (E1)

“Call center” means an office used primarily for receiving or transmitting a large volume of requests by telephone to administer product support or information inquiries from consumers or to conduct telemarketing, solicitation of charitable or political donations, debt collection, or market research. (E2)

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“Car wash, automatic or full service” means a facility for washing vehicles using conveyORIZED and/or mechanized equipment where the washing of the vehicle is performed by equipment, the facility’s employees, or both. (J5)

“Car wash, self-service” means a facility for washing vehicles where the user of the vehicle uses handheld equipment, typically coin-operated, to wash the vehicle. (J6)

“Card room” means an establishment providing legal gambling combined with card games, and can include a restaurant, bar, or other ancillary entertainment. (C2)

“Caretaker residence or quarters” is a residence that is accessory to a primary use of the site, for housing a persons or persons who are tasked with caring for or securing the site on a part-time or full-time basis. Second dwelling unit includes caretaker residence or quarters in residential zones. (A2)

“Carnival or circus” means a temporary outdoor amusement center, bazaar or fair, either involving use of special purpose equipment or conducted by professional operators, or both, and where activities include such things as rides, exhibitions, food service, sales, or small-scale games. Carnival or circus does not include a non-profit event sponsored by a local school or religious institution. (C4)

“Carpet cleaning and dyeing” means an establishment that provides for the cleaning and dyeing of rugs, carpet, and upholstery. (J7)

“Cemetery” means land and facilities used or intended to be used for the burial or interment of the dead, and includes a columbarium, crematorium, mausoleum and/or mortuary when operated in conjunction with and within the boundary of the facility. (F1)

Charter School. See School, charter, trade, vocational, art, business, or professional. (C13)

Check cashing establishment. See Payday lender or checking cashing establishment. (J20)

Child care center. See Day care facility. (A4) (F4) (F5) (F6)

“Club, lodge, or private meeting hall” means a large room or building used for public gatherings where membership or invitation is typically required to attend. It can include a dance floor, lodge rooms, conference rooms, dining rooms, drinking establishments for members and their guests only, and exhibit rooms. Alcoholic beverage service to members and their guests typically requires an ABC Type 51, 52, or 57 license. (C3)

“Cold storage or ice house” means a facility for the storage food or other items in an artificially cooled place for the purpose of preservation, and/or for producing large amounts of ice. (K3)

“College or university, private or public” means a school or group of schools that provides post-secondary education usually resulting in a degree. (C5)

Clinic, medical. See Urgent care center or other walk-in clinic. (E9)

“Commercial recreation facility, indoor” means indoor recreational facilities that are operated as a business and open to the general public for an entry fee or pay per use. Examples include indoor uses such as, but are not limited to, a bowling alley, bounce house, skating rink, batting cage, miniature golf, swimming pool, climbing wall, arcade, and similar uses. Food and beverage service can be provided as an ancillary use. (G2)

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“Commercial recreation facility, outdoor” means outdoor recreational facilities that are operated as a business and open to the general public for an entry fee or pay per use. Examples include outdoor uses such as, but are not limited to, a batting cage, miniature golf, water slide, go-cart racing, and similar uses. Food and beverage service can be provided as an ancillary use. (G3)

Communications equipment building. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

“Community center or facility” means an assembly building used typically for non-profit social, recreational, and cultural activities. (F2)

“Community garden” means an area of land managed and maintained by an individual or group to grow and harvest food and horticultural products for personal or group consumption. The garden may be divided into separate garden plots for cultivation by one or more individuals or may be farmed collectively by members of the group. (F3)

“Construction materials recycling” means a yard or facility that collects leftover construction materials that may be recycled or reused as an alternative to disposal in landfill site. Examples of construction materials include lumber, drywall, masonry, cabinets, metals and appliances, cardboard and paper, asphalt roofing, plastic and vinyl, doors and windows, tubs, sinks, and toilets. (J8)

“Convenience store, with or without fuel sales” means an establishment with extended operating hours and in a convenient location, stocking a limited range of household goods and groceries. Retail fuel sales may or may not also be provided. (I8)

“Convention or conference center” means facilities designed and used for conventions, conferences, seminars, trade shows, product displays, and other events in which groups gather to promote and share common interests. Convention centers typically have at least one auditorium and may also contain concert halls, lecture halls, meeting rooms, and conference rooms, as well as accessory uses such as facilities for food preparation and serving and administrative offices. Convention or conference center does not include conference rooms that may be an ancillary use in a hotel and motel. (C6)

“Copy, printing, or mailing service” means an establishment providing printing, photocopying, engraving, binding, packaging, mailing and related services to both businesses and individuals. (J9)

“Cottage Food Operation” means a home-based business involving the preparation and/or packaging of certain foods in private-home kitchens for sale primarily by the resident family. (A3)

“Crematorium or columbarium” is a structure or building substantially exposed above ground intended to be used for the cremation and/or interment of the cremated remains of a deceased person or animal. (J10)

“Day care facility” means a facility providing supervision, feeding and nonmedical care of persons, usually but not necessarily children, for a time period of less than twenty-four (24) hours. Day care facilities are further divided into the following categories: up to eight (8) persons, nine (9) to fourteen (14) persons, and over fourteen (14) persons. (A4) (F4) (F5) (F6)

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Day spa. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

“Drive-thru pick-up window, not in conjunction with a restaurant” means the ancillary use of a window or other opening in the wall of building through which goods or services are provided directly to customers in motor vehicles. Examples of non-restaurant establishments with this ancillary use can include banks, pharmacies, and dry cleaners. (A5)

“Dry cleaning or laundromat” means an establishment providing laundry, dry cleaning, and other related services for individual customers on a pick-up and drop-off basis or where with coin-operated washing and drying machines are available for customer use. (J11)

Duplex. See Multi-family dwelling. (10) (H9) (H10) (H11)

Dwelling, multiple-family. See Multi-family dwelling. (10) (11) (12) (H9) (H10) (H11)

Dwelling, single-family. See Single-family dwelling. (16) (17) (H15) (H16)

“Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank” means the assembly of above-ground buildings or equipment on a separate lot that is part of a system for the distribution or transmission of electric power, natural gas, domestic water, or communications. Wireless communication facilities are not included in this definition. (F7)

“Electric vehicle recharging facility” means one or more publicly available parking spaces served by electric vehicle service equipment, and is typically an ancillary use in a parking garage or parking lot. (A6)

Elevated pressure tank. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

“Emergency Shelter” means a facility providing housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less where housing is not denied because of an inability to pay. (4) (H4)

“Employee housing” means a residential structure providing accommodations for six (6) or fewer farmworkers pursuant to Health and Safety Code Section 17021.5. (5) (H5)

“Equipment rental yard” means an establishment offering a wide variety of large equipment or tools for rent, much of which is stored outdoors when not being used. (J12)

“Exterminator or pest control service” means an establishment specializing in the elimination of vermin, insects, or other similar pests from a building or grounds, especially by the controlled application of toxic chemicals. (J13)

“Fairgrounds” means an area with indoor and outdoor facilities where fairs, circuses, or exhibitions are held. (F8)

“Farmers market” means a facility or area where several farmers or growers gather on a periodic basis to provide fresh fruits, vegetables, or other locally-grown agricultural products directly to consumers. (I10)

“Feed and seed store” means an establishment that provides feed, seed, and animal and agricultural supplies primarily in bulk quantities. (I11)

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“Food catering” means an establishment that prepares and delivers food and beverages for off-site consumption, typically at a special event, without provision for on-site pickup or consumption. (J14)

“Food locker” means an establishment that rents lockers, compartments, or space for the storage of frozen food. A food locker may also include the preparation or dressing of animal carcasses for consumption, but does not include the slaughtering of animals. (K4)

“Food market” means an establishment that provides a wide variety of fresh produce and meat, canned and packaged food items, small household goods, and similar items that are typically consumed and used off premises. It can also contain a section where prepared foods are sold and consumed on site. (I12)

“Food produce stand” means an area or building set aside for the sale of agricultural produce that is grown primarily on the site. (I13)

“Fortune telling” means an establishment where people’s fortunes are predicted through the use of astrology, card reading, numerology, etc. (J15)

“Fuel distributing” means a facility that is a base of operations for the bulk distribution of gasoline, propane, butane, or other another site. (J16)

“Fuel sales, fleet or cardlock” means an establishment that is typically unattended and provides gasoline, propane, diesel fuel, and/or other liquid or gaseous fuels mainly for commercial fleet vehicles. (~~H5~~I14)

“Fuel sales, retail” means an establishment that provides gasoline, propane, diesel fuel, and/or other liquid or gaseous fuels directly to consumers. (~~H6~~I15)

“Funeral home or mortuary” means an establishment where deceased are prepared for burial or cremation, and funeral services may be conducted. It can include an area where funeral vehicles are stored and caskets and other funeral supplies are sold. (C7)

“Furniture store” means an establishment that ~~primarily~~ provides large and small furniture for living spaces such as homes and offices. Items sold normally include beds, tables, chairs, sofas, desks, and shelves. Home appliances, outdoor/patio furniture, wall cabinets, garage storage units, and home furnishing accessories are items sold that are excluded from the definition of furniture store. (~~H4~~I16, I17, I18)

“Games of skill or amusement” means machines, devices or apparatus, the operation or use of which is made possible by the deposit or placement of any currency, plate, disc, slug or key into any slot or crevice, for the purpose or use as a game or amusement. This use does not include games, machines, or devices used for a purpose that is prohibited by law. (A8) (A9)

“Garden shop” means an establishment that provides live plants and related products mainly to residential consumers, with a portion of the establishment typically located outdoors. (~~H7~~I19)

Gas regulator station. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

Gas station. See Fuel sales, retail. (~~H6~~I15)

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“Golf course or country club” means one or more golf courses, with accessory facilities and uses that can include clubhouses with bar and restaurant, locker and shower facilities; driving ranges; "pro shops" for onsite sales of golfing equipment; and golf cart storage and sales facilities. (G4)

“Government office; local, state, or federal” means a facility owned or operated by a local, state, or federal government that provides services to the public such as employment assistance, public assistance, motor vehicle registration and licensing services and similar activities commonly accustomed to having sizeable assemblages of people waiting for service, whether pedestrian or vehicular. This use does not include a government-owned facility that is more specifically defined in this chapter, such as fairgrounds, cemetery, post office, or public safety facility. (F9)

“Guest house” means living quarters without a kitchen, located on the same premises with a main residence. (34)

Hair salon. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

“Hazardous waste facility” means all contiguous land and structures, other appurtenances and improvements on the land used for the treatment, transfer, storage, resource recovery, disposal or recycling of hazardous waste, and may consist of one or more treatment, transfer, storage, resource recovery, disposal or recycling hazardous waste management units, or combinations of these units. (See Health and Safety Code Section 25117.1.) (D5)

“Health or fitness facility, large” means a fitness center, gymnasium, health club or athletic club that typically charges a membership fee and includes any of the following: indoor sauna, spa or hot tub facilities; a swimming pool, or a tennis, basketball or handball court. (G5)

“Health or Fitness Facility, small” means a fitness center, health club or athletic club that typically charges a membership fee and does not include any of the following: indoor sauna, spa or hot tub facilities; a swimming pool, or a tennis, basketball or handball court. (G6)

Heliport. See Airport or heliport. (K1)

“Home occupation” means a commercial business activity conducted as an accessory use within a residence. (A10)

“Hospital, general or psychiatric” means a facility that provides medical, psychiatric, or surgical service for sick or injured persons, primarily on an in-patient basis, and including ancillary facilities for out-patient and emergency treatment, diagnostic services, training, research, administration and services to patients, employees, or visitors. (E5)

“Hotel or motel” means a building or group of buildings in one complex consisting of multiple guest rooms intended or designed to be occupied on a temporary basis, and typically providing ancillary services such as a restaurant, lounge, pool or exercise room, meeting rooms, and/or other personal services. Alcoholic beverages served to overnight guests outside of a restaurant or bar/lounge typically requires an ABC Type 70 license. (6) (H6)

“Industrial or manufacturing facility, heavy” means a facility that manufactures products from extracted or raw materials or recycled or secondary materials, or the bulk storage and handling of such products and materials. This use includes operations such as biomass energy conversion; production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary

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metal manufacturing; fabricated metal product manufacturing; and automotive and heavy equipment manufacturing. This use does not include Agricultural products processing. (D6)

“Industrial or manufacturing facility, light” means a facility that manufactures products from previously prepared materials completely within an enclosed building, and that produces minimal impacts on nearby properties. This use includes the manufacturing of finished parts or products primarily from previously prepared materials; commercial laundries and dry cleaning plants; monument works; printing, engraving, and publishing; machine and electrical shops; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services. The use also includes the preparation and/or packaging of food for off-site consumption. (D7)

“Junkyard, wrecking yard, or salvage facility” means a facility that accepts, collects, and stores junk, scrap, or salvable material, including junk metals or other scrap materials, and/or that stores, dismantles, wrecks, or allows parts removal of more than three (3) non-operating automobiles, other vehicles, or machinery for a period of more than thirty (30) days. (K5)

“Keeping of household pets” means the keeping, raising, and caring for domesticated animals that are not considered domestic agricultural animals by the definition of Animal raising, and typically including dogs, cats, birds, fish or other similar sized animals. Also, see Animal raising. (A11)

“Kennel or animal boarding” means any facility where four or more dogs, cats, or other small animals are kept overnight for profit, breeding, care, or exhibiting. This use does not include a pet store. (J17)

“Laboratory, general, medical, or dental” means a facility that conducts scientific or medical experiments, research, or teaching, typically within a completely enclosed building. (E4)

“Landscape nursery” means a facility that grows, maintains, and provides trees, plants, and other nursery products for transplant in another location typically to both retailer and wholesale customers. (~~H48~~I20)

“Library, museum, or cultural facility” means a facility operated entirely on a public or nonprofit basis for the purpose of providing education, information, training, and/or entertainment of a civic or cultural nature. (C8)

“Linen, diaper or uniform supply service” means an establishment providing high volume laundry and garment services, including power laundries (family and commercial), garment pressing and dry cleaning, linen supply, diaper service, and industrial laundries. This use does not include dry cleaning or laundromat. (J18)

“Liquor store” means an establishment that provides for the sale of alcoholic beverages such as beer, wine, and/or distilled spirits for consumption off the site, along with other retail items. This use typically requires an ABC Type 20 or 21 license. Limited consumption on the site can occur only when the appropriate ABC license is obtained, typically an ABC Type 86 license. (~~H9~~I21)

“Live/Work facility” means a building that combines a complete dwelling unit with a commercial or office work space, with both occupancies used by the same person or family. (H7)

Lodge. See Club, lodge, or private meeting hall (C3)

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Lounge. See Bar, nightclub, or lounge. (B2)

Lumberyard. See Building materials and supply or home improvement store. (I7)

“Manufactured home” means a structure that was constructed on or after June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in the traveling mode, or, when erected on site, is three hundred twenty (320) or more square feet, and is designed to be used as a single-family dwelling when connected to the required utilities. (7)

“Manufactured home sales yard” means an establishment that stores and provides manufactured homes, typically in an open setting with a sales office. (~~I24~~I22)

Massage therapy. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

“Meat packing or slaughterhouse” means a facility used for the killing or dressing of animals, including cattle, sheep, swine, goats, horses, or poultry, and the storage, freezing, curing, or packaging of meat or meat products. (D8)

“Marijuana cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of marijuana. (A13)

“Marijuana dispensary or sales” means a facility that provides marijuana or marijuana products to a customer or patient. (~~I20~~I23)

“Marijuana manufacture” means a facility that compounds, blends, extracts, infuses, or otherwise makes or prepares a marijuana product. (D8)

“Meat packing or slaughterhouse” means a facility that slaughters animals and/or packages animal meat for food. (D9)

“Microbrewery” means an establishment that produces small batches of beer for sale on or off of the site, and may or may not include food service. Typically, a microbrewery produces fewer than fifteen thousand (15,000) barrels of beer or ale per year. This use typically requires an ABC Type 23 license. (B4)

“Mining, quarry, or sand and gravel excavation” means an area of land where rock, ore, stone and similar materials are excavated and processed for sale for use off-site. (D10)

“Mini-warehouse or self-storage facility” means an establishment providing rental space, such as rooms, lockers, or containers for the storage of goods and materials, typically on a monthly basis. This use does not include Food locker or Warehouse or distribution center. (56) (K6)

“Mobilehome” means a structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in the traveling mode, or, when erected on site, is three hundred (320) or more square feet, and is designed to be used as a single-family dwelling when connected to the required utilities. (8)

“Mobilehome park” means an area of land where two or more mobilehome sites are rented or leased, or offered for rent or lease, to accommodate mobilehomes or manufactured homes used as a residence. (9) (H8)

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“Mobile vending or food truck” means a motorized vehicle that periodically parks to provide food or foodstuffs to customers. (A14)

Motel. See Hotel or motel. (H6)

“Motor vehicle repair or service, major” means an establishment that provides major repair or servicing of motor vehicles, such as body, chassis, engine, transmission, or exhaust repair or modification. (J19)

“Motor vehicle repair or service, minor” means an establishment that provides minor repair or servicing of motor vehicles, such as the replacement of tires or batteries, smog inspection, oil and filter change, wheel alignment, and fluid flushing, refill, or replacement. (J20)

“Multi-family dwelling” means a building or group of buildings in one complex with multiple separate housing units. A multi-family dwelling can have two units (a duplex,) three units (a triplex,) four units (a fourplex,) or five or more units. Multi-family dwelling includes a mixed use building that also provides separate space for commercial or office use, but does not include an attached single-family dwelling. (10) (11) (12) (H9) (H10) (H11)

Nail care. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

“News, magazine, or flower stand, outdoor” means an establishment that provides newspapers, magazines, flowers, or other similar goods, typically to pedestrians passing by, in a permanent structure open to the outdoors. This use does not include sales from temporary booths or structures. (~~122~~124)

Nightclub. See Bar, nightclub, or lounge. (B2)

“Office; medical, dental, or optometry” means an establishment that provides services, typically by appointment, dealing with human health including dental, chiropractic, medical, optometry, physical therapy, psychology, psychiatry, family counseling, or therapy. This use does not include Barbershop, hair salon, nail care, massage therapy, or day spa. (E6)

“Offices, professional or commercial” means an establishment that provides administrative, clerical, technical, professional or similar business services and typically where products or goods are not provided. Examples include escrow and title, insurance, mortgage, real estate, accounting, architecture, graphic design, finance, consulting, engineering, legal, and similar services. (E7)

“Optical retailer” means an establishment that provides prescription eyeglasses and contact lenses, and where optometry services are not provided on the site. Prescription eyeglasses and contact lenses may be made on the premises. (~~123~~125)

“Outdoor advertising structure” means a structure of any kind or character, erected or maintained for outdoor advertising purposes, upon which a sign may be placed that advertises a use, product, or service that is not provided off-site. (A15)

“Outdoor storage” means the storage of goods or materials outside of any building or structure, but not including storage of a temporary or emergency nature. (A16)

“Park or playground” means an open area typically landscaped and containing play equipment that provides rest and recreation, usually owned by a public agency or homeowner’s association. (57) (G7)

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“Parking facility, off-site” means an area, lot, or structure with one or more levels, other than a street or other public right-of-way, that provides for the parking of motor vehicles as a primary use on the site. This use does not include parking areas or lots that are ancillary and specifically intended to provide parking for the primary use on the site. (K7)

“Pawn shop” means an establishment that provides secured loans to customers, with items of personal property used as collateral. (~~I24~~I26)

“Payday lender or check cashing establishment” is an establishment that cashes checks, warrants, or money orders for a fee, and/or provides short term loans, usually at a high interest rate, that must be paid in full when the borrower receives their next pay check. This use does not include Bank or credit union. (J21)

“Pet grooming” is a personal service establishment that, for a fee, trims, cleans or curries domestic pets such as dogs and cats and which may sell pet supplies. This use does not include Kennel or animal boarding. (J22)

“Pet store” means an establishment where dogs, cats, or other small animals are kept and offered for sale. (~~I25~~I27)

“Pharmacy” means an establishment that provides prescription drugs under the supervision of a pharmacist, and can also provide other retail products. (E8)

“Photography studio” means an establishment where customers can have their portraits taken professionally. (J23)

“Pool hall or billiard parlor” means an establishment where pool and/or billiard games are played for a fee. (C9)

“Post office” means a facility that accepts, processes, and sorts mail, operated by the United States Postal Service. (F10)

Private meeting hall. See Club, lodge, or private meeting hall (C3)

Professional school. See School, charter, trade, vocational, art, business, or professional. (C12)

Produce stand. See Food produce stand. (I13)

“Public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard” means a facility that provides for maintenance, servicing, or storage of fleet vehicles, equipment, or supplies, or for the dispatching of service vehicles; or distribution of supplies or construction materials required in connection with a business activity, public utility service, transportation service, government service, or similar activity. (F11)

“Public safety facility or station” means a facility that is a base for providing public safety and emergency services, including police, fire protection and emergency services. This use does not include Ambulance service. (F12)

Public service pumping station. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

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“Recreational vehicle park” means a lot or area of land where two or more spaces are rented to users of recreational vehicles for overnight parking and use, and that typically provide support services, such as utility hookups and sewer dump facilities. (13) (H12)

“Recycling, large collection facility” means a facility located in an area of over five hundred (500) square feet that accepts recyclable materials from the public by donation, redemption, or purchase for temporary storage and transport to a processing and sorting facility. (J25)

“Recycling, processing or sorting facility” means a facility used for the collection, processing and preparation of recyclable material for efficient shipment, or to an end-user's specifications, by such means as bailing, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. (J26)

“Recycling, small collection facility” means facility located in an area of not more than five hundred (500) square feet that provides for the redemption of California CRV redeemable beverage containers by means of a kiosk, container, mobile unit, reverse vending machine or other collection method. (J24)

“Religious institution or facility” means a facility used primarily to gather for religious worship and related religious activities. (58) (C10)

“Repair shop, large appliance or equipment” means an establishment that restores or repairs major appliances or equipment that generally cannot be easily moved by a single person and is typically placed on the floor. This use typically provides all of its service on-site, and includes repair of large motorized equipment that are not vehicles. (J27)

“Repair shop, small appliance or equipment” means an establishment that restores or repairs small appliances or equipment that generally can be moved by one person and is typically repaired on a table or work bench. This use typically provides all of its service on-site, and includes services such as gunsmithing, lawnmower repair, and home computer repair. (J28)

“Research and development facility” means a facility that is primarily used for the research, design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. This use does not involve the fabrication, mass manufacture, or processing of products. (D11)

“Residential care facility” means a single-family dwelling, group care facility, or similar facility licensed by the State of California for twenty-four (24) hour non-medical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. (14) (15) (H13)

“Residential dwelling located in the same building with office or commercial use” means a building that contains a mix of both residential dwelling units and space used for commercial or office uses. (H14)

“Restaurant, full service” means an establishment providing preparation and sale of a variety of food and beverages with full table service by wait staff. Takeout or delivery service and/or live entertainment may also be provided. If alcoholic beverages are served, this use typically requires an ABC Type 41 or 47 license. (B5)

“Restaurant, limited service with drive-thru pickup window” means an establishment providing preparation and sale of a variety of food and beverages for consumption on or off the site by

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ordering and paying at a counter or drive-thru window. Delivery service and/or live entertainment may also be provided. (B6)

“Restaurant, limited service without drive-thru pickup window” means an establishment providing preparation and sale of a variety of food and beverages by ordering and paying at a counter. Takeout or delivery service and/or live entertainment may also be provided. Drive-thru pickup windows are not provided. If alcoholic beverages are served, this use typically requires an ABC Type 41 or 47 license. (B7)

“Retail sales store” means an establishment providing retail products. This use includes all retail sales establishments that are not more specifically defined in this chapter. (I26I28)

“Retail sales solely via internet, direct mail, or telephone” means an establishment providing retail products for sale and delivery only via internet, direct mail, or telephone communication, with a floor space for storage of products of less than five thousand (5,000) square feet. This use does not include a Call center or a Warehouse or distribution center. If alcoholic beverages are sold, this use typically requires an ABC Type 85 license. (I27I29)

Rooming house. See Boarding house or rooming house. (3) (H3)

“School, private (kindergarten to 12th grade)” means a facility owned and/or operated by a private entity that educates minors in courses of study required by the California Education Code. This use includes a kindergarten, elementary school, middle school, high school, special institution of education, or combination of these, and includes a technical, vocational, or art school only when the students are primarily minors. This use does not include home schooling at a residence. (59) (C11)

“School, public (kindergarten to 12th grade)” means a facility owned and/or operated by a publicly funded school district that educates minors in courses of study required by the California Education Code. This use includes a kindergarten, elementary school, middle school, high school, special institution of education, or combination of these, and includes a technical, vocational, or art school only when the students are primarily minors. This use does not include a charter school. (60) (C12)

"School; charter, trade, vocational, business, or professional" means a facility that is operated either with public funds under a charter contract or with private funds, and that offers specific educational instruction to children and/or adults. This use includes charter schools, secretarial schools, beauty and cosmetology schools, modeling schools, language schools, computer or electronics training schools, arts schools, and automotive repair schools, and similar specialized schools. (C13)

Scrap metal processing. See Junk yard, wrecking yard, or salvage yard. (K5)

“Secondhand or thrift store” means an establishment that accepts donations of secondhand items and clothing, and is typically operated for charitable purposes. (I28I30)

Service station. See Fuel sales, retail, and Motor vehicle repair or service, minor. (H6I15) (J19)

“Shooting range, indoor” means an establishment that is used for archery or firearms practice in a fully-enclosed facility. (J29)

“Shooting range, outdoor” means an establishment that is used for archery or firearms practice, either wholly or partially outdoors. (J30)

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“Single-family dwelling, attached” means a building with two residential dwelling units located on portions of two lots with a building firewall along the lot line, such that the dwelling units may be sold separately. (16) (H15)

Single-family dwelling, detached” means a building with one residential dwelling unit located on one lot. (17) (H16)

“Single-room occupancy (SRO)” means a residential facility of two or more separate individual rooms with typically less than five hundred (500) square feet of floor space, with or without separate kitchen or bathroom facilities for each room, rented on a weekly or monthly basis. Single-room occupancy does not include Hotel or motel. (18) (H17)

“Social service office, assistance center, or guidance center” means a facility that provides counseling, guidance, recuperative, or similar services for persons requiring rehabilitation assistance as a result of economic hardship, mental disability, alcoholism, detention, drug addiction, or similar conditions. This use does not include facilities that provide overnight stay. (F13)

“Specialty construction or trade service” means an establishment that provides construction, installation or maintenance services activities that are typically specialized trade activities, and where some of the service may be provided off-site. This use includes establishments that provide services such as plumbing, electrical work, painting, irrigation, heating/air conditioning, and masonry. This use does not include Repair shop or Motor vehicle repair or service. (J31)

“Storm drainage basin, with or without a park” means a facility that collects storm water from off-site locations into a sunken basin. The facility may be inaccessible to the public, or may be designed to provide partial public access for recreational use. (61) (F14)

“Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar” means a facility that provides group or individualized instruction in a specific activity typically related to the arts. This use does not include Health or fitness facility. (C14)

“Supportive housing” is defined in Section 50675.14 of the Health & Safety Code and has no limit on the length of stay, is linked to onsite or offsite services, and is occupied by a target population as defined in Health & Safety Code Section 53260 (i.e., low income persons with mental disabilities, AIDS, substance abuse or chronic health conditions or persons whose disabilities originated before the person turned 18). Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills. (19) (H18)

“Swap meet or flea market” means a facility that provides typically compartmentalized space, either indoors or outdoors, to vendors who sells or barter merchandise. This use does not include ‘Farmers market,’ ‘Auction or sales house,’ or ‘Auction or sales yard.’ ([429131](#))

“Tailoring or clothing alterations” means an establishment that provides custom making or altering of clothing when not an ancillary use in a clothing store. (J32)

“Tattooing or body art” means an establishment that provides tattooing, body piercing, and other forms of body art allowed by the California Health and Safety Code, except that body art involving ear piercing and permanent cosmetic application are not included and are considered

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ancillary uses in other establishments. This use does not include any use that is more specifically defined in Section 17.62.020. (J33)

“Temporary materials or equipment storage yard” means a facility that is used to store, park, house, or prepare equipment, dirt, materials, or temporary offices or shops to support a construction or demolition activity occurring on another site. (A17)

“Temporary sales office” means a facility that provides temporary office space to support the sale of residences or other structures, and can include related parking. (A18)

“Theater, live or movie” means a facility with an auditorium for viewing movies, plays, acts, or other performances. (C15)

“Tobacco or smoke shop” means an establishment that provides tobacco products or tobacco related paraphernalia in an area greater than forty (40) percent of its total available retail floor space. (~~130~~I32)

Trade school. See School, charter, trade, vocational, art, business, or professional. (C13)

Transit station. See Bus, transit, or train station. (K2)

Travel center. See Truck stop or Travel center. (K7)

“Transitional housing” means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (20) (H19)

“Truck stop or travel center” means an establishment or group of establishments designed to operate together that provide fuel, overnight parking, lodging, food, convenience goods, or other services primarily to truckers and travelers. (K8)

“Trucking or transportation terminal” means a facility designed specifically for large trucks or other vehicles to load, unload, or transfer freight, cargo containers, or other items being shipped, along with associated fueling areas, maintenance facilities, and offices. (K9)

“Urgent care center or other walk-in clinic” means a facility that provides medical treatment of injuries or illnesses that do not require treatment typically provided in an emergency room, typically without an appointment. This use includes urgent care centers, free clinics, hospital-based health clinics, and community health clinics, but does not include ancillary retail clinics located within a retail store, food market, or pharmacy. (E9)

“Vehicle impound yard” means a facility that provides temporary storage of vehicles that have been removed or impounded from public or private property at the direction of a peace officer or because of local ordinance or judicial order. (K10)

“Vending machines” means a device that dispenses a product or service upon activation by the receiver of that product or service. Products can include items such as ice; food and beverages, movies and video games, lottery tickets, newspapers, or similar items, but does not include fueling pumps. (A19)

“Veterinary clinic or office” means a facility where animals are examined, diagnosed, or treated, but typically not kept overnight. (J34)

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“Veterinary hospital” means a facility where animals are kept for observation, diagnosis, treatment, or medical care, and can include overnight surveillance. (J35)

Vocational school. See School, charter, trade, vocational, art, business, or professional. (C13)

“Warehouse or distribution center” means a facility for storage of goods or materials that will eventually be redistributed to retailers, wholesalers, or directly to consumers. This use does not include Mini-warehouse or self-storage facility. (K11)

Winery. See Brewery or winery. (D4)

“Wireless Communication Facility” means an unstaffed facility that transmits and receives wireless telecommunications, and typically consists of an antenna array, connection cables, and equipment room, and an antenna support structure tower, or pole. (F15)

Chapter 17.98

DEFINITION OF TERMS

Sections:

17.98.010 **Applicability**

17.98.020 **Definition of terms.**

17.98.010 **Applicability**

The terms, words, and phrases defined in this chapter shall apply to this title.

17.98.020 **Definition of terms.**

“Abutting” means two (2) or more parcels sharing a common boundary at least at one point.

“Abandoned” means failure to develop, maintain or use a building, structure or improvement or failure to conduct a use upon real property for a stated period of time.

“Access” means safe, adequate and usable ingress or egress to real property, structures or improvements.

“Action” means the decision made by the review authority on a land use application, including appropriate findings, environmental determination and conditions of approval, where applicable.

“Addition” means any construction which increases the size of a building or facility in terms of site coverage, height, length, width, or gross floor area.

“Alley” is a public thoroughfare for the use of pedestrians and/or vehicles, producing only a secondary means of access to the abutting property.

“Alteration” means any construction or physical change in the internal arrangement of rooms or the supporting members of a building or structure or change in the appearance of any building or structure.

“Antenna” means a device for transmitting or receiving radio, television or any other transmitted signal.

“Applicant” means owner(s) of property, or their agent(s) who are seeking privileges provided by this title.

“Attached” means any structure that has a wall or roof in common with another structure.

“Basement” means a portion of building partly or wholly underground and having more than one-half (1/2) of its height below the average level of the adjoining ground.

“Berm” means a mound or embankment of earth.

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“Block” means a parcel of land surrounded by public streets, highways, freeways, railroad rights-of-way, flood control channels, creeks, washes, rivers or unsubdivided acreage or any combination thereof.

“Building” means a permanently located structure, having a roof, for the housing or enclosure of persons, possessions, or property of any kind. Mobile homes, travel trailers and other vehicles, even though permanently immobilized, shall not be deemed to be buildings.

“Building area” means the net portion of the lot remaining after deducting all required setbacks from the gross area of the lot.

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

“Building height” means the vertical distance between the average finished ground surface adjacent to the structure and to the highest point of the structure, excluding architectural features and appurtenances such as, but not limited to, chimneys, vents, antennas, elevators, and similar mechanical equipment.

“Building, main” means a building in which the principal use of the real property is conducted.

“Building setback area, front” means an area extending across the full width of the lot between the front lot line or the existing or future street right-of-way and a structural setback line parallel thereto. On corner lots, the shortest street frontage shall be the front building setback area.

“Building setback area, interior side” means an area extending from the required front building setback area or, where there is no required front building setback area, from the front lot line to the required rear building setback area or, where there is no required rear building setback area, to the rear lot line and from the interior side lot line to a setback line parallel thereto.

“Building setback area, rear” means an area extending across the full width of the lot between the rear lot line and a setback line parallel thereto.

“Building setback area, side” means a building setback area between the side lot line and a line parallel thereto and extending from the front building setback area to the rear building setback area.

“Building setback area, street side” means an area extending from the required front building setback area or, where there is no required front building setback area, from the front lot line to the rear lot line, and from the side street lot line, or the existing or future side street right-of-way (whichever is greater) to a structural setback line parallel thereto.

“Building site” means the ground area of a building together with all open spaces required by this title.

“Carport” means a permanent roofed structure not completely enclosed to be used for vehicle parking.

“City” means the City of Hanford.

“Commercial vehicle” means a vehicle customarily used a part of a business for the transportation of goods or people.

“Commission” means the Planning Commission of the City of Hanford.

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“Conditional use” means a use that may locate within a zone only upon taking measures to address issues that may make the use detrimental to the public health, safety and welfare and will not impair the integrity and character of the zoned district.

“Conditional use permit (CUP)” means a discretionary entitlement which may be granted under the provisions of this title and which when granted authorizes a specific use to be made of a specific property, subject to compliance with all terms and conditions imposed on the entitlement.

“Construction commencement” means the start of construction of a substantial portion on-site and off-site structural improvements after a building permit has been issued.

“Council” means the City Council of the City of Hanford.

“County” means the County of Kings.

“Court” means an open, unoccupied space, other than a yard, unobstructed from ground to sky on the same lot with a building or buildings and which is bounded on two or more sides by the walls of a building.

“Days” means consecutive calendar days unless otherwise stated.

“Decibel (dB / dBA)” is a unit for describing the amplitude of sound, as it is heard by the human ear.

“Density” means the number of dwelling units per gross acre, unless otherwise stated, for residential uses.

“Density Bonus” means an increase in the allowable number of residences granted by the city or county in return for the project’s providing low- or moderate-income housing. A housing development that provides 20 percent of its units for lower-income households, ten percent of its units for very-low income households, or 50 percent of its units for seniors is entitled to a density bonus and other concessions (See California Government Code section 65915).

“Design” means the planning and engineering of the following: street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignment and grades thereof; location and size of all required easements and rights-of-way; fire roads and fire breaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; building, structures and improvements and other such specific physical requirements.

“Detached” means any building or structure that does not have a wall or roof in common with any other building or structure.

“Development” means any change or alteration of real property or its boundary lines, and including, without limitation, the placement or erection of any solid material, structure or improvement thereon; discharge or disposal of any dredged material or any gaseous liquid, solid or thermal waste; grading, removing, dredging, mining or extraction of any soil or materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition or alteration of the size of any structure including any facility of any

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private, public or municipal utility; and the removal of any major vegetation. As used in this title, “structure” includes but is not limited to any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. A “project,” as defined in Government Code Section 65931, is included with this definition.

“Development agreement” means a binding contract between a developer and a city or county establishing the conditions under which a particular development may occur. The local government “freezes” the regulations applicable to the site for an agreed upon period of time. (see California Government Code section 65864)

“Development permit” means a discretionary entitlement which may be granted under the provisions of this title and which when granted authorizes a specific use to be made of specific property, subject to compliance with all terms and conditions imposed on the entitlement.

“Display area” means the area of a building in a retail sales store used to display goods that are for sale.

“Driveway” means a permanently surfaced area providing direct access for vehicles between a street and a permitted off-street parking or loading area.

“Dwelling” or “Dwelling Unit” means a room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

“Easement” means a grant of property rights by the property owner to the public, or any specific person.

“Electric vehicle” means a vehicle that uses a plug-in battery to provide all or part of the motive power of the vehicle, including battery electric, plug-in hybrid electric, or plug-in fuel cell vehicle.

“Electric vehicle service equipment” means an electric component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles by permitting the transfer of electric energy to a battery or other storage device in an electric vehicle.

“Establishment” means land, buildings, rooms, space, and/or equipment necessary for conducting business.

“Façade” means the exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

“Family” is an individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind.

“Facility” means land, buildings, rooms, space, and/or equipment necessary for doing something.

“FAR (Floor Area Ratio)” is a measure of development intensity. FAR is the ratio of the floor area of a building to the area of its site. For instance, both a two-story building that covers an entire lot and a four-story building that covers 1/2 of a lot have a FAR of 2.

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“Fence” means a barrier surrounding or located upon a parcel of real property or a portion thereof and intended to prevent escape or intrusion therefrom or to identify a boundary identity, including without limitation, screened, solid (ninety percent (90%) or more closed to air, light and vision), open (fifty percent (50%) or more), or temporary and which may be constructed from wood, metal or masonry material or any combination thereof.

“Floor area” means the gross area included within the surrounding exterior finish wall surface of a building or portion thereof, exclusive of courtyards.

“Furniture” means the things placed in a room which equips it for living. This normally includes beds, tables, chairs, sofas, desks, and shelves. Home appliances, outdoor/patio furniture, wall cabinets, garage storage units and home furnishing accessories are excluded from the definition of furniture.

“Garage” means an enclosed building, or a portion of an enclosed building used for the parking of vehicles.

“General Plan” means a document adopted by the City Council containing statement of policies, including text and diagrams, setting forth objectives, principles, standards, and plan proposals, for the future physical development of the City of Hanford.

“Glare” means the effect produced by brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

“Grade” means the degree of rise or descent of a sloping surface.

“Grade, finished” means the final elevation of the ground surface after development.

“Grade, natural” means the elevation of the ground surface in its natural state before man-made alterations.

“Grading” means the stripping, cutting, filling, stockpiling of earth or land, including the land in its cut or filled condition.

“Gross acreage” means the total area within the lot lines of a lot or parcel of land before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel, and does not include adjacent lands already dedicated for such purposes.

“Hazardous waste” means either of the following:

1. A waste, or combination of wastes, which because of its quantity, concentration or physical, chemical or infectious characteristics may either:
 - a. Cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness, or
 - b. Pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed;
2. A waste which meets any of the criteria for the identification of a hazardous waste adopted by the State Department of Health Services pursuant to Health and Safety Code Section 25117 or any other federal, state or local law or regulation;
3. Resource Conservation and Recovery Act hazardous wastes;

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4. Unless expressly provided otherwise, the term “hazardous waste” shall be understood to also include extremely hazardous waste and acutely hazardous waste. (Health and Safety Code Section 25117.)

“Improvement” means any item which becomes part of, placed upon, or is affixed to real estate.

“Infill development site” means a parcel or group of parcels that make up a site that is vacant or underutilized and is surrounded by developed land or parcels on at least seventy-five (75) percent of its perimeter. Infill development sites include previously developed sites that may/will be redeveloped.

“Integrated shopping center” means a combination of three (3) or more business establishments permitted or conditional permitted in the zone district in which they are located where off-street parking, landscaping, lighting, or other features are developed, managed and maintained jointly.

“Kitchen” means any room, all or any part of which is designed and/or used for cooking and the preparation of food.

“Landscaping” means an area devoted to, or developed and maintained predominantly with, native or exotic plant materials including lawn, groundcover, trees, shrubs and other plant materials; artificial turf and other permeable surfaces; and also including accessory decorative outdoor landscape elements such as pools, fountains, paved or decorated surfaces (excluding driveways, parking, loading or storage areas), and sculptural elements.

“Land use” means a description of how land (real estate) is occupied or utilized.

“Loading Space” means an off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

“Lot” means a parcel, tract or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon. The classifications of lots are:

1. “Corner” means a lot located at the intersection of two or more streets at an angle of not more than one hundred thirty-five (135) degrees. If the angle is greater than one hundred thirty-five (135) degrees, the lot shall be considered an interior lot.
2. “Flag” means a lot having access or an easement to a public or private street by a narrow, private right-of-way.
3. “Interior” means a lot abutting only one street.
4. “Key” means a lot with a side line that abuts the rear line of any one or more adjoining lots.
5. “Reverse corner” means a corner lot, the rear of which abuts the side of another lot.
6. “Through” means a lot having frontage on two generally parallel streets, with only one primary access. (See “Illustration of Terms.”).

“Lot area” means the net horizontal area within bounding lot lines after dedication.

“Lot coverage” means the area of a lot covered by buildings excluding eaves, projecting balconies, ground-level paving, landscaping, and open recreational facilities.

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“Lot depth” is the horizontal distance between the midpoint of the front lot line and the midpoint of the rear lot line.

“Lot frontage” means the portion of the lot contiguous to the street.

“Lot line” means any boundary of a lot. The classifications of lot lines are:

1. “Front” means on an interior lot, the line separating the parcel from the street. On a corner lot, the shorter lot line abutting a street. (If the lot lines on a corner lot are equal in length, the front lot line shall be determined by the director). On a through lot, the lot line abutting the street providing the primary access to the lot.
2. “Interior” means any lot line not abutting a street.
3. “Rear” means a lot line, not intersecting a front lot line, which is most distant from and most closely parallel to the front lot line.

“Lot Width” means the horizontal distance between side lot lines, measured at the front setback line.

“Mall” means a large building or series of connected buildings containing a variety of retail stores, restaurants, and entertainment activities including, but not limited to, such activities as theaters, arcades, amusement rides, rock-climbing and other indoor recreation opportunities that serve a regional population.

“Median” means a paved or planted area separating a street or highway into two (2) or more lanes of opposite directions of travel.

“Nonconforming lot” means a lot, the area, frontage or dimensions of which do not conform to the provisions of this zoning code.

“Nonconforming structure” means a structure, lot or use which did conform to applicable laws when constructed or initiated, and which does not now conform to the provisions of this zoning code.

“Nonconforming use” means a use complying with applicable laws when established but which does not conform to the provisions of this zoning code.

“Open space” means any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Does not include area covered by buildings or accessory structures (except recreational structures), paved areas (except recreational facilities), proposed and existing public and private streets or driveways, and school sites.

“Open space, common usable” means recreational or leisure space for the shared use of residents of a multi-unit development with no dimension less than 20-feet and may include gardens, playgrounds, courtyards, swimming pools, sitting areas, court games, recreation rooms, exercise rooms or gyms, spas, community rooms, lawn/turf used for open play, ponds, fountains, atriums, picnic areas, rooftop gardens or green roofs, or similar uses or facilities.

“Overhang” means the part of a roof or wall that extends beyond the façade of a lower wall.

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“Overlay district” is a district established by this zoning code which may be applied to a lot or portion thereof only in combination with a base district.

“Parapet” means the extension of the main walls of a building above the roof level.

“Parcel” means a parcel of land under one ownership that has been legally subdivided or combined and is shown as a single parcel on the latest recorded map in the Kings County recorder’s office.

“Parking area” means any public or private land area designed and used for parking motor vehicles including parking lots, garages, private driveways, and legally designated areas of public streets.

“Parking lot” is an off-street, ground-level area, usually surfaced and improved, for the temporary storage of motor vehicles.

“Parking ratio” means the number of parking spaces provided per 1,000 square feet of floor area.

“Parking, shared” means a public or private parking area used jointly by two or more uses.

“Parking space” is the space marked for the parking of a motor vehicle within a public or private parking area.

“Parking structure or structured parking” means a multi-story car park (also called a parking garage or indoor parking) designed for car parking and where there are a number of floors or levels on which parking takes place.

“Parkway” means that portion of the public street right-of-way between the curb or curb line and the adjacent sidewalk or property line, as applicable, used for or which may be used for the purpose of planting and maintaining street trees, shrubs, hedges, or other plants. In some areas within the city, park strips may extend into a private property’s yard beyond the sidewalk. Park strips may be located on private property or may abut private property.

“Performance standards” means zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards may provide specific criteria to limit noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, or visual impact of a use.

“Permit” means a written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law, but not allowed without such authorization.

“Person” means any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, company, joint stock association, corporation, estate, trust, organization, business, business trust, public agency, school district, state of California, and its political subdivisions or instrumentalities, receiver, syndicate or any group or combination thereof, acting as a unit, including any trustee, receiver or assignee.

“Permitted use” means any use allowed in a land use zoning district and subject to the provisions applicable to that district.

“Planned unit development (PUD)” means the development of a parcel(s) or structure(s) with two or more different land uses such as, but not limited to a combination of residential, office,

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manufacturing, retail, public or entertainment in a single or physically integrated group of structures.

“Principal use” means the primary or predominate use of any lot, building or structure.

“Project” means the total development within the boundaries as defined on the development plan.

“Public right-of-way” means a strip of land acquired by reservation, dedication, prescription, voluntary purchase and sale, or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer and/or any other public uses.

“Recreational vehicle” means a vehicle or trailer capable of human habitation or designed or used for recreational camping or travel use, whether self-propelled or mounted on or drawn by another vehicle, or any structure inspected, approved and designated a recreational vehicle and bearing the insignia of the state of California or any other state or federal agency having the authority to approve recreational vehicles. RVs include, without limitation, any of the following: camp trailer, as defined by the California Vehicle Code Section 324; house car, as defined by California Vehicle Code Section 362; trailer coach, as defined by California Vehicle Code Section 635; mobile home, as defined by California Vehicle Code Section 396; bus, as defined by California Vehicle Code Section 233, whether altered or unaltered or for commercial or private use; boat, watercraft, and/or trailer for a boat or watercraft; trailers designed to carry persons, property or animals on its own structure and to be drawn by a motor vehicle; and recreational vehicle, as defined by the California Health and Safety Code Section 18010.

“Recycling” means the process by which waste products are reduced to raw materials and transformed into new reused or reconstructed products which meet the quality standards necessary to be used in the market place.

“Review authority” means the person, committee, commission or council responsible for the review and/or final action on a land use entitlement.

“Right-of-way” means a strip of land acquired by purchase, reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, and other similar uses.

“Rounding of quantities” means the consideration of distances, unit density, density bonus calculations, or other aspects of development or the physical environment expressed in numerical quantities which are fractions of whole numbers; the numbers are to be rounded to the nearest highest whole number when the fraction is .5 or more, and to the next lowest whole number when the fraction is .5, except as otherwise provided in this zoning code.

“Screened or screening” means shielded, concealed, and effectively hidden from view by a person standing at ground level on an abutting site, or outside the area, screened by a fence, wall, hedge, berm, or similar architectural or landscape feature that is at least 90% view obscuring.

“Setback” means the area between the setback line and property line.

“Setback line” is a line within a lot parallel to and measured from a corresponding lot line, forming the boundary of a required yard and governing the placement of structures and uses on the lot.

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“Sign” means any letter or symbol made of cloth, metal, paint, paper, wood or other material of any kind whatsoever placed for advertising, identification or other similar purposes on the ground or on any wall, post, fence, building, structure, vehicle or on any place whatsoever.

“Site” the land or area that is the subject of a development project or use, and may include more than one lot or parcel.

“Site area” means the net horizontal area included within the boundary lines of a site, not including the area within the established right-of-way of a public street, future public street, or railroad, or any other area dedicated or to be dedicated for a public use.

“Site plan” means a plan, prepared to scale, showing accurately and with complete dimensioning all of the buildings, structures, and uses and the exact manner of development proposed for a specific parcel of land.

“Slope” means the degree of deviation of a surface from the horizontal, usually expressed in percentage or degrees.

“Solar facilities” means the airspace over a parcel that provides access for solar energy system to absorb energy from the sun.

“Specific plan” means a plan consisting of text, maps and other documents and exhibits regulating development within a defined area of the city, consistent with the General Plan and the provisions of Government Code Section 65450 et seq.

“Story” means that portion of a building included between the surface of any floor and the surface of any floor next above it, or if there be no floor above it, then the space between such floor and ceiling next above it.

“Street” means any public or private thoroughfare with a width of twenty feet (20’) or more which affords a primary means of access to abutting property.

“Street, private” means a street in private ownership, not dedicated as a public street, which provides the principal means of vehicular access to a property and not to be construed to mean driveways, alleys, or parking areas.

“Street, public” is a street owned and maintained by the City, the County, or the State. The term includes streets offered for dedication which have been improved or for which a bonded improvement agreement is in effect.

“Structural Alterations” means any change in the supporting members of a structure such as the bearing walls or partitions, columns, beams, or girders.

“Structure” means anything constructed or built. An edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

“Structure, accessory” means a subordinate building which is incidental and not attached to the main building or use on the same lot. If an accessory building is attached to the main building or if the roof is a continuation of the main building roof, the accessory building shall be considered an addition to the main building. Includes structures regardless of whether a Building Permit is required, including, but not limited to, enclosed and unenclosed patios, barns, guesthouses, second dwelling units, garages, carports, storage buildings/sheds, trellis, gazebos, decks, and real or artificial rockscapes.

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“Structure, temporary” means a structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

“Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

“Temporary structure” is a structure without any foundation or footings, and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

“Temporary use” means a use established for a designated period of time, with the intent to discontinue the use at the end of the designated time period.

“Traffic safety sight area” means a space that is set aside on a corner lot in which all visual obstructions, such as structures and plantings, which inhibit visibility and thus cause a hazard to traffic and pedestrian safety are prohibited.

“Transient basis” means a continuous period of two (2) weeks or less.

“Underutilized land” means land with a structure or structures that occupy only a small portion of the land and is being used significantly below its potential use.

“Use” means the purpose (type or extent) for which land or a building is arranged, designed or intended or for which either land or a structure is occupied or maintained.

“Use initiation” means the implementation of a use on a parcel or occupancy of a structure, or construction of substantial site improvements after a building permit has been issued, subject to determination by the director.

“Use, accessory” means a use which is incidental to, and customarily associated with, a specified principal use and which meets the applicable conditions set forth in this ordinance.

“Use, allowed” means a use listed by the regulation of any particular district as a permitted use within that district and permitted therein as a matter of right when conducted in accord with the regulations established by this Ordinance.

“Use, conditional” means a use listed by the regulations of any particular district as a conditional use within that district and allowable therein, solely on a discretionary and conditional basis, subject to development/design review or to a Conditional Use Permit, and to all other regulations established by this Code.

“Use, principal” means a use which fulfills a primary function of a household, establishment, institution, or other entity.

“Use, temporary” means a use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

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“Variance” means a discretionary entitlement which permits the departure from the strict application of the development standards contained in this zoning code.

“Vehicle” means self-propelled device by which persons or property may be moved upon a highway, excepting a device moved by human power or used exclusively upon stationary rails or tracks.

“Wildlands” means any area of land that is essentially unimproved, in a natural state of hydrology, vegetation and animal life, and not under cultivation.

“Yard” means an open space that lies between the principal or accessory building or buildings and the nearest lot line.

“Zero Lot Line” means the location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

“Zoning certificate of occupancy” means a permit issued by the community development department which allows the occupancy of a structure which conforms to all applicable provisions of this chapter and any and all conditions or requirements issued by the city or any of its departments, or by any other federal, state or local agency or body.

“Zoning district” means a portion of the city within which certain uses of land and structures are defined, and regulations are specified.