

AMENDED AGENDA

PLANNING COMMISSION of the CITY OF HANFORD

**COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, July 25, 2017**

CALL TO ORDER

ROLL CALL

INVOCATION

FLAG SALUTE

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. 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.

- 1. Approval of the Minutes of the May 10, 2017 Joint Meeting with City Council**
- 2. Approval the Minutes of the June 13, 2017 Meeting**

- 3. Denial of Time Extension No. 2017-02: A request to extend the life of Tentative Tract Map No. 911 for 24 months. The project is applicable to property located on Monte Vista Court, north of Hanford-Armona Road, between Kimball Lane and Leslie Lane (APN 012-450-014 through 012-450-022).**

PUBLIC HEARING

- 4. TENTATIVE PARCEL MAP NO. 2017-02, a request to subdivide a 2.89-acre property into two parcels (Parcel A: 1.69 acres; Parcel B: 1.20 acres) in the R-L-12 Low-Density Residential Zone District. The project is located at 2634 Meadow Court (APN 014-400-031).**

GENERAL BUSINESS

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

ADJOURNMENT

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available to public inspection in the Planning Division Office located at 317 N. Douty Street, Hanford, California 93230, during normal business hours. Such documents are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post documents 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 Planning Division's office, 559-585-2580, 317 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}

APPEALS:

Any action of the Planning Commission, which is a final project decision, may be appealed to the City Council by the applicant or any adversely affected person. To file an appeal, an appeal application and filing fee of \$1,000.00 must be submitted to the Community Development Department, 317 N. Douty Street, Hanford, California, within ten (10) days following the date of the final decision of the Planning Commission.



**AGENDA
STAFF REPORT**

MEETING DATE: 7/25/2017

AGENDA SECTION: 1

SUBJECT:

Approval of the Minutes of the May 10, 2017 Joint Meeting with City Council

RECOMMENDATION:

Approve the Minutes of the May 10, 2017 Joint Meeting with City Council.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

051017 Minutes (Joint Meeting)



**CITY COUNCIL MEETING
MINUTES
May 10, 2017 5:30 PM
Training Room
319 N. Douty**

CALL TO ORDER JOINT MEETING:

Mayor David Ayers called the joint meeting to order at 5:30 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
Martin Devine	Council Member	Present	5:30 PM
Sue Sorensen	Vice Mayor	Present	5:30 PM
David Ayers	Mayor	Present	5:30 PM
Francisco Ramirez	Council Member	Present	5:30 PM
Justin Mendes	Council Member	Present	5:30 PM
Ajmer Nahal	Commissioner	Present	5:30 PM
Angel Vee Galvan	Commissioner	Present	5:30 PM
Savino Perico	Commissioner	Present	5:30 PM
Richard Douglas	Commissioner	Present	5:30 PM
Dennis Ham	Commissioner	Present	5:30 PM
Travis Paden	Commissioner	Present	5:30 PM
Michael Johnston	Commissioner	Present	5:30 PM

FLAG SALUTE:

Commissioner Galvan led the flag salute.

PUBLIC COMMENT - JOINT MEETING:

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

Larry Thacker of Caliva is looking forward to working with the City to establish a regulatory program. Mr. Thacker commented that being too restrictive on the number of permits could prevent flexibility for the City as the industry grows and develops. He did support regulations that would require audited financial statements and not allow volatile extraction methods.

Lilian Koenig stated that she was interested in the Williamson Act and how that can be incorporated with farmers that may be interested in growing marijuana.

Randi Knott of Genezen stated their interest in limiting the number of premises rather than limiting the square footage of the facilities.

GENERAL BUSINESS:

A. Update, Discussion and Direction on the Proposed Cannabis Ordinance

Community Development Director Darlene Mata provided a brief history of past discussions, objectives, and actions taken by the City Council. She also discussed the regulatory background in California. Ms. Mata highlighted key elements in the draft ordinance including 1) consistent with State requirements; 2) requires a valid State permit; 3) all businesses require a Commercial Cannabis Permit; 4) all employees require a permit and background check; 5) limits number of permits; 6) application/renewal process; 7) appeal process; and 8) allows establishment of fee by resolution of the City Council.

David McPherson of HdL Companies and City staff responded to questions and comments of the Planning Commissioners and City Council. Staff requested and received direction on the following issues:

- 1) Council provided consensus to limit to Heavy Industrial Zone.
- 2) Council provided consensus to allow Medical Cannabis only.
- 3) Council provided consensus to not allow outdoor cultivation and requested a definition for greenhouses.
- 4) Council provided consensus to not allow dispensaries and deliveries.
- 5) Council directed staff to have meetings with the industry to review and evaluate the method of solvent based extraction, then bring back a recommendation.
- 6) Council directed staff to have meetings with the industry to review and evaluate an appropriate number of permits that should be issued, then bring back a recommendation; Staff will also pull this policy out of the Ordinance and add it to a Resolution so that it will be more efficient if the Council chooses to modify it in the future.
- 7) Council provided consensus to create a full cost recovery in the permit fee.

Ms. Mata gave an overview of the application process and stated that more detailed procedures will be adopted by Resolution. She discussed the schedule and timeline to approve the proposed Ordinance, accept applications, and award permits. The Council also directed staff to provide a schedule for adoption of a tax measure for the November 2018 election.

ADJOURNMENT:

Mayor Ayers adjourned the meeting at 7:32 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk



**AGENDA
STAFF REPORT**

MEETING DATE: 7/25/2017

AGENDA SECTION: 2

SUBJECT:

Approval the Minutes of the June 13, 2017 Meeting

RECOMMENDATION:

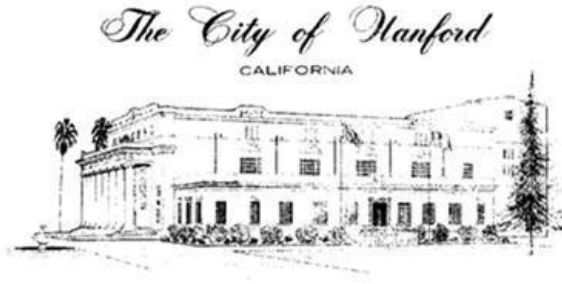
Approve the Minutes of the June 13, 2017 meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

06-13-17



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, June 13, 2017

CALL TO ORDER

Chairperson JOHNSTON called the meeting to order at 7:00 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Present	
Ajmer Nahal		Present	
Richard Douglas		Present	
Michael Johnston		Present	
Travis Paden		Present	
Savino Perico		Present	
Angel Vee Galvan		Present	

INVOCATION

Commissioner PADEN provided the invocation.

FLAG SALUTE

The flag salute was led by Commissioner Galvan.

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. 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.*

1. Martin Prater stated that the 2035 General Plan is not representative of the people's wishes. He plans to challenge the disqualification of the referendum petition in court.
2. Bob Ramos was initially in favor of declaring the undeveloped park land surplus, but he is now opposed. He recommended that the City set aside funds to upgrade the undeveloped land gradually. He does not want the land to be sold.
3. Rose Shapley expressed concern that the actuals for 2016 are not available. She has suggested ways the City can save money in order to develop the vacant park land.
4. Pam Johnson spoke against the new Hidden Valley Park zoning and stated that the rest of the Zoning Ordinance could have been approved without that portion.
5. Michael Quinn does not want Hidden Valley Park to be sold. He gathered signatures for the referendum and people were opposed to the sale of the vacant park land.
6. Lou Martinez is opposed to the zoning change for Hidden Valley Park and feels that the City should retain the property.
7. Nathan Odom stated that the Hidden Valley Park issue comes back every couple years. He is not sure what the Planning Commission's wishes are regarding this property.

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.

Approve Minutes of the April 25, 2017 Meeting

Motion by Commissioner PADEN, seconded by Commissioner HAM, to approve the Consent Calendar.
Motion carried by the following roll call vote:

AYES: Commissioners: PADEN, HAM, GALVAN, DOUGLAS, PERICO, NAHAL,
NOES: Commissioners: NONE
ABSTAIN: Commissioners: JOHNSTON
ABSENT: Commissioners: NONE

PUBLIC HEARING

1. **VARIANCE No. 2017-02, a request to deviate from the standards of the Municipal Code Section 17.56.090 (A) to exceed signage allowances on the primary and secondary frontage for a hotel in the C-H Highway Commercial Zone District. The project is located at 1589 Glendale Avenue (APN 011-060-059).**

Chairperson JOHNSTON opened the Public Hearing at 7:29 p.m. and called for the Staff Report. Associate Planner de Silva presented the Staff Report, recommended approval, and invited questions of staff. There were no questions.

Chairperson JOHNSTON opened Public Comment:

FAVOR

William Perry, counsel for the applicant, thanked the Planning Commission and City staff for their consideration. Mr. Perry and the applicant concur with staff's recommendation and encouraged approval of the Variance.

OPPOSED
None.

Following Public Comment, Chairperson JOHNSTON opened Commission Discussion. Commissioner HAM felt that proposed north side signage was excessive and that it should be reduced.

Chairperson JOHNSTON closed the Public Hearing at 7:37 p.m. and called for a motion.

Motion by Commissioner DOUGLAS, seconded by Commissioner PERICO, to adopt Resolution No. 2017-10 approving Variance No. 2017-02. Motion carried by the following roll call vote:

- AYES: Commissioners: DOUGLAS, PERICO, PADEN, GALVAN, NAHAL, JOHNSTON
- NOES: Commissioners: HAM
- ABSTAIN: Commissioners: NONE
- ABSENT: Commissioners: NONE

2. MUNICIPAL CODE AMENDMENT No. 2017-02, is a request by the City of Hanford to amend the Hanford Zoning Ordinance Title 17, specifically Chapter 17.08 amending Table 17.08.030 adding commercial medical cannabis uses as conditional uses in the I-H (Heavy Industrial) zone and add Chapter 17.69 Cannabis Related Uses and Activity to further regulate cannabis land uses.

Chairperson JOHNSTON opened the public hearing at 7:40 p.m. and called for the Staff Report. Community Development Director Mata presented the staff report, recommended approval, and invited questions.

Commissioner PADEN recommended an amendment to Section 17.69.040(b)(1) to read, "It shall be no closer than five hundred (500) feet . . ." and 17.69.040(b)(2) to read, "It shall be no closer than one thousand five hundred (1,500) feet from . . ."

Following questions of staff, Chairperson JOHNSTON opened Public Comment.

FAVOR

1. Randy Knott, Director of Government Affairs for Genezen, thanked Police Chief Sever and Director Mata for working with them, encouraged recommended approval to the City Council, and invited questions.
2. Rand Martin, Caliva, expressed appreciation to staff and encouraged the Commissioners to recommend approval to the City Council.

OPPOSED
None

Chairperson JOHNSTON closed the Public Hearing at 8:02 p.m. and called for a motion.

Motion by Commissioner PADEN, seconded by Commissioner NAHAL, to approve Resolution 2017-11 recommending approval of Municipal Code Amendment 2017-02 to the City Council, with recommended amendments to Section 17.69.040(b)(1) and 17.69.040(b)(2). Motion carried by the following roll call vote:

- AYES: Commissioners PADEN, NAHAL, HAM, GALVAN, DOUGLAS, PERICO, JOHNSTON
- NOES: Commissioners NONE
- ABSTAIN: Commissioners NONE
- ABSENT: Commissioners NONE

Attachment: 06-13-17 (2046 : PC Min 6-13-17)

GENERAL BUSINESS

3. Finding of General Plan Consistency for the disposition of approximately 18.1 acres which is a portion of the parcel at the southwest corner of West Cortner Street and 11th Avenue (A portion of APN 008-360-006).

Director Mata presented the staff report, recommended a finding of consistency, and invited questions from the Commissioners.

Following questions of staff, Chairperson JOHNSTON called for a motion.

Motion by Commissioner DOUGLAS, seconded by Chairperson JOHNSTON, to find the disposition of the 18.1 acres of real property located adjacent to Hidden Valley Park consistent with the 2035 General Plan, adopted April 24, 2017, in accordance with Government Code Section 65402. Motion failed by the following roll call vote:

AYES: Commissioners DOUGLAS, JOHNSTON, PERICO
 NOES: Commissioners HAM, GALVAN, PADEN, NAHAL
 ABSTAIN: Commissioners NONE
 ABSENT: Commissioners NONE

Motion by Commissioner PADEN, seconded by Commissioner GALVAN, to continue the meeting to June 27, 2017. Motion carried by the following roll call vote:

AYES: Commissioners PADEN, GALVAN, HAM, DOUGLAS, PERICO, NAHAL, JOHNSTON
 NOES: Commissioners NONE
 ABSTAIN: Commissioners NONE
 ABSENT: Commissioners NONE

Commissioner GALVAN stated that she needed more time to review the 2035 General Plan.

Commissioner PADEN requested copies of all the historic documents relating to Hidden Valley Park, listed under Property Background in the staff report. He also requested information regarding other parcels within the City that have more than one zoning designation. Staff will provide this information before the continued meeting date of June 27, 2017.

THE MEETING CLOSED AT 8:31 p.m. AND RECONVENED JUNE 27, 2017 at 7:00 p.m.

When the meeting reconvened, Commissioners HAM, GALVAN, PADEN, DOUGLAS, PERICO, and JOHNSTON were present. Commissioner NAHAL was absent.

Community Development Director Mata briefly reviewed the item, noting that the first motion for a finding of General Plan Consistency had failed and there was a vote to continue the meeting. Thus, the item was brought before the Commission at the reconvening of the June 13, 2017 meeting. She informed the Commissioners that attorney Richard Harriman had emailed comments to be presented at this reconvening; however, because there is no Public Comment at this continued meeting, his comments were not distributed.

Chairperson JOHNSTON invited Commissioners' comments.

Commissioner PADEN stated that as he was walking out of the meeting on June 13, he was approached with the following comments: 1) Planning Commission was in violation of Robert's Rules of Order and the Brown Act, and 2) The Commissioners should not have to state why they voted "No" on June 13.

City Attorney Mizote replied: 1) The Commission is not in violation of Robert's Rules of Order or the Brown Act; 2) The Commission must make findings based on evidence in the record. So, staff must provide evidence of findings. He strongly recommended that each Commissioner state why they decided, based on findings.

Commissioner HAM stated that he confirmed with the school districts that school property was not to be used as park land. He stated that Page 3-19 of the 2014 Climate Action Plan is not being followed. City Council requested this review in March (before adoption of the 2035 General Plan); therefore, he felt that findings should be based on the 2002 General Plan.

Commissioner GALVAN asked how they could find it consistent, if there are old houses and new houses. Director Mata replied that it is based on density. This property is zoned "R-L-5," which is the same as the surrounding property.

Commissioner PADEN read a statement that he found this to be one of the toughest issues he has faced as a Commissioner but that the Commission has to make a recommendation based on findings, and vote without bias.

Commissioner PERICO suggested that those who disagree with the zoning apply for a General Plan Amendment and Rezoning. He encouraged people to meet with their City Councilmembers when they have concerns.

Chairperson JOHNSTON requested a motion.

Motion by Commissioner DOUGLAS, seconded by Commissioner JOHNSTON, to find the disposition of the 18.1 acres of real property located adjacent to Hidden Valley Park consistent with the 2035 General Plan, adopted April 24, 2017, in accordance with Government Code Section 65402. Motion carried by the following roll call vote:

AYES: Commissioners DOUGLAS, JOHNSTON, GALVAN, PADEN, PERICO
 NOES: Commissioners HAM
 ABSTAIN: Commissioners NONE
 ABSENT: Commissioners NAHAL

DIRECTOR'S COMMENTS

City Council will meet on Wednesday, July 5 (due to the July 4 holiday), 7:00 p.m. They will hear the Cannabis Ordinance.

Each Commissioner was given a 500-ft. radius map from their place of residence, for future reference in determining whether or not they have a conflict of interest with a project.

Commissioner PADEN asked if he should also consider his parents' rental properties, which will eventually be his. City Attorney Mizote recommended that he consider the property his, to avoid potential for conflict. Commissioner PADEN will get the addresses to staff for preparation of another 500-ft. radius map(s).

COMMISSIONERS' ITEMS OF INTEREST

Commissioner HAM requested basic study sessions regarding Assessor's Parcel Maps, traffic studies, CEQA, finding consistency and setting precedence.

Director Mata stated that there are some training opportunities, specifically for planning commissioners, coming up. She will get the information to the Commissioners. After that, staff can answer questions specific to Hanford.

Commissioner PADEN would also appreciate training in CEQA findings. He requested that Zoning Ordinance page numbers for the findings be cited in staff reports, so they know what section to refer to. He also requested updates on projects they have approved.

Director Mata replied that she tries to report when City Council decides on projects. She will notify the commissioners of grand openings, but she is not always aware of what building permits have been issued each day. She suggested that Commissioners refer those questions to Building Division staff, and they can check computer records.

Commissioner DOUGLAS thanked City Attorneys Zamora and Mizote, Director Mata, and Associate Planner de Silva, for all their work on this.

Chairperson JOHNSTON asked if there will be a group picture of the Planning Commission. Director Mata replied that staff will email the Commissioners before a meeting, when we know that all will be present.

ADJOURNMENT

Chairperson JOHNSTON adjourned the meeting at 7:32 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



**AGENDA
STAFF REPORT**

MEETING DATE: 7/25/2017	AGENDA SECTION: 3
--------------------------------	--------------------------

SUBJECT:

Denial of Time Extension No. 2017-02: A request to extend the life of Tentative Tract Map No. 911 for 24 months. The project is applicable to property located on Monte Vista Court, north of Hanford-Armona Road, between Kimball Lane and Leslie Lane (APN 012-450-014 through 012-450-022).

See attached staff report.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report Time Extension No. 2017-02
Exhibit A: Tentative Tract Map No. 911
Exhibit B: Planned Unit Development No. 2014-02
Exhibit C: Resolution No. 2015-16 (Tentative Tract 911)
Exhibit D: Resolution 15-22-R (Planned Unit Development No. 2014-02)
Exhibit E: Filed Notice of Exemption

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: Tuesday, July 25, 2017

PROJECT: **TIME EXTENSION NO. 2017-02**, a request to extend the life of Tentative Tract 911 for two years.

LOCATION: The property is located on Monte Vista Court, north of Hanford-Armona Road, between Kimball Lane and Leslie Lane (APN 012-450-014 through 012-450-022).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Deny Time Extension No. 2017-02, due to Tentative Tract Map No. 911's inconsistency with the 2035 General Plan and Zoning Ordinance.

RECOMMENDED MOTION

1. I move to deny Time Extension No. 2017-02, due to Tentative Tract Map No. 911's inconsistency with the 2035 General Plan and Zoning Ordinance.

PROJECT PROPOSAL

Time Extension No. 2017-02 is a request to the Planning Commission, by Estrella Associates, Inc, to extend the life of Tentative Tract 911 for two years. If approved, the time extension would extend the expiration of Tentative Tract 911 until July 14, 2019.

No automatic state map extensions are applicable to this project.

BACKGROUND INFORMATION

Planned Unit Development No. 2014-02

Planned Unit Development No. 2014-02 proposed the construction a 40 unit single-family, small-lot development with some access from private streets in the RM-3 Medium-Density Residential zone district, with deviations proposed to the RM-3 standards such as reduced lot sizes, reduced setbacks, reduced street-widths and reduced frontage requirements.

On March 24, 2015 the Planning Commission held a public hearing and denied Planned Unit Development 2014-02, consistent with staff's recommendation based on an inability to make the necessary Planned Unit Development findings, lack of amenities provided for the project, concern over a home-owner's association, and concerns with the City maintaining a substandard "street" should the home-owner's association be dissolved.

Later, on April 21, 2015 the applicant appealed the Planning Commission's decision to the City Council. By a 5-0 vote, the City Council voted to overturn the decision of the Planning Commission and approve Planned Unit Development 2014-02, with the condition that the

applicant would widen Buena Vista Lane to a 26 foot, privately maintained street. With the stipulation in place, a Resolution 15-22-R was approved by the City Council on May 19, 2015.

Tentative Tract 911

On July 14, 2015, the Planning Commission approved Tentative Tract Map No. 911, which subdivided 3.42 acres into 40 single-family residential lots and a privately-maintained street on property designated as RM-3 Medium-Density Residential under the 2002 Zoning Ordinance. Tentative Tract 911 was approved subject to the conditions of Planned Unit Development No. 2014-02, approved by the City Council under Resolution 15-22-R on May 19, 2015.

See Tentative Tract Map 911, attached as **Exhibit A**.

See Planned Unit Development No. 2014-02, attached as **Exhibit B**.

See Planning Commission Resolution No. 2015-16, approving Tentative Tract 911, attached as **Exhibit C**.

See City Council Resolution No. 15-22-R, approving Planned Unit Development No. 2014-02, attached as **Exhibit D**.

PROJECT EVALUATION

The project is located on Monte Vista Court, north of Hanford-Armona Road, between Kimball Lane and Leslie Lane (APN 012-450-014 through 012-450-022). When the project was originally approved, the project was subject to the requirements of the 2002 General Plan and Zoning Ordinance, which designated the property as Medium-Density Residential and RM-3. Under the current 2035 General Plan and Zoning Ordinance, the property is designated as Low-Density Residential and zoned R-L-5 Low-Density Residential. See Figure 1-5, below.

Figure 1
Land Use (property outlined in red)



Attachment: Staff Report Time Extension No. 2017-02 (2061 : Time Extension No. 2017-02)

Figure 2
2002 General Plan Designation (property outlined in red)
Medium-Density Residential



Figure 3
2002 Zoning Designation (property outlined in red)
RM-3 Medium-Density Residential



Attachment: Staff Report Time Extension No. 2017-02 (2061 : Time Extension No. 2017-02)

Figure 4
2035 General Plan Designation (property outlined in red)
Low-Density Residential



Figure 5
2035 Zoning Designation (property outlined in red)
R-L-5 Low-Density Residential



Attachment: Staff Report Time Extension No. 2017-02 (2061 : Time Extension No. 2017-02)

Analysis: General Plan and Zoning Ordinance Consistency

Tentative Tract Map No. 911 and Planned Unit Development No. 2014-02 are inconsistent with the current 2035 General Plan and Zoning Ordinance. The Hanford Municipal Code Section 17.10.100 permits lots with a lot area of between 3,600 and 4,999 square feet, if various standards are met. Lots within the subdivision range from 2,500 to 5,151 square feet; therefore, the standards of Section 17.10.100 are inapplicable. The density proposed exceeds the density range allowed within the Low-Density Residential designation. Tentative Tract Map No. 911 proposes a density of 11.7 units per gross acre, 12.5 units per net acre. The allowable density range for the Low-Density Residential designation is between two and ten units per gross acre. In accordance with Section 17.82.040 of the Hanford Municipal Code, a planned unit development is prohibited from being used to achieve an increased residential density beyond the maximum allowed by the General Plan. Due to the inconsistency of Tentative Tract No. 911 and Planned Unit Development No. 2014-02 with the current 2035 General Plan and Zoning Ordinance, staff cannot support the time extension request.

ENVIRONMENTAL ASSESSMENT

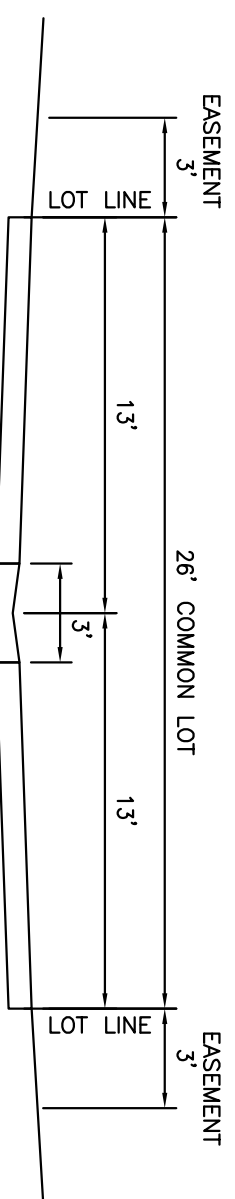
Pursuant to Section 15332 of the California Environmental Quality Act (CEQA) guidelines, the Tentative Tract 911 and Planned Unit Development No. 2014-02 were deemed categorically exempt from further environmental review. A Notice of Exemption was filed with Kings County for the project, see **Exhibit E**.

RECOMMENDATION

In accordance with Section 66452.6 A.1 and E. of the Subdivision Map Act, the City of Hanford Community Development staff has determined Tentative Tract Map No. 911 and Planned Unit Development No. 2014-02 to be inconsistent with the current 2035 General Plan and Zoning Ordinance and therefore, recommend denial to the Planning Commission of Time Extension No. 2017-02.

Applicant/Owner

Estrella Associates, Inc.
PO Box 4280
Paso Robles, CA 93291



TRACT 911 MONTE VISTA P.U.D.

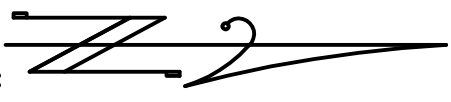
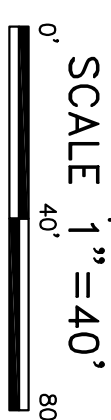
TENTATIVE SUBDIVISION MAP

Being Lots 13, 14, 15, 16, 17, 18, 19, 20 and 21 of Monte Vista Tract 829 per map rec. in Bk. 22, Pg. 11, K.C.R. situated in the City of Hanford, County of Kings, State of California.

JUNE, 2015

DEVELOPER: HANFORD MONTE-VISTA, LLC
2727 Buena Vista Drive
Paso Robles, CA 93446

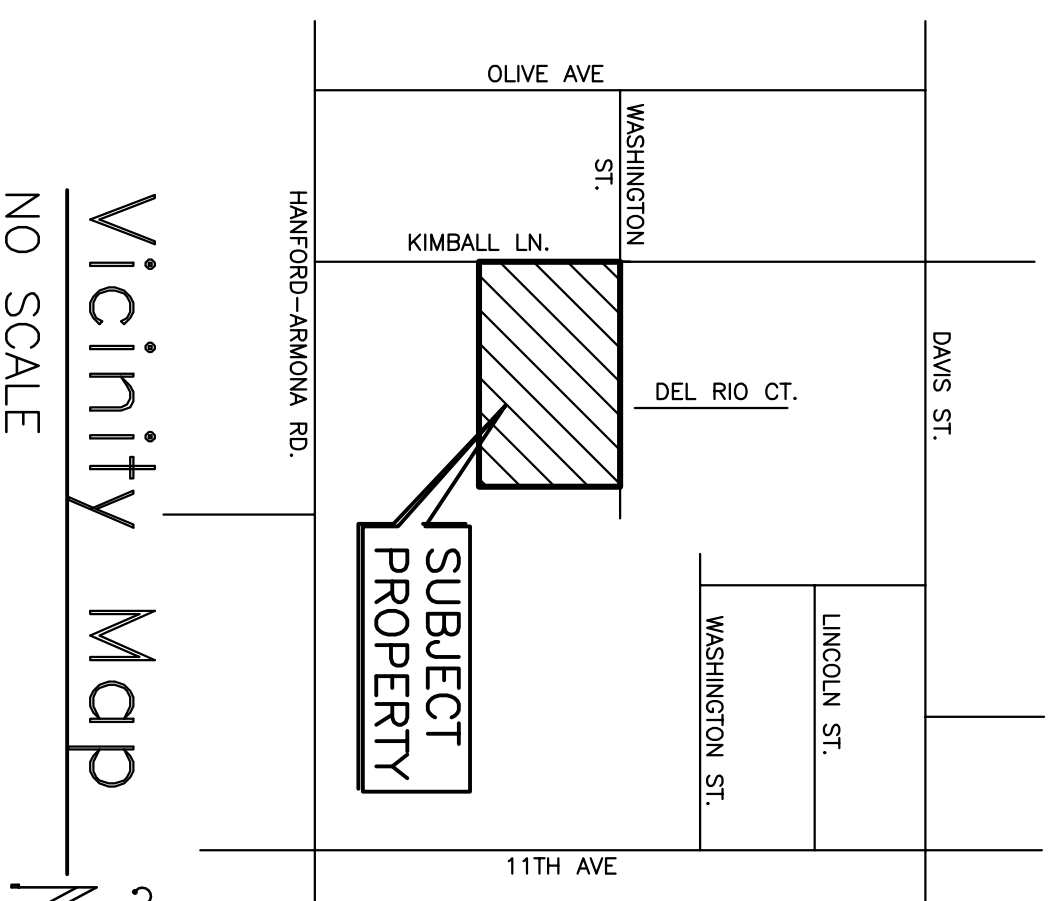
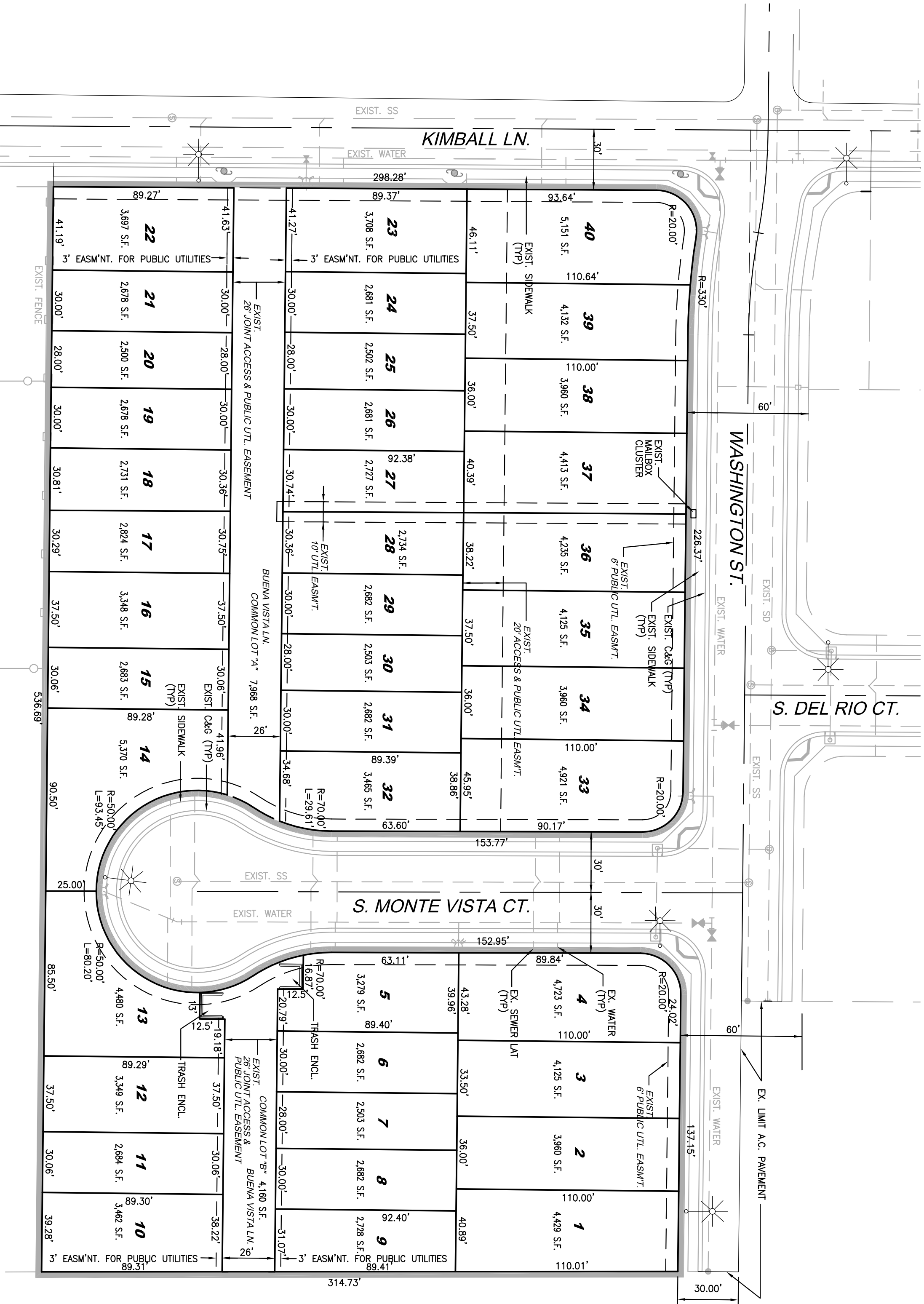
SURVEYOR: FORESTER, WEBBER & ASSOCIATES
1620 W. Mineral King Ave., Suite B
Visalia, California 93291
(559) 732-0102
e-mail: fweb@forester-webber.com



NOTES:

- EXISTING PROPERTY USE: VACANT
- PROPOSED PROPERTY USE: RESIDENTIAL
- PROPOSED ZONING: R-1
- PROPOSED ZONING: SAME
- WATER: CITY OF HANFORD
- SEWER: CITY OF HANFORD
- STORM DRAIN BY: CITY OF HANFORD
- POWER: SOUTHERN CALIFORNIA EDISON GAS: SOUTHERN CALIFORNIA GAS CO.
- TELEPHONE: SRC
- AREA = 3.42 AC. ±
- APN: 012-450-014, 015, 016, 017, 018, 019, 020, 021 & 022
- NUMBER OF LOTS: 40
- GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL
- NO WATER COURSES, NOR AREA SUBJECT TO FLOODING, NO DITCHES OR STRUCTURES.

- EX. STREET LIGHT
- EX. FIRE HYDRANT
- EX. PP
- EX. STORM DRAIN MH
- EX. SEWER MH
- EX. GATE VALVE



Vicinity Map
NO SCALE

ONE SHEET ONLY



PLAN 3B
COASTAL COTTAGE

PLAN 2C
ENGLISH COUNTRY

PLAN 1A
SPANISH COLONIAL

PLAN 4B
COASTAL COTTAGE

MONTE-VISTA
 DESIGN DEVELOPMENT STREETSCENE
02.21.2007
SCALE: 1/4" = 1'-0"

ESTRELLA ASSOCIATES
 WWW.ESTRELLAASSOCIATES.COM

ESTRELLA ASSOCIATES
 — Creating Exceptional Experiences —



MONTE-VISTA
DESIGN DEVELOPMENT STRATEGY
2014-02

ESTRELLA ASSOCIATES
WWW.ESTRELLASSOCIATES.COM

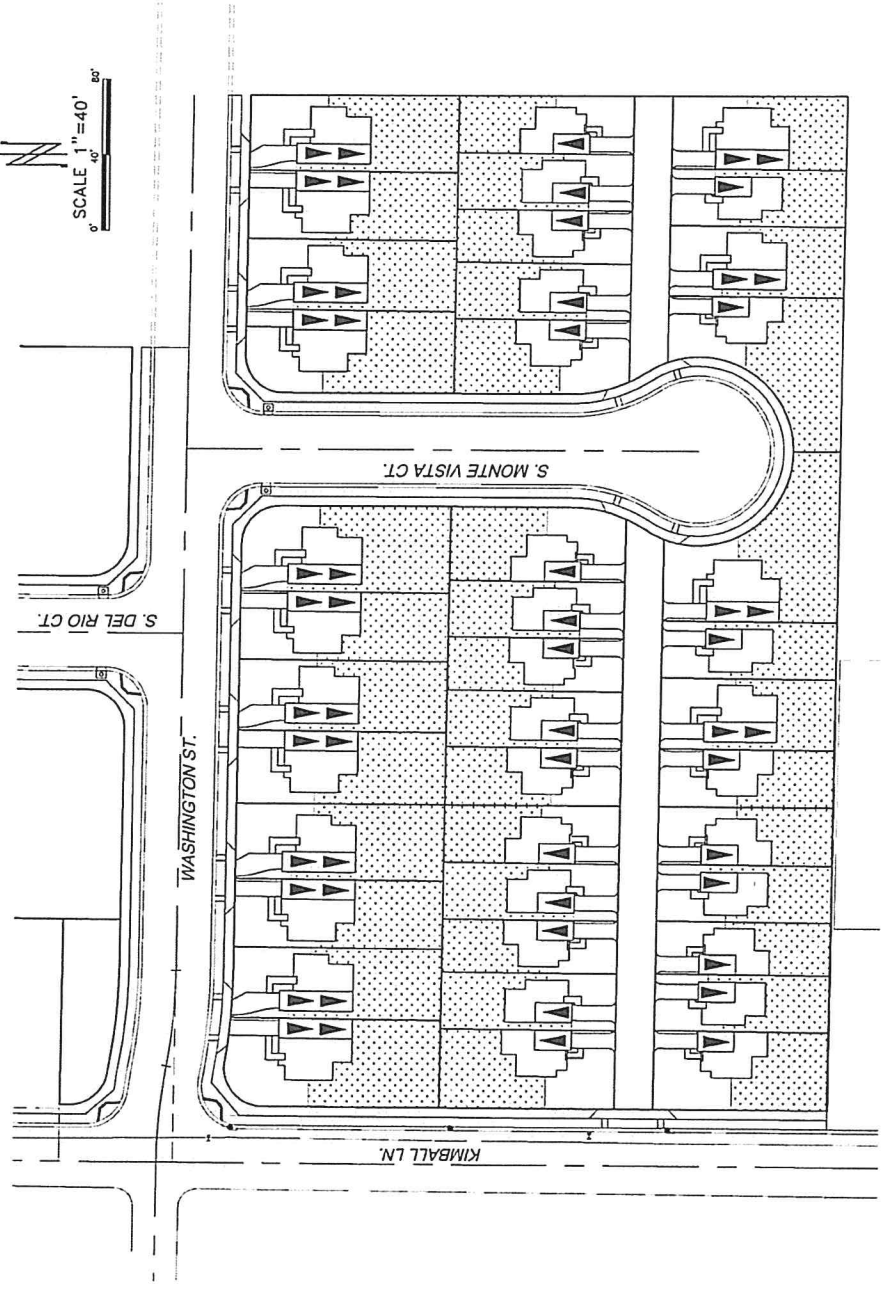
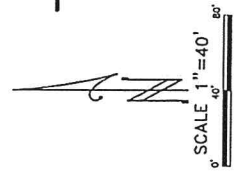
ESTRELLA ASSOCIATES

MONTE VISTA P.U.D. TENTATIVE MAP OPEN SPACE

DEVELOPER:
ESTRELLA ASSOCIATES, INC.
2727 Buena Vista Drive
Paso Robles, CA 93146

SURVEYOR:
FORESTER, WEBER & ASSOCIATES
1820 W. Market Street, Suite 9
Vernalis, California 95291
(539) 732-0102
*--mob: fweber@forester-wbwr.com

PRIVATE OPEN SPACE
TOTAL: 66,162 SQ.FT.
AVERAGE: 1,654 SQ.FT. PER LOT



ONE SHEET ONLY

MONTE VISTA P.U.D.

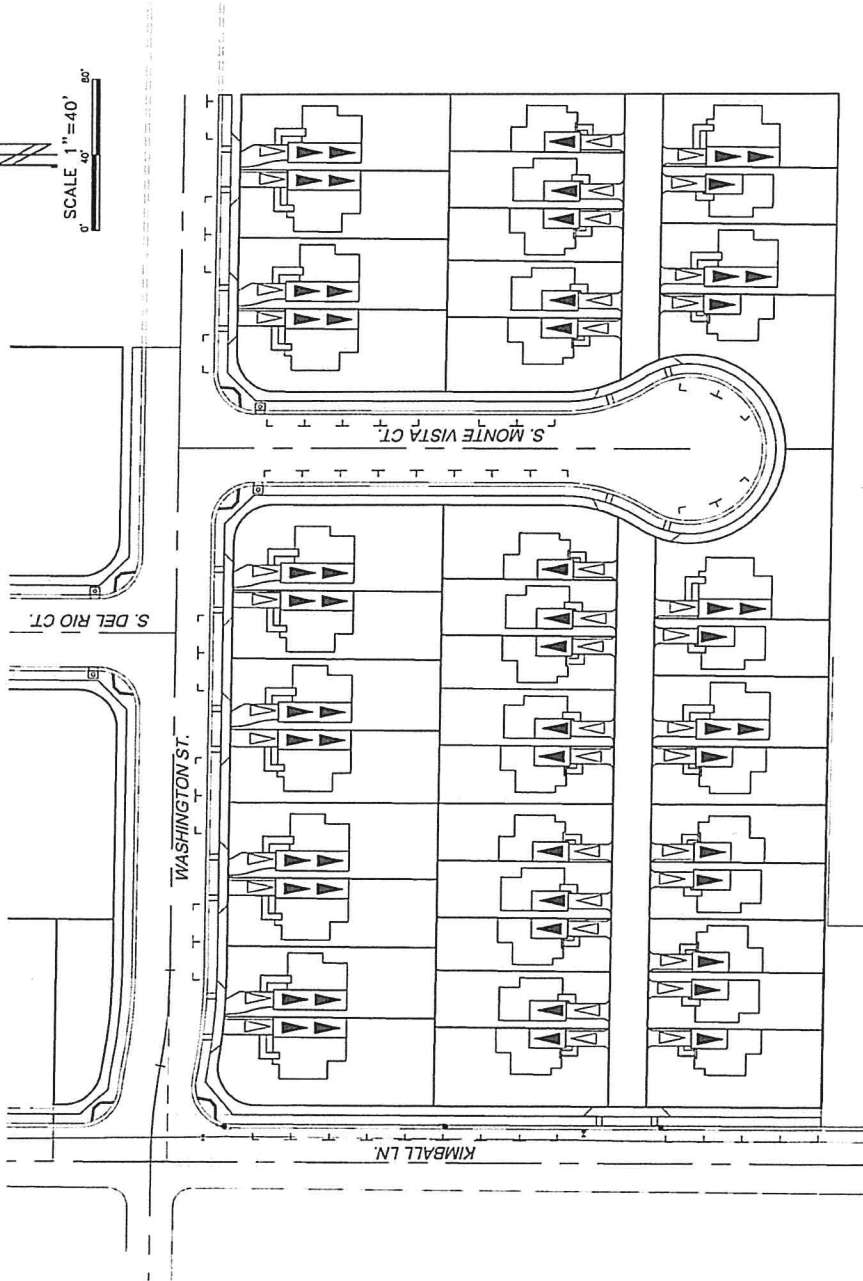
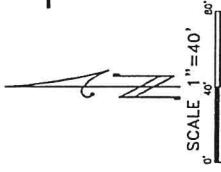
TENTATIVE MAP

PARKING

DEVELOPER:
ESTRELLA ASSOCIATES, INC.
 10000 Wilshire Blvd., Suite 200
 West Los Angeles, CA 90024

SURVEYOR:
FORESTER, WEBER & ASSOCIATES
 1630 W. Mineral King Ave., Suite B
 Venice, California 93291
 Phone: (310) 309-0102
 e-mail: fw@foresterweb.com

- ▼ GARAGE PARKING SPACE
56 SPACES
- ▽ DRIVEWAY PARKING SPACE
40 SPACES
- 40 UNITS:
AVG. 2.4 SPACES PER UNIT
- ┌ STREET PARKING SPACE
40 SPACES



ONE SHEET ONLY

MONTE VISTA P.U.D.

TENTATIVE MAP

WASTE/RECYCLE RECEPTACLES

DEVELOPER:
ESTRELLA ASSOCIATES, INC.
2271 Santa Fe Ave. Ste. 200
San Jose, CA 95128

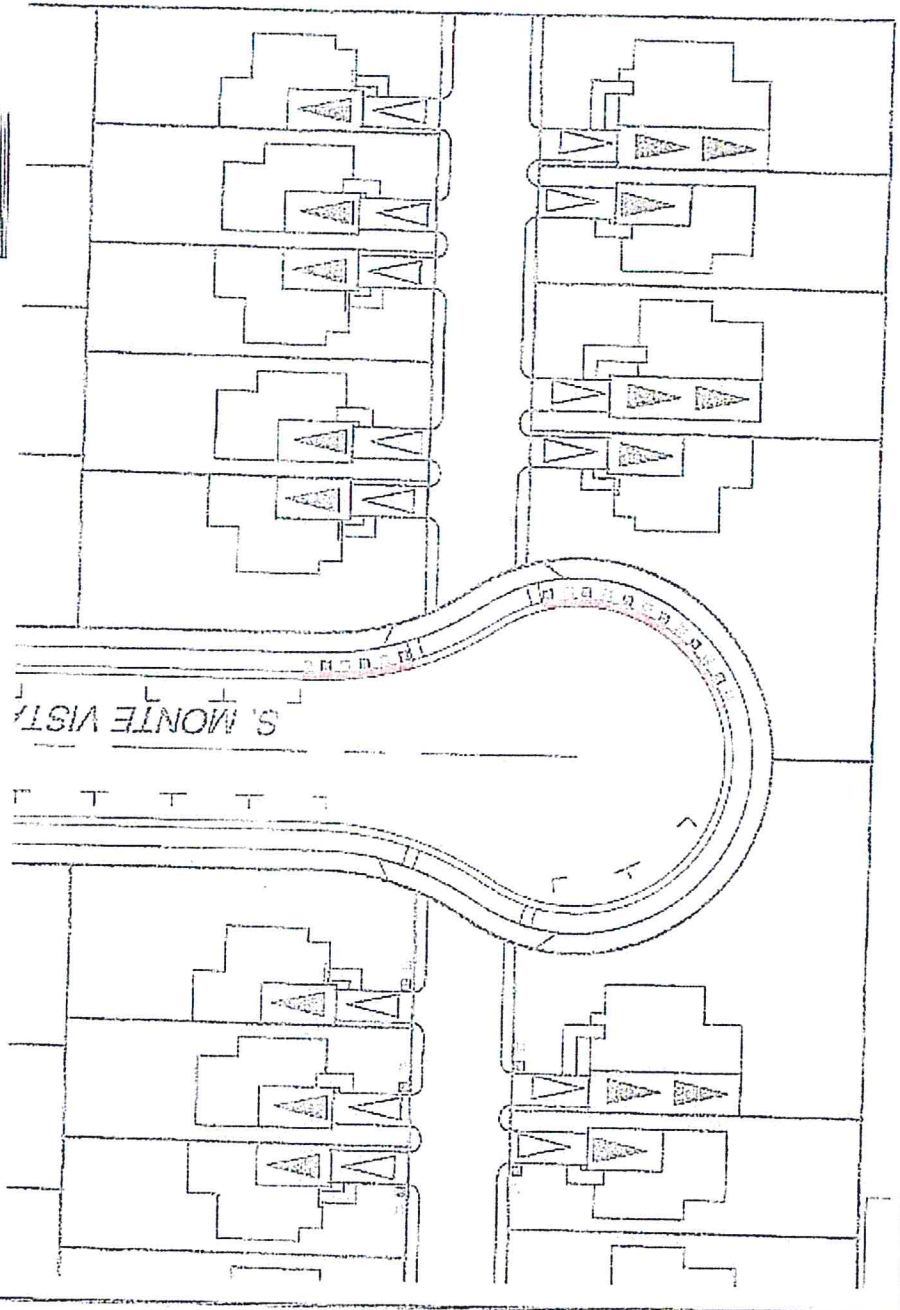
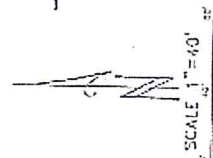
SURVEYOR:
FORESTER, WEBER & ASSOCIATES
1420 N. Alameda Ave., Suite 8
Fresno, California 93720
Tel: 559.233.2200
Fax: 559.233.2205
www.fwa.com

- ▽ GARAGE PARKING SPACE
56 SPACES
- ▽ DRIVEWAY PARKING SPACE
40 SPACES
- 40 UNITS
AVG. 2.9 SPACES PER UNIT
- STREET PARKING SPACE
30 SPACES

Collection Schedule as of 2/2014

- Waste Receptacle
- Wednesday pick-up
- Recycle Receptacle
- Wednesday pick-up
- Green Waste Receptacle
- Tuesday pick-up

Receptacle dimensions
32W x 29D x 42H

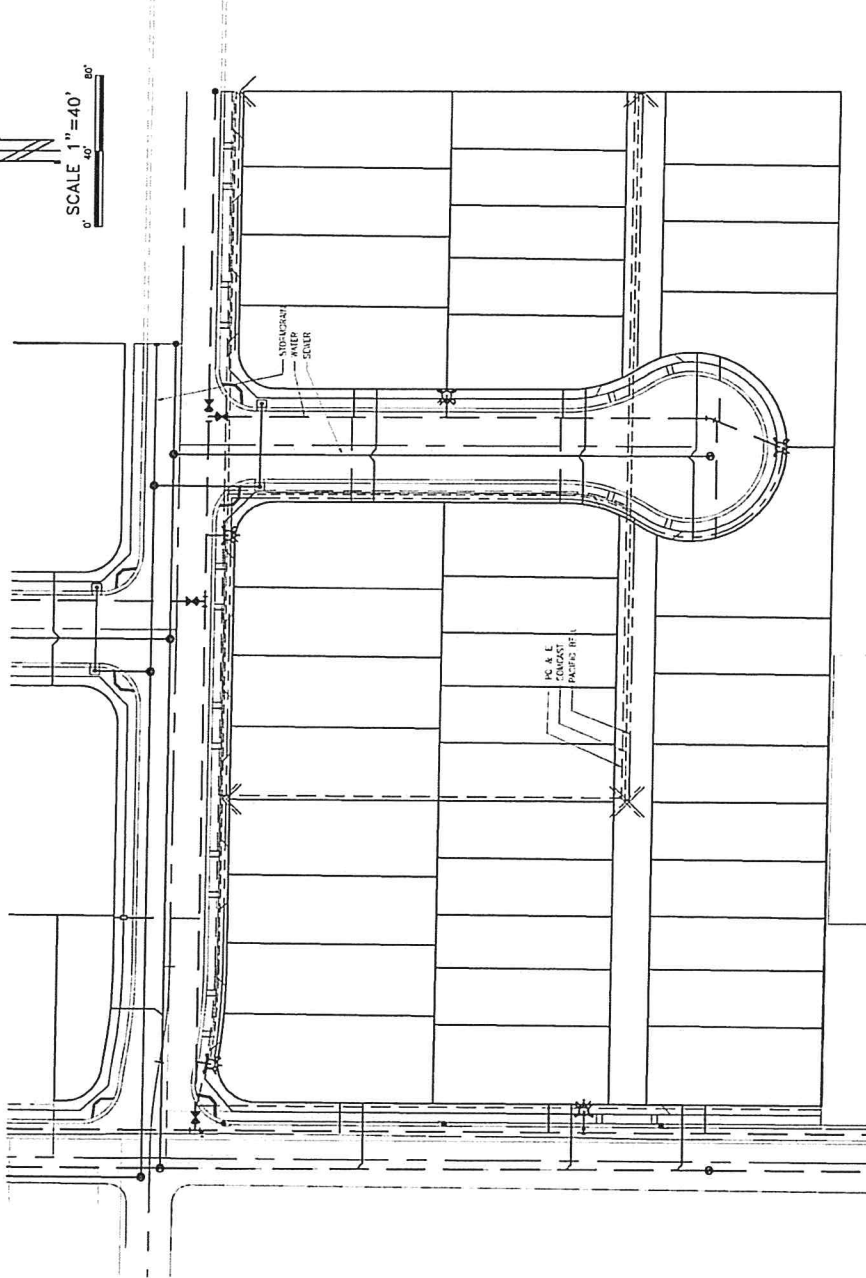
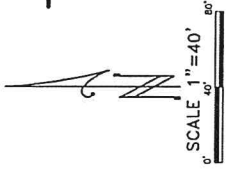


ONE SHEET ONLY

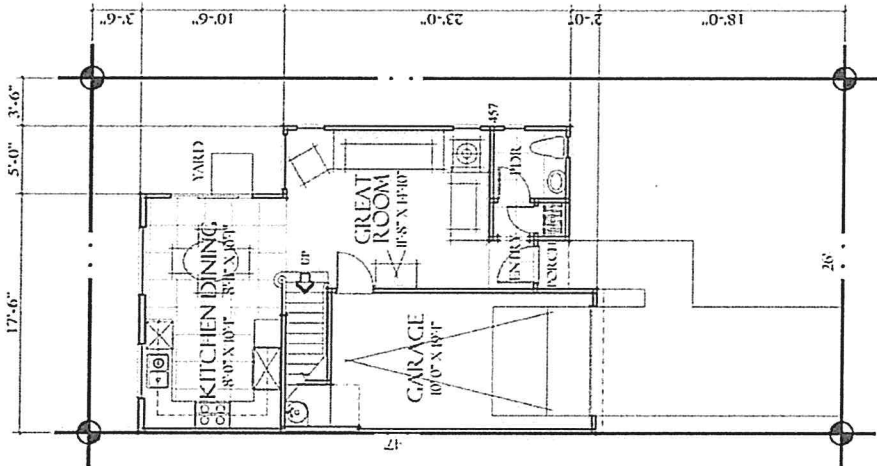
MONTE VISTA P.U.D.
TENTATIVE MAP
UTILITIES

DEVELOPER:
ESTRELLA ASSOCIATES, INC.
10000 Wilshire Blvd.
P.O. Box 9000, Culver City, CA 90234

SURVEYOR:
FORESTER, WEBER & ASSOCIATES
1020 N. Laurel King Ave., Suite B
Van Nuys, California 91411
Tel: 818-708-0100
e-mail: fw@foresterweb.com



ONE SHEET ONLY

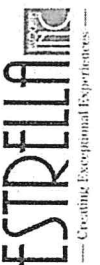


1A - SPANISH COLONIAL

MONTE-VISTA
 DESIGN DEVELOPMENT - LOWER FLOOR PLAN
10' x 10'

1

- 1,095 sq. ft.
- 3 BED
- 2.5 BATH
- 1 CAR GARAGE



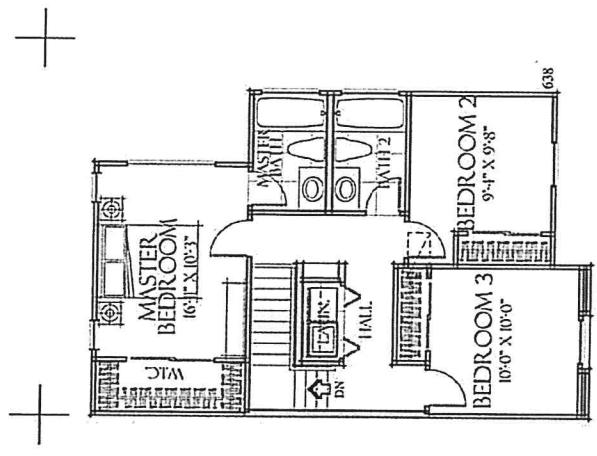
1

1,095 sq. ft.

3 BED

2.5 BATH

1 CAR GARAGE



1A - SPANISH COLONIAL

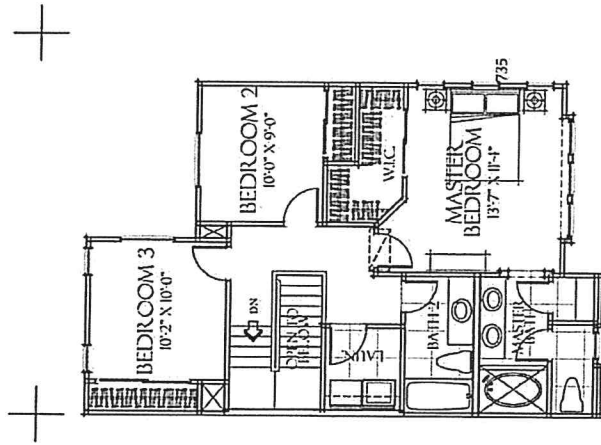
MONTE-VISTA

DESIGN DEVELOPMENT - UPPER FLOOR PLAN
1/4" = 1'-0"

2

1,287 sq. ft.

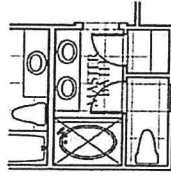
- 3 BED
- 2.5 BATH
- 1 CAR GARAGE



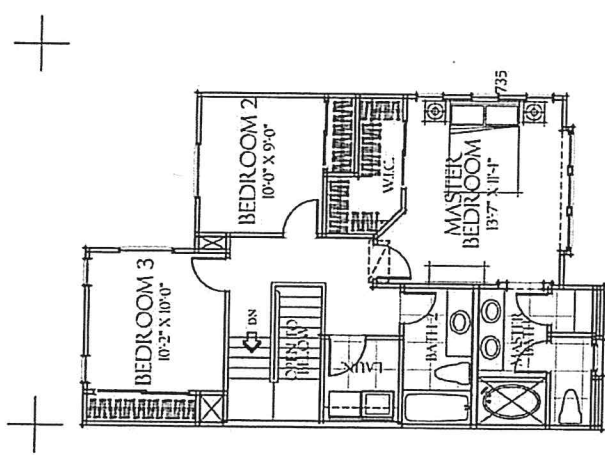
2A - SPANISH COLONIAL

MONTE-VISTA

DESIGN DEVELOPMENT - UPPER FLOOR PLAN
1/4" = 1'-0"



2B - COASTAL COTTAGE



2A - SPANISH COLONIAL

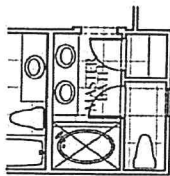
MONTE-VISTA

DESIGN DEVELOPMENT - UPPER FLOOR PLAN
1/4" = 1'-0"

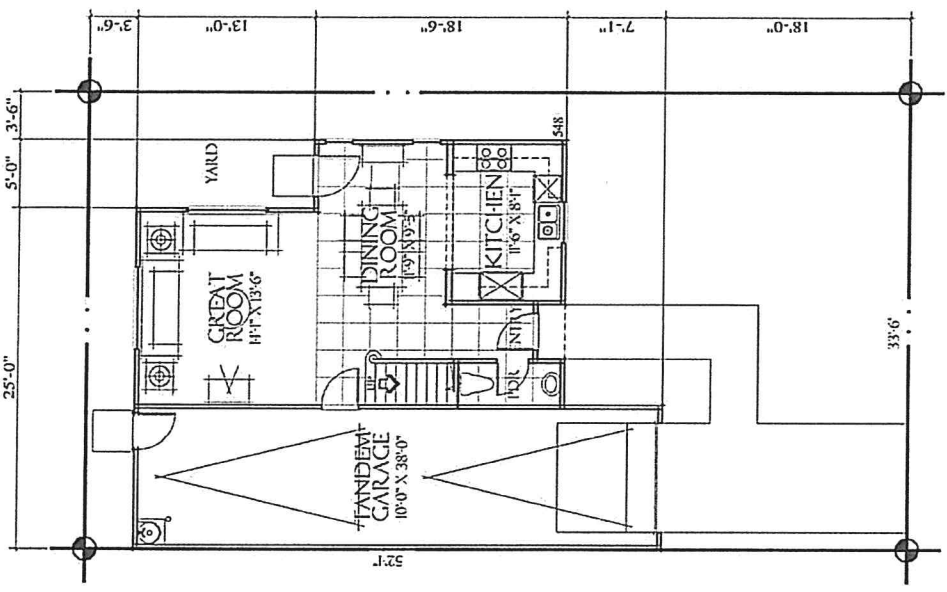
2

1,287 sq. ft.

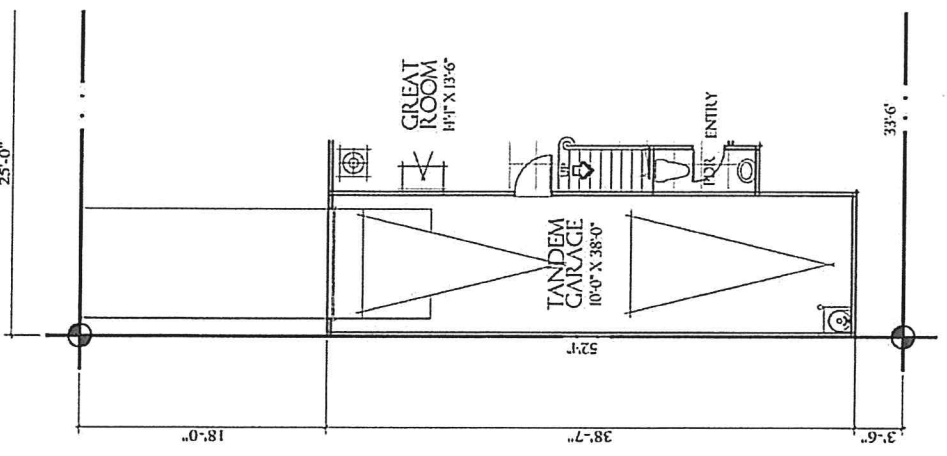
- 3 BED
- 2.5 BATH
- 1 CAR GARAGE



2B - COASTAL COTTAGE



3A - SPANISH COLONIAL



REAR LOAD GARAGE

3

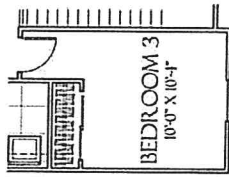
1,381 sq. ft.

- 3 BED
- 2.5 BATH
- 2 CAR TANDEM GARAGE

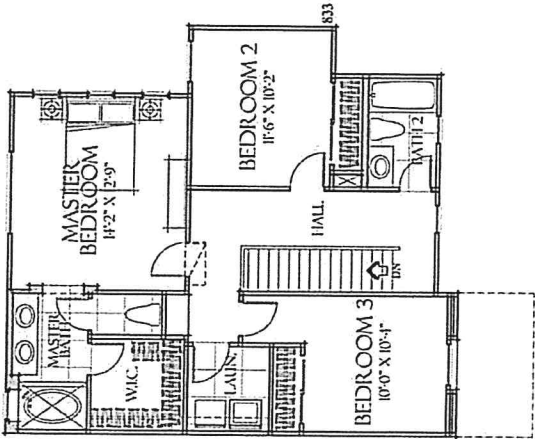


MONTE-VISTA

DESIGN DEVELOPMENT - LOWER FLOOR PLAN
1/4" = 1'-0"



3B - COASTAL COTTAGE



3A - SPANISH COLONIAL

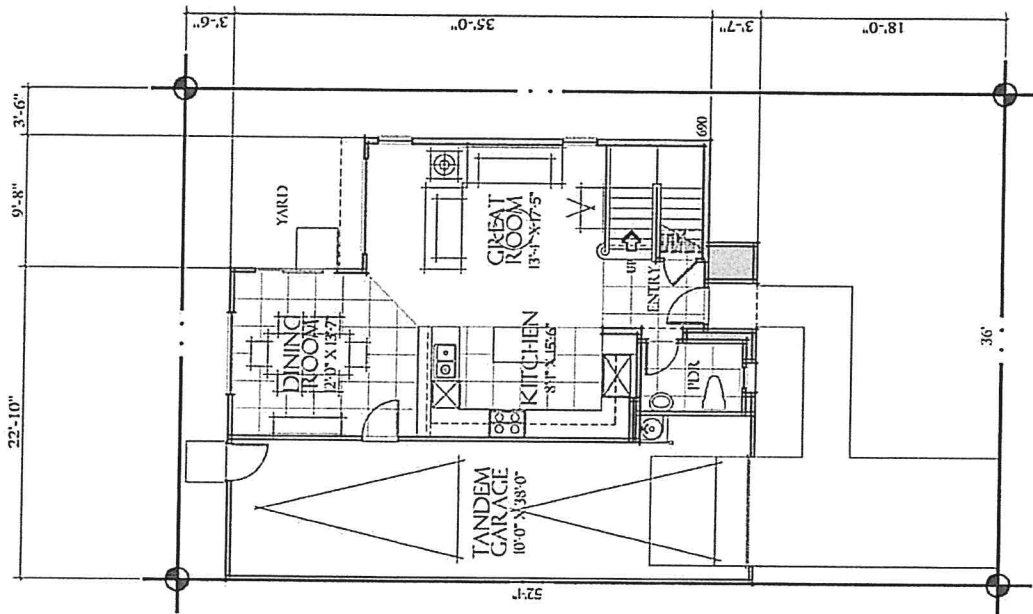
3

1,381 sq. ft.

- 3 BED
- 2.5 BATH
- 2 CAR TANDEM GARAGE

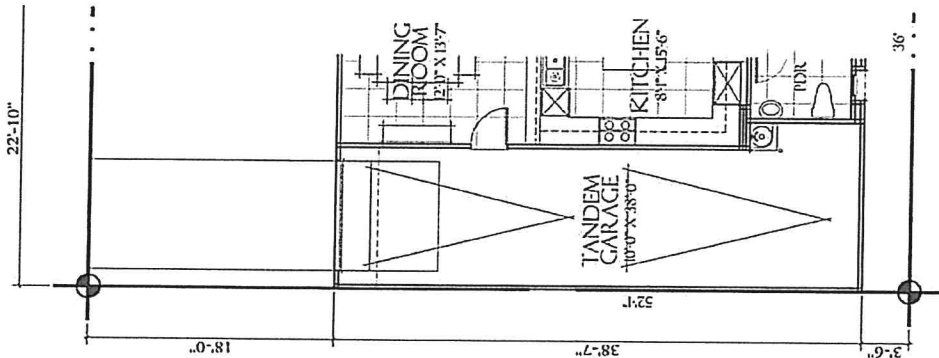


MONTE-VISTA
 DESIGN DEVELOPMENT - UPPER FLOOR PLAN
16'-0" x 13'-0"



4A - SPANISH COLONIAL
MONTE-VISTA

DESIGN DEVELOPMENT - LOWER FLOOR PLAN
 1/8" = 1'-0"



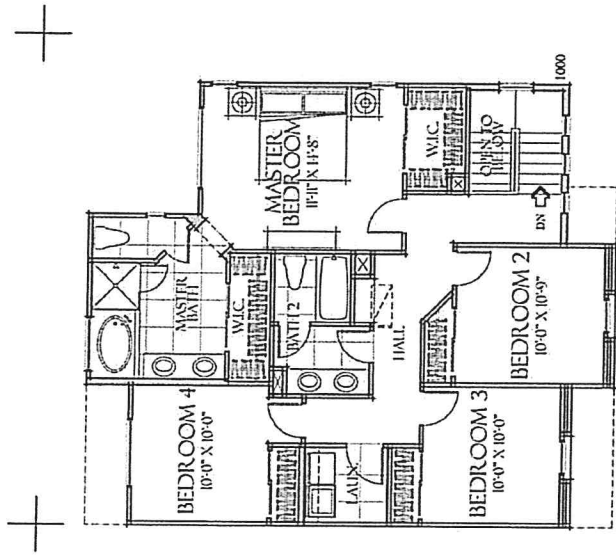
REAR LOAD GARAGE

4

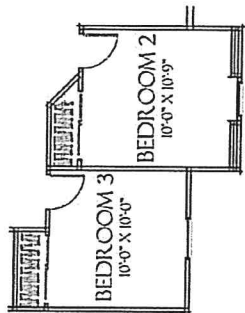
1,690 sq. ft.

- 4 BED
- 2.5 BATH
- 2 CAR TANDEM GARAGE





4A - SPANISH COLONIAL



4B - COASTAL COTTAGE

4

1,690 sq. ft.

- 4 BED
- 2.5 BATH
- 2 CAR TANDEM GARAGE



— Creating Exceptional Experiences —

MONTE-VISTA
 DESIGN DEVELOPMENT - UPPER FLOOR PLAN
 1/8" = 1'-0"



RESOLUTION 2015-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING TENTATIVE TRACT MAP 911, A REQUEST TO SUBDIVIDE 3.42 ACRES INTO 40 SINGLE-FAMILY RESIDENTIAL LOTS AND A PRIVATELY-MAINTAINED STREET IN THE "RM-3" MEDIUM-DENSITY RESIDENTIAL ZONE DISTRICT SUBJECT TO PLANNED UNIT DEVELOPMENT 2014-02

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on July 14, 2015, by motion of Commissioner **DOUGLAS**, and seconded by Commissioner **PADEN**, and duly carried, the following resolution was adopted:

WHEREAS, Tentative Subdivision Map No. 911, filed by Estrella Associates, has been reviewed by the Planning Commission of the City of Hanford as an advisory agency in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of **July 14, 2015**, and

WHEREAS, all affected public utility companies, various governmental department agencies, and the Planning Commission staff have given careful consideration to this tentative subdivision map and have made recommendations thereon; and

WHEREAS, pursuant to Section 15332 of the California Environmental Quality Act (CEQA) guidelines, the project is exempt from environmental review. A Notice of Exemption has been prepared for the project in accordance with CEQA; and

WHEREAS, the Planning Commission has made the following findings pursuant to Section 66474 of the Subdivision Map Act:

- A. Consistency Finding: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan and Zoning and Subdivision Ordinances, and Planned Unit Development 2014-02.
- B. Design Finding: That a design finding can be made, because the design or improvement of the subdivision map is consistent with the General Plan and Planned Unit Development 2014-02.
- C. Type of Development Finding: That a type of development finding can be made, because the site is physically suitable for the proposed type of development.
- D. Density Finding: That a density finding can be made, because the site is physically suitable for the proposed density of development. The density of the

project has been evaluated and fits within the General Plan's prescribed density for the "RM-3" Medium-Density Residential Zone District.

- E. Environmental Finding: That an environmental finding can be appropriately made because the project is exempt from further environmental review pursuant to Section 15332 of the California Environmental Quality Act (CEQA). A Notice of Exemption has been prepared.
- F. Public Health Finding: That a public health finding can be appropriately made, because the Kings County Health Department has reviewed and commented on the project. No significant concerns were cited.
- G. Improvements and Access Findings: An improvements-and-access finding can be appropriately made, because the design of the subdivision map and/or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed parcels.

THEREFORE, BE IT RESOLVED that Tentative Subdivision Map No. 911 be approved subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact City Attorney thru the Planning Division at (559) 585-2580
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.
2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge

contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.

3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.
4. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.
5. That the applicant obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.
6. That the City of Hanford may, at any time, require the Applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the Applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the Project.

PLANNING DEPARTMENT

Contact Assistant Planner Gabrielle de Silva at (559)585-2590
Concerning questions that you may have on the conditions listed below:

General:

1. That all conditions of approval from City Council Resolution 15-22-R tentatively approving Planned Unit Development 2014-02 shall apply.

2. That all approved proposals of the application be conditions of development if not mentioned herein.
3. That no further deviations from the standards of the "RM-3" Medium-Density Residential Zone District shall be approved for the development (PUD 2014-02/TT 911).
4. That the approval of PUD 2014-02 is subject to the recording of the Final Tract Map 911.

BUILDING DIVISION

Contact Building Official: Tom Webb (559) 585-2584
Concerning questions that you may have on the conditions listed below:

General

1. That all conditions of Planned Unit Development 2014-02 shall apply.

PUBLIC WORKS DEPARTMENT

Contact City Engineer John Doyel at 559-585-2571
Concerning questions that you may have on the conditions listed below:

Development Impact Fees:

1. That the development is subject to City of Hanford impact fees currently approved by Council.

Public Utilities:

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.
2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.

*The above requirements are normally included in the Planning Division section of the conditions of approval; however text as shown was reviewed/approved by Public Works.
-John 5/12/15*

Maps and Plans:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements, park and landscape

improvements and all other infrastructure required to complete development. All plans shall be approved by the City Engineer and all other involved agencies before the release of the building permits.

2. That prior to beginning any construction or within ten (10) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and four (4) bond copies of the approved set of construction plans and four (4) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING."

Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Works Department.
2. The private street easements as shown on the site plan as Buena Vista Lane are to be increased to accommodate a 26 foot wide street and any utility easements that are necessary to service this project as shown on the approved Tentative Subdivision Map.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and delineated on the subdivision final map.

Street Improvements:

1. That improvements consisting of sanitary sewers laterals, storm sewers mains, water services, valley gutters, street sub-grading, surfacing and striping and all other improvements shall be installed within public or private street easements or utility easements in accordance with the requirements of Chapter 16.24, "Improvements", of the Hanford Municipal Code, the City of Hanford Public Works Standards and Specifications, and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.
2. That Buena Vista Drive within the subdivision shall be developed to the City's CO-26 Alley Standards except for a width requirement of 26 feet.

3. No parking signs and/or painted red curbs (if installed) will be required along Buena Vista Drive enforceable by Hanford Municipal Code.
4. All drive approaches along Kimball Drive and Monte Vista Court, shall be modified, as required to facilitate Buena Vista Lane per City Standards.
5. The existing drive approaches along Kimball Lane, Washington Street, and Monte Vista Court that will not be utilized or do not fit the proposed development shall be removed and replaced with standard curb, gutter, and sidewalk.
6. The ramped returns along the frontage of the PUD shall be removed and replaced with ADA compliant ramps per City, State, and Federal standards.
7. All drive approaches shall be installed per City Standards.
8. All utilities in conflict with proposed improvements shall be relocated to comply with City Standards.
9. A City Standard street barricade shall be installed at the east end of Buena Vista Lane east of Monte Vista Court.

Sewer Improvements:

1. That all sanitary sewer system improvements constructed to serve the subdivision shall be designed in conformance with City Standards. All sewer laterals shall be located within the utility easement shown on the approved plans, and shall be maintained by the homeowner's association.
2. That the developer shall provide a program for maintenance, repair, and replacement schedule for sewer laterals located within the utility easement and maintained by the homeowner's association.

Storm Drainage Improvements:

1. That all drainage from the proposed development shall be directed to the streets as shown on the site plan.
2. That the development is subject to a storm water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable.
3. That the development shall be required to comply with all applicable State of California Water Resources Control Board requirements specifically related to the National Pollution Discharge Elimination System permit process.

Water System:

1. That all water service improvements constructed to serve the subdivision shall be designed in conformance with City Standards.
2. Each lot is required to have a separate water service located within the City right-of-way per City Standards. The service to the lots shall be located within the utility easement and be maintained by the homeowner's association.
3. That the developer shall provide a program for maintenance, repair, and replacement of sewer laterals located within the utility easement and maintained by the homeowner's association.

Homeowners' Association and CC&Rs:

1. That the developer shall create a homeowners' association in conformance with State law and regulations.
2. That the homeowners' association will be fully responsible for the future maintenance, repair, replacement, and improvement of all public improvements and infrastructure within the subdivision, including, without limitation: private streets and alleys, water lines and facilities, sewer lines and facilities, storm drainage lines and facilities, City of Hanford Public Works apparatuses, street lighting, and refuse enclosures.
3. That the Developer will prepare a Covenants, Conditions & Restrictions document (CC&Rs) that will state the homeowners' association's duty to maintain, repair, replace, and improve described in the immediately-preceding condition. The CC&Rs will be subject to the City's review, and the developer will reimburse City for all attorney fees incurred by the City for its review of the draft CC&Rs. Without limitation, the CC&Rs will contain provisions stating that, if the homeowners' association fails to fulfill its responsibilities to maintain, repair, replace, or improve public improvements and infrastructure outlined in the immediately-preceding condition, the City may: (i) undertake the necessary work and hold the developer (if the developer remains a responsible party) the homeowners' association, and/or the owners comprising the homeowners' association jointly and severally liable for all costs and expenses incurred by the City; and (ii) record liens against the lots within the subdivision to secure the amount owed to the City.

Refuse:

1. 2 City Standard 10' x 15' enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified for installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure. The refuse enclosure shall have gates of chain link with earth tone colored vinyl slats. The enclosure shall be

architecturally compatible with surrounding buildings & location of enclosure must be approved by both the Public Works and Community Development Departments. The enclosure shall be installed along Buena Vista Lane east of Monte Vista Court along the frontage of proposed lot 5 or 13. Enclosure shall face the private street.

2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That a final site plan showing where refuse enclosure(s) will be located must be submitted to the Community Development Department for approval before building permits may be issued.
6. That all onsite vehicle drive aisles and parking lot areas subject to city refuse truck access shall be surfaced in accordance with City Std. GE-32 industrial parking lot standards.
7. That the applicant shall participate in all available waste recycling & reuse programs.

FIRE DEPARTMENT

Contact Fire Inspector Susan Martinez @ 559-585-4793 or smartinez@cityofhanfordca.com
Concerning questions that you may have on the conditions listed below:

General

1. That all conditions of Planned Unit Development 2014-02 shall apply.

SOUTHERN CALIFORNIA GAS COMPANY

Contact Pipeline Planning Assistant David Kemp at (559)739-2224
Concerning questions that you may have on the conditions listed below:

1. No change of grade without prior written approval of The Gas Company.
2. No temporary or permanent structures within the easement(s): i.e. buildings, concrete pads, walls, vaults, etc. Should The Gas Company have to remove any temporary/permanent structures, the demolition would be at the property owners' expense.
3. No planting of trees or deep rooted plants.
4. No poles, signs or fence posts to be installed without the written approval of The Gas Company.
5. Ingress and egress rights to and from the easements must be maintained.

* These comments must be incorporated as part of the Bylaws and Covenants, Conditions, and Restrictions of the Homeowners Association.

KINGS COUNTY ENVIRONMENTAL HEALTH SERVICES

Contact Environmental Health Officer Troy Hommerding at (559)584-1441

Concerning questions that you may have on the conditions listed below:

1. Valley Fever: As per the Kings County Public Health Officer, Coccidioides immitis, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soil of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. For more information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and <http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.
2. Due to the severe drought conditions and water restrictions/reductions issued by the State of California, drinking water if used for dust control, should be minimized or alternative methods should be sought for dust control for this project.

EXPIRATION:

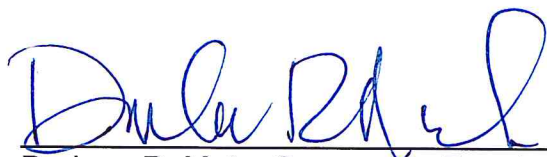
That this tentative subdivision map becomes null and void after 24 months has elapsed from the date of approval, if the above conditions have not been satisfied or bonded for, and a final map recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision map is granted.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford by the following vote:

AYES:	Commissioners	DOUGLAS, PADEN, HAM, NAHAL, FERNANDES, JOHNSTON, FROBERG
NOES:	Commissioners	NONE
ABSTAIN:	Commissioners	NONE
ABSENT:	Commissioners	NONE

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

I, **DARLENE R. MATA** Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the **July 14, 2015**.



Darlene R. Mata, Community Development Director
Secretary of the Planning Commission

RESOLUTION NO. 15-22-R**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
TENTATIVELY APPROVING PLANNED UNIT DEVELOPMENT NO. 2014-02 TO
CONSTRUCT 40-SINGLE FAMILY, SMALL-LOT UNITS WITH ACCESS FROM A
PRIVATE STREET IN THE RM-3 ZONE DISTRICT, WITH DEVIATIONS PROPOSED TO
THE RM-3 STANDARDS SUCH AS REDUCED LOT SIZES, REDUCED SETBACKS,
REDUCED STREET-WIDTHS AND REDUCED FRONTAGE REQUIREMENTS**

At a regular meeting of the City Council of the City of Hanford duly called and held on May 19, 2015, at 7:00 p.m., it was moved by Council Member Pannett, and seconded by Council Member Ramirez, and duly carried, that the following resolutions be adopted:

WHEREAS, Planned Unit Development No. 2014-02 filed by Estrella Associates proposing to construct 40-single family, small-lot units with access from a private street in the RM-3 zone district, with deviations proposed to the RM-3 standards such as reduced lot sizes, reduced setbacks, reduced street-widths and reduced frontage requirements was presented to the City of Hanford City Council; and

WHEREAS, the real property which is the subject of the, Planned Unit Development, is located on Monte Vista Court, north of Hanford- Armona Road between Kimball Lane and Leslie Lane (APN 012-450-014 through 012-450-022), as depicted on Exhibit "A"; and

WHEREAS, the project is exempt from environmental review per Section 15332 of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared; and

WHEREAS, the City of Hanford Planning Commission, at its regularly scheduled meeting March 24, 2015, held a public hearing and received testimony and evidence regarding the proposed Planned Unit Development; and

WHEREAS, the City of Hanford Planning Commission recommended denial of Planned Unit Development No. 2014-02; and

WHEREAS, Estrella Associates filed an appeal requesting reversal of the Planning Commission denial of Planned Unit Development No. 2014-02; and

WHEREAS, the City Council of the City of Hanford, at its regularly scheduled meeting on April 21, 2015, held a public hearing and received testimony and evidence pertaining to Planned Unit Development No. 2014-02 filed by Estrella Associates proposing to construct 40 single-family, small-lot units with access from a private street in the RM-3 zone district, with deviations proposed to the RM-3 standards such as

reduced lot sizes, reduced setbacks, reduced street-widths and reduced frontage requirements; and

WHEREAS, the City Council has carefully considered recommendations and testimony presented at the public hearing; and

WHEREAS, all affected public utility companies, various governmental department agencies and the City staff have given careful consideration to this Planned Unit Development (PUD) and have made recommendations thereon; and

WHEREAS, the City Council reversed the Planning Commission decision on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, and the City Council hereby makes the following findings pursuant to Section 17.62.070(J) of the Zoning Ordinance:

- (a) That the proposed location of the PUD is in accordance with the objectives of the City's Zoning Ordinance;
- (b) That the proposed location of the PUD and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, and welfare or materially injurious to properties or improvements in the vicinity and will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities;
- (c) That the proposed PUD complies with the provisions of Chapter 17.62.010 and the other applicable provisions of the City's Zoning Ordinance;
- (d) That the requirements and standards of the City's Zoning Ordinance, including, but not limited to site area, dimension, site coverage, height of structures, distance between structures, off-street parking, off-street loading facilities, landscaped area, and street design will produce an environment of suitable and desirable character consistent with the objectives of the City's Zoning Ordinance.
- (e) That the combination of different structure types or varieties of land use within the Project will complement each other and harmonize with the existing and proposed land use within the vicinity; and
- (f) That the project is exempt from environmental review per Section 15332 of the California Environmental Quality Act (CEQA) and a Notice of Exemption will be filed in accordance with CEQA Guidelines; and

WHEREAS, Planned Unit Development 2014-02 shall be tentatively approved subject to recordation of Final Tract Map 911; and

Planned Unit Development 2014-02
Page 3 of 18

THEREFORE, BE IT RESOLVED that Planned Unit Development No. 2014-02 is tentatively approved, which approval will become final automatically upon recordation of Final Tract Map 911 ; and

THREFORE, BE IT FURTHER RESOLVED that the City Council reverses the Planning Commission decision on Planned Unit Development No. 2014-02 and tentatively approves Planned Unit Development No. 2014-02, which approval will become final automatically upon recordation of Final Tract Map 911, subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office: (559) 584-6656
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.
2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.
3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.
4. That the applicant shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the Project. Unless

otherwise advised in writing by the City of Hanford, Applicant shall be solely responsible for making any and all decisions regarding whether any portion or aspect of the Project, including, without limitation, any form of reimbursement by the City of Hanford to the Applicant or any contractor, will require the payment of prevailing wages. Further, Applicant will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against Applicant or any contractor as a result of failure to pay prevailing wages.

5. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.
6. That the applicant obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.
7. That the City of Hanford may, at any time, require the Applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the Applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the Project.

PLANNING DEPARTMENT

Contact Assistant Planner Gabrielle de Silva at (559) 585-2578
Concerning questions that you may have on the conditions listed below:

General:

1. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.

2. That approval of this project does not exempt the project from compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, other City Ordinances or the payment of any applicable fees.
3. That all approved proposals of the application be conditions of development if not mentioned herein.
4. That all development conform to the site plan titled Planned Unit Development Application No. 2014-02, as approved by the City Council.
5. That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
6. That no occupancy of any building and/or structure shall be permitted which is not in substantial compliance with approved plans except upon specific review and approval of any "as built" modifications by the authorizing City body (City Council, Planning Commission, Community Development Department, or other appropriate city departments).
7. That no expansion of use beyond the scope and nature described in this PUD, which would tend to increase the projected scale of operations, shall be permitted except upon application for, and approval of, modification of this Planned Unit Development permit in compliance with all procedures and requirements therefore.
8. That the tentative approval of Planned Unit Development 2014-02 will become final with the recordation of the Final Map for Tract 911.

Zoning:

1. That the proposed development is subject to the zone district standards, as modified by Planned Unit Development No. 2014-02 (shown in Table 1).
 - a) That the lot sizes/configurations conform to those approved under Planned Unit Development 2014-02.
 - b) Setbacks required:
 - a. Front yard: 20 feet
 - b. Rear yard: 25 feet
 - c. Side yard: 0 to 6 feet

Off-Street Parking:

1. That parking spaces be provided as approved under Planned Unit Development 2014-02. The applicant provides 96 parking spaces for the entire development. At least one parking stall must be covered.

2. That no parking is allowed in the front yard setback other than on the driveway leading into the garage.

TABLE 1	Minimum Zoning Ordinance Requirements (Base on "RM-3" zoning)	Monte Vista
Lot area	6,000 square feet	Minimum: 2500.4 square feet (4 lots); Average: 2759 square feet (14 lots) Largest: 5100 square feet
Site Coverage	Site area covered by roofed structures shall be fifty (50) percent	24% to 28% No more than 50% permitted
Lot depth	100 feet	89.3 – 110 ft.
Lot width	Interior 50 feet Corner 65 feet	Interior 28 ft – 46.11 ft
Street Frontage	Not less than sixty (50) feet	Minimum 28 ft
Frontage on Cul-de-sac or Loopou street	Not less than forty (40) feet	N/A
Front yard Setbacks	The minimum front yard measured from property line twenty (20) feet. Houses with garages set to the rear of the site at least twenty (20) feet behind the front of the house may have a fifteen (15) feet front yard setback for the house portion. Except that a multiple-story house is to have a front yard of twenty (20) feet.	20 ft minimum
Rear yard	The minimum rear yard measured from the rear property line shall be fifteen (15) feet, subject to the following conditions: Where there is a landscape easement for street back on development the rear yard setback when there is five foot landscape easement minimum fifteen (15) ft. from wall Ten (10) foot landscape easement rear yard setback be ten (10) feet from the wall. Where construction involves more than one story, the rear yard shall be increased by ten (10) feet for each additional story.	25 ft minimum
Side yard	Side yard measured from the side property line shall be five feet, subject to the following Where construction involves deck, balconies, garden structures and other types of platforms with a floor level over two feet in height the side yard shall be increased by five feet. Where construction involves more than one story,	0 to 6 ft

	<p>the side yard shall be increased by five feet for each additional story.</p> <p>Garages or carports opening on the street side yard of a corner lot shall be set back twenty (20) feet from the street side property line.</p>	
--	---	--

Homeowners Association:

1. That the applicant submit the Bylaws and Covenants, Conditions, and Restrictions (CC&Rs) of the Homeowners Association for the project to the City for approval. The applicant shall reimburse the city for attorney's fees for the cost of reviewing the Bylaws and CC&Rs.
2. That the Homeowners Association is responsible for the maintenance, repair, and/or replacement of all on-site improvements within or upon the common area including but not limited to, streets, signage, sewer lines, water mains lines, storm drainage lines and/or facilities, all Public Works apparatus that are on site, lighting, refuse enclosure and service, and any structure on the site.
3. That any modifications from the original design and/or improvements made by the Homeowner Association must be approved by the city of Hanford Community Development Department before such design and/or improvements are undertaken by the Homeowners Association.
4. That the developer is responsible to manage the homeowners association in administering the Bylaws and CC & R's. The developer's responsibility will end two years after the entire development is completed at the site. The developer can fund a real estate management company to provide the service.
5. That the Association shall manage and operate the Development in accordance with the provisions of the Governing Documents of the Association and the provisions of California law applicable to a mutual benefit corporation or a common interest development.
6. That the Association shall have all of the powers set forth in the Governing Documents together with general power to do any and all things that a non-profit mutual benefit corporation may lawfully do under the laws of the State of California, subject only to the limitation upon the exercise of such powers as are expressly set forth in the Governing Documents.

Special Requirements:

1. That recreational vehicle storage is prohibited throughout the development.
2. That no inoperable motor vehicles are to be stored and/or kept at the site.

Architectural Conditions:

1. That the structures in the PUD be developed in substantial compliance with the architectural renderings, colors, etc., approved by City Council and attached as "Exhibit B."
2. That any future changes to the architectural design features must maintain the overall integrity of the elevations originally approved and not detract from the consistent look and appearance of the planned unit development and must be approved by the Community Development Director.
3. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall to which the item is attached.
4. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.
5. That all mechanical equipment, including electrical and gas meters are to be screened from view, and that all new electrical transformers are either installed underground or screened.
6. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the building

Environmental Requirements:

1. That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.
2. That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.
3. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.
4. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

Noise:

1. That construction equipment be muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday thru Friday, unless the construction

Planned Unit Development 2014-02
Page 9 of 18

is within the enclosed structure or approved by the Community Development Department.

2. That noise from fixed mechanical equipment when measured at the property line meets the standard of the Hanford Noise Element.

Lighting:

1. That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties.

Screening:

1. That all backflow device and electrical transformers be screened with landscaping.
2. That all backflow devices be painted hunter green.

Fencing/Walls:

1. That all proposed fencing on the site be maintained in good repair with any graffiti at the site removed within 72 hours of occurrence.

Landscaping:

1. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform to Ordinance No. 10-02 "Standards and Procedures for Landscaping Design and Installation."
2. That all open and unlandscaped portions of the site be maintained in good condition, free from weeds, dust, trash and debris.
3. That a header board be placed between the paved area and the landscape areas per Public Works Construction Standards CO-26.

Dust Control:

1. That the following dust-control practices shall be implemented:

Pre-construction:

1. That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.

2. That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.
3. That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

During Construction:

1. After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:
 - a. That non-active portions of the construction site be restricted from vehicular movement.
 - b. That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust:

At all times, fugitive dust emissions should be controlled using the following procedures:

1. That on site vehicle speed should be limited to 15 mph.
2. That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.
3. That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt which may have accumulated from construction activities.
4. That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors:

At all times, ozone precursor emissions should be controlled by the following methods:

1. That all internal combustion-engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

BUILDING DIVISION

Contact Building Official: Tom Webb (559) 585-2584

Concerning questions that you may have on the conditions listed below:

1. That building permits must be obtained from the City Building Division for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied until the building official has approved the construction and issued a Building Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division prior to obtaining construction permits.
4. That the buildings will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings)
 - 4.2.2 Site Plan
 - 4.2.3 *Landscaping Plan, all lots to meet City of Hanford Landscape Ordinance*
 - 4.2.4 Architectural Drawings
 - 4.2.5 Structural Drawings
 - 4.2.6 Electrical Drawings
 - 4.2.7 Mechanical Drawings
 - 4.2.8 Plumbing Drawings
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California as per state law.
 - 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.8 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California as per state law.
5. That separate sewer and water services be provided to each dwelling unit.
6. That separate gas and electric services be provided to each dwelling unit.

7. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2013 California Building Code, Section 1803.
8. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
9. That a school impact fee of \$3.36 (or revision thereof) for each square foot of new building area be paid when building permits are issued.
10. That all special inspection reports be submitted to the Building Division prior to final inspection.
11. That the addresses shall be reassigned by the Building Division.
12. That all construction shall conform to the 2013 Edition, California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, CalGreen, and California Energy Code.
13. That the development/structures must meet the restrictions of the City of Hanford Municipal Code.

FIRE DEPARTMENT

Contact Fire Inspector Susan Martinez concerning questions that you may have regarding the conditions listed below at (559) 585-4793 OFFICE; (559) 940-2943 CELL or by EMAIL at

smartinez@cityofhanfordca.com

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances**
2. **Deferred submittals must be received prior to issuance of building permit.**
3. Please include one set of building plans for Fire Department review. A final set of corrected building plans shall be submitted to the fire department once final corrections are made.
4. All fire protection systems must be installed and operational prior to occupying the building and/or issuance of a Certificate of Occupancy.
5. All permit fees are due prior to scheduling any inspections with the Fire Department. To schedule appointments for inspections, please call (559) 585-2545.
6. Scope of work shall be clearly stated on plans.

Fire Sprinklers:

1. Fire protection systems required by Chapter 9 of the 2013 California Building Code and the Hanford Municipal Code, Title 15, shall be installed per NFPA 13d Standards, 2013 Edition.
2. A separate fire department permit is required for each single family dwelling unit.

Emergency Access:

1. All entrance gates that are locked that lead to fire department emergency access roads shall have a Knox-box or Knox Padlock installed on any gates to provide fire department access in case of emergency.
2. The Hanford Fire Department allows the ordering of Knox Box products directly online at www.knoxbox.com or you can obtain an Authorized Order Form from the fire department.
3. Temporary and permanent fire department emergency access roads shall comply with City Standard **ST-36** for Fire Department Access Roads. Fire Department emergency access roads shall be approved and constructed prior to the beginning of on-site construction.
4. Fire Department emergency access roads shall be a minimum of 20-feet wide per the California Fire Code.

Fire Hydrants and Required Fire Flow:

1. Required fire flow and numbers of hydrants will be determined after review of building plans.
2. All fire mains and fire hydrants shall be installed and operable prior to construction. Fire flow shall be of sufficient capacity for fire protection as required by Appendices B and BB in the 2013 California Fire Code. Fire hydrants are to be located as approved by the Fire Department. All fire hydrants and mains are to meet city standard WA-20.
3. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
4. Blue dot location marker(s) shall be installed six-inches from the street center line on the side closest to each fire hydrant.

Special Requirements:

Planned Unit Development 2014-02
Page 14 of 18

1. Required fire lanes shall be marked by approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE.

NOTE: OTHER REQUIREMENTS MAY BE NECESSARY ONCE BUILDING PLANS ARE SUBMITTED.

PUBLIC WORKS DEPARTMENT

Contact City Engineer John Doyel at 559-585-2571
Concerning questions that you may have on the conditions listed below:

Development Impact Fees:

1. That the development is subject to City of Hanford impact fees currently approved by Council at the time of approval of Tentative Tract Map 911.

Public Utilities:

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.
2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.

*The above requirements are normally included in the Planning Division section of the conditions of approval; however text as shown was reviewed/approved by Public Works.
-John 5/12/15*

PUBLIC WORKS DEPARTMENT

Contact City Engineer John Doyel at 559-585-2571
Concerning questions that you may have on the conditions listed below:

Maps and Plans:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements, park and landscape improvements and all other infrastructure required to complete development. All plans shall be approved by the City Engineer and all other involved agencies before the release of the building permits.

2. That prior to beginning any construction or within ten (10) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and four (4) bond copies of the approved set of construction plans and four (4) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING."

Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Works Department.
2. The private street easements as shown on the site plan as Buena Vista Lane are to be increased to accommodate a 26 foot wide street and any utility easements, if necessary.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and delineated on the subdivision final map.

Street Improvements:

1. That improvements consisting of sanitary sewers laterals, storm sewers mains, water services, valley gutters, street sub-grading, surfacing and striping and all other improvements shall be installed within public or private street easements or utility easements in accordance with the requirements of Chapter 16.24, "Improvements", of the Hanford Municipal Code, the City of Hanford Public Works Standards and Specifications, and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.
2. That Buena Vista Drive within the subdivision shall be developed to the City's CO-26 Alley Standards except for a width requirement of 26 feet.
3. No parking signs and/or painted red curbs (if installed) will be required along Buena Vista Drive enforceable by Hanford Municipal Code.
4. All drive approaches along Kimball Drive and Monte Vista Court, shall be modified, as required to facilitate Buena Vista Lane per City Standards.

5. The existing drive approaches along Kimball Lane, Washington Street, and Monte Vista Court that will not be utilized or do not fit the proposed development shall be removed and replaced with standard curb, gutter, and sidewalk.
6. The ramped returns along the frontage of the PUD shall be removed and replaced with ADA compliant ramps per City, State, and Federal standards.
7. All drive approaches shall be installed per City Standards.
8. All utilities in conflict with proposed improvements shall be relocated to comply with City Standards.
9. A City Standard street barricade shall be installed at the east end of Buena Vista Lane east of Monte Vista Court.

Sewer Improvements:

1. That all sanitary sewer system improvements constructed to serve the subdivision shall be designed in conformance with City Standards. All sewer laterals shall be located within the utility easement shown on the approved plans, and shall be maintained by the homeowner's association.
2. That the developer shall provide a program for maintenance, repair, and replacement schedule for sewer laterals located within the utility easement and maintained by the homeowner's association.

Storm Drainage Improvements:

1. That all drainage from the proposed development shall be directed to the streets as shown on the site plan.
2. That the development is subject to a storm water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable.
3. That the development shall be required to comply with all applicable State of California Water Resources Control Board requirements specifically related to the National Pollution Discharge Elimination System permit process.

Water System:

1. That all water service improvements constructed to serve the subdivision shall be designed in conformance with City Standards.
2. Each lot is required to have a separate water service located within the City right-of-way per City Standards. The service to the lots shall be located within the utility easement and be maintained by the homeowner's association.

3. That the developer shall provide a program for maintenance, repair, and replacement of sewer laterals located within the utility easement and maintained by the homeowner's association.

Homeowner's Association:

1. That the developer shall create a homeowner's association in conformance with State law that includes the private streets/alleys, water services, and sewer laterals.
2. That the developer will prepare a maintenance, repair, and replacement schedule for the private street improvements, including paving and concrete v-gutter, sewer laterals, and water services within the private street and utility easement.

Refuse:

1. A City Standard 10' x 20' enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified for installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure. The refuse enclosure shall have gates of chain link with earth tone colored vinyl slats. The enclosure shall be architecturally compatible with surrounding buildings & location of enclosure must be approved by both the Public Works and Community Development Departments. The enclosure shall be installed along Buena Vista Lane east of Monte Vista Court along the frontage of proposed lot 5 or 13. Enclosure shall face the private street.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That a final site plan showing where refuse enclosure(s) will be located must be submitted to the Community Development Department for approval before building permits may be issued.
6. That all onsite vehicle drive aisles and parking lot areas subject to city refuse truck access shall be surfaced in accordance with City Std. GE-32 industrial parking lot standards.
7. That the applicant shall participate in all available waste recycling & reuse programs.

EXPIRATION

That the Planned Unit Development shall become null and void two (2) years following the date on which approval by the City Council became effective unless, prior to the expiration of two (2) years, a building permit is issued by the Building Official and

Planned Unit Development 2014-02
Page 18 of 18

construction is commenced and diligently pursued toward completion of the structures. A time extension may be granted by the City Council if a written request and fee is received from the applicant prior to the expiration date. If an extension is approved, the project shall be subject to all improvement standards and fees in effect at the time of approval.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on May 19, 2015, by the following roll call vote:

AYES: Gary Pannett, Francisio Ramirez, Justin Mendes, David Ayers, Russ Curry

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

Russ Curry
RUSS CURRY
MAYOR of the City of Hanford

ATTEST:

JENNIFER GOMEZ
CITY CLERK

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

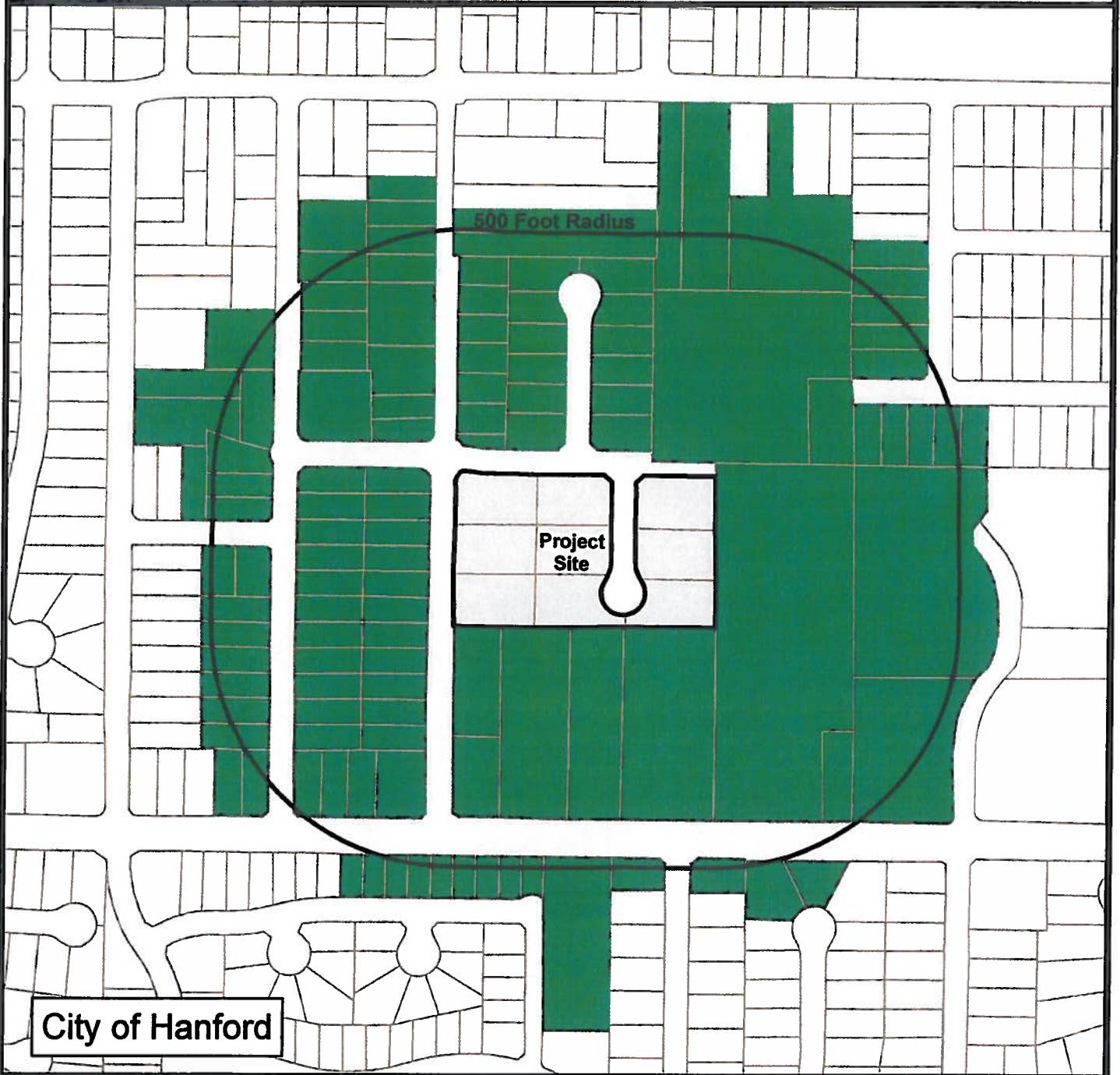
I JENNIFER GOMEZ, City Clerk of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 19th day of May, 2015.

Date: 05-21-15

JENNIFER GOMEZ
CITY CLERK

Project Location & Mailing List Map

APN:012-450-014, 015, 016, 017, 018,
019, 020, 021, 022



City of Hanford



Map prepared by
**Kings County
Community Development Agency**
February 13, 2015
1400 W. Lacey Boulevard, Hanford, CA 93230 (559) 852-2670

100 50 0 100 Feet



Legend

Project Area



Properties within 500 foot radius



City Limit Boundary





MONTE-VISTA
DESIGN DEVELOPMENT STREETSCENE

ESTRELLA
ASSOCIATES
WWW.ESTRELLASSOCIATES.COM

ESTRELLA
ASSOCIATES



PLAN 3B
COASTAL COTTAGE

PLAN 2C
ENGLISH COUNTRY

PLAN 1A
SPANISH COLONIAL

PLAN 4B
COASTAL COTTAGE

MONTE-VISTA
 DESIGN DEVELOPMENT STREETSCENE
SCALE: 1/8" = 1'-0"

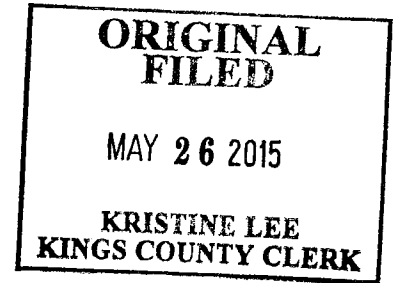
ESTRELLA ASSOCIATES
 WWW.ESTRELLAASSOCIATES.COM

ESTRELLA
 — Creating Exceptional Experiences —

To: Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

From: City of Hanford (Planning Division)
317 North Douty Street
Hanford, CA 93230

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



Project Title: PUD 2014-02

Project Location – Specific: Monte Vista Court (APN 012-450-014 through 012-450-022)

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

Description of Nature, Purpose and Beneficiaries of Project: a proposal to construct 40 single-family, small-lot units with some access from private streets in the RM-3 zone district, with deviations proposed to the RM-3 standards such as reduced lot sizes, reduced setbacks, reduced street widths and reduced frontage requirements.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Estrella Associates

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 152698);
- Declared Emergency (Sec. 21080(b)(3); 15269 (a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption: State type and section number: 15332, In-fill development projects
- Statutory Exemption. State code number:

Reasons why project is exempt:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

Lead Agency

Contact Person: Gabrielle de Silva Area Code/ Telephone: (559) 585-2578

Signature: Gabrielle de Silva Date: May 26, 2015 Title: Assistant Planner

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



Kings County Planning and Inspections

Receipt of Fees

Building Permit:

Planning Permit:

Receipt Number: 2018912 Receipt Date: 5/26/2015

Check Or Cash 1: CH Check Number: 1485 Amount: 90.00

Check Or Cash 2: Check Number: Amount: 0.00

Check Or Cash 3: Check Number: Amount: 0.00

Received From: Estrella Associates Inc.

Received By:

<u>DESCRIPTION</u>	<u>Fund</u>	<u>Dept</u>	<u>Acct Number</u>	<u>AMOUNT</u>
DFG CLERK FEE (\$50.00)		157200	81615000	90.00
		Amount Paid		90.00



**AGENDA
STAFF REPORT**

MEETING DATE: 7/25/2017	AGENDA SECTION: 4
--------------------------------	--------------------------

SUBJECT:

TENTATIVE PARCEL MAP NO. 2017-02, a request to subdivide a 2.89-acre property into two parcels (Parcel A: 1.69 acres; Parcel B: 1.20 acres) in the R-L-12 Low-Density Residential Zone District. The project is located at 2634 Meadow Court (APN 014-400-031).

See attached staff report.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report TPM 2017-02 (Ochoa)
 Resolution No. 2017-03
 Exhibit A: Tentative Parcel Map NO. 2017-02
 Exhibit B: Parcel Map Waiver No. 2007-01 (Part 1)
 Exhibit B: Recorded Parcel Map Waiver 2007-01 (part 2)
 Exhibit C September 13, 2016 Staff Report, Reso., and Minutes
 Exhibit D: Notice of Exemption

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: July 25, 2017

PROJECT: **TENTATIVE PARCEL MAP NO. 2017-02**, a request to subdivide a 2.89-acre property into two parcels (Parcel A: 1.69 acres; Parcel B: 1.20 acres) in the R-L-12 Low-Density Residential Zone District.

LOCATION: The project is located at 2634 Meadow Court (APN 014-400-031).

PROJECT PLANNER: Gabrielle de Silva, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2017-13 approving Tentative Parcel Map No. 2017-02.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2017-13 approving Tentative Parcel Map No. 2017-02.

PROJECT DESCRIPTION

The project is a request, by Gonzalo de Ochoa, to divide a 2.89-acre, single-family residential property into two parcels (Parcel A: 1.69 acres; Parcel B: 1.20 acres) in the R-L-12 Low-Density Residential Zone District.

The applicant proposes to divide the existing parcel into two, as shown in **Exhibit A**.

BACKGROUND INFORMATION

The proposed project site is designated by the General Plan as Low-Density Residential and zoned R-L-12.

Associated Projects

Parcel Map Waiver No. 2007-01

The project site was subject to Parcel Map Waiver No. 2007-01, which adjusted the lot line on the property, thus creating the additional access to the property along Fargo Avenue. The additional access was created as a secondary access to the property, as the primary access to the site is on Meadow Court.

A copy of Parcel Map Waiver No. 2007-01 is attached for the Planning Commission's review, as **Exhibit B**.

Tentative Parcel Map No. 2016-01 and Variance No. 2016-03

In September 2016, Tentative Parcel Map (TPM) No. 2016-01 was presented to the Planning Commission. TPM No. 2016-01 proposed an identical subdivision of the same parcel. At the time of review by the Planning Commission, TPM No. 2016-01 was subject to evaluation under the 2002 Zoning Ordinance. Under the 2002 Zoning Ordinance, the street frontage of the proposed Parcel B, along Fargo Avenue, was insufficient for the parcel, which was designated R-1-20 Very Low-Density Residential. The R-1-20 Very Low-Density Residential Zone district required 100 feet of street frontage along a public street. Due to the inability to meet the required street frontage, the applicant requested a variance, in order to deviate from the standards of the 2002 Municipal Code to allow a reduction in the frontage requirements, under Variance (VAR) No. 2016-03. Due to an inability to meet the required findings for the variance application, both Variance No. 2016-03 and Tentative Parcel Map No. 2016-01 were denied by the Planning Commission.

A copy of the TPM and VAR staff report, resolutions, and minutes are attached as **Exhibit C**, for the Planning Commission's review.

The project is currently subject to the newly adopted 2035 Zoning Ordinance, which became effective June 1, 2017. Under the 2035 Zoning Ordinance, the project is designated as R-L-12 Low-Density Residential, which allows a minimum 40 feet of frontage on a public street.

Figure 1 – Land Use
Property Shown in Red

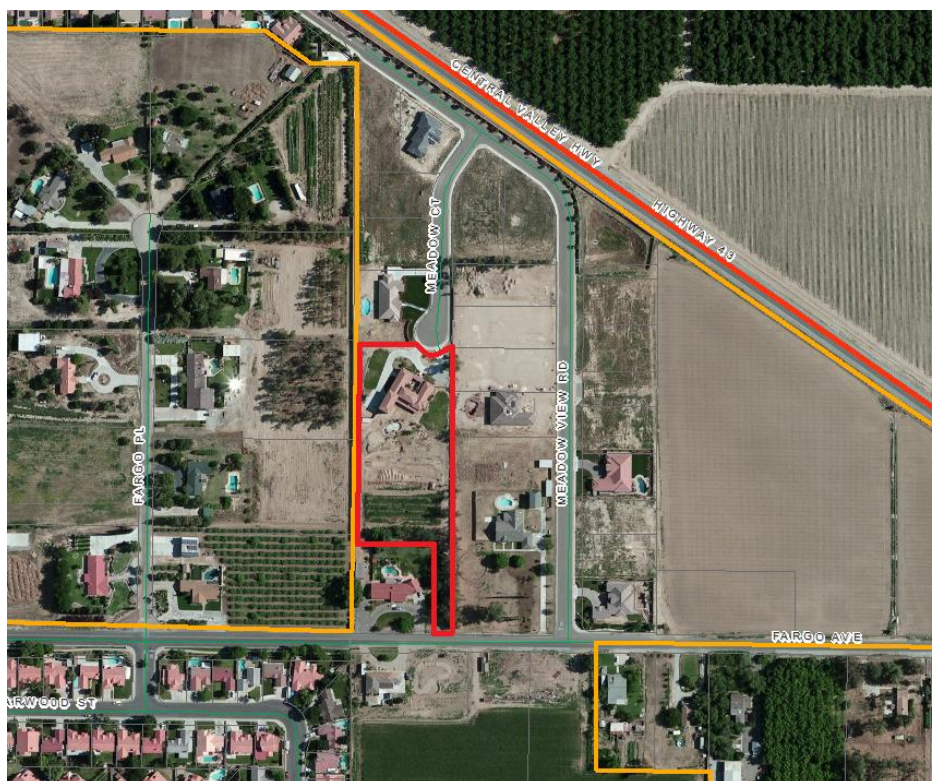
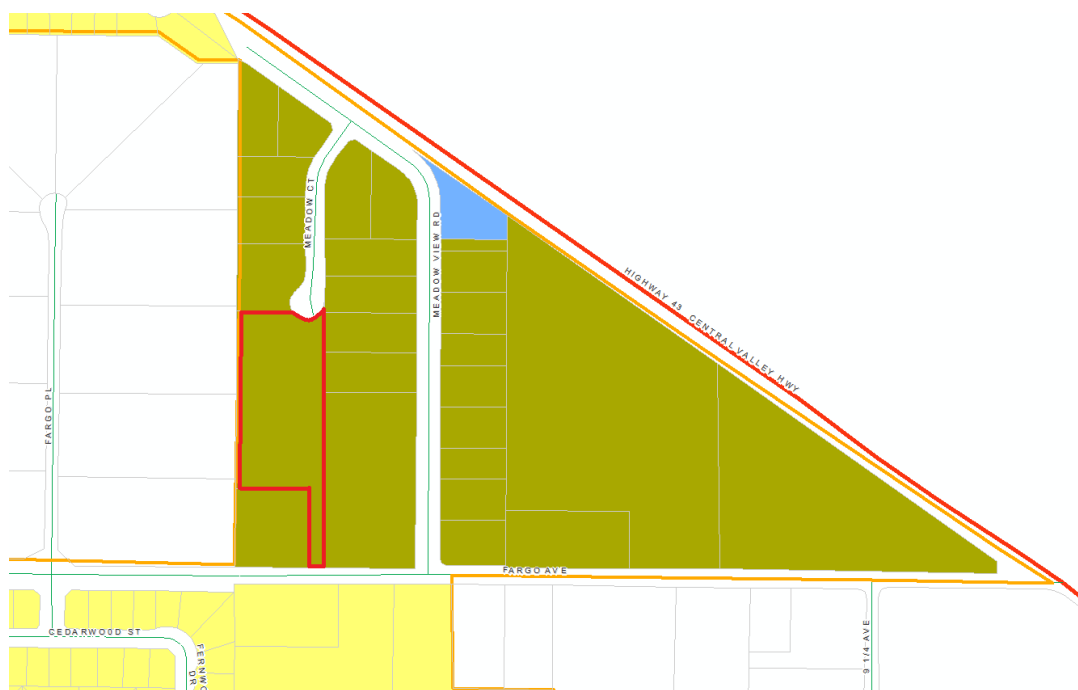


Figure 2 – Zoning R-L-12
Property Shown in Red



PROJECT EVALUATION

Adjacent Land Uses Zoning/General Plan Designations:

<u>Direction</u>	<u>Use:</u>	<u>Zone</u>	<u>General Plan Designation</u>
North:	Residential	R-L-12	Low-Density Residential
South:	Residential	R-L-5	Low-Density Residential
East:	Residential	R-L-12	Low-Density Residential
West:	Residential	County	Low-Density Residential

Project Design:

	<u>Entire Site</u>	<u>Parcel A</u>	<u>Parcel B</u>
Area:	2.89 acres	1.69 acres	1.20 acres

Attachment: Staff Report TPM 2017-02 (Ochoa) (2059 : Tentative Parcel Map No. 2017-02 (OCHOA))

Width:	56 ft. (minimum width); 239.68 ft. (maximum width)	239.68 ft. (maximum width)	56 ft. (minimum width); 239.68 ft. (maximum width)
Depth:	738.27 ft (maximum depth).	316 ft (minimum depth); 335 ft (maximum depth)	159.79 ft (minimum depth); 403.27 ft. (maximum depth)
Street Frontage:	130.27 ft. of cul-de-sac frontage along <u>Meadow Court</u> ; 56 ft. along <u>Fargo Avenue</u>	130.27 ft. of cul-de-sac frontage along <u>Meadow Court</u>	56 ft. along <u>Fargo Avenue</u>
Sidewalk:	Existing along <u>Meadow Court</u> ; Non-existent along <u>Fargo Avenue</u> .	Existing along <u>Meadow Court</u> .	Non-existent along <u>Fargo Avenue</u> .
Existing Use:	Residential	Residential	Vacant
Proposed Use:	Split into two lots	Residential	Residential

Site Area

Both of the proposed lots meet the minimum parcel size required of the R-L-12 Very Low-Density Residential zone district, which is 12,000 square feet. Proposed Parcel A is 1.69 acres. The proposed subdivision will result in Parcel B being a 1.20-acre parcel.

Entire Parcel	Parcel A	Parcel B
2.89 acres	1.69 acres	1.20 acres

Street Frontage

The minimum lot frontage shall be 40 feet. Both proposed Parcels A and B meet the minimum lot frontage required by the zoning ordinance. If divided as proposed, both Parcel A and B will be able to meet the frontage requirement. Parcel A will maintain the 130.27 feet of frontage along Meadow Court. Parcel B will have 56 feet of street frontage along Fargo Avenue.

Entire Parcel	Parcel A	Parcel B
130.27 ft. of cul-de-sac frontage along <u>Meadow Court</u> ; 56 ft. along <u>Fargo Avenue</u>	130.27 ft. of cul-de-sac frontage along <u>Meadow Court</u>	56 ft. along <u>Fargo Avenue</u>

Width

The minimum width required by the Municipal Code for the R-L-12 District is 80 feet for interior lots and 90 feet for corner lots. Parcel A is 239.68 ft wide, which exceeds the requirement for lot width. Parcel B is also 239.68 feet wide, beginning at 235 feet back from the property line along

Attachment: Staff Report TPM 2017-02 (Ochoa) (2059 : Tentative Parcel Map No. 2017-02 (OCHOA))

Fargo Avenue. The access drive is 56 feet wide, beginning at the south property line on Fargo Avenue extending 235 feet back.

Entire Parcel	Parcel A	Parcel B
56 ft. (minimum width); 239.68 ft. (maximum width)	239.68 ft. (maximum width)	56 ft. (minimum width); 239.68 ft. (maximum width)

Depth

The minimum depth of each site in the R-L-12 Low-Density Residential zone district shall be 100 feet. The proposed lots meet and exceed the minimum depth of the R-L-12 District. Parcel A is 335 feet deep and Parcel B is 403.27 feet deep.

Entire Parcel	Parcel A	Parcel B
738.27 ft (maximum depth).	316 ft (minimum depth); 335 ft (maximum depth)	159.79 ft (minimum depth); 403.27 ft. (maximum depth)

Coverage

The maximum site area covered by roofed structures shall be 50 percent for the R-L-12 Low-Density Residential zone district. Approval of the subdivision of the parcel will not affect the ability of the property to meet the coverage requirement of the R-L-12 Low-Density Residential zone district. Should the subdivision of the property be approved by the Planning Commission, any future development of either parcel would not be permitted to exceed the coverage requirements of the district.

Yard Requirements

Section 17.10.070 of the Hanford Municipal Code details setback requirements for the R-L-12 Low-Density Zone District, as follows:

- 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.

The residence, shed/pool house, and garden storage structure existing on Parcel A meets the setbacks required for the R-L-12 Low-Density Residential zone district. The shed/pool house also meets the setbacks required for the district.

There are no structures on proposed Parcel B. Should the Planning Commission approve the projects proposed, future development of the parcel would be required to meet all setback requirements of the district.

Parking

One-family dwellings require two parking spaces for each dwelling unit, with at least one space for each dwelling unit being covered by a carport or garage. Parcel A has an attached garage that satisfies the parking requirement for residential units. Parcel B has not been developed; however, the parking ratio prescribed will be required upon development of the parcel, if approved by the Planning Commission.

FINDINGS FOR APPROVAL

Pursuant to Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act, the Planning Commission is required to make the following findings:

1. **Consistency Finding:** That the proposed map is consistent with applicable general and specific plans.

Analysis: That the proposed map is consistent with the applicable General Plan designation of Low-Density Residential. The intended use of proposed Parcel A and B is for single-family residential, which is consistent with the General Plan designation for the property.

2. **Design Finding:** That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

Analysis: That at this time, there is not an application for the development of either proposed parcel. The intended use of proposed Parcels A and B is for single-family residential, which is consistent with the General Plan designation for the property. Any future development proposals for Parcels A and B will be evaluated by the Community Development Department and must be consistent with the General Plan and meet the standards of the R-L-12 Low-Density Residential Zone District.

3. **Type of Development Finding:** That the site is physically suitable for the type of development.

Analysis: That proposed Parcel A has been developed as a single-family residence. Parcel B has not yet been developed. Approval of the subdivision will yield two parcels with buildable lot configurations, which are physically suited for residential development. Should the Planning Commission approve the subdivision, any future development proposals for Parcels A and B will be evaluated by the Community Development

Department and will be required to meet the standards of the R-L-12 Low-Density Residential zone district.

4. Density Finding: that the site is physically suitable for the proposed density of the development.

Analysis: That the General Plan prescribes a density range between two to 10 units, per gross acre for the Low-Density Residential zone district, a lower density is permissible. The division of the properties, as proposed, will not affect the ability of the property to meet the density range required. The lot size, pre-subdivision, is 2.89 acres. The subdivision of the property into two residential lots, Parcel A being 1.69 acres and Parcel B being 1.20 acres, would be consistent with maintaining a density of two to 10 dwelling units per acre. Assuming full build out of Parcel B as a single-family residence, the density of the properties would be less than one unit per acre.

5. Environmental Finding: That the design of the subdivision or the proposed improvements is unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Analysis: That this division of land is considered categorically exempt by California Environmental Quality Act (CEQA) Guidelines Section 15315, Minor Land Divisions. A Notice of Exemption has been prepared for the project in accordance with CEQA guidelines. See Notice of Exemption, attached as **Exhibit D**.

6. Public Health Finding: That the design of the subdivision or type of improvements is unlikely to cause serious public health problems.

Analysis: That this application has been reviewed by various City departments. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public.

7. Improvements and Access Findings: That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Analysis: That the proposed Parcel A will have street frontage along a public street, Meadow Court and proposed Parcel B will have street frontage along Fargo Avenue. Any off-site improvements such as curbs, gutters, sidewalks, drive approaches, and transitional paving required along Fargo Avenue will be inspected and/or verified to ensure the design, material, and installation of said improvements meet or exceed standards adopted by the City of Hanford. The design of the proposed subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

ENVIRONMENTAL ASSESSMENT

Pursuant to Section 15315, Minor Land Divisions, of the California Environmental Quality Act (CEQA) Guidelines, this project is categorically exempt from further environmental review. A

Notice of Exemption has been prepared for the project in accordance with CEQA, see **Exhibit D**.

PUBLIC COMMENTS

Noticing of the tentative parcel map was published in the newspaper on July 14, 2017, and mailed to property owners within 500 feet of the project site on July 13, 2017. The Community Development Department has not received comments on the project, as of the preparation of this report.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2017-13, approving Tentative Parcel Map No. 2017-02.

Property Owner/Applicant

Gonzalo de Ochoa
2634 Meadow Court
Hanford, CA 93230

RESOLUTION 2017-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING TENTATIVE PARCEL MAP NO. 2017-02, A REQUEST TO DIVIDE A 2.89-ACRE PARCEL INTO TWO PARCELS (PARCEL A: 1.69 ACRES, PARCEL B: 1.20 ACRES) IN THE R-L-12 LOW-DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 2634 MEADOW COURT (APN 014-400-031).

At a regular meeting of the City of Hanford Planning Commission duly called and held on July 25, 2017 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, on July 25, 2017, the Planning Commission of the City of Hanford conducted a public hearing, in accordance with Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act, pertaining to Tentative Parcel Map No. 2017-02, a request to divide a 2.89-acre property into two parcels (Parcel A: 1.69 acres; Parcel B: 1.20 acres) in the R-L-12 Low-Density Residential zone district. The property is located at 2634 Meadow Court (APN 014-400-031); and

WHEREAS, Tentative Parcel Map No. 2017-02 has been reviewed by the Planning Commission of the City of Hanford as an advisory agency, in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the configuration of the proposed parcels are shown on attached Exhibit A; and

WHEREAS, all affected public utility companies, various governmental department agencies, and the Planning Commission staff have given careful consideration to this tentative subdivision map and have made recommendations thereon; and

WHEREAS, the project is categorically exempt from further environmental review in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15315, Minor Land Divisions and a Notice of Exemption has been prepared in compliance with CEQA and the City of Hanford Municipal Code and Policies;

WHEREAS, the Planning Commission hereby recommends that the City Council find that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation Monitoring and Reporting Program, attached as Exhibit B, and certify that Mitigated Negative Declaration No. 2016-06 was prepared consistent with CEQA and City of Hanford Environmental Guidelines; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act:

- 1. Consistency Finding: That the proposed map is consistent with applicable general and specific plans.

Analysis: That the proposed map is consistent with the applicable General Plan designation of Low-Density Residential. The intended use of proposed Parcel A and B is for single-family residential, which is consistent with the General Plan designation for the property.

2. Design Finding: That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

Analysis: That at this time, there is not an application for the development of either proposed parcel. The intended use of proposed Parcels A and B is for single-family residential, which is consistent with the General Plan designation for the property. Any future development proposals for Parcels A and B will be evaluated by the Community Development Department and must be consistent with the General Plan and meet the standards of the R-L-12 Low-Density Residential Zone District.

3. Type of Development Finding: That the site is physically suitable for the type of development.

Analysis: That proposed Parcel A has been developed as a single-family residence. Parcel B has not yet been developed. Approval of the subdivision will yield two parcels with buildable lot configurations, which are physically suited for residential development. Should the Planning Commission approve the subdivision, any future development proposals for Parcels A and B will be evaluated by the Community Development Department and will be required to meet the standards of the R-L-12 Low-Density Residential zone district.

4. Density Finding: that the site is physically suitable for the proposed density of the development.

Analysis: That the General Plan prescribes a density range between two to 10 units, per gross acre for the Low-Density Residential zone district, a lower density is permissible. The division of the properties, as proposed, will not affect the ability of the property to meet the density range required. The lot size, pre-subdivision, is 2.89 acres. The subdivision of the property into two residential lots, Parcel A being 1.69 acres and Parcel B being 1.20 acres, would be consistent with maintaining a density of two to 10 dwelling units per acre. Assuming full build out of Parcel B as a single-family residence, the density of the properties would be less than one unit per acre.

5. Environmental Finding: That the design of the subdivision or the proposed improvements is unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Analysis: That this division of land is considered categorically exempt by California Environmental Quality Act (CEQA) Guidelines Section 15315, Minor Land Divisions. A Notice of Exemption has been prepared for the project in accordance with CEQA guidelines.

6. Public Health Finding: That the design of the subdivision or type of improvements is unlikely to cause serious public health problems.

Analysis: That this application has been reviewed by various City departments. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public.

- 7. Improvements and Access Findings: That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Analysis: That the proposed Parcel A will have street frontage along a public street, Meadow Court and proposed Parcel B will have street frontage along Fargo Avenue. Any off-site improvements such as curbs, gutters, sidewalks, drive approaches, and transitional paving required along Fargo Avenue will be inspected and/or verified to ensure the design, material, and installation of said improvements meet or exceed standards adopted by the City of Hanford. The design of the proposed subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

THEREFORE, BE IT RESOLVED that Tentative Parcel Map No. 2017-02 be approved subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the City Attorney: (559) 584-6656

Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

- 1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.
- 2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.

3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.
4. That the applicant shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the Project. Unless otherwise advised in writing by the City of Hanford, Applicant shall be solely responsible for making any and all decisions regarding whether any portion or aspect of the Project, including, without limitation, any form of reimbursement by the City of Hanford to the Applicant or any contractor, will require the payment of prevailing wages. Further, Applicant will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against Applicant or any contractor as a result of failure to pay prevailing wages.
5. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.
6. That the applicant obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.
7. That the City of Hanford may, at any time, require the Applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the Applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the Project.

PLANNING DEPARTMENT

Contact Assistant Planner Gabrielle de Silva (559) 585-2578
concerning questions that you may have on the conditions listed below:

General:

1. That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.

2. That all approved proposals of the application be conditions of development if not mentioned herein.
3. That the general design of the parcel map be approved with minor modifications being approved by the Community Development and Public Works Departments.
4. That prior to recording the parcel map, it is to be submitted to the City Engineer and Community Development Department for compliance with the tentative approval.
5. That in accordance with California Government Code Section 66020, the applicant is hereby notified that the 90 day appeal period identified in California Government Code Section 66020 during which you may protest the imposition of the fees, dedications, reservations and other extractions identified in this Tentative Parcel Map No. 2017-02 will begin to run on the date of the approval of this application by the Planning Commission.
6. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
7. That any development of the site be subject to the applicable regulations of the Hanford Municipal Code, specifically the R-L-12 Low-Density Residential Zone District.

BUILDING DIVISION

Contact Building Official: Tom Webb (559) 585-2584
Concerning questions that you may have on the conditions listed below:

1. New lot lines shall not create any violations to current building codes or Municipal Codes.
2. Any future development will be required to meet the building codes at the time of construction.

FIRE DEPARTMENT

Contact Fire Inspector Susan Martinez concerning questions that you may have regarding the conditions listed below at (559) 585-4793 OFFICE; (559) 940-2943 CELL or by EMAIL at smartinez@cityofhanfordca.com

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances**

Emergency Access:

1. A Knox-box (a heavy steel box containing keys to the building) shall be installed; usually at the main entrance to the building. More than one Knox-Box may be required at the discretion of the fire official. The top of the Knox-Box shall not exceed 6'-0" AFF.
2. All entrance gates that are locked that lead to fire department emergency access roads, appurtenances or to the building, shall have a Knox-box or Knox Padlock installed to provide fire department access in case of emergency.

3. The Hanford Fire Department allows the ordering of Knox Box products directly online at www.knoxbox.com or you can obtain an Authorized Order Form from the fire department.
4. Temporary and permanent fire department emergency access roads shall comply with City Standard **ST-36** for Fire Department Access Roads. Fire Department emergency access roads shall be approved and constructed prior to the beginning of on-site construction.

Fire Hydrants and Required Fire Flow:

1. Required fire flow and numbers of hydrants will be determined after review of building plans.
2. All fire mains and fire hydrants shall be installed and operable prior to construction. Fire flow shall be of sufficient capacity for fire protection as required by Appendices B and BB in the California Fire Code. Fire hydrants are to be located as approved by the Fire Department. All fire hydrants and mains are to meet city standard WA-20.
3. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
4. Blue dot location marker(s) shall be installed six-inches from the street center line on the side closest to each fire hydrant.

PUBLIC WORKS DEPARTMENT

Contact Samantha Long, Assistant Engineer at (559) 585-2556
concerning questions that you may have on the conditions listed below:

General Requirements:

1. That Applicant comply with the City of Hanford Public Works construction standards and specification requirements. Any deviation from said standards and specifications must be approved by the City Engineer prior to construction.
2. That an encroachment permit for all construction in the public right-of-way be obtained from the Public Works Department prior to beginning construction.
3. That the development is subject to an Engineering review and inspection fee in accordance with City Resolution No. 92-58-R., or any revisions thereof. Subject fee shall be payable prior to approval of improvement plans.

Water System:

1. That a separate water service assembly be installed to serve Parcel B in conformance with City Standard WA-11. This improvement may be deferred until issuance of a building permit for Parcel B and shall be noted on the final parcel map.

Sewer Improvements:

1. That a sanitary sewer lateral be installed to serve Parcel B in conformance with City Standard SS-23. This improvement may be deferred until issuance of a building permit for Parcel B and shall be noted on the final parcel map.

Street and Storm Drainage Improvements:

1. That a Drainage/Site Improvement Plan be required for Parcel B prior to any construction. This improvement may be deferred until issuance of a building permit for Parcel B and shall be noted on the final parcel map.

Street Improvements:

1. That Fargo Avenue be developed as a collector street along the development frontage of Parcel 2 in conformance with City Standards ST-17 and ST-26 modified as follows:
 - i. Traffic index used for the design of the street structural section shall be a minimum of 8.0.
 - ii. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Fargo Avenue along the frontage of Parcel 2 concurrent with the submittal of development improvement plans. Reconstruction of the Fargo Avenue along the development frontage of Parcel 2 will be required if the existing street structural section does not conform to City Standards and specifications.
 - iii. Improvements shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, landscaping, street lights, street striping, signing, and pavement widening.
2. A deferred improvement agreement shall be executed prior to recording of the final map for the improvements required along Fargo Avenue by this project.

Dedications:

1. An additional 14' right-of-way dedication shall be dedicated on the final parcel map along the frontage of Fargo Avenue.
2. A 10' wide landscape easement shall be dedicated on the final parcel map along the right-of-way of Fargo Avenue.

Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.
5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.

- 6. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
- 7. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.
- 8. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.

EXPIRATION

This Tentative Parcel Map becomes null and void after eighteen (18) months has elapsed from the date of approval if the map has not been recorded. The Commission may grant a time extension if a written request and fee is received from the applicant prior to the expiration date. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the Tentative Parcel Map is granted.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford by the following vote:

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

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

I, **DARLENE R. MATA** Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the **25th** day of **July, 2017**.

Darlene R. Mata, Community Development Director
 Secretary of the Planning Commission

Exhibit A:
Tentative Parcel Map No. 2017-02

SITE PLAN

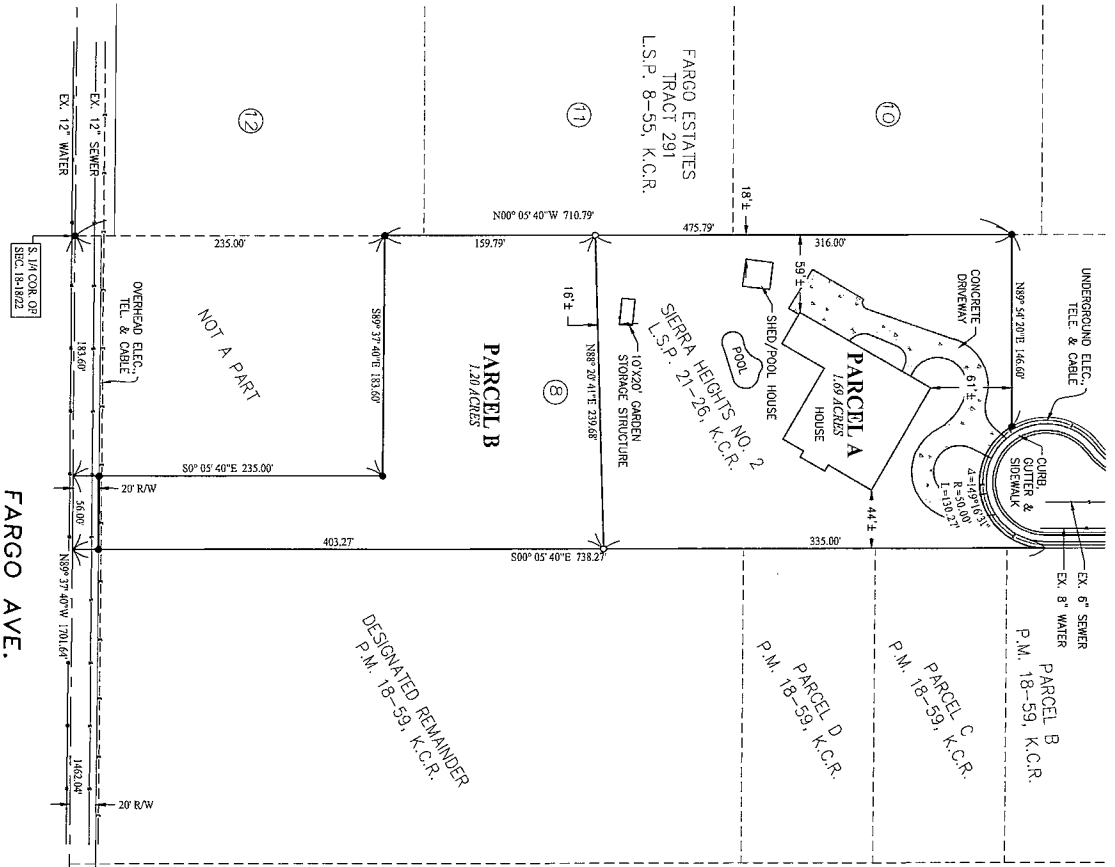
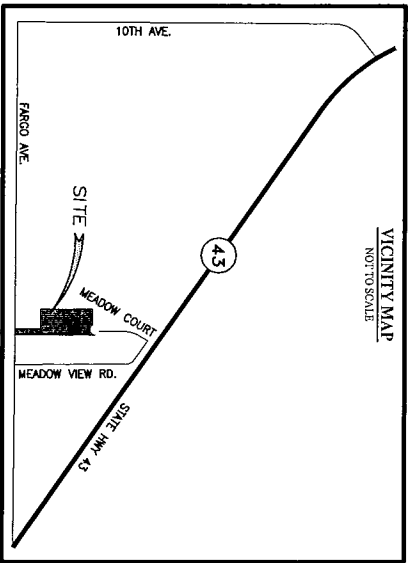
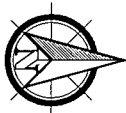
of a portion of Parcel No. 2 of a Map Recorded in Book 2 of Parcel Maps, Kings County Records, being situated in the Southeast Quarter of Section 18, T.18 S., R.22 E., M.D.B. & M., County of Kings, State of California.

OWNER/APPLICANT

GONZALO DE OCHOA
 2634 MEADOW COURT
 IANFORD, CA 91230
 Phone: (599) 489-3462

GENERAL INFORMATION

Existing Zone	R-12
Proposed Zone	R-12
Building Use	Residence
Proposed Use	Residence
Sewer	City of Hanford
Water	City of Hanford
A.P.N.	014-004-031



FARGO AVE.

SITE PLAN TENTATIVE PARCEL MAP FOR: GONZALO DE OCHOA

No.	Revision	Date

CML ENGINEERS
ZUMWALT
HANSEN &
LAND SURVEYORS
 609 N. Irwin St.
 Hanford, CA 93230
 Office: (599) 382-1036
 Fax: (599) 384-4143

DATE: See Below
 JOB NO.: 075812
 SHEET: 1
 OF 1

F:\068 FILES\075812 Descartes - Hanford\075812\2016.dwg, 02/27/2017, 11:12:30 AM, FOR PLUMB, PLOTBY:716

Exhibit B:
Notice of Exemption

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

From: City of Hanford (Planning Division)
317 North Douty Street
Hanford, CA 93230

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

Project Title: Tentative Parcel Map No. 2017-02

Project Location – the property is located at 2634 Meadow Court (APN 014-400-031)

Project Location – City: Hanford

Project Location – County: Kings County

Description of Nature, Purpose and Beneficiaries of Project: Tentative Parcel Map No. 2017-02, a request to divide a 2.89-acre parcel into two parcels (Parcel A: 1.69 acres; Parcel B:1.2 acres) in the R-L-12 Low-Density Residential Zone District.

Name of Public Agency Approving Project: City of Hanford, Planning Division

Name of Person or Agency Carrying Out Project: Gonzalo de Ochoa

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 152698);
- Declared Emergency (Sec. 21080(b)(3); 15269 (a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15315, Minor Land Divisions
- Statutory Exemption. State code number:

Reasons why project is exempt:

- (a) The project consists of the division of property in urbanized areas zoned for residential into four or fewer parcels
- (b) The project is in conformance with the General Plan and zoning
- (c) All services and access to the proposed parcels to local standards are available
- (d) The parcel was not involved in the division of a larger parcel within the previous two years
- (e) The parcel does not have an average slope greater than 20 percent

Lead Agency

Contact Person: Gabrielle de Silva

Area Code/ Telephone: (559) 585-2578

Signature:

Date: July 20, 2017

Title: Associate Planner

Signed by Lead Agency Date received for filing at OPR:

Signed by Applicant

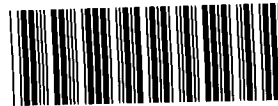
RECORDING REQUESTED BY:

Zumwalt-Hansen, INC.

AND WHEN RECORDED, MAIL TO:

CITY OF HANFORD
317 N. Douty
HANFORD, CA 93230

513.164



Doc Nbr: 0719101

Doc Type: 43

Titles: 01	Page: 4.e
Fees: 16.00	
Taxes: 0.00	
Paid: \$16.00	

Kings County Clerk Recorder 07/23/2007
Ken Baird 11:30

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PARCEL MAP WAIVER FOR LOT LINE ADJUSTMENT NO. 2007-01

A. LEGAL DESCRIPTION OF PROPERTY TO BE TRANSFERRED:

The East 56.00 feet and the North 20.00 feet of the West 183.60 feet of the South 255 feet of Parcel No. 2 of Parcel Map filed April 3, 1973 in Book 2, Page 3 of Parcel Maps, being a portion of the Southwest Quarter of Section 18, Township 18 South, Range 22 East, Mount Diablo Base & Meridian, in the City of Hanford, County of Kings, State of California, pursuant to Parcel Map Waiver No. 03-005, recorded September 17, 2003, as Document No. 0326379 of Official Records, Kings County Records.

B. LEGAL DESCRIPTION OF PROPERTY AFTER ADJUSTMENT:

Parcel A

Lot 8 of Tract No. 803 of Sierra Heights No. 2, in the City of Hanford, County of Kings, State of California, according to map thereof recorded in Book 21, Page 26 of Maps, in the office of the County Recorder of said County and the East 56.00 feet and the North 20.00 feet of the West 183.60 feet of the South 255 feet of Parcel No. 2 of Parcel Map filed April 3, 1973 in Book 2, Page 3 of Parcel Maps, being a portion of the Southwest Quarter of Section 18, Township 18 South, Range 22 East, Mount Diablo Base & Meridian, in the City of Hanford, County of Kings, State of California, pursuant to Parcel Map Waiver No. 03-005, recorded September 17, 2003, as Document No. 0326379 of Official Records, Kings County Records.

Parcel B

The South 255 feet of Parcel No. 2 of Parcel Map filed April 3, 1973 in Book 2, Page 3 of Parcel Maps, being a portion of the Southwest Quarter of Section 18, Township 18 South, Range 22 East, Mount Diablo Base & Meridian, in the City of Hanford, County of Kings, State of California, pursuant to Parcel Map Waiver No. 03-005, recorded September 17, 2003, as Document No. 0326379 of Official Records, Kings County Records.

EXCEPTING THEREFROM the East 56.00 feet and the North 20.00 feet of the West 183.60 feet thereof.



Attachment: Exhibit B: Recorded Parcel Map Waiver 2007-01 (part 2) (2059 : Tentative Parcel Map No. 2017-02 (OCHOA))

C. OWNERS OF PARCEL A

OWNERS OF PARCEL B

Signature [Handwritten Signature]
Name Gonzalo DeOchoa

Signature [Handwritten Signature]
Name Patricia DeOchoa

Signature [Handwritten Signature]
Name Patricia DeOchoa

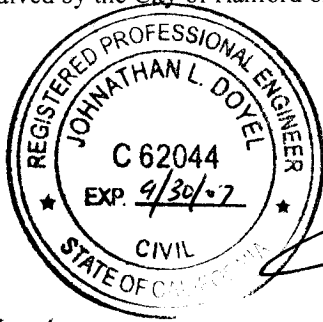
Address 9482 Fargo Avenue
Hanford, CA 93230

Date May 11, 2007
APN 014-400-013

Date May 11, 2007
APN 014-080-082

DETERMINATION: A parcel map was waived by the City of Hanford on 5-3-07

Receipt No. 06000008928
Received by DB
Date 3/23/07



[Handwritten Signature] 6/27/07
Johnathan L. Doyel, City Engineer /Date

[Handwritten Signature] 7/20/07
Thomas J. Haglund, Planning Department / Date

[Handwritten Signature] 6/18/07
Kings County Treasurer-Tax Collector /Date
Certificate that property taxes have been paid

Attachment: Exhibit B: Recorded Parcel Map Waiver 2007-01 (part 2) (2059 : Tentative Parcel Map No. 2017-02 (OCHOA))

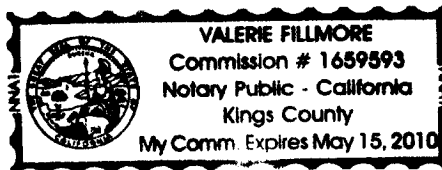
State of California,

County of Kings

On May 11, 2007 before me, Valerie Fillmore, Notary Public, personally appeared Gonzalo DeOchoa and Patricia DeOchoa, personally known to me (or 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.

WITNESS MY HAND AND OFFICIAL SEAL.

Signature Valerie Fillmore



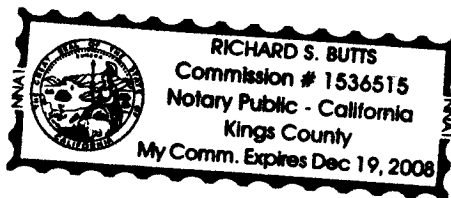
State of California,

County of KINGS

On JULY 13, 2007 before me, RICHARD S. BUTTS, Notary Public, personally appeared JOHNATHAN L. DOYEL, personally known to me (~~or 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.

WITNESS MY HAND AND OFFICIAL SEAL.

Signature Richard S. Butts
RICHARD S. BUTTS

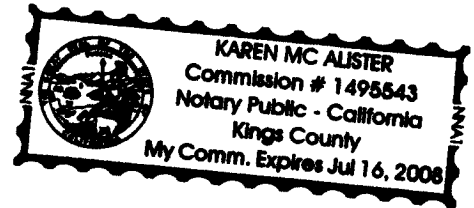


Attachment: Exhibit B: Recorded Parcel Map Waiver 2007-01 (part 2) (2059 : Tentative Parcel Map No. 2017-02 (OCHOA))

State of California, County of Kings on July 20, 2007 before me, Karen McAlister, a Notary Public, appeared Thomas J. Haglund personally known to me (~~or 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.

WITNESS MY HAND AND OFFICIAL SEAL.

Signature Karen McAlister



Attachment: Exhibit B: Recorded Parcel Map Waiver 2007-01 (part 2) (2059 : Tentative Parcel Map No. 2017-02 (OCHOA))

END OF DOCUMENT



AGENDA STAFF REPORT

MEETING DATE: 9/13/2016

AGENDA SECTION:

SUBJECT:

VARIANCE NO. 2016-03, a request to deviate from the standards of the Hanford Municipal Code Section 17.16.070 to allow a reduction in the frontage requirements for the proposed subdivision of a residential lot in the "R-1-20" Very Low-Density Residential Zone District. TENTATIVE PARCEL MAP NO. 2016-01, a request to subdivide a 2.89-acre parcel into two parcels (Parcel A: 1.69 acres; Parcel B: 1.20 acres) in the "R-1-20" Very Low-Density Residential Zone District. The project is located at 2634 Meadow Court (APN 014-400-031).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2016-17, denying Variance No. 2016-03, due to an inability to make the appropriate findings.
2. Adopt Resolution No. 2016-18, denying Tentative Parcel Map No. 2016-01, due to an inability to make the appropriate findings.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2016-17 denying Variance No. 2016-03.
2. I move to adopt Resolution No. 2016-18 denying Tentative Parcel Map No. 2016-01.

PROJECT DESCRIPTION

The project is a request, by Gonzalo de Ochoa, to divide a single residential property into two parcels in the "R-1-20" Very Low-Density Residential Zone District. The subdivision of the property requires a variance to allow a deviation to the required street frontage. Per the Hanford

Municipal Code, Section 17.16.070 the frontage for the “R-1-20” Very Low-Density Residential Zone District shall be as follows:

Frontage and Width: Each site shall have not less than one hundred (100) feet of frontage on a public street, except that those sites which front on a cul-de-sac or lookout street may have a frontage of not less than eighty (80) feet provided the width of the site, as measured along the front yard setback line is at least one hundred (100) feet. The minimum width of each site shall be one hundred (100) feet at all other locations on the site which lie to the rear of the front yard setback.

The applicant proposes to divide the existing parcel into two, as shown in **Exhibit A**.

The division would result in a minimum 56 feet of street frontage along Fargo Avenue for Parcel B. The applicant would be able to maintain adequate street frontage for Parcel A along Meadow Court.

BACKGROUND INFORMATION

The proposed project site is designated by the General Plan as Very Low-Density Residential and zoned “R-1-20.”

The project site was subject to Parcel Map Waiver No. 2007-01, attached for the Planning Commission’s review as **Exhibit B**. Parcel Map Waiver No. 2007-01 adjusted the lot line on the property, thus creating the additional access to the property off of Fargo Avenue. The additional access was created as a secondary access to the property, as the primary access to the site is off of Meadow Court.

Figure 1 – Land Use
Property Shown in Red

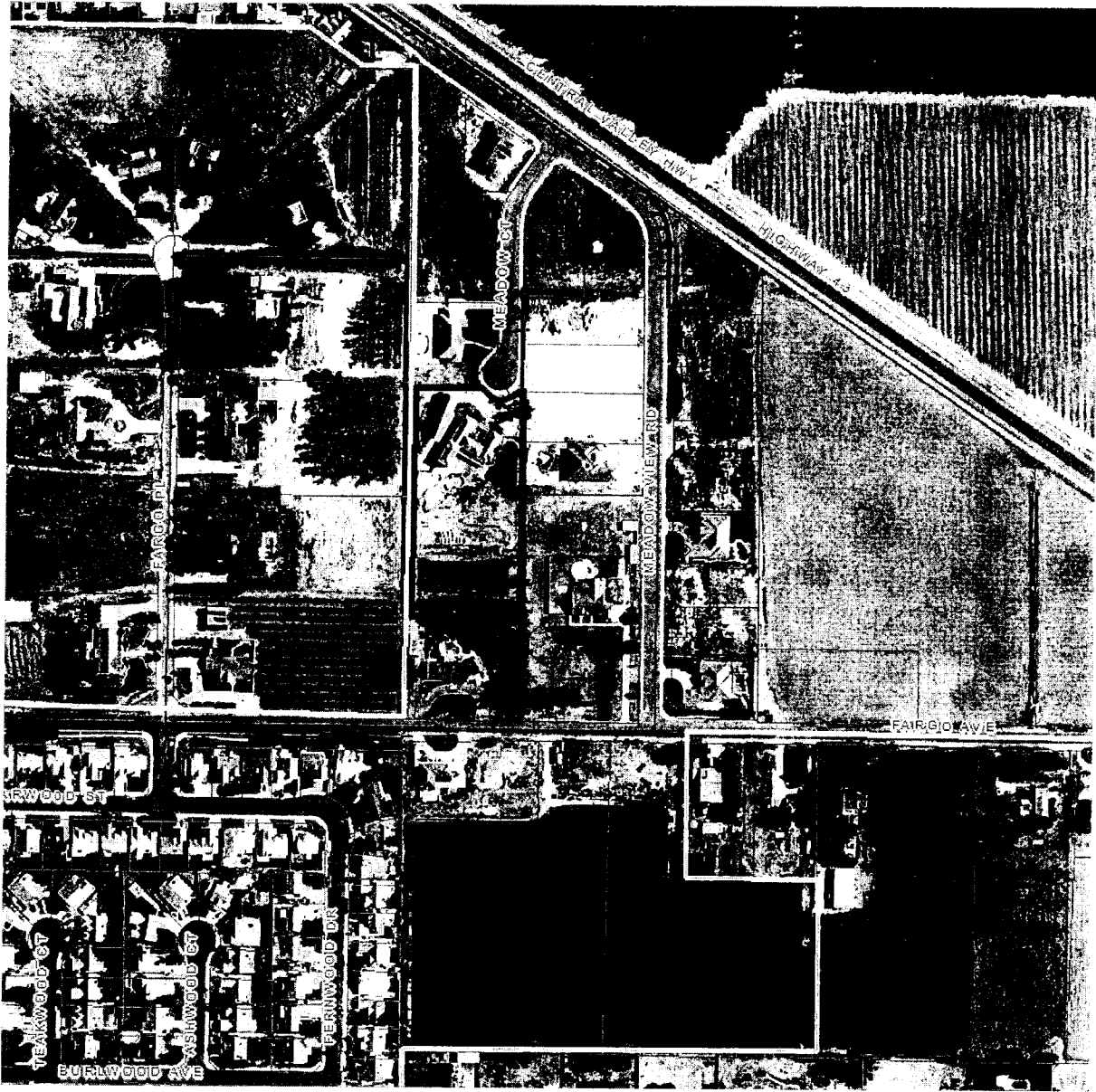
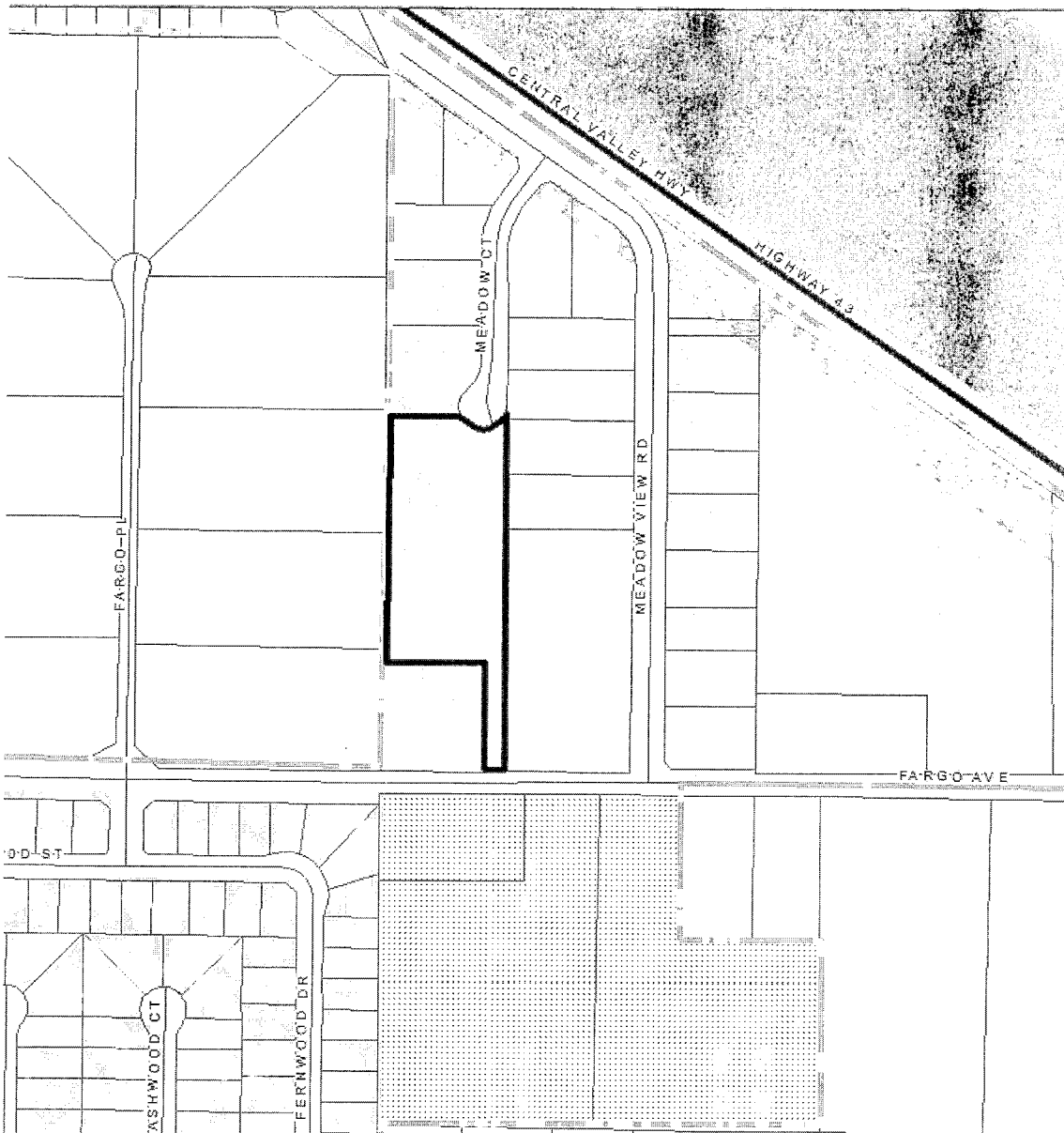


Figure 2 – Zoning “R-1-20”
Property Shown in Red



PROJECT EVALUATION: VARIANCE NO. 2016-03

The applicant is requesting a deviation to the requirement for street frontage. The Municipal Code requires 100 feet of street frontage for residential lots in the “R-1-20” Very Low-Density Residential Zone District; the applicant proposes 56 feet of street frontage for Parcel B off of Fargo Avenue.

Since the applicant’s request deviates more than can be administratively permitted with a 10 percent variance, the applicant has submitted for a variance for approval by the Planning Commission in accordance with Section 17.64.020 D, which states, “When the deviation exceeds

10 percent of the minimum regulation requirement, it shall be processed as a variance before the planning commission as set out in this chapter.”

Staff is recommending denial of the variance application, due to the inability to make finding numbers one, two, and four, required in accordance with Section 17.64.060.

1. That 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 and under identical land use district classification;

UNABLE TO MAKE FINDING: That there are no special circumstances applicable to the property, with the exception of the size of the property. The property is 2.89 acres which exceeds the minimum 20,000 sq. ft. lot area requirement of the “R-1-20” Very Low-Density Residential Zone District. The shape of the property was created in 2007, through the parcel map waiver process (Parcel Map Waiver No. 2007-01) when the applicant, de Ochoa, requested the lot line to be adjusted, as shown in attached **Exhibit B**. Parcel Map Waiver No. 2007-01 created a secondary access to the property off of Fargo Avenue. As a secondary access, the frontage off of Fargo Avenue was permitted to be less than the typical minimum requirement of 100 feet. As a secondary access, 56 feet of street frontage is acceptable; however, as a primary access, the City requires a minimum 100 feet of frontage on a public street for the “R-1-20” Very Low-Density Residential Zone District.

2. That granting the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and land use district and denied to the property for which the variance is sought;

UNABLE TO MAKE FINDING: That granting the variance is not necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and denied to the property for which the variance is sought, as the property is still permitted to develop as a single-family residential property. Denial of the variance precludes the property from subdividing, due to inadequate street frontage. The applicant states in their justification for the variance, 2563 and 2617 Meadow View Road, which are within the vicinity and zoned “R-1-20” Very Low-Density Residential, are 83.31’ and 83.41’ in width, which is correct. However, these lots were approved as part of Tract 802, under the provision in Section 17.16.060, which states, “The average size of all new lots or sites created by a division of land or subdivision shall be a minimum of twenty thousand (20,000) square feet, and provided further. Only one-third of such lots may be less than twenty thousand (20,000) square feet, but must be fifteen thousand (15,000) square feet or more.” The reduced lot size of these properties resulted in reduced street-frontage widths. The provisions of Section 17.16.060 are not applicable to this project, since the property has not been divided as part of a subdivision.

4. That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which such property is located;

UNABLE TO MAKE FINDING: That granting the variance would constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which the property is located. There are no lots within the vicinity which are flag lots having less than 100 feet of street frontage. A flag lot, per the Hanford Municipal Code, is a lot having access or an easement to a public or private street by a narrow, private right-of-way. Unless approved as part of a planned unit development, or under the provision of Hanford Municipal Code Section 17.16.060, which states, "The average size of all new lots or sites created by a division of land or subdivision shall be a minimum of twenty thousand (20,000) square feet, and provided further. Only one-third of such lots may be less than twenty thousand (20,000) square feet, but must be fifteen thousand (15,000) square feet or more," the property would not be permitted to deviate from the normal standards of the "R-1-20" Very Low-Density Residential Zone District.

The applicant's engineer's justification for the variance appears in **Exhibit C** (application) and **D** (supplemental letter).

PROJECT EVALUATION: TENTATIVE PARCEL MAP NO. 2016-01

Adjacent Land Uses Zoning/General Plan Designations:

<u>Direction</u>	<u>Use:</u>	<u>Zone</u>	<u>General Plan Designation</u>
North:	Residential	"R-1-20"	Very Low-Density Residential
South:	Residential	"UR"	Very Low-Density Residential
East:	Residential	"R-1-20"	Very Low-Density Residential
West:	Residential	County	Very Low-Density Residential

Project Design:

	<u>Entire Site</u>	<u>Parcel A</u>	<u>Parcel B</u>
Area:	2.89 acres	1.69 acres	1.20 acres
Width:	56 ft. (minimum width); 239.68 ft. (maximum width)	239.68 ft. (maximum width)	56 ft. (minimum width); 239.68 ft. (maximum width)
Depth:	738.27 ft (maximum depth).	316 ft (minimum depth); 335 ft (maximum depth)	159.79 ft (minimum depth); 403.27 ft. (maximum depth)

Street Frontage:	Cul-de-sac frontage along <u>Meadow Court</u> ; 56 ft. along <u>Fargo Avenue</u>	Cul-de-sac frontage along <u>Meadow Court</u>	56 ft. along <u>Fargo Avenue</u>
Sidewalk:	Existing along <u>Meadow Court</u> ; Non-existent along <u>Fargo Avenue</u> .	Existing along <u>Meadow Court</u> .	Non-existent along <u>Fargo Avenue</u> .
Existing Use:	Residential	Residential	Vacant
Proposed Use:	Split into two lots	Residential	Residential

Site Area

Both of the proposed lots meet the minimum parcel size required of the “R-1-20” Very Low-Density Residential Zone District, which is 20,000 square feet. Proposed Parcel A is 1.69 acres. The proposed subdivision will result in Parcel B being a 1.20-acre parcel.

Entire Parcel	Parcel A	Parcel B
2.89 acres	1.69 acres	1.20 acres

Frontage and Width

The frontage and width requirement for the “R-1-20” Very Low-Density Residential Zone District is 100 feet, except that those sites which front on a cul-de-sac may have a frontage of not less than 80 feet. If divided as proposed, Parcel A will be able to meet the frontage requirement; however, Parcel B would not meet the frontage requirement, since the property would have 56 feet of frontage along Fargo Avenue. Due to the inability to meet the frontage requirement of the “R-1-20” Very Low-Density Residential Zone District for Parcel B, Variance No. 2016-03 has been submitted. The reduced street frontage of proposed Parcel B creates a flag lot. Per the Municipal Code Section 17.04.030 Definitions, a flag lot means a lot having access or an easement to a public or private street by a narrow, private right-of-way.

Illustration of Terms



Due to the inability to meet the required street frontage for the “R-1-20” Very Low- Density Residential Zone District, an application for Variance No. 2016-03 was submitted. See the analysis above.

Depth

The minimum depth of each site in the “R-1-20” Very Low-Density Residential Zone District shall be 135 feet. The proposed lots meet the minimum depth of the “R-1-20” Very Low-Density Residential Zone District.

Coverage

The maximum site area covered by roofed structures shall be 40 percent. Approval of the subdivision of the parcel will not affect the ability of the property to meet the coverage requirement of the “R-1-20” Very Low-Density Residential Zone District. Should the subdivision of the property be approved by the Planning Commission, any future development of either parcel would not be permitted to exceed the coverage requirements of the district.

Yard Requirements

Section 17.16.100 of the Hanford Municipal Code details setback requirements for the “R-1-20” Very Low-Density Zone District, as follows:

- A. Front Yards. The minimum front yard measured from the front property line shall be not less than 35 feet, except along those streets where a greater setback is required by other ordinances or the general plan of the city.

- B. Rear Yards. The minimum rear yard measured from the rear property line shall be 20 feet. Where construction involves more than one story, the rear yard setback shall be increased by 10 feet for each additional story.
- C. Side Yards. The minimum side yard measured from the side property line shall be 10 feet. Where construction involves more than one story, the side yard shall be increased by five feet for each additional story.

The residence existing on Parcel A meets the setbacks required for the "R-1-20" Very Low-Density Residential Zone District. The shed/pool house also meets the setbacks required for the district. If subdivided, the garden storage structure would not meet the setbacks of the district from the rear property line; a 20-ft. setback would be required for the structure from the rear property line, however, the structure is located 16 feet from the rear property line. Due to the inability to meet the setbacks, staff is recommending that, should the Planning Commission permit the variance to subdivide the property, demolition of the garden storage structure at the time of recordation of the final map be a condition of approval.

There are no structures on proposed Parcel B. Should the Planning Commission approve the projects proposed, future development of the parcel would be required to meet all setback requirements of the district.

Parking

One-family dwellings require two parking spaces for each dwelling unit, with at least one space for each dwelling unit being covered by a carport or garage. Parcel A has an attached garage that satisfies the parking requirement for residential units. Parcel B has not been developed; however, the parking ratio prescribed will be required upon development of the parcel, if approved by the Planning Commission.

Utilities/Public Services:

The private utility companies were contacted to review this parcel map, and no comments were received as of the date of preparation of this report.

FINDINGS FOR APPROVAL: VARIANCE NO. 2016-03

Pursuant to Section 17.64.060 of the Hanford Municipal Code, six findings must be made before approval of the variance application.

Section 17.64.060

Development Regulations. The Planning Commission may grant a variance to the development regulations identified in this chapter as the variance was applied for, or in modified form if, based upon the application and the evidence submitted at the public hearing, the Planning Commission makes all of the following findings:

1. That 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 and under identical land use district classification;

UNABLE TO MAKE FINDING: That there are no special circumstances applicable to the property, with the exception of the size of the property.

2. That granting the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and land use district and denied to the property for which the variance is sought;

UNABLE TO MAKE FINDING: That granting the variance is not necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and denied to the property for which the variance is sought, as the property is still permitted to develop as a single-family residential property. Denial of the variance precludes the property from subdividing.

3. That granting 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 land use district in which the property is located;

That reducing the street frontage of the future Parcel B will not create a safety hazard. The Public Works Department has reviewed this application and determined the reduced street frontage will not impact accessibility to the site. The Fire Department has reviewed the application and determined that the reduced street frontage provided by the applicant will not be detrimental to safety. (*Note:* a new single-family dwelling is required to have a fire sprinkler system). Additionally, the Building Division has reviewed the application and determined that the street frontage provided for Parcel B will not conflict with the requirements of the California Building Code. Any future development of Parcel B will be reviewed by the various departments to determine compliance with the standards required for single-family residential development.

4. That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which such property is located;

UNABLE TO MAKE FINDING: That granting the variance would constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which the property is located.

5. That granting the variance does not allow a use or activity which is prohibited in the land use district where the property is located; and

The proposed Parcel A has been developed as a single-family residence. The future use of Parcel B would be limited to a single-family residence. A single-family residence is a permitted use in the "R-1-20" Very Low-Density Residential Zone District.

6. That granting the variance will not be inconsistent with the General Plan.

That the General Plan has been reviewed and the granting of this variance would not be inconsistent with the goals, policies, and objectives of the General Plan.

FINDINGS FOR APPROVAL: TENTATIVE PARCEL MAP NO. 2016-01

Pursuant to Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act, the Planning Commission is required to make the following findings:

1. Consistency Finding:

That the proposed map is consistent with the applicable General Plan designation of Very Low-Density Residential, the intended use of proposed Parcel A and B are for single-family residential, which is consistent with the General Plan Designation for the property.

2. Design Finding:

UNABLE TO MAKE FINDING: That the proposed map is consistent with the applicable requirements for the “R-1-20” Very Low-Density Residential Zone District, with the exception of street frontage. Adequate street frontage is not provided for the proposed Parcel B. The Municipal Code requires 100 feet minimum of street frontage for parcels in the “R-1-20” District; however, Parcel B provides 56 feet of street frontage along Fargo Avenue. Variance No. 2016-03 requests a deviation to the street frontage requirements of the “R-1-20” Very Low-Density Residential Zone District. Staff was unable to make the appropriate findings for the variance, in accordance with Section 17.64.060 of the Hanford Municipal Code.

3. Type of Development Finding:

That proposed Parcel A has been developed as a single-family residence. There is not a proposal for the future development of Parcel B; however, due to the designation of the parcel as “R-1-20” Very Low-Density Residential, the parcel will be limited to development of a single-family residence. Should the Planning Commission approve the subdivision, any future development proposals for Parcel A and B will be evaluated by the Community Development Department and will be required to meet the standards of the “R-1-20” Very Low-Density Residential Zone District.

4. Density Finding:

That the General Plan prescribes a density range between zero to two units per acre for the Very Low-Density Residential Zone District. The division of the properties, as proposed, will not affect the ability of the property to meet the density range required. The lot size, pre-subdivision is 2.89 acres. The subdivision of the property into two residential lots, Parcel A being 1.69 acres

and Parcel B being 1.20 acres, would be consistent with maintaining a density of zero to two dwelling units per acre. Assuming full build out of Parcel B as a single-family residence, the density of the properties would be less than one unit per acre.

5. Environmental Finding:

That this division of land is considered categorically exempt by CEQA Guidelines Section 15315, Minor Land Divisions. A Notice of Exemption has been prepared for the project in accordance with CEQA guidelines. See Notice of Exemption, attached as **Exhibit E**.

6. Public Health Finding:

That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Division, and other involved departments, and no public health issues exist.

7. Improvements and Access Findings:

UNABLE TO MAKE FINDING: That the frontage and width requirement for the “R-1-20” Very Low-Density Residential Zone District is 100 feet, except that those sites which front on a cul-de-sac may have a frontage of not less than 80 feet. If divided as proposed, Parcel A will meet the frontage requirement; however, Parcel B would not meet the frontage requirement, since the property would have 56 feet of frontage along Fargo Avenue. Due to the inability to meet the frontage requirement of the “R-1-20” Very Low-Density Residential Zone District for Parcel B, Variance No. 2016-03 has been submitted. Staff was unable to make the appropriate findings for the variance, in accordance with Section 17.64.060 of the Hanford Municipal Code. All improvements for Parcel A have already been installed. Should the subdivision be approved by the Planning Commission, the future development of Parcel B as a single-family residence would require improvements. Any off-site improvements such as curbs, gutters, sidewalks, and drive approaches, when installed by the developer, will be inspected and/or verified to ensure the design, material, and installation of said improvements meet or exceed standards adopted by the City of Hanford.

ENVIRONMENTAL ASSESSMENT

Pursuant to Section 15315, Minor Land Divisions, of the California Environmental Quality Act (CEQA) Guidelines, this project is categorically exempt from further environmental review. A Notice of Exemption has been prepared for the project in accordance with CEQA, see **Exhibit E**.

PUBLIC COMMENTS

Noticing of the variance was published in the newspaper on September 2, 2016, and mailed to property owners within 500 feet of the project site on September 1, 2016. The Community Development Department has not received comments on the project, as of the preparation of this report.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2016-17, denying Variance No. 2016-03, due to an inability to make the appropriate findings.
2. Adopt Resolution No. 2016-18, denying Tentative Parcel Map No. 2016-01, due to an inability to make the appropriate findings.

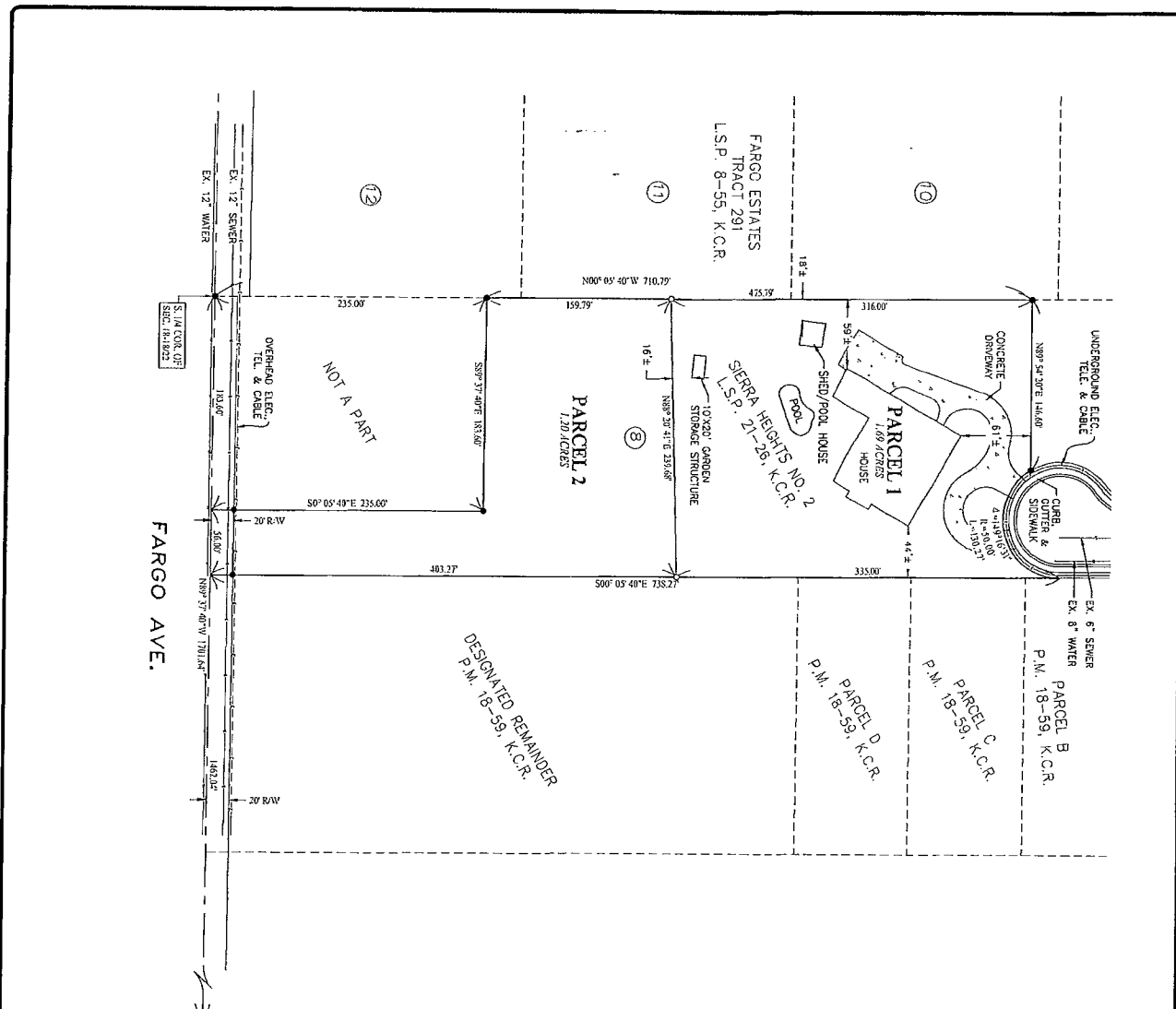
Property Owner/Applicant

Gonzalo de Ochoa
2634 Meadow Court
Hanford, CA 93230

FISCAL IMPACT:**ATTACHMENTS:**

Resolution No. 2016-17 (VAR 2016-03)
Resolution No. 2016-18 (TPM 2016-01)
Exhibit A: Proposed Lot Subdivision
Exhibit B: Parcel Map Waiver No. 2007-01
Exhibit C: Application and Project Justification
Exhibit D: Project Justification (Supplemental Letter)
Exhibit E: Notice of Exemption

C



SITE PLAN

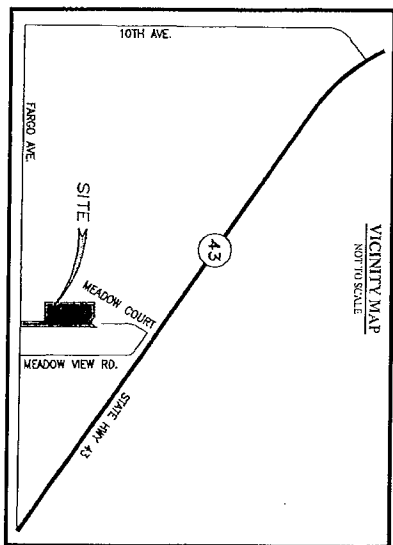
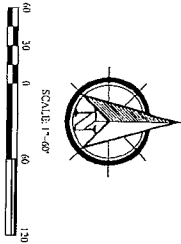
of a portion of Parcel No. 2, a Map recorded in Book 2, at Page 3 of Final Maps, Kings County Records, being shown in the Southern Quarter of Section 18, T.18 S., R.22 E., M.D.M. & M., County of Kings, State of California.

OWNER/APPLICANT

GONZALO DE OCHOA
354 MEADOW COURT
HANFORD, CA 92330
Phone: (559) 549,3462

GENERAL INFORMATION

Existing Zone	R-1-50
Proposed Zone	R-1-20
Existing Use	Residence
Proposed Use	Residence
Sever	City of Hanford
Water	City of Hanford
A.P.N.	014-00-001



No.	Restriion	Date

SITE PLAN TENTATIVE PARCEL MAP FOR: GONZALO DE OCHOA

CIVIL ENGINEERS
ZUMWALT HANSEN & LAND SURVEYORS
609 N. Hawth St.
Hanford, CA 93230
Office: (559) 882-1006
Fax: (559) 884-1145

DRAWN BY: JRS
CHECKED BY: JHL
DESIGNED BY: JHL
DATE: See Below
JOB NO.: 079311
SHEET: 1

P:\03 FILES\03\1121\2016\03\2016-03-01.dwg / 6/27/2016 9:51:12 AM - Plotting: Parcel of JRS

JUL 26 2016

City of Hanford
Community Development

CITY OF HANFORD

Application for: VARIANCE NO. 2016-03

City of Hanford
Community Development Department
317 N. Douty Street
Hanford, CA 93230
(559) 585-2580 FAX: (559) 583-1633

Application Fee: \$4,915.⁰⁰
Other Fees: _____
Total Fees: _____
Receipt No. 4111605 Date: 7-26-16
File # 511-0183

The purpose of this review is to determine if the proposed development conforms with the provisions of the zoning Ordinance. Only the owner or owner's agent may submit an application. When filing is done by mail, the signature must be notarized. The following information is necessary and incomplete applications will not be accepted or acted upon. Please follow these directions and PRINT OR TYPE all information. Instructions for drawing a Site Plan are stated below. If the information requested is not applicable, write NA in the space provided. Feel free to use attachments to better illustrate or explain the project.

PART A: GENERAL INFORMATION

OWNER	APPLICANT	ENGINEER/DESIGNER
NAME <u>GONZALO DE OCHOA</u>	<u>ZUMWALT HANSEN & ASSOC, INC.</u>	<u>ZUMWALT HANSEN ASSOC. INC.</u>
ADDRESS <u>2634 MEADOW COURT</u>	<u>609 NORTH IRWIN STREET</u>	<u>609 NORTH IRWIN STREET</u>
CITY <u>HANFORD, CA 93230</u>	<u>HANFORD, CA 93230</u>	<u>HANFORD, CA 93230</u>
PHONE <u>559-469-3462</u>	<u>559-582-1056</u>	<u>559-582-1056</u>
PROJECT ADDRESS/LOCATION: <u>2634 MEADOW COURT HANFORD</u>		APN: <u>014-400-031</u>
DESCRIPTION OF VARIANCE REQUEST: <u>THE EXISTING FRONTAGE ON FARGO AVENUE IS 56', R-1-20 MIN FRONTAGE IS 100'</u>		

PART B: SITE PLAN

INCLUDE A SITE PLAN DRAWN TO SCALE ACCORDING TO THE FOLLOWING INSTRUCTIONS:

1. INSTRUCTIONS FOR DRAWING A SITE PLAN
 - a.) Draw the site plan on a paper that is a minimum of 8-1/2 x 11 inches and a maximum of 24 x 36 inches in size. Make the scale large enough to show all details clearly. Submit twelve (12) copies with the application. In some cases, additional copies will be necessary. The following should be shown on the site plan:
 - b.) Address of the subject property and the assessor's parcel number.
 - c.) Date, North arrow, and scale of the drawing.
 - d.) Dimensions of the exterior boundaries of the site.
 - e.) Name all adjacent streets, roads, or alleys, showing right-of-way and dedication widths, reservation widths, and all types of improvements existing or proposed.

- f.) Locate and give dimensions of all existing and proposed structures on the property. Indicate the height and depth of the buildings and their distance to property lines.
 - g.) Show internal circulation and loading space. Detail off-street parking, exits and entrances, complete with dimensions and number of parking spaces.
 - h.) Show all fences, walls, and landscaping, with their locations, heights, materials and/or type.
 - i.) Show all signs, with their location, size, height, and material used.
 - j.) Show location of existing and proposed water and sewer lines.
 - k.) Indicate method of storm water drainage.
 - l.) Note any proposed method of fire protection.
 - m.) The applicant should include any additional information that may be pertinent or helpful concerning this application.
 - n.) Other data as required to permit the Community Development Department to make the required findings.
2. Submit one legible, original copy of the Site Plan reduced to an 8-1/2 x 11 size must be included with the application.

PART C: JUSTIFICATION

Justification for granting the variance request must be provided by answering the following questions: (use separate sheet if additional space is required)

- 1. What special circumstances applicable to the property, such as size, shape, topography, location or surroundings are present that strict application of the Municipal Code deprives the property of privileges enjoyed by other properties in the vicinity under the identical land use district classification?

THE CITY OF HANFORD APPROVED THE 56' FRONTAGE ON GRANGEVILLE BLVD PER PARCEL MAP
WAIVER FOR LOT LINE ADJUSTMENT NO. 2007-01.

- 2. Why is the granting of the variance necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity and land use district and denied to this property?

2563 AND 2617 MEADOW VIEW ARE 83.31' AND 83.46' IN WIDTH. PARCEL D OF PARCEL MAP 18-61 IS
89.8 WIDE, PARCEL B OF PARCEL MAP 14-43 IS 93' WIDE. SEVERAL LOTS IN THE R-1-120 ZONE ON 12TH
AVENUE BETWEEN GRANGEVILLE AND FARGO AVENUE ARE BELOW 100'.

- 3. How will granting the variance not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located?

THE VARIANCE WILL NOT AFFECT PUBLIC HEALTH, SAFETY OR WELFARE OR INJURIES TO PROPERTY OF IMPROVEMENTS.

- 4. How would the granting of this variance not constitute a special privilege inconsistent with the limitations placed upon other properties in the vicinity and in the same land use district?

THERE ARE PROPERTIES IN THE AREA AND OTHERS IN THE SAME LAND USE DISTRICT UNDER THE 100' FRONTAGE REQUIREMENT.

- 5. Will granting the variance allow a use or activity which is prohibited in the land use district where the property is located?

NO

- 6. Will the granting the variance be inconsistent with the general plan?

NO

If this is a request for a variance from the parking regulations, the following must also be answered:

- 1. How would this variance not now or in the future interfere with the free flow of traffic on the public street?

N/A

- 2. How can it be ensured that the granting of the parking variance will not create a safety hazard or any other condition that is inconsistent with the objectives of the Municipal Code?

N/A

PART D: PUBLIC HEARING REQUIREMENT

The following must be provided:

- 1. An accurate scale drawing of the surrounding area for a minimum distance of five hundred (500) feet from each boundary of the site showing locations of existing streets, property lines. (Assessor's Parcel Maps that are obtained from the Kings County Assessor's Office may be used for this purpose.)
- 2. A list of the names and last known addresses of the recorded legal owners of all properties within the 500 foot distance form the exterior boundary of the site shall be obtained from the Kings County Assessor's records. (Use only the Assessor's official records; do not use other sources such as the telephone book, City directory, etc.)

PART E: CERTIFICATION

PROPERTY OWNER(S)

I am (We are) the owner(s) of the land described hereinabove and shown on the accompanying map hereby consent to the variance request for this land.



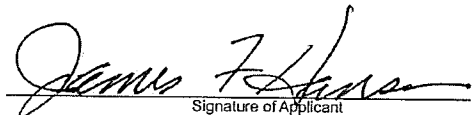
Signature of Site Owner of Record

NAME (Print) GONZALO DE OCHOA

APPLICANT/ ENGINEER

I declare that the foregoing is true and correct.

Executed on July 20 2016
Hanford, CA, California.



Signature of Applicant

NAME (Print) JAMES F. HANSEN
ZUMWALT HANSEN & ASSOCIATES, INC.

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.

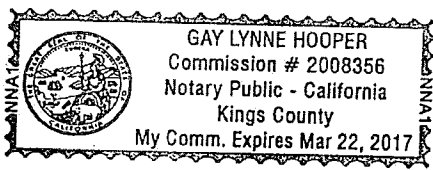
STATE OF CALIFORNIA
COUNTY OF Kings

On July 20, 2016 before me, Gay Lynne Hooper, Notary Public, personally appeared Gonzalo DeOchoa, 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 Gay Lynne Hooper



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 July 26, 2016 before me, Gay Lynne Hooper, Notary Public, personally appeared James F. Hansen, 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 Gay Lynne Hooper





John A. Zumwalt, P.E.
 James F. Hansen, P.L.S.
 Alex T. Dwiggin, P.E.
 Ron G. Roselius, P.L.S.

Memo

Received

AUG 30 2016

City of Hanford
Community Development

To: City of Hanford Planning Commission
 Gabrielle de Silva
 JN: 0758211
 Date: August 30, 2016
 Re: Variance No 2016-03

Please review the supplemental justification which covers the following points:

- The property, as it exists, has frontage on two streets. Those are Meadow Court and Fargo Ave. This is undesirable and section 16.20.130 of the Hanford Municipal code specifies that double frontage lots should be avoided. Approval of the requested variance will correct this.
- The proposed division is an infill project. Unless this variance is approved, the land will always lie fallow. As the division is proposed, the north Parcel with the existing house will be 1.69 Acres. This is more than enough for an adequate yard. Creation on the new parcel utilizes land that cannot be utilized without the division.
- The requested variance does not create a non-compliant condition but rather tries to deal with what we have.
- Minimum frontage specifications are loosely related to having a building envelope consistent with the zone designation. In this proposal, the larger rear portion is 159' deep and 239' wide. Just this portion is 38,000 sq. feet. This building envelope far exceeds that requiring in the zoning ordinance.
- There should be a public policy to utilize bypassed properties. We think there is an unofficial policy to do just that. Doing something with bypassed land is good for the neighborhood and has less impact on society and our resources than any other development alternative.

James F. Hansen
 P.L.S.

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

From: City of Hanford (Planning Division)
317 North Douty Street
Hanford, CA 93230

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

Project Title: Variance No. 2016-03 and Tentative Parcel Map No. 2016-01

Project Location – the property is located at 2634 Meadow Court (APN 014-400-031)

Project Location – City: Hanford

Project Location – County: Kings County

Description of Nature, Purpose and Beneficiaries of Project: VAR 2016-03, a request to deviate from the standard of the Hanford Municipal Code Section 17.16.070 to allow a reduction in the frontage requirements for the proposed subdivision of a residential lot in the "R-1-20" Very Low-Density Residential Zone District. TPM 2016-01, a request to divide a 2.89-acre parcel into two parcels (Parcel A: 1.69 acres; Parcel B:1.2 acres) in the "R-1-20" Very Low-Density Residential Zone District.

Name of Public Agency Approving Project: City of Hanford, Planning Division

Name of Person or Agency Carrying Out Project: Gonzalo de Ochoa

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 152698);
Declared Emergency (Sec. 21080(b)(3); 15269 (a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: 15315, Minor Land Divisions
Statutory Exemption. State code number:

Reasons why project is exempt:

- (a) The project consists of the division of property in urbanized areas zoned for residential into four or fewer parcels
(b) The project is in conformance with the General Plan and zoning
(c) All services and access to the proposed parcels to local standards are available
(d) The parcel was not involved in the division of a larger parcel within the previous two years
(e) The parcel does not have an average slope greater than 20 percent

Lead Agency

Contact Person: Gabrielle de Silva

Area Code/ Telephone: (559) 585-2578

Signature:

Date: September 13, 2016 Title: Associate Planner

[X] Signed by Lead Agency Date received for filing at OPR:

[] Signed by Applicant

Attachment: Exhibit E: Notice of Exemption (1650 : Variance No. 2016-03 and Tentative Parcel Map No. 2016-01)

RESOLUTION NO. 2016-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD DENYING VARIANCE NO. 2016-03, A REQUEST TO DEVIATE FROM THE STANDARDS OF THE MUNICIPAL CODE SECTION 17.16.070 TO ALLOW A REDUCTION IN THE FRONTAGE REQUIREMENTS FOR THE PROPOSED SUBDIVISION OF A RESIDENTIAL LOT IN THE "R-1-20" VERY LOW-DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 2634 MEADOW COURT (APN 014-400-031)

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on September 13, 2016, on motion of Commissioner DRAXLER, seconded by Commissioner PADEN, and duly carried, the following resolution was adopted:

WHEREAS, on September 13, 2016, the Planning Commission of the City of Hanford conducted a public hearing in accordance with Section 17.64.050 of the Hanford Municipal Code pertaining to Variance No. 2016-03 requesting to deviate from the standards of the Municipal Code Section 17.16.070 to allow a reduction in the frontage requirements for the proposed subdivision of a residential lot, as shown in Exhibit A, in the "R-1-20" Very Low-Density Residential Zone District. The project is located at 2634 Meadow Court (APN 014-400-031); and

WHEREAS, the Planning Commission and staff have given careful consideration to this variance and have made recommendations thereon; and

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of September 13, 2016; and

WHEREAS, Section 15315 of the California Environmental Quality Act (CEQA) Guidelines categorically exempts Minor Land Divisions from Environmental Review; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing on September 13, 2016, the Planning Commission is unable to make the appropriate findings required by Section 17.64.060 of the Zoning Ordinance:

1. That 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 and under identical land use district classification;

Variance No. 2016-03
Page 2 of 3

UNABLE TO MAKE FINDING: That there are no special circumstances applicable to the property, with the exception of the size of the property.

2. That granting the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and land use district and denied to the property for which the variance is sought;

UNABLE TO MAKE FINDING: That granting the variance is not necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and denied to the property for which the variance is sought, as the property is still permitted to develop as a single-family residential property. Denial of the variance precludes the property from subdividing.

3. That granting 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 land use district in which the property is located;

That reducing the street frontage of the future Parcel B will not create a safety hazard. The Public Works Department has reviewed this application and determined the reduced street frontage will not impact accessibility to the site. The Fire Department has reviewed the application and determined that the reduced street frontage provided by the applicant will not be detrimental to safety. (*Note:* a new single-family dwelling is required to have a fire sprinkler system). Additionally, the Building Division has reviewed the application and determined that the street frontage provided for Parcel B will not conflict with the requirements of the California Building Code. Any future development of Parcel B will be reviewed by the various departments to determine compliance with the standards required for single-family residential development.

4. That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which such property is located;

UNABLE TO MAKE FINDING: That granting the variance would constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which the property is located.

5. That granting the variance does not allow a use or activity which is prohibited in the land use district where the property is located; and

The proposed Parcel A has been developed as a single-family residence. The future use of Parcel B would be limited to a single-family residence. A single-family residence is a permitted use in the "R-1-20" Very Low-Density Residential Zone District.

Variance No. 2016-03
Page 3 of 3

6. That granting the variance will not be inconsistent with the General Plan.

That the General Plan has been reviewed and the granting of this variance would not be inconsistent with the goals, policies, and objectives of the General Plan.

THEREFORE, BE IT RESOLVED that Variance No. 2016-03 be denied due to an inability to make the appropriate findings.

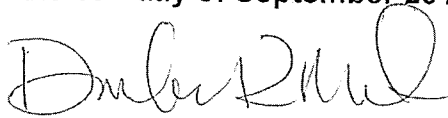
APPEAL

If the applicant is dissatisfied with the action of the Planning Commission, the determination may be appealed to the City Council by filing an appeal form and processing fee with the Community Development Department within (10) days of the date of the decision by the Planning Commission, in accordance with Section 17.70.030 of the Hanford Municipal Code.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 13th day of September 2016, by the following vote:

AYES:	Commissioners:	DRAXLER, PADEN, HAM
NOES:	Commissioners:	NONE
ABSTAIN:	Commissioners:	NONE
ABSENT:	Commissioners:	NAHAL, JOHNSTON

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 13th day of September 2016.



Darlene R. Mata, Secretary

RESOLUTION NO. 2016-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD DENYING TENTATIVE PARCEL MAP NO. 2016-01, A REQUEST TO SUBDIVIDE A 2.89-ACRE PARCEL INTO TWO PARCELS (PARCEL A: 1.69 ACRES; PARCEL B: 1.20 ACRES) IN THE "R-1-20" VERY LOW-DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 2634 MEADOW COURT (APN 014-400-031)

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on September 13, 2016, on motion of Commissioner **PADEN**, seconded by Commissioner **DRAXLER**, and duly carried, the following resolution was adopted:

WHEREAS, on September 13, 2016, the Planning Commission of the City of Hanford conducted a public hearing in accordance with Section 16.04.010 and Section 66474 of the Subdivision Map Act pertaining to Tentative Tract Map No. 2016-01, requesting to subdivide a 2.89-acre parcel into two parcels, as shown in **Exhibit A**, in the "R-1-20" Very Low-Density Residential Zone District. The project is located at 2634 Meadow Court (APN 014-400-031); and

WHEREAS, the Planning Commission and staff have given careful consideration to this tentative parcel map application and have made recommendations thereon; and

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of September 13, 2016; and

WHEREAS, Section 15315 of the California Environmental Quality Act (CEQA) Guidelines categorically exempts Minor Land Divisions from Environmental Review; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing on September 13, 2016, the Planning Commission is unable to make the appropriate findings required by Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act:

1. Consistency Finding:

That the proposed map is consistent with the applicable General Plan designation of Very Low-Density Residential, the intended use of proposed Parcel A and B are for single-family residential, which is consistent with the General Plan Designation for the property.

Tentative Parcel Map No. 2016-01
Page 2 of 4

2. Design Finding:

UNABLE TO MAKE FINDING: That the proposed map is consistent with the applicable requirements for the "R-1-20" Very Low-Density Residential Zone District, with the exception of street frontage. Adequate street frontage is not provided for the proposed Parcel B. The Municipal Code requires 100 feet minimum of street frontage for parcels in the "R-1-20" District; however, Parcel B provides 56 feet of street frontage along Fargo Avenue. Variance No. 2016-03 requests a deviation to the street frontage requirements of the "R-1-20" Very Low-Density Residential Zone District. Staff was unable to make the appropriate findings for the variance, in accordance with Section 17.64.060 of the Hanford Municipal Code.

3. Type of Development Finding:

That proposed Parcel A has been developed as a single-family residence. There is not a proposal for the future development of Parcel B; however, due to the designation of the parcel as "R-1-20" Very Low-Density Residential, the parcel will be limited to development of a single-family residence. Should the Planning Commission approve the subdivision, any future development proposals for Parcel A and B will be evaluated by the Community Development Department and will be required to meet the standards of the "R-1-20" Very Low-Density Residential Zone District.

4. Density Finding:

That the General Plan prescribes a density range between zero to two units per acre for the Very Low-Density Residential Zone District. The division of the properties, as proposed, will not affect the ability of the property to meet the density range required. The lot size, pre-subdivision is 2.89 acres. The subdivision of the property into two residential lots, Parcel A being 1.69 acres and Parcel B being 1.20 acres, would be consistent with maintaining a density of zero to two dwelling units per acre. Assuming full build out of Parcel B as a single-family residence, the density of the properties would be less than one unit per acre.

5. Environmental Finding:

That this division of land is considered categorically exempt by CEQA Guidelines Section 15315, Minor Land Divisions. A Notice of Exemption has been prepared for the project in accordance with CEQA guidelines.

6. Public Health Finding:

Tentative Parcel Map No. 2016-01
Page 3 of 4

That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Division, and other involved departments, and no public health issues exist.

7. Improvements and Access Findings:

UNABLE TO MAKE FINDING: That the frontage and width requirement for the "R-1-20" Very Low-Density Residential Zone District is 100 feet, except that those sites which front on a cul-de-sac may have a frontage of not less than 80 feet. If divided as proposed, Parcel A will meet the frontage requirement; however, Parcel B would not meet the frontage requirement, since the property would have 56 feet of frontage along Fargo Avenue. Due to the inability to meet the frontage requirement of the "R-1-20" Very Low-Density Residential Zone District for Parcel B, Variance No. 2016-03 has been submitted. Staff was unable to make the appropriate findings for the variance, in accordance with Section 17.64.060 of the Hanford Municipal Code. All improvements for Parcel A have already been installed. Should the subdivision be approved by the Planning Commission, the future development of Parcel B as a single-family residence would require improvements. Any off-site improvements such as curbs, gutters, sidewalks, and drive approaches, when installed by the developer, will be inspected and/or verified to ensure the design, material, and installation of said improvements meet or exceed standards adopted by the City of Hanford.

THEREFORE, BE IT RESOLVED that Tentative Parcel Map No. 2016-01 be denied due to an inability to make the appropriate findings.

APPEAL

If the applicant is dissatisfied with the action of the Planning Commission, the determination may be appealed to the City Council by filing an appeal form and processing fee with the Community Development Department within (10) days of the date of the decision by the Planning Commission, in accordance with Section 17.70.030 of the Hanford Municipal Code.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 13th day of September 2016, by the following vote:

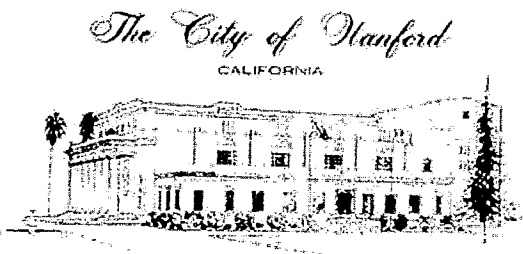
AYES:	Commissioners:	PADEN, DRAXLER, HAM
NOES:	Commissioners:	NONE
ABSTAIN:	Commissioners:	NONE
ABSENT:	Commissioners:	NAHAL, JOHNSTON

Tentative Parcel Map No. 2016-01
Page 4 of 4

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the **13th day of September 2016**.



Darlene R. Mata, Secretary



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, September 13, 2016

CALL TO ORDER

Chairperson HAM called the meeting to order at 7:00 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Present	
Ajmer Nahal		Absent	
Michael Johnston		Absent	
Travis Paden		Present	
John Draxler		Present	

INVOCATION

The Invocation was provided by Chaplain Robert Needham, Kings County Sheriff's Department

FLAG SALUTE

Chairperson HAM led the flag salute.

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. 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.*

Kimberly Johnson, Hanford homeless resident, expressed concerns regarding issues outside the purview of the Planning Commission. Chairperson HAM suggested she bring them before the City Council. She stated that she plans to open a large homeless shelter in the future.

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.

Commissioner DRAXLER requested that Item 1 of the Consent Calendar be pulled for separate consideration.

1. Approval of the Minutes of the August 17, 2016 City Council and Planning Commission Joint Meeting

Motion by Commissioner PADEN, seconded by Chairperson HAM, to approve the Minutes of the August 17, 2016 City Council and Planning Commission Joint Meeting. Motion carried by the following roll call vote:

- AYES: Commissioners PADEN, HAM
- NOES: Commissioners NONE
- ABSTAIN: Commissioners DRAXLER
- ABSENT: Commissioners NAHAL, JOHNSTON

2. Approval of the Minutes of the August 23, 2016 Meeting

Motion by Commissioner DRAXLER, seconded by Commissioner PADEN, to approve the Minutes of the August 23, 2016 meeting. Motion carried by the following roll call vote:

- AYES: Commissioners DRAXLER, PADEN, HAM
- NOES: Commissioners NONE
- ABSTAIN: Commissioners NONE
- ABSENT: Commissioners NAHAL, JOHNSTON

PUBLIC HEARING

VARIANCE NO. 2016-03, a request to deviate from the standards of the Hanford Municipal Code Section 17.16.070 to allow a reduction in the frontage requirements for the proposed subdivision of a residential lot in the "R-1-20" Very Low-Density Residential Zone District. TENTATIVE PARCEL MAP NO. 2016-01, a request to subdivide a 2.89-acre parcel into two parcels (Parcel A: 1.69 acres; Parcel B: 1.20 acres) in the "R-1-20" Very Low-Density Residential Zone District. The project is located at 2634 Meadow Court (APN 014-400-031).

Chairperson HAM opened the Public Hearing and called for the Staff Report.

Associate Planner de Silva presented the Staff Report and made the following recommendations to the Planning Commission:

Adopt Resolution No. 2016-17, denying Variance No. 2016-03, due to an inability to make the appropriate findings.

Adopt Resolution No. 2016-18, denying Tentative Parcel Map No. 2016-01, due to an inability to make the appropriate findings.

Following questions of staff, Chairperson HAM opened Public Comment.

Jim Hansen, of Zumwalt-Hansen, representing the applicant, stated that the parcel is too large for the applicant to maintain. The 56-foot width was chosen as a width to accommodate a minor city street. It was not economically feasible for the applicant, so he wants to divide the parcel.

The applicant explained that he had planned a private garden or to develop the extra land for his children; but it is not feasible, due to lack of water. He thought it would be better to divide it into two parcels.

Chairperson HAM closed Public Comment and opened Commission Discussion. Following Commission Discussion, he closed the Public Hearing and called for a motion.

Motion by Commissioner DRAXLER, seconded by Commissioner PADEN, to adopt Resolution 2016-17, denying Variance 2016-03, due to an inability to make the appropriate findings. Motion carried by the following roll call vote:

- AYES: Commissioners DRAXLER, PADEN, HAM
- NOES: Commissioners NONE
- ABSTAIN: Commissioners NONE
- ABSENT: Commissioners NAHAL, JOHNSTON

Motion by Commissioner PADEN seconded by Commissioner DRAXLER, to adopt Resolution 2016-18, denying Tentative Parcel Map 2016-01, due to an inability to make the appropriate findings. Motion carried by the following roll call vote:

- AYES: Commissioners PADEN, DRAXLER, HAM
- NOES: Commissioners NONE
- ABSTAIN: Commissioners NONE
- ABSENT: Commissioners NAHAL, JOHNSTON

GENERAL BUSINESS

None.

DIRECTOR'S COMMENTS

Community Development Director Mata reminded the Commissioners that the next Joint Meeting with the City Council has been moved to September 28, 2016, 5:30 p.m., in the Training Room of City Hall. She explained the next steps in the General Plan Update, Environmental Impact Review (EIR), and Zoning Ordinance and answered questions from the Commissioners.

COMMISSIONERS' ITEMS OF INTEREST

There were no items to report.

ADJOURNMENT

Director Mata thanked Rosa Contreras, Planning Division Administrative Support Technician, for filling in as clerk for the meeting.

Chairperson HAM adjourned the meeting at 7:30 p.m.

Respectfully submitted,

Diana Black, Recording Secretary

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

From: City of Hanford (Planning Division)
317 North Douty Street
Hanford, CA 93230

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

Project Title: Tentative Parcel Map No. 2017-02

Project Location – the property is located at 2634 Meadow Court (APN 014-400-031)

Project Location – City: Hanford

Project Location – County: Kings County

Description of Nature, Purpose and Beneficiaries of Project: Tentative Parcel Map No. 2017-02, a request to divide a 2.89-acre parcel into two parcels (Parcel A: 1.69 acres; Parcel B: 1.2 acres) in the R-L-12 Low-Density Residential Zone District.

Name of Public Agency Approving Project: City of Hanford, Planning Division

Name of Person or Agency Carrying Out Project: Gonzalo de Ochoa

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 152698);
- Declared Emergency (Sec. 21080(b)(3); 15269 (a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15315, Minor Land Divisions
- Statutory Exemption. State code number:

Reasons why project is exempt:

- (a) The project consists of the division of property in urbanized areas zoned for residential into four or fewer parcels
- (b) The project is in conformance with the General Plan and zoning
- (c) All services and access to the proposed parcels to local standards are available
- (d) The parcel was not involved in the division of a larger parcel within the previous two years
- (e) The parcel does not have an average slope greater than 20 percent

Lead Agency

Contact Person: Gabrielle de Silva

Area Code/ Telephone: (559) 585-2578

Signature:

Date: July 20, 2017

Title: Associate Planner

Signed by Lead Agency Date received for filing at OPR:

Signed by Applicant

Attachment: Exhibit D: Notice of Exemption (2059 : Tentative Parcel Map No. 2017-02 (OCHOA))