



AGENDA
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, February 23, 2016

CALL TO ORDER

ROLL CALL

FLAG SALUTE

INVOCATION

Pastor Cynthia Stateman, Hanford United Methodist Church

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.

Approval of Minutes of the January 26, 2016 Meeting

PUBLIC HEARING

1. Tentative Parcel Map 2015-04, a proposal to divide a 41,470 sq. ft. property into two parcels (Parcel A: 16,282 sq. ft. and Parcel B: 25,188 sq. ft.) in the “CC” Community Commercial Zone District. The property is located at 505 and 545 W. Sixth Street (APN 012-070-034).
2. Tentative Parcel Map 2015-05, a proposal to divide a 5.1-acre property into three parcels (Parcel A: 1.61 acres; Parcel B: 1.65 acres; Parcel C: 1.85 acres) in the “SC” Service Commercial Zone District. The project is located at the northeast intersection of Glendale Avenue and Aquifer Drive (APN 011-030-011).

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: 2/23/2016	AGENDA SECTION:
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SUBJECT:

Approval of Minutes of the January 26, 2016 Meeting

RECOMMENDATION:

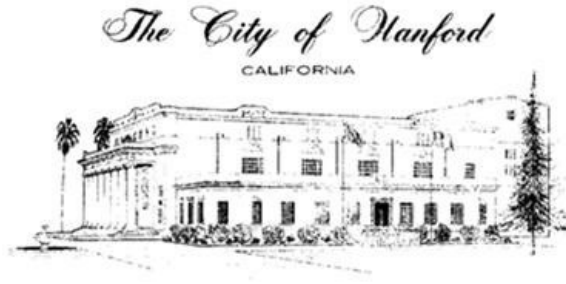
Approve the Minutes of the January 26, 2016 Meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

01-26-16 PC Minutes



MINUTES
PLANNING COMMISSION
 of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, January 26, 2016

CALL TO ORDER

ROLL CALL

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

FLAG SALUTE

Led by Commissioner JOHNSTON

INVOCATION

Led by Chairperson HAM

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.*

None.

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.

Approval of Minutes of the January 12, 2016 Meeting

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

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

PUBLIC HEARING

- 1. Tentative Parcel Map 2015-03, a proposal to divide a 2.86- acre property into two parcels (Parcel A: .56 acres; Parcel B: 2.30 acres) in the “R-1-8” Low Density Residential Zone District. The property is located at 12700 Grangeville Blvd, between 13th Avenue and Centennial Drive (APN 009-030-038).**

Chairperson HAM opened the Public Hearing and called for the Staff Report. Assistant Planner de Silva presented the Staff Report and recommended approval.

Following Questions of Staff, Chairperson HAM opened Public Comment:

FAVOR:

Applicant Jonette Montgomery noted that the property is on City water. Deputy Public Works Director Doyel asked that it be shown on the map. Ms. Montgomery asked that the Resolution be amended to allow the barn and shed to remain until they build a new home on Parcel B.

OPPOSED:

None.

Chairperson HAM closed the Public Hearing and opened Commission Discussion.

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

Motion by Commissioner DRAXLER to adopt Resolution 2016-05, as staff presented, approving Tentative Parcel Map No. 2015-03. There was no second, and the motion died.

Motion by Commissioner HAM, seconded by Commissioner NAHAL, to adopt Resolution 2016-05 approving Tentative Parcel Map 2015-03, amending Planning Division Condition No. 7 to read "That the barn and shed shown on Exhibit A are required to be removed prior to any final inspection or issuance of a Certificate of Occupancy. This condition shall be documented on the map." Motion carried by the following roll call vote:

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

2. Tentative Parcel Map 2015-04, a proposal to divide a 41,470 sq. ft. property into two parcels (Parcel A: 16,282 sq. ft. and Parcel B: 25,188 sq. ft.) in the "CC" Community Commercial Zone District. The property is located at 505 and 545 W. Sixth Street (APN 012-070-034).

Chairperson HAM opened the Public Hearing and called for the Staff Report. Assistant Planner de Silva presented the Staff Report and recommended adoption of the Resolution.

Following Commission Questions of Staff, Chairperson HAM opened Public Comment.

FAVOR

1. John Zumwalt, of Zumwalt-Hansen, engineer for the project, concurred with the Staff Report and stated that the property already looks as though it is two parcels. He also noted that the trigger for more parking is a change in use.

2. Lindsay Aguayo, gym manager and coach at United Gymnastics Academy, asked that street parking and parking spaces be addressed.

The Commissioners had several questions, so Director Mata suggested that the Commission request a site plan and continue this item to another meeting. The applicant's engineer, Mr. Zumwalt, stated that he would need approximately 30 days to prepare the requested site plan.

Motion by Commissioner PADEN, seconded by Commissioner NAHAL, to continue this item to a date certain, that being February 23, 2016. Motion carried by the following roll call vote:

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

3. Pedestrian and Bicycle Master Plan: The purpose for the Pedestrian and Bicycle Plan is to improve safety, encourage transportation alternatives, develop a definitive policy document and conceptual plan for the development of safe, functional, convenient, and attractive pedestrian and bicycle facilities throughout the City of Hanford, and to serve as a resource for planning purposes. (Continued from January 12, 2016)

Chairperson HAM opened the Public Hearing and called for the Staff Report. Senior Planner Haigh briefly explained the project, then introduced Steve Brandt and Mike Ratajski, both of Quad-Knopf, consultants for this Plan. They presented the project and invited questions.

Following Commission questions of Staff, Chairperson HAM opened Public Comment:

FAVOR

Chris Lehn, Regional Planner with Kings County Association of Governments (KCAG), expressed appreciation for this Master Plan, stating that it will be an important part of the Regional Transportation Plan. She referred to the Staff Report document presented to the Commission just prior to the meeting.

OPPOSED

Bruce Mackay stated that the Plan is too generic and lacks smart goals/objectives. The engineering is cursory coverage of education, enforcement, encouragement, evaluation, and planning. Ignores successful, free template: League of American Bicyclists' "The Bicycle-Friendly Community Program." He feels the Plan needs more work.

Lisa Munoz, president of Kings County Velo Club, stated that Class 3 bike lanes allow parking and are useless. Requested inclusion of the Bicycle-Friendly program, with a goal to achieve Bronze level by 2018. Also requested the name of project coordinator, and appointment of a Bicycle Advisory Community, requiring monthly meetings no less than nine months of the year.

Chairperson HAM closed Public Comment and opened Commission Discussion.

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

Motion by Commissioner JOHNSTON, seconded by Commissioner NAHAL, to adopt Resolution 2016-02 recommending acceptance of the Pedestrian and Bicycle Master Plan to the City Council. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

Director Mata noted that she and Councilmember Pannett (present) will present Commission's concerns and suggestions to the City Council.

Director Mata recognized former Commissioner Richard Douglas, whose term recently expired. In addition to serving on the Commission, he also served on the Citizens Advisory Committee of the General Plan Update. Mr. Douglas congratulated Commissioner DRAXLER on his appointment to the Commission and thanked staff.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner JOHNSTON asked if the Flag Salute and Invocation can be reversed in order on the Agenda. Director Mata replied that we are staying consistent with the City Council agenda. She stated that the Commission can make a suggestion to the City Council, and the template for all commissions and City Council could be changed.

Chairperson HAM added that the chair does have prerogative of changing the order of items on the agenda. City Attorney Mizote concurred.

ADJOURNMENT

Chairperson HAM adjourned the meeting at 8:57 p.m.



AGENDA STAFF REPORT

MEETING DATE: 2/23/2016	AGENDA SECTION: 1
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SUBJECT:

Tentative Parcel Map 2015-04, a proposal to divide a 41,470 sq. ft. property into two parcels (Parcel A: 16,282 sq. ft. and Parcel B: 25,188 sq. ft.) in the “CC” Community Commercial Zone District. The property is located at 505 and 545 W. Sixth Street (APN 012-070-034).

This item came before the Planning Commission on January 26, 2016. Due to concerns regarding parking and the request for a site plan for the property to be divided, the item was continued by the Planning Commission to February 23, 2016. In meeting with the applicant's engineer, it has been determined that a variance to the number of on-site parking stalls may be necessary in order to move forward with the tentative parcel map. The applicant has requested additional time to provide a site map and try to accommodate the parking needs of the current occupancy. A written request to continue the item to a meeting in April has been submitted, attached as Exhibit A.

Staff recommends that the Planning Commission continue this item to April 12, 2016.

FISCAL IMPACT:

ATTACHMENTS:

Exhibit A Email Requesting Continuance of Item

Gabrielle deSilva

From: John Zumwalt [jzumwalt@zumwalt-hansen.com]
Sent: Thursday, February 18, 2016 2:20 PM
To: Gabrielle deSilva
Cc: Darlene Mata; Lisa Mochizuki
Subject: TPM 2015-04

Follow Up Flag: Follow up
Flag Status: Flagged

Gabrielle:

The TPM 2015-04 (M&B) on 6th street was continued to the 2/23/16 Planning Commission meeting. Since then, the city staff has determined that a variance application will be required to approve additional onsite parking. My client is evaluating options and needs more time to make decisions. Depending on what that decision is, more time will be needed to prepare applications and exhibits. Please continue the mater to a convenient date in April. Thank you.

John A. Zumwalt, PE
Zumwalt-Hansen & Associates
609 N. Irwin St.
Hanford, Ca. 93230
559-582-1056 (office)
559-779-0209 (cell)
559-584-4143 (Fax)
jzumwalt@zumwalt-hansen.com



AGENDA STAFF REPORT

MEETING DATE: 2/23/2016

AGENDA SECTION: 2

SUBJECT:

Tentative Parcel Map 2015-05, a proposal to divide a 5.1-acre property into three parcels (Parcel A: 1.61 acres; Parcel B: 1.65 acres; Parcel C: 1.85 acres) in the “SC” Service Commercial Zone District. The project is located at the northeast intersection of Glendale Avenue and Aquifer Drive (APN 011-030-011).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Make the appropriate findings and adopt Resolution 2016-06 approving Tentative Parcel Map No. 2015-05.

RECOMMENDED MOTION

1. I move to adopt Resolution 2016-06 approving Tentative Parcel Map No. 2015-05.

PROJECT DESCRIPTION

The applicant is proposing to divide a single property into three parcels, as indicated in attached Exhibit A. The property is designated by the General Plan as Service Commercial and zoned “SC” Service Commercial.

The applicant proposes to divide the 5.1-acre property as follows:

Parcel	Acreage
A	1.61
B	1.65
C	1.85

BACKGROUND INFORMATION

The parcel is comprised of 5.1 acres. The property is designated by the General Plan as Service Commercial and is zoned “SC” Service Commercial. There has been a conditional use permit approved on the property for the development of an auto-collision repair shop. The approved project is to be located on Parcel A. See approved Conditional Use Permit 2015-03, attached as **Exhibit B**.

The site is not in a flood plain (Flood Insurance Rate Map Community Panel No. 06031C0185C, Zone X dated June 16, 2009).

PROJECT EVALUATION

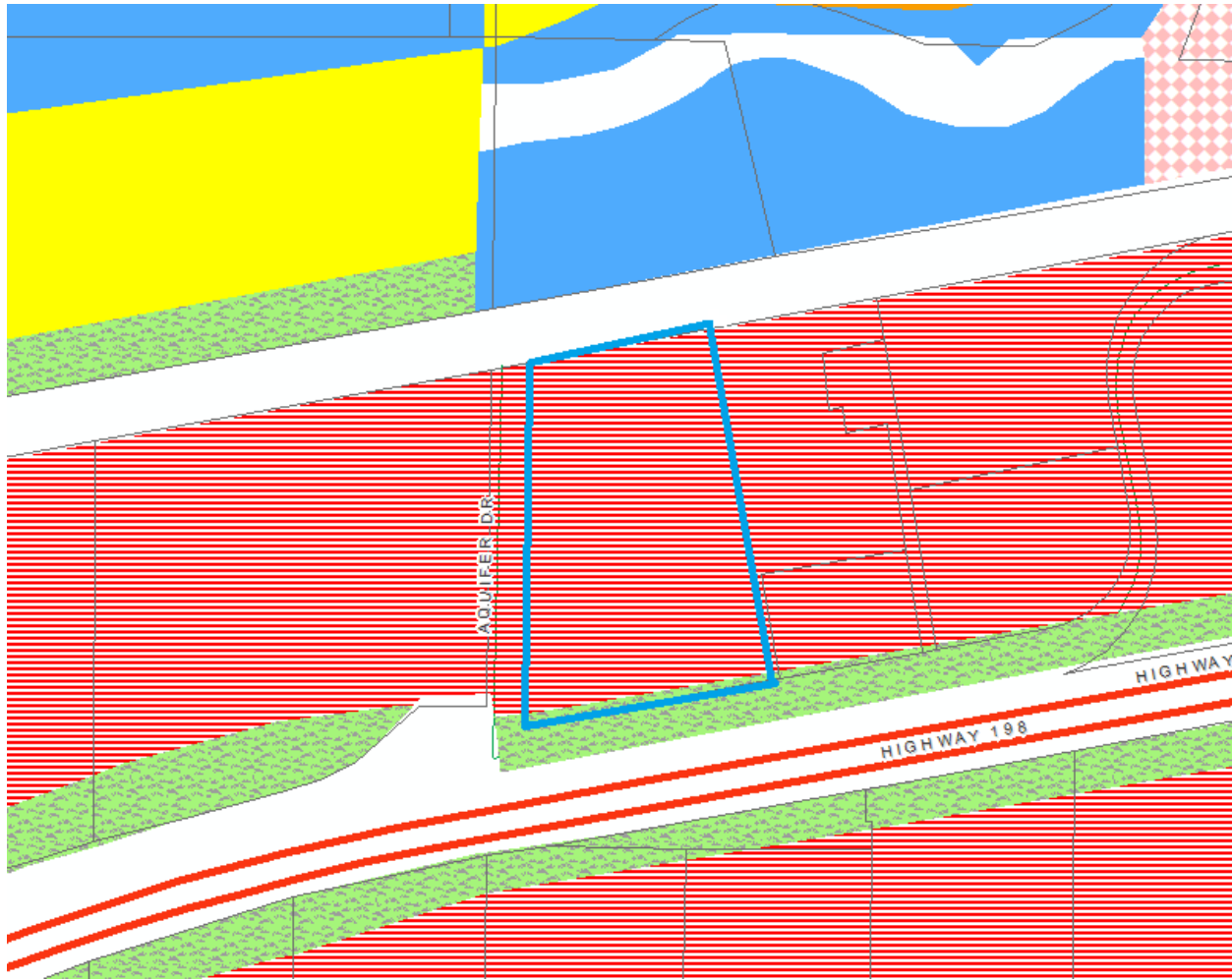
The property is designated by the General Plan as Service Commercial and is zoned “SC” Service Commercial. The applicant’s proposal to divide the property into three parcels complies with both the General Plan and Zoning Ordinance.

Figure 1
Land Use



Figure 2 Zoning

“SC” Service Commercial



Adjacent Land Uses Zoning/General Plan Designations:

<u>Direction</u>	<u>Use:</u>	<u>Zone</u>	<u>General Plan Designation</u>
North:	Ponding Basin	“PF”	Public Facility
South:	Highway 198/Glendale Ave	“SC”; “CO”	Service Commercial and Conservation Open Space
East:	Car Dealership (Hyundai)	“SC”	Service Commercial
West:	Former COS	“SC”	Service Commercial

Project Design:

	<u>Entire Site</u>	<u>Parcel A</u>	<u>Parcel B</u>	<u>Parcel C</u>
Area:	5.11 acres	1.61 acres	1.65 acres	1.85 acres

Width:	311.5 ft. (minimum width); 403.5 (maximum width)	194 ft.	164 ft. (minimum width); 210 ft. (maximum width).	312 ft. (minimum width); 358 ft. (maximum width).
Depth:	589 ft (minimum depth); 602 ft. (maximum depth).	361 ft.	344 ft. (minimum depth); 361 ft.(maximum depth)	241 ft. (minimum depth); 245 ft. (maximum depth).
Street Frontage:	404 ft. along <u>Glendale Avenue</u> ; 589 ft. along <u>Aquifer Drive</u> .	194 ft. along <u>Glendale Avenue</u> .	210 ft. along <u>Glendale Avenue</u> ; 344 ft. along <u>Aquifer Drive</u>	245 ft. along <u>Aquifer Drive</u> .
Sidewalk:	Existing along <u>Glendale Avenue</u> ; Existing along <u>Aquifer Drive</u> .	Existing along <u>Glendale Avenue</u> .	Existing along <u>Glendale Avenue</u> ; Existing along <u>Aquifer Drive</u> .	Existing along <u>Aquifer Drive</u> .
Existing Use:	Vacant	Vacant	Vacant	Vacant
Proposed Use:	Split into three parcels	Auto collision repair shop (CUP 2015-03)	Undetermined	Undetermined

All proposed lots meet the minimum parcel size required of the “SC” Service Commercial Zone District, which is 6,000 square feet. There are not requirements for the width and depth of the parcels in the “SC” Service Commercial Zone District. Each parcel maintains street frontage, as is required in the “SC” Service Commercial Zone District.

There has been a conditional use permit approved on Parcel A of the property for the development of an auto-collision repair shop. The property has been evaluated for consistency with the standards of the “SC” Service Commercial Zone District, as follows:

Setbacks

Section 17.28.130 of the Hanford Municipal Code details setback requirements for the “SC” Service Commercial Zone District, as follows:

A. Front Yards. The minimum front yard shall be as follows:

District	Minimum Front Yard
SC	15 feet

B. Side Yards and Rear Yards. No side yard or rear yard shall be required, except as follows:

1. Side Yard. In any commercial district, the minimum side yard abutting a CO, UR, AG, R, RM, OR or O district shall be 10 feet plus one foot setback for each foot of building height in excess of 10 feet.

2. Rear Yard. In any commercial district, the minimum rear yard abutting a CO, UR, AG, R, RM, OR or O district shall be 10 feet plus one foot setback for each foot of building height in excess of 10 feet.

The applicant meets the required 15-foot front-yard setback (see **Exhibit B** for the approved conditional use permit). The applicant is not required to provide a side or rear yard setback, as a CO, UR, AG, R, RM, OR or O district is not abutted.

Parking

The applicant provides adequate parking for the future auto-collision repair shop as required by Section 17.58 of the Hanford Municipal Code, which states parking stalls must be provided based on the following calculation, “Service commercial establishments, *repair shops*, and wholesale establishments, one space for each six hundred (600) square feet of floor area or one space for each two employees, whichever number is the greater.”

Calculations: (14,000 sq. ft. of shop space ÷ 600 sq. ft.) = 23 parking stalls

Note: the maximum number of compact car parking spaces is limited to 30 percent of the total parking spaces required. The applicant does not propose any compact parking stalls.

Lot Coverage

Section 17.28.010 of the Hanford Municipal Code details coverage requirements in the commercial zone districts, as follows:

The percentage of building coverage requirements in the C districts is to correspond with the general plan floor area ratio (FAR) range requirements as follows:

District	FAR%
SC	0.25 - 0.5

The applicant’s proposal is within the designated range for Floor Area Ratio (FAR). The building’s footprint is 15,200 sq. ft. (14,000 sq. ft. shop + 1,200 sq. ft. covered carport) and the lot size for this portion of development (Parcel A) is 70,034 sq. ft. (1.6 acres). The FAR is 0.22, which does not exceed the maximum FAR of 0.50.

Landscaping

The applicant’s proposal satisfies the landscape requirement of the HMC, which states, “In all C districts, not less than fifteen (15) feet from the property line adjoining a street or streets shall be

landscaped and permanently maintained, except when located in the downtown commercial (DC) district or the service commercial (SC) district which shall be a minimum of ten (10') feet of landscaping. No fencing shall be placed in front of or within any landscaped area located next to a street(s)" (Hanford Municipal Code, Section 17.28.080, 2002). See approved Conditional Use Permit 2015-03, attached as **Exhibit B**.

At this time, there is not a proposal for the development of Parcel B or Parcel C. All future use and development of the parcels would be required to meet the standards of the "SC" Service Commercial Zone District.

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.

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:

A. Consistency Finding:

ANALYSIS: The proposed map is consistent with the applicable general plan designation of Service Commercial. All proposed lots meet the minimum parcel size required of the Service Commercial designation, which is 6,000 square feet. There are no requirements for the width and depth of the parcels in the Service Commercial designation. Each parcel maintains street frontage, as is required in the Service Commercial designation.

B. Design Finding:

ANALYSIS: All proposed lots meet the minimum requirements for lot size, street frontage, depth, and width for the "SC" Service Commercial Zone District. All lots have a buildable lot configuration. The design of Parcel A has been approved under Conditional Use Permit 2015-03 for the development of an auto-collision repair shop.

C. Type of Development Finding:

ANALYSIS: At this time, there is not a proposal for the development of future Parcel B or C. Parcel A has an approved conditional use permit for the development of the parcel as a auto-collision repair shop (Conditional Use Permit 2015-03, see the approved CUP, attached as **Exhibit B**). Staff evaluated and approved the conditional use permit on the assumption that the parcels would be divided, as indicated. The conditional use permit has an approved floor-area ratio for Parcel A of .22, which does not exceed the maximum floor-area ratio of the "SC" Service Commercial Zone District of 0.50. Any future development of Parcel B and Parcel C would be required to meet the standards of the "SC" Service Commercial Zone District.

D. Density Finding:

ANALYSIS: At this time, there is not a proposal for the development of future Parcel B or C. Parcel A has an approved conditional use permit for the development of the parcel as a auto-collision repair shop (Conditional Use Permit 2015-03, see the approved CUP, attached as **Exhibit B**). Staff evaluated and approved the conditional use permit on the assumption that the parcels would be divided, as indicated. The conditional use permit has an approved floor-area ratio of .22 for Parcel A, which does not exceed the maximum floor-area ratio of the “SC” Service Commercial Zone District of 0.50. Any future development of Parcel B and Parcel C would be required to meet the standards of the “SC” Service Commercial Zone District.

E. Environmental Finding:

ANALYSIS: 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 C**.

F. Public Health Finding:

ANALYSIS: This application has been reviewed by County departments, utility companies, City Fire Department, City Building Department, and other involved departments. There are no required mitigations for health purposes.

G. Improvements and Access Findings:

ANALYSIS: The proposed parcels have street frontage along two public streets, Glendale Avenue and Aquifer Drive (Parcel A: Glendale Avenue; Parcel B: Glendale Avenue and Aquifer Drive; Parcel C: Aquifer Drive). Any off-site improvements such as curbs, gutters, sidewalks, drive approaches, and transitional paving, 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 REVIEW

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 C**.

PUBLIC COMMENTS

Notice of Tentative Parcel Map 2015-05 was published in the newspaper on January 29, 2016 and sent to property owners within 500 feet on January 28, 2016. Due to the cancelation of the February 9, 2016 Planning Commission meeting, the item was re-noticed on February 12, 2016. The Community Development Department has not received any comments on the project as of the preparation of this report.

CONDITIONS OF APPROVAL

Conditions of approval have been addressed in Resolution 2016-06.

FISCAL IMPACT:

ATTACHMENTS:

Resolution 2015-06

Exhibit A: Tentative Parcel Map 2015-05

Exhibit B: Approved Conditional Use Permit 2015-03

Exhibit C: Notice of Exemption

RESOLUTION 2016-06

CITY OF HANFORD PLANNING COMMISSION RESOLUTION NO. 2016-06 PERTAINING TO TENTATIVE PARCEL MAP NO. 2015-05, A REQUEST TO DIVIDE A 5.1 ACRE PROPERTY INTO THREE PARCELS (PARCEL A: 1.61 ACRES; PARCEL B: 1.65 ACRES; PARCEL C: 1.85 ACRES) IN THE “SC” SERVICE COMMERCIAL ZONE DISTRICT

FILED BY: JON AND NANCY NELSON

At a regular meeting of the City of Hanford Planning Commission duly called and held on February 23, 2016 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, on February 23, 2016, 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. 2015-05, a request to divide a 5.1 acre property into three parcels (Parcel A: 1.61 acres; Parcel B: 1.65 acres; and Parcel C: 1.85 acres) in the “SC” Service Commercial Zone District. The project is located at the northeast intersection of Glendale Avenue and Aquifer Drive (APN 011-030-011); and

WHEREAS, Tentative Parcel Map No. 2015-05 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 map and have made recommendations thereon; and

WHEREAS, the project is exempt from environmental review, per Section 15315 of the California Environmental Quality Act (CEQA) Guidelines, and a Notice of Exemption has been prepared; 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:

A. Consistency Finding:

ANALYSIS: The proposed map is consistent with the applicable general plan designation of Service Commercial. All proposed lots meet the minimum parcel

Attachment: Resolution 2015-06 (1356 : Tentative Parcel Map 2015-05 (Nelson))

size required of the Service Commercial designation, which is 6,000 square feet. There are no requirements for the width and depth of the parcels in the Service Commercial designation. Each parcel maintains street frontage, as is required in the Service Commercial designation.

B. Design Finding:

ANALYSIS: All proposed lots meet the minimum requirements for lot size, street frontage, depth, and width for the “SC” Service Commercial Zone District. All lots have a buildable lot configuration. The design of Parcel A has been approved under Conditional Use Permit 2015-03 for the development of an auto-collision repair shop.

C. Type of Development Finding:

ANALYSIS: At this time, there is not a proposal for the development of future Parcel B or C. Parcel A has an approved conditional use permit for the development of the parcel as a auto-collision repair shop (Conditional Use Permit 2015-03, see the approved CUP, attached as **Exhibit B**). Staff evaluated and approved the conditional use permit on the assumption that the parcels would be divided, as indicated. The conditional use permit has an approved floor-area ratio for Parcel A of .22, which does not exceed the maximum floor-area ratio of the “SC” Service Commercial Zone District of 0.50. Any future development of Parcel B and Parcel C would be required to meet the standards of the “SC” Service Commercial Zone District.

D. Density Finding:

ANALYSIS: At this time, there is not a proposal for the development of future Parcel B or C. Parcel A has an approved conditional use permit for the development of the parcel as a auto-collision repair shop (Conditional Use Permit 2015-03, see the approved CUP, attached as **Exhibit B**). Staff evaluated and approved the conditional use permit on the assumption that the parcels would be divided, as indicated. The conditional use permit has an approved floor-area ratio of .22 for Parcel A, which does not exceed the maximum floor-area ratio of the “SC” Service Commercial Zone District of 0.50. Any future development of Parcel B and Parcel C would be required to meet the standards of the “SC” Service Commercial Zone District.

E. Environmental Finding:

ANALYSIS: 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 C**.

F. Public Health Finding:

ANALYSIS: This application has been reviewed by County departments, utility companies, City Fire Department, City Building Department, and other involved departments. There are no required mitigations for health purposes.

G. Improvements and Access Findings:

ANALYSIS: The proposed parcels have street frontage along two public streets, Glendale Avenue and Aquifer Drive (Parcel A: Glendale Avenue; Parcel B: Glendale Avenue and Aquifer Drive; Parcel C: Aquifer Drive). Any off-site improvements such as curbs, gutters, sidewalks, drive approaches, and transitional paving, 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. 2015-05 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. 2015-05 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 all conditions of Conditional Use Permit 2015-03 shall still apply for the development of Parcel A.

BUILDING DIVISION

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

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

1. New lot line shall not create any violations to current building 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**

Fire Hydrants and Required Fire Flow:

1. Required fire hydrants shall be installed per City of Hanford Public Works Construction Standards and the California Fire Code.
2. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
3. 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 John Doyel, City Engineer at (559) 585-2571
Concerning questions that you may have on the conditions listed below:

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standards and Specifications, latest edition. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That encroachment permits for all work proposed within the public street right-of-way shall be obtained from the Public Works Department prior to beginning construction. For additional information contact the City Engineering Division at (559) 585-2558.
3. That work permitted within the public street right of way is subject to engineering plan review and inspection fees in accordance with City Resolution No. 92-58-R., or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.

Street Improvement Requirements:

1. That City Standard street frontage improvements, including but not limited to, concrete curbs, gutters, commercial sidewalks, and drive approaches provided with

ADA access crossings, shall be constructed on parcel frontages where said improvements are not already existing or are existing in a state of disrepair.

Water Service Requirements:

1. That separate water service assemblies shall be provided to serve Parcels “A” and “C” in conformance with City Standards, unless otherwise determined by the City Engineer. New water services shall be bored to the main. This improvement requirement may be deferred until development of the parcels & shall be noted by a statement on the final Parcel Map.

Sewer Service Requirements:

1. That separate sanitary sewer laterals shall be provided to serve Parcels “A” and “C” in conformance with City Standards, unless otherwise determined by the City Engineer. This improvement requirement may be deferred until development of the parcels & shall be noted by a statement on the final Parcel Map.

Easement Requirements:

1. That development of the parcels shall be subject to the easements as identified on the tentative parcel map for private sewer access to Parcels A and B.

Storm Drainage Improvements:

1. That a Drainage/Site Improvement Plan be required for each parcel prior to any construction. This improvement requirement may be deferred until development of the parcels & shall be noted by a statement on the final Parcel Map.

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 twenty-four (24) 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:

NOES:

ABSTAIN:

ABSENT:

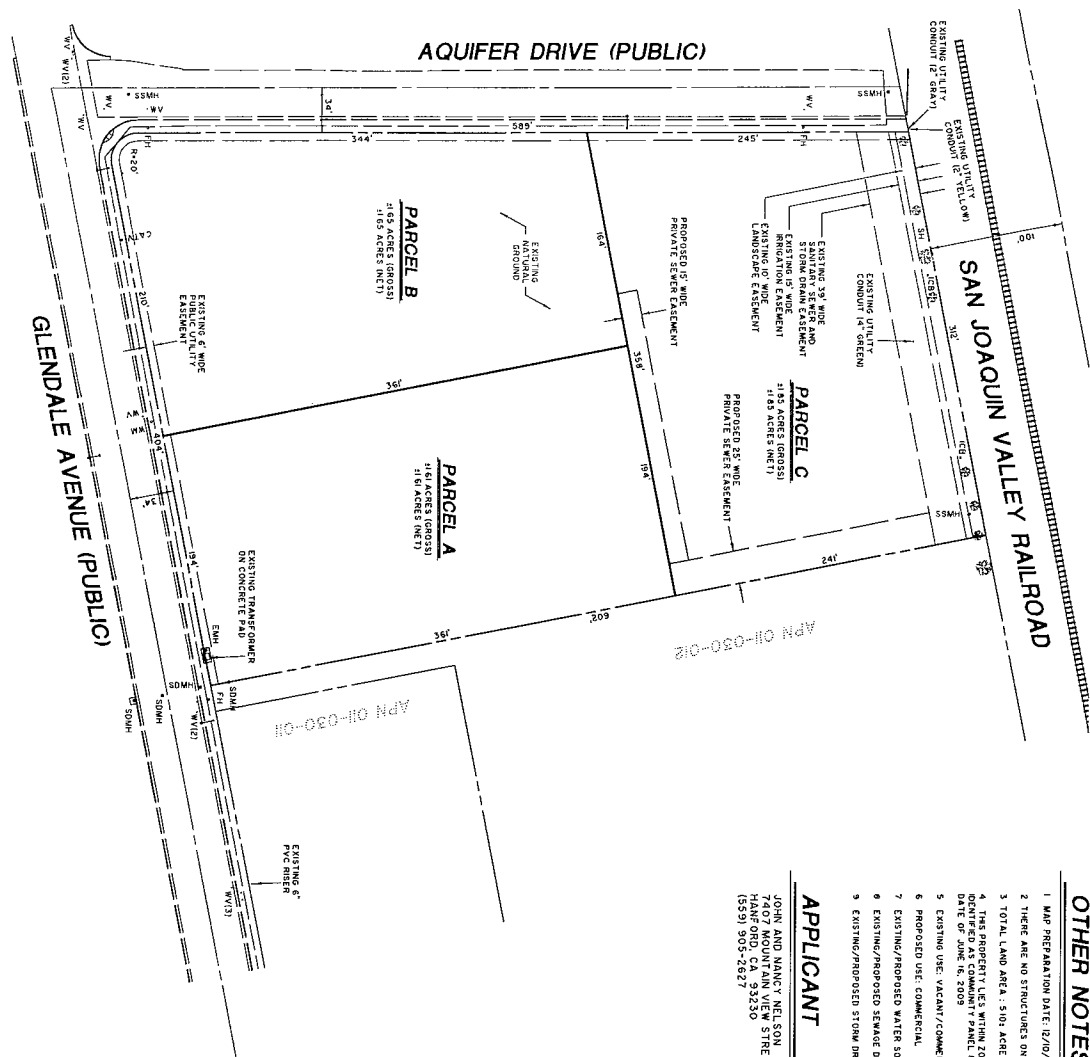
STATE OF CALIFORNIA)

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 23rd day of February 2016.

Darlene R. Mata, Secretary



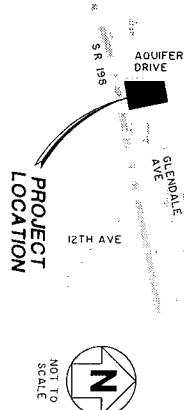
OTHER NOTES

1. MAP PREPARATION DATE: 12/01/2015
2. THERE ARE NO STRUCTURES ON THIS PROPERTY EXCEPT AS SHOWN
3. TOTAL LAND AREA: 5.01 ACRES (NET AND GROSS)
4. THE PROPERTY LIES WITHIN ZONE X FOR THE FLOOD INSURANCE RATE MAP DATE OF JUNE 16, 2009
5. EXISTING USE: VACANT/COMMERCIAL
6. PROPOSED USE: COMMERCIAL
7. EXISTING/PROPOSED WATER SOURCE: CITY OF HAWFORD
8. EXISTING/PROPOSED SEWAGE DISPOSAL: CITY OF HAWFORD
9. EXISTING/PROPOSED STORM DRAINAGE: CITY OF HAWFORD

APPLICANT

JOHN AND NANCY NELSON
7407 MOUNTAIN VIEW STREET
HAWFORD, CA 93230
(559) 905-1627

VICINITY MAP



LEGEND / ABBREVIATIONS

---	EXISTING PROPERTY LINE
---	EXISTING CURB, GUTTER, AND/OR SIDEWALK
---	EDGE OF EXISTING PAVEMENT
---	EXISTING CENTERLINE
*	EXISTING TREE
FMH	ELECTRICAL MANHOLE
ICB	IRRIGATION CONTROL BOX
WH	WATER MANHOLE
SD	SPRING DRAIN
SS	SANITARY SEWER
WM	WATER METER
WV	WATER VALVE

RECORD TITLE INTEREST

ALLY Property LLC, California limited liability company
5930 W Street Drive, Visalia, CA 93291

LEGAL DESCRIPTION

Lot 1 of Harford Auto Mall County Tract No. 605, in the City of Harford, Fresno County, California, as shown on the map thereof, recorded in Volume 20, Page 99 of Licensed Survey Plat, Kings County Records
APN 01-030-001

TENTATIVE
PARCEL MAP NO.

IN THE
COUNTY OF KINGS, STATE OF CALIFORNIA

BY

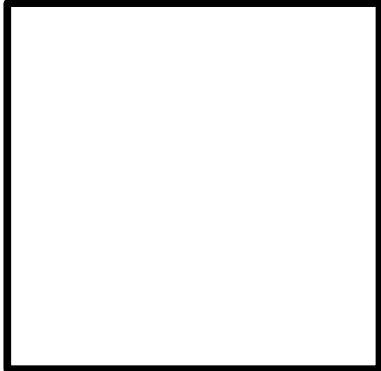


SCALE: 1"=60'





8K

[illegible][illegible]

DUNN ENGINEERING

Michael E. Dunn
Structural Engineer

PH: (559) 381-5625



Courthouse Square
115 Court Street, Suite 103, Hanford, California 93230
mduffy-so-dunn@engr.com

DARREN VERDEGAAL

5500 10TH AVENUE HANFORD, CA 93230
ph. (559) 381-9472 <> fax (559) 582-8271
email: darren@verdegaldesigns.com

SHEET TITLE: **CONDITIONAL USE PERMIT**

1
SHT

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. 2015-05 (506.0406)

Project Location – the property is located at the northeast intersection of Glendale Avenue and Aquifer Drive (APN 011-030-011)

Project Location – City: Hanford

Project Location – County: Kings County

Description of Nature, Purpose and Beneficiaries of Project: Tentative Parcel Map 2015-05, a proposal to divide a 5.1 acre property into three parcels in the “SC” Service Commercial Zone District, as follows:

Parcel	Acreage
A	1.61
B	1.65
C	1.85

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

Name of Person or Agency Carrying Out Project: Jon and Nancy Nelson

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: February 23, 2016

Title: Assistant Planner

☒ Signed by Lead Agency Date received for filing at OPR:

☐ Signed by Applicant

☐

Attachment: Exhibit C: Notice of Exemption (1356 : Tentative Parcel Map 2015-05 (Nelson))