



AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, July 12, 2016

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 June 14, 2016 Meeting**
- 2. Approval of the Minutes of the June 15, 2016 Joint Meeting of the Planning Commission and City Council**

PUBLIC HEARING

Variance Application No. 2016-01, a request to deviate from the standards of the Municipal Code Section 17.44.050 I. to allow three freestanding area identification signs with signage to exceed the 350 sq. ft. maximum allowed in the “PC” Planned Commercial Zone District for the Hanford Mall. The project is located at the southeast corner of 12th Avenue and Lacey Boulevard, 1675 West Lacey Boulevard (APN 011-060-033 through 011-060-038 and 011-060-040 through 011-060-045).

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: 7/12/2016	AGENDA SECTION: 1
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SUBJECT:

Approval of the Minutes of the June 14, 2016 Meeting

RECOMMENDATION:

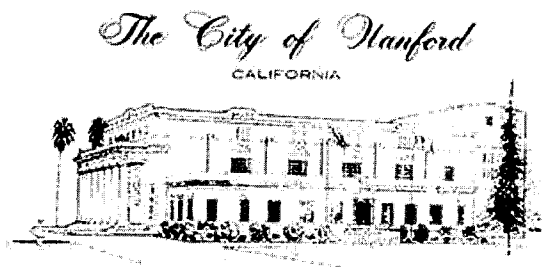
Approve the Minutes of the June 14, 2016 Meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

06-14-16 PC Minutes



MINUTES
PLANNING COMMISSION
 of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, June 14, 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		Present	
Michael Johnston		Present	
Travis Paden		Present	
John Draxler		Present	

INVOCATION

Pastor Bruce Kane, Epic Church

FLAG SALUTE

The flag salute was led by Commissioner JOHNSTON.

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 the Minutes of the May 24, 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, NAHAL, DRAXLER, HAM
NOES: Commissioners NONE
ABSTAIN: Commissioners NONE
ABSENT: Commissioners NONE

PUBLIC HEARING

Tentative Tract 917, a request to subdivide approximately 23.01 acres into 54 single-family residential lots in the "R-1-8" Low-Density Residential Zone District. The project requires adoption of Mitigated Negative Declaration No. 2016-04 by the Planning Commission. The project is located at the southwest corner of Grangeville Boulevard and Centennial Drive (APN 009-050-093 and 009-050-007).

Chairperson HAM opened the Public Hearing at 7:03 p.m. and called for the Staff Report. Assistant Planner de Silva presented the Staff Report, noting a correction to "Mitigation Measure: Public Facilities 4", recommended approval, and invited questions of staff.

Following questions of staff, Chairperson HAM opened Public Comment.

FAVOR

Alex Dwiggins, of Zumwalt-Hansen (engineers for the project), encouraged approval and invited questions from the commissioners.

John Zumwalt, of Zumwalt-Hansen, relayed a message from applicant Matt Smith that he was unable to attend the meeting due to a prior commitment with Boy Scouts.

OPPOSED

None.

Chairperson HAM closed Public Comment and opened Commission Discussion. Following Commission Discussion, Chairperson HAM closed the Public Hearing at 7:12 p.m. and called for a motion.

Motion by Commissioner PADEN, seconded by Commissioner JOHNSTON, to adopt Mitigated Negative Declaration No. 2016-04, as amended, for the project. Motion carried by the following roll call vote:

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

Motion by Commissioner PADEN, seconded by Commissioner NAHAL, to adopt Resolution No. 2016-14, as amended, approving Tentative Tract Map 917. Motion carried by the following roll call vote:

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

GENERAL BUSINESS

Planning Commission - Proposed revision to start time

Community Development Director Mata proposed for Commission discussion, the possibility of a revised start time for the Planning Commission meetings, from 7:00 p.m. to possibly 5:30 p.m., consistent with the other commissions. Commissioner DRAXLER stated that he would have a schedule conflict. The June 28, 2016 meeting will be canceled, and Commissioner PADEN will be on vacation, unable to attend the July 12, 2016 meeting. Consensus to table the discussion/decision to the July 26, 2016 meeting.

DIRECTOR'S COMMENTS

Director Mata re-stated that there will not be a Planning Commission meeting on June 28, 2016. She also reminded the commissioners of the combined City Council/Planning Commission meeting regarding the Zoning Ordinance Update on June 15, 2016, at 5:30 p.m.

Appeal 2016-04, appealing the Planning Commission's denial of Appeal 2016-01, regarding Site Plan Review 2015-06 and Mitigated Negative Declaration 2015-03, goes before City Council June 21, 2016.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner JOHNSTON noted the Planning Commission's focus and responsibilities and the importance of basing decisions on findings and facts, while staying within the Commission's purview. Director Mata reiterated the legal importance of basing decisions on findings.

ADJOURNMENT

Chairperson HAM adjourned the meeting at 7:27 p.m.

Respectfully submitted,

Diana Black



**AGENDA
STAFF REPORT**

MEETING DATE: 7/12/2016	AGENDA SECTION: 2
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SUBJECT:

Approval of the Minutes of the June 15, 2016 Joint Meeting of the Planning Commission and City Council

RECOMMENDATION:

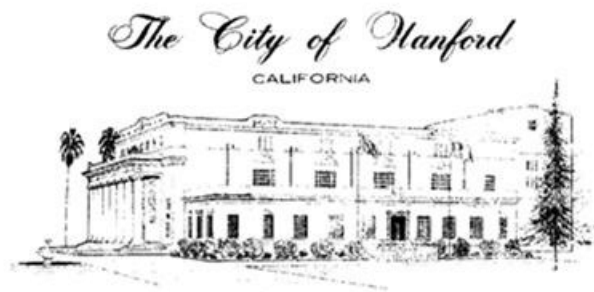
Approve the Minutes of the June 15, 2016 Joint Meeting of the Planning Commission and City Council.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

6-15-16 Joint Mtg-City Council



CITY COUNCIL MEETING MINUTES

June 15, 2016 5:30 PM

Training Room

319 N. Douty

CALL TO ORDER JOINT MEETING:

Mayor Justin Mendes called the joint meeting to order at 5:32 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
Russ Curry	Council Member	Present	5:30 PM
David Ayers	Council Member	Present	5:30 PM
Gary Pannett	Council Member	Present	5:56 PM
Francisco Ramirez	Vice Mayor	Present	5:30 PM
Justin Mendes	Mayor	Present	5:30 PM
Dennis Ham	Planning Commissioner	Present	5:30 PM
Michael Johnston	Planning Commissioner	Present	5:30 PM
Travis Paden	Planning Commissioner	Present	5:30 PM
Ajmer Nahal	Planning Commissioner	Present	5:30 PM
John Draxler	Planning Commissioner	Present	5:30 PM

FLAG SALUTE:

Mayor Mendes 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.

Dan Chin would like the City to get rid of the overregulation of downtown. He would also like another townhall meeting to encourage input from the public to discuss any proposed zoning changes.

Jack Willis expressed concern about the change for wireless communication facilities to go from needing a Conditional Use Permit to Permitted by Right.

Bob Ramos opposed the zoning changes that have already taken place and is against any proposed changes too.

David Delawder commented on the zoning restrictions for furniture stores. He stated that businesses are interested in coming to Hanford but are not allowed to develop in certain retail areas. Mr. Delawder would like the zoning change.

Ronnie, Manager of the Vision Center at Walmart, would like zoning changes that would allow optometrists in other areas, other than downtown.

Shellie Talbert of Main Street Hanford stated that the proposed changes will not protect or preserve downtown.

Joanne Doerter of the Hanford Mall would also like changes to allow businesses to develop in other areas of town.

GENERAL BUSINESS:

A. Zoning Ordinance Update - Presentation and Discussion of a Proposed Residential Use Table and Commercial/Office/Industrial Use Table.

Community Development Director Darlene Mata discussed the current vacancies in downtown which is approximately 13% of the properties, compared to the approximate 2% vacancies in downtown Clovis and Visalia. Their vacancies are attributed to property owners that do not invest in their buildings. She provided a memorandum that responded to questions from the previous meeting regarding the regulations in Clovis and Visalia.

Steve Brandt of Quad Knopf provided a PowerPoint presentation discussing the zone use tables and highlighted the land uses pertaining to furniture, ancillary uses, food and drink service, hotels, and banks.

Commissioner Draxler stated that he would like fewer restrictions on where businesses can be located, because that will bring in more businesses which will be better for Hanford.

Commissioner Nahal inquired about the zoning for vending machines.

Commissioner Paden requested clarification on ATMs and banks. He encouraged the Council to look at Visalia and Clovis for ideas and believes that downtown will be more vibrant if the City changes the zoning restrictions.

Commissioner Johnston wanted banks to stay downtown, but supports secondary branches to locate in other areas. He asked for clarification on the changes that were made to hotels and motels. Mr. Johnston also discussed the permitted uses for drive-thru restaurants, since there are currently restaurants in downtown that have them, but according to the table they should not be allowed.

Chairman Ham inquired about the definitions for various land uses.

The members provided additional comments about adult entertainment, tiny homes, and daycare facilities.

Council Member Ayers does not want restrictions on what can be done downtown. He supports banks having secondary locations outside of the downtown area, but wants furniture stores to remain. He believes a parking structure would benefit a theater downtown.

Council Member Curry requested clarification on what the current zoning regulations are and what the proposed changes are. He noted that a big difference with Clovis and Visalia compared to Hanford are the investments being made by the property owners.

Council Member Pannett sees the zoning restrictions as causing problems for businesses. He supports banks having secondary locations outside of the downtown area. Mr. Pannett does not want square footage limitations on big box stores for furniture.

Vice Mayor Ramirez would like a townhall meeting to get public input on proposed changes. He would like to lift the restrictions and allow businesses to go to other zones.

Mayor Mendes inquired about the permitted uses for food trucks. He opposes any restrictions that would prohibit a business from opening in other areas of town. He stated that if the restrictions were removed then the

downtown property owners may feel the pressure to reinvest in their buildings to keep businesses from going to other parts of town, but right now they have no competition and can keep their buildings vacant. Mr. Mendes would also like a townhall meeting and to include a discussion regarding an increase to the Transient Occupancy Tax.

Mr. Brandt and staff responded to the comments and questions by the Commissioners and City Council. They received direction to schedule a townhall meeting in July or August to discuss a TOT tax, furniture stores, optometrists and ancillary uses, banks, funeral homes, and tattoo parlors.

ADJOURNMENT:

Mayor Mendes adjourned the meeting at 7:57 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk



AGENDA STAFF REPORT

MEETING DATE: 7/12/2016	AGENDA SECTION:
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SUBJECT:

Variance Application No. 2016-01, a request to deviate from the standards of the Municipal Code Section 17.44.050 I. to allow three freestanding area identification signs with signage to exceed the 350 sq. ft. maximum allowed in the “PC” Planned Commercial Zone District for the Hanford Mall. The project is located at the southeast corner of 12th Avenue and Lacey Boulevard, 1675 West Lacey Boulevard (APN 011-060-033 through 011-060-038 and 011-060-040 through 011-060-045).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Make the appropriate findings and adopt Resolution No. 2016-15 approving Variance No. 2016-01.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2016-15 approving Variance No. 2016-01.

PROJECT DESCRIPTION

The project is a request for a variance by Joanne Doerter, General Manager of the Hanford Mall, to deviate from the standards of the Hanford Municipal Code Section 17.44.050 I. in order to construct three area identification signs for the Hanford Mall. Two area identification signs proposed will replace existing signs on 12th Avenue and Lacey Boulevard. The third sign is a new sign, proposed to be located along Mall Drive. The three pylon signs proposed maintain the same size, layout, and design; only the tenants displayed will vary. In addition to exceeding the number of area identification signs permitted, the signs proposed exceed the maximum allowable signage, 350 square feet, for area identification signs in the “PC” Planned Commercial Zone

District. The applicant proposes 406.875 square feet of signage per face, totaling 813.75 square feet of signage for the entire sign. The applicant requests the following signage, as shown in **Exhibit A**. The area identification signs proposed would be in addition to any allowable signage permitted under Section 17.44 of the Hanford Municipal Code.

The signs are to be located as shown in **Exhibit B**.

BACKGROUND INFORMATION

The project site is designated by the General Plan as Planned Commercial and is zoned “PC” Planned Commercial. Planned Unit Development No. 1989-01 was approved for the development of the mall in 1990.

Project Design:

Area	47 acres
Width	1,218 feet (maximum width)
Depth	1,781 feet (maximum depth)
Street Frontage	Frontage on 12 th Avenue, Lacey Boulevard, and Mall Drive

Figure 1: Land Use

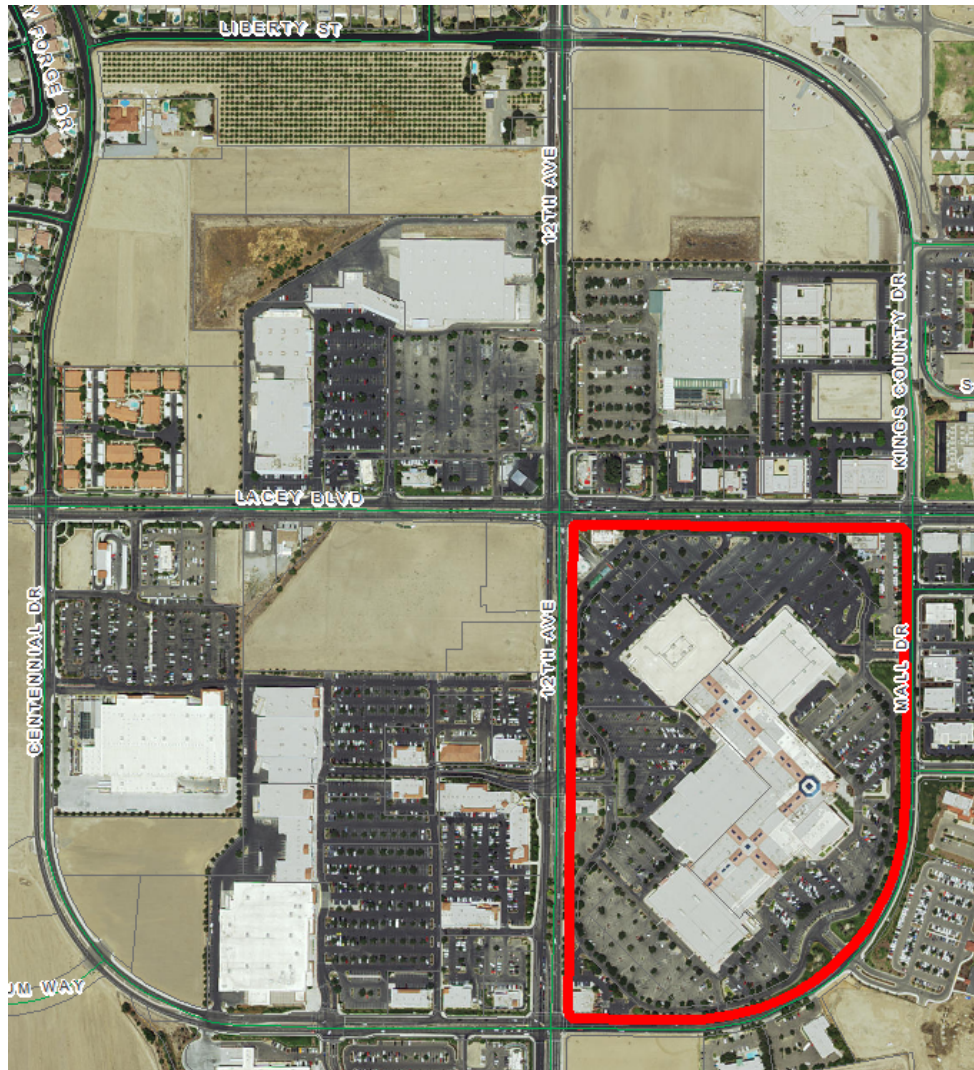
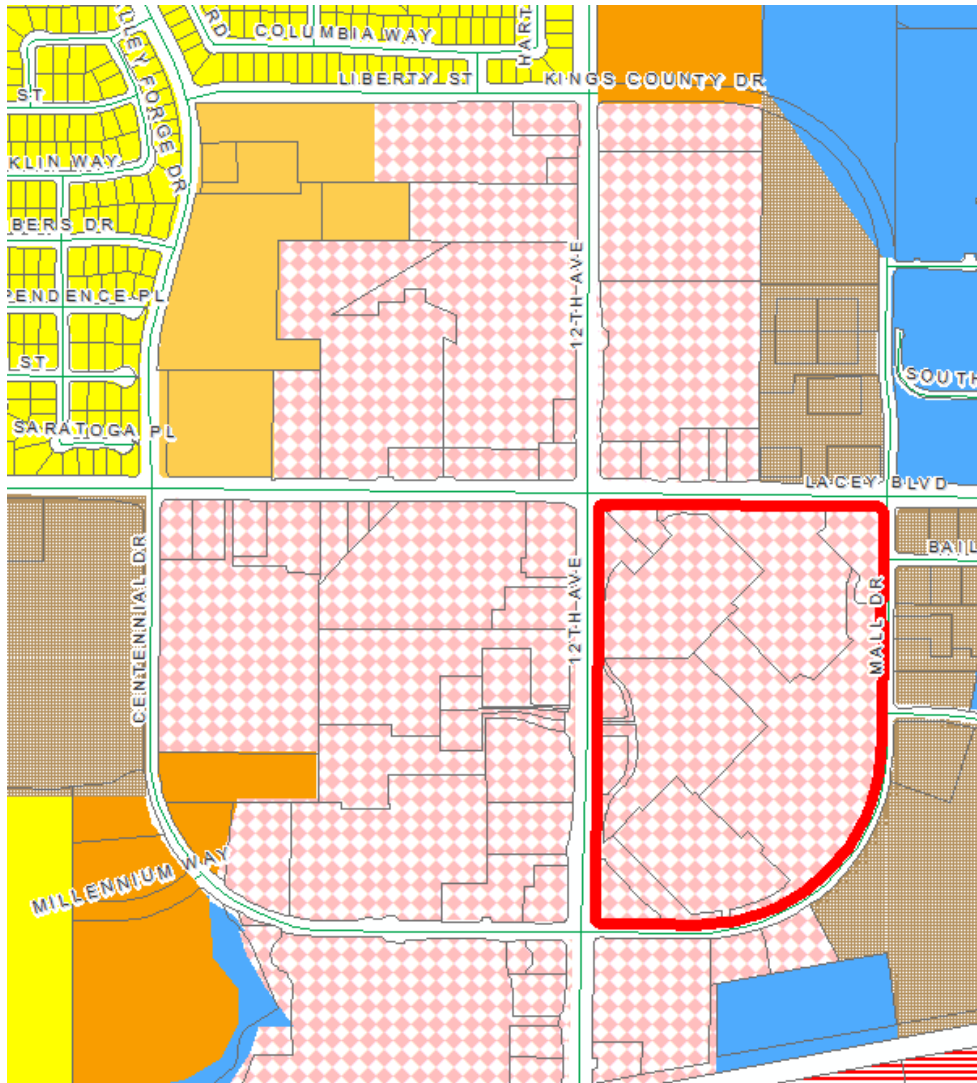


Figure 2: Zoning (Planned Commercial)



PROJECT EVALUATION

The Municipal Code Section 17.44 Signs and Outdoor Advertising Structures permits the following for area identification signs:

17.44.050 All C Districts- General Exterior Sign and Outdoor Advertising regulation

I: Freestanding Area identification sign. One freestanding area identification sign displaying the name and/or logographic symbol of a shopping center and/or the names of other groupings of businesses, offices or services, or combinations thereof, not to exceed a total sign area of three hundred (350) square feet, shall be permitted in addition to separate storefront signing. Such signs shall not advertise individual services or products. With the exception of theater marquees and announcements and bulletin boards, such freestanding area signs shall not include changeable copy signs for special events.

The signage proposed conflicts with Section 17.44.050 I. by proposing three signs for a shopping center, instead of the allowable, one. Additionally, the applicant proposes 406.875 square feet of signage per face, totaling 813.75 square feet of signage for the entire sign. This conflicts with

Section 17.44.050 I, which says signage is not to exceed a total sign area of 350 square feet (in addition to separate store front signage). The total sign area is a calculation of both surfaces of an area identification sign.

The area identification signs are to be located as shown in **Exhibit B**. All signs are proposed to have the same design and layout as **Exhibit A**.

One sign proposed will replace the existing pylon sign located at the 12th Avenue entrance to the mall. The second sign proposed will replace the existing pylon sign located on West Lacey Boulevard, west of the Applebee's location. The third pylon sign is a newly proposed sign, to be located at a mall entrance along Mall Drive, across from the Adventist Health Medical Center.

The three pylon signs proposed maintain the same size, layout, and design; only the tenants displayed will vary. The sign proposed is 40 feet tall, which is a five foot deduction in the current height of the structure. The effective sign area is 406.675 square feet, per side, for a total of 813.75 square feet, per sign. See **Exhibit A**.

The pylon signs proposed would be in addition to any allowable signage permitted under Section 17.44 of the Hanford Municipal Code. Therefore, if approved, the pylon signs would not be calculated into the aggregate sign area; however, additional pylon signs would not be permitted.

In accordance with Section 17.44.130 Modification of Regulations of the Hanford Municipal Code, "Notwithstanding other provisions of this chapter, the Planning Commission, through the variance provisions of this title shall have the authority to approve, deny, or modify a sign proposed inconsistent with the provisions of this chapter."

STAFF RECOMMENDATION

Staff recommends that the applicant be permitted to have three pylon signs, one along each street frontage: 12th Avenue, Lacey Boulevard, and Mall Drive. Additionally, staff recommends that the applicant be permitted to exceed the allowable sign area by having 350 square feet of effective sign area, per face, for a total of 700 square feet of signage allowed for each pylon sign. Staff is recommending 700 square feet of signage in order to maintain consistency with the Target shopping center, a comparable project to the Hanford Mall. The Target center was permitted to have two 714 sq. ft. for area identification. This recommendation by staff is different than the applicant's proposal.

See the Target shopping center's approved pylon sign, attached as **Exhibit C**.

FINDINGS FOR APPROVAL

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 such that the strict application deprives such property of privileges enjoyed by other property in the vicinity and under identical land use district classification.

ANALYSIS: The property has street frontage along three public streets, two of which, 12th Avenue and Lacey Boulevard, are arterial roads. The Hanford Mall site encompasses approximately 47 acres. Due to the size, location, and nature of the property, a special circumstances finding can be made. In most cases, a single area identification sign is adequate to identify a shopping center, however, due to the size of the project and the frontage along three public streets, staff is supportive of a variance to allow three pylon signs with 350 square feet of sign area, per face, for a total of 700 square feet of sign area, per sign, for the Hanford Mall.

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.

ANALYSIS: Due to the size of the shopping center, which encompasses approximately 47 acres, and the center's street frontage on three streets, two of which, Lacey Boulevard and 12th Avenue, are arterial streets, the signage allowed under the Section 17.44 of the Hanford Municipal Code would not sufficiently identify the shopping center. Most large-scale shopping centers do not have street frontage along three streets. This is a unique situation. The nearby Target shopping center has frontage along 12th Avenue and Centennial Drive and has been granted signage in excess of the allowable amount. The Target Center has two pylon signs with 350 sq. ft. of signage per face, for a total of 700 square feet, per sign, along 12th Avenue and Centennial Drive. National retailers and restaurants expect site signage, which is a significant part of their branding and identification. The granting of 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.

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.

ANALYSIS: There is no evidence to support that approval of the sign variance would be detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity. To the contrary, adequate signage may assist individuals in reaching their destination without missing their entrance and having to turn back around, thus reducing vehicle miles traveled.

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.

ANALYSIS: The property has street frontage along three roads, two of which, 12th Avenue and Lacey Boulevard, are arterial roads. The Hanford Mall site encompasses approximately 47 acres. Due to the size and nature of the property, a variance to allow additional signage would not constitute a special privilege, as this is a unique situation for a shopping center. Granting a variance to permit additional signage would be consistent with the signage allowance granted to the nearby Target shopping center, located directly west of the Hanford mall. The Target shopping center has frontage along 12th Avenue and Centennial Drive and has been granted signage in excess of the allowable amount. The Target Center has two pylon signs with 350 sq. ft. of signage per face, per sign, along 12th Avenue and Centennial Drive.

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.

ANALYSIS: An integrated shopping center is a permitted use in the “PC” Planned Commercial Zone District. Granting the variance will only allow a deviation from the Sign Ordinance, Section 17.44, and not allow a use or activity which is prohibited in the “PC” Planned Commercial Zone District.

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

ANALYSIS: This application has been reviewed in regard to Hanford’s General Plan, and it has been determined that the additional signage meets the intent of the goals, policies, and objectives of the General Plan. The signs will also assist in directing traffic and pedestrians to the site in a safe manner.

ENVIRONMENTAL ASSESSMENT

Pursuant to Section 15311(a), “Accessory Structures”, of the California Environmental Quality Act (CEQA) Guidelines, this project is categorically exempt from environmental review. A Notice of Exemption has been prepared for the project in accordance with CEQA, attached as **Exhibit D**.

PUBLIC COMMENTS

Noticing of the variance was published in the newspaper on July 1, 2016 and mailed to property owners within 500 ft. of the project site on June 30, 2016. The Community Development Department has not received comments on the project as of the preparation of this report.

The applicant’s justification for the variance is attached as **Exhibit E**.

CONDITIONS OF APPROVAL

Conditions of Approval have been addressed in Resolution 2016-15.

Applicant	Property Owner	Designer
Joanne Doerter, General Manager	Passco Hanford Mall, LLC	Sign Works
1675 W. Lacey Boulevard	2050 Main St, Suite 650	109 E Fifth Street
Hanford, CA 93230	Irvine, CA 92614	Hanford, CA 93230

FISCAL IMPACT:

ATTACHMENTS:

Exhibit A: Proposed Signage

Exhibit B: Sign Locations

Exhibit C: Approved Target Pylon Sign

Exhibit D Notice of Exemption

Exhibit E Applicant's Variance Justification

Resolution No. 2016-15

location map

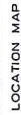
Proposed Pylon Changes

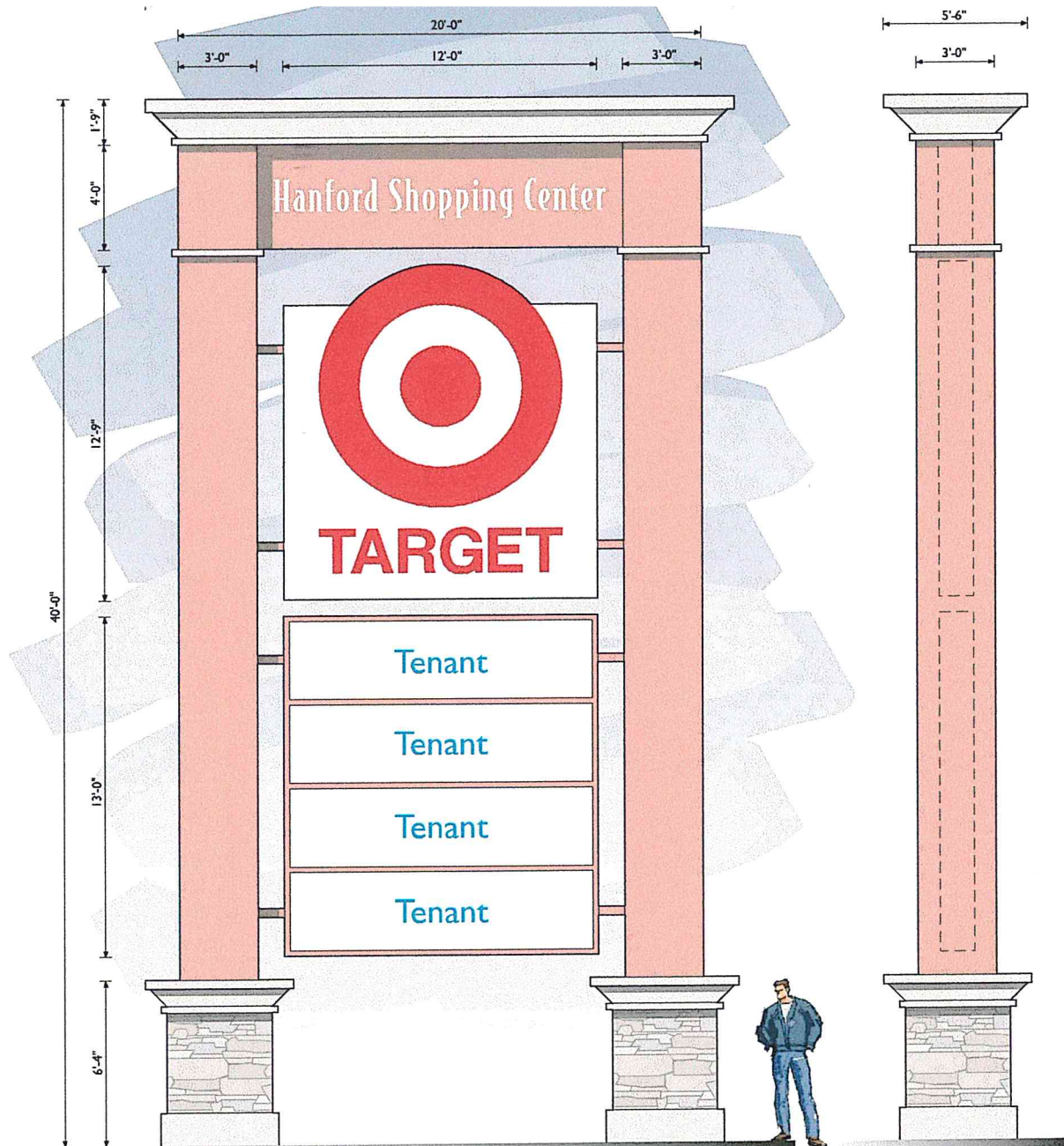
a



384 sq. ft. Proposed Tenant Signage
22.875 sq. ft. Proposed "Hanford Mall" Lettering
406.875 Total Proposed Sq. Ft. Per Side

Attachment: Exhibit A: Proposed Signage (1569 : Variance No. 2016-01)





A Proposed D/F Illuminated Tenant Pylon Sign (Option 1a)
Scale 1/4" = 1' - 0"

A End View
Scale 1/4" = 1' - 0"

Specifications

- 1) Pole covers, header, bottom cross brace, and cornice elements to be fabricated metal.
- 2) Pole covers, header, and bottom cross brace to be textured and painted to match darker building wall elements (color to be verified).
- 3) Cornice and trim elements to be suede coat finish painted to match building cornice (color to be verified).
- 4) Ledge stone veneer column base to match building.
- 5) "TARGET" cabinet and retainer to be fabricated metal with suede finish painted white. Face to be white flexible material with logo and copy to be 3M 3630-53 Cardinal Red. Illumination to be H.O. fluorescent lamps.
- 6) Shared tenant cabinet, retainers and T-bars to be fabricated metal with suede finish painted to match darker building wall elements (color to be specified). Tenant faces to be white Lexan with first surface vinyl graphics as per tenant color standards. Illumination to be H.O. fluorescent lamps.
- 7) Top header panel to have copy routed from background and backed with white acrylic. Internal illumination to be H.O. fluorescent lamps.

Target - Hanford
SWC Lacey Blvd. & 12th Ave.
Hanford, CA

Project No: 03-8156
Account Executive: David Randolph
Date: 3.25.03
Client Approval:

Revision
A) 3.26.03
B)
C)
Final

2939 Academy Way
Sacramento, CA 95815
Ph: 916.927.0527
Fax: 916.927.2414
www.pacificncon.com
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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: VAR 2016-01

Project Location – Specific: Southeast corner of 12th Avenue and Lacey Boulevard, 1675 West Lacey Boulevard

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

Description of Nature, Purpose and Beneficiaries of Project: a request to deviate from the standards of the Municipal Code Section 17.44.050 I. to allow three freestanding area identification signs with signage to exceed the 350 sq. ft. maximum allowed in the “PC” Planned Commercial Zone District for the Hanford Mall

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

Name of Person or Agency Carrying Out Project: Joanne Doerter, General Manager of the Hanford Mall

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: 15311, Accessory Structures
- ☐ Statutory Exemption. State code number:

Reasons why project is exempt:

- (a) The project consists of construction, or placement of minor structures accessory to an existing commercial facility

Lead Agency

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

Signature: _____ Date: July 12, 2016 Title: Assistant Planner

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

CITY OF HANFORD

Application for:

VARIANCE NO. _____

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

Application Fee: _____
Other Fees: _____
Total Fees: _____
Receipt No. _____ Date: _____
File # _____

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>Passco Hanford Mall, LLC</u>	<u>Joanne</u>	<u>SIGN WORKS</u>
ADDRESS <u>1675 W. Lacey Blvd</u>	<u>Doerter, CSM</u>	<u>109 E. 5th Street</u>
CITY <u>Hanford</u>	<u>General Manager</u>	<u>Hanford, CA 93230</u>
PHONE <u>583-1200 x203</u>		
PROJECT ADDRESS/LOCATION: <u>1675 W. Lacey Blvd</u>		APN: <u>011-060-038-000</u>
	<u>Hanford Mall</u>	

DESCRIPTION OF VARIANCE REQUEST: ① Enhance, refurbish and remodel existing two (2) pylon signs (24 years old) by removing lattice, HANFORD MALL cabinet and readerboard cabinet and replace cabinets with 16' x 4' double-sided cabinets. ② Add a new pylon sign on Mall Drive with

PART B: SITE PLAN

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

from Adventist Medical Center

1. INSTRUCTIONS FOR DRAWING A SITE PLAN

- 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:
- Address of the subject property and the assessor's parcel number.
- Date, North arrow, and scale of the drawing.
- Dimensions of the exterior boundaries of the site.
- 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?

Hanford Mall is unique and is unlike other retail properties within the city limits. The retailers located in the enclosed mall portion of the property do not get to enjoy the same drive-by street visibility privileges as open-air/neighborhood shopping centers or free-standing buildings.

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?

Signage is an important attribute to the success of business owners. Granting this variance will not only upgrade a very dated design, it will also provide additional exposure to mobile customers, especially to those out-of-town patrons, or who are new to the area.

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?

Certified Engineering will be presented prior to permit approval to ascertain the new design of the pylon signs meet required standards and specifications.

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?

Hanford Mall, nor current city ordinances, allow the majority of its tenants building signage rights, unlike other retail shopping venues within Hanford. The new pylon sign design would allow more tenants an opportunity to increase visibility and presence within the marketplace.

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?

Yes. Due to size limitations

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?

Required setbacks will be met as well as the 10 ft clearance to the bottom of the cabinets (per code) to ensure visibility is not obstructed.

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 from 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)

TODD SIEGEL
VICE PRESIDENT RETAIL

APPLICANT

I declare that the foregoing is true and correct.
Executed on 5-11-16 at Hanford, California.


Signature of Applicant

NAME (Print)

Joanne Doerter
General Manager
Hanford Mall

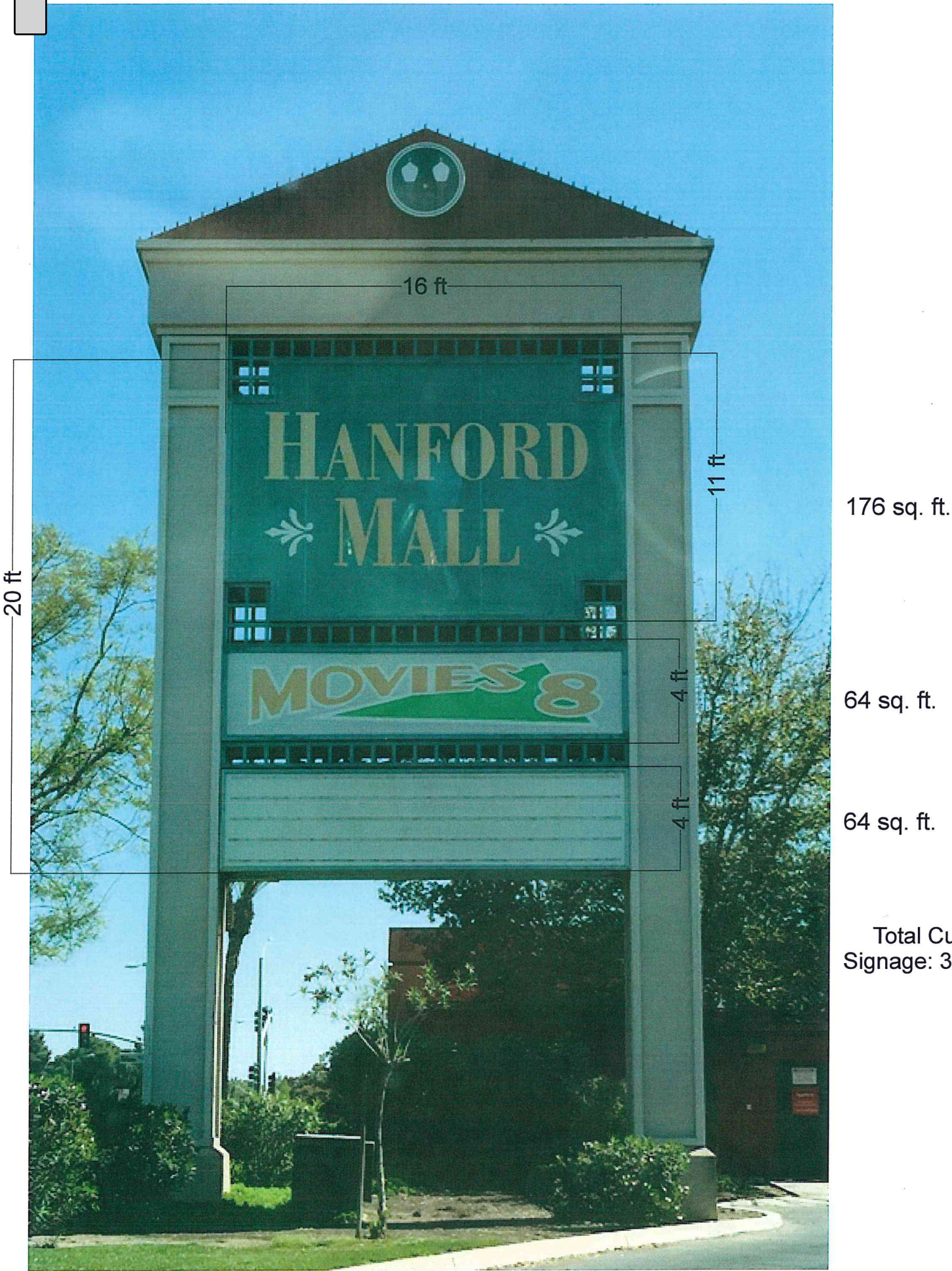


Proposed Pylon Changes



384 sq. ft. Proposed Tenant Signage
 22.875 sq. ft. Proposed "Hanford Mall" Lettering
 406.875 Total Proposed Sq. Ft. Per Side

e



176 sq. ft.

64 sq. ft.

64 sq. ft.

Total Current
Signage: 304 sq. ft.



RESOLUTION NO. 2016-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING VARIANCE NO. 2016-01, A REQUEST TO DEVIATE FROM THE STANDARDS OF THE HANFORD MUNICIPAL CODE SECTION 17.44.050 I. TO ALLOW THREE AREA IDENTIFICATION SIGNS WITH SIGNAGE TO EXCEED THE 350 SQ. FT. MAXIMUM ALLOWED IN THE “PC” PLANNED COMMERCIAL ZONE DISTRICT FOR THE HANFORD MALL

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on July 12, 2016, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, on July 12, 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. 2016-01, a request by Joanne Doerter, to deviate from the standards of the Hanford Municipal Code Section 17.44.050 I. to allow three area identification signs with signage to exceed the 350 sq. ft. maximum allowed in the “PC” Planned Commercial Zone District for the Hanford Mall. The project is located at the southeast corner of 12th Avenue and Lacey Boulevard, 1675 West Lacey Boulevard (APN 011-060-033 through 011-060-038 and 011-060-040 through 011-060-045); 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 July 12, 2016; and,

WHEREAS, Section 15311(a) of the California Environmental Quality Act Guidelines categorically exempts “Accessory Structures” such as signs 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 July 12, 2016, the Planning Commission hereby is able to make the following findings as 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 such that the strict application deprives such property of privileges enjoyed by other property in the vicinity and under identical land use district classification.

ANALYSIS: The property has street frontage along three public streets, two of which, 12th Avenue and Lacey Boulevard, are arterial roads. The Hanford Mall site encompasses approximately 47 acres. Due to the size, location, and nature of the property, a special circumstances finding can be made. In most cases, a single area identification sign is adequate to identify a shopping center, however, due to the size of the project and the frontage along three public streets, staff is supportive of a variance to allow three pylon signs with 350 square feet of sign area, per face, for a total of 700 square feet of sign area, per sign, for the Hanford Mall.

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.

ANALYSIS: Due to the size of the shopping center, which encompasses approximately 47 acres, and the center's street frontage on three streets, two of which, Lacey Boulevard and 12th Avenue, are arterial streets, the signage allowed under the Section 17.44 of the Hanford Municipal Code would not sufficiently identify the shopping center. Most large-scale shopping centers do not have street frontage along three streets. This is a unique situation. The nearby Target shopping center has frontage along 12th Avenue and Centennial Drive and has been granted signage in excess of the allowable amount. The Target Center has two pylon signs with 350 sq. ft. of signage per face, for a total of 700 square feet, per sign, along 12th Avenue and Centennial Drive. National retailers and restaurants expect site signage, which is a significant part of their branding and identification. The granting of 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.

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.

ANALYSIS: There is no evidence to support that approval of the sign variance would be detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity. To the contrary, adequate signage may assist individuals in reaching their destination without missing their entrance and having to turn back around, thus reducing vehicle miles traveled.

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.

ANALYSIS: The property has street frontage along three roads, two of which, 12th Avenue and Lacey Boulevard, are arterial roads. The Hanford Mall site encompasses approximately 47 acres. Due to the size and nature of the property, a variance to allow additional signage would not constitute a special privilege, as this is a unique situation for a shopping center. Granting a variance to permit additional signage would be consistent with the signage allowance granted to the nearby Target shopping center, located directly west of the Hanford mall. The Target shopping center has frontage along 12th Avenue and Centennial Drive and has been granted signage in excess of the allowable amount. The Target Center has two pylon signs with 350 sq. ft. of signage per face, per sign, along 12th Avenue and Centennial Drive.

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.

ANALYSIS: An integrated shopping center is a permitted use in the "PC" Planned Commercial Zone District. Granting the variance will only allow a deviation from the Sign Ordinance, Section 17.44, and not allow a use or activity which is prohibited in the "PC" Planned Commercial Zone District.

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

ANALYSIS: This application has been reviewed in regard to Hanford's General Plan, and it has been determined that the additional signage meets the intent of the goals, policies, and objectives of the General Plan. The signs will also assist in directing traffic and pedestrians to the site in a safe manner.

THEREFORE, BE IT RESOLVED that Variance No. 2016-01, a variance to deviate from the standards of the Municipal Code Section 17.44.050 I. to allow three area identification signs with signage to exceed the 350 sq. ft. maximum allowed in the "PC" Planned Commercial Zone District for the Hanford Mall, be approved according to the following conditions:

ADMINISTRATION DEPARTMENT

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

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.

PLANNING DEPARTMENT

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

1. That approval of this project does not exempt compliance with all other applicable sections of the Zoning Ordinance, Building Code, Public Works Improvement Standards, fees, or other City ordinances.
2. 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.
3. That the applicant must submit an application for a sign permit to the Community Development Department for approval.
4. That the base area of each freestanding area identification sign be landscaped with live plant material.
5. That the area identification signs permitted under Variance No. 2016-01 are not to be counted in the total aggregate sign area.

6. That the applicant comply with all conditions required under Section 17.44 of the Hanford Municipal Code for signage with the following exceptions:
 - a. That the Hanford Mall shopping center be permitted to have three area identification signs, located as shown in **Exhibit A**.
 - b. That each area identification sign (three) be permitted to have 350 sq. ft. of signage, per face, for a total of 700 sq. ft.

BUILDING DEPARTMENT

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

1. That all signs and electrical work will require a permit from the City of Hanford Building Department prior to any work being done.
2. That all work must conform to current Codes and Ordinances.

EXPIRATION

That this Variance becomes null and void one year after the effective date of approval unless a building permit is issued by the building official and construction is commenced and diligently pursued toward the completion of the project. The expiration date for the variance applies only to the signs. A one-year time extension may be granted by the Commission if a written request and fee are 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.

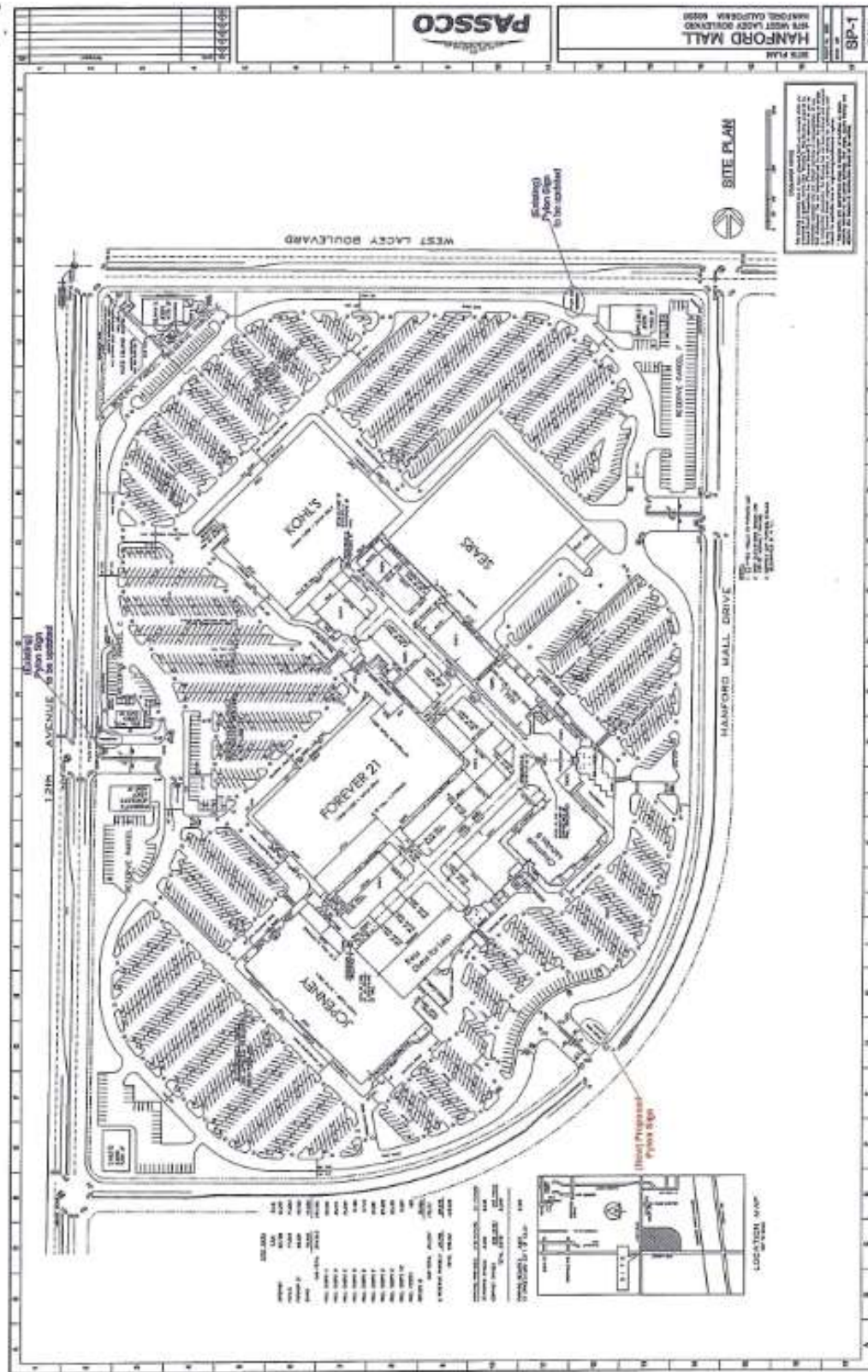
PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 12th day of July 2016, by the following vote:

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

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 **12th day of July 2016**.

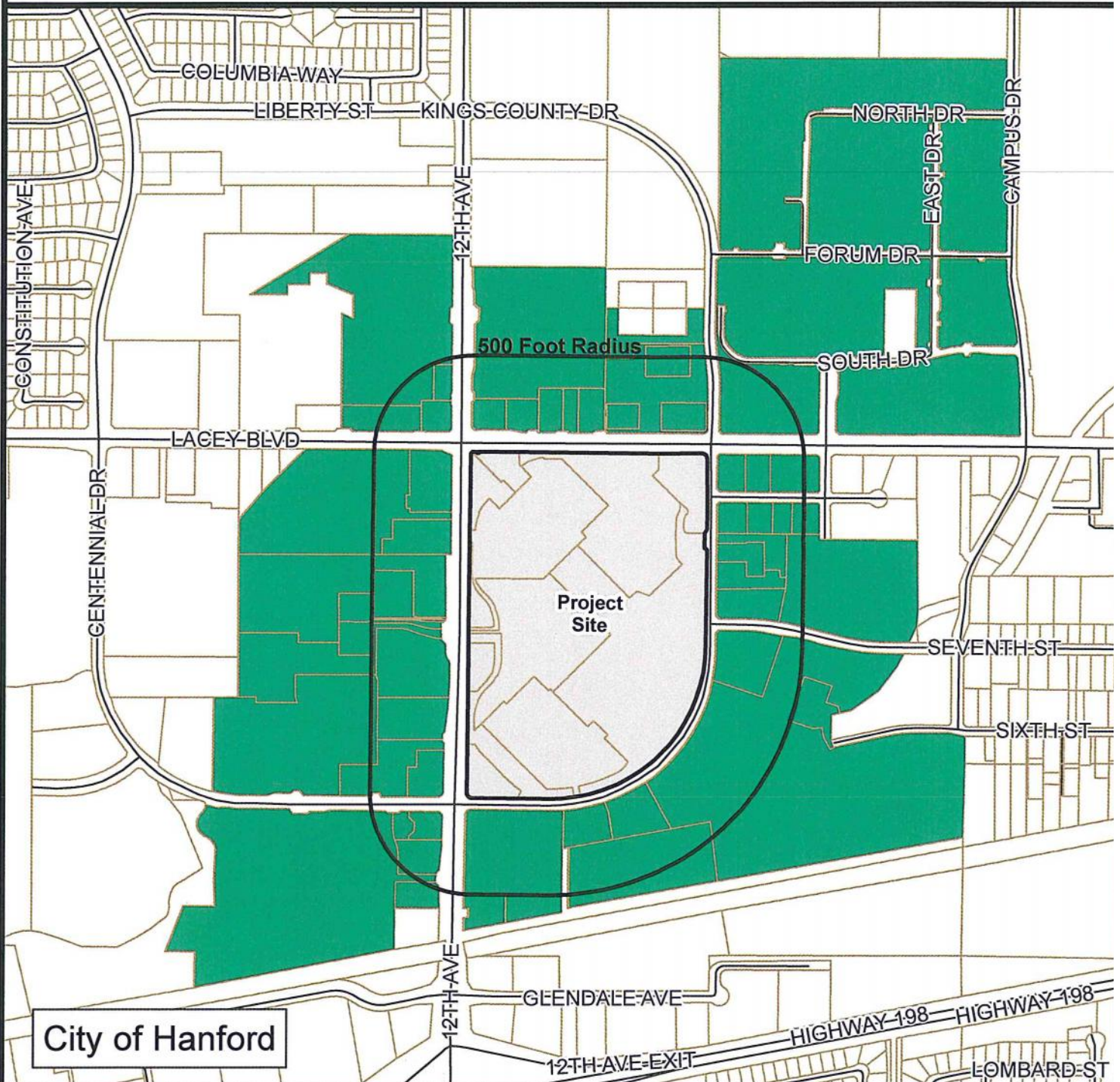
Darlene R. Mata, Secretary

Exhibit A: Sign Locations



Project Location & Mailing List Map

Variance 2016-01



Attachment: location map (1569 : Variance No. 2016-01)



Map prepared by
Kings County
Community Development Agency
May 31, 2016

1400 W. Lacey Boulevard, Hanford, CA 93230 (559) 852-2670

270 135 0 270 Feet



Legend

Project Area



Properties within 500 foot radius



City Limit Boundary

