



AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, September 13, 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 August 17, 2016 City Council and Planning Commission Joint Meeting**
- 2. Approval of the Minutes of the August 23, 2016 Meeting**

PUBLIC HEARING

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

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: 9/13/2016	AGENDA SECTION: 1
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SUBJECT:

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

RECOMMENDATION:

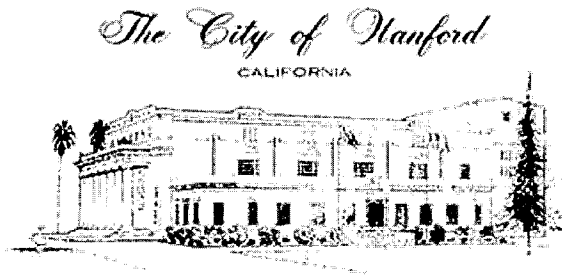
Approve the minutes of the August 17, 2016 City Council and Planning Commission Joint Meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

8-17-16 PC-CC Joint Mtg Minutes



CITY COUNCIL MEETING MINUTES

August 17, 2016 5:30 PM

Training Room
319 N. Douty

CALL TO ORDER JOINT MEETING:

Mayor Justin Mendes called the meeting to order at 5:35 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
Russ Curry	Council Member	Absent	
David Ayers	Council Member	Present	5:30 PM
Gary Pannett	Council Member	Present	5:55 PM
Francisco Ramirez	Vice Mayor	Present	5:30 PM
Justin Mendes	Mayor	Present	5:30 PM
John Draxler	Planning Commissioner	Absent	
Ajmer Nahal	Planning Commissioner	Present	5:30 PM
Travis Paden	Planning Commissioner	Present	5:30 PM
Michael Johnston	Planning Commissioner	Present	5:30 PM
Dennis Ham	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.

Mike Lane of the Building Industry Association introduced himself.

Michael Semas presented a Power Point of photos since 1999 showing the various investments made in downtown by many locally owned businesses. He believes the zoning has helped downtown be successful.

Jeff Porterfield commented on the need to offer more places to visit and things to do for people that visit Hanford.

Diane Sharp Johnson encouraged the members to make fact-based decisions and reasons for changes to the zoning. She stated that she would like to go shopping throughout the town.

Chris Soares does not want the zoning changed for the land next to Hidden Valley Park. She commented on the limited access to existing parkland and would like that land to be developed as an active park.

GENERAL BUSINESS:**A. Town Hall Meeting Follow Up**

Community Development Director Darlene Mata provided an overview of the primary comments from the Town Hall meeting and requested input from the Planning Commissioners and direction from the City Council.

Furniture Stores - The proposed Land Use Matrix allows Furniture stores in the MX-D (Mixed Use Downtown) and in the MX-C (Mixed Use Commercial). There was some discussion to compromise and allow more square footage for stores that are less than 50,000 square feet. The consensus of the City Council was to move forward as presented in the proposed matrix.

Banks - The proposed Land Use Matrix allows banks in the MX-D and MX-C and to also allow a secondary branch in the C-N (Neighborhood Commercial), MX-N (Mixed Use Neighborhood), MX-C and MX-D if they have a branch in the Downtown. There was discussion on limiting the size of secondary branches. The consensus of the City Council was to allow secondary branches as presented except to limit the scope so it is not a full service bank. Also, full services banks will only be allowed in the MX-D, not the MX-C.

Vacant land next to Hidden Valley Park - The vacant 18+/- acres adjacent to Hidden Valley Park is shown on the proposed Land Use Matrix as Low Density Residential and R-L-5. Several members would like the land to remain as Public Facility. Others expressed concern about congestion if it became a park and the need for parks in other parts of town. The proposed zoning would still allow the City to construct a park instead of housing. Chairman John Lehn of the Citizen Advisory Committee stated that he does not recall a specific discussion that the land was being rezoned even though they did approve the proposed map. The consensus of the City Council was to move forward as proposed in the Land Use Map.

Tattoo Establishments - Currently tattoo businesses are only allowed in the C-S (Service Commercial) zone subject to a conditional use permit. The consensus of the City Council was to allow tattoo establishments in the MX-D, MX-C, and C-S as a conditional use permit.

Professional Offices in the Downtown - The consensus of the City Council was to move forward as proposed in the Land Use Matrix for "Office; medical, dental, or optometry" and "Office; professional or commercial". Optometrists, as well as other services, acting as ancillary uses would be permitted in all commercial, mixed use, and industrial and office zones. The Council also directed staff to amend the matrix and allow urgent care centers to be located in C-N and MX-N as a permitted use.

B. Zoning Ordinance Update

Community Development Director Darlene Mata presented a redlined draft of changes to the Historic Downtown ordinances. She requested that the City Council and Planning Commission review it and provide input at the next joint meeting.

ADJOURNMENT:

Mayor Mendes adjourned the meeting at 7:53 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk



**AGENDA
STAFF REPORT**

MEETING DATE: 9/13/2016	AGENDA SECTION: 2
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SUBJECT:

Approval of the Minutes of the August 23, 2016 Meeting

RECOMMENDATION:

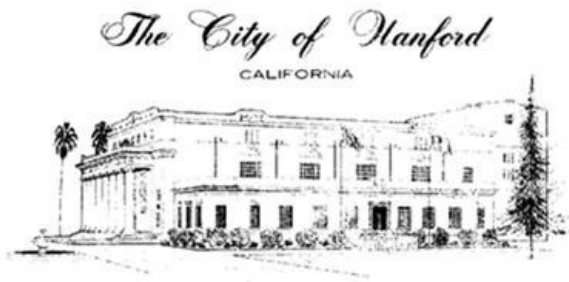
Approve the Minutes of the August 23, 2016 Meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

08-23-2016 PC Minutes



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

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

Commissioner PADEN provided the invocation.

FLAG SALUTE

The flag salute was led by Chairperson HAM.

PUBLIC COMMENT

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Noor Memon expressed concern for small businesses in the downtown area.

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.

The Consent Calendar items were pulled for separate consideration.

1. Approval of the Minutes of the July 12, 2016 Meeting

Motion by Commissioner DRAXLER, seconded by Commissioner JOHNSTON, to approve the Minutes of the July 12, 2016 meeting. Motion carried by the following roll call vote:

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

2. Approval of the Minutes of the July 20, 2016 City Council and Planning Commission Joint Meeting

Motion by Commissioner PADEN, seconded by Commissioner JOHNSTON, to approve the Minutes of the July 20, 2016 City Council and Planning Commission Joint Meeting. Motion carried by the following roll call vote:

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

PUBLIC HEARING

VARIANCE NO. 2016-02, a request to deviate from the standards of the Hanford Municipal Code Section 17.18.100 to allow a reduction in the front-yard setback from 20 ft. to 18 ft. and a reduction in the rear-yard setback from 25 ft. to 20 ft. 7 in. for a two-story home on an irregular lot. The project is located at 1199 N. Carroll Court (APN 009-390-051).

Chairperson HAM opened the Public Hearing at 7:07 p.m. and called for the Staff Report.

Associate Planner de Silva presented the staff report, recommended approval, and answered questions from Commissioners.

Chairperson HAM opened Commission Discussion. Following Commission Discussion, he opened Public Comment:

FAVOR

Bill Walls, Land Development Manager for Lennar, encouraged approval and answered questions from the Commissioners.

OPPOSED

None.

Chairperson HAM closed the Public Hearing at 7:13 p.m. and called for a motion.

Motion by Commissioner JOHNSTON, seconded by Commissioner NAHAL, to adopt Resolution 2016-16 approving Variance No. 2016-02. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

Community Development Director Mata reminded the Commissioners of the next City Council and Planning Commission Joint Meeting, Wednesday, September 21, 2016, at 5:30 p.m. in the Training Room of City Hall. The Commissioners will receive the last part of the proposed Zoning Ordinance Update the week before the meeting. She informed Commissioner DRAXLER that his emailed comments were presented to the Commissioners.

Director Mata also encouraged the Commissioners to read through the EIR for the General Plan Update, as they will be making decisions based on the body of the document. City Attorney Mizote concurred with Director Mata's recommendation.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner NAHAL inquired about construction at 10th and Fargo, behind Rite-Aid. Director Mata stated that it will be a Dollar Tree store. He asked if there have been any submittals for Costco shopping center. Ms. Mata replied that Panda Express has submitted for site plan review. No other applications have been submitted yet.

Commissioner JOHNSTON stated that he will be on vacation and will miss the next Planning Commission meeting. He asked if Hanford Mall management was satisfied with the Commission's decision on the mall's sign variance. Director Mata replied that there was no appeal filed. Commissioner JOHNSTON also asked about the area where Pizza Hut used to be. Ms. Mata stated that it will be part of the parking lot. He inquired as to when road work throughout the City would be completed. Director Mata did not know.

Commissioner PADEN asked about the vacant land west of Habit Burger. Director Mata replied that both a Planned Unit Development and a Tentative Parcel Map were filed. She had a short email conversation with the developer recently, and he is not ready to announce what business will be going in there.

ADJOURNMENT

Chairperson HAM adjourned the meeting at 7:24 p.m.

Respectfully submitted,

Diana Black
 Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 9/13/2016	AGENDA SECTION:
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SUBJECT:

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

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

RECOMMENDED MOTION

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

PROJECT DESCRIPTION

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

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

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

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

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

BACKGROUND INFORMATION

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

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

Figure 1 – Land Use
Property Shown in Red

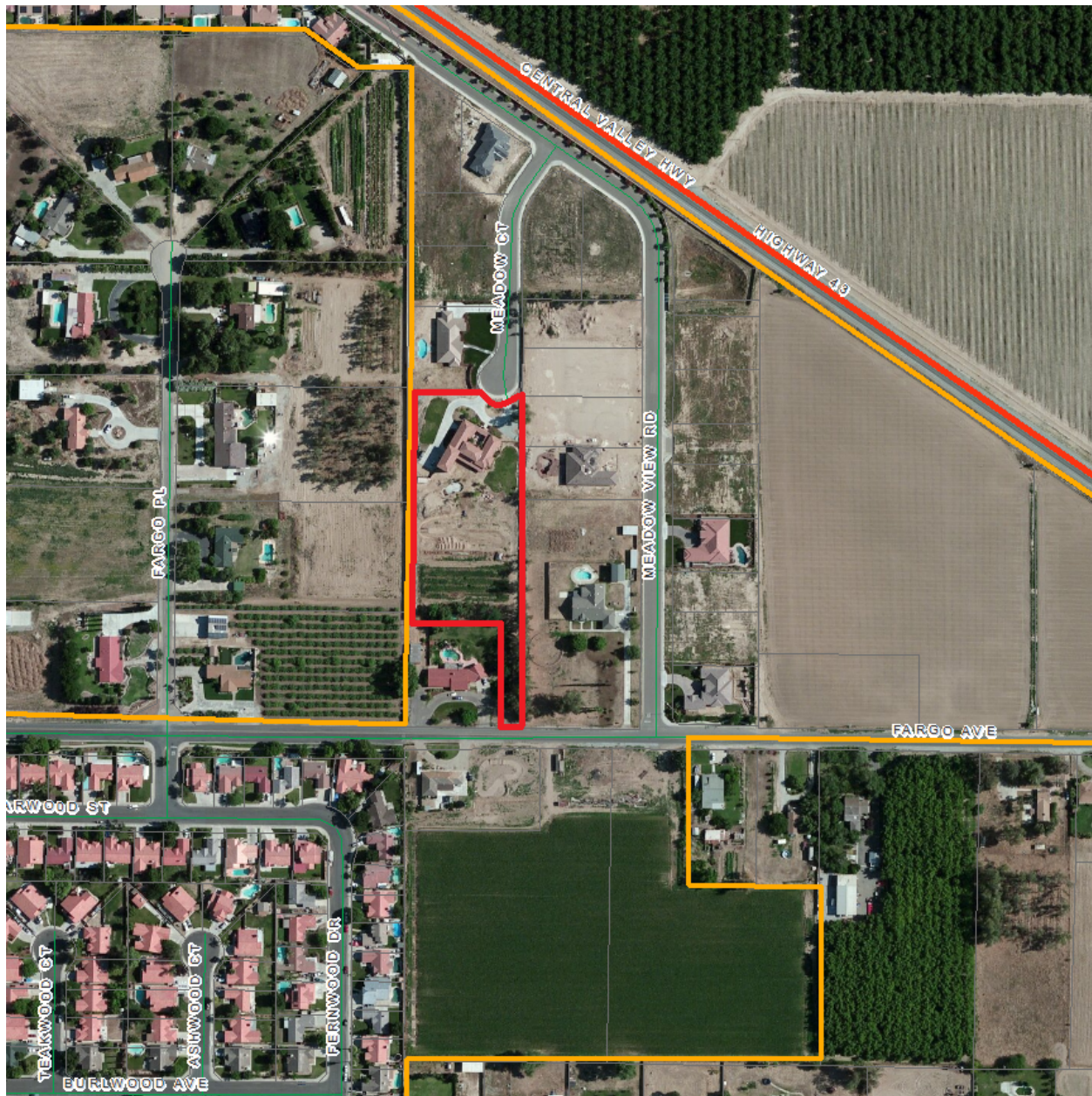
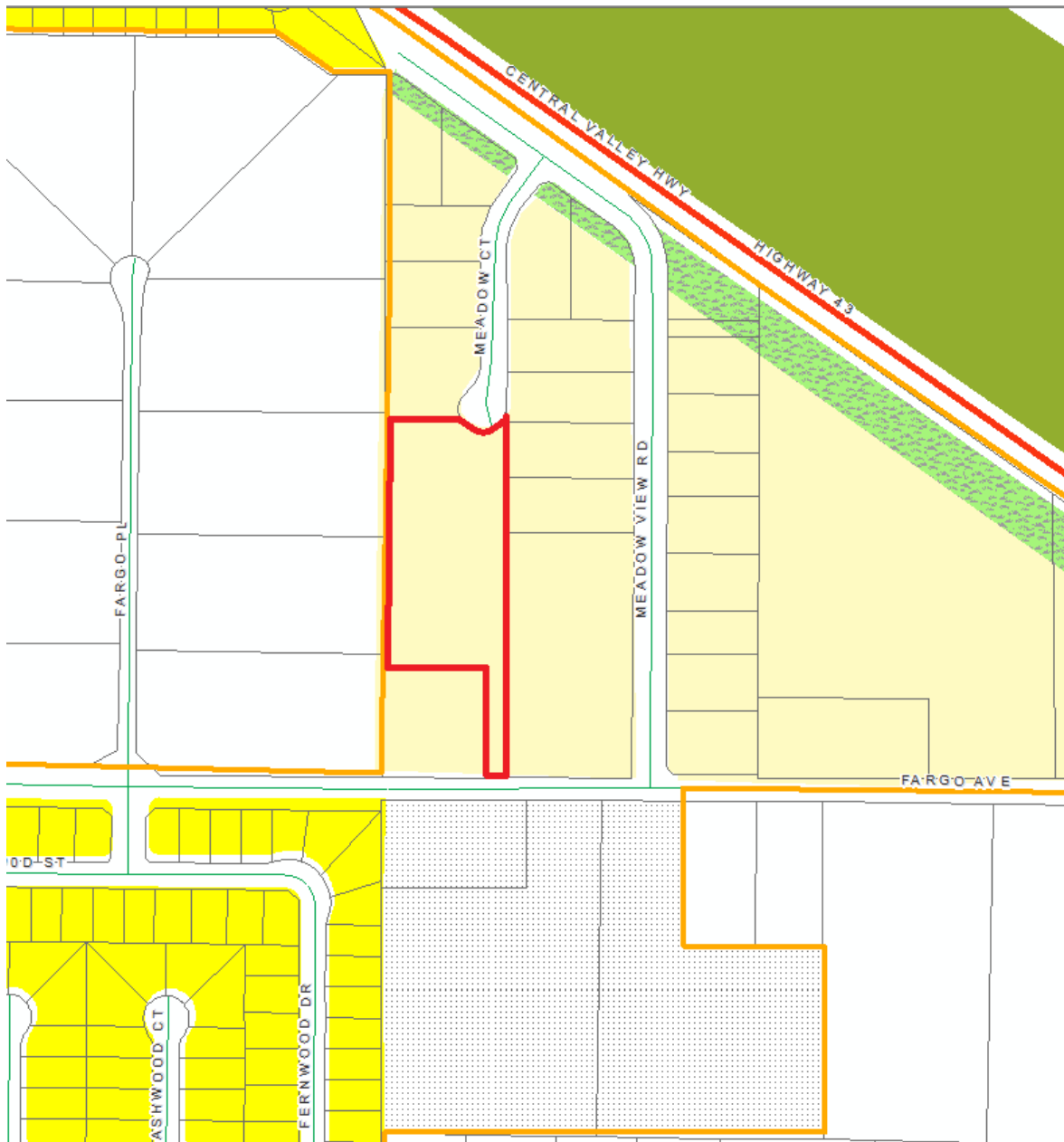


Figure 2 – Zoning “R-1-20”
Property Shown in Red



PROJECT EVALUATION: VARIANCE NO. 2016-03

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

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

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

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

1. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings are such that the strict application deprives such property of privileges enjoyed by other property in the vicinity and under identical land use district classification;

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

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

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

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

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

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

PROJECT EVALUATION: TENTATIVE PARCEL MAP NO. 2016-01

Adjacent Land Uses Zoning/General Plan Designations:

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

Project Design:

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

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

Site Area

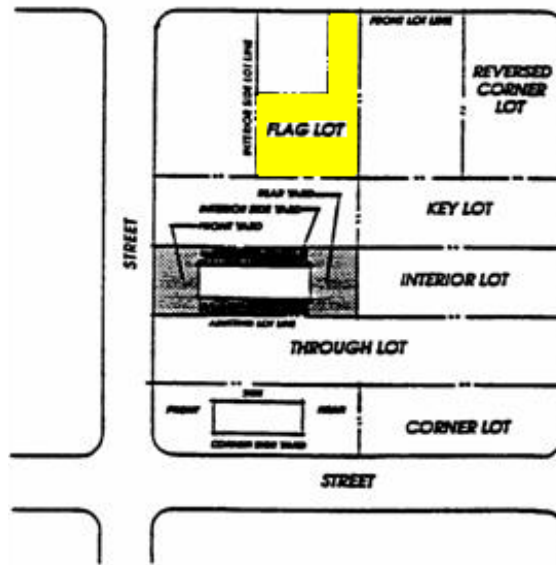
Both of the proposed lots meet the minimum parcel size required of the “R-1-20” Very Low-Density Residential Zone District, which is 20,000 square feet. Proposed Parcel A is 1.69 acres. The proposed subdivision will result in Parcel B being a 1.20-acre parcel.

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

Frontage and Width

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

Illustration of Terms



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

Depth

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

Coverage

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

Yard Requirements

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

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

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

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

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

Parking

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

Utilities/Public Services:

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

FINDINGS FOR APPROVAL: VARIANCE NO. 2016-03

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

Section 17.64.060

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

1. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings are such that the strict application deprives such property of privileges enjoyed by other property in the vicinity and under identical land use district classification;

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

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

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

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

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

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

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

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

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

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

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

FINDINGS FOR APPROVAL: TENTATIVE PARCEL MAP NO. 2016-01
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Pursuant to Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act, the Planning Commission is required to make the following findings:

1. Consistency Finding:

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

2. Design Finding:

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

3. Type of Development Finding:

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

4. Density Finding:

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

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

5. Environmental Finding:

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

6. Public Health Finding:

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

7. Improvements and Access Findings:

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

ENVIRONMENTAL ASSESSMENT

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

PUBLIC COMMENTS

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

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

Property Owner/Applicant

Gonzalo de Ochoa
2634 Meadow Court
Hanford, CA 93230

FISCAL IMPACT:

ATTACHMENTS:

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

RESOLUTION NO. 2016-17

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

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

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

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

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

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

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

1. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings are such that the strict application deprives such property of privileges enjoyed by other property in the vicinity and under identical land use district classification;

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

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

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

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

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

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

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

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

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

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

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

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

APPEAL

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

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

AYES:	Commissioners:
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 **13th day of September 2016**.

Darlene R. Mata, Secretary

RESOLUTION NO. 2016-18

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

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

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

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

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

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

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

1. Consistency Finding:

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

2. Design Finding:

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

3. Type of Development Finding:

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

4. Density Finding:

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

5. Environmental Finding:

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

6. Public Health Finding:

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

7. Improvements and Access Findings:

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

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

APPEAL

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

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

AYES:	Commissioners:
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 **13th day of September 2016**.

Darlene R. Mata, Secretary

SITE PLAN

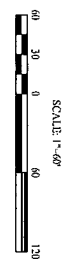
of a portion of Parcel No. 2 of a Map located in Book 2 at Page 3 of Parcel Maps, Kings County Records, being situated in the Southern Quarter of Section 18, T. 18 S., R. 22 E., M.D.B. & M. County of Kings, State of California.

OWNER/APPLICANT

GONZALO DE OCHOA
204 MEADOW COURT
HAYWARD, CA 94530
Phone: (510) 469-3442

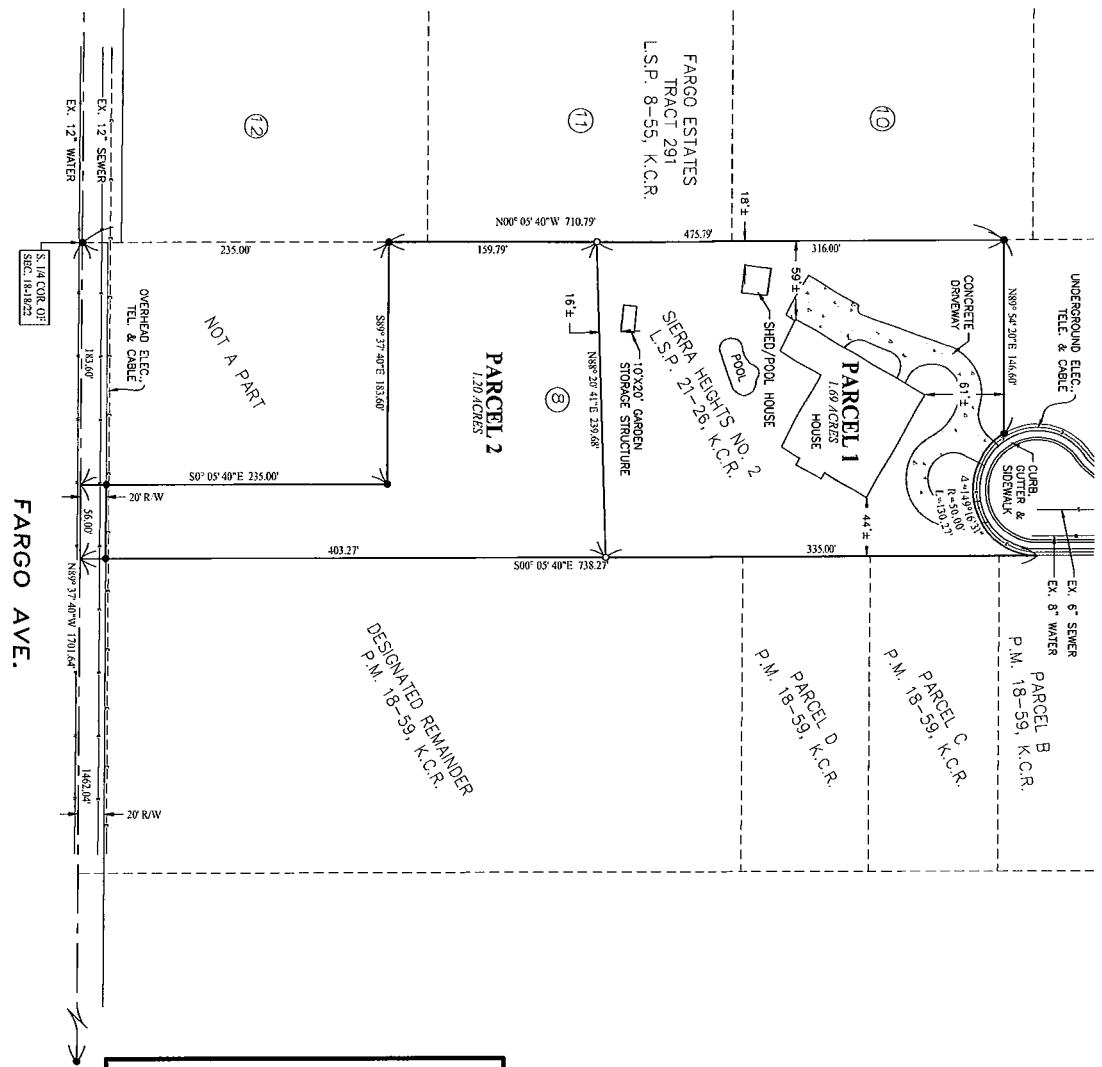
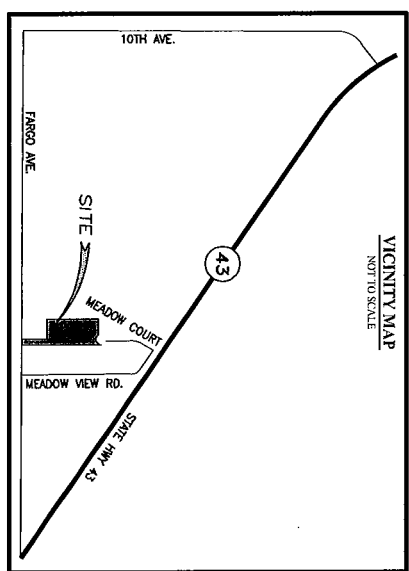
GENERAL INFORMATION

Existing Zone	R-1-20
Proposed Zone	R-1-20
Existing Use	Residence
Proposed Use	Residence
Server	City of Hayward
Water	City of Hayward
A.P.N.	014-400-031



VICINITY MAP

NOT TO SCALE



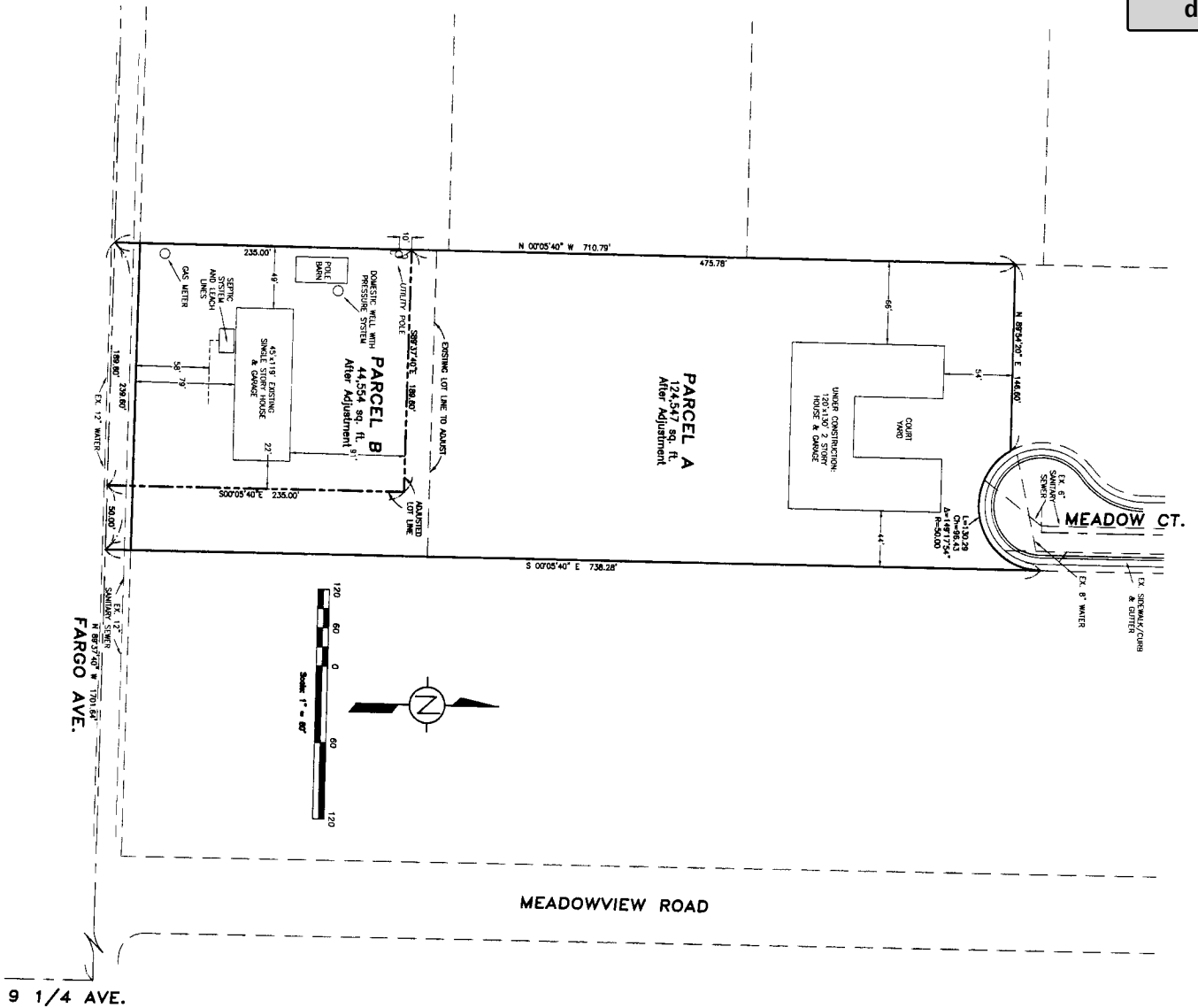
FARGO AVE.

SITE PLAN TENTATIVE PARCEL MAP FOR GONZALO DE OCHOA

No.	Revision	Date

CIVIL ENGINEERS
ZUMWALT
HANSEN &
LAND SURVEYORS
609 N. Irwin St.
Hayward, CA 94530
Office: (510) 585-1056
Fax: (510) 584-1453

DRAWN BY: JH
CHECKED BY: JH
INDEPENDENT BY: JH
DATE: See Below
JOB NO.: 0755311
SHEET: 1 OF 1



SITE PLAN

FOR LOT LINE ADJUSTMENT

OF LOT 8 OF TRACT NO. 803 OF SIERRA HEIGHTS NO. 2, RECORDED VOLUME 21 AT PAGE 26 OF LICENSED SURVEYOR'S PLATS, KINGS COUNTY RECORDS AND THE SOUTH 255 FEET OF PARCEL NO. 2 OF PARCEL MAP FILED IN BOOK 2 AT PAGE 3 OF PARCEL MAPS, CITY OF HAWTORD, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA

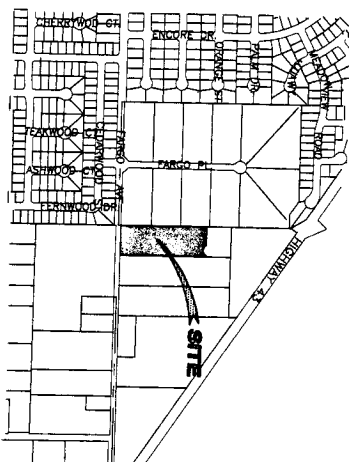
OWNER/APPLICANT

GONZALO DE OCHOA
9482 FARGO AVE.
HANFORD CA. 93230

GENERAL INFORMATION

EXISTING ZONE	R-1-20
PROPOSED ZONE	R-1-20
EXISTING USE	RESIDENTIAL
PROPOSED USE	RESIDENTIAL
SEWER	CITY OF HANFORD
WATER	CITY OF HANFORD
A.P.N.	14-400-013 & 82

VICINITY MAP



CITY OF HANFORD

JUL 26 2016
City of Hanford
Community Development

Application for:

VARIANCE NO. 2016-03City of Hanford
Community Development Department
317 N. Douty Street
Hanford, CA 93230
(559) 585-2580 FAX: (559) 583-1633Application Fee: \$4,915.⁰⁰
Other Fees: _____
Total Fees: _____
Receipt No. 14111605 Date: 7-26-16
File # 511-0183

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

PART A: GENERAL INFORMATION

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

PART B: SITE PLAN

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

1. INSTRUCTIONS FOR DRAWING A SITE PLAN

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

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

PART C: JUSTIFICATION

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

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

THE CITY OF HANFORD APPROVED THE 56' FRONTAGE ON GRANGEVILLE BLVD PER PARCEL MAP

WAIVER FOR LOT LINE ADJUSTMENT NO. 2007-01.

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

2563 AND 2617 MEADOW VIEW ARE 83.31' AND 83.46' IN WIDTH. PARCEL D OF PARCEL MAP 18-61 IS

89.8 WIDE, PARCEL B OF PARCEL MAP 14-43 IS 93' WIDE. SEVERAL LOTS IN THE R-1-120 ZONE ON 12TH

AVENUE BETWEEN GRANGEVILLE AND FARGO AVENUE ARE BELOW 100'.

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

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

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

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

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

NO

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

NO

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

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

N/A

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

N/A

PART D: PUBLIC HEARING REQUIREMENT

The following must be provided:

1. An accurate scale drawing of the surrounding area for a minimum distance of five hundred (500) feet from each boundary of the site showing locations of existing streets, property lines. (Assessor's Parcel Maps that are obtained from the Kings County Assessor's Office may be used for this purpose.)
2. A list of the names and last known addresses of the recorded legal owners of all properties within the 500 foot distance 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) GONZALO DE OCHOA

APPLICANT/ ENGINEER

I declare that the foregoing is true and correct.

Executed on July 20 2016

Hanford, CA, California.



Signature of Applicant

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

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

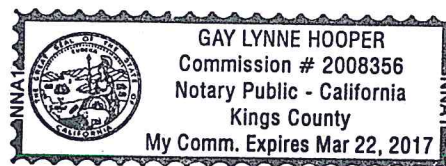
STATE OF CALIFORNIA
COUNTY OF Kings

On July 20, 2016 before me, GAY Lynne Hooper, Notary Public, personally appeared GONZALO DeOchoa, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS MY HAND AND OFFICIAL SEAL.

Signature GAY Lynne Hooper



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

STATE OF CALIFORNIA
COUNTY OF Kings

On July 26, 2016 before me, GAY LYNNE HOOPER, Notary Public, personally appeared JAMES F. HANSEN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS MY HAND AND OFFICIAL SEAL.

Signature

GAY LYNNE HOOPER





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

Memo

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

Received
AUG 30 2016
City of Hanford
Community Development

Please review the supplemental justification which covers the following points:

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

James F. Hansen
P.L.S.

Notice of Exemption**Appendix E**

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

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

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

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

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

Project Location – City: Hanford

Project Location – County: Kings County

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

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

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

Exempt Status: (check one)

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

Reasons why project is exempt:

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

Lead Agency

Contact Person: Gabrielle de Silva

Area Code/ Telephone: (559) 585-2578

Signature:

Date: September 13, 2016 **Title:** Associate Planner

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

☐ Signed by Applicant

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