

AGENDA
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, March 14, 2017

CALL TO ORDER

ROLL CALL

INVOCATION

FLAG SALUTE

PUBLIC COMMENT

*This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Commission. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed. A maximum of **five minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

CONSENT CALENDAR

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

Approval of the Minutes of the January 24, 2017 Meeting

PUBLIC HEARING

1. **GENERAL PLAN AMENDMENT NO. 2017-02**, is a request by the City of Hanford to comprehensively update the General Plan, including the following elements: Land Use, Circulation, Conservation, Open Space, Noise and Safety. The purpose of the General Plan Update to guide future growth and development in the City through 2035. The project covers the proposed City limits as well as the proposed Primary and Secondary Sphere of Influences.

MUNICIPAL CODE AMENDMENT No. 2017-01, is a request by the City of Hanford to update the City's Zoning Ordinance to be consistent with the proposed 2035 General Plan.

ENVIRONMENTAL IMPACT REPORT, State Clearinghouse Number 2015041024, prepared for the 2035 General Plan Update. The program level Environmental Impact Report and Statement of Overriding Considerations will be considered that evaluates the environmental impacts associated with the proposed 2035 General Plan Update.

The Planning Commission will be requested to consider the following:

1. Resolution 2017-02 recommending Certification of the Final Environmental Impact Report prepared for the 2035 General Plan Update, adopting the Findings of Fact, and adopting a Statement of Overriding Considerations and required by the California Environmental Quality Act.
2. Resolution 2017-03, recommending adoption of the 2035 General Plan Update (General Plan Amendment 2017-02).
3. Resolution 2017-04, recommending adoption of the Municipal Code Amendment 2017-01.

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: 3/14/2017	AGENDA SECTION:
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SUBJECT:

Approval of the Minutes of the January 24, 2017 Meeting

RECOMMENDATION:

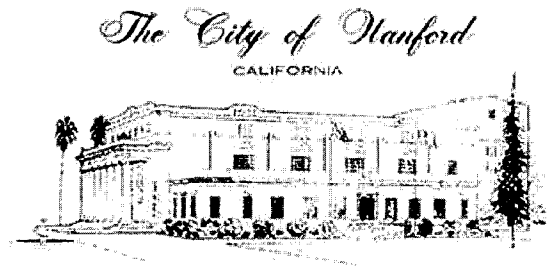
Approve the Minutes of the January 24, 2017 meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

PC Min 1-24-17



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, January 24, 2017

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	
Richard Douglas		Present	
Michael Johnston		Absent	
Travis Paden		Present	

INVOCATION

Pastor Kevin Medcalf, of New Hope Orthodox Presbyterian Church, provided the invocation.

FLAG SALUTE

Commissioner PADEN led the flag salute.

PUBLIC COMMENT

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None.

ELECTION OF 2017 CHAIR AND VICE-CHAIR

Chairperson HAM called for nominations for the 2017 Chair. Commissioner DOUGLAS nominated Commissioner JOHNSTON, and Commissioner NAHAL seconded the nomination. The nomination was approved by the following roll call vote:

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

Chairperson HAM called for nominations for the 2017 Vice-Chair. Commissioner DOUGLAS nominated Commissioner PADEN, and Commissioner NAHAL seconded the nomination. The nomination was approved by the following roll call vote:

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

Following the elections, Commissioner HAM passed the gavel to Vice-Chair PADEN, who directed the remainder of the meeting, in Chairperson JOHNSTON'S absence.

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.

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

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

Approval of the Minutes of the December 13, 2016 Meeting**PUBLIC HEARING**

Variance No. 2016-07: a) a request to deviate from the standards of the Hanford Municipal Code Section 17.28.080 C. to allow a reduction in the setback of a fence from the required 10 feet from the property line, to an encroachment of three feet into the public right-of-way on Tenth Street and directly on the property line on Harris Street for property located in the "DC" Downtown Commercial Zone District; and b) a request to deviate from the standards of the Hanford Municipal Code Section 17.38.020 7 f. to reduce the requirement for off-street parking from 102 spaces to zero spaces and pay zero dollars in in-lieu parking fees for property located in the "DC" Downtown Commercial Zone District. The project is located at the southwest corner of Harris Street and Tenth Street (APN 010-271-016)

Prior to the meeting, Judy Wait provided brochures and an information sheet for each of the Commissioners.

Vice-Chairperson PADEN opened the Public Hearing at 7:06 p.m. and called for the Staff Report. Associate Planner de Silva presented the staff report, recommended adoption of Resolution 2017-01, approving Part A of the Variance and recommended denial of Part B. She then answered questions from the Commissioners.

Vice-Chairperson PADEN opened Public Comment:

Favor

Janice Rogers expressed her excitement for the project and feels that it will be great for the community.

Helen Kissling, retired first-grade teacher, stated that this will be a good place for field trips for the children of Hanford. She asked the Commission to be merciful and waive the in-lieu parking fees.

Larry Wait noted that this project, and its programs, will help downtown revitalization, promote nutrition, and combat obesity. He suggested that the in-lieu parking fees regulation may be antiquated and encouraged the Commission to waive those fees for this project.

Judy Wait stated that they did not know about the in-lieu parking fees until recently, and asked that the Commission look beyond the regulations and waive the in-lieu parking fees.

Cathy Isoman, University of California master gardener, stated that children will eat vegetables and other healthy foods, if they help grow them. She added that this project will be a mutual experience for families and will benefit many people.

Ms. Sheets, a nanny in the community, said that there is nothing for children to do with other children in Hanford. She feels that this project would be a beautiful thing for the community.

Opposed

None.

Vice-Chairperson PADEN closed Public Comment and opened Commission Discussion.

City Attorney Mizote addressed the question of fairness of applying the ordinance. He admonished the Commission that they cannot forego the Municipal Code. They must be able to make the required findings in order to approve Part B of the Variance.

He further stated that the Municipal Code is clear that the City imposes the in-lieu parking fees on all projects in the Downtown Commercial district involving new buildings, or additions to existing buildings, if they cannot provide the required parking spaces. He cited the recent non-profit Family Healthcare Network project approved for downtown. There was no way for them to provide the required number of parking spaces, so they had to pay in-lieu fees for the number of required spaces they could not provide.

Community Development Director Mata noted that this is a phased site plan. Since the buildings would be phased in, the amount of required parking would be based on what is to be built in each phase, which would stretch the cost out over time. She also mentioned the option of a recorded shared-parking agreement with Chase Bank or the library. This option was in their previous Conditions of Approval.

Vice-Chairman PADEN closed the Public Hearing at 8:04 p.m. and called for a motion.

Motion by Commissioner HAM, seconded by Commissioner DOUGLAS, to adopt Resolution No. 2017-01, approving Part A of Variance No. 2016-07. Motion carried by the following roll call vote:

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

Motion by Commissioner HAM, seconded by Commissioner DOUGLAS, to deny Part B of Variance No. 2016-07, due to an inability to make the required findings. Motion carried by the following roll call vote:

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

Following the vote, John Zumwalt (of Zumwalt-Hansen), asked to address the Commission and requested that they each contact the City Council and let them know why they voted as they did.

DIRECTOR'S COMMENTS

Community Development Director Mata reported that Commissioner JOHNSTON notified her that he would be absent at this meeting.

The General Plan Update and Zoning Ordinance Update may be coming before the Commission in February. She asked that they notify Diana Black as soon as possible, if they know they will not be able to attend either February meeting.

COMMISSIONERS' ITEMS OF INTEREST

Vice-Chairperson PADEN asked if there were any new tenants at the Costco center. Director Mata replied that she has no new information.

Commissioner DOUGLAS addressed the applicants for Variance 2016-07, wishing them good luck in finding a solution for their project.

Commissioner NAHAL asked Judy Wait to provide him with her contact information.

ADJOURNMENT

Vice-Chairperson PADEN adjourned the meeting at 8:10 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 3/14/2017	AGENDA SECTION: 1
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SUBJECT:

GENERAL PLAN AMENDMENT NO. 2017-02, is a request by the City of Hanford to comprehensively update the General Plan, including the following elements: Land Use, Circulation, Conservation, Open Space, Noise and Safety. The purpose of the General Plan Update to guide future growth and development in the City through 2035. The project covers the proposed City limits as well as the proposed Primary and Secondary Sphere of Influences. MUNICIPAL CODE AMENDMENT No. 2017-01, is a request by the City of Hanford to update the City's Zoning Ordinance to be consistent with the proposed 2035 General Plan. ENVIRONMENTAL IMPACT REPORT, State Clearinghouse Number 2015041024, prepared for the 2035 General Plan Update. The program level Environmental Impact Report and Statement of Overriding Considerations will be considered that evaluates the environmental impacts associated with the proposed 2035 General Plan Update. The Planning Commission will be requested to consider the following: 1. Resolution 2017-02 recommending Certification of the Final Environmental Impact Report prepared for the 2035 General Plan Update, adopting the Findings of Fact, and adopting a Statement of Overriding Considerations and required by the California Environmental Quality Act. 2. Resolution 2017-03, recommending adoption of the 2035 General Plan Update (General Plan Amendment 2017-02). 3. Resolution 2017-04, recommending adoption of the Municipal Code Amendment 2017-01.

FISCAL IMPACT:

ATTACHMENTS:

Planning Commission Staff Report
 Resolution 2017-02 FEIR
 Resolution 2017-03; GPA 2017-02
 Resolution 2017-04: MCA 2017-01
 Draft Zoning Ordinance Update - March 2017



CITY OF HANFORD PLANNING COMMISSION

MEETING DATE: MARCH 14, 2017

GENERAL PLAN AMENDMENT NO. 2017-02, is a request by the City of Hanford to comprehensively update the General Plan, including the following elements: Economic Development; Land Use and Community Design; Transportation and Circulation; Open Space, Conservation and Recreation; Public Facilities and Services; Health, Safety and Noise. The purpose of the General Plan Update to guide future growth and development in the City through 2035. The project covers the proposed City limits as well as the proposed Primary and Secondary Sphere of Influences.

MUNICIPAL CODE AMENDMENT No. 2017-01, is a request by the City of Hanford to update the City's Zoning Ordinance to be consistent with the proposed 2035 General Plan.

ENVIRONMENTAL IMPACT REPORT, State Clearinghouse Number 2015041024, prepared for the 2035 General Plan Update. The program level Environmental Impact Report and Statement of Overriding Considerations will be considered that evaluates the environmental impacts associated with the proposed 2035 General Plan Update.

The Planning Commission will be requested to consider the following:

1. Resolution 2017-02 recommending Certification of the Final Environmental Impact Report prepared for the 2035 General Plan Update, adopting the Findings of Fact, and adopting a Statement of Overriding Considerations and required by the California Environmental Quality Act.
2. Resolution 2017-03, recommending adoption of the 2035 General Plan Update (General Plan Amendment 2017-02).
3. Resolution 2017-04, recommending adoption of the Municipal Code Amendment 2017-01.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission hold a public hearing, receive a staff presentation and public testimony and consider recommending to the City Council certify the Final Environmental Impact Report, adoption of the 2035 General Plan and adoption of the Zoning Ordinance Update by approving the following:

1. Resolution 2017-02 recommending Certification of the Final Environmental Impact Report prepared for the 2035 General Plan Update, adopting the Findings of Fact,

and adopting a Statement of Overriding Considerations and required by the California Environmental Quality Act.

2. Resolution 2017-03, recommending adoption of the 2035 General Plan Update (General Plan Amendment 2017-02).
3. Resolution 2017-04, recommending adoption of the Municipal Code Amendment 2017-01.

RECOMMENDED MOTION

4. I move the approve Resolution 2017-02 recommending Certification of the Final Environmental Impact Report prepared for the 2035 General Plan Update, adopting the Findings of Fact, and adopting a Statement of Overriding Considerations and required by the California Environmental Quality Act.
5. Resolution 2017-03, recommending adoption of the 2035 General Plan Update (General Plan Amendment 2017-02).
6. Resolution 2017-04, recommending adoption of the Municipal Code Amendment 2017-01.

BACKGROUND INFORMATION

The work on the 2035 General Plan Update began in 2013. The General Plan Background Report and Draft Policy document was prepared and reviewed in coordination with the General Plan Update Citizens Advisory Committee appointed by the City Council. The City Council appointed a Joint Committee consisting of the Planning Commission and the City Council to review the Zoning Ordinance Update.

The 2035 General Plan Background Report was finalized in January 2014. A Draft General Plan policy document was reviewed at a Joint City Council and Planning Commission meeting in October 2015.

GENERAL PLAN

The 2035 General Plan is a long range vision of the City of Hanford's future development through the year 2035, at which time the population is projected to be 90,000.

The Hanford General Plan is comprised of the General Plan Background Report and the General Plan Policy Document, which together make up the General Plan. The General Plan Background Report summarizes information on the issues addressed in the General Plan, focusing on existing conditions and trends as they existed in the year 2013 when the General Plan Update process began. The General Plan Policy Document includes goals, policies, maps, and tables that describe how Hanford plans to grow and develop during the Planning period, which is 2015 to 2035.

This document contains all the required elements of the General Plan, with the exception of Housing and Air Quality. The elements within the General Plan are follows:

Economic Development; Land Use and Community Design; Transportation and Circulation; Open Space, Conservation and Recreation; Public Facilities and Services; Health, Safety and Noise. The Housing Element and Air Quality Element were not included as the Housing Element was updated in accordance with State requirements in 2016 and the Air Quality Element was prepared and adopted in 2010 and was not included in the update.

Economic Development

The Economic Development Element intends to ensure that Hanford grows and develops in a manner that is economically sustainable, resilient, and successful. Economic sustainability requires policies that incorporate wise fiscal thinking into public decision making. The Economic Development Element establishes goals and policies by which the City of Hanford has and will continue to institutionalize economic development as a core function of the City.

The City of Hanford intends the Economic Development Element to establish the long-term goals for the growth and development of the local economy, elaborate the public policies needed to achieve the goals, and identify key implementation actions. The goals and policies are targeted to Hanford's desires for more and better-paying jobs, quality of life improvements, and sound fiscal management.

Land Use and Community Design Element

As per California Government Code Section 65302(a), this Land Use and Community Design Element includes the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. This chapter describes the extent the area planned for future growth of Hanford, as well as the purpose, general density and location of each type of land use designation.

Transportation and Circulation Element

The Transportation and Circulation Element of the General Plan describes the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, airports, and railroads. The chapter also responds to the new State requirement to plan for "complete streets." Hanford must plan for "a balanced, multimodal transportation network that meet the needs of all users of streets, roads, and highways for safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context of the general plan." Users include bicyclists, pedestrians, children, motorists, persons with disabilities, the elderly, users of public transportation, and commercial goods movers. The Transportation and Circulation Element focuses on improving mobility for all forms of transportation in existing transportation networks as well as identifying new routes and systems to support future growth during the planning period.

Open Space, Conservation, and Recreation Element

Hanford's natural and open space environment forms an important part of the city's unique character. The Open Space, Conservation, and Recreation Element addresses four basic areas: 1) open space for the managed production of resources, such as agricultural and mineral resources; 2) open space for outdoor recreation, including parks and recreational facilities; 3) open space for public health and safety, such as flood prone and wildfire areas; and 4) open space for the preservation of natural resources, such as natural habitat for plants, fish, and wildlife. The Open Space, Conservation, and Recreation Element is required to address issues such as preservation of waterways, soils, wildlife, natural and riparian habitats, and historical and cultural resources. This chapter combines both elements together, and also includes recreational topics such as provision of parks and recreational programs.

Public Facilities and Services Element

The Public Facilities and Services Element is an optional element of the General Plan designed to address the physical and fiscal impacts associated with development. Public facilities covered in this element include water distribution, wastewater collection and disposal, storm water collection, and solid waste collection. This element also includes City services including police and fire protection, schools, libraries, and other government facilities.

Health, Safety, and Noise Element

The protection of life and property from natural and human-made hazards are issues to be addressed in the General Plan. Some of these hazards may occur naturally, such as earthquakes or drought. Other hazards, like floods, can result from a combination of human alteration of the natural environment with a naturally occurring event. Additional hazards are completely human-made, such as structure fires and exposure to hazardous materials. The purpose of the Health, Safety, and Noise Element is to identify public health and property risks and improve living conditions to foster the physical health and well-being of Hanford's residents. It comprises the Health, Safety, and Noise Element and safety element, as well as policies for healthy living and environmental justice.

General Plan Document Organization

The City's General Plan is intended to be used by all members of the Hanford community, including residents, businesses, land developers, City staff, Planning Commissioners, and Councilmembers. The General Plan is composed of both text, maps, and tables. The text includes statements of goals and policies, some of which determine how the maps are to be drawn. The maps define the goals and policies in pictorial form. The General Plan is intended to present a clear and concise statement of the City's goals and policies regarding the physical growth and development of Hanford. Some of the goals and policies have been carried over from the previous General Plan. For this General Plan, goals and policies are defined as follows:

- A goal is a description of the general desired result that the City of Hanford seeks to achieve through the implementation of its General Plan.

- A policy is a specific statement that regulates activities of the City, guides decision making, and directs on-going efforts toward the achievement of the goals. The policies set out the general standards that will be used by the City of Hanford in their review of land development projects and in their own City actions related to the physical development of Hanford.

In the Policy Document, goals are grouped under a topic heading and then numbered consecutively in each chapter with the first letter of the chapter's title preceding the number.

Policies are also numbered consecutively with the first letter of the chapter's title preceding the number. Each policy has a topic heading.

General Plan Principles

Hanford is a unique community that has become what it is today through the innumerable decisions made over many years by the individuals, groups, and businesses that have chosen to make Hanford their home, and who have chosen to invest their time, money, and efforts in its success. Over time, sometimes by purpose, and sometimes without specific intention, a number of shared overarching principles have emerged that are generally accepted by the majority of the Hanford community. Many of these principles were discussed at meetings held during the preparation of this General Plan. Many others can be seen in the City of Hanford's description of itself and its purpose on the City of Hanford official website.

These principles have served as a guide in formulating the goals and policies of the General Plan. The principles are listed below and in Table 1-1 of the General Plan Policy document. The table in the General Plan Policy document also includes an illustration of how each principle is related to the elements in the General Plan. The X's in Table 1-1 identify principles that are especially important to the development of that element. The principles related to each element are also stated at the introduction of each chapter in the Policy Document.

Hanford's Overarching Principles

- A prosperous community
- Opportunities for housing and jobs that benefit the existing and future community
- Enhancement of small town charm
- Facilitation of a successful business environment
- Downtown area as the physical, cultural, civic, and commercial center of Hanford
- Hanford as the regional commercial, service, and government center of Kings County
- Diversification of Industry
- Enhancement of quality of life
- Orderly growth and development, concentrically located around the historic center of the City
- Responsible management of land resources
- Coordinated land use and circulation systems

- Respect for private property rights
- Enhancement of the historic center of the City
- Preservation of farmland resources
- A well-designed, physically integrated, livable community
- Safe, reliable, efficient movement of people and goods
- Less reliance on private motorized transportation
- Safe and secure recreational facilities
- Superior, innovative recreational opportunities
- Collaborative local government relationship with citizens
- Protection and preservation of natural, cultural, and historic resources
- Respectful provision of government services
- Efficient provision of utility services
- Clean, useable city facilities
- Safety, peace of mind, and high quality of life
- Protection from conditions that would pose a threat to life, environment, and property
- Safe, swift, and efficient response to emergencies
- Healthy and active citizens

CHAPTER 2: ECONOMIC DEVELOPMENT ELEMENT

The Economic Development Element is an optional element. The intent of the element is to establish long-term goals for the growth and development of the local economy, elaborate on the public policies needed to achieve the goals and identify key implementation actions. The goals target Hanford's desire for more and better paying jobs, quality of life and sound fiscal management.

Guiding Principles

- A prosperous community
- Opportunities for housing and jobs that benefit the existing and future community
- Enhancement of small town charm
- Facilitation of a successful business environment
- Downtown area as the physical, cultural, civic, and commercial center of Hanford
- Hanford as the regional commercial, service, and government center of Kings County
- Diversification of Industry
- Enhancement of quality of life
- Orderly growth and development, concentrically located around the historic center of the City
- Respect for private property rights Policy Document
- Enhancement of the historic center of the City
- Preservation of farmland
- An increase in the number of high-paid, high skilled jobs
- A range of employment opportunities
- A well-designed, physically integrated, livable community

- Safe, reliable, efficient movement of people and goods
- Safety, peace of mind, and high quality of life
- An expanded and diversified tax base

CHAPTER 3: LAND USE AND COMMUNITY DESIGN ELEMENT

The Land Use and Community Design Element includes the proposed general distribution and general location of uses including housing, business, industry, open space, education, public uses and other categories of public and private uses of land. The element also describes the general density and location of each type of land use designation. The element includes the Land Use Map, which is a graphic depiction of the various land use categories and reflects the goals and policies in the element.

Guiding Principles

- A prosperous community
- Enhancement of quality of life
- Orderly growth, concentrically located around the historic center of Hanford
- Responsible management of land resources
- Coordinated land use and circulation systems
- Respect for private property rights
- Enhancement of the historic center of Hanford
- Preservation of farmland
- A well-designed, physically integrated, livable community
- Opportunities for housing and jobs that benefit the existing and future community
- Enhancement of small town charm
- Facilitation of a successful business environment
- Downtown area as the physical, cultural, civic, and commercial center of Hanford
- Hanford as the regional commercial, service, and government center of Kings County
- Diversification of industry

The Land Use Element used a growth rate of 2.1 percent and projects a population of 90,000 in 2035 and a need for an additional 15,695 units between 2013-2035. The Land Use Element contains policies that establish a Planned Area Boundary, which is also the Primary Sphere of Influence. It also contains policies regarding the 2035 Growth Boundary and policies establishing criteria for the expansion of the boundary.

The Element establishes policies for all the land use categories that guide the decisions about the type and intensity of development during the life of the General Plan. Ultimately, zoning districts are required to be consistent with the land use designations in the General Plan. Table 3-4, found below, identifies the differences in the land use categories between the 2002 General Plan and the 2035 General Plan.

TABLE 3-4

2035 General Plan Land Use Designations		2002 General Plan Land Use Designations
RESIDENTIAL USES		
Low Density Residential		Low Density & Very Low Density Residential
Medium Density Residential		Medium Density Residential
High Density Residential		High Density Residential
COMMERCIAL USES		
Neighborhood Commercial		Neighborhood Commercial
Regional Commercial		Planned Commercial & Community Commercial
Service Commercial		Service Commercial
Highway Commercial		Planned Highway Development
EMPLOYMENT USES		
Office Residential		Office/Residential
Office		Office
MIXED USES		
Neighborhood Mixed Use		(new)
Downtown Mixed Use		Downtown Commercial
Corridor Mixed Use		Mixed Commercial
INDUSTRIAL USES		
Light Industrial		Light Industrial
Heavy Industrial		Industrial
OTHER USES		
Airport Protection		Agriculture
Open Space		Conservation and Open Space
Public Facilities		Public Facilities
Educational Facilities		Public Facilities
Area of Interest		(new)

One of the newest features of the 2035 General Plan is the addition to three land use categories the concept of mixed use. Mixed use is intended to allow a mixture of stores, services, offices and homes in close proximity to each other. Mixed use can be either vertical or horizontal. The mixed use category allows for reduced length of trips, reduces auto dependency and can provide a wider range of housing choices. The mixed

designation was added to Neighborhood, Downtown and Corridor mixed use. For a comparison to previous designations, see Table 3-4 above.

The Element also includes policies that establish density ranges for residential development in the low, medium and high density residential categories. A range of 2 – 10 units per gross acre for Low Density Residential, 7-20 units per gross acre for Medium Density Residential, and 14-29 units per gross acres for High Density Residential.

The Land Use Map has been prepared to be consistent with the goals and policies of the text document and reflects the different land uses throughout the City Planned Area Boundary.

Additional policies worth noting are the policies regarding growth and the utilization of growth boundaries to ensure that the City grows in a managed pattern, which will limit premature agricultural conversion of lands and will guide the City in infrastructure investments. Specifically Policy L5 establishes that the 2035 Growth Boundary can only be expanded after making three findings. It also contains policies regarding infill development and annexation.

CHAPTER 4: TRANSPORTATION AND CIRCULATION ELEMENT

The Transportation and Circulation Element describes the general location and extent of existing and proposed major roads, routes, terminals, airports and railroads. The element was also prepared to comply with the State requirement for including a plan for “complete streets”. The Element identifies a balanced, multimodal transportation network that meets the needs of all uses including bicyclists, pedestrians, children, motorist, persons with disabilities, elderly, users of public transportation and commercial goods transporters.

Guiding Principles

- Coordinated land use and circulation systems
- Safe, reliable, efficient movement of people and goods
- Less reliance on private motorized transportation
- A prosperous community
- Downtown area as the physical, cultural, civic, and commercial center of Hanford
- Hanford as the regional commercial, service, and government center of Kings County
- Enhancement of quality of life
- Respect for private property rights
- Enhancement of the historic center of the City
- A well-designed, physically integrated, livable community

The Transportation and Circulation Element identifies highways, arterial, collector and local streets and alleys. The primary circulation system is found in Figure 4-1, the Circulation Map in the General Plan. Complete street policies are found in Section 4.2.9, Policies T38-42. The complete streets framework is required to be include by State law.

The Element also includes policies established Level of Service (LOS) for City streets. Policy T29 states that the City will maintain a peak LOS of D on City streets and highways, with the exception of allowing LOS E in the area bounded by Highway 198, 10th Avenue, 11th Avenue and Florinda. Essentially the core of the City where expanded City roadways would be difficult and/or costly.

CHAPTER 5: OPEN SPACE, CONSERVATION AND RECREATION ELEMENT

The Open Space, Conservation and Recreation Element addresses open space for the managed production of resources, such as agricultural, open space for recreation, open space for public safety and open space for the preservation of natural resources. The Element addresses issues such as preservation of waterways, soils, wildlife, natural and riparian habitats, and historical and cultural resources. The element also addresses park and recreation programs.

Guiding Principles

- Safe and secure recreational facilities
- Superior, innovative recreational opportunities
- Collaborative relationship with citizens
- Protection and preservation of natural resources
- A prosperous community
- A strong sense of place and community image
- Public open space as an integral part of new development
- A diversity of passive and active facilities and recreational uses
- Enhancement of small town charm
- Enhancement of quality of life
- Responsible management of land resources
- Respect for private property rights
- Enhancement of the historic center of the City
- Preservation of farmland
- Preservation of existing City parkland
- A well-designed, physically integrated, livable community
- Recreational opportunities for all residents of all ages and abilities
- Healthy and active citizens
- Enhanced pedestrian mobility and interconnectivity

The Element contains policies intended to preserve farmland and the ability of land to be farmed that surround the City. An additional policy, Policy 05 was added following the publication of the Draft EIR, states that the City shall, as part of a coordinated effort between the County and the incorporated cities, establish an agricultural land mitigation program.

Policies regarding the preservation of water, open space, biological and cultural and historic resources are also included in the Element.

Open space includes natural and man-made open spaces, parks and school play areas. Goal O9 establishes a standard of 3.5 acres per 1,000 residents for park lands. Section 5.7.1 describes the types of park lands and policies regarding where parks and open space are to be provided. Specifically Policy O52 states that the parkland ratio will include city-owned mini, neighborhood, community, regional, special use and storm water basin parks, along with 50% of the acres of school playgrounds and play areas within the Planned Area Boundary. Not included in the calculation of parkland are natural and man-made open spaces areas such as sloughs and agricultural areas and indoor recreational facilities.

CHAPTER 6: PUBLIC FACILITIES AND SERVICES ELEMENT

The Public Facilities and Services Element is an optional element. The element addresses the physical and fiscal impacts associated with development. Public facilities include water distribution, wastewater collection and disposal, storm water collection and solid waste collection.

Guiding Principles

- A prosperous community
- Respectful provision of government services
- Efficient provision of urban services and public utilities
- Clean, useable city facilities
- Enhancement of quality of life
- Orderly growth and development, concentrically located around the historic center of the City
- Enhancement of the historic center of the City
- A well-designed, physically integrated, livable community
- Collaborative relationship with citizens

CHAPTER 7: HEALTH, SAFETY AND NOISE

The Health, Safety and Noise Element address the protection of life and property from natural and human-made hazards. Hazards such as earthquake, flood, drought, fires and exposure to hazardous materials. The purpose of the element is to identify health and property risks and improve living conditions to foster the physical health and well-being of Hanford residents.

Guiding Principles

- A prosperous community
- Safety, peace of mind, and high quality of life
- Protection from conditions that would pose a threat to life, environment, and property
- Safe, swift, and efficient response to emergencies
- Healthy and active citizens

PUBLIC OUTREACH

The overall work effort on the General Plan Update included 16 meetings of the Citizens Advisory Committee, including one bus tour, three Joint meetings of the Planning Commission and City Council, a Town Hall meeting and a public information booth at the Thursday Night Market.

CITIZENS ADVISORY COMMITTEE

- | | |
|-------------------------------|--------------------|
| • John Lehn, Chair | • Jen Gudmundsson |
| • Pauline Hershey, Vice Chair | • Carol Hernandez |
| • David Ayers | • Michael Johnston |
| • Lindsey Calvillo | • Bob Keenan |
| • Joe Camara | • Robert Ramos |
| • Jim Clark | • Shelly Talbert |
| • Joanne Doerter | • Rick Telegan |
| • Richard Douglas | • Dennis Tristao |
| • Glenda Dwyer | • Mark Ulibarri |
| • Lee Fausett | • Catherine Willis |

The General Plan Citizens Advisory Committee (CAC) completed their work and recommended a Draft General Plan Policy Document and Land Use Map in September of 2015. As part of that work effort, the Committee reviewed specific land owner requests for various land uses. Those recommendations were included if recommended by the Committee. The CAC presented the Draft General Plan Policy document and Land Use Map to the City Council and Planning Commission on October 13, 2015. In addition, three additional property owner requests were presented to the Joint Council/Commission. The Draft General Plan Policy Document and Land Use Map were accepted and the consultant was directed to move forward with the document as presented to prepare the environmental document. No additional property owner requests have been received since October 2015.

The Joint committee of the City Council and the Planning Commission formed to review the Zoning Ordinance Update held six public meetings on the Zoning Ordinance Update and one Town Hall meeting.

ZONING ORDINANCE UPDATE

The Zoning Ordinance Update was reviewed by a joint Committee comprised of the City Council and Planning Commission. The Committee met six times to review sections of the Zoning Ordinance and in October 2016 completed the review of a Draft Zoning Ordinance.

The Zoning Ordinance Update was prepared to be consistent with the Proposed 2035 General Plan Update as required by State law.

The Zoning Ordinance has been updated comprehensively upon the approval of each previous General Plan Update. Major updates to the Zoning Ordinance occurred in 1985, 1994, and 2003.

A Zoning Ordinance is comprised of the following components:

Uses of Land	Design of Land and Buildings	Procedures
Zone Districts	Lot Sizes	Conditional Use Permits
Allowed Uses	Building Setbacks	Temporary Use Permits
Conditional Uses	Building Height	Variances & Exceptions
Temporary Uses	Fences and Walls	Zone Changes
Nonconforming Uses	Off-Street Parking	Site Plan Review
Definitions of Uses	Landscaping	Enforcement
Overlay Districts	Density Bonuses	General Plan Amendments
ZONING MAP	Signs	PUD's

Major changes to the Zoning Ordinance are to the allowable densities, the addition of small lot standards, a new sign ordinance and better defined processes.

NEW RESIDENTIAL ZONES

R-L-12	Low Density Residential -12,000 SF Min.
R-L-8	Low Density Residential - 8,000 SF Min.
R-L-5	Low Density Residential - 5,000 SF Min.
R-M	Medium Density Residential
R-H	High Density Residential

NEW COMMERCIAL, OFFICE AND INDUSTRIAL ZONES

C-N	Neighborhood Commercial
C-R	Regional Commercial
C-S	Service Commercial
C-H	Highway Commercial
MX-N	Neighborhood Mixed Use
MX-C	Corridor Mixed Use
MX-D	Downtown Mixed Use
O-R	Office Residential
O	Office
I-L	Light Industrial
I-H	Heavy Industrial
AP	Airport Protection
PF	Public Facilities
CO	Conservation

The following Zoning Compatibility Matrix shows the 2035 General Plan land uses and the associated zoning categories that are consistent with each land use.

ZONING COMPATIBILITY MATRIX

Consistency between the General Plan and the Zoning Ordinance ☐ = consistent blank = inconsistent	Residential Zones					Commercial Zones				Mixed Use Zones			Office and Industrial Zones				Other Zones		
General Plan Land Use Designations	R-L- R-L-8	R-L-5	R-M	R-H	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
Low Density Residential	☐	☐	☐																
Medium Density Residential				☐															
High Density Residential					☐														
Neighborhood Commercial					☐														
Regional Commercial						☐													
Service Commercial							☐												
Highway Commercial								☐											
Office Residential												☐							
Office													☐						
Neighborhood Mixed Use									☐										
Downtown Mixed Use											☐								
Corridor Mixed Use										☐									
Light Industrial														☐					
Heavy Industrial															☐				
Airport Protection																☐			
Open Space																		☐	
Public Facilities																	☐		

Consistency between the General Plan and the Zoning Ordinance ☐ = consistent blank = inconsistent	Residential Zones					Commercial Zones				Mixed Use Zones			Office and Industrial Zones				Other Zones		
General Plan Land Use Designations	R-L-	R-L-8	R-L-5	R-M	R-H	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
Educational Facilities																		☐	
Area of Interest																			

The addition of a master table in Chapter 17.08 to identify permitted, conditional, administrative, temporary uses and well as to clearly identify uses not permitted was also a major change from the previous zoning ordinance.

Established three overlay zones, Historic, Downtown East and Airport Overlay zones. These overlay zones clearly identify the prevailing regulations for these areas.

The revised sign ordinance was prepared to comply with recent case law, Reed V. Town of Gilbert as described below:

REED V. TOWN OF GILBERT 9-0 decision

U.S. Supreme Court, June 18, 2015 135 S. Ct. 2218, 192 L.Ed.2d 236, 83 USLW 4444

- Sign Ordinances must not violate the provisions of the First Amendment's Free Speech clause.
- Governments cannot regulate the content of speech, including signs that contain speech, but they can regulate the time, place, and manner of that speech.
- If you have to read the sign in order to determine how to regulate it, then the regulation is probably content-based.

Staff recommends that the Planning Commission recommend approval of the Updated Zoning Ordinance, Municipal Code Amendment 2017-01 based on its consistency with the Draft 2035 General Plan.

ENVIRONMENTAL DOCUMENT

Staff recommends that the Planning Commission recommend certification of the Final Environmental Impact Report (EIR), including a Finding of Fact and Statement of Overriding Considerations to the City Council.

In accordance with the California Environmental Quality Act (CEQA) the City prepared an Environmental Impact Report to evaluate the impacts associated with the implementation of the 2035 General Plan.

The 45-day review period for the Draft Environmental Impact Report began on July 29, 2016 and closed on September 12, 2016. Seven comment letters were received during

the public comment period. City staff and the consultant responded to the comments received , The Final EIR includes the Draft EIR, technical appendices, responses to comments, and errata or minor revisions to the EIR.

Because there are impacts that cannot be mitigated to a level that is less than significant and remain significant and unavoidable, a Statement of Overriding Considerations has been prepared and is included in the resolution. Those areas are Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative). Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative).

PURPOSE

The City has prepared an EIR to analyze the impacts to the environmental that would occur if the General Plan was to be adopted and implemented. A Program EIR will be the baseline for all future CEQA documents, which will “tier” from this document. This is an important document for all city and private projects that will require further analysis under CEQA.

The EIR will also be used for evaluation of the approval of the Zoning Ordinance Update, Subdivision Ordinance Update, Sewer Master Plan, Water Master Plan, Storm Drain Master Plan, Sphere of Influence Update and the Development Impact Fee Update. Those individual plans to be processed following the 2035 General Plan Update.

ALTERNATIVES

The EIR evaluated the proposed project and two alternatives as required by CEQA. Alternative 1: the No Project/Existing 2002 General Plan and Alternative 2: the Reduced Intensity. A summary and comparison of the alternatives are found on Pages 1-36 and 37 of the Draft EIR. Alternative 1 met some, but not all, the project objectives and did not reduce significant and unavoidable impacts. Alternative 2 met the project objectives, but did not reduce significant and unavoidable impacts.

SUMMARY OF IMPACTS

The EIR evaluated impacts to all areas required by CEQA. The complete summary of impacts can be found in the Draft EIR. The following areas had impacts that were determined to be less than significant or could be reduced to less than significant with mitigation: Aesthetics, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems.

Impacts that were determined to be significant and unavoidable are: Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative). Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative)

A Mitigation Monitoring and Reporting Program (MMRP) is included in the Final EIR, Appendix A, which will be adopted as part of the certification of the FEIR.

STATEMENT OF OVERRIDING CONSIDERATIONS

Pursuant to the CEQA Guidelines Section 15043, 15091 and 15092, the City may still approve a project for which an EIR has been prepared and identified significant unavoidable impacts by adopting a Statement of Overriding Considerations. In order to adopt a Statement of Overriding Considerations, the decision must be supported by the documentation in the record and it must be determined that there is no feasible way to lessen or avoid the impact, and that the benefits from the project outweigh the significant impacts. The Statement of Overriding Considerations is included in the resolution presented to the Commission for approval.

PLANNING COMMISSION PROCESS

In accordance with the Municipal Code, the Planning Commission is required to hold a public hearing on the General Plan Amendment and Municipal Code Amendment, the General Plan Update and Zoning Ordinance Update respectively. The Planning Commission is also required to consider the Final EIR prior to making a decision on the project and forward a recommendation to the City Council. The Planning Commission stop is the first step in the public hearing process, culminating in a final decision by the City Council. As part of the deliberation, the Planning Commission is charged with reviewing the Final EIR, which includes the responses to comments, and consider any testimony received during the public hearing. Following the closure of the public comment portion of the public hearing, it is anticipated that the Commission will vote to make a recommendation to the City Council on the Final EIR, the General Plan Update and the Zoning Ordinance Update. The Planning Commission staff report, minutes of the meeting, including public testimony and any evaluation will be forwarded to the City Council for a final decision.

DOCUMENT AVAILABILITY

Copies of the following documents could not be attached to the staff report due to the size of the electronic files. Copies are available for review at City Hall, 317 N. Douth Street, Hanford CA 93230 or on the City of Hanford website: http://www.cityofhanfordca.com/depts/cd/planning/general_plan_update/default.asp

- 2035 General Plan Background Report
- 2035 General Plan Draft Policy Document
- Final Environmental Impact Report prepared for the 2035 General Plan

The following document is too large for the website and can be reviewed in hard copy at City Hall, 317 N. Douth Hanford CA 93230 or available by purchasing a CD for \$5:

- Draft Environmental Report prepared for the 2035 General Plan (Volume 1 and 2)

RESOLUTION NO. 2017-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
HANFORD RECOMMENDING CERTIFICATION OF THE FINAL
ENVIRONMENTAL IMPACT REPORT SCH #2015041024 PREPARED FOR
THE 2035 GENERAL PLAN UPDATE.**

STATE CLEARINGHOUSE #2015041024

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on March 14, 2017, at 7:00 p.m., it was moved by Commissioner _____, and seconded by Commissioner _____, and duly carried, that the following resolution be adopted:

WHEREAS, the Planning Commission of the City of Hanford has reviewed and considered the Final Environmental Impact report prepared for the 2035 General Plan Update, a vision and a plan for growth to guide development to the year 2035. The Draft 2035 General Plan Policy document was accepted by the City Council in October of 2015 and directed that an environmental impact report be prepared to analyze the impacts to the environment that result from the adoption of the 2035 General Plan Update; and,

WHEREAS, the Draft Environmental Impact Report (Draft EIR) was released on July 29, 2017, for circulation for a 45-day review period; and,

WHEREAS, written comments on the Draft EIR were received during the 45-day public review period; and,

WHEREAS, the Planning Commission of the City of Hanford , after 10 days published notice did hold a public hearing for consideration of the Final Environmental Impact Report for recommendation to the City Council on March 14, 2017; and,

WHEREAS, the Final Environmental Impact Report was released on March 3, 2017, and consists of the Draft EIR and the revisions of or additions to, the Draft EIR, the written comments, responses to comments by the City of Hanford to significant environmental points raised in the review and consultation process, errata to the foregoing and other information added by the City of Hanford as specified in the EIR; and,

WHEREAS, the California Environmental Quality Act (CEQA) requires that, in connection with the approval of a project for which an environmental impact report is prepared which identified one or more significant effects, the decision making body makes certain findings regarding those effects.

WHEREAS, the City of Hanford Planning Commission considered the Final EIR, the evidence presented in the staff report and testimony presented during the public hearing; and,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds that the Final Environmental Impact Report, SCH 2015041024 was prepared consistent with the California Environmental Quality Act and the City of Hanford Municipal Code.

BE IT FURTHER RESOLVED, that the Planning Commission recommends the certification of the Final Environmental Impact Report, SCH 2015041024, prepared for the 2035 General Plan Update based on the following findings, and the findings in Attachment 1, and based on the evidence presented:

1. That full and fair public hearings have been held on the Final Environmental Impact Report and the Planning Commission having considered all comments received thereon, said Final Environmental Impact Report is hereby determined to be adequate and complete; and said Environmental Impact Report, SCH#2015041024 is hereby incorporated herein by reference.
2. That the Planning Commission hereby determined that the Final Environmental Impact Report, SCH #2015041024 has been prepared in compliance with the California Environmental Quality Act (CEQA) and the state and local environmental guidelines and regulations , that is has independently reviewed and analyzed the information contained therein, including the written comments received during the EIR review period and the oral comments received at the public hearing; and that the Final EIR represents the independent judgment of the City of Hanford, as the Lead Agency for the project.
3. That the Planning Commission does hereby find and recognize that the Final Environmental Impact Report, SCH #2015041024, contains additions, clarifications, modification and other information in its responses to comments on the Draft EIR and also incorporates text changes to the Draft EIR based on information obtained by the City since the Draft EIR was issued. The Planning Commission does hereby find and determine that such changes and additional information are not significant new information as that term is defined under the provisions of the California Environmental Quality Act because such changes and additional information do not indicate that any new or increased significant environmental impacts, not already evaluated, would result from the project; no feasible mitigation measures considerably different from those previously analyzed in the Draft EIR have been proposed that would lessen significant environmental impact of the project, and no feasible alternatives considerably different from those analyzed in the Draft EIR have been proposed that would lessen the significant impacts of the project.
4. That the Planning Commission does hereby make the following findings attached to this resolution as Attachment 2 with respect to the unavoidable significant effect on the environmental resulting from the project, as identified in the Final Environmental Impact Report, SCH #2015041024 with the stipulation that all the information in these findings is intended as a summary of the full administrative record supporting the Final Environmental Impact Report.
5. MITIGATION MONITORING PROGRAM – Included in the Final EIR, Appendix A, and incorporated and adopted as part of this resolution herein is the Mitigation and

Monitoring Program for the Project. The program identifies the impacts of the project and corresponding mitigation measures and designates responsibility for monitoring the implementation of the identified mitigation measures to ensure they are carried out as intended.

BE IT FURTHER RESOLVED that the City of Hanford Planning Commission adopts the Statement of Overriding Considerations for the project contained in Attachment 2. In adopting the Statement of Overriding Consideration, the Planning Commission hereby finds that the Project has eliminated, or substantially lessened all significant effects on the environment where feasible, and finds that the remaining significant unavoidable impacts resulting from the project are acceptable in light of the environmental, economic, social or other considerations set forth herein because the benefits of the project outweigh the significant and adverse effects of Impacts that were determined to be significant and unavoidable are: Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative), Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative) identified in the Final Environmental Impact Report.

The Planning Commission has, in determining whether or not to recommend approval of the project to the City Council, has considered the Environmental Impact Report, the public record of the proceedings on the project as well as oral and written testimony and does hereby determine that the implementation of the Project as specifically provided in the project documents would result in the substantial public benefits as identified in Attachment 2.

The Planning Commission has weighed the above benefits of the proposed project against its unavoidable impacts identified in the Environmental Impact Report and hereby determines that those benefits outweigh the risks and adverse environmental effects and further determines that those risks and environmental effects are acceptable.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends that the City Council certify the Final Environmental Impact Report prepared for the 2035 General Plan Update as adequate and complete pursuant to the requirements of the California Environmental Quality Act.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 14th day of March, 2017, by the following vote:

VOTING:

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

I, **Darlene 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 14th day of March 2017.

Darlene Mata, Secretary

ATTACHMENT 1

FINDING OF FACT

**FINDINGS OF FACT IN SUPPORT OF conclusions RELATED TO SIGNIFICANT
ENVIRONMENTAL IMPACTS**

***CEQA Guidelines Section 15091 for
2035 General Plan Update***

***Final Environmental Impact Report
SCH# 2015041024***

Lead Agency: City of Hanford

INTRODUCTION

The following findings of fact are based in part on the information contained in the final Environmental Impact Report (EIR) for the City of Hanford 2035 General Plan Update (General Plan Update or Project), as well as additional facts found in the complete record of proceedings. The draft EIR is incorporated by reference into the final EIR, and the final EIR is hereby incorporated by reference in the following findings of fact. All environmental documentation for this General Plan Update is available for review at the City of Hanford Planning Division office, 317 North Douty Street, Hanford, CA 93230, during normal business hours. Section 15091 of the CEQA Guidelines states:

(a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:

(1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

(2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

(3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

(b) The findings required by subdivision (a) shall be supported by substantial evidence in the record.

(c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subsection (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.

Attachment: Resolution 2017-02 FEIR (1878 : 2035 General Plan Update)

(d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

(e) The public agency shall specify the location and custodian of the documents or other material which constitute the record of the proceedings upon which its decision is based.

(f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

FINDINGS REGARDING THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROJECT

The City of Hanford (City) issued a notice of preparation of a draft EIR on April 7, 2015. Based on the initial study and notice of preparation, a determination was made that the final EIR would contain a comprehensive analysis of environmental issues not screened out during the notice of preparation. With respect to all impacts identified as “less than significant” or as having “no impact” in the final EIR, the City Council finds that those impacts have been described accurately and are less than significant or have no impact.

In addition, some impacts in the final EIR were found to be “significant” but were able to be mitigated to less-than-significant levels. The City Council finds that those impacts have been described accurately and are less than significant with the implementation of mitigation. Additionally, impacts were found to be “significant and unavoidable,” even with incorporation of all reasonable and feasible mitigation, and the City Council finds that those impacts have been described accurately. Per CEQA Guidelines Section 15093, a Statement of Overriding Considerations will be developed for the General Plan Update.

Aesthetics

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have a substantial adverse effect on a scenic vista, **impacts would be less than significant** (Impact 4.1-1).

The Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway, and impacts would be less than significant (Impact 4.1-2).

The Project would not substantially degrade the existing visual character or quality of the site and its surroundings, and impacts would be less than significant (Impact 4.1-3).

The Project would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. Impacts would be less than significant (Impact 4.1-4).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no aesthetics impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on aesthetics that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to aesthetics would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on aesthetics that would have a significant impact.

Agriculture and Forestry Resources

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned timberland production (Impact 4.2-3).

The Project would not result in the loss of forest land or conversion of forest land to non-forest use (Impact 4.2-4).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no agriculture and forestry resources impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

Significant Impact

The Project would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. (Impact 4.2-1).

Description of Significant Impact

The Study Area is larger than the area that would ultimately be needed for growth over the life of the General Plan Update, but has been determined to give decision-makers the greatest flexibility in making determinations about where and how the City should grow. The build out of the Planned Area as a result of the General Plan Update would, over the 2014 to 2035 planning period, convert approximately 2,706 acres of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland, as shown on the maps prepared pursuant to the FMMP, to non-agricultural use.

In response to comments Kings County Farm Bureau voiced during the General Plan Update Committee meetings, the City increased urban densities for the various land uses within the General Plan Update. Additionally, the proposed City limits and SOI were designed to break along arterial roads in order to create a logical buffer between proposed urban uses and adjacent agricultural lands.

In addition, Policy O5 (Farmland Mitigation Program) has been included in the General Plan Update to foster collaboration with the County of Kings and other cities in Kings County to develop a countywide farmland conversion mitigation program outside adopted urban growth boundaries (i.e., the City's Planned Area, also the Primary SOI). It is assumed that because expansion of the urban area proceeds in an orderly manner under the General Plan Update and is a logical result to accommodate anticipated future population growth, it is expected that the Planned Area would be converted to a nonagricultural land use as the natural progression of urban growth. The policy to work on developing a countywide farmland mitigation program for the urban conversion of agricultural lands that are outside adopted urban growth boundaries (in this case the Planned Area) is warranted due to the expectation that this conversion would occur as development continues in the City. It is also warranted that the City collaborate rather than unilaterally develop a farmland mitigation program because conversion of farmland is a regional issue that should be collectively developed by the County and all cities in Kings County. Mitigation Measure MM 4.2-1 has been developed that mandates that the City work with the County and other cities to develop a countywide farmland mitigation program, and this mitigation includes performance criteria.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible

mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce agriculture and forestry resources impacts. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, agriculture and forestry resources impacts would be significant and unavoidable.

MM 4.2-1: COLLABORATE ON DEVELOPMENT OF COUNTYWIDE FARMLAND MITIGATION PROGRAM

The City shall work with the County of Kings and other cities in Kings County to consider adoption of a countywide farmland mitigation program that is tailored to the needs and goals of the Kings County agricultural region to mitigate the urban conversion of agricultural lands that are outside adopted urban growth boundaries. Specific performance criteria for the development of the countywide farmland mitigation program shall include:

- The City shall take the lead in forming a committee that consists of the County of Kings and other cities' representatives to develop the program by January 2019.
- The City shall develop and sign a Memorandum of Understanding or other applicable agreement with County of Kings and the other cities in Kings County to work collaboratively in developing the program by January 2020.
- The City shall develop and sign a Memorandum of Understanding with Department of Conservation in the development of the program by January 2020.
- By January 2022, if a program has been developed, the City shall implement the agreed upon program and codify the adopted program language into its Municipal Code.
- If by January 2022, the program has not been developed, the City shall independently develop its own program and codify the adopted program language into its Municipal Code by 2023.

Significant Impact

The Project would conflict with existing zoning for agricultural use, or a Williamson Act Contract (Impact 4.2-2).

Description of Significant Impact

The existing Williamson Act Contracts are limited to the outskirts of the Planned Area. Build out of the Planned Area would affect 1,136 acres currently under a Williamson Act land use contract. These areas would be affected by development of proposed land uses for these lands under the General Plan Update. This would ultimately result in the General Plan Update conflicting with existing land under Williamson Act land use contracts, which is a potentially significant impact.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible

mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce agriculture and forestry resources impacts. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, agriculture and forestry resources impacts would be significant and unavoidable.

Significant Impact

The Project would involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use (Impact 4.2-5).

Description of Significant Impact

The General Plan Update would involve other changes to the environment which, due to their location or nature, would result in the conversion of farmland to non-agricultural use and impacts would be significant and unavoidable. It is important to note that, due to Chapter 16.40.110 (Right to Farm) of the Hanford Municipal Code, advises that adjacent uses to future development could result in “potential inconveniences and discomforts often associated with agricultural activities and operations, including, but not limited to, equipment and animal noise; farming activities conducted on a 24-hour a day, 7-days a week basis; odors from manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from agriculture operations.” Therefore, this acknowledgment establishes the right of adjacent landowners to continue to farm and therefore precludes to indirect conversion of adjacent farmland as a result of potentially incompatible land uses as a result of the General Plan Update.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce agriculture and forestry resources impacts. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, agriculture and forestry resources impacts would be significant and unavoidable.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts on agriculture and forestry resources would not be less than significant.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Significant Impact

The project would result in a cumulatively significant impact on agriculture and forestry resources.

Description of Significant Impact

Build-out of the General Plan Update would result in significant and unavoidable impacts to farmland conversion and conflicts with land under Williamson Act land use contracts. Thus, future development as a result of the General Plan update would be cumulatively considerable in light of the cumulative impacts of past, present, and reasonably foreseeable future projects. The overall impact would be cumulative significant and unavoidable.

Finding

Impacts of the Project will combine with impacts of past, present, and reasonably foreseeable projects to result in significant and unavoidable cumulative agriculture and forestry resources impacts on the environment. All feasible and reasonable changes or alterations have been required in, or incorporated into, the project that would substantially reduce the potentially significant impacts identified in the EIR.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative agriculture and forestry resources impact. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant agriculture and forestry resources impact. The cumulative agriculture and forestry resources impact is considered significant and unavoidable.

Air Quality

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not conflict with or obstruct implementation of the applicable air quality plan, **and impacts would be less than significant (Impact 4.3-1).**

The Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation, **and impacts would be less than significant (Impact 4.3-2).**

The Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or State ambient air quality standard, **and impacts would be less than significant (Impact 4.3-3).**

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

Significant Impact

The Project may expose sensitive receptors to substantial pollutant concentrations (Impact 4.3-4).

Description of Significant Impact

Sensitive receptors are those individuals who are sensitive to air pollution, which may include children, the elderly, and persons with pre-existing respiratory or cardiovascular illness. The San Joaquin Valley Air District considers a sensitive receptor to be a location that houses or attracts children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Examples of sensitive receptors include hospitals, residences, convalescent facilities, and schools.

Toxic air contaminants (TACs) are injurious in small quantities and are regulated despite the absence of criteria documents. The identification, regulation, and monitoring of TACs is relatively recent compared to that for criteria pollutants. Unlike criteria pollutants, TACs are regulated on the basis of risk rather than specification of safe levels of contamination. The ten TACs are acetaldehyde, benzene, 1,3-butadiene, carbon tetrachloride, hexavalent chromium, para-dichlorobenzene, formaldehyde, methylene chloride, perchloroethylene, and diesel particulate matter (diesel PM).

In addition, the U.S. Environmental Protection Agency identified seven compounds with significant contributions from mobile sources that are among the national and regional-scale cancer risk drivers from their 1999 National Air Toxics Assessment. These are acrolein, benzene, 1,3-butadiene, diesel particulate matter plus diesel exhaust organic gases (diesel PM), formaldehyde, naphthalene, and polycyclic organic matter.

Finding

The Project may expose sensitive receptors to substantial pollutant concentrations. These impacts would be reduced to a less-than-significant level with the implementation of the mitigation measures described below. With regard to these impacts, the City Council finds that changes or alterations have been required in, or incorporated into, the proposed Project which avoid or substantially lessen the significant effect as identified in the final EIR.

Brief Explanation of the Rationale for the Finding

When an agency approves a project, CEQA requires that it adopt mitigation measures, when feasible, to avoid or substantially lessen significant Project impacts. Implementation of Mitigation Measures MM 4.3-1 and MM 4.3-2 would reduce impacts to less-than-significant levels.

MM 4.3-1: APPROPRIATE SITING OF SENSITIVE RECEPTORS

The City of Hanford shall require residential development projects and projects categorized as sensitive receptors to be located an adequate distance from existing and potential sources of toxic emissions such as freeways, major arterials, industrial sites, and hazardous material locations. In addition, the City of Hanford should require new air pollution point sources such as, but not

limited to, industrial, manufacturing, and processing facilities to be located an adequate distance from residential areas and other sensitive receptors (see table below).

Recommendations on Siting New Sensitive Land Uses Such As Residences, Schools, Daycare Centers, Playgrounds, or Medical Facilities

Source Category	Advisory Recommendations
Freeways and High-Traffic Roads	-Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.
Distribution Centers	-Avoid siting new sensitive land uses within 1,000 feet of distribution center that accommodates more than 100 trucks/day, more than 40 trucks with operating transport refrigeration units (TRU)/day, or where TRU operations exceed 300 hours/week. -Take into account the configuration of existing distribution centers and avoid locating residences and other sensitive land uses near entry and exit points.
Rail Yards	-Avoid siting sensitive land uses within 1,000 feet of a major service and maintenance rail yard. -Within 1 mile of a rail yard, consider possible siting limitations and mitigation approaches.
Ports	-Avoid siting new sensitive land uses immediately downwind of ports in the most heavily affected zones. Consult local air districts or California Air Resources Board on the status of pending analyses of health risks.
Refineries	-Avoid siting new sensitive land uses immediately downwind of petroleum refineries. Consult local air districts or other agencies to determine appropriate separation.
Chrome Platers	-Avoid siting new sensitive land uses within 1,000 feet of chrome platers.
Dry Cleaners Using Perchloroethylene	-Avoid siting new land uses within 300 feet of any dry cleaning operation. For operations with two or more machines, provide 500 feet. For operations with three or more machines, consult local air district. -Do not site new sensitive land uses in the same building with perchloroethylene dry cleaning operations.
Gasoline Dispensing Facilities	-Avoid siting new sensitive land uses within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons/year or greater). A 50-foot separation is recommended for typical gas dispensing facilities.

MM 4.3-2: APPROPRIATE SITING OF SENSITIVE RECEPTORS

The table in Mitigation Measure MM 4.3-1 depicts the California Air Resources Board recommended buffer distances associated with various types of toxic air contaminants (TACs). Future development and infrastructure projects that are similar in nature to freeways and high-traffic roads, distribution centers, rail yards, refineries, chrome platers, dry cleaners, and gasoline dispensing facilities shall require assessment to determine whether sensitive receptors would be exposed to TACs. The City of Hanford shall require or perform air toxic risk assessments to determine air toxic impacts on an as-needed basis.

Significant Impact

The Project may create objectionable odors affecting a substantial number of people (Impact 4.3-5).

Description of Significant Impact

Implementation of the General Plan Update would not directly create or generate objectionable odors. Persons residing in the immediate vicinity of future land use developments may be subject to odors typically associated with construction activities (diesel exhaust, hot asphalt, etc.), and odor-generating land uses. Any odors generated by construction activities would be minor and would be short and temporary in duration. However, objectionable odors generated by future land uses; especially land uses such as landfills, wastewater treatment plants, or industrial processing facilities, may occur. This is considered a potentially significant impact.

Finding

The Project may create objectionable odors affecting a substantial number of people. These impacts would be reduced to a less-than-significant level with the implementation of the mitigation measure described below. With regard to these impacts, the City Council finds that changes or alterations have been required in, or incorporated into, the proposed Project which avoid or substantially lessen the significant effect as identified in the final EIR.

Brief Explanation of the Rationale for the Finding

When an agency approves a project, CEQA requires that it adopt mitigation measures, when feasible, to avoid or substantially lessen significant Project impacts. Implementation of Mitigation Measure MM 4.3-3 would reduce impacts to less-than-significant levels.

MM 4.3-3: ODORS ASSESSMENT

The City of Hanford shall require an assessment of new and existing odor sources for future land use development projects to determine whether sensitive receptors would be exposed to objectionable odors and apply recommended applicable mitigation measures as defined by the San Joaquin Valley Air Pollution Control District and best practices. Additionally, the City shall require conditions related to Conditional Use Permit approval associated with odors when necessary and on a case-by-case basis.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on air quality that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts on air quality would not be less than significant.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Significant Impact

The project would result in a cumulatively significant impact on air quality.

Description of Significant Impact

As growth continues in the San Joaquin Valley, attainment of air quality standards would become more difficult, even though overall air quality continues to improve. Proposed cumulative development planned in Fresno, Tulare, Kings and Madera counties would result in thousands of new homes and millions of square feet of new retail uses. Vehicle trips associated with this development would contribute to existing air quality impacts in the San Joaquin Valley Air Basin (SJVAB).

The new development as a result of the General Plan Update is not expected to exceed the San Joaquin Valley Air Pollution Control District (SJVAPCD) regional significance thresholds. However, all new development would be reviewed and individually assessed for its potential to generate air quality impacts pursuant to the CEQA guidelines. Full build-out may contribute to cumulative air emissions by allowing for additional development within the Study than what currently exists. The cumulative air quality impacts of the Project, together with other foreseeable development throughout the San Joaquin Valley air basin, would be cumulatively considerable and as such, significant and unavoidable.

Finding

Impacts of the Project will combine with impacts of past, present, and reasonably foreseeable projects to result in significant and unavoidable cumulative air quality impacts on the environment. All feasible and reasonable changes or alterations have been required in, or incorporated into, the project that would substantially reduce the potentially significant impacts identified in the EIR.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative air quality impact. Implementation of Mitigation Measures MM 4.3-1 through MM 4.3-3 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant air quality impact. The cumulative air quality impact is considered significant and unavoidable.

Biological Resources

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife

corridors, or impede the use of native wildlife nursery sites, and impacts would be less than significant (Impact 4.4-4).

The Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and there would be no impact (Impact 4.4-5).

The Project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan, and there would be no impact (Impact 4.4-6).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no biological resources impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

Significant Impact

The Project would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service (Impact 4.4-1).

Description of Significant Impact

There is no mitigation provided for the indirect impacts to special-status species through the loss of common (i.e., non-sensitive) habitats. Special-status species are dependent on a variety of habitat types (comprised of both common and sensitive habitats), and the conversion of common habitat types as a result of new development would result in the overall reduction of habitat and resources to support special-status species. Thus, due to the loss of common habitats capable of supporting special-status species and diminished resource availability, impacts to special-status species remain significant as a result of the General Plan Update.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce biological resources impacts. Implementation of Mitigation Measure MM 4.4-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, biological resources impacts would be significant and unavoidable.

MM 4.4-1: MITIGATION RECOMMENDATIONS TO REDUCE IMPACTS TO SPECIAL-STATUS SPECIES AND HABITAT(S)

New development shall implement all reasonable and feasible mitigation imposed by the City of Hanford in order to reduce impacts to special-status species and their habitat(s). The following is a list of possible mitigation that the City of Hanford could impose on new development on a case-by-case basis, as needed:

- Prepare biological assessment(s) that include recommendations to reduce impacts to special-status species and habitat(s), including avoidance, minimization, and/or mitigation measures.
- Perform preconstruction survey(s) for special-status species to identify the potential for construction-related impacts and need for avoidance, minimization, and/or mitigation measures.
- If, after all avoidance, minimization, and/or mitigation measures have been exhausted or are determined to not be feasible, then new development would have to consult with the applicable wildlife agencies in order to determine how to compensate for direct impacts to special-status species, including, but not necessarily limited to, the possibility of acquiring incidental take permits, developing conservation plans, agree upon phasing of new development to avoid certain sensitive breeding seasons, and/or compensating for the loss of habitat at an agreed upon ratio with the applicable wildlife agency.

Significant Impact

The Project would have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service (Impact 4.4-2).

Description of Significant Impact

New development as a result of the General Plan Update would impact various common and possibly sensitive habitat types, including riparian habitat, other sensitive plant communities, and federally-protected wetlands. The General Plan Update could result in the loss of riparian habitat and sensitive natural communities similar to the potential to result in the loss of common (i.e., non-sensitive) habitats.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce biological resources impacts. Implementation of Mitigation Measure MM 4.4-2 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, biological resources impacts would be significant and unavoidable.

MM 4.4-2: MITIGATION RECOMMENDATIONS TO REDUCE IMPACTS TO RIPARIAN HABITAT, SENSITIVE NATURAL COMMUNITIES, AND/OR WETLANDS

New development shall implement all reasonable and feasible mitigation imposed by the City of Hanford in order to reduce impacts to riparian habitat, sensitive natural communities, and/or wetlands. The following is a list of possible mitigation that the City of Hanford could impose on new development on a case-by-case basis, as needed:

- As part of the biological assessment(s) preparation, include analysis of, and recommendations to reduce impacts to, riparian habitat, sensitive natural communities, and/or wetlands, including avoidance, minimization, and/or mitigation measures.
- Perform wetland delineation(s) in compliance with current wildlife agency standards.
- If, after avoidance, minimization, and/or mitigation measures have been exhausted or are determined to not be feasible, then new development would have to consult with the applicable wildlife agencies in order to determine how to compensate for direct impacts to riparian habitat, sensitive natural communities, and/or wetlands including, but not necessarily limited to, obtaining Clean Water Act 401 and 404 permits, acquiring Lake and Streambed Alteration Agreement(s), and compensating for the loss of riparian habitat, sensitive natural communities, and/or wetlands at an agreed upon ratio with the applicable wildlife agency.

Significant Impact

The Project would have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means (Impact 4.4-3).

Description of Significant Impact

Similar to Impact 4.4-2, the General Plan Update could have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce biological resources impacts. Implementation of Mitigation Measure MM 4.4-2 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, biological resources impacts would be significant and unavoidable.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts on biological resources would not be less than significant.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Significant Impact

The project would result in a cumulatively significant impact on biological resources.

Description of Significant Impact

As discussed above, the General Plan Update would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species; could have a substantial adverse effect on any riparian habitat or other sensitive natural community; and could have a substantial adverse effect on federally-protected wetlands. These are all potentially significant and unavoidable impacts. Mitigation Measures 4.4-1 and MM 4.4-2 reduce these impacts to the greatest extent feasible. However, even with mitigation, new development as a result of the General Plan Update, coupled with current and future projects in the vicinity of the Study Area, would result in impacts to special-status species and could result in impacts to riparian habitat, sensitive natural communities, and federally-protected wetlands that are cumulatively considerable and would contribute to a significant and unavoidable cumulative impact regarding biological resources.

Finding

Impacts of the Project will combine with impacts of past, present, and reasonably foreseeable projects to result in significant and unavoidable cumulative biological resources impacts on the environment. All feasible and reasonable changes or alterations have been required in, or incorporated into, the project that would substantially reduce the potentially significant impacts identified in the EIR.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative biological resources impact.

Implementation of Mitigation Measures MM 4.4-1 and MM 4.4-2 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant biological resources impact. The cumulative biological impact is considered significant and unavoidable.

Cultural Resources

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5, and impacts would be less than significant (Impact 4.5-2).

The Project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, and impacts would be less than significant (Impact 4.5-3).

The Project would not disturb any human remains, including those interred outside of formal cemeteries, and impacts would be less than significant (Impact 4.5-4).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

The Project would not have any environmental effects on cultural resources that cannot be mitigated to a less-than-significant level.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

Significant Impact

The Project could cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 (Impact 4.5-1).

Description of Significant Impact

The General Plan Update policies only afford limited protection to historical resources and would not ultimately prevent to demolition of historical resources if preservation is determined to be infeasible. The determination of feasibility would occur on a case-by-case basis. Additionally, some structures that are not currently 50 years old could become eligible for listing. While policies would minimize the probability of historical resources being demolished, these policies cannot ensure that the demolition of historic structures would not occur in the future. Therefore, the General Plan Update could cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce cultural resources impacts. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, cultural resources impacts would be significant and unavoidable.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts on cultural resources would not be less than significant.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Significant Impact

The project would result in a cumulatively significant impact on cultural resources.

Description of Significant Impact

New development would have the potential to result in a cumulatively considerable impact associated with the loss of historical resources through the demolition, destruction, relocation, or alteration of a resource. While new development is regulated by federal, State, and local regulations, historical resources still have the potential to be adversely affected if preservation is determined to be infeasible. Therefore, it is determined that the General Plan Update could result in significant and unavoidable cumulative impact to historical resources.

Adherence to General Plan Update policies; federal, State, and local regulations; and CEQA requirements would ensure that the General Plan Update would not cause a substantial adverse change in the significance of an archaeological or paleontological resource. Additionally, compliance with regulations would result in proper handling, excavation, and re-burial of any human remains, including those interred outside of formal cemeteries. Therefore, the General Plan Update would not have a cumulatively considerable impact on archeological and paleontological resources or human remains and cumulative impacts would be less than significant.

Finding

Impacts of the Project will combine with impacts of past, present, and reasonably foreseeable projects to result in significant and unavoidable cumulative cultural resources impacts on the environment. All feasible and reasonable changes or alterations have been required in, or incorporated into, the project that would substantially reduce the potentially significant impacts identified in the EIR.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative cultural resources impact. There is no reasonable and feasible mitigation to reduce the Project's cumulative impact. The cumulative cultural resources impact is considered significant and unavoidable.

Geology and Soils

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Impacts would be less than significant (Impact 4.6-1).

The Project would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant (Impact 4.6-2).

The Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Impacts would be less than significant (Impact 4.6-3).

The Project would not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property, and impacts would be less than significant (Impact 4.6-4).

The Project would not have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water, and impacts would be less than significant (Impact 4.6-5).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no geology and soils impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on geology and soils that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to geology and soils would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on geology and soils that would have a significant impact.

Greenhouse Gas Emissions

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases (Impact 4.7-2).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

Significant Impact

The Project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment (Impact 4.7-1).

Description of Significant Impact

The responsibility to approve land use development consistent with the General Plan Update rests with the City of Hanford. While implementation and monitoring of proposed policies would provide the framework and direction to avoid or reduce the identified significant health risk

impacts identified, it is probable that such impacts could remain significant and unavoidable. As a program-level document, evaluation of all project-specific circumstances is not plausible. New development would require a project-level analysis to determine appropriate mitigation strategies. As appropriate, the City of Hanford would require the implementation of the above-notated mitigation strategy intended to avoid or reduce the significant impacts identified. With implementation of mitigation, the General Plan Update would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.

Finding

The Project may generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. These impacts would be reduced to a less-than-significant level with the implementation of the mitigation measures described below. With regard to these impacts, the City Council finds that changes or alterations have been required in, or incorporated into, the proposed Project which avoid or substantially lessen the significant effect as identified in the final EIR.

Brief Explanation of the Rationale for the Finding

When an agency approves a project, CEQA requires that it adopt mitigation measures, when feasible, to avoid or substantially lessen significant Project impacts. Implementation of Mitigation Measures MM 4.7-1 would reduce impacts to less-than-significant levels.

MM 4.7-1: QUANTIFYING INDIVIDUAL PROJECT EMISSIONS

The City of Hanford shall quantify greenhouse gas emissions as needed on a project-by-project basis as part of the environmental review process. At that time, appropriate mitigation measures shall be identified and applied to each prior to construction in adherence to San Joaquin Valley Air Pollution Control District and California Air Resources Board guidelines in order to reduce emissions.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on greenhouse gas emissions that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts on greenhouse gas emissions would not be less than significant.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Significant Impact

The project would result in a cumulatively significant impact on greenhouse gas emissions.

Description of Significant Impact

Greenhouse gas (GHG) impacts are, by their nature, cumulative impacts. Localized impacts of climate change are the result of the cumulative impact of global emissions, and the combined benefits of reductions achieved by all levels of government help to slow or reverse the growth in GHG emissions. In the absence of comprehensive international agreements on appropriate levels

of reductions achieved by each country, another measure of cumulative contribution is required. California has defined reductions required by the state in AB 32 (1990 emission levels by 2020). This serves to define California's share of the reductions regardless of the activities or lack of activities of other areas of the U.S. or the world. Therefore, a cumulative threshold based on consistency with State targets and actions to reduce GHGs is an appropriate standard of comparison for significance determinations at the general plan level.

The potential effects of new development or infrastructure projects may be individually limited but cumulatively significant. The General Plan Update policies would continue to provide GHG reductions beyond 2020 since they apply to all development that would occur between adoption and build out unless superseded by new policies. The amount of local reductions needed beyond 2020 is uncertain pending adoption of State targets for later years. In addition, the long-term effectiveness of the General Plan Update policies and programs that avoid, reduce, or minimize GHG emissions is not known. The KCAG has prepared a countywide CAP as a separate action, and the City adopted it on May 27, 2014 (KCAG 2014a). The CAP determined that, if the requirements set forth in the CEQA Guidelines are met, the lead agency may determine that projects that are consistent with the CAP will not have significant GHG-related impacts, which can save time and money for these projects. However, it is currently unknown if all future development as a result of the General Plan Update would be consistent with the CAP. Therefore, cumulative impacts related to the growth under the General Plan Update are considered cumulatively considerable and therefore, significant and unavoidable.

Finding

Impacts of the Project will combine with impacts of past, present, and reasonably foreseeable projects to result in significant and unavoidable cumulative greenhouse gas emissions impacts on the environment. All feasible and reasonable changes or alterations have been required in, or incorporated into, the project that would substantially reduce the potentially significant impacts identified in the EIR.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative greenhouse emissions impact. Implementation of Mitigation Measures MM 4.7-1 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant greenhouse gas emissions impact. The cumulative greenhouse gas emissions are considered significant and unavoidable.

Hazards and Hazardous Materials

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant (Impact 4.8-1).

The Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, and impacts would be less than significant (Impact 4.8-2).

The Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school, and impacts would be less than significant (Impact 4.8-3).

The Project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment, and impacts would be less than significant (Impact 4.8-4).

The Project would not, for a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the Project area. Impacts would be less than significant (Impact 4.8-5).

The Project would not, for a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the Project area, and there would be no impact (Impact 4.8-6).

The Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant (Impact 4.8-7).

The Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Impacts would be less than significant (Impact 4.8-8).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no hazards and hazardous materials impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on hazards and hazardous materials that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to hazards and hazardous materials would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on hazards and hazardous materials that would have a significant impact.

Hydrology and Water Quality

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not violate any water quality standards or waste discharge requirements, and impacts would be less than significant (Impact 4.9-1).

The Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Impacts would be less than significant (Impact 4.9-2).

The Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial erosion or siltation on- or off-site, and impacts would be less than significant (Impact 4.9-3).

The Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Impacts would be less than significant (Impact 4.9-4).

The Project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, and impacts would be less than significant (Impact 4.9-5).

The Project would not otherwise substantially degrade water quality, and impacts would be less than significant (Impact 4.9-6).

The Project would not place housing within a 100-year flood hazard area as mapped on a federal flood hazard boundary or flood insurance rate map or other flood hazard delineation map, and impacts would be less than significant (Impact 4.9-7).

The Project would not place within a 100-year flood hazard area structures which would impede or redirect flood flows, an impacts would be less than significant (Impact 4.9-8).

The Project would not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam, and impacts would be less than significant (Impact 4.9-9).

The Project would not cause inundation by seiche, tsunami, or mudflow, and impacts would be less than significant (Impact 4.9-10).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no hydrology and water quality impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on hydrology and water quality that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to hydrology and water quality would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on hydrology and water quality that would have a significant impact.

Land Use and Planning

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not physically divide an established community, and impacts would be less than significant (Impact 4.10-1).

The Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. There would be no impact (Impact 4.10-2).

The Project would not conflict with any applicable habitat conservation plan or natural community conservation plan, and there would be no impact (Impact 4.10-3).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no land use and planning impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on land use and planning that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to land use and planning would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on land use and planning that would have a significant impact.

Mineral Resources

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State, and there would be no impact (Impact 4.11-1).

The Project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan, and there would be no impact (Impact 4.11-2).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no mineral resources impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on mineral resources that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to mineral resources would result in no impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on mineral resources that would have a significant impact.

Noise

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project may result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies (Impact 4.12-1).

The Project would not result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels (Impact 4.12-2).

The Project would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project (Impact 4.12-3).

The Project would not result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project (Impact 4.12-4).

For a Project located within an Airport Land Use Plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, the Project would not expose people residing or working in the Project area to excessive noise levels (Impact 4.12-5).

For a Project within the vicinity of a private airstrip, the Project would not expose people residing or working in the Project area to excessive noise levels (Impact 4.12-6).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no noise impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on noise that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to noise would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on noise that would have a significant impact.

Population and Housing

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere (Impact 4.13-2).

The Project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere (Impact 4.13-3).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no population and housing impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

Significant Impact

The Project would induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) (Impact 4.13-1).

Description of Significant Impact

The General Plan Update could increase the population of the Study Area by 47,367 people over the 2013 estimated January 1, 2013 population of 55,122 for a total population of 102,489 in 2035. This growth would be directly induced by providing land use designations in the Study Area that could result in 15,653 additional housing units over the estimated 17,867 housing units in 2013 for a total of 33,520 housing units in 2035. The growth would also be directly induced by providing land use designations that could result in 33,308 additional jobs over the estimated 20,900 jobs in 2014 for a total of 54,208 jobs in 2035. It was determined in the EIR that a jobs-housing balance ratio ranging between 1.3 to 1.7 is considered ideal. The General Plan Update could result in a job-housing balance ratio of 1.63, which falls into this ideal range. The General Plan Update would also indirectly induce growth by requiring new roads and other infrastructure to accommodate the new development as a result of the General Plan in the Study Area. Therefore, the General Plan Update would induce substantial population growth in an area, either directly or indirectly, which is a significant and unavoidable impact.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce population and housing impacts. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, population and housing impacts would be significant and unavoidable.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts on population and housing would not be less than significant.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Significant Impact

The project would result in a cumulatively significant impact on population and housing.

Description of Significant Impact

The General Plan Update would directly and indirectly induce substantial population growth, which is a significant and unavoidable impact. Therefore, new development as a result of the

General Plan Update coupled with current and future projects in the vicinity of the Study Area would also result in substantial population growth that is cumulatively considerable and would contribute to a significant and unavoidable cumulative impact regarding population and housing. There is no reasonable and feasible mitigation to avoid this impact as the purpose of the General Plan Update is to plan for the ordered growth of the City through 2035.

Finding

Impacts of the Project will combine with impacts of past, present, and reasonably foreseeable projects to result in significant and unavoidable cumulative population and housing impacts on the environment. All feasible and reasonable changes or alterations have been required in, or incorporated into, the project that would substantially reduce the potentially significant impacts identified in the EIR.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative population and housing impact. There is no reasonable and feasible mitigation to reduce the Project's cumulative impact. The cumulative population and housing impact is considered significant and unavoidable.

Public Services

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection, police protection, schools, parks, and other public facilities (Impact 4.14-1).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no public services impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on public services that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to public services would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on public services that would have a significant impact.

Recreation

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated (Impact 4.15-1).

The Project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment (Impact 4.15-2).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no recreation impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on recreation that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to recreation would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on recreation that would have a significant impact.

Transportation and Traffic

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks (Impact 4.16-3).

The Project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) (Impact 4.16-4).

The Project would not result in inadequate emergency access (Impact 4.16-5).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

Significant Impact

The Project may conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit (Impact 4.16-1).

The Project would not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for Designated Roads or Highways (Impact 4.16-2).

The Project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities (Impact 4.16-6).

Description of Significant Impact

Pertinent plans, ordinances, and policies establishing measures of effectiveness for the performance of a circulation system include the San Joaquin Valley Blueprint, Kings County 2014 RTP/SCS (in compliance with SB 375), and 2011 Regional Bicycle Master Plan. In addition, the General Plan Update has a number of policies related to the performance of the Study Area's circulation system. The intersection and roadway segment capacity analyses determined that implementation of the General Plan Update would result in certain intersections and roadway segments falling short of desired operation conditions. This would result in a significant impact as a result of the General Plan Update by conflicting with applicable plans, ordinances, or policies established to measure the effectiveness for the performance of the circulation system.

This Bicycle Plan is based on the 2002 General Plan Circulation Element. Once the General Plan has been adopted, the City will revise and adopt a new Bicycle Plan based on the new Circulation Element contained in the General Plan Update and the contents of this EIR. The new Bicycle Plan would include highest and secondary priority bicycle route improvements to be used by both bicycles and pedestrians similar to the existing Bicycle Plan.

Through established KCAPTA procedures, periodic reviews of mass transit needs for the City by KCAPTA, a station area planning study (see Policy T80), if necessary, and adherence to General Plan Update Policies, the General Plan Update would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system related to mass transit, passenger rail service, freight service, and high-speed rail.

Finding

The Project may conflict with an applicable plan, ordinance, policy, or program, that may have a significant impact on the environment. These impacts would be reduced to a less-than-significant level with the implementation of the mitigation measures described below. With regard to these

impacts, the City Council finds that changes or alterations have been required in, or incorporated into, the proposed Project which avoid or substantially lessen the significant effect as identified in the final EIR.

Brief Explanation of the Rationale for the Finding

When an agency approves a project, CEQA requires that it adopt mitigation measures, when feasible, to avoid or substantially lessen significant Project impacts. Implementation of Mitigation Measure MM 4.16-1 and 4.16-2 would reduce impacts to less-than-significant levels.

MM 4.16-1: REVISED TRAFFIC IMPACT FEE PROGRAM

Subsequent to the adoption of the General Plan Update, the City shall revise the existing traffic impacts fee program to incorporate the recommended improvements described in the *City of Hanford General Plan Update Traffic Impact Study* in order to provide new development with a revised mechanism to pay its fair share of the recommended improvements.

MM 4.16-2: REVISED BICYCLE PLAN

Subsequent to the adoption of the General Plan Update, the City shall revise and adopt a new Bicycle Plan based on the new Circulation Element contained in the General Plan Update and the contents of this EIR.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on transportation and traffic that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to transportation and traffic would result in a less-than-significant impact on the environment with implementation of Mitigation Measures MM 4.16-1 and 4.16-2.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on transportation and traffic that would have a significant impact.

Utilities and Service Systems

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not exceed wastewater treatment requirements of the applicable regional water quality control board (Impact 4.17-1).

The Project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects (Impact 4.17-2).

The Project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects (Impact 4.17-3).

The Project would have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed (Impact 4.17-4).

The Project would result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments (Impact 4.17-5).

The Project would be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs (Impact 4.17-6).

The Project would comply with federal, State, and local statutes and regulations related to solid waste (Impact 4.17-7).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no utilities and service systems impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on utilities and service systems that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to utilities and service systems would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on utilities and service systems that would have a significant impact.

ATTACHMENT 2

STATEMENT OF OVERRIDING CONSIDERATIONS

Statement of Overriding Considerations

CEQA Guidelines Section 15093 for 2035 General Plan Update

Final Environmental Impact Report SCH# 2015041024

Lead Agency: City of Hanford

SIGNIFICANT AND UNAVOIDABLE IMPACTS SUMMARY

The California Environmental Quality Act (CEQA) requires a public agency to balance the benefits of a project or program against its significant unavoidable adverse impacts in determining whether to approve the project or program. The City of Hanford 2035 General Plan Update (General Plan Update or Project) would result in environmental effects that, although mitigated to the extent feasible by the implementation of mitigation measures, would remain significant and unavoidable adverse impacts, as discussed in the final environmental impact report (EIR) and CEQA findings of fact (CEQA Guidelines Section 15091). These impacts are summarized below and constitute those impacts for which this statement of overriding considerations is made.

Agriculture and Forestry Resources

IMPACT 4.2-1 (CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE (FARMLAND), AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE)

The Study Area is larger than the area that would ultimately be needed for growth over the life of the General Plan Update, but has been determined to give decision-makers the greatest flexibility in making determinations about where and how the City should grow. The build out of the Planned Area as a result of the General Plan Update would, over the 2014 to 2035 planning period, convert approximately 2,706 acres of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland, as shown on the maps prepared pursuant to the FMMP, to non-agricultural use.

In response to comments Kings County Farm Bureau voiced during the General Plan Update Committee meetings, the City increased urban densities for the various land uses within the General Plan Update. Additionally, the proposed City limits and SOI were designed to break along arterial roads in order to create a logical buffer between proposed urban uses and adjacent agricultural lands.

In addition, Policy O5 (Farmland Mitigation Program) has been included in the General Plan Update to foster collaboration with the County of Kings and other cities in Kings County to develop a countywide farmland conversion mitigation program outside adopted urban growth boundaries (i.e., the City's Planned Area, also the Primary SOI). It is assumed that because expansion of the urban area proceeds in an orderly manner under the General Plan Update and is

a logical result to accommodate anticipated future population growth, it is expected that the Planned Area would be converted to a nonagricultural land use as the natural progression of urban growth. The policy to work on developing a countywide farmland mitigation program for the urban conversion of agricultural lands that are outside adopted urban growth boundaries (in this case the Planned Area) is warranted due to the expectation that this conversion would occur as development continues in the City. It is also warranted that the City collaborate rather than unilaterally develop a farmland mitigation program because conversion of farmland is a regional issue that should be collectively developed by the County and all cities in Kings County. Mitigation Measure MM 4.2-1 has been developed that mandates that the City work with the County and other cities to develop a countywide farmland mitigation program, and this mitigation includes performance criteria.

Future development in the Study Area (but outside the Planned Area) would first require approval of the Kings County Local Area Formation Commission because such development means that the City would be annexing land and the City's SOIs would like need to be revised as well as future General Plan Update amendments, which would trigger the need for future CEQA review, including consideration of agriculture impacts. Future development in the Study Area would also have to comply with the Hanford Municipal Code Chapter 16.40.110 (Right to Farm), proposed goals and policies of the General Plan Update related to agriculture and specifically Policy O5. Future development in the Study Area, even with Policy O5 and implementation of Mitigation Measure MM 4.2-1, would also result in significant and unavoidable impacts to agricultural resources.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce agriculture and forestry resources impacts. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, agriculture and forestry resources impacts would be significant and unavoidable.

IMPACT 4.2-2 (CONFLICT WITH EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT)

The existing Williamson Act Contracts are limited to the outskirts of the Planned Area. Build out of the Planned Area would affect 1,136 acres currently under a Williamson Act land use contract. These areas would be affected by development of proposed land uses for these lands under the General Plan Update. This would ultimately result in the General Plan Update conflicting with existing land under Williamson Act land use contracts, which is a potentially significant impact.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce agriculture and forestry resources impacts. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, agriculture and forestry resources impacts would be significant and unavoidable.

IMPACT 4.2-5 (INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE OR CONVERSION OF FOREST LAND TO NON-FOREST USE)

The General Plan Update would involve other changes to the environment which, due to their location or nature, would result in the conversion of farmland to non-agricultural use and impacts would be significant and unavoidable. It is important to note that, due to Chapter 16.40.110 (Right to Farm) of the Hanford Municipal Code, advises that adjacent uses to future development could result in “potential inconveniences and discomforts often associated with agricultural activities and operations, including, but not limited to, equipment and animal noise; farming activities conducted on a 24-hour a day, 7-days a week basis; odors from manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from agriculture operations.” Therefore, this acknowledgment establishes the right of adjacent landowners to continue to farm and therefore precludes to indirect conversion of adjacent farmland as a result of potentially incompatible land uses as a result of the General Plan Update.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce agriculture and forestry resources impacts. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, agriculture and forestry resources impacts would be significant and unavoidable.

CUMULATIVE IMPACTS

Impacts of the Project will combine with impacts of past, present, and reasonably foreseeable projects to result in significant and unavoidable cumulative agriculture and forestry resources impacts on the environment. All feasible and reasonable changes or alterations have been required in, or incorporated into, the project that would substantially reduce the potentially significant impacts identified in the EIR.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative agriculture and forestry resources impact. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant agriculture and forestry resources impact. The cumulative agriculture and forestry resources impact is considered significant and unavoidable.

Air Quality

CUMULATIVE IMPACTS

As growth continues in the San Joaquin Valley, attainment of air quality standards would become more difficult, even though overall air quality continues to improve. Proposed cumulative development planned in Fresno, Tulare, Kings and Madera counties would result in thousands of new homes and millions of square feet of new retail uses. Vehicle trips associated with this development would contribute to existing air quality impacts in the San Joaquin Valley Air Basin (SJVAB).

The new development as a result of the General Plan Update is not expected to exceed the San Joaquin Valley Air Pollution Control District (SJVAPCD) regional significance thresholds. However, all new development would be reviewed and individually assessed for its potential to generate air quality impacts pursuant to the CEQA guidelines. Full build-out may contribute to cumulative air emissions by allowing for additional development within the Study than what currently exists. The cumulative air quality impacts of the Project, together with other foreseeable development throughout the San Joaquin Valley air basin, would be cumulatively considerable and as such, significant and unavoidable.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative air quality impact. Implementation of Mitigation Measures MM 4.3-1 through MM 4.3-3 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant air quality impact. The cumulative air quality impact is considered significant and unavoidable.

Biological Resources

IMPACT 4.4-1 (HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATIONS, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL-STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS, OR BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE)

There is no mitigation provided for the indirect impacts to special-status species through the loss of common (i.e., non-sensitive) habitats. Special-status species are dependent on a variety of habitat types (comprised of both common and sensitive habitats), and the conversion of common habitat types as a result of new development would result in the overall reduction of habitat and resources to support special-status species. Thus, due to the loss of common habitats capable of supporting special-status species and diminished resource availability, impacts to special-status species remain significant as a result of the General Plan Update.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce biological resources impacts. Implementation of Mitigation Measure MM 4.4-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, biological resources impacts would be significant and unavoidable.

IMPACT 4.4-2 (HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS OR BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR US FISH AND WILDLIFE SERVICE)

New development as a result of the General Plan Update would impact various common and possibly sensitive habitat types, including riparian habitat, other sensitive plant communities, and federally-protected wetlands. The General Plan Update could result in the loss of riparian habitat and sensitive natural communities similar to the potential to result in the loss of common (i.e., non-sensitive) habitats.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce biological resources impacts. Implementation of Mitigation Measure MM 4.4-2 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, biological resources impacts would be significant and unavoidable.

IMPACT 4.4-3 (SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY PROTECTED WETLANDS AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT [INCLUDING, BUT NOT LIMITED TO, MARSH, VERNAL POOL, COASTAL, ETC.] THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS)

Similar to Impact 4.4-2, the General Plan Update could **have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.**

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce biological resources impacts. Implementation of Mitigation Measure MM 4.4-2 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, biological resources impacts would be significant and unavoidable.

CUMULATIVE IMPACTS

As discussed above, the General Plan Update would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species; could have a substantial adverse effect on any riparian habitat or other sensitive natural community; and could have a substantial adverse effect on federally-protected wetlands. These are all potentially significant and unavoidable impacts. Mitigation Measures 4.4-1 and MM 4.4-2 reduce these impacts to the greatest extent feasible. However, even with mitigation, new development as a result of the General Plan Update, coupled with current and future projects in the vicinity of the Study Area, would result in impacts to special-status species and could result in impacts to riparian habitat, sensitive natural communities, and federally-protected wetlands that are cumulatively considerable and would contribute to a significant and unavoidable cumulative impact regarding biological resources.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative biological resources impact. Implementation of Mitigation Measures MM 4.4-1 and MM 4.4-2 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant biological resources impact. The cumulative biological impact is considered significant and unavoidable.

Cultural Resources

IMPACT 4.5-1 (CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN SECTION 15064.5)

The General Plan Update policies only afford limited protection to historical resources and would not ultimately prevent the demolition of historical resources if preservation is determined to be infeasible. The determination of feasibility would occur on a case-by-case basis.

Additionally, some structures that are not currently 50 years old could become eligible for listing. While policies would minimize the probability of historical resources being demolished, these policies cannot ensure that the demolition of historic structures would not occur in the future. Therefore, the General Plan Update could cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce cultural resources impacts. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, cultural resources impacts would be significant and unavoidable.

CUMULATIVE IMPACTS

New development would have the potential to result in a cumulatively considerable impact associated with the loss of historical resources through the demolition, destruction, relocation, or alteration of a resource. While new development is regulated by federal, State, and local regulations, historical resources still have the potential to be adversely affected if preservation is determined to be infeasible. Therefore, it is determined that the General Plan Update could result in significant and unavoidable cumulative impact to historical resources.

Adherence to General Plan Update policies; federal, State, and local regulations; and CEQA requirements would ensure that the General Plan Update would not cause a substantial adverse change in the significance of an archaeological or paleontological resource. Additionally, compliance with regulations would result in proper handling, excavation, and re-burial of any human remains, including those interred outside of formal cemeteries. Therefore, the General Plan Update would not have a cumulatively considerable impact on archeological and paleontological resources or human remains and cumulative impacts would be less than significant.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative cultural resources impact. There is no reasonable and feasible mitigation to reduce the Project's cumulative impact. The cumulative cultural resources impact is considered significant and unavoidable.

Greenhouse Gas Emissions

CUMULATIVE IMPACTS

Greenhouse gas (GHG) impacts are, by their nature, cumulative impacts. Localized impacts of climate change are the result of the cumulative impact of global emissions, and the combined benefits of reductions achieved by all levels of government help to slow or reverse the growth in GHG emissions. In the absence of comprehensive international agreements on appropriate levels of reductions achieved by each country, another measure of cumulative contribution is required. California has defined reductions required by the state in AB 32 (1990 emission levels by 2020). This serves to define California's share of the reductions regardless of the activities or lack of activities of other areas of the U.S. or the world. Therefore, a cumulative threshold based on consistency with State targets and actions to reduce GHGs is an appropriate standard of comparison for significance determinations at the general plan level.

The potential effects of new development or infrastructure projects may be individually limited but cumulatively significant. The General Plan Update policies would continue to provide GHG reductions beyond 2020 since they apply to all development that would occur between adoption

and build out unless superseded by new policies. The amount of local reductions needed beyond 2020 is uncertain pending adoption of State targets for later years. In addition, the long-term effectiveness of the General Plan Update policies and programs that avoid, reduce, or minimize GHG emissions is not known. The KCAG has prepared a countywide CAP as a separate action, and the City adopted it on May 27, 2014 (KCAG 2014a). The CAP determined that, if the requirements set forth in the CEQA Guidelines are met, the lead agency may determine that projects that are consistent with the CAP will not have significant GHG-related impacts, which can save time and money for these projects. However, it is currently unknown if all future development as a result of the General Plan Update would be consistent with the CAP. Therefore, cumulative impacts related to the growth under the General Plan Update are considered cumulatively considerable and therefore, significant and unavoidable.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative greenhouse emissions impact. Implementation of Mitigation Measures MM 4.7-1 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant greenhouse gas emissions impact. The cumulative greenhouse gas emissions are considered significant and unavoidable.

Population and Housing

IMPACT 4.13-1 (INDUCE SUBSTANTIAL POPULATION GROWTH IN AN AREA, EITHER DIRECTLY [FOR EXAMPLE, BY PROPOSING NEW HOMES AND BUSINESSES] OR INDIRECTLY [FOR EXAMPLE, THROUGH EXTENSION OF ROADS OR OTHER INFRASTRUCTURE])

The General Plan Update could increase the population of the Study Area by 47,367 people over the 2013 estimated January 1, 2013 population of 55,122 for a total population of 102,489 in 2035. This growth would be directly induced by providing land use designations in the Study Area that could result in 15,653 additional housing units over the estimated 17,867 housing units in 2013 for a total of 33,520 housing units in 2035. The growth would also be directly induced by providing land use designations that could result in 33,308 additional jobs over the estimated 20,900 jobs in 2014 for a total of 54,208 jobs in 2035. It was determined in the EIR that a job-housing balance ratio ranging between 1.3 to 1.7 is considered ideal. The General Plan Update could result in a job-housing balance ratio of 1.63, which falls into this ideal range. The General Plan Update would also indirectly induce growth by requiring new roads and other infrastructure to accommodate the new development as a result of the General Plan in the Study Area. Therefore, the General Plan Update would induce substantial population growth in an area, either directly or indirectly, which is a significant and unavoidable impact.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce population and housing impacts. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, population and housing impacts would be significant and unavoidable.

CUMULATIVE IMPACTS

The General Plan Update would directly and indirectly induce substantial population growth, which is a significant and unavoidable impact. Therefore, new development as a result of the General Plan Update coupled with current and future projects in the vicinity of the Study Area would also result in substantial population growth that is cumulatively considerable and would

contribute to a significant and unavoidable cumulative impact regarding population and housing. There is no reasonable and feasible mitigation to avoid this impact as the purpose of the General Plan Update is to plan for the ordered growth of the City through 2035.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative population and housing impact. There is no reasonable and feasible mitigation to reduce the Project's cumulative impact. The cumulative population and housing impact is considered significant and unavoidable.

FINDINGS

This City Council finds and determines in approval of the General Plan Update that it has considered the identified means of lessening or avoiding the Project's significant effects. The City Council further finds and determines that the specific economic, legal, social, technological, or other benefits, including region-wide or Statewide environmental benefits of the General Plan Update, as discussed below, outweigh its unavoidable adverse environmental effects. Therefore, this City Council finds and determines in approval that such benefits override, outweigh, and make "acceptable" any such remaining environmental impacts of the General Plan Update (CEQA Guidelines Section 15092 [a] and [b]).

The following benefits and considerations outweigh such significant and unavoidable adverse environmental impacts. All of these benefits and considerations are based on the facts set forth in the findings, the final EIR, and the record of proceedings for the Project. Each of these benefits and considerations constitutes a separate and independent basis that justifies approval of the General Plan Update, so that if a court were to set aside the determination that any particular benefit or consideration justifies Project approval, the City Council would stand by its determination that the remaining benefits or considerations are sufficient to justify and substantiate Project approval.

FACTS

Each benefit set forth below constitutes an overriding consideration warranting approval of the General Plan Update, independent of the other benefits, and this City Council determines that the adverse environmental impacts of the Project are "acceptable" if any of these benefits would be realized. The General Plan Update would provide benefits as follows:

- While the State does not mandate a timeframe to update a General Plan other than the Housing Element, not preparing the General Plan Update would make it difficult to have a legally adequate Housing Element in the future.
- The Project provides a comprehensive update to the goals, policies, and implementing actions necessary to accommodate new housing and jobs within the City limits in anticipation of future population growth through 2035.
- The General Plan Update provides a plan for a needed variety of housing, employment, and recreational opportunities necessary to accommodate future growth through 2035.
- The General Plan Update goals, policies, and implementing measures promote vitality in the local economy that is needed for the City to remain economically strong and able to provide necessary services and housing and job opportunities to the citizens of the growing City.

- The General Plan Update goals, policies, and implementing measures promote the existing character of the City valued by its citizens in order to provide the community with a sense of pride, belonging, and ownership in their City.
- The General Plan Update provides a plan for a variety of commercial, industrial, and mixed-use land uses needed in order to broaden the economic base as well as improve the job-housing balance and fiscal sustainability of the City.
- The General Plan Update provides a plan to locate new development near existing jobs, services, and infrastructure to the greatest extent practicable in order to promote sustainability and reduce the City's carbon footprint in the spirit of new local and Statewide laws and regulations.
- The General Plan Update's policies promote environmental stewardship to protect and enhance natural resources and improve air quality in the spirit of good land use planning practices.
- The General Plan Update emphasizes that physical constraints and natural hazards are accounted for as part of the development of the City in the spirit of good land stewardship.
- The General Plan Update further protects, the greatest extent feasible, agricultural lands on the fringe of urban development through good land use planning and a focus on densification of land uses and urban infill.
- During the process of preparing the General Plan, the Citizen's Advisory Committee identified a comprehensive list of overarching principles that they believed the community of Hanford mutually shares. These principles served as a guide in formulating the goals and policies of the General Plan. Adoption and implementation of this General Plan will provide the Hanford community with a written guide that uniquely reflects who they are and who they want to be in the future. The principles are listed below:
 - A prosperous community
 - Opportunities for housing and jobs that benefit the existing and future community
 - Enhancement of small town charm
 - Facilitation of a successful business environment
 - Downtown area as the physical, cultural, civic, and commercial center of Hanford
 - Hanford as the regional commercial, service, and government center of Kings County
 - Diversification of Industry
 - Enhancement of quality of life
 - Orderly growth and development, concentrically located around the historic center of the City
 - Responsible management of land resources
 - Coordinated land use and circulation systems
 - Respect for private property rights

- Enhancement of the historic center of the City
- Preservation of farmland resources
- A well-designed, physically integrated, livable community
- Safe, reliable, efficient movement of people and goods
- Less reliance on private motorized transportation
- Safe and secure recreational facilities
- Superior, innovative recreational opportunities
- Collaborative local government relationship with citizens
- Protection and preservation of natural, cultural, and historic resources
- Respectful provision of government services
- Efficient provision of utility services
- Clean, useable city facilities
- Safety, peace of mind, and high quality of life
- Protection from conditions that would pose a threat to life, environment, and property
- Safe, swift, and efficient response to emergencies
- Healthy and active citizens

This Statement of Overriding Considerations applies specifically to those impacts found to be significant and unavoidable as determined in the Final EIR and the record of proceedings. The Statement of Overriding Considerations also applied to those impacts that were determined to be mitigated to a lesser degree, but not to a level of insignificance.

Pursuant to Public Resources Code 21081 and CEQA Guidelines Section 15093, the City of Hanford hereby determines that specific economic, legal, social, environmental and other benefits and overriding considerations as previously stated, outweigh any remaining unavoidable, adverse environmental impacts of the proposed 2035 General Plan Update and that the 2035 General Plan Update should be approved.

ATTACHED IN HARD COPY

**DRAFT EIR
FINAL EIR**

Attachment: Resolution 2017-02 FEIR (1878 : 2035 General Plan Update)

RESOLUTION NO. 2017-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL TO THE CITY COUNCIL OF GENERAL PLAN AMENDMENT NO. 2017-02, AN UPDATE TO THE CITY OF HANFORD GENERAL PLAN.

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on March 14, 2017, at 7:00 p.m., it was moved by Commissioner _____, and seconded by Commissioner _____, and duly carried, that the following resolution be adopted:

WHEREAS, a comprehensive update to the 2002 General Plan was prepared with community input through the Citizen's Advisory Committee appointed by the City Council: and,

WHEREAS, the Draft 2035 General Plan Update was accepted by the City Council on October 13, 2015; and

WHEREAS, the City of Hanford reviewed the 2035 General Plan Update and found that the proposed update would establish goals and policies that would preserve and enhance the quality of life for Hanford residents, provide for a balance of housing, public services and facility and jobs, and preserve the historic character of the original townsite while planning for growth and supporting increases in demand for City services; and,

WHEREAS, the 2035 General Plan Update includes the following elements Economic Development; Land Use and Community Design; Transportation and Circulation; Open Space, Conservation and Recreation; Public Facilities and Services; Health, Safety and Noise; and,

WHEREAS, the City of Hanford Planning Commission, considered the 2035 General Plan Update at its regularly scheduled meeting on March 14, 2017; and,

WHEREAS, the City of Hanford Planning Commission considered the evidence presented in the staff report and testimony presented during the public hearing; and,

WHEREAS, an Environmental Impact Report (SCH 2015041024) has been prepared for the Draft 2035 General Plan Update pursuant to the California Environmental Quality Act ("CEQA"); and,

WHEREAS, the Environmental Impact Report and all notices related thereto were prepared in compliance with CEQA and the City of Hanford Municipal Code and Policies; and

WHEREAS, on the basis of the documentation and information provided in the staff report and the evidence and testimony submitted at the public hearing, and the Environmental Impact Report prepared for the 2035 General Plan Update the City of Hanford hereby makes findings in accordance with Section 15091 of the CEQA Guidelines and as specifically

articulated in Resolution 2017-02 recommending certification of the Final EIR, incorporated herein by this reference; and

WHEREAS, the Final Environmental Impact Report identified significant environmental impacts that can be mitigated to substantially lessen the environmental effects relating to Aesthetics, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Public Services, Recreation and Utilities and Service Systems, Transportation and Traffic and a Mitigation, Monitoring and Reporting Plan (“MMRP”) has been prepared for the Project; and

WHEREAS, the Final Environmental Impact Report also identified unavoidable significant adverse impacts regarding Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative), Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative; and

WHEREAS, Section 15093 of the CEQA Guidelines requires the City to balance the benefits of the Project against its unavoidable environmental impacts in determining whether or not to approve the Project; and

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission of the City of Hanford finds the project to be consistent with the Final Environmental Impact Report (FEIR) (SCH 2015041024) associated with the 2035 General Plan Update, and for which said FEIR was recommended for certification by this Commission precedent to its consideration of the general plan amendment, consistent with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies.

BE IT FURTHER RESOLVED, the Planning Commission recommended that a statement of overriding considerations be adopted with the certification of the Environmental Impact Report for the unavoidable significant environmental impacts identified by the Final Environmental Impact Report, Resolution 2017-02 incorporated by reference; and,

BE IT FURTHER RESOLVED that the City of Hanford Planning Commission recommends approval to the City Council of General Plan Amendment No. 2017-02, including revisions to the Draft General Plan included in the Final EIR. Based on the following findings and based on the evidence presented:

1. That the public hearing for the proposed general plan amendment was properly noticed in accordance with state law and the Hanford Municipal Code.
2. That an Environmental Impact Report (SCH 2015041024) was prepared in accordance with the California Environmental Quality Act and recommended for certification by approval of Resolution 2017-02..
3. That notice of the proposed General Plan Amendment was provided to the Native American Heritage Commission and the referred tribal agencies in accordance with California Government Code 65352.3 (SB18).

4. That the proposed amendment is consistent with the objectives in Municipal Code Section 17.02-020 by making the following determinations:
 - A. That the proposed amendment provides for a wholesome, attractive living environment.
 - B. That the proposed amendment continues the protection of the Downtown.
 - C. That the proposed development promotes appropriately located commercial development that will serve a larger regional area.
 - D. That the proposed amendment will allow new urban expansion that is logical, desirable and in conformance with the objectives and policies of the general plan as amended.
5. The General Plan Amendment is compatible, integrated and internally consistent, as amended.
6. That a mitigation monitoring program and statement of overriding considerations was recommended for approval for the proposed project by adoption of Resolution 2017-02.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 14th day of March 2017, by the following vote:

VOTING:

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

I, **Darlene 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 14th day of March 2017.

Darlene Mata, Secretary

ATTACHMENT 1

2035 GENERAL PLAN UPDATE

SEPARATE DOCUMENT AVAILABLE AT:
CITY OF HANFORD
317 N. DOUTY
HANFORD, CA 93230

Attachment: Resolution 2017-03; GPA 2017-02 (1878 : 2035 General Plan Update)

RESOLUTION NO. 2017-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL TO THE CITY COUNCIL OF MUNICIPAL CODE AMENDMENT NO. 2017-01, AN UPDATE TO THE CITY OF HANFORD ZONING ORDINANCE, TITLE 17 OF THE HANFORD MUNICIPAL CODE.

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on March 14, 2017, at 7:00 p.m., it was moved by Commissioner _____, and seconded by Commissioner _____, and duly carried, that the following resolution be adopted:

WHEREAS, Municipal Code Amendment 2017-01, (Zoning Ordinance Update) was processed by the City of Hanford and was presented to the City of Hanford Planning Commission, attached as Attachment 1; and

WHEREAS, the City of Hanford reviewed the Zoning Ordinance Update and found that the proposed update would establish codes that would be consistent with the goals and policies of the Draft 2035 General Plan Update; and,

WHEREAS, the City of Hanford Planning Commission, considered Municipal Code Amendment 2017-01 at its regularly scheduled meeting on March 14, 2017; and,

WHEREAS, the City of Hanford Planning Commission considered the evidence presented in the staff report and testimony presented during the public hearing; and,

WHEREAS, an Environmental Impact Report (SCH 2015041024) has been prepared for the Draft 2035 General Plan Update pursuant to the California Environmental Quality Act (CEQA) and, as stated in the EIR, was prepared to be utilized for the Zoning Ordinance Update; and,

WHEREAS, the Final Environmental Impact Report and all notices related thereto were prepared in compliance with the CEQA and the City of Hanford Municipal Code and Policies; and

WHEREAS, on the basis of the documentation and information provided in the staff report and the evidence and testimony submitted at the public hearing, and the Environmental Impact Report prepared for the 2035 General Plan Update and subsequent documents, the City of Hanford hereby makes findings in accordance with Section 15091 of the CEQA Guidelines and as specifically articulated in Resolution 2017-02 recommending certification of the Final EIR and incorporated herein by this reference; and

WHEREAS, the Final Environmental Impact Report identified environmental impacts that can be mitigated to substantially lessen the environmental effects to less than significant relating to Aesthetics, Geology and Soils, Hazards and Hazardous Materials, Hydrology and

Water Quality, Land Use and Planning, Mineral Resources, Noise, Public Services, Recreation and Utilities and Service Systems, Transportation and Traffic and a Mitigation, Monitoring and Reporting Plan (“MMRP”) has been prepared for the Project and included in Appendix A of the Final EIR; and

WHEREAS, the Final Environmental Impact Report also identified unavoidable significant adverse impacts regarding Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative), Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative; and

WHEREAS, Section 15093 of the CEQA Guidelines requires the City to balance the benefits of the Project against its unavoidable environmental impacts in determining whether or not to approve the Project; and

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission of the City of Hanford finds the project to be consistent with the Final Environmental Impact Report (FEIR) (SCH 2015041024) associated with the 2035 General Plan Update, and for which said FEIR was recommended for certification by this Commission precedent to its consideration of the Municipal Code Amendment No. 2017-01, consistent with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies.

BE IT FURTHER RESOLVED, the Planning Commission recommended that a statement of overriding considerations be adopted with the certification of the Environmental Impact Report for the unavoidable significant environmental impacts identified by the Final Environmental Impact Report; and,

BE IT FURTHER RESOLVED that the City of Hanford Planning Commission recommends approval to the City Council of Municipal Code Amendment NO. 2017-01, THE Zoning Ordinance Update, based on the following findings and based on the evidence presented:

1. That the public hearing for the proposed Zoning Ordinance Update was properly noticed in accordance with state law and the Hanford Municipal Code.
2. That an Environmental Impact Report was prepared in accordance with the California Environmental Quality Act and recommended for certification by approval of Resolution 2017-02.
3. That the proposed Zoning Ordinance Update is consistent with the goals and policies in the Draft 2035 General Plan Update.
4. That a mitigation monitoring program and statement of overriding considerations was recommended for approval for the proposed project by adoption of Resolution 2017-02, herein incorporated by reference.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 14th day of March 2017, by the following vote:

VOTING:

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

I, **Darlene 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 14th day of March 2017.

Darlene Mata, Secretary

ATTACHMENT 1

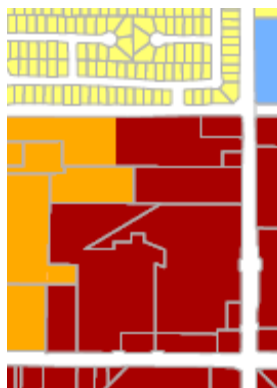
Draft Zoning Ordinance Update

DOCUMENT UNDER SEPARATE ATTACHMENT

Attachment: Resolution 2017-04: MCA 2017-01 (1878 : 2035 General Plan Update)

Zoning Ordinance

City of Hanford



**CITY OF HANFORD
MUNICIPAL CODE
TITLE 17

ZONING ORDINANCE**

Attachment: Draft Zoning Ordinance Update - March 2017 (1878 : 2035 General Plan Update)

Title 17

ZONING

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Chapter 17.02

GENERAL PROVISIONS

Sections:

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17.02.020	Purposes and objectives.
17.02.030	Short title.
17.02.040	Components.
17.02.050	Authority.
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17.02.070	Relationship to specific plans.
17.02.080	Relationship to design guidelines.
17.02.090	Relationship to other titles of the municipal code.
17.02.100	Conflict between regulations.
17.02.110	Application.

17.02.010 Adoption.

There is adopted, as provided in this title, a zoning ordinance for the city of Hanford, state of California, which is a part of the Hanford Municipal Code.

17.02.020 Purposes and objectives.

The zoning ordinance is adopted to preserve, protect and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare of the citizens of Hanford. More specifically, the zoning ordinance is adopted to achieve the following objectives:

- A. To provide a zoning map and associated regulations to guide the physical development of the city in such a manner as to progressively achieve the general arrangement of the land uses described and depicted in the Hanford General Plan;
- B. To foster a wholesome, serviceable and attractive living environment, the beneficial development of areas that exhibit conflicting patterns of use, and the stability of existing land uses that conform with the objectives, policies, principles and standards of the General Plan;
- C. To prevent excessive population densities and the overcrowding of land with structures;
- D. To promote a safe, effective traffic circulation system, the provision of adequate off-street parking and truck loading facilities, and the appropriate location of community facilities;
- E. To protect and promote appropriately located commercial and industrial activities in order to preserve and strengthen the city's economic base;

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- F. To protect and enhance real property values and the city's natural assets;
- G. To ensure unimpeded development of such new urban expansion that is logical, desirable and in conformance with the objectives and policies of the General Plan; and
- H. To provide and protect open space in accordance with the policies of the Open Space Element of the General Plan;

17.02.030 Short title.

This title shall be known as the "zoning ordinance." The words "code" and "ordinance" as used in this title shall have the same meaning.

17.02.040 Components.

The zoning ordinance shall consist of a zoning map designating certain districts and a set of regulations controlling the uses of land; the density of population; the uses and locations of structures; and the height and bulk of structures. It shall also consist of the open spaces about structures; the appearance of certain uses and structures; the areas and dimensions of sites; the location, size and illumination of signs; and number of design off-street parking and off-street loading facilities.

17.02.050 Authority.

This title is adopted pursuant to the provisions of the Planning and Zoning Law, Title 7 of Government Code Section 65000 of the State of California.

17.02.060 Relationship to the general plan.

The zoning ordinance is the primary tool used to implement the goals and policies contained within the General Plan. All matters governed by this title shall substantially conform to the purposes, intent or provisions of the General Plan. Any recommendations for zone changes, if found to be not in conformance with the General Plan and its phrasing, shall not be permitted unless it is also found that the General Plan is in error or in need of change. In this situation, the General Plan must also be amended to maintain consistency between the General Plan and zoning.

17.02.070 Relationship to specific plans.

Specific plans are designed to meet the requirements of the State Government Code and the General Plan. All uses, buildings, or structures located within a specific plan area shall comply with the provisions of the applicable specific plan. Where such provisions conflict with the zoning ordinance, the requirements of the adopted specific plan shall take precedence over the zoning ordinance. In instances where the specific plan is silent, the zoning ordinance shall prevail.

17.02.080 Relationship to design guidelines.

Design guidelines are intended to supplement the general design and development regulations located in the zoning ordinance. Conformance to the design guidelines is strongly encouraged, but not mandatory. The design guidelines represent the City's preferences and provide examples of appropriate, quality design that positively contribute to the character of the community, but they are not intended to preclude alternatives or restrict imagination. In the event there is a

City of Hanford Municipal Code Title 17 - Zoning Ordinance

conflict between the zoning ordinance and the design guidelines, the regulations in the zoning ordinance shall prevail.

17.02.090 Relationship to other titles of the municipal code.

No provision of this title is intended to abrogate, repeal, annul, impair or interfere with any existing ordinance of the City. Where this title imposes greater restrictions or regulations than are imposed or required by an existing ordinance, deed restriction, covenant, easement or agreement between parties, this title shall control.

17.02.100 Conflict between regulations.

Any conflicts between requirements of this title, or between this title and other regulations, shall be resolved as follows:

- A. In the event of any conflict between the provisions of this title, the most restrictive requirement shall control.
- B. In the event of any conflict between the requirements of this title and standards adopted as part of any development agreement or specific plan, the requirements of the development agreement or specific plan shall control.
- C. In the event of any conflict between requirements of this title and other regulations of the City, the most restrictive requirement shall control, as determined by the City.
- D. It is not intended that the requirements of this title shall interfere with, repeal, abrogate or annul any easement, covenant, or other agreement that existed when this zoning ordinance became effective. This zoning ordinance applies to all land uses and development regardless of whether it imposes a greater or lesser restriction on the development or use of structures or land than an applicable private agreement or restriction, without affecting the applicability of any agreement or restriction. The City shall not enforce any private covenant or agreement unless it is a party to the covenant or agreement. Where a requirement of a private covenant or agreement directly conflicts with a requirement in this title, the City shall enforce the requirements of this title.

17.02.110 Application.

To the extent permitted by applicable law, this title shall apply to all property, whether owned by private persons, firms, corporations or organizations; by the United States of America or any of its agencies; by the state or any of its agencies or political subdivisions; by any county or city, including the City of Hanford, or any of its agencies; or by any authority or district organized under the laws of the state, except for exemptions specifically allowed by state and federal laws or amendments thereto.

Chapter 17.04

CONSTRUCTION AND TERMINOLOGY

Sections:

- 17.04.010 Construction.**
- 17.04.020 General terminology of persons and entities.**
- 17.04.030 Rules of interpretation.**
- 17.04.040 Record of interpretations.**
- 17.04.050 Rules of measurement.**
- 17.04.060 Multiple decisions.**

17.04.010 Construction.

The following rules of construction shall apply in this title, unless inconsistent with the plain meaning of the context of this chapter:

- A. The present tense includes the past and future tenses; and the future tense includes the present.
- B. Words used in the singular shall include the plural, and words used in the plural shall include the singular.
- C. In the event there is any conflict or inconsistency between the heading of a chapter, section or subsection of this title and the context thereof, such heading shall not be deemed to affect the scope, meaning or intent of such context.
- D. The words “shall,” “will,” “is to,” and “are to” are always mandatory. “Should” is not mandatory but is strongly recommended; and “may” is permissive. “Shall not” and “may not” are always restrictive.
- E. The words “zone district,” “zoning district,” and “zone” shall have the same meaning.
- F. Whenever a number of days are specified in this title, or in any permit, condition of approval, or notice issued or given as provided in this title, the number of days shall be construed as calendar days, unless business days are specified. Time limits will extend to the following business day where the last of the specified number of days falls on a day that the city is not open for business, except as otherwise provided for by other state and federal laws, regulations, and agencies.
- G. Whenever a time limit in this title is specified in months, the number of months shall be deemed to be consecutive months.

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H. When a provision of this title refers to a requirement elsewhere, the subject of the cross reference is assumed to be another chapter, Section, or subsection of this title, or another provision within the same Section or chapter, unless the title of another document is provided.

I. The provisions of this title are held to be minimum requirements, except where they are expressly stated to be otherwise.

17.04.020 General terminology of persons and entities.

A. “Applicant” means the property owner or his/her authorized agent or contractor who is requesting approval of a project.

B. “Building Official” means the Building Official of the City of Hanford, or his/her designee.

C. “City” means the City of Hanford, California.

D. “City Council” and “Council” mean the City Council of the City of Hanford.

E. “City Engineer” means the City Engineer of the City of Hanford, or his/her designee.

F. “Community Development Director” means the Community Development Director of the City of Hanford, or his/her designee.

G. “Planning Commission” means the Planning Commission of the City of Hanford, duly appointed in accordance with Section 2.20.030 of the Hanford Municipal Code.

H. “Person” means person, firm, corporation, or organization.

17.04.030 Rules of interpretation.

A. The Community Development Director shall have the responsibility and authority on a staff level to interpret the meaning and applicability of all provisions and requirements of this title.

B. A request for an interpretation or determination shall be filed with the Community Development Director and shall include all information required by the City.

C. The Community Development Director has the option of forwarding any determination of the meaning or applicability of any provision of this title directly to the Planning Commission for consideration.

D. The issuance of an interpretation shall include findings stating the basis for the interpretation. The basis for an interpretation may include technological changes or new industry standards. The issuance of an interpretation shall also include a finding documenting the consistency of the interpretation with the General Plan, and any applicable Specific Plan.

E. Any affected person may appeal the interpretation of the Community Development Director or the Planning Commission to the City Council. If appealed, the City Council shall then make the final interpretation.

17.04.040 Record of interpretations.

A. Interpretations shall be written and shall quote the provisions of this title being interpreted, and the applicability in the particular or general circumstances that caused the need for the interpretation.

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B. The Community Development Director shall maintain a complete record of all interpretations indexed by the number of the chapter or section that is the subject of the interpretation.

17.04.050 Rules of measurement.

A. For all measurements and calculations, the applicant shall be responsible for supplying drawings accurately illustrating the measurements that apply to a project. These drawings shall be drawn to scale and shall include sufficient detail to allow easy verification upon inspection by the City.

B. When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement shall be made at the closest or shortest distance between the two objects.

C. Distances are measured along a horizontal plane unless otherwise specified.

D. Measurements involving a structure are made to the closest wall of the structure, unless otherwise specified.

E. When measuring the distance between two different uses, the measurement shall be made from closest lot line to lot line.

F. When measuring height, the measurement shall be the vertical distance from the highest point to the ground level directly below, except as otherwise specified.

G. Where there is a grade difference on either side of a fence or wall, the minimum height of the fence or wall shall be measured on the shorter side.

H. Minimum lot width shall be measured at the front setback line, or from the front property line if there is no required setback, as determined by the zoning of the lot.

I. Lot depth is measured along an imaginary straight line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line or to the most distant point on any other lot line where there is no rear lot line.

J. Required yard space shall be measured as the minimum horizontal distance from the property line of the site or street line to a line parallel thereto on the site; provided, however, where a precise street plan has been adopted by the City Council, required front yards shall be measured from the precise street plan line.

17.04.060 Multiple decisions.

Where a project requires multiple decisions by the Planning Commission and City Council, the Planning Commission decisions on such project shall not be final, but shall be advisory to the City Council, which shall be vested with the final decision making powers pertaining to the project.

Chapter 17.06

ZONE DISTRICTS AND ZONING MAP

Sections:

17.06.010	Purpose.
17.06.020	Applicability.
17.06.030	Establishment of zone districts.
17.06.040	Establishment of zoning map.
17.06.050	Interpretation of zone boundary lines.
17.06.060	Zone changes.
17.06.070	Prezoning.
17.06.080	Right-of-way abandonment.

17.06.010 Purpose.

The purpose of this chapter is to establish zone districts and a zoning map to classify, regulate, restrict and segregate the uses of land and buildings, to regulate and restrict the height and bulk of buildings and to regulate the area of yards and other open spaces about buildings, and to regulate the density of population.

17.06.020 Applicability.

The zoning districts are applicable in all areas of the City.

17.06.030 Establishment of Zone Districts.

A. Base zone districts establish the basic land use and property development regulations applicable to all property within the City, as provided in Section 17.02.110. Overlay zone districts provide additional regulations that are to be exercised over certain lands within the combining zone to meet special community health, safety, welfare, environmental or development objectives described by the General Plan or a specific plan. Overlay district regulations apply in addition to base district regulations and other regulations of this chapter.

B. The base zones are hereby established as follows:

1. Low Density Residential – 12,000 square foot minimum site area, abbreviated as R-L-12;
2. Low Density Residential – 8,000 square foot minimum site area, abbreviated as R-L-8;
3. Low Density Residential – 5,000 square foot minimum site area, abbreviated as R-L-5;
4. Medium Density Residential, abbreviated as R-M.
5. High Density Residential, abbreviated as R-H.
6. Neighborhood Commercial, abbreviated as C-N.

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7. Regional Commercial, abbreviated as C-R.
8. Service Commercial, abbreviated as C-S.
9. Highway Commercial, abbreviated as C-H.
10. Neighborhood Mixed Use, abbreviated as MX-N.
11. Corridor Mixed Use, abbreviated as MX-C.
12. Downtown Mixed Use, abbreviated as MX-D.
13. Office Residential, abbreviated as OR.
14. Office, abbreviated as O.
15. Light Industrial, abbreviated as I-L.
16. Heavy Industrial, abbreviated as I-H.
17. Public Facilities, abbreviated as PF.
18. Airport Protection, abbreviated as AP.
19. Conservation, abbreviated as CO.

C. The overlay zone districts are hereby established as follows:

1. Airport Overlay District
2. East Downtown Overlay District
3. Historic Overlay District

17.06.040 Establishment of zoning map.

A. In order to ensure that comprehensive zoning regulations may be applied uniformly to all incorporated territory upon adoption of this title, a zoning map is hereby established to delineate the location and boundaries of zone districts within the City. The zoning map is incorporated into this title by this reference with the same force and effect as if the boundaries, together with any notations, references, and information shown on the zoning map were specifically stated and described in this title.

B. The zoning map, together with such additional maps as may be adopted in accordance with the provisions of this title, shall be collectively known as the “City of Hanford Zoning Map.”

C. The official copy of the zoning map shall be kept, maintained, and made available to the public by the Hanford Community Development Department. The zoning map may be maintained in hard copy and/or electronic formats.

D. All property within incorporated territory shall be delineated within a zoning district on the zoning map.

E. The location of zoning districts on the zoning map shall be consistent with the applicable policies and land use set forth in the General Plan.

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17.06.050 Interpretation of zone boundary lines.

Whenever any uncertainty exists as to the boundary line between two zoning districts shown on the zoning map the following interpretations shall control:

- A. Where a boundary line is indicated as following a street, alley, railroad right-of-way, drainage channel, or other watercourse, the center line of such street, alley, railroad right-of-way, drainage channel, or other watercourse shall be considered to be the boundary line.
- B. Where a boundary line is indicated as following a lot line or property line, the boundary line shall be construed as following such lot line or property line.
- C. Where a boundary line is not indicated as following a street or alley and does not follow or coincide approximately with a lot line or property line, the zone boundary line shall be determined by the use of the scale designated on the city's zone plan map.
- D. Where further uncertainty exists, the Planning Commission, upon a written application from the owner of the property in question or on its own motion, shall determine the location of the zone boundary in question, giving due consideration to the location indicated on the city's zone plan map, the purposes and objectives of the zoning ordinance, and the applicable policies set forth in the General Plan.

17.06.060 Zone changes.

Changes to the zoning map shall be approved by ordinance of the City Council in accordance with Chapter 17.86.

17.06.070 Prezoning.

Territories proposed for annexation into the city shall be prezoned concurrent with the City Council initiation of annexation proceedings, in accordance with Chapter 17.86.

17.06.080 Right-of-way abandonment.

When a public street, alley or railroad right-of-way is abandoned, the abandoned territory shall immediately, and without any further action by the city, be assigned the zoning that is classified the same as the adjacent territory.

Chapter 17.08

LAND USE TABLES

Sections:

- 17.08.010** **Land use restriction.**
- 17.08.020** **Residential land use table.**
- 17.08.030** **Commercial, office, and industrial land use table.**
- 17.08.040** **Addition of a use to land use tables.**

17.08.010 Land use restriction.

No structure, or any part thereof, shall be erected, enlarged, or reduced, nor shall any site or structure be used, designated, or intended to be used for any purpose or in any manner other than is included among the uses listed in the land use tables in this chapter as permitted, administratively permitted, or conditionally permitted in the zone district in which such structure, land, or site is located, except as otherwise authorized by this title.

17.08.020 Residential land use table.

A. The following table identifies which land uses are permitted by right, require a use permit, or are not allowed in the R-L-12, R-L-8, R-L-5, R-M, and R-H zones.

B. A “P” means that the use is permitted by right in that zone. A “C” means the use requires a conditional use permit in that zone. An “A” means the use requires an administrative use permit in that zone. A “T” means the use requires a temporary use permit in that zone. A blank box means the use is not allowed in that zone.

C. Land uses are grouped generally by type of use, and then listed alphabetically. The land use groups are Accessory and Support Uses; Residential Uses; and Other Uses. Use of the word “or” can mean either or both uses.

D. Land uses with specific land use standards shall meet the requirements found in the identified Section in the last column of the table.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Table 17.08.020

Residential Zone Use Table							
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed							
Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
	Residential Uses						
1	Assisted living, skilled nursing, or hospice facility	C	C	C	C	C	
2	Bed and breakfast inn				C		17.60.040
3	Boarding house or rooming house			C	C	C	
4	Emergency shelter				C	C	
5	Employee housing for six (6) or fewer employees	P	P	P	P	P	
6	Hotel or motel						
7	Manufactured home on permanent foundation	A	A	A			17.60.090
8	Mobilehome, not within a mobilehome park						17.60.090
9	Mobilehome park				C		17.60.100
10	Multi-family dwelling, two (2) units per building (duplex)			C	P	P	17.10.020

Attachment: Draft Zoning Ordinance Update - March 2017 (1878 : 2035 General Plan Update)

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Residential Zone Use Table							
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed							
Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
11	Multi-family dwelling, three (3) or four (4) units per building (triplex or fourplex)			C	P	P	17.10.020
12	Multi-family dwelling, five (5) or more units per building				P	P	
13	Recreational vehicle park			C	C		
14	Residential care facility, up to six (6) persons	P	P	P	P	P	
15	Residential care facility, seven (7) or more persons	C	C	C	C	C	
16	Single-family dwelling, attached			P	P	P	
17	Single-family dwelling, detached	P	P	P	P	P	
18	Single-room occupancy (SRO)					C	
19	Supportive housing	P	P	P	P	P	
20	Transitional housing	P	P	P	P	P	

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Residential Zone Use Table							
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed							
Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
	Residential Accessory and Support Uses						
30	Accessory dwelling unit	A	A	A	A	A	17.60.030
31	Building ancillary to the main residential use	P	P	P	P	P	
32	Cottage food operation	A	A	A	A	A	17.60.050
33	Expansion of existing nonconforming residential use	C	C	C	C	C	
34	Guest house	P	P	P			
35	Home occupation	A	A	A	A	A	17.78
36	Keeping of household pets	P	P	P	P	P	Title 6
37	Raising of fruit, vegetables, and horticultural specialties for personal use	P	P	P	P	P	
38	Temporary caretaker's dwelling	T	T	T	T	T	
39	Temporary materials storage yard	T	T	T	T	T	
40	Temporary residential sales office	T	T	T	T	T	

Attachment: Draft Zoning Ordinance Update - March 2017 (1878 : 2035 General Plan Update)

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Residential Zone Use Table							
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed							
Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
41	Other accessory or ancillary use or structure that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use.	P	P	P	P	P	
	Other Uses						
50	Community center or facility	C	C	C	C	C	
51	Day care, up to eight (8) children	P	P	P	P	P	17.60.060
52	Day care, nine (9) to fourteen (14) children	A	A	A	A	A	17.60.060
53	Day care, over fourteen (14) children	C	C	C	C	C	17.60.060
54	Gas and electric transmission lines, electrical transmission and distribution substation, gas regulator station, communications equipment building, public service pumping station or elevated pressure tank	A	A	A	A	A	
55	Golf course or country club	C	C	C			

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Residential Zone Use Table							
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed							
Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
56	Mini-warehouse or self-storage facility		C				17.60.095
57	Park or playground	P	P	P	P	P	
58	Religious institution or facility	C	C	C	C	C	
59	School, private (kindergarten to 12 th grade)	C	C	C			
60	School, public (kindergarten to 12 th grade)	P	P	P			
61	Storm drainage basin, with or without a park	P	P	P	P	P	
62	Land uses listed in the Commercial, Office, and Industrial Zone Use Table (Section 17.10.040) that are not listed in this Residential Zone Use Table						

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17.08.030 Commercial, Office, and Industrial Zone Use Table

A. The following table identifies which land uses are permitted by right, require a use permit, or are not allowed in the C-N, C-R, C-S, C-H, MX-N, MX-C, MX-D, O-R, O, I-L, I-H, AP, PF, and CO zones.

B. A “P” means that the use is permitted by right in that zone. A “C” means the use requires a conditional use permit in that zone. An “A” means the use requires an administrative use permit in that zone. A “T” means the use requires a temporary use permit in that zone. A blank box means the use is not allowed in that zone.

C. Land uses are grouped generally by type of use, and then listed alphabetically. The land use groups are Accessory and Support Uses; Eating and Drinking Establishment Uses; Education, Religious, and Assembly Uses; Manufacturing and Processing Uses; Office and Medical Uses; Public and Quasi-Public Uses; Recreation Uses; Residential Uses; Retail Uses; Service Uses; Transportation and Storage Uses; and Other Uses.

D. Land uses with specific land use standards shall meet the requirements found in the identified Section in the last column of the table.

Table 17.08.030

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
	Accessory and Support Uses															
A1	Automated teller machine (ATM)	P	P	P	P	P	P	P		P	P	P		P		
A2	Caretaker residence or quarters					A	A	A	A		A	A	A			
A3	Cottage food operation					A	A	A	A						17.60.050	

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
A4	Day care primarily for children of employees on the same site as a permitted use	P	P	P	P	P	P	P	P	P	P	P	P	P		17.60.060
A5	Drive-thru pick-up window, not in conjunction with a restaurant	P	P	P	P	P	P	C								17.60.070
A6	Electric vehicle recharging facility	A	A	A	A	A	A	A		A	A	A		A		
A7	Food service primarily for employees on the same site as a permitted use	P	P	P	P	P	P	P		P	P	P	P	P		
A8	Games of skill or amusement, eight (8) or less	P	P	P	P	P	P	P			P			P		
A9	Games of skill or amusement, more than eight (8)	C	C	C	C	C	C	C			C			C		
A10	Home occupation					A	A	A	A					A		17.78
A11	Keeping of household pets					P	P	P	P					P		Title 6

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
A12	Keeping of large animals as pets												P			Title 6
A13	Marijuana cultivation															
A14	Mobile vending or food truck	C	C	C	C	C	C	C		C	C	C				
A15	Outdoor advertising structure															
A16	Outdoor storage ancillary to and on the same site as a permitted use	P	P	P	P	P	P	P				P	P	P	P	17.60.120
A17	Temporary materials and/or equipment storage yard	T	T	T	T	T	T	T		T	T	T	T	P		
A18	Temporary sales office (including parking lot)					T	T	T								
A19	Vending machines	P	P	P	P	P	P	P		P	P	P	P	P		17.60.150

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
A20	Other accessory or ancillary use or structure that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use.	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Eating and Drinking Establishment Uses														
B1	Artisan food and beverage production and sales	P	P	P	P	P	P	P			P				
B2	Bar, nightclub, or lounge		C	C	C		C	C							
B3	Brewpub	C	P	P	C	C	P	P							
B4	Microbrewery		C	P	C		C	C							
B5	Restaurant, full service	P	P	P	P	P	P	P							
B6	Restaurant, limited service with drive-thru pickup window	P	P	P	P	P	P	P							

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
B7	Restaurant, limited service without drive-thru pickup window	P	P	P	P	P	P	P								
	Education, Religious and Assembly Uses															
C1	Auditorium						P	P						P		
C2	Card room			C												
C3	Club, lodge, or private meeting hall			P			P	P								
C4	Carnival or circus		T	T	T		T	T								
C5	College or university, public or private			C			C	C						P		
C6	Convention or conference center				P		P	P								
C7	Funeral home or mortuary			P			C		P	C						
C8	Library, museum, or cultural facility						P	P								
C9	Pool hall or billiard parlor			C			C									

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
C10	Religious institution or facility			P			C	C		C	C					
C11	School, private (kindergarten to 12 th grade)													C		
C12	School, public (kindergarten to 12 th grade)													P		
C13	School; charter, trade, vocational, art, business, or professional		C	P			C	C	C	C	C			P		
C14	Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar	P		P		P	P	P		P	P					
C15	Theater, live or movie		P					P								
	Manufacturing and Processing Uses															
D1	Agricultural crop production											P	P	P	P	
D2	Agricultural products packing, packaging, preparing or processing											C	P	C		

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
D3	Animal raising												P			
D4	Brewery, winery, or distillery										C	C				
D5	Hazardous waste facility											C				
D6	Industrial or manufacturing facility, heavy											P				
D7	Industrial or manufacturing facility, light										P	P				
D8	Marijuana manufacture															
D9	Meat packing or slaughterhouse											C				
D10	Mining, quarry, or sand and gravel excavation											C	C			
D11	Research and development facility			P	C					P	P	C				
	Office and Medical Uses															
E1	Business support service			P			P	P	P	P						

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
E2	Call center		C		C					C						
E3	Communications broadcasting or media studio			P			C	P		P	C					
E4	Laboratory; general, medical or dental			P	C		P	C		P	C					
E5	Hospital, general or psychiatric									P				P		
E6	Office; medical, dental, or optometry	P	C	P		P	P	P	P	P						
E7	Office; professional or commercial	P	C	P		P	P	P	P	P						
E8	Pharmacy	P	P	P		P	P	P		P						
E9	Urgent care center or other walk-in clinic	P	C	C		P	P	P		P						
	Public and Quasi-Public Uses															
F1	Cemetery													P		
F2	Community center or facility	P		P		P	P	P								

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
F3	Community garden			P		P	P	P		P			P	P		
F4	Day care, up to eight (8) persons					P	P	P	P							17.60.060
F5	Day care, nine (9) to fourteen (14) persons			C		A	A	A	A							17.60.060
F6	Day care, over fourteen (14) persons			C		C	C	C	C							17.60.060
F7	Electrical distribution and transmission and substation, gas regulator station, communications equipment building, public service pumping station or elevated pressure tank	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
F8	Fairgrounds													P		
F9	Government office; local, state, or federal							P		P				P		
F10	Post office						P	P		P				P		

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
F11	Public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard										C	P	P	P		
F12	Public safety facility or station	P	P		P	P	P	P			P		P	P		
F13	Social service office, assistance center, or guidance center							P		C						
F14	Storm drainage basin, with or without a park	P	P	P	P	P	P			P	P	P	P	P	P	
F15	Wireless communication facility (WCF)		C	P	P		C	C		C	P	P		P		17.62
	Recreation Uses															
G1	Athletic complex or ball field													P		
G2	Commercial recreation facility, indoor	C	C	P	P	C	P	C			C					
G3	Commercial recreation facility, outdoor				C						C	C	C	C		
G4	Golf course or country club												C	C		

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
G5	Health or fitness facility, large			P	C		P	P		C						
G6	Health or fitness facility, small	P	P	P	P	P	P	P		P	C					
G7	Park or playground						P						P	P		
	Residential Uses															
H1	Assisted living, skilled nursing, or hospice facility					C	C	C	C							
H2	Bed and breakfast inn				C		C	C	C							17.60.040
H3	Boarding or rooming house				C	C	P	P								
H4	Emergency shelter								P					P		
H5	Employee housing for six (6) or fewer employees					P	P	P	P							
H6	Hotel or motel		C	C	P		P	P								
H7	Live/work facility			P		P	P	P	P							

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
H8	Mobile home park															17.60.100
H9	Multi-family dwelling, two (2) units per building (duplex)					P	P	P	P							
H10	Multi-family dwelling, three (3) or four (4) units per building (triplex or fourplex)					P	P	P	C							
H11	Multi-family dwelling, five (5) or more units per building					P	P	P								
H12	Recreational vehicle park				C						C					
H13	Residential care facility					P	P	P	P							
H14	Residential dwelling located in same building with office or commercial use			C		P	P	P	P				P			
H15	Single-family dwelling, attached					P	P	P								
H16	Single-family dwelling, detached					P	P	P	P				P			

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
H17	Single-room occupancy (SRO)						P	P	P							
H18	Supportive housing					P	P	P	P				P			
H19	Transitional housing					P	P	P	P				P			
	Retail Uses															
I1	Adult entertainment establishment		A	A			A								17.62	
I2	Auction or sales house			P			P	P								
I3	Auction or sales yard			C							C					
I4	Automobile and pick-up sales, new and used			P	P			P							17.60.140	
I5	Automobile and pick-up sales, used only			P	P										17.60.140	
I6	Boat, recreational vehicle (RV), and truck sales			P	C											
I7	Building materials and supply or home improvement store		P	P			P	P			C					

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
I8	Convenience store, with or without fuel sales	P	P	P	P	P	P	P			C					
I9	Farm or construction equipment sales or service			P	C											
I10	Farmers market		A	A				A					A			
I11	Feed and seed store			P							P					
I12	Food market	P	P	P	P	P	P	P								
I13	Food produce stand	A	A	A	A	A	A			A	A	A	A	A		
I14	Furniture store		P				C	P								17.60.130
I15	Fuel sales, fleet or cardlock			P	P						P	P		P		
I16	Fuel sales, retail	P	P	P	P	P	P	P			C					
I17	Garden shop		P	P			P	P								
I18	Landscape nursery			P			C				C	C	C			
I19	Liquor store	P	P	P	P	P	P	P								

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
I20	Marijuana dispensary or sales															
I21	Mobile home sales yard			C									C			
I22	News, magazine or flower stand, outdoor				C			P								
I23	Optical retailers		P				P	P								
I24	Pawn shop			P				P								
I25	Pet store	P	P	P		P	P	P								
I26	Retail sales store	P	P	P	P	P	P	P								17.60.130
I27	Retail sales solely via internet, direct mail, or telephone			P			P		C	C						
I28	Secondhand or thrift store			P				P								
I29	Swap meet or flea market			C							C	C		C		
I30	Tobacco or smoke shop		C	P	P		P	P								

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
	Service Uses															
J1	Ambulance service			P			P			C						
J2	Bank or credit union, main branch							P								
J3	Bank or credit union, secondary branch	P				P	P	P								
J4	Barber shop, hair salon, nail care, massage therapy, or day spa	P	P	P	P	P	P	P	C	C	C					
J5	Car wash, automatic or full service	C	C	P	P	C	P									
J6	Car wash, self-service			C	C		C									
J7	Carpet cleaning and dyeing			P			C				P					
J8	Construction materials recycling											C		P		
J9	Copy, printing, or mailing service	P	P	P	P	P	P	P		P	P					
J10	Crematorium or columbarium			C			C				C					

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
J11	Dry cleaning or laundromat	P		P	P	P	P	P								
J12	Equipment rental yard			P							P					
J13	Exterminator or pest control service			P			P	C			P	P				
J14	Food catering			P			P	P	C							
J15	Fortunetelling			P							P					
J16	Fuel distributing			P							P	P				
J17	Kennel or animal boarding			P	P		C				C					
J18	Linen, diaper, or uniform supply service			P							P	P				
J19	Motor vehicle repair or service, major			P	P		C				P	P				
J20	Motor vehicle repair or service, minor		C	P	P		P	C			P					
J21	Payday lenders or check cashing establishment			C			C	C								
J22	Pet grooming	C	C	P		C	P	C								

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 Blank = Use is Not Allowed

Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
J23	Photography studio	P	P	P		P	P	P	C	P						
J24	Recycling, small collection facility (CRV only)	P	P	P	P	P	P	P			P			P		
J25	Recycling, large collection facility			C							P	P		P		
J26	Recycling, processing or sorting facility										C	C				
J27	Repair shop, large appliance or equipment			P			P	C								
J28	Repair shop, small appliance or equipment	C		P		C	P	P	C							
J29	Shooting range, indoor			C							C		C	C		
J30	Shooting range, outdoor															
J31	Specialty construction or trade service			P							P	P				
J32	Tailoring or clothing alterations	P		P		P	P	P	P							
J33	Tattooing or body art			C			C	P								

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
J34	Veterinary clinic or office		C	P			C			P						
J35	Veterinary hospital										C		C			
	Transportation and Storage Uses															
K1	Airport or heliport												P	P		
K2	Bus, transit, or train station							P						P		
K3	Cold storage or ice house			C							P	P	P			
K4	Food locker			P							P		P	P		
K5	Junk yard, wrecking yard, or salvage facility											C				
K6	Mini-warehouse or self-storage facility			P	C		C				C					
K7	Parking facility, off-site		C	C				C		C						
K8	Truck stop or travel center				C											
K9	Trucking or transportation terminal											P				

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Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
K10	Vehicle impound yard			C							P	P				
K11	Warehouse or distribution center										P	P				
	Other Uses															
L1	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that is permitted in the same zone	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
L2	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that requires an administrative use permit in the same zone	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

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Commercial, Office, and Industrial Use Table															
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed															
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
L3	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that requires a conditional use permit in the same zone	C	C	C	C	C	C	C	C	C	C	C	C	C	C

17.08.050 Addition of a use to land use tables.

Upon an application or on its own initiative and pursuant to Chapter 17.86, the City Council may add a use to the land use tables established in this chapter if the Council makes all of the following findings:

- A. That the addition of the use to the land use table will be in accordance with the purposes of this title and of the zone district or districts in which the use will be permitted;
- B. That the use has similar basic characteristics as the present uses allowed in the district;
- C. That the use will not generate a noticeably greater amount of odor, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable influence or hazard than the amount normally created by any of the other uses permitted in the district or districts in which the use will be permitted.
- D. That the establishment of the use in the zone district or districts in which it will be permitted will not be detrimental to the public health, safety or welfare;

Chapter 17.10

LOW DENSITY RESIDENTIAL ZONES

Sections:

17.10.010	Application.
17.10.020	Permitted uses.
17.10.030	Lot area.
17.10.040	Lot dimensions.
17.10.050	Dwelling units per lot.
17.10.060	Coverage.
17.10.070	Building setback areas.
17.10.080	Distance between structures.
17.10.090	Height of structures.
17.10.100	Lot area less than 5,000 square feet.
17.10.110	Driveways.
17.10.120	Accessory structures.
17.10.130	Other setback standards.
17.10.140	Off-street parking.
17.10.150	Usable open space.
17.10.160	Landscaping.
17.10.170	Screening, fences, and walls.
17.10.180	Signs.
17.30.190	General provisions and standards.

17.10.010 Application.

This chapter shall apply to all land within the Low Density Residential (R-L-5, R-L-8, and R-L-12) zones.

17.10.020 Permitted uses.

- A. Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020.
- B. Multi-family dwellings of four or less units may be allowed with a conditional use permit only when located on a corner lot.

17.10.030 Lot area.

- A. The minimum lot area shall be as follows:

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1. In the R-L-5 zone, 5,000 square feet, except as prescribed in Section 17.10.100.
2. In the R-L-8 zone, 8,000 square feet.
3. In the R-L-12 zone, 12,000 square feet.

17.10.040 Lot dimensions.

- A. The minimum lot frontage shall be 40 feet.
- B. The minimum lot width shall be:
 1. In the R-L-5 zone, 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.
 2. In the R-L-8 zone, 70 feet for interior lots and 75 feet for corner lots.
 3. In the R-L-12 zone, 80 feet for interior lots and 90 feet for corner lots.
- C. The minimum lot depth shall be:
 1. In the R-L-5 zone, 90 feet, except as prescribed in Section 17.10.100.
 2. In the R-L-8 zone, 95 feet.
 3. In the R-L-12 zone, 100 feet.
- D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.10.050 Dwelling units per lot.

Not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit in accordance with Section 17.60.030.

17.10.060 Coverage.

The maximum coverage of a lot in the R-L-12 zone shall be 50%.

The maximum coverage of a lot in the R-L-5 and R-L-8 zones shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.

17.10.070 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.
- C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.

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D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

F. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

17.10.080 Distances between structures.

The minimum distance between structures shall be 10 feet, except as provided by the building code.

17.10.090 Height of structures.

The maximum structure height shall be 35 feet.

17.10.100 Lot area less than 5,000 square feet.

A. Notwithstanding Section 17.10.030, lots in the R-L-5 zone may have a lot area of between 3,600 and 4,999 square feet if all of the following standards are met:

1. Each lot shall have only one dwelling unit. Second dwelling units are not permitted.
2. Not more than one hundred fifty (150) lots less than 5,000 square feet may be approved per tentative subdivision map.
3. Streets shall be constructed to public street standards.
4. All structures shall be constructed on site.
5. Each subdivision with small lots shall have at least three (3) different small lot floor plans with two (2) available elevation designs for each floor plan.
6. The primary frontage of the main structure shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.
7. The primary frontage of the main structure shall include the primary entrance and at least one window.
8. Required covered parking spaces shall be in garages. Carports are prohibited.
9. The width of the garage shall not be greater than fifty percent (50%) of the width of the structure.
10. Main structures shall include a covered front porch at least four (4) feet deep or an uncovered front courtyard at least five (5) feet wide and five (5) feet deep that is surrounded on four sides by the main structure or a wall or fence between three (3) and four (4) feet high.
11. The Building Official shall not approve a building permit for a new residence on a lot with a lot area less than 5,000 square feet until the Community Development Director has determined that the standards identified in this section are met.

B. Lots with less than 5,000 square feet shall have the following minimum dimensions and building setback areas:

1. The minimum lot depth shall be seventy (70) feet.

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2. The minimum lot width shall be forty (40) feet for interior lots and forty-five (45) feet for corner lots.
 3. The minimum front building setback area shall be twelve (12) feet for livable space and eighteen (18) feet for garages.
 4. The minimum rear yard building setback area shall be ten (10) feet for the first story and fifteen (15) feet for upper stories.
 5. The minimum interior side yard building setback area shall be five (5) feet.
 6. The minimum corner side yard building setback area shall be ten (10) feet.
 7. The maximum building height shall be thirty-five (35) feet.
 8. Lots shall provide for a usable open space area of a minimum three hundred (300) square feet. The open space shall be a minimum fifteen (15) feet wide.
- C. Lots having a lot area of less than 3,600 square feet, or lots that do not meet the standards in this section may be approved through the planned unit development process per Chapter 17.82.

17.10.110 Driveways.

- A. The width of a driveway and any paved area shall not cumulatively exceed forty (40) percent of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty (50) percent of the front building setback area.
- B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.
- C. On key lots, the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.10.120 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

- A. The floor area shall be a maximum one hundred twenty (120) square feet.
- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

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17.10.130 Other setback standards.

- A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.
- B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.
- D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.
- E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.10.140 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.
- C. Required parking spaces may not be provided in within any front, side, or rear building setback area.
- D. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.
- E. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.
- F. No recreational vehicle or trailer shall be used as a residence.
- G. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.
- H. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

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I. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

J. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.10.150 Usable open space.

Each lot shall provide for a usable open space area of a minimum 400 square feet that is a minimum fifteen (15) feet wide.

17.10.160 Landscaping.

A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the required parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb

2. One (1) street tree, or two (2) street trees on corner lots, a minimum fifteen (15) gallon size, shall be planted on all lots less than 6,000 square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.

3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars (\$50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the

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homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars (\$50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars (\$50.00) for the required tree at the twelve (12) foot line.

17.10.170 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

17.10.180 Signs.

Signs placed in the R-L zones shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.10.190 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.12

MEDIUM DENSITY RESIDENTIAL ZONE

Sections:

17.12.010	Application.
17.12.020	Permitted uses.
17.12.030	Lot area.
17.12.040	Lot dimensions.
17.12.050	Site area per dwelling unit.
17.12.060	Coverage.
17.12.070	Building setback areas.
17.12.080	Distance between structures.
17.12.090	Height of structures.
17.12.100	Lot area less than 5,000 square feet.
17.12.110	Driveways.
17.12.120	Accessory structures.
17.12.130	Other setback standards.
17.12.140	Off-street parking.
17.12.150	Usable open space.
17.12.160	Landscaping.
17.12.170	Screening, fences, and walls.
17.12.180	Signs.
17.12.190	General provisions and standards.

17.12.010 Application.

This chapter shall apply to all land within the Medium Density Residential (R-M) zone.

17.12.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020.

17.12.030 Lot area.

A. The minimum lot area shall be five thousand (5,000) square feet, except as prescribed in Section 17.12.100.

B. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of this section.

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17.12.040 Lot dimensions.

- A. The minimum lot frontage shall be forty (40) feet.
- B. The minimum lot width shall be fifty (50) feet for interior lots and sixty (60) feet for corner lots, except as prescribed in Section 17.10.100.
- C. The minimum lot depth shall be ninety (90) feet, except as prescribed in Section 17.10.100.
- D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.12.050 Site area per dwelling unit.

The minimum site area per dwelling unit shall be three thousand (3,000) square feet.

17.12.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.12.070 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.
- C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.
- D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.
- E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.
- F. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

17.12.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.12.090 Height of structures.

The maximum structure height shall be thirty-five (35) feet.

17.12.100 Lot area less than 5,000 square feet.

- A. Notwithstanding Section 17.12.030, lots may have a lot area of between 3,600 and 4,999 square feet if all of the following standards are met:

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1. Each lot shall have only one dwelling unit. Second dwelling units are not permitted.
 2. Not more than one hundred fifty (150) lots less than five thousand (5,000) square feet may be approved per tentative subdivision map.
 3. Streets shall be constructed to public street standards.
 4. All structures shall be constructed on site.
 5. Each subdivision with small lots shall have at least three (3) different small lot floor plans with two (2) available elevation designs for each floor plan.
 6. The primary frontage of the main structure shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.
 7. The primary frontage of the main structure shall include the primary entrance and at least one window.
 8. Required covered parking spaces shall be in garages. Carports are prohibited.
 9. The width of the garage shall not be greater than fifty percent (50%) of the width of the structure.
 10. Main structures shall include a covered front porch at least four (4) feet deep or an uncovered front courtyard at least five (5) feet wide and five (5) feet deep that is surrounded on four sides by the main structure or a wall or fence between three (3) and four (4) feet high.
 11. The Building Official shall not approve a building permit for a new residence on a lot with a lot area less than 5,000 square feet until the Community Development Director has determined that the standards identified in this section are met.
- B. Lots with less than 5,000 square feet shall have the following minimum dimensions and building setback areas:
1. The minimum lot depth shall be seventy (70) feet.
 2. The minimum lot width shall be forty (40) feet for interior lots and forty-five (45) feet for corner lots.
 3. The minimum front building setback area shall be twelve (12) feet for livable space and eighteen (18) feet for garages.
 4. The minimum rear yard building setback area shall be ten (10) feet for the first story and fifteen (15) feet for upper stories.
 5. The minimum interior side yard building setback area shall be five (5) feet.
 6. The minimum corner side yard building setback area shall be ten (10) feet.
 7. The maximum building height shall be thirty-five (35) feet.
 8. Lots shall provide for a usable open space area of a minimum three hundred (300) square feet. The open space shall be a minimum fifteen (15) feet wide.
- C. Lots having a lot area of less than 3,600 square feet, or lots that do not meet the standards in this section may be approved through the planned unit development process per Chapter 17.82.

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17.12.110 Driveways.

- A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.
- B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.
- C. On key lots the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.12.120 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

- A. The floor area shall be a maximum one hundred twenty (120) square feet.
- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.12.130 Other setback standards.

- A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.
- B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.
- D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.
- E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.12.140 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

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- B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.
- C. Required parking spaces may not be provided in within any front, side, or rear building setback area.
- D. The minimum parking space dimensions shall be nine (9) feet wide by eighteen and one-half (18.5) feet long.
- E. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.
- F. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.
- G. No recreational vehicle or trailer shall be used as a residence.
- H. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.
- I. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.
- J. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited.
- K. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.12.150 Usable open space.

- A. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.
- B. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

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17.12.160 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the required parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.
2. One (1) street tree, a minimum fifteen (15) gallon size, shall be planted on all lots less than six thousand (6,000) square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.
3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars (\$50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars (\$50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars (\$50.00) for the required tree at the twelve (12) foot line.

G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with two (2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

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17.12.170 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

17.12.180 Signs.

Signs placed in the R-M zones shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.12.190 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.14

HIGH DENSITY RESIDENTIAL ZONE

Sections:

17.14.010	Application.
17.14.020	Permitted uses.
17.14.030	Lot area.
17.14.040	Lot dimensions.
17.14.050	Site area per dwelling unit.
17.14.060	Coverage.
17.14.070	Building setback areas.
17.14.080	Distance between structures.
17.14.090	Height of structures.
17.14.100	Driveways.
17.14.110	Accessory structures.
17.14.120	Other setback standards.
17.14.130	Off-street parking.
17.14.140	Usable open space.
17.14.150	Landscaping.
17.14.160	Screening, fences, and walls.
17.14.170	Signs.
17.14.180	General provisions and standards.

17.14.010 Application.

This chapter shall apply to all land within the High Density Residential (R-H) zone.

17.14.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020.

17.14.030 Lot area.

A. The minimum lot area shall be five thousand (5,000) square feet.

B. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of this section.

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17.14.040 Lot dimensions.

- A. The minimum lot frontage shall be forty (40) feet.
- B. The minimum lot width shall be fifty (50) feet for interior lots and sixty (60) feet for corner lots.
- C. The minimum lot depth shall be ninety (90) feet.
- D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.14.050 Site area per dwelling unit.

The minimum site area per dwelling unit shall be fifteen hundred (1,500) square feet.

17.14.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.14.070 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.
- C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.
- D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.
- E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.
- F. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

17.14.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.14.090 Height of structures.

The maximum structure height shall be thirty-five (35) feet.

17.14.100 Driveways.

- A. The width of a driveway and any paved area shall not cumulatively exceed forty (40) percent of the width of the lot's street frontage on which the driveway and any paved area faces.

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In the case of “L” or “U” shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty (50) percent of the front building setback area.

B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.

C. On key lots the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.14.110 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum one hundred twenty (120) square feet.

B. The walls shall be at least three (3) feet from rear and side lot lines.

C. The roof eaves shall be at least two (2) feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

E. The plate line height shall be a maximum seven (7) feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.14.120 Other setback standards.

A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.

B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.

C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.

D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.14.130 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Uses shall provide parking as prescribed in Chapter 17.54.

C. Required parking spaces may not be provided in within any front, side, or rear building setback area.

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D. The minimum parking space dimensions shall be nine (9) feet wide by eighteen and one-half (18.5) feet long.

E. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

F. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.

G. No recreational vehicle or trailer shall be used as a residence.

H. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

I. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

J. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited.

K. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.14.140 Usable open space.

A. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

B. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.14.150 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the

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Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the required parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots six thousand (6,000) square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.
2. One (1) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots less than six thousand (6,000) square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.
3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars (\$50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars (\$50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars (\$50.00) for the required tree at the twelve (12) foot line.

G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with two (2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

17.14.160 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

17.14.170 Signs.

Signs placed in the R-H zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

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17.14.180 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.16

NEIGHBORHOOD COMMERCIAL ZONE

Sections:

17.16.010	Application.
17.16.020	Permitted uses.
17.16.030	Site area.
17.16.040	Lot dimensions.
17.16.050	Coverage.
17.16.060	Building setback areas.
17.16.070	Distance between structures.
17.16.080	Height of structures.
17.16.090	Driveways.
17.16.100	Off-street parking.
17.16.110	Usable open space.
17.16.120	Landscaping.
17.16.130	Screening, fences, and walls.
17.16.140	Signs.
17.16.150	General provisions and standards.

17.16.010 Application.

This chapter shall apply to all land within the Neighborhood Commercial (C-N) zone.

17.16.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.16.030 Site area.

A. The minimum site area shall be three (3) acres. The site may be divided into multiple separate lots if a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office.

B. Existing sites of less than three (3) acres may be developed in accordance with the specifications of this section.

17.16.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

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17.16.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.16.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.16.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.16.080 Height of structures.

The maximum structure height shall be thirty-five (35) feet.

17.16.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.16.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.16.110 Usable open space.

New developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.

17.16.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.
- C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

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17.16.130 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with Chapter 17.50.120.
- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within an any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.16.140 Signs.

Signs placed in the C-N zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.16.150 General provisions and standards.

- A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.
- B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.18

REGIONAL COMMERCIAL ZONE

Sections:

17.18.010	Application.
17.18.020	Permitted uses.
17.18.030	Site area.
17.18.040	Lot dimensions.
17.18.050	Coverage.
17.18.060	Building setback areas.
17.18.070	Distance between structures.
17.18.080	Height of structures.
17.18.090	Driveways.
17.18.100	Off-street parking.
17.18.110	Usable open space.
17.18.120	Landscaping.
17.18.130	Screening, fences, and walls.
17.18.140	Signs.
17.18.150	General provisions and standards.

17.18.010 Application.

This chapter shall apply to all land within the Regional Commercial (C-R) zone.

17.18.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.18.030 Site area.

A. The minimum site area shall be ten (10) acres. The site may be divided into multiple separate lots if a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office.

B. Existing sites of less than ten (10) acres may be developed in accordance with the specifications of this section.

17.18.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

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17.18.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.18.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.18.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.18.080 Height of structures.

The maximum structure height shall be thirty-five (35) feet.

17.18.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.18.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.18.110 Usable open space.

New developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.

17.18.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.
- C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

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17.18.130 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.
- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within an any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.18.140 Signs.

Signs placed in the C-R zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.18.150 General provisions and standards.

- A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.
- B. The first phase of development of a new site shall include a structure of at least twenty thousand (20,000) square feet occupied by a single business.
- C. New pad lots along the street frontages of Lacey Boulevard and 12th Avenue shall not be created and developed prior to lots without street frontage within the same site.
- D. Existing pad lots may be designed and developed with parking lots and building orientation that will eventually merge with larger adjacent developments as if developed as a pad lot of a larger site development.
- E. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- F. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.20

SERVICE COMMERCIAL ZONE

Sections:

17.20.010	Application.
17.20.020	Permitted uses.
17.20.030	Site area.
17.20.040	Lot dimensions.
17.20.050	Coverage.
17.20.060	Building setback areas.
17.20.070	Distance between structures.
17.20.080	Height of structures.
17.20.090	Driveways.
17.20.100	Off-street parking.
17.20.110	Usable open space.
17.20.120	Landscaping.
17.20.130	Screening, fences, and walls.
17.20.140	Signs.
17.20.150	General provisions and standards.

17.20.010 Application.

This chapter shall apply to all land within the Service Commercial (C-S) zone.

17.20.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.20.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.20.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

17.20.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

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17.20.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of fifteen (15) feet, except that in C-S zones bounded by State Route 198, 10th Avenue, 11th Avenue, and Sixth Street there is no minimum front building setback area requirement.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

17.20.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.20.080 Height of structures.

The maximum structure height shall be fifty (50) feet.

17.20.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.20.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.
- C. New parking areas should be located behind or to the side of buildings, not between buildings and the street.

17.20.110 Usable open space.

There is no minimum requirement for usable open space.

17.20.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

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B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.20.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.20.140 Signs.

Signs placed in the C-S zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.20.150 General provisions and standards.

A. No business, service, or processes that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.22

HIGHWAY COMMERCIAL ZONE

Sections:

17.22.010	Application.
17.22.020	Permitted uses.
17.22.030	Site area.
17.22.040	Lot dimensions.
17.22.050	Coverage.
17.22.060	Building setback areas.
17.22.070	Distance between structures.
17.22.080	Height of structures.
17.22.090	Driveways.
17.22.100	Off-street parking.
17.22.110	Usable open space.
17.22.120	Landscaping.
17.22.130	Screening, fences, and walls.
17.22.140	Signs.
17.22.150	General provisions and standards.

17.22.010 Application.

This chapter shall apply to all land within the Highway Commercial (C-H) zone.

17.22.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.22.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.22.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

17.22.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

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17.22.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of fifteen (15) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

17.22.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.22.080 Height of structures.

The maximum structure height shall be fifty (50) feet.

17.22.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.22.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.
- C. New parking areas should be located behind or to the side of buildings, not between buildings and the street.

17.22.110 Usable open space.

There is no minimum requirement for usable open space.

17.22.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

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C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.22.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.22.140 Signs.

Signs placed in the C-H zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.22.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.24

NEIGHBORHOOD MIXED USE ZONE

Sections:

17.24.010	Application.
17.24.020	Permitted uses.
17.24.030	Site area.
17.24.040	Lot dimensions.
17.24.050	Coverage.
17.24.060	Building setback areas.
17.24.070	Distance between structures.
17.24.080	Height of structures.
17.24.090	Driveways.
17.24.100	Off-street parking.
17.24.110	Usable open space.
17.24.120	Landscaping.
17.24.130	Screening, fences, and walls.
17.24.140	Signs.
17.24.150	General provisions and standards.

17.24.010 Application.

This chapter shall apply to all land within the Neighborhood Mixed Use (MX-N) zone.

17.24.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.24.030 Site area.

A. The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

B. Between twenty-five percent (25%) and seventy-five percent (75%) of the contiguously zoned parcels in an MX-N zone shall be reserved for residential use.

17.24.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

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17.24.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.24.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.24.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.24.080 Height of structures.

The maximum structure height shall be thirty-five (35) feet.

17.24.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.24.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.24.110 Usable open space.

- A. New commercial developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.
- B. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.
- C. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

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17.24.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.24.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.24.140 Signs.

Signs placed in the MX-N zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.24.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mixed Use Neighborhood zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-N zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum ten (10) foot wide pedestrian path of travel between commercial sites and all residential sites within the MX-N zone.

C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

D. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.26

CORRIDOR MIXED USE ZONE

Sections:

17.26.010	Application.
17.26.020	Permitted uses.
17.26.030	Site area.
17.26.040	Lot dimensions.
17.26.050	Coverage.
17.26.060	Building setback areas.
17.26.070	Distance between structures.
17.26.080	Height of structures.
17.26.090	Driveways.
17.26.100	Off-street parking.
17.26.110	Usable open space.
17.26.120	Landscaping.
17.26.130	Screening, fences, and walls.
17.26.140	Signs.
17.26.150	General provisions and standards.

17.26.010 Application.

This chapter shall apply to all land within the Corridor Mixed Use (MX-C) zone.

17.26.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.26.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.26.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

17.26.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

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17.26.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.26.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.26.080 Height of structures.

The maximum structure height shall be fifty (50) feet.

17.26.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.26.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.26.110 Usable open space.

- A. New commercial developments with a site area over one (1) acre shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.
- B. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.
- C. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.26.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

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B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.26.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.26.140 Signs.

Signs placed in the MX-C zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.26.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mixed Use Corridor zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-C zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six (6) foot wide pedestrian path of travel between site entrances and the public sidewalk.

C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

D. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.28

DOWNTOWN MIXED USE ZONE

Sections:

17.28.010	Application.
17.28.020	Permitted uses.
17.28.030	Site area.
17.28.040	Lot dimensions.
17.28.050	Coverage.
17.28.060	Building setback areas.
17.28.070	Distance between structures.
17.28.080	Height of structures.
17.28.090	Driveways.
17.28.100	Off-street parking.
17.28.110	Usable open space.
17.28.120	Landscaping.
17.28.130	Screening, fences, and walls.
17.28.140	Signs.
17.28.150	General provisions and standards.

17.28.010 Application.

This chapter shall apply to all land within the Downtown Mixed Use (MX-D) zone.

17.28.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.28.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.28.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

17.28.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.28.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. There is no front building setback area.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street in R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.28.070 Distances between structures.

All distances allowed by the building code are allowed.

17.28.080 Height of structures.

The maximum structure height shall be one hundred (100) feet.

17.28.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.28.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.28.110 Usable open space.

There is no standard requirement for minimum usable open space. However, conditional uses may be required to provide usable open space as a condition of approval.

17.28.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.
- C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.28.130 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

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- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.28.140 Signs.

Signs placed in the MX-D zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.28.150 General provisions and standards.

- A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.
- B. Mixed Use Downtown zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six (6) foot wide pedestrian path of travel between site entrances and the public sidewalk.
- C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- D. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.30

OFFICE RESIDENTIAL ZONE

Sections:

17.30.010	Application.
17.30.020	Permitted uses.
17.30.030	Lot area.
17.30.040	Lot dimensions.
17.30.050	Site area per dwelling unit.
17.30.060	Coverage.
17.30.070	Building setbacks.
17.30.080	Distance between structures.
17.30.090	Height of structures.
17.30.100	Conversion to non-residential use.
17.30.110	Driveways.
17.30.120	Accessory structures.
17.30.130	Other setback standards.
17.30.140	Off-street parking.
17.30.150	Usable open space.
17.30.160	Landscaping.
17.30.170	Screening, fences, and walls.
17.30.180	Signs.
17.30.190	General provisions and standards.

17.30.010 Application.

This chapter shall apply to all land within the Office Residential (OR) zone.

17.30.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.30.030 Lot area.

- A. The minimum lot area shall be five thousand (5,000) square feet.
- B. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of this section.

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17.30.040 Lot dimensions.

- A. The minimum lot frontage shall be forty (40) feet.
- B. The minimum lot width shall be fifty (50) feet for interior lots and 60 feet for corner lots.
- C. The minimum lot depth shall be ninety (90) feet.
- D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.30.050 Site area per dwelling unit.

The minimum site area per dwelling unit shall be three thousand (3,000) square feet.

17.30.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.30.070 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.
- C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.
- D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.
- E. The rear building setback area may be reduced to a minimum of five (5) if the lot is converted to non-residential use and the rear lot line is adjacent to an alley.
- F. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.
- G. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

17.30.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.30.090 Height of structures.

The maximum structure height shall be thirty-five (35) feet.

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17.30.100 Conversion to non-residential use.

When an existing building that has been used as a residence is partially or fully converted to non-residential use, the following standards shall apply:

- A. No exterior alterations or additions shall be permitted that significantly alters the original architectural style of the building.
- B. Exterior alterations or additions to buildings shall be minimized to the extent possible.

17.30.110 Driveways.

- A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.
- B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.
- C. On key lots the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.30.120 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

- A. The floor area shall be a maximum one hundred twenty (120) square feet.
- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.30.130 Other setback standards.

- A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.
- B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.
- D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

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E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.30.140 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.

C. Required parking spaces may not be provided in within any front or side building setback area. There rear of the lot may be used for parking for non-residential uses where there is access from an alley.

D. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

E. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.

F. No recreational vehicle or trailer shall be used as a residence.

G. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

H. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

I. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

J. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.30.150 Usable open space.

A. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

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B. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.30.160 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred (100) percent of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty (40) percent of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots six thousand (6,000) square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.
2. One (1) street tree, a minimum fifteen (15) gallon size, shall be planted on all lots less than six thousand (6,000) square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.
3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars (\$50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars (\$50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars (\$50.00) for the required tree at the twelve (12) foot line.

G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with

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two (2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

17.30.170 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

17.30.180 Signs.

Signs placed in the OR zones shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.30.190 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.32

OFFICE ZONE

Sections:

17.32.010	Application.
17.32.020	Permitted uses.
17.32.030	Site area.
17.32.040	Lot dimensions.
17.32.050	Coverage.
17.32.060	Building setback areas.
17.32.070	Distance between structures.
17.32.080	Height of structures.
17.32.090	Driveways.
17.32.100	Off-street parking.
17.32.110	Usable open space.
17.32.120	Landscaping.
17.32.130	Screening, fences, and walls.
17.32.140	Signs.
17.32.150	General provisions and standards.

17.32.010 Application.

This chapter shall apply to all land within the Office (O) zone.

17.32.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.32.030 Site area.

The minimum site area shall be twenty thousand (20,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.32.040 Lot dimensions.

The minimum lot frontage shall be sixty (60) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

17.32.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

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17.32.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of fifteen (15) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.32.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.32.080 Height of structures.

The maximum structure height shall be fifty (50) feet.

17.32.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.32.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.
- C. New parking areas should be located behind or to the side of buildings, not between buildings and the street.

17.32.110 Usable open space.

There is no minimum requirement for usable open space.

17.32.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

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C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.32.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.32.140 Signs.

Signs placed in the O zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.32.150 General provisions and standards.

A. No business, service, or processes that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.34

LIGHT INDUSTRIAL ZONE

Sections:

17.34.010	Application.
17.34.020	Permitted uses.
17.34.030	Site area.
17.34.040	Lot dimensions.
17.34.050	Coverage.
17.34.060	Building setback areas.
17.34.070	Distance between structures.
17.34.080	Height of structures.
17.34.090	Driveways.
17.34.100	Off-street parking.
17.34.110	Usable open space.
17.34.120	Landscaping.
17.34.130	Screening, fences, and walls.
17.34.140	Signs.
17.34.150	General provisions and standards.

17.34.010 Application.

This chapter shall apply to all land within the Light Industrial (I-L) zone.

17.34.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.34.030 Site area.

A. The minimum site area for lots south of Houston Avenue shall be twenty thousand (20,000) square feet, unless a conditional use permit for smaller lots is approved, in accordance with Chapter 17.80.

B. The minimum site area for lots north of Houston Avenue shall be six thousand (6,000) square feet.

17.34.040 Lot dimensions.

The minimum lot frontage shall be sixty (60) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

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17.34.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.34.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of ten (10) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.34.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.34.080 Height of structures.

The maximum structure height shall be seventy-five (75) feet, except that the height of portions of structures set back at least two hundred (200) feet from any lot line may be up to one hundred (100) feet.

17.34.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Gated entrances shall be set back at least one hundred (100) feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

17.34.100 Off-street parking.

Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.34.110 Usable open space.

There is no minimum requirement for usable open space.

17.34.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than ten (10) feet from a lot line adjoining a street.

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C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.34.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.34.140 Signs.

Signs placed in the I-L zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.34.150 General provisions and standards.

A. No business, service, or processes that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

C. Uses in the Kings Industrial Park are subject to the Performance and Development Standards adopted by the Hanford Redevelopment Agency for the Kings Industrial Park and are a part of the zoning code by reference.

D. All open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.

E. No use shall be permitted and no process, equipment or material shall be employed which is found by the planning department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or to involve any hazard of fire, explosion, hazardous or toxic waste, or radioactivity or to emit electrical disturbances which adversely affect commercial or electronic equipment outside the boundaries of the site.

F. No solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system except in compliance with the applicable regulations of the Central Valley Regional Water Quality Control Board and city ordinances and policies.

G. No use shall be permitted, and no process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity or other forms of energy. This section also applies to the Kings Industrial Park.

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H. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.36

HEAVY INDUSTRIAL ZONE

Sections:

17.36.010	Application.
17.36.020	Permitted uses.
17.36.030	Site area.
17.36.040	Lot dimensions.
17.36.050	Coverage.
17.36.060	Building setback areas.
17.36.070	Distance between structures.
17.36.080	Height of structures.
17.36.090	Driveways.
17.36.100	Off-street parking.
17.36.110	Usable open space.
17.36.120	Landscaping.
17.36.130	Screening, fences, and walls.
17.36.140	Signs.
17.36.150	General provisions and standards.

17.36.010 Application.

This chapter shall apply to all land within the Heavy Industrial (I-H) zone.

17.36.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.36.030 Site area.

The minimum site area shall be twenty thousand (20,000) square feet.

17.36.040 Lot dimensions.

The minimum lot frontage shall be sixty (60) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

17.36.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

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17.36.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of ten (10) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.36.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.36.080 Height of structures.

The maximum structure height shall be seventy-five (75) feet, except that the height of portions of structures set back at least two hundred (200) feet from any lot line may be up to one hundred (100) feet.

17.36.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Gated entrances shall be set back at least one hundred (100) feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

17.36.100 Off-street parking.

Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.36.110 Usable open space.

There is no minimum requirement for usable open space.

17.36.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than ten (10) feet from a lot line adjoining a street.
- C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

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17.36.130 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.
- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.36.140 Signs.

Signs placed in the I-H zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.36.150 General provisions and standards.

- A. No business, service, or processes that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.
- B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- C. Uses in the Kings Industrial Park are subject to the Performance and Development Standards adopted by the Hanford Redevelopment Agency for the Kings Industrial Park and are a part of the zoning code by reference.
- D. All open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.
- E. No use shall be permitted and no process, equipment or material shall be employed which is found by the planning department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or to involve any hazard of fire, explosion, hazardous or toxic waste, or radioactivity or to emit electrical disturbances which adversely affect commercial or electronic equipment outside the boundaries of the site.
- F. No solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system except in compliance with the applicable regulations of the Central Valley Regional Water Quality Control Board and city ordinances and policies.
- G. No use shall be permitted, and no process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity or other forms of energy. This section also applies to the Kings Industrial Park.
- H. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.38

PUBLIC FACILITIES ZONE

Sections:

17.38.010	Application.
17.38.020	Permitted uses.
17.38.030	Site area.
17.38.040	Lot dimensions.
17.38.050	Coverage.
17.38.060	Building setback areas.
17.38.070	Distance between structures.
17.38.080	Height of structures.
17.38.090	Driveways.
17.38.100	Accessory structures.
17.38.110	Off-street parking.
17.38.120	Usable open space.
17.38.130	Landscaping.
17.38.140	Screening, fences, and walls.
17.38.150	Signs.
17.38.160	General provisions and standards.

17.38.010 Application.

This chapter shall apply to all land within the Public Facilities (PF) zone.

17.38.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.38.030 Site area.

There is no minimum lot area.

17.38.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet.

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17.38.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.38.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be twenty (20) feet from the front lot line.
- C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.
- D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.
- E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.
- F. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

17.38.070 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.38.080 Height of structures.

The maximum structure height shall be fifty (50) feet.

17.38.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Gated entrances shall be set back at least fifty (50) feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

17.38.100 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

- A. The floor area shall be a maximum one hundred twenty (120) square feet.
- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

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- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.38.110 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Required parking spaces may not be provided in within any front, side, or rear building setback area.

17.38.120 Usable open space.

There is no required usable open space.

17.38.130 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Except for driveways and approved parking areas all yard areas and setback areas visible from a public street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

17.38.140 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.
- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.38.150 Signs.

Signs placed in the PF zones shall be subject to the requirements and standards prescribed in Chapter 17.56, except that signs placed a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56

17.38.160 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.40

AIRPORT PROTECTION ZONE

Sections:

17.40.010	Application.
17.40.020	Permitted uses.
17.40.030	Lot area.
17.40.040	Lot dimensions.
17.40.050	Dwelling units per lot.
17.40.060	Coverage.
17.40.070	Building setback areas.
17.40.080	Distance between structures.
17.40.090	Height of structures.
17.40.100	Driveways.
17.40.110	Accessory structures.
17.40.120	Other setback standards.
17.40.130	Off-street parking.
17.40.140	Usable open space.
17.40.150	Landscaping.
17.40.160	Screening, fences, and walls.
17.40.170	Signs.
17.40.180	General provisions and standards.

17.40.010 Application.

This chapter shall apply to all land within the Airport Protection (AP) zone.

17.40.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.40.030 Lot area.

There is no minimum lot area.

17.40.040 Lot dimensions.

A. The minimum lot frontage shall be forty (40) feet.

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B. The minimum lot width shall be eighty (80) feet for interior lots and ninety (90) feet for corner lots.

C. The minimum lot depth shall be one hundred (100) feet.

17.40.050 Dwelling units per lot.

Not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or conditional use in accordance with Chapter 17.80, or approved as a second dwelling unit in accordance with Section 17.60.030.

17.40.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.40.070 Building setback areas.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be twenty (20) feet from the front lot line.

C. The rear building setback shall be twenty-five (25) feet from the rear lot line.

D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

17.40.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.40.090 Height of structures.

The maximum structure height shall be thirty-five (35) feet.

17.40.100 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.

B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.

17.40.110 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum one hundred twenty (120) square feet.

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- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.40.120 Other setback standards.

- A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.
- B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.
- D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.
- E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.40.130 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.
- C. Required parking spaces may not be provided in within any front, side, or rear building setback area.
- D. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.
- E. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood.
- F. No recreational vehicle or trailer shall be used as a residence.
- G. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety

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problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

H. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

I. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

J. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.40.140 Usable open space.

There is no required usable open space.

17.40.150 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas all yard areas and setback areas visible from a public street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

17.40.160 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

17.40.170 Signs.

Signs placed in the PF zones shall be subject to the requirements and standards prescribed in Chapter 17.56, except that signs placed a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56.

17.40.180 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.42

CONSERVATION ZONE

Sections:

17.42.010	Application.
17.42.020	Permitted uses.
17.42.030	Lot area.
17.42.040	Lot dimensions.
17.42.050	Coverage.
17.42.060	Building setback areas.
17.42.070	Distance between structures.
17.42.080	Height of structures.
17.42.090	Driveways.
17.42.100	Other setback standards.
17.42.110	Off-street parking.
17.42.120	Usable open space.
17.42.130	Landscaping.
17.42.140	Screening, fences, and walls.
17.42.150	Signs.
17.42.160	General provisions and standards.

17.42.010 Application.

This chapter shall apply to all land within the Conservation (CO) zone.

17.42.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.42.030 Lot area.

There is no minimum lot area.

17.42.040 Lot dimensions.

There are no minimum lot dimensions.

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17.42.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.42.060 Building setback areas.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be twenty-five (25) feet from the front lot line.
- C. The rear building setback shall be twenty-five (25) feet from the rear lot line.
- D. The side building setback area shall be twenty-five (25) feet from a street side property line.

17.42.070 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.42.080 Height of structures.

The maximum structure height shall be twenty (20) feet.

17.42.090 Driveways.

Driveways should be minimized to protect the maximum amount of open space. Driveways shall be the minimum width and length necessary to support the use, as determined by the Community Development Director.

17.42.100 Other setback standards.

Mechanical equipment shall be located a minimum of twenty-five (25) feet from any lot line.

17.42.110 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.
- C. No parking spaces may not be provided within any front, side, or rear building setback area.

17.42.120 Usable open space.

There is no required usable open space.

17.42.130 Landscaping.

Areas around buildings and parking areas that are disturbed shall be landscaped with natural landscape plants and materials that blend in with the natural environment on the site.

17.42.140 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

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17.42.150 Signs.

Signs placed in the CO zones shall be subject to the requirements and standards prescribed in Chapter 17.56, except that signs placed a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56.

17.42.160 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.44

AIRPORT OVERLAY ZONE

Sections:

- 17.44.010 Application.**
- 17.44.020 Permitted uses.**
- 17.44.030 Definitions.**
- 17.44.040 Airport height zones.**
- 17.44.050 Airport height limitations.**
- 17.44.060 Markings and lights.**
- 17.44.070 Nonconforming structures and trees.**

17.44.010 Application.

A. This chapter shall apply to all land within the Airport Overlay zone, as defined on the Zoning Map.

B. The requirements of this chapter shall be considered in conjunction with the requirements of any base zone district. If a conflict exists between the requirements of the base zone district and this chapter, the requirements of this chapter shall apply.

17.44.020 Permitted uses.

A. Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020 and Section 17.08.030 based on the base zone district in which the use is located.

B. No use may create electrical interference with navigational signals for radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff or maneuvering of aircraft intending to use the airport.

C. Uses shall be further restricted by this chapter and the policies and requirements of the Kings County Airport Land Use Compatibility Plan, and applicable requirements of the Federal Aviation Administration (FAA.).

17.44.030 Definitions.

For the purposes of this chapter, the following words and phrases when used in this chapter are defined as follows:

A. “Airport” means the Hanford Municipal Airport.

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- B. "Airport elevation" means the highest point of the airport's usable landing area measured in feet from the sea level (two hundred forty-five (245) feet).
- C. "Approach surface" means the surface longitudinally centered on the extended runway center line, extending outward and upward from the end of the primary surface at a slope of twenty (20) to one. In plan, the perimeter of the approach surface coincides with the perimeter of the approach zone.
- D. "Conical surface" means a surface extending outward and upward from the periphery of the horizontal surface at a slope of twenty (20) to one for a horizontal distance of four thousand (4,000) feet.
- E. "Hazard to air navigation" means a height obstruction deter, mined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.
- F. "Height" means, for the purpose of determining the height limits in all zones set forth in this chapter and shown on the airport zoning map, the datum mean sea level elevation, unless otherwise specified.
- G. "Horizontal surface" means a horizontal plane one hundred fifty (150) feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone.
- H. "Kings County Airport Land Use Compatibility Plan" means the document so named and dated February 1994, as adopted and amended by the City.
- I. "Nonconforming use" means any preexisting structure, object of natural growth or use of land which is inconsistent with the provisions of this chapter or an amendment thereto.
- J. "Nonprecision instrument runway" means a runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight in nonprecision instrument approach procedure has been approved or planned.
- K. "Obstruction" means any structure, growth or other object, including a mobile object, that exceeds a height limit set forth in Section 17.44.050.
- L. "Primary surface" means a surface longitudinally centered on a runway. The primary surface extends two hundred (200) feet beyond each end of that runway. The width of the primary surface is five hundred (500) feet. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway center line.
- M. "Runway" means a defined area on the airport prepared for the landing and takeoff of aircraft along its length.
- N. "Structure" means an object, including a mobile object, constructed or installed by man, including but without limitation, buildings, towers, cranes, smokestacks, earth formations, and overhead transmission lines.
- O. "Transitional surface" means a surface which extends outward at a ninety (90) degree angle to the runway center line and the runway center line extended at a slope of seven (7) feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces.

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P. “Tree” means any object of natural growth.

Q. “Utility runway” means a runway that is constructed for, and intended to be used by, propeller driven aircraft of twelve thousand five hundred (12,500) pounds maximum gross weight and less.

R. “Visual runway” means a runway intended solely for the operation of aircraft using visual approach procedures.

17.44.040 Airport height zones.

A. There are hereby created and established airport zones that include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they relate to the airport. Such zones are shown on the Hanford Airport “Airspace Plan” of the Kings County Airport Land Use Compatibility Plan, which is on file in the Community Development Department of the City.

B. All structure heights within the Airport Overlay zone are subject to the policies and requirements of the Kings County Airport Land Use Compatibility Plan. A use located in more than one of the following zones is considered to be only in the zone with the more restrictive height limitation.

C. The airport height zones are defined as follows:

1. Utility Runway Visual Approach Zone. The inner edge of this approach zone coincides with the width of the primary surface and is five hundred (500) feet wide. The approach zone expands outward uniformly to a width of one thousand two hundred fifty (1,250) feet at a horizontal distance of five thousand (5,000) feet from the primary surface. Its center line is the continuation of the center line of the runway.
2. Utility Runway, Nonprecision Instrument Approach Zone. The inner edge of this approach zone coincides with the width of the primary surface and is five hundred (500) feet wide. The approach zone expands outward uniformly to a width of two thousand (2,000) feet at a horizontal distance five thousand (5,000) feet from the primary surface.
3. Transitional Zones. The transitional zones are the areas beneath the transitional surfaces.
4. Horizontal Zone. The horizontal zone is established by swinging arcs of five thousand (5,000) feet radii for runways designated as utility or visual from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.
5. Conical Zone. The conical zone is established as the area that commences at the periphery of the horizontal zone and extends outward there from a horizontal distance of four thousand (4,000) feet.

17.44.050 Airport height limitations.

A. No structure shall be erected, altered, maintained or no object of natural growth shall be allowed to penetrate into any airport height zone created by this chapter.

B. No nonconforming use, structure or object of natural growth shall be modified or permitted to grow such that the nonconformity is expanded or increased beyond that existing on the date of the adoption of this chapter.

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17.44.060 Markings and lights.

Markings and lights, as determined necessary by the City Engineer and the Building Official to achieve the purposes of this chapter and the Kings County Airport Land Use Compatibility Plan, shall be installed, operated and maintained at the property owner's expense such.

17.44.070 Nonconforming structures and trees.

A. The regulations prescribed by this chapter shall not be construed to require the removal, lowering, or other change or alteration of any structure or tree below their existing height on the date of the adoption of this chapter, or otherwise interfere with the continuance of any use of said structure.

B. Notwithstanding the provisions of subsection A of this section, the owner of any existing structure or tree not conforming to the provisions of this chapter shall permit the installation, operation and maintenance thereon of such markers and lights, as shall be deemed necessary by the City Engineer and Building Official to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such markers and lights shall be installed, operated, and maintained at the expense of the City.

Chapter 17.46

DOWNTOWN EAST OVERLAY ZONE

Sections:

17.46.010	Application.
17.46.020	Permitted uses.
17.46.030	Lot area and dimensions.
17.46.040	Dwelling units per lot.
17.46.050	Frontage types.
17.46.060	Off-street parking.
17.46.070	Landscaping.
17.46.080	China alley.
17.46.090	Screening, fences, and walls.
17.46.100	Signs.

17.46.010 Application.

A. This chapter shall apply to all land within the Downtown East Overlay zone, as defined on the Zoning Map.

B. The requirements of this chapter shall be considered in conjunction with the requirements of any base zone district and the Hanford Downtown East Precise Plan. If a conflict exists between the requirements of the base zone district and the Hanford Downtown East Precise Plan, this chapter shall determine which requirements apply.

C. Where the Hanford Downtown East Precise Plan is silent as to a standard or requirement, this title shall apply.

17.46.020 Permitted uses.

A. Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in Chapter 4 of the Hanford Downtown East Precise Plan and the land use tables in Section 17.08.020 and Section 17.08.030 based on the base zone district in which the use is located.

B. Where Chapter 4 of the Hanford Downtown East Precise Plan and the land use tables in Section 17.08.020 and Section 17.08.030 are in conflict, the Hanford Downtown East Precise Plan shall apply.

C. Where a use is not listed in the Hanford Downtown East Precise Plan but is listed in the land use tables in Section 17.08.020 and Section 17.08.030, the land use tables shall apply.

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D. Uses that are permitted in Chapter 4 of the Hanford Downtown East Precise Plan do not require a conditional use permit and shall meet the special conditions that apply to that use, as listed in said Chapter.

E. Where conflicts exist, an applicant may also appeal to the Community Development Director to determine which use shall be permitted based on existing conditions and surrounding uses.

17.46.030 Lot area and dimensions.

The minimum lot area and dimensions shall be consistent with the standards in the base zone district.

17.46.040 Dwelling units per lot.

The maximum dwelling units per lot shall be determined by Chapter 4 of the Hanford Downtown East Precise Plan.

17.46.050 Frontage types.

New buildings shall be constructed consistent with the frontage type standards in Chapter 4 of the Hanford Downtown East Precise Plan.

Where there is conflict between the frontage type standards and the building setbacks in the base zone district, the frontage type standards shall apply.

The Community Development Director may waive the building setback requirements for frontage types in Chapter 4 of the Hanford Downtown East Precise Plan. This shall not be construed to allow building encroachment into the public right-of-way beyond what is specifically permitted, nor to allow a building setback that is less than the minimum building setback of the base zone district.

17.46.060 Off-street parking.

A. New buildings shall meet the off-street parking standards in Chapter 4 of the Hanford Downtown East Precise Plan and Chapter 17.54 of this title.

B. If a conflict exists between the off-street parking standard requirements of Chapter 17.54 of this title and Chapter 4 of the Hanford Downtown East Precise Plan, the Hanford Downtown East Precise Plan shall apply.

17.46.070 Landscaping.

A. New buildings shall meet the landscaping standards in Chapter 4 of the Hanford Downtown East Precise Plan and Chapter 17.52 of this title.

B. If a conflict exists between the landscaping standards of Chapter 17.52 and Chapter 4 of the Hanford Downtown East Precise Plan, the Hanford Downtown East Precise Plan shall apply.

17.46.080 China alley.

New and remodeled buildings identified as being within China Alley per the Hanford Downtown East Precise Plan should consider and integrate the design guidelines in Chapter 5 of the Hanford Downtown East Precise Plan into their design. The design guidelines are not intended as strictly enforced rules, but as a tool to guide the design process.

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17.46.090 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with the base zone district.

17.46.100 Signs.

Signs shall be subject to the requirements and standards prescribed in the base zone district.

Chapter 17.48

HISTORIC OVERLAY ZONE

Sections:

17.48.005	Purpose.
17.48.010	Application.
17.48.020	Permitted uses.
17.48.030	Definitions.
17.48.040	Regulation of Improvements.
17.48.050	Designation of historic districts, buildings and sites.
17.48.055	Ordinary maintenance and repairs.
17.48.060	Minor improvement permits.
17.48.070	Historic resource permits.
17.48.080	Deviation from standards.
17.48.090	Appeals.
17.48.100	Building permits.
17.48.110	Lapse of permits.
17.48.120	Revocation.
17.48.130	Permits to run with the land.
17.48.140	Penalties for improvements without permits.
17.48.150	Design criteria.
17.48.160	Demolition of historic structures.
17.48.170	Substandard buildings.
17.48.180	Duty to keep in good repair.
17.48.190	Evidence of hardship.

17.48.005 Purpose.

The council finds the protection, enhancement, preservation and use of structures in districts of historic, architectural and engineering significance located within the city to be of cultural and aesthetic benefit to the community. It is further found that respect of the heritage of the city will enhance the economic, cultural and aesthetic standing of the city. The purpose of this chapter is to promote the general welfare of the public through:

A. The protection, enhancement, preservation and use of structures which represent past eras, events and persons important in history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, or which are unique and

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irreplaceable assets to the city and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived;

B. The development and maintenance of complementary settings and environment for such structures and/or districts;

C. The enhancement of property values; the stabilization of neighborhoods and areas of the city; the increase of economic and financial benefits to the city and its property owners and inhabitants; and the promotion of visitor trade and interest;

D. The preservation and encouragement of a city of varied architectural styles reflecting the cultural, social, economic, political and architectural phases of its history;

E. The educational and cultural enrichment of this and future generations by fostering knowledge of our heritage; and

F. The promotion and encouragement of continued private ownership and utilization of such structures so that the objectives set forth in this section can be attained under this policy.

17.48.010 Application.

A. This chapter shall apply to the area identified as “Historic Overlay Zone” as defined on the Zoning Map. The Historic Overlay zone is a geographically definable area, possessing a significant concentration and continuity of sites, building, structures, or objects unified by past events and aesthetically by plan and physical development.

B. This chapter shall also apply to all buildings and sites designated by the City Council as a historic building or historic site.

C. The requirements of this chapter shall be considered in conjunction with the requirements of any base zone district. If a conflict exists between the requirements of the base zone district and this chapter, the requirements of this chapter shall apply.

17.48.020 Permitted uses.

Uses shall be permitted or not permitted, conditional permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020 and Section 17.08.030 based on the base zone district in which the use is located.

17.48.030 Definitions.

For the purposes of this chapter, unless otherwise defined, the following words and phrases used in this chapter are defined as follows:

“Alteration” means any exterior change or modification, through public or private action, of any property located within a designated historic district or site or a designated historical building, including exterior changes to or the modification of a structure, architectural details or visual characteristics, such as paint color and surface texture, grading, surface paving, new structures, removal of trees and other natural features, disturbance of archeological sites or areas, and the placement or removal of any exterior objects, such as signs, plaques, light fixtures, street furniture affixed to the pavement, walls, fences, steps, plantings and landscape accessories affecting the exterior visual qualities of the property.

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“Contributing building” means a structure within a historic district which structure retains scale, mass and other architectural characteristics to the degree that it contributes to the sense of time and place of the immediate area and the district. The building may have individual architectural significance or may be one of a grouping of background buildings that jointly contribute to the character of the immediate area and the district. Contributing buildings may reflect interim modifications if those modifications do not irreparably detract from the character of the building or if the modifications reflect an architectural style or particular era important to the development of the city. Contributing buildings shall also include structures that have a strong historical tie to activities, events, or individuals important in the development of the city.

“Designated historic feature” means any improvement which has special historical, cultural, aesthetic or architectural character, interest or value as part of the development, heritage or history of the city, the state or the nation and which has been designated as such pursuant to the provisions of this chapter.

“Designated historic site” means a parcel of property, or part thereof, on which a designated historic building is situated, and any abutting parcel or part thereof constituting part of the parcel of property on which the designated historic building is situated, and which has been designated a designated historic site pursuant to the provisions of this chapter.

“Exterior architectural feature” means the architectural elements embodying the style, design, general arrangement and components of all of the outer surfaces of an improvement, including without limitation, the kind, color and texture of the building materials, and the type and style of all windows, doors, lights, signs and other fixtures appurtenant to such improvement.

“Historic district” means the area within the Historic Overlay zone, as defined on the Zoning Map.

“Improvement” means any building, structure, place, parking facility, fence, gate, wall, work of art, or other object constituting a physical improvement of real property, or any part of such improvement.

“Noncontributing building” means a structure within a historic district which, in its present condition, does not contribute to the sense of time and place of the immediate area and the district. “Noncontributing building” may include those buildings constructed after the time period featured in a historic district or buildings in which the historical characteristics have been irreparably modified. “Noncontributing building” may also include buildings which, while noncontributing at present, may become contributing through the application of appropriate design criteria.

“Preservation” means the identification, study, protection, restoration, rehabilitation or enhancement of historical resources.

17.48.040 Regulation of Improvements.

No improvement or exterior architectural feature of any improvement shall be constructed or altered or enlarged which is located in the Historic Overlay District or identified as a historic site outside the District unless a permit is issued pursuant to the terms of this chapter. The section shall not apply to any interior alteration which has no effect on the condition or appearance of any exterior architectural feature of an improvement. No structure listed on a State or National

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Register shall be moved or demolished unless a permit is issued pursuant to the terms of this chapter.

17.48.050 Designation of historic districts, buildings and sites.

A. For the purposes of this chapter, an improvement may be designated a historic building and property may be designated as a historic site by the City Council pursuant to this section if any one of the following criteria is met:

1. Historical and Cultural Significance.

- a. The structure, property or district proposed for designation is representative of a distinct historical period, type, style, region or way of life;
- b. The structure, property or district proposed for designation is, or contains, a type of building or buildings which was once common but is now rare;
- c. The structure, property or district proposed for designation was connected with someone renowned or important or a local personality;
- d. The structure, property or district proposed for designation is connected with a business or use which was once common but is now rare;
- e. The structure, property or district proposed for designation represents the work of a master builder, engineer, designer, artist or architect whose individual genius influenced his era;
- f. The structure, property or district proposed for designation is the site of an important historic event or is associated with events which have made a meaningful contribution to the nation, state or community; or
- g. The structure, property or district proposed for designation has a high potential of yielding information of archeological interest.

2. Historic, Architectural and Engineering Significance.

- a. The structure, property or district proposed for designation exemplifies a particular architectural style or way of life important to the city;
- b. The structure, property or district proposed for designation exemplifies the best remaining architectural type of a neighborhood; or
- c. The construction materials or engineering methods used in the structure or district proposed for designation embody elements of outstanding attention to architectural or engineering design, detail, material or craftsmanship.

3. Neighborhood and Geographic Setting.

- a. The structure materially benefits the historic character of the neighborhood;
- b. The unique location or singular physical characteristic of the structure or district proposed for designation represents an established and familiar visual feature of the neighborhood, community or city;
- d. The preservation of a structure is essential to the integrity of the district.

B. Historic buildings or sites shall be designated by the City Council in the following manner:

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1. Any person may request the designation of an improvement as a historic building or site by submitting an application for such designation to the Community Development Department. The Community Development Department or the City Council may also initiate such proceedings on its own motion.
 2. The Community Development Department shall conduct a study of the proposed designation and make a preliminary determination, based on such documentation and other information as it may require, whether the building site or district should be considered for historic designation. If the Community Development Department determines that the application merits consideration, it shall schedule a public hearing before the City Council within sixty (60) days of such determination.
 3. The decision of the Community Development Department that the building, site or district should not be considered for historic designation may be appealed to the City Council in accordance with the provisions of Section 17.48.090.
 4. Notice of the date, place, time and purpose of the public hearing shall be given by first-class mail to the applicants, owners and occupants of each building site or district at least ten days prior to the date of the public hearing, using the name and address of such owners as shown on the latest equalized assessment rolls, and shall be advertised once in a daily newspaper of general circulation at least ten days prior to the public hearing.
 5. At the conclusion of the public hearing, but in no event more than thirty (30) days after the date set for the public hearing the City Council may approve in whole or in part, or deny in whole or in part, the application. The decision of the City Council shall be in writing and submitted to the applicant.
 6. Failure to send any notice by mail to any property owner whose address is not shown on the latest equalized assessment rolls shall not invalidate any proceeding in connection with the proposed designation. The Community Development Department and City Council may also give such other notice as they may deem desirable and practicable.
- C. Determinations of Contributing and Noncontributing Buildings. In conjunction with the designation of an historic district, the Community Development Department shall recommend and the City Council shall designate all buildings within the proposed district as either contributing or noncontributing.

17.48.055 Ordinary maintenance and repairs.

- A. Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on any property subject to this chapter if the maintenance or repair does not involve a change in the design, material, color or external appearance thereof.
- B. This chapter shall not prevent the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when the Building Official certified to the City Council that such action is required for the public safety due to an unsafe or dangerous condition which cannot be rectified through the use of the Historical Building Code of the State of California.
- C. No permit shall be required for ordinary maintenance and repairs as defined in this section.

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17.48.060 Minor improvement permits.

A permit for minor improvements including, without limitation, such as repainting in accordance with a color palette approved by the City Council or replacement of minor landscaping features, may be issued by the Community Development Director.

17.48.070 Historic resource permits.

A. A historic resource permit shall be required for any alteration of the exterior features of a building within a designated historic district, or a designated historic building or site, or to construct a new building or improvements upon property within a designated historic district except as otherwise provided in this Chapter 17.48, the City Council shall determine whether a historic resources permit shall be issued. A permit shall not be required for ordinary maintenance and repairs as defined in this section.

B. Permit Procedures. An application for a historic resource permit shall be made on a form prescribed by the Community Development Department and shall be accompanied by the fees established by resolution of the City Council. The application shall include the information required by Section 17.60.020 for site plan review, complete elevation drawings of the proposed alterations, samples of proposed colors and materials, color photographs of all sides of any existing improvement, building or structure on the site, and such other information as may be required by the community development department. If applicable, the application shall include the information required by Chapter 17.58 (permit for conditional uses) and Chapter 17.62 (planned unit development).

Applications for permits requiring City Council approval shall be placed on the next regular meeting of the City Council. The City Council may approve, approve with conditions, or deny the permit.

17.48.080 Deviation from standards.

The Community Development Department or City Council are granted the authority to approve deviations from the provisions of this title if the Community Development Director or City Council finds that the deviation is necessary to achieve the purposes of this chapter and that the deviation will not adversely affect the public health, safety and general welfare of the citizens of Hanford.

17.48.090 Appeals.

A. Within ten days following the date of a decision by the Community Development Department, the decision may be appealed to the City Council by the applicant or any other party adversely affected by the decision of the Community Development Department.

B. An appeal application and required fee shall be filed with the Community Development Department and shall state specifically the basis for the appeal.

C. Within sixty (60) days after the date of receipt by the Community Development Department of the appeal application and fee, the City Council shall hear the appeal. A time period greater than sixty (60) days may be agreed upon by the appellant and the city. The community development department shall give a ten-day written notice to the appellant of the time and meeting place of the hearing of the appeal.

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D. Upon the conclusion of the hearing by the City Council, the City Council may render its decision immediately or may continue its decision until its next regular meeting. The City Council shall declare its findings and may sustain, modify, reject or overrule the decision of the community development department.

17.48.100 Building permits.

Before a building permit shall be issued for any structure, improvement or building proposed as part of the approved historic resource permit application, the building department shall secure written approval from the Community Development department that the proposed improvements are in conformity with an approved historic resource permit. Before a building, improvement or structure may be occupied, the community development department shall notify the chief building inspector that the site and such building improvement or structure thereon have been developed in conformity with an approved historic resource permit.

17.48.110 Lapse of permits.

A. An historic resource permit shall lapse and become void one year following the date on which the permit became effective, unless the conditions of approval specify a lesser or greater time or unless, prior to such expiration date, a building permit is issued by the chief building inspector and construction is commenced and diligently pursued toward completion on the site which was the subject of the historic resource permit application.

B. A permit may be renewed for an additional period of one year or for a lesser or greater period provided that, prior to the expiration of the time period granted, an application for renewal of the permit is filed with the community development department. The community development department may approve, approve with conditions, or deny an application for the renewal of a permit.

17.48.120 Revocation.

A. Should the holder of a historic resources permit violate any provision of this title or any condition of approval of the historic resources permit, the historic resources permit shall be automatically suspended.

B. The Community Development Department shall provide the holder of the historic resources permit with written notice of the suspension, which notice shall identify the reasons for the suspension and may instruct the holder of the historic resources permit to immediately terminate any and all activities, including, without limitation, construction or renovation work being performed pursuant to the historic resources permit.

C. Within thirty (30) days of the date of the automatic suspension of the historic resources permit, the City Council shall hold a hearing and receive evidence whether the historic resources permit should be reinstated, revoked or whether additional conditions or restrictions should be placed upon the historic resources permit or other actions should be taken by the holder of the historic resources permit in order to ensure compliance with the provisions of the historic resources permit and this title.

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17.48.130 Permits to run with the land.

A historic resource permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application.

17.48.140 Penalties for improvements without permits.

When any improvements are made, or installed to a building improvement or structure where a historic resource permit is required, without the issuance of a historic resource permit, the owner of the site and occupant of the building, improvements or structure thereon shall be subject to completing the application process and a penalty fee of double the standard processing fee.

17.48.150 Design criteria.

A. The design criteria set forth in this section are intended to provide a guidance to both the City Council and Community Development Department and property owners regarding the improvements to structures, buildings, improvements or sites designated as historic or located in historic districts. The design criteria set forth in this section shall be used in evaluating applications for historic resource permits and for other related issues as determined by the community development department.

1. Contributing Buildings. The design criteria shall be used to insure the preservation and enhancement of the historical and architectural characteristics of the historic structures through restoration of those structures. The restoration of a structure to their exact former appearance shall be permitted but not required.
2. Noncontributing Buildings Constructed Prior to 1935. The design criteria shall be used to ensure that modifications or alterations do not increase the noncontributing characteristics of the structure. The application of the design criteria to rehabilitate or renovate a structure to become a contributing building shall be encouraged.
3. Noncontributing Buildings Constructed After 1935. The design criteria shall be used to ensure that modifications or alterations to nonconforming structures do not increase the nonconforming characteristics of the structure or do not add to the intrusive character of the structure.
4. New Construction. The design criteria shall be used for new construction to achieve compatibility and harmony with surrounding structures and the historic district.

B. Design Guidelines. The following design guidelines are to be used to formulate plans for the rehabilitation, preservation, and continued use of old buildings consistent with the intent of this chapter. The guidelines apply to buildings of all occupancy and construction types, sizes and materials and to all permanent and temporary construction on the exterior of historic buildings as well as new attached or adjacent construction.

1. Every reasonable effort shall be made to use the building, structure or site for its originally intended purpose or for a compatible use which requires minimum alteration of the building, structure or site.
2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.

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3. All buildings, structures and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
 4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. Such changes may have acquired significance in their own right, and this significance shall be recognized and respected.
 5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be preserved.
 6. Deteriorated architectural features shall be repaired, rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. The repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
 7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods which will damage the historic building materials shall not be used.
 8. Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any building, structure or site.
 9. Contemporary design for alterations and additions to existing buildings, structures or site shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, materials and character of the property, neighborhood or environment.
 10. Wherever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired.
 11. Interior features of historical significance, such as stairways, light wells, pressed metal ceilings, ornate woodwork, and the like should be integrated into the design of any adaptive use.
- C. Rehabilitation Standards. The provisions of this subsection are intended to provide reasonable design for the rehabilitation of historic buildings so that the basic historic and architectural presentation of the buildings is retained and enhanced.
1. Storefronts.
 - a. Where original old store fronts remain, their appearance should not be altered. Such store fronts should be repaired and preserved. Where store fronts have been altered, the original design should be determined by examining photographs from the period and by investigating any original architectural fabric which remains beneath the changes. As much original material and detail should be retained in the rehabilitation as possible. Retention of cast iron elements is particularly important for structural and waterproofing reasons. Wood or stone steps, stone sills, and other elements which contribute to the character of store front entries should be preserved.

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b. Where most of the existing architectural design dates from an interim remodeling and where such remodeling adds to the historical character of the historic district, rehabilitation may conform to the period of such remodeling and not to the original design.

c. Where the original design cannot be determined or where financial considerations preclude full-scale rehabilitation of a store front which has already been altered, a design which is not a pure rehabilitation but which is in keeping with the design of the rest of the building may be appropriate. The general proportions, materials, colors, rhythm of solids to voids, repetition of design elements, and directional expression (the effect of verticality or horizontally common to the street should be followed in designing new store fronts. The use of materials not in existence when a store front was built should be discouraged in its rehabilitation.

d. The architectural integrity of a buildings storefront in the historic district should be preserved. Accessories, such as light fixtures, which do not imitate the designs of these eras should be prohibited. Designs appropriate to the years during which the buildings in the historic district were constructed should be encouraged.

e. Canvas awnings are traditional to the historic district and are an acceptable element of store fronts. The size and scale of awnings should be appropriate to the building to which they are attached, based on photographic and documentary evidence. Color choice should be made with discretion. Metal awnings, glass awnings and glass canopies are not in keeping with the prevailing character of the historic district and may be prohibited. To avoid obscuring building elements on the upper stories, canopies and awnings should not be permitted above the ground floor unless documented by photographic evidence.

f. Wooden balconies, canopies and porches are traditional to some buildings within the historic district and are an acceptable element of store fronts where such features can be appropriately documented. The recreation of such elements should be carefully considered to ensure that they are a faithful reproduction of original features, based on photographic and documentary evidence. Interim building modifications which in themselves represent an important historic era or architectural style in the development of the area should not, however, be obscured or destroyed in the rebuilding of such features.

2. Windows and Doors.

a. Where they still exist, the original sills, lintels, frames, sash, muntins, and glass of windows and transoms should be preserved. The original doorway elements, including sills, lintels, frames and the doors, should also be retained. When they must be replaced, the replacements should duplicate the originals in design and materials.

b. Glass in windows, doors and transoms should be clear, except where documentary evidence indicates the original use of colored glass. Plastic materials should not be used in place of glass. Any existing small paned transoms should not be obscured on the exterior.

c. The original proportions of wall openings should be retained. The blocking of any existing opening to accommodate standard sash and glass sizes, to hide ceilings lowered beneath the tops of existing windows, or for any other reason should not be allowed.

d. Decorative wood or metal lintels, brackets and any other window or doorway trim should be preserved and should be restored where possible.

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- e. In rehabilitation, the original number of panes in glassed areas should be used.
- 3. Cornices.
 - a. Cornices should be restored to their original appearance, using original materials where possible and duplications of the original where necessary. Original materials were wood, plaster or metal.
 - b. In some instances, duplication of the original cornice using contemporary materials may be necessary, although the use of materials in existence when the original was constructed is the preferred treatment.
 - c. Where the use of the original materials is not feasible, surviving cornice elements should be retained and repaired. An alternative to full-scale rehabilitation may be the construction of a new cornice of contemporary but sympathetic design in the same design relation to the rest of the building as the original cornice.
 - d. Where possible, brick corbels should be restored and treated in the same manner as brick wall surfaces.
 - e. Gutters, downspouts and flashings should be inconspicuous.
- 4. Roofs.
 - a. Roofs retaining their original shapes should be maintained. In some cases, where roof shapes have been altered, restoration to original appearance may be possible.
 - b. Contemporary roofing materials shall be acceptable. Where roofs are visible, roofing materials should be dark. Flashings should be unobtrusive.
 - c. Pseudo-mansard roofs applied to store fronts should only be considered when photographic evidence indicates the prior existence of such features and should be reconstructed to be consistent with such prior features.
- 5. Building Materials.
 - a. Brick.
 - i. Brick is a dominant building material in the historic district. Brick should be treated and maintained in a manner which will preserve it and should not be treated in a manner which will deface it or accelerate deterioration. Brick should not be covered by synthetic brick or stone, or wood shingles, by wood or aluminum siding, or by synthetic materials of any other kind.
 - ii. Sandblasting accelerates the deterioration of brick and should not be used. Sandblasting gouges the mortar joints between bricks, admitting water which freezes, expands and breaks the bricks.
 - iii. Brick may be cleaned by applying mild chemical solvents, by scrubbing with stiff nonferrous brushes, or by spraying with water under high pressure.
 - iv. Brick which has already been sandblasted should be treated with clear silicone every two or four years to repel water. However, treating with silicone is not the equivalent of retaining the original glaze.

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v. When repointing is necessary to replace deteriorated mortar or to stop water damage, loose mortar should be raked out to a depth of approximately one-half inch to one inch in both vertical and horizontal joints and the brick washed to remove small particles which remain. Joints should not be sawed.

vi. When deteriorating brick must be replaced, replacements should match the old brick in color, texture, size and coursing technique. Mortar should be painted to match existing joints. Replacement brick should be laid in the same bond as the original.

vii. Repainting shall be preferable to cleaning brick which has previously been painted. Painting brick which has not previously been painted is an appropriate way to unify a facade for which the original brick color, size, texture, coursing technique, and mortar appearance cannot be matched in repair work and in which such inconsistency is visually disruptive.

viii. Many of the buildings in the historic district have been stuccoed. Stucco is very difficult to remove from brick, especially soft brick, and therefore its removal is not recommended. Although stucco may be removed laboriously by use of a hammer and chisel, the chisel marks often mark the brick. If wire mesh was attached to the brick to hold the stucco, the mesh may be pulled from the surface of the brick to remove the stucco.

b. Wood. Wood is not common as a primary structural material in the historic district. Wood frame accessory features, such as skylights, however, should be retained as they constitute important elements of the buildings and offer unique opportunities for variation in mass, color and texture. Restoration techniques should be as gentle as possible and should not include sandblasting. Where the replacement of wooden exterior features or portions of such features is necessary, the new structure should be constructed to resemble, as closely as possible, the original structure.

c. Metals. Architectural metals are utilized as an exterior structural element in several buildings within the historic district. They constitute an important architectural feature and should be preserved. Cast iron store front frames should be treated sensitively and covered with a protective paint or sealer. Pressed metal cornice and trim elements should likewise be protected.

D. New Construction Standards. The construction standards proposed in this subsection are based on a combination of existing and historical design elements common to the historic district building materials common and identify the downtown Hanford commercial buildings. The standards will help to assure that new design, while contemporary, will be compatible with the existing building character. The building design shall be consistent with the historical design elements found on adjacent buildings and the total character of the streetscape.

1. “Wild West” theme construction typified by false front architecture embellished with gingerbread-style detail, board-and-batten siding, and bright colors are not appropriate and shall not be an acceptable building motif.

2. New construction should maintain the continuity of existing rows of buildings or help to establish such continuity. Facades should be constructed at the property line facing the street.

3. The front and side walls of new construction should be parallel to the property lines. Polygonal and circular shaped buildings shall be prohibited.

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4. New buildings should be constructed to within ten percent of the average height of the existing adjacent buildings. The maximum height of any new building should be fifty (50) feet. The minimum height should be twenty (20) feet. Sidewalk level commercial spaces should have a minimum ceiling height of ten feet from the floor.
 5. Brick is the preferred exterior material for new construction. The color and texture should be similar to that of brick historically used in the city. Stuccoed surfaces may be permitted on a limited basis. The use of wood, synthetics and metal siding shall be prohibited.
 6. A new facade should be rectangular in shape and its proportions (width in relation to height) should be consistent or compatible with the proportions of adjacent historic buildings. The principal directional expression of new facades may be horizontal or vertical. Facades of one-story buildings should be organized into three horizontal or vertical bands: store front, solid wall space above the store front, and cornice with or without parapet. Two-story buildings should be organized into three or four horizontal bands: store front, horizontal band (optional), second floor, and cornice (with or without parapet). Such bands should align with those of adjacent buildings.
 7. Facades should be organized into three, four or five bays. The directional expression of windows and doors should be vertical, though several vertical elements may be combined to form a horizontal opening.
 8. New construction details should approximate the character of historic details found in the historic district. The reproduction of historic building details shall be discouraged, except where the reconstruction of historic buildings may be appropriate.
 9. New store fronts should approximate the character of those built in the past within the historic district: the double doors of some of the oldest buildings, the recessed entries with flanking showcases of the 1880-1940 period, and others which can be photographically documented. Store fronts with recessed entries should be divided into three bands: a transom band, a band of display windows, and a small spandrel or paneled band under display windows. Proportions of store fronts should be consistent with those of historical store fronts. Store fronts should be ten feet high, including the transom band. Metal store front elements should not leave exposed the natural color of the metal. Dark anodized finishes shall be preferred, as are colors traditionally used in the historic district.
 10. Awnings or triangular sidewalk roofs attached above street level store fronts should be encouraged.
 11. False fronts or parapet walls should conceal roofs from the public view. Mansard, free form, and geometric roof shapes shall be prohibited.
 12. The scale of new construction should be harmonious with that of adjacent buildings. Materials, signs and other elements of new construction should be consistent with the scale of similar elements found in adjacent historic buildings.
 13. Those sections of the rehabilitation standards set forth in subsection C of this section discussing store front design, canopies, and awnings shall also apply to new construction.
- E. General Building Standards. The standards set forth in this subsection should be applied to all alterations or new construction in the historic district.

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1. Color.

a. Exterior colors should harmonize with other colors on the same building and on the streetscape. Exterior colors should complement the colors of neighboring buildings and should be selected to be mutually supportive and beneficial to the overall historic character of the streetscape.

b. Where wood or metal surfaces of windows, doors, porches and details, other than cornices, are to be painted, the following colors shall be used: During the early twentieth century, muted colors and earth colors were favored. They included gray, dark brown, dark green, blue gray, beige, brick red, and terra cotta. A slightly grayish-white paint, was frequently used for major surface areas and for details. This grayish-white is an appropriate choice for window sash and frames and for other details. In some instances, black or dark gray may be appropriate for the fixed window or door frame. If the original color of a cornice cannot be determined, grayish-white, buff or sandstone color are preferred choices.

c. Where brick has been painted, repainting in a color which approximates that of the natural brick is appropriate. Mortar joints might also be suggested in a color approximating the natural color of the mortar (not a pure white). Depending on the paint history of a building, grayish-white paint may be an acceptable alternative for the facade. Where brick was unpainted and remains unpainted, the use of paint on the exterior shall be discouraged, since unpainted brick is a strong design tradition in the historic district.

d. Paint colors which were not produced or used during the early twentieth century should be discouraged in the historic district. Bright, new colors are to be avoided, even when used sparingly.

2. Signs.

a. General Requirements. Signs shall be designed to contribute to the quality of the historic commercial environment. Within the historic district, each business shall be limited to one primary sign, except those businesses on corners which may have a sign on each street. Each business may also appropriately establish one sign directly lettered onto the window glass or the glass in the doors. Signs in the historic district shall be pedestrian oriented in size and shape. Graphics shall be simple and bold. Signs shall be flush with the wall since they usually complement architectural elements more effectively than projecting sign. Wall mounted can or cabinet type internally illuminated wall signs are not permitted. Symbolic, three-dimensional signs (such as a barber pole or a pawn shop symbol) shall be encouraged. Paper signs attached to the interiors or exteriors of store windows shall be discouraged, except where temporary presentation for public notice requires such treatment. The height of new signs shall not extend above the window sills of the second floor. Signs on one-story buildings shall not project above the cornice line, and all roof-mounted signs shall be precluded.

b. Area of Permanent Signs.

i. Each ground floor tenant may have a maximum of one square foot of signage for each linear foot of business establishment on his primary frontage (that portion of the building occupied by the business which faces a street and contains the main entrance), with a twenty-five (25) square foot minimum sign area, regardless of the width of such primary frontage.

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- ii. Each ground floor tenant may have a maximum of one-half square foot of signage for each linear foot of secondary frontage (that portion of the building occupied by the business and facing an alley, street, adjacent building, parking lot, or the like).
 - iii. Each ground floor tenant may have one sign located at each entrance attached below the marquee or canopy which shall not exceed six square feet per sign face and with a minimum ground clearance of seven feet above the sidewalk grade. Such sign shall not count against the maximum sign area allowed for a business frontage.
 - iv. Each basement and second and third story tenant may have painted window signs at a maximum of thirty (30) percent of the businesses' total window area on a given frontage.
 - v. Each basement and second and third story tenant may also use the awning skin above his businesses' windows for signage based on thirty (30) percent of the window area.
 - vi. Basement and second and third story tenants may use a maximum of fifty (50) percent of the entrance door area (the street entrance leading up to the second story) for a directory type sign to be placed on the door or on the wall beside the door.
 - vii. Where second stories are occupied by only one tenant, the tenant may use the skirt of the awning above the entrance door (the street entrance leading up to the second story) for signage.
 - viii. Multi-tenant buildings or businesses within a row of buildings shall be permitted a directory type sign located on a building with each business allowed up to an eight-inch by thirty-six (36) inch sign per directory. Such a sign will not count against the maximum sign allowance for the business frontages.
 - ix. Pole signs shall not be permitted except under special circumstances where a sign on a building is not appropriate and where such is approved by the community development department.
- c. Temporary signs.
- i. Each building tenant may use one of the following two types of temporary signs, but not both at the same time:
 - (A) Basement, ground and second and third story tenants may use a maximum of twenty-five (25) percent of their total window area along a single frontage for temporary signage. Such promotional or sale signs shall only be used for a period of seven consecutive days per month with at least a thirty (30) day period between sign displays. Such signs shall be of professional quality.
 - (B) Each building tenant shall be permitted to use one portable sign only on Fridays and Saturdays which sign is a maximum of three and one-half feet high and two feet wide. Such signs shall be placed immediately adjacent to the building and not next to the curb or anywhere else in the sidewalk area. Portable signs shall be removed and placed inside the business each afternoon or early evening on Fridays and Saturdays before the business closes.
 - ii. Commercial banner type signs on buildings or store fronts shall be prohibited except for grand openings and community events. Such signs shall only be used for a period of fourteen (14) days and then be removed. Such signs shall be of professional quality. Except for dealerships of cars, trucks, motorcycles, recreational vehicles and boats, and temporary parking lots sales which require outdoor display, canvas, plastic, cloth, paper or other types of banners or

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streamers suspended across private property, buildings or structures shall not be permitted. “Grand Opening” banners are permitted as stated above.

d. Brand Names or Product Signs. Registered trademarks, the portrayal of specific commodities, or signs advertising an individual brand of products shall not exceed ten percent of the total sign area. If the trademark or commodity represents the principal activity conducted, a maximum of twenty-five (25) percent of the total sign area for trademark use.

f. Sign Approval Process. All signs prior to their use and installation shall require a permit and shall be approved for consistency with this chapter.

g. Deviations from Sign Standards. The community development department or the City Council are granted the authority to approve deviations from the provisions of this section as allowed pursuant to Section 17.48.080.

3. Roof-Mounted Equipment. Roof-mounted equipment should be located so that it is not generally visible from the adjoining streets or alleys and does not detract from the lines of the building.

4. Energy Conservation. The conservation of energy should be considered in the review of building rehabilitations so that within the historical context of a building the conservation of energy resources is maximized.

5. Additional Design Criteria. The City Council may adopt, by resolution, such additional design criteria as may be desirable to further implement and clarify this section. Such criteria shall be consistent with the purposes and intent of this chapter.

6. Other Provisions. The following rules and regulations are incorporated by this reference into the design criteria set forth in this section:

a. The Secretary of the Interior Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings;

b. California Code of Regulations, Title 14, Part 8: State Historical Building Code.

17.48.160 Demolition of historic structures.

A. Notices Required. The demolition, wholly or partially, of a contributing building in a historic district or a designated historic building shall be prohibited unless the property owner of such structure gives the community development department one hundred eighty (180) days’ prior written notice that such demolition is planned for such structure. Subject to the provisions of subsection B of this section, no application to the city for a permit to carry out such demolition shall be accepted during said one hundred eighty (180) day notice period. Following the receipt of such notice, the City Council may take such steps as it determines are necessary to preserve the structure concerned. The City Council, among other things, may:

1. Seek local trusts and other financial sources which may be willing to purchase the structure for restoration;

2. Publicize, with the owner’s consent, the availability of the structure for purchase for restoration purposes;

3. Make offer concerning the acquisition of development rights or facade easements and the imposition or negotiation of other restrictions for the preservation of the structure;

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4. Investigate possible sites for the relocation of the structure; and
5. Direct city staff to purchase the structure pursuant to a development plan where it does not appear that private preservation is feasible.

B. Waivers of Notices.

1. The City Council, upon the request of the property owner, may waive the requirement of one hundred eighty (180) days' prior written notice if the action planned for the structure involves:
 - a. An emergency repair to, or removing an unsafe condition of, the structure; or
 - b. The relocation of the structure to a site approved by the City Council; or
 - c. Relief of extreme financial hardship to the owner of the structure as set forth in Section 17.48.190.
2. A request by a property owner for the waiver of a notice shall be considered by the City Council at its next regular meeting after the filing of such request in writing with the Community Development Department; however, if the request is filed within ten days of the next regular meeting of the City Council, the request shall be placed on the agenda of the City Council's second regular meeting following the filing of the request.

17.48.170 Substandard buildings.

The Building Official or the Fire Marshal shall notify the Community Development Department whenever such official declares a designated historic building or structure within a historic district to be a substandard or dangerous building.

Upon the receipt of notice from the Building Official or the Fire Marshal, the City Council shall evaluate the historic and architectural merit of the structure and shall provide recommendations to the Building Official within thirty (30) days.

17.48.180 Duty to keep in good repair.

The owner, occupant or other person in actual charge of a designated historic building or site, structure or building in an historic district shall keep in good repair all of the exterior portions of such site, improvement, building or structure, and all interior portions thereof whose maintenance is necessary to prevent the deterioration and decay of any exterior architectural feature.

17.48.190 Evidence of hardship.

The City Council may approve an application for a permit to carry out any proposed work in an historic district or on a historic site, structure or building if the applicant presents clear and convincing evidence of facts demonstrating, to the satisfaction of the City Council, that denial or the application will cause immediate and substantial hardship on the applicant because of conditions peculiar to the particular building, structure or site or other feature involved, and that the approval of the application will be consistent with the purposes of this title. If a hardship is found to exist under this section, the City Council shall make written findings to that effect.

Chapter 17.50

DEVELOPMENT STANDARDS

17.50.010	Purpose and applicability.
17.50.020	Applicability.
17.50.025	Nuisance.
17.50.030	Waste materials.
17.50.040	Air pollution.
17.50.050	Odorous gases and matter.
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17.50.090	Trash collection areas.
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17.50.110	Fences and walls.
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17.50.190	Exceptions to height limitations.
17.50.200	Property maintenance.
17.50.210	Housing density bonus and other incentives.

17.50.010 Purpose and applicability.

The purpose of this chapter is to establish development standards in order to preserve, protect, and promote the public health, safety, and general welfare of the city, and to minimize environmental impacts and land use conflicts.

17.50.020 Applicability.

This chapter shall apply to uses within all zone districts, unless specifically stated otherwise.

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17.50.025 Nuisance.

No use shall create a nuisance due to noise, odor, dust, mud, smoke, steam, vibration, light or other similar causes.

17.50.030 Waste materials.

Waste materials that are associated with any use that cause fumes or dust, that may be a fire hazard, or that are edible by, or otherwise attractive to, rodents or insects, shall be stored in closed containers.

17.50.040 Air pollution.

No use shall cause the emission of any smoke, ash, dust, fumes, vapors, gases or other forms of air pollution that can cause damage to human health, vegetation, or other forms of air pollution that can cause excessive soiling on any other parcel. No emission shall be permitted that exceeds the requirements of the San Joaquin Valley Air Pollution Control District or the requirements of any air quality plan adopted by the City of Hanford.

17.50.050 Odorous gases and matter.

No use shall be permitted which emits odorous gases or other odorous matter in such quantities as to be dangerous, harmful, noxious, or otherwise objectionable at a level that is detectable with or without the aid of instruments at or beyond the project site boundary.

17.50.060 Discharge of materials.

No use shall discharge at any point into any public or private street, public sewer, storm drain, private stream, body of water, or into the ground, any material that can contaminate any water supply, interfere with bacteriological processes in sewerage treatment, or otherwise cause the emission of dangerous or offensive elements, except according to the standards approved by the California Department of Public Health, or any other federal, state or local government agency.

17.50.070 Ground vibration.

No use shall be permitted to cause a steady state, earth-borne oscillation beyond the project site. Ground vibration caused by moving vehicles, trains, aircraft, or temporary construction or demolition is exempt from this requirement.

17.50.080 Combustibles and explosives.

The use, handling, storage, and transportation of combustibles and explosives shall comply with the Uniform Fire Code and California Code of Regulations Title 19.

17.50.090 Trash collection areas.

A. Suitable area shall be provided on-site for collection of trash and recyclable materials for all multi-family residential, mixed-use, commercial, office, and industrial uses. Refuse storage areas shall be adequately screened from view. The refuse area enclosure shall be designed to meet the minimum recommended dimensional standards as determined by the City Engineer.

B. All uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

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17.50.100 Rooftop equipment.

All elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

17.50.110 Fences and walls.

- A. No fence or wall shall be placed within the public right-of-way.
- B. A masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit;
- C. No hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.
- D. The provisions of this title regarding fences or walls shall not apply to a fence or wall necessary for public safety or as required by any law or regulation of the state, or any agency thereof.

17.50.120 Fence and wall locations in residential, office, and public facilities zones.

Fences and walls in the R-L, R-M, R-H, OR, O and PF zone districts shall be constructed or installed in accordance with the following:

- A. Along a rear lot line not exceeding seven feet in height;
- B. Along an interior side lot line not exceeding seven (7) feet in height beginning at ten (10) feet from the front lot line;
- C. On a corner lot along the street side lot line not exceeding seven (7) feet in height beginning at twenty-five (25) feet from the front lot line. On a reverse corner lot, the fence or wall is to be set back from the street side lot line five (5) feet. On a reverse corner lot, the rear lot line fence is not to extend beyond the five (5) foot street side building setback area;
- D. On a corner lot when a residence is constructed with its front access facing the street side lot line of a corner lot, a six (6) foot high fence is to be placed ten feet behind the front property line. The street corner forty-five (45) degree angle line of sight is to be maintained as described in Subsection H below. When the front of the house fronts the street side lot line a fence exceeding three (3) or four (4) feet in height as described in Subsection E and F below is to be set back ten (10) feet from the street side lot line;
- E. Along a front lot line not exceeding three (3) feet in height;
- F. Along a front lot line not exceeding four (4) feet in height when the upper one (1) foot is fifty (50) percent or more open;
- G. Along a front lot line an open chain link fence up to seven (7) feet in height may be located in conjunction with a public or quasi-public playground or park use;

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H. A six-foot fence or wall may be located in a front building setback area when set back ten (10) feet from the front lot line. Except in the case of a corner lot, the fence wall shall begin a forty-five (45) degree angle at a point twenty-five (25) feet from the front lot line located on the street side lot line.

17.50.125 Temporary fences.

The use of temporary fences is allowed subject to the following requirements:

- A. A temporary fence shall be constructed of chain link or other such material approved by the Community Development Director and shall not be permanently affixed to the site.
- B. A temporary fence shall be located on the site in such a manner as not to impede pedestrian or automobile traffic adjacent to the site.
- C. A temporary fence placed to secure a construction, rehabilitation or demolition project on the site shall be removed when the project is completed.
- D. A temporary fence placed for a reason other than to secure a construction, rehabilitation or demolition project on the site shall be removed after ninety (90) days unless a temporary use permit is issued in accordance with Chapter 17.76 that allows a longer period of time.

17.50.130 Tents, tarps, and other coverings.

No front or side building setback area in the R-L, R-M, OR, or O zone district shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:

- A. Standard window and door awnings
- B. Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

17.50.140 Outdoor lighting standards.

- A. Purpose. The purpose of this section is to establish standards for the types, construction, installation and use of outdoor electrically powered illuminating devices and systems in order to conserve energy, preserve the natural environment, and provide nighttime safety and security, while not materially interfering with the use and enjoyment of property.
- B. Definitions. For purposes of this section, unless otherwise defined, the following words and phrases when used in this section shall have the following meaning:
 1. "Automatic timing device" means device which automatically turns on and off outdoor light fixtures or circuits.
 2. "Canopy light fixture" means an outdoor lighting fixture attached to or recessed within a canopy ceiling.
 3. "Direct illumination" means illumination resulting from light emitted directly from a lamp or luminaire, not light diffused through translucent signs or reflected from other surfaces such as the ground or building faces.

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4. “Fully shielded fixture” means an outdoor light fixture shielded in such a manner that all light emitted by the fixture, either directly from the lamp or indirectly from the fixture, is projected below the horizontal plane as determined by photometric test or certified by the manufacturer. A light fixture mounted under a canopy or other structure such that the canopy or surrounding structure effectively shields the light in the same manner is also considered fully shielded for the purposes of this definition.
 5. “Light glare” means the reflections of light sources which reduce the contrast between detail and background within the visual area.
 6. “Light trespass” means any form of artificial illumination emanating from a light fixture or illuminated sign that penetrates other property and creates a nuisance.
 7. “Lumen” means that unit used to measure the actual amount of light which is produced by an outdoor light fixture.
 8. “Luminous tube lighting” means gas-filled tubing which, when subjected to high voltage, becomes luminescent in a color characteristic of the particular gas used, e.g., neon, argon, etc.
 9. “Outdoor light fixture” means an electrically powered illuminating device which is permanently installed outdoors, including, but not limited to, devices used to illuminate any site, structure, or sign.
 10. “Temporary lighting” means lighting which does not conform to the provisions of this section and which will not be used for more than one continuous thirty (30) day period within one calendar year. Temporary lighting is intended for uses, which by their nature are of limited duration; e.g. holiday decorations, civic events, special events, construction projects, emergencies or similar situations. The thirty (30) day time limitations may be extended by the city on a case-by-case basis for unusual or special circumstances.
 11. “Unshielded” means fixtures lacking any means to restrict the emitted light to below the horizontal plane.
- C. Exemptions. The outdoor lighting fixtures listed below are exempt from the provisions of this section:
1. Outdoor lighting fixtures which were lawfully installed prior to the enactment of these standards and do not create a nuisance.
 2. Luminous tube lighting. Gas-filled tubing e.g., neon, argon, etc.
 3. Temporary lighting, as defined in subsection B.
 4. Public outdoor recreational facilities, airport, roadway and navigation lighting installed and maintained by a public agency or public utility.
 5. Outdoor light fixtures producing light by the combustion of fossil fuels, such as liquid fuel lanterns or gas lamps.
 6. Low voltage holiday decorations and landscape/walkway lighting.
 7. Ornamental lighting within the street right-of-way when approved by the city.
 8. Lights emitting infrared radiation used for remote security surveillance systems.

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9. Emergency Lighting by Emergency Services. Searchlights, floodlights, laser source lights, strobe or flashing lights, or any similar high intensity lights are permitted when used in emergencies by police, fire, medical, or utility personnel or at their direction.

10. Solar-powered Lighting. Solar-powered lights of 5 watts or less per fixture used in residential landscaping applications and to illuminate walkways are exempt from applicable lamp type and shielding standards and are excluded from the total lumen calculations for the site.

D. General Outdoor Lighting Standards. The following requirements and standards shall apply in all zone districts for the installation and use of outdoor lighting fixtures.

1. All lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.

2. No lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

3. Building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

4. Canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.

5. The height of freestanding light fixtures including freestanding parking lot fixtures shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed the following:

a. Eighteen (18) feet in height, when located within fifty (50) feet of any residential zone district; and

b. Twenty-five (25) feet in height when located within fifty-one (51) to one hundred fifty (150) feet of any residential zone district; and

c. Thirty (30) feet in height when located more than one hundred fifty (150) feet from any residential zone district; and

d. Fifty (50) feet in height when located in the RC regional commercial zone or freestanding light fixtures for public outdoor recreational facilities.

E. Specific Outdoor Lighting Standards. In addition to the general outdoor lighting standards stated in Subsection D, the following additional requirements shall apply to outdoor lighting fixtures in the R-L, R-M, R-H, and OR zone districts:

1. Mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.

2. Freestanding light fixtures, including freestanding parking lot light fixtures, shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

F. Commercial Outdoor Lighting Standards. In addition to the requirements identified in Subsection D, the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:

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1. All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.
2. Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.
3. Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

G. Submission of Plans and Evidence. For parking lots and commercial developments, the submission of lighting plans and evidence of compliance with these lighting requirements are required, and shall include the following:

1. Description of outdoor light fixtures, including component specifications such as lamp reflectors, lens style, angle of light cutoff, supports, poles, and include manufacturers' catalog specifications.
2. Locations and description of all outdoor light fixture and hours of their operation.

17.50.150 Through lots.

A front yard shall be provided on each frontage of a through lot, except where a waiver of access to one of the frontages applies.

17.50.160 Measurement of building setback areas.

A. Required building setback areas shall be measured as the minimum horizontal distance from the property line of the site or street line to a line parallel thereto on the site; provided, however, where a precise street plan has been adopted by the City Council, the required front building setback area shall be measured from the precise street plan line, and no provision of this title shall be construed to permit a structure, use, or other improvement to extend beyond such precise plan line.

B. Where a site abuts on a street having only a portion of its required width dedicated or reserved for street purposes, the site area and required building setback areas shall be measured from a line representing the boundary of the additional width required for street purposes abutting the site.

C. Where a site abuts a public alley, required building setback areas shall be measured from the center line of the alley, except that garages and carports with alley access shall be located a minimum of twenty-five (25) feet from the opposite side of the alley where access opening is parallel to the alley right-of-way line requiring a ninety (90) degree turn.

17.50.170 Exceptions in building setback area limitations.

A. Architectural features, including without limitation, sills, chimneys, fireplaces, cornices and eaves, may extend into a required side building setback area, a required rear building setback area, or a space between structures, not more than thirty-six (36) inches, and may extend into a required front building setback area not more than six feet; provided, that where an architectural feature extends more than twenty-four (24) inches into a required side building setback area,

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such extension shall meet all fire and building code requirements. No building or projection thereof may extend into a public easement or right-of-way.

B. Open, unenclosed, uncovered metal fire escapes and depressed ramps or stairways may project into any required yard or space between buildings not more than four feet; and planter boxes attached to a building may be extended into a required front building setback area by not more than three (3) feet.

C. Fences, walls, hedges, garden structures, walks, driveways and retaining walls may occupy any required building setback area or other open space, subject to the limitations prescribed in this title.

D. When more than sixty (60) percent of the linear frontage of lots improved with residential buildings within any street block is comprised of lots with less than the minimum front building setback requirements, the minimum front building setback for newly constructed residential buildings in such block shall be the average of the actual front building setback of all the lots in such block improved with residential buildings; counting those that have front building setbacks greater than the minimum front building setback requirement of the zone district as having the minimum requirement.

17.50.180 Measurement of height.

The height of a structure shall be measured vertically from the average elevation of the ground surface covered by the structure to the highest point of the structure; provided, however, the provisions of this section shall not apply to the height of any structure necessary for public safety or as required by any law or regulation of the state or an agency thereof.

17.50.190 Exceptions to height limitations.

Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, air-conditioning equipment, or similar equipment required to operate and maintain buildings, and fire and parapet walls, skylights, towers, spires, cupolas, road signs (where permitted), flagpoles, chimneys, smokestacks, television and radio masts, or similar structures may be erected above the height limit, but shall not be allowed for the purpose of providing additional floor space.

17.50.200 Property maintenance.

It is a public nuisance for any person owning, leasing, renting, occupying, or having possession of any real property to maintain said real property in a manner in which any of the following conditions are found to exist:

A. The real property or any buildings, structures, or improvements located thereon which violate one or more of the following:

1. The California Building Standards Code, California Code of Regulations, Title 24, any and all amendments, thereto, published by the California Building Standards Commission;
2. Any provision of the Hanford Municipal Code;
3. Any other law or regulation, such violations including, without limitation, violations that create a fire hazard, endanger human life, or are hazards to the public health, safety and general welfare of the citizens of the city, including without limitation, real property, structures or other

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improvements that are in disrepair or are not properly maintained as determined by the Code Enforcement Officer;

B. Outdoor storage of personal property of any type or design in any unscreened/unfenced areas fronting on any alley, street, or other public right-of-way;

C. The parking of vehicles in yards or landscaped areas;

D. Real property or structures or improvements thereon not properly maintained so as to constitute a fire hazard by reason of weeds, grass, rank overgrowth, or accumulations of debris or which could harbor rats or other vermin, create unsightly appearance, or create conditions which are detrimental to neighboring properties;

E. Broken windows or other structural defects in the real property or any structures or improvements thereon which create hazardous conditions and invite trespassing and malicious mischief including unsafe structural supports, boarded doorways and windows, dry rot, termites, and similar hazards;

F. Clothes lines within front yard areas, or other unscreened/unfenced yard areas;

G. Garbage cans and garbage receptacles stored within the front yards and which are visible from the public street or neighboring properties. Except that, the Code Enforcement Officer may determine that circumstances involving the property or its occupants make it difficult or impossible to place the garbage cans and receptacles out of public view. If the Code Enforcement Officer makes such a determination, the Code Enforcement Officer shall designate a location on the property for the storage of the garbage cans and receptacles even though such location may allow the garbage cans and receptacles to be visible from the public street or neighboring properties;

H. Failure to maintain any wall, fence, or hedge as to constitute a hazard to persons or property or which create an unsightly appearance;

I. Failure to maintain required landscaping and trees and/or removal, destruction or severe pruning of required landscaping or trees.

J. Installation of newspaper/magazine racks, overnight/postal drop boxes or other items of personal property in the public right-of-way without first obtaining an encroachment permit from the city and/or failure to properly maintain said items.

17.50.210 Housing density bonus and other incentives.

A. The purpose and intent of this section is to implement Chapter 4.3 Density Bonuses and Other Incentives, Section 65915 et seq., of the California Government Code for the development of affordable housing and senior housing developments, which are incorporated herein by this reference.

B. This section shall apply to residential projects providing moderate, low and very low income housing and/or senior housing developments pursuant to the provisions and definitions of Chapter 4.3, Section 65915 et seq., of the California Government Code.

C. Projects which meet the requirements set forth in this section shall qualify for a density bonus and an applicable number of concessions or incentives unless the City Council adopts a written finding, based upon substantial evidence that any one of the following exists:

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1. The concession or incentive is not required to provide for affordable housing costs, as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set at the required affordable levels, as specified in Government Code Section 65915(c); or
2. The concession or incentive would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households; or
3. The disapproval of the project or imposition of conditions is required in order to comply with specific state or federal law and there is no feasible method to comply without rendering the development unaffordable to very low and low-income households; or
4. The development project is inconsistent with the city's General Plan land use designation as it existed on the date the application was deemed complete, and the city has adopted a housing element in compliance with state law.

D. Project financial report. The applicant shall show in the form of a project financial report (financial pro forma) that the density bonus is necessary to make the housing units economically feasible, and the city may retain a consultant, at developer's sole cost, to review the project financial report and advise the city on the report. Where development and zoning standards exist which would otherwise inhibit the utilization of the density bonus on specific sites, the city may waive or modify the standards consistent with the provisions of this section.

E. Procedures.

1. Density Bonus/Incentives Review. Density bonus/incentive review by the Planning Commission shall only be required for projects involving Planning Commission approval. If no legislative entitlement is required, the community development department staff shall have final approval authority on density bonus and incentives. Appeals of a Planning Commission decision must be in accordance with Chapter 17.70 of the Hanford Municipal Code. If a rezone or General Plan amendment is part of the project, the Planning Commission shall make a recommendation on the density bonus and incentives request but the City Council shall have final approval authority as part of the total project. Any special conditions of the city zoning ordinance pertaining to the project, and/or applicable development standards of the downtown area shall also apply.
2. Regulatory Agreement. The city and applicant shall execute a regulatory agreement, ensuring compliance of the project with all applicable provisions and affordability restrictions as required under this section, State law, or other applicable affordable housing requirements, as well as equity sharing requirements if applicable. The regulatory agreement shall be recorded as a deed restriction with the Kings County recorder's office running with the land and be binding upon all future owners, developers, and/or successors-in-interest. The regulatory agreement shall be recorded prior to the approval of a final map, or, where a map is not being processed, prior to the issuance of building permits for the parcel or units. Resale of moderate income units shall be governed by Government Code Section 65915(c)(2). The regulatory agreement shall include at least the following:

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- a. The total number of units approved for the housing development, including the number of target units;
 - b. A description of the household income group to be accommodated by the housing development, and the standards for determining the corresponding affordable rent or affordable sales price and housing costs;
 - c. The location, unit sizes, in square feet, and number of bedrooms of target units;
 - d. Tenure of use restrictions for target units of at least ten (10) or thirty (30) years, in compliance with applicable laws;
 - e. A schedule for completion and occupancy of target units;
 - f. A description of the additional incentive(s) being provided by the city;
 - g. A description of remedies for breach of the regulatory agreement by the owners, developers, and/or successors-in-interest of the project; and
 - h. Other provisions to ensure implementation and compliance with this section.
3. Additional Conditions. In addition, reasonable conditions may be imposed to assure continued availability of such housing as very low, low or moderate income housing, or, for senior housing developments as defined in Civil Code Sections 51.3 and 51.12.
 4. Those units targeted for low-income households shall be affordable at a rent that does not exceed current Housing and Urban Development (HUD) income limits for low-income households for the county adjusted for household size.
 5. Those units targeted for very low-income households shall be affordable at a rent that does not exceed current HUD income limits for very low-income households in the county adjusted for household size.
 6. The owner(s) shall maintain and keep on file documentation for the income level for each tenant occupying the target units.
 7. The owner(s) shall provide the city any additional information required by the city to ensure the long-term affordability of the target units by eligible households.
 8. The city shall have the right to inspect the owner's project-related records at any reasonable time and shall be entitled to audit the owner's records once a year.
 9. The city may establish fees associated with the setting up and monitoring of target units.
 10. All ownership target units shall be occupied by their purchasers; no renting or leasing shall be allowed.

Chapter 17.52

LANDSCAPE STANDARDS

17.52.010	Purpose.
17.52.020	Applicability.
17.52.030	Landscape concept plan.
17.52.040	Construction landscape and irrigation plans.
17.52.050	Landscape area requirements.
17.52.060	Landscape standards.

17.52.010 Purpose.

The purpose of this chapter is to:

- A. Enhance the appearance of all development by providing standards relating to the quality, quantity, and functional aspects of landscaping and landscape screening;
- B. Protect public health, safety, and welfare by minimizing the impact of all forms of physical and visual pollution, controlling soil erosion, screening incompatible land uses, preserving the integrity of existing residential neighborhoods, and enhancing pedestrian and vehicular traffic and safety; and,
- C. Decrease the use of water for landscaping purposes by requiring the efficient irrigation system design, appropriate plant materials, and regular maintenance of landscaped areas.
- D. Meet the requirements of the latest adopted Model Water Efficient Landscape Ordinance.

17.52.020 Applicability.

- A. All projects shall provide and maintain landscaping in compliance with the provisions of this chapter.
- B. Landscape plans, and plans for the ornamental use of water, including fountains and ponds, shall be submitted for review for compliance with the requirements of this chapter. Landscaping shall not be installed until the applicant receives approval of the final landscape plan. Changes to the approved landscape plans that affect the character or quantity of the plant material or irrigation system design are required to be resubmitted for review and approval before installation.

17.52.030 Landscape concept plan.

- A. The Site Plan Review Committee may require a landscape concept plan as part of an application for a site plan review permit, conditional use permit, tentative subdivision map, or other permit or plan.

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B. A landscape concept plan shall meet the intent of this section by exhibiting a design layout that demonstrates the desired landscaping program in terms of function, location, size/scale, and similar attributes. The concept plan shall provide the applicable review authority with a clear understanding of the landscaping program before the preparation of detailed construction landscape and irrigation plans.

17.52.040 Construction landscape and irrigation plans.

A. When construction landscape and irrigation plans for on-site landscaping are required, they shall be submitted in conjunction with a building permit or subdivision improvement plans.

B. Landscape and irrigation plans shall be prepared by a State Licensed Landscape Architect, Licensed Landscape Contractor or a landscape professional determined to be competent by the Community Development Director.

C. Construction landscape and irrigation plans shall comply with the latest State Model Water Efficient Landscape Ordinance. The Community Development Director or the City Engineer may determine other requirements for the contents of construction landscape and irrigation plans.

17.52.050 Landscape area requirements.

Landscaping shall be provided in the locations specified in this section:

A. All building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped.

B. All areas of a project site not intended for a specific use, including pad sites held for future development, shall be landscaped unless it is determined by the Community Development Director that landscaping is not necessary to fulfill the purposes of this chapter.

C. Parking areas shall be landscaped in compliance with Chapter 17.54.

17.52.060 Landscape standards.

Landscape areas and materials shall be designed, installed, and properly maintained in compliance with the following:

A. General design standards. The following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans.

1. Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.

2. Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.

3. Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb. An alternative type of barrier may be approved by the Community Development Director.

4. Concrete mow strips, when used, shall be a minimum of four (4) inches in width.

5. Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.

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6. Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 7. Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- B. Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
1. The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 2. The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
 3. The size of groundcover at planting shall be one (1) gallon or larger.
 4. Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
 5. Drought tolerant plant material and climate appropriate species shall be emphasized in the design.

17.52.070 Maintenance of landscaped areas.

A required landscaped area shall be planted with live and healthy plant materials suitable for screening and/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscape Ordinance.

Chapter 17.54

PARKING AND LOADING STANDARDS

Sections:

17.54.010	Purpose.
17.54.020	Application.
17.54.030	General location and use of parking areas.
17.54.040	Number of parking spaces required.
17.54.050	Exceptions to required number of spaces.
17.54.060	Joint use of parking.
17.54.070	Common parking areas.
17.54.080	In-lieu payments for uses within the central parking and business improvement area.
17.54.090	Location of parking spaces.
17.54.100	Standards for off-street parking facilities.
17.54.110	Parking space dimensions.
17.54.120	Off-street loading facilities required.
17.54.130	Standards for off-street loading facilities.
17.54.140	Replacement of off-street parking and off-street loading facilities.
17.54.150	[Reserved.]
17.54.160	Screening and fencing.
17.54.180	Landscaping.
17.54.190	Parking for bicycle and low-emission vehicles.
17.54.200	Parking of recreational vehicles and trailers.
17.54.210	Storage and repair of vehicles.
17.54.220	Use of garages and carports.
17.54.230	Garage conversions.

17.54.010 Purpose.

In order to attempt to reduce traffic congestion and a shortage of curb spaces, off-street parking and off-street loading facilities shall be required as a part of new land uses and major alterations and enlargements of existing land uses. Off-street parking and loading areas are intended to be

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laid out in a manner which will ensure their usefulness, protect the public safety, and where appropriate, insulate surrounding land uses from their impact.

17.54.020 Application.

The parking and loading standards in this chapter shall apply to all zone districts, unless otherwise specified.

17.54.030 General location and use of parking areas.

The land areas set aside for parking to meet the provisions of this chapter shall be usable and accessible for the type of off-street parking that is required. Off-street vehicle parking is restricted to only approved off-street parking facilities as designed and developed in accordance with this chapter.

17.54.040 Number of parking spaces required.

A. At the time of the initial occupancy of a site or any existing structure, or of the construction of a building, or of a major alteration or enlargement of a site or building or a change in the use of property that requires additional parking spaces, the number of off-street parking facilities for automobiles shall be provided in accordance with Table 17.54.040.

B. For the purposes of this section, square feet shall mean the gross square feet of a building. Employees shall mean the expected number of employees determined at the time a building permit issued or a use commences.

C. If, in the application of the requirements of this section, a fractional number is obtained, one parking space shall be provided for a fraction of one-half or more, and no parking space shall be required for a fraction of less than one-half.

Table 17.54.040

Number of Parking Spaces	
Land Use	Parking Space Requirement
Assisted living, skilled nursing, or hospice facility; residential care facility	1 space per dwelling unit or 1 space for every 4 beds
Single-family dwelling	2 spaces per dwelling unit; at least 1 space shall be covered (garage or carport)
Multi-family dwelling, Studio or SRO (no bedroom)	1 space per dwelling unit
Multi-family dwelling, 1-bedroom	1.5 spaces per dwelling unit; at least 50% of the spaces shall be covered parking
Multi-family dwelling, 2-bedroom	1.75 spaces per dwelling unit; 50% of the spaces shall be covered parking

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Number of Parking Spaces	
Land Use	Parking Space Requirement
Multi-family dwelling, 3 or more bedrooms	2 spaces per dwelling unit; 50% of the spaces shall be covered parking
Single- or multi-family dwelling specifically for seniors 55 years of age or older	1 space per dwelling unit or 1 space for every 4 beds
Boarding house or rooming house, lodging	1 space per 2 beds
Motel, hotel, or bed and breakfast inn	1 space per guest room, plus 1 space per employee
Live/work facility	1.5 spaces per dwelling unit
Integrated shopping center	1 space per 350 square feet
Retail store	1 space per 300 square feet
Retail store selling large items in showroom; food locker	1 space per 600 square feet
Bank	1 space per 300 square feet
Indoor commercial recreation facility	1 space per 300 square feet
Health or fitness facility, small	1 space per 300 square feet
Restaurant, bar, nightclub, lounge, brewpub, microbrewery	1 space per 150 square feet
Artisan food and beverage production and sales	1 space per 300 square feet
All office and medical uses, except call center, hospital, and pharmacy	1 space per 250 square feet
Call center	1 space per 200 square feet
Hospital	1 space per 3 beds plus 1 space for every 2 employees of the maximum working shift, including doctors
Pharmacy	1 space per 300 square feet

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Number of Parking Spaces	
Land Use	Parking Space Requirement
Government office; social service office, assistance center, or guidance center	1 space per 250 square feet
All service commercial uses	1 space per 300 square feet
Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar	1 space per 500 square feet
All Manufacturing and processing uses except agricultural food production and animal raising; cold storage or ice house	1 space per 1,000 square feet
Mini-warehouse or self-storage	1 space per 250 square feet of office space plus 1 space per caretaker residence
Commercial and industrial uses conducted primarily outside of buildings, including junk yard, wrecking yard, or salvage facility, and vehicle impound yard	1 space for each 2 employees of the maximum working shift
Auditorium; card room; club, lodge, or private meeting hall; funeral home or mortuary; religious institution or facility, theater; community center or facility	1 space per 50 square feet of floor area used for seating if seats are not fixed, 1 space per 4 seats, or 1 space per 8 feet of bench or pew seats
All Recreation uses except indoor commercial recreation facility, small health or fitness facility, and park or playground	1 space per 2 employees of the maximum working shift plus the number of additional spaces required by the Site Plan Review Committee based on trip generation.
School, public, private, or charter (kindergarten to 8 th grade)	1 space per employee
School, public, private, or charter (9 th to 12 th grade)	1 space per employee plus 1 space per 10 students (planned enrollment)
School; trade, vocational, art, business, or professional	1 space per employee plus 10 spaces per classroom
College or university	1 space per employee plus 1 space per 5 students (planned enrollment)

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Number of Parking Spaces	
Land Use	Parking Space Requirement
Day care	1 space per employee plus on-site drop-off area
Library, museum, cemetery, fairgrounds, public building and grounds other than offices and educational uses	1 space per 2 employees of the maximum working shift plus the number of additional spaces required by the Site Plan Review Committee based on trip generation
Mobilehome park, recreational vehicle park	1 space per 2 employees of the maximum working shift plus the number of additional spaces required by the Site Plan Review Committee based on trip generation
Airport, heliport, bus, transit, or train station, truck stop or travel center, trucking or transportation terminal, emergency shelter, warehouse or distribution center	1 space per employee of the maximum working shift plus the number of additional spaces required by the Site Plan Review Committee based on trip generation
Post office; public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard; public safety facility or station	1 space per employee of the maximum working shift plus the number of additional spaces required by the Site Plan Review Committee based on trip generation
Adult entertainment establishment	As per the most similar specified use as determined by the Site Plan Review Committee
Uses not specifically described in this table	As per the most similar specified use as determined by the Site Plan Review Committee

17.54.050 Exceptions to required number of spaces.

A. No additional parking spaces shall be required for a change in use or a building enlargement of less than 1,000 square feet in an existing building located within the Historic Overlay Zone or the East Downtown Overlay Zone.

B. In the event a change in use requires an increase of two (2) or less off-street parking spaces, no additional parking spaces shall be required.

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- C. No additional off-street parking facilities shall be required solely because of the remodeling of an existing use or building, unless there is a change in use or increase in floor area or other unit of measurement as the result of such remodeling.
- D. The total requirements for off-street parking facilities for a mixed-use development shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use, except as specifically allowed in this chapter.
- E. Parking lots with forty (40) or more spaces may substitute standard parking spaces with motorcycle spaces if they are located within one hundred fifty (150) feet of a building entry. One standard space may be replaced with a motorcycle space for each forty (40) required spaces, up to a maximum of two-and-one-half (2.5) percent of the total number of parking spaces.
- F. No existing land use or structure shall be deemed to be a nonconforming use solely because of the lack of off-street parking or off-street loading facilities prescribed in this chapter.

17.54.060 Joint use of parking.

The Community Development Director, upon a written application by the owner or lessee of any property, may authorize the joint use of parking facilities for the following uses or activities when all of the following are met:

- A. No more than seventy-five (75) percent of the parking facilities required by this chapter for a primarily daytime use will be provided by the parking facilities of a primarily nighttime use, or alternatively, no more than seventy-five (75) percent of the parking facilities required by this chapter for a primarily nighttime use may be provided by the parking facilities of a primarily daytime use. Banks, offices, retail stores, all manufacturing uses, and similar uses are considered typical daytime uses. Theaters, bars and auditoriums are considered nighttime uses.
- B. The building or use for which an application is made for authority to utilize the existing off-street parking facilities provided by another building or use shall be located within two hundred (200) feet of such parking facility.
- C. The applicant shall show that there is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed.
- D. If the building, structures, or improvements requiring the parking spaces is located on a different lot or parcel from the property upon which the required parking spaces are located, the owner(s) of the properties shall enter into an agreement, in a form approved by the city. The agreement shall name the city as a third-party beneficiary and shall state that the purpose of the agreement is to satisfy the requirements of this chapter. The agreement shall also state that it creates a covenant that shall run with the land and that the parties thereto will maintain the required parking spaces upon the property where the parking spaces are located so long as the city requires such parking spaces for the building, structure or improvement. The agreement shall also state that the parking spaces will be used only by persons using the properties which are identified in the agreement and for no other purpose without the express prior written consent of the city. The agreement shall be recorded against title to both properties identified in the agreement so as to become an encumbrance against title to both properties.

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17.54.070 Common parking areas.

Common parking areas for uses that are not integrated shopping centers may be provided in lieu of the individual requirements contained in this chapter, but the plans for such facilities shall be approved by the Community Development Director as to size, shape and relationship to the sites to be served. The total number of such off-street parking spaces shall be reduced by fifteen (15) percent if the site has three thousand (3,000) square feet or more of building floor space.

17.54.080 In-lieu payments for uses within the central parking and business improvement area.

In lieu of furnishing the parking spaces and facilities required by the provisions of this section for uses within the central parking and business area, the city may require the applicant, as a condition of approval of any project which is subject to the provisions of this section, to satisfy said provision by the use of one of the following alternatives:

- A. The payment to the city of an amount of money, equal to fifty percent (50%) of the value of each parking space required by the provision of this chapter for the specific use which value shall be fixed every two (2) years by resolution of the City Council based upon a cost analysis of developing municipal off-street parking facilities as determined by the City Engineer. The payment of such amount shall constitute full compliance with the provisions of this section. Payment of such amount shall be made prior to occupancy.
- B. The construction of such off-street parking spaces and facilities can be constructed considering the physical limitation of the property available for such purpose and the payment of money to the city in accordance with the provisions of Subsection A of this section for the remainder of the off-street parking spaces and facilities required by this chapter.

17.54.090 Location of parking spaces.

- A. Off-street parking and off-street loading shall be located on the same site as the use for which they are required or on an adjoining site, except that within the Central Parking and Business Improvement District may locate required off-street parking within six hundred (600) feet of the use for which the spaces are required, measured by the shortest route of pedestrian access.
- B. All parking spaces, whether required by this chapter or in addition that which is required, shall be located on a lot or parcel behind the front building setback and outside of a street side yard setback, except that vehicles may park on a paved driveway in the front building setback area. This requirement applies to both covered and uncovered parking areas.
- C. In the Historic Overlay District, new parking spaces shall not be located between the main building and a public street.

17.54.100 Standards for off-street parking facilities.

Off-street parking facilities shall conform to the following standards and be approved by Site Plan Review Committee in accordance with Chapter 17.60:

- A. All parking areas shall have ingress and egress to and from a street or alley as required by the city's standard specifications.
- B. Sufficient room for turning and maneuvering vehicles shall be provided on the site.

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- C. Developed parking areas are to be utilized by all vehicles associated with or visiting the site.
- D. The parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.
- E. Entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the Site Plan Review Committee.
- F. Parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.
- G. No commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.
- H. Parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, except that long-term storage areas for vehicles in the C-S, I-L and I-H zone districts may be surfaced with rock, gravel, granite or solid paving.
- I. Parking areas shall be designed to the city's standard specifications and approval by the city engineer.
- J. In all R-L zones and in the R-M, R-H, and OR zones a front setback area and a street side setback area of a corner lot shall not be paved or used for parking except for an access driveway leading to an allowed parking area beyond the front or street side setback area.
- K. In all R-L zones and in the R-M, R-H, and OR zones of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.
- L. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved areas of these driveways shall not exceed fifty percent (50%) of the front yard landscaped area.

17.54.110 Parking space dimensions.

- A. A standard parking space shall not be less than eighteen and one-half (18.5) feet in length and nine (9) feet in width, exclusive of aisles and access drives.
- B. A compact parking space shall not be less than sixteen (16) feet in length and eight (8) feet in width, and marked for compact cars.
- C. Up to thirty percent (30%) of all parking spaces in a parking lot or parking structure may be compact parking spaces. In parking lots, there shall be no more than four (4) compact spaces adjacent to each other.
- D. The dimensions, design, and construction of parking spaces reserved for handicapped access shall meet the latest adopted California Uniform Building Code.
- E. Motorcycle spaces shall be a minimum size of four (4) feet by eight (8) feet.

17.54.120 Off-street loading facilities required.

At least one off-street loading space shall be provided in connection with a building having a gross floor area of ten thousand (10,000) square feet or more and intended for a use that typically

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receives or delivers goods. This requirement shall not apply to a building adjacent to a public alley. The Site Plan Review Committee may waive this requirement for buildings located within the Historic Overlay District or the East Downtown Overlay District.

17.54.130 Standards for off-street loading facilities.

Off-street loading facilities shall conform to the following standards:

- A. Clearance. Each loading berth shall have a length, width, and overhead clearance sufficient to accommodate fully the maximum expected size of vehicles used in loading or unloading operations.
- B. Turning and maneuvering. Sufficient room for the turning and maneuvering of vehicles shall be provided on the site.
- C. Entrances and exits. Entrances and exits shall be provided at locations approved by the City Engineer.
- D. Paving, drainage, and grading. The loading area, access drives and aisles shall be paved so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, with the design and specifications of such work subject to city standards and the approval of the City Engineer.
- E. Bumper rails and other barriers. Bumper rails or other barriers shall be provided where needed for safety or to protect property as determined by the Site Plan Review Committee.
- F. Lighting. If the loading area is illuminated, lighting shall be deflected away from abutting sites so as not to cause annoying glare to such sites.
- G. Location. Loading areas not permitted in front yards. A loading area shall not be located in a required front setback area. A loading area may be located in a required side or rear setback area.
- H. Restriction of use. No commercial repair work, washing or servicing of vehicles shall be conducted in an off-street loading area.

17.54.140 Replacement of off-street parking and off-street loading facilities.

No off-street parking, or off-street loading facility provided per this chapter shall be reduced in capacity or in area without sufficient additional capacity or additional area being provided to comply with the requirements of this chapter.

17.54.160 Screening and fencing.

Where an off-street parking area located in a commercial or mixed use zone district adjoins a residential zone district or the O or OR zone district, a solid wall or fence, approximately seven (7) feet in height shall be located at the property line common to such districts, except in a required front setback area. The Site Plan Review Committee may reduce the required height or type of screening if they find that the standard screening requirement is not necessary to protect the residential zone district from light, noise, and safety impacts.

17.54.180 Landscaping.

In the O and OR zone districts, and in all commercial, mixed use, and industrial zone districts, not less than five (5) percent of the interior square footage of a parking area shall be landscaped

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with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four (4) lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least ten (10) feet.

17.54.190 Parking for bicycle and low-emission vehicles.

Parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code.

17.54.200 Parking of recreational vehicles and trailers.

A. In any residential zone district and in the OR zone district, no recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport. If a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

B. All recreational vehicles or trailers visible from the street are to be maintained so as not to detract from the neighborhood.

17.54.210 Storage and repair of vehicles.

A. In any residential district and in the OR zone district, all motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this title.

B. Repair of vehicles owned by the residents of the property and storage of parts shall be within an enclosed garage, or carport if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and within the front and street side setback areas.

17.54.220 Use of garages and carports.

In any residential zone district and in the OR zone district, garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited, except where a garage or carport is converted for living space in accordance with Section 17.54.230.

17.54.230 Garage conversions.

A. It is the purpose of this section to allow, in certain cases and subject to specific design requirements, the conversion of garages and carports for living space in circumstances where the provisions of Section 17.54.040 cannot be met post-conversion. Such conversion is deemed acceptable if the following requirements are met:

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1. The site is being used as a single-family, detached, residence with a minimum lot size of five thousand (5,000) square feet;
 2. The area converted shall be used as part of the main dwelling and shall not be used as a separate dwelling unit or accessory dwelling unit;
 3. The area converted shall be subject to all applicable building code requirements;
 4. The site shall be owner occupied and that such ownership shall have been in effect for a minimum of twelve (12) months prior to approval of a conversion under this section;
 5. The garage door shall either be removed from the structure, or a wall shall be constructed behind the pre-existing garage door with the garage door remaining in place. The exterior elevation of the conversion shall be compatible in design with the existing dwelling;
 6. If the garage door is removed, some type of buffering, such as removal of a portion of the parking area for a planter area, shall be provided between the carport or garage and the remaining parking area;
 7. The remaining parking area shall have two parking spaces, each space having a minimum width of nine (9) feet and a minimum depth of eighteen (18) feet from the property line.
- B. The Community Development Director shall approve or deny garage conversion requests based upon the requirements in this section through the administrative use permit process in Chapter 17.74. Interested individuals may appeal the decision in accordance with the appeal provisions in Chapter 17.70. Review shall be limited to compliance with the specified requirements.

Chapter 17.56

SIGNS AND OUTDOOR ADVERTISING STRUCTURES

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17.56.320	Illustrations of signs.

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17.56.010 Purpose.

A. The purpose of this chapter is to regulate signs as an information system that preserves and enhances the aesthetic character and environmental values of Hanford, its residential neighborhoods, its downtown, and commercial/industrial areas, while also providing an effective means for members of the public to express themselves through the display of signs. These regulations recognize the importance of business activity to the economic vitality of the City as well as the need to protect the visual environment. Specifically, these regulations are intended to implement the General Plan and to:

1. Provide minimum standards to safeguard life, health, property, public welfare, and traffic safety by controlling the design, quality of materials, construction, illumination, size, location and maintenance of signs and sign structures;
2. Preserve and enhance the visual attractiveness of the City for residents, businesses, and visitors;
3. Protect and enhance property values and community appearance by encouraging signs that are compatible with the architectural style, character, and scale of the building to which they relate and with adjacent buildings and businesses;
4. Restrict signs that may create visual clutter or a nuisance to nearby properties, violate privacy, create hazards or unreasonable distractions for pedestrians and drivers;
5. Provide adequate opportunity for the exercise of the free speech by display of a message or image on a sign, while balancing that opportunity with other community and public interests;
6. Ensure that commercial signs are accessory or auxiliary to a principal business or establishment on the same premises, rather than functioning as general advertising for hire; and
7. Prohibit signs that may cause traffic or pedestrian safety hazards or interfere with ingress and egress.

B. It is the City's policy to regulate signs in a constitutional manner that is content neutral as to noncommercial messages which are within the protections of the First Amendment to the U.S. Constitution and the corollary provisions of the California Constitution.

17.56.020 Applicability and severability.

This chapter regulates signs that are located or mounted on private property within the jurisdictional boundaries of Hanford. The provisions in this Chapter apply in all Zoning Districts within the City. No sign within the regulatory scope of this Chapter shall be erected or maintained anywhere in the City except in conformity with this Chapter. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause term or word in this chapter is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the chapter.

17.56.030 No discrimination against noncommercial speech.

Subject to the property owner's consent, a noncommercial message of any type may be substituted, in whole or in part, for any commercial message or any other noncommercial message provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or

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permitting. This provision prevails over any more specific provision to the contrary within this title. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted.

17.56.040 Exempt signs.

A. The following signs are exempt from the permit requirements of this chapter and do not count toward the total sign area limit for a site, provided that they conform to applicable standards:

1. One nameplate per residence or business premises, mounted on a wall and not exceeding two (2) square feet in area, identifying the owner and/or address of the property.
2. Barber poles, not exceeding 18 inches in height, located in a non-residential zone district and containing no lettering.
3. Signs on vehicles, provided that the message pertains to the establishment of which the vehicle is an instrument or tool, and the sign does not utilize changeable copy or special illumination.
4. Holiday and cultural observance decorations on private property that do not include commercial advertising. This exemption includes strings of lights associated with a holiday decoration.
5. Official notices issued by a court or public agency and posted in the performance of a public duty; notices posted by a utility or other quasi-public agency; signs erected by a governmental agency to direct or regulate pedestrian or vehicular traffic; noncommercial bus stop signs erected by a public transit agency, or other signs required or authorized by law. This exemption also covers signs and banners for special civic events erected by the City, which may be displayed in public rights-of-way.
6. Signs that are located entirely within a building or enclosed structure and are not visible from the public right-of-way.
7. Signs located on a private area of a lot that is not accessible by the general public, such as a backyard, and are not visible from the public right-of-way.
8. Signs and menu display boards fixed to mobile vending carts, up to a maximum of eight (8) square feet of sign area, plus a menu display board.
9. Signs that are part of a vending machine.
10. Temporary signs that conform to the standards of Chapter 17.56.
11. Signs mounted on carrier vehicles such as buses, taxicabs, and limousines that legally pass through the City.
12. Window signs that conform to the standards of Chapter 17.56.

B. Exempt signs that have electrical connections or engineered supports shall obtain the appropriate building permit, as required by the California Building Code.

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17.56.050 Prohibited signs.

A. The following signs shall be prohibited in all zones:

1. Signs illuminated with red, green, or amber light placed in such a position that it could reasonably be perceived to interfere with, or be confused with any official traffic control device, traffic signal, or official directional guide sign.
2. Signs placed within thirty (30) feet of the intersecting curb lines of a street, except for signs erected by a governmental agency to direct or regulate pedestrian or vehicular traffic.
3. Signs so located as to prevent free ingress and egress from any door, window, or fire escape;
4. Outdoor advertising structures located on a site other than the site on which the advertised commercial use is located or on which the advertised commercial product is produced.
5. Signs extending above or beyond the face of the building, the fascia of the roof, the peak of a pitched roof, or the parapet line of a flat roof.
6. Glaring, flashing, sparkling, glittering, twinkling, or shimmering signs.
7. Signs with open letters that can be viewed from the reverse side.
8. Streamers, balloons, blimps, or other floating, inflatable, or hanging devices secured with a rope or string, unless specifically permitted with a temporary use permit.
9. Signs located, placed, or erected in or upon any public right-of-way, except as specifically allowed by this chapter.
10. Signs located, placed or attached upon any tree, utility pole, or fence, except as specifically allowed by this chapter.
11. Signs placed on private property without permission of the property owner.
12. Nonconforming signs and sign structures associated with an activity, business, product or service that has not been sold, produced, provided or conducted on the premises for a period of ninety (90) days;
13. Signs that revolve or are animated, except public service signs, such as time and temperature units and barber poles;
14. Signs containing statements, words, symbols, or characters of an obscene nature;
15. Signs emitting sound;
16. Murals that contain commercial speech.
17. Signs located within five (5) feet of a fire hydrant, street sign, or traffic signal.
18. Can or cabinet signs.

17.56.060 Permits required.

A. No sign shall be erected, altered, reconstructed, or relocated without a sign permit. A permit is not required for ordinary maintenance and repairs to signs and for temporary signs on private property that conform to the standards of this chapter. The Community Development Director will review all applications for sign permits for consistency with this chapter.

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B. Signs that project over or extend into a public street or sidewalk shall also require approval of an encroachment permit by the City Engineer pursuant to the provisions of Title 12 of the Municipal Code.

C. Consent of the property owner or business owner is required before any sign permit may be approved.

17.56.070 Sign design principles.

A. The following sign design principles should be used as criteria for review and approval of sign permits and master sign programs.

1. **Architectural Compatibility.** A sign, including its supporting structure, if any, should be designed as an integral design element of a building's architecture and be architecturally compatible, including color and scale, with any building to which the sign is to be attached and with surrounding structures. A sign that covers a window or that spills over "natural" boundaries or architectural features and obliterates parts of upper floors of buildings is detrimental to visual order and will not be permitted. Common indicators of compatibility include quality sign design and construction, proportional size and scale; and use of materials, shapes and colors that complement the building's architectural style and the surrounding environment.

2. **Legibility.** The size and proportion of the elements of the sign's message, including logos, letters, icons and other graphic images, should be selected based on the average distance and average travel speed of the viewer. Sign messages oriented towards pedestrians may be smaller than those oriented towards automobile drivers. Colors chosen for the sign text and/or graphics should have sufficient contrast with the sign background in order to be easily read during both day and night. Symbols and logos can be used in place of words. Substantial contrast should be provided between the color and materials of the background and the letters or symbols to make the sign easier to read.

3. **Readability.** A sign message should be easily recognized and designed in a clear, unambiguous and concise manner, so that a viewer can understand or make sense of what appears on the sign.

4. **Visibility.** A sign should be conspicuous and readily distinguishable from its surroundings so a viewer can easily see the information it communicates.

5. **Placement.** Often, a building's architectural details create logical places for signage. Signs should not cover or interrupt architectural details or ornaments of a building's façade. On buildings with a monolithic or plain façade, signs can establish or continue appropriate design rhythm, scale and proportion. Well-designed and well-located retail signs create visual interest and continuity with other storefronts on the same or adjacent buildings.

6. **Materials.** Signs shall be made of sturdy, durable materials. Paper, cardboard, or other material subject to rapid deterioration can only be used for signs that comply with applicable requirements for temporary signs in Section 17.56. Fabric signs are restricted to awnings, canopies, flags, and temporary Signs.

B. Sign permits or master sign programs that are determined by the Community Development Director to be substantially inconsistent with these sign design principles may be denied.

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17.56.080 Rules for sign measurement.

A. For the purposes of this chapter, lot frontage shall be calculated as follows:

1. If a lot fronts on two streets, both frontages may be used to determine the allowable sign area.
2. If a lot fronts on three or more streets, the length of only two contiguous sides shall be added together to determine allowable sign area.

B. The building frontage shall be the building facade in which main customer access is provided to the establishment. A building's frontage is considered continuous if projections or recesses in the building facade do not exceed fifteen (15) feet in any direction. For buildings with two or more frontages, the length of the wall and allowable sign area shall be calculated separately for each building frontage.

C. The area of an individual sign shall be calculated as follows.

1. Sign area shall include the entire area within a single continuous perimeter composed of squares or rectangles that enclose the extreme limits of all sign elements, including, but not limited to, sign structures or borders, written copy, logos, symbols, illustrations, and color. Supporting structures such as sign bases and columns are not included in sign area provided that they contain no lettering or graphics except for addresses or required tags.
2. Where two faces of a double-faced sign are located two (2) feet or less from one another at all points, or located at an interior angle of forty-five (45) degrees or less from one another, the sign area shall be calculated as the area of one (1) face. Where the two (2) faces are not equal in size, the larger sign face shall be used. Where two (2) faces of a double-faced sign are located more than two (2) feet or forty-five (45) degrees from one another, both sign faces shall be counted toward sign area.
3. On a three-faced sign, where at least one interior angle is forty-five (45) degrees or less, the sign area shall be calculated as the largest and the smallest face shall. In all other situations involving a sign with three or more sides, sign area shall be calculated as the sum of all faces.
4. Three-Dimensional Signs. Signs that consist of, or have attached to them, one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), may have a sign area that is the sum of two adjacent sides of the smallest cube that will encompass the sign.

D. The height of a sign shall be calculated as follows.

1. The height of a sign that is not a freestanding sign shall be the vertical distance measured from the ground level directly beneath the sign to the highest point at the top of the sign, including any structural or architectural components of the sign.
2. The height of a freestanding sign shall be measured as the vertical distance from grade at the edge of the right-of-way along which a freestanding sign is placed to the highest point of the freestanding sign, including any structural or architectural components of the sign. When the grade at the edge of the right-of-way is higher than the site on which the sign is placed, that portion of the sign below the grade at the edge of the right-of-way shall not be included in determining the freestanding sign's overall height. Freestanding signs oriented towards a freeway shall be measured from the site's finished grade or pad, whichever is lower.

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E. Sign clearance shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other embellishments.

F. For the purpose of determining the allowed number and size of signs, an integrated shopping center shall be considered as one site.

17.56.090 Sign regulations on developed sites by zone district.

For the purpose of this section, signs are grouped into four types: building signs, freestanding signs, temporary building signs, and temporary freestanding signs.

This section establishes standards for the number of signs, size of signs, placement of signs, and illumination of signs for developed sites based on the zone district in which the signs are located. Table 17.56.090(A) establishes specific regulations by zone district for building signs, and freestanding signs. Table 17.56.090(B) establishes specific regulations by zone district for temporary building signs, and temporary freestanding signs. Signs shall not be placed on private property except in conformance with Table 17.56.090(A) and Table 17.56.090(B).

Table 17.56.090(A)

Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
AP, R-L, R-M, and R-H zones with 4 or less residences per site	1 sign per residence maximum. 4 sq.ft. maximum size per sign. Placement a maximum 8 feet high. External illumination only.	None allowed.
AP, R-M, and R-H zones with 5 or more residences per site or with non-residential uses on site	1 sign per street frontage maximum. 30 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. External illumination only.	1 sign per site maximum. 20 sq.ft. maximum size. 6 feet high maximum. External illumination only.
OR zone	1 sign per site. 8 sq.ft. maximum size per sign. Placement a maximum 8 feet high. External illumination only.	1 sign per site maximum. 20 sq.ft. maximum size. 6 feet high maximum. External illumination only.

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Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
C-N, C-R, C-S, C-H, MX-N, MX-C, and O zones	No limit to number of signs per business establishment. Allowed square footage per building frontage is cumulative. Establishments with primary building frontage less than 300 feet: 2 sq.ft. per 1 lineal foot up to a maximum 350 sq.ft. along primary frontage. 50 sq.ft. allowed regardless of frontage length. Secondary building frontage: 1 sq.ft. per lineal foot up to a maximum 200 sq.ft. per secondary frontage. 35 sq.ft. allowed regardless of frontage length. Sites within 100 feet of State Route 198 may count the frontage facing State Route 198 as their primary frontage for the purpose of calculating maximum sign size.	1 sign per establishment maximum. 40 sq.ft. maximum sign face size. 6 feet high maximum if set back 10 feet from property line. 5 feet high maximum if set back 5 feet from property line. 4 feet high maximum if set back 0 feet from property line. Sites with an integrated shopping center: 1 additional freestanding sign up to 350 sq.ft. Maximum height not greater than 1.5 times the average height of the building.
I-L, and I-H zones	No limit to number of signs per business establishment. 500 sq.ft. maximum sign surface area per sign. 1,000 sq.ft. maximum sign surface area cumulative of all signs. 1 sq.ft. per lineal foot of property line adjoining a street, or 100 sq.ft. per acre of site area in use, whichever is greater, to a maximum of 600 sq. ft. of sign face.	1 sign per frontage maximum. 40 sq.ft. maximum sign face size. 10 feet high maximum. Sites within 100 feet of State Route 198 may increase the maximum height to 50 feet.

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Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
MX-D zone	2 sq.ft. per 1 lineal foot of building frontage up to 100 sq.ft. on primary frontage. 1 sq.ft. per 1 lineal foot up to 100 sq.ft. on secondary frontage. External illumination or exposed neon illumination only.	None allowed.
PF zone	1 sign per street frontage maximum. 30 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. External illumination only.	1 sign per site maximum. 20 sq.ft. maximum size. 6 feet high maximum. External illumination only.
C zone	1 sign per building maximum. 4 sq.ft. maximum size per sign. Placement a maximum 8 feet high. External illumination only.	None allowed.

Table 17.56.090(B)

Number and Size of Temporary Signs by Zone		
Zone District	Temporary Building Signs	Temporary Freestanding Signs
AP, R-L, R-M, and R-H zones with 4 or less residences per site	1 sign per site 12 sq.ft. maximum per sign. Placement a maximum 10 feet high. No illumination.	Up to 4 per site maximum. 16 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.

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Number and Size of Temporary Signs by Zone		
Zone District	Temporary Building Signs	Temporary Freestanding Signs
AP, R-M, and R-H zones with 5 or more residences per site or with non-residential uses on site	1 sign per street frontage. 32 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. No illumination.	Up to 4 per site maximum. 32 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
OR zone	1 sign per site 12 sq.ft. maximum per sign. Placement a maximum 10 feet high. No illumination.	Up to 4 per site maximum. 16 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
C-N, C-R, C-S, C-H, MX-N, MX-C, O, I-L, and I-H zones	1 sign per establishment. 10 sq.ft. plus an additional 1 sq.ft. per 2 lineal feet of primary building frontage maximum size per sign. Placement a minimum 5 feet below roofline. No illumination.	1 sign per site, plus 1 additional sign for every 300 lineal feet of street frontage, rounded down to the nearest whole number. One half of signs, 32 sq.ft. maximum sign size. Other half of signs, 16 sq.ft. maximum sign size. 8 feet high maximum if more than 3 feet wide. 12 feet high maximum if 3 feet wide or less. No illumination. Sites within 100 feet of State Route 198 may increase the maximum size per sign to 50 sq.ft. and may increase the maximum height to 30 feet.
MX-D zone	1 sign per establishment. 10 sq.ft. per establishment, plus an additional 1 sq.ft. per 2 lineal feet of primary building frontage. No illumination.	1 sign per site. 10 sq.ft. maximum sign size. If placed on sidewalk the sign shall allow for a minimum 4-foot wide path of travel.

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Number and Size of Temporary Signs by Zone		
Zone District	Temporary Building Signs	Temporary Freestanding Signs
		No illumination. Freestanding banners are not allowed.
PF zone	1 sign per street frontage. 32 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. No illumination.	Up to 4 per site maximum. 32 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
CO zone	None allowed.	Up to 4 per site maximum. 16 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.

17.56.100 Sign regulations on undeveloped or developing sites.

A. Undeveloped sites shall be allowed a maximum one temporary freestanding sign of a maximum size of 32 square feet. Illumination of the sign is prohibited.

B. Developing sites, i.e. construction sites, shall be allowed a maximum two temporary freestanding signs of a maximum size of thirty-two (32) square feet each. Illumination is prohibited. Temporary signs that are not visible from any public right-of-way shall not be counted in the maximum number or size of signs.

C. Residential subdivision sites where ten (10) or more new residences are offered for sale shall be allowed one temporary sign of a maximum size of thirty-two (32) square feet. Illumination of the sign is prohibited. The sign shall not be made or constructed from cloth, bunting, plastic, paper or similar material. The sign may be mounted on a building, or may be a freestanding temporary sign of a maximum height of twelve (12) feet. Additional temporary signs, temporary freestanding signs, and flags may be maintained within the boundaries of a residential subdivision provided that they are not visible from outside the residential subdivision and do not create a safety hazard by obstructing the clear view of pedestrian and vehicular traffic.

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17.56.110 Offsite temporary signs for residential subdivisions.

A. Residential subdivision sites where ten (10) or more new residences are offered for sale shall be allowed up to four (4) offsite temporary freestanding signs with a size not to exceed thirty-two (32) square feet and a height not to exceed eight (8) feet may be permitted per residential subdivision. Signs shall be located on private, non-residential zoned parcels, or on private, residential zoned parcels that are part of an undeveloped residential subdivision (as defined in section 1 hereof) and that are unoccupied, vacant and otherwise free from any structures or buildings. Signs shall not be made or constructed from cloth, bunting, plastic, paper or similar material. Banners and flags with or without an advertising message shall not be permitted offsite.

B. In addition to any sign permitted pursuant to Subsection A. above, up to four (4) nonilluminated offsite temporary freestanding signs in an A-frame configuration, with a size not to exceed twelve (12) square feet per face or four (4) feet in height, may be permitted per residential subdivision. A-frame signs shall be located on private, non-residential property or on public property behind any existing sidewalks, and in such a manner so as to not to create a safety hazard by obstructing the clear view of, or otherwise hinder or impede, pedestrian and vehicular traffic. A-frame signs may only be displayed during the operating hours for the residential subdivision sales office, and may be located no further than one thousand five hundred (1,500) feet from the subject residential subdivision entry. A-frame signs may be allowed on residential zoned parcels within an undeveloped residential that is unoccupied, vacant and otherwise free from any structures or buildings.

C. No more than one offsite temporary subdivision sign per parcel shall be allowed.

17.56.120 Flags and flagpoles.

A. Flags on flagpoles shall not count toward the maximum sign area.

B. Flagpoles shall not be located within any required side or rear building setback areas. Flagpoles may be mounted on the ground or on the roof or wall of a building.

C. The maximum height of a flagpole shall be as follows:

1. Flagpoles located in a C-R, C-S, C-H, MX-C, I-L, or I-H zones shall have a maximum height of fifty (50) feet or a maximum height equal to twice the distance from the base of the pole to the closest lot line, to a maximum of one hundred (100) feet, whichever is greater.

2. Flagpoles located in the R-L, R-M, R-H, OR, AP, CO zones shall have a maximum height of thirty (30) feet, mounted on the ground.

3. Flagpoles located in the C-N, MX-N, O, and PF zones shall have a maximum height of fifty (50) feet.

4. Flagpoles located in the MX-D zone shall have a maximum height of fifty (50) feet or a maximum height of thirty (30) feet plus the height of a building upon which it is mounted, whichever is greater.

D. The maximum width (hoist) of an individual flag on a ground-mounted or roof-mounted flagpole shall be equal to 20% of the height of the flagpole upon which it is located. The maximum length (fly) of an individual shall be twice the allowed width (hoist.)

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D. The maximum width (hoist) of an individual flag on a wall-mounted flagpole shall be a maximum six (6) feet by twelve (12) feet.

17.56.130 Search lights and klieg lights.

17. Search lights and klieg lights are prohibited, except when used for public safety purposes or when specifically approved with a temporary use permit for a special event.

17.56.140 Signs in public rights-of-way.

The following signs are allowed in the public right-of-way:

A. Building signs in the MX-D zone that project into the public right-of-way, provided that the width of the projecting sign is a maximum of three (3) feet, and that the bottom of the sign is seven (7) feet above the sidewalk or finished grade below it.

B. Building signs located on or under awnings in the MX-D zone that meet the provisions of this chapter.

C. Temporary freestanding signs placed on the sidewalk in the MX-D zone that meet the provisions of this chapter and when a minimum 4-foot wide clear path of travel is provided.

17.56.150 Temporary sign standards.

A. Temporary freestanding signs in non-residential zones shall not be located:

1. In any public right-of-way;
2. In parking lot driving lanes, aisles or spaces;
3. On multi-use trails or sidewalks if they would block a four-foot wide pedestrian path of travel;
4. At any location where they would block pedestrian access;
5. Within one hundred (100) feet on either side, or in front of a permanent freestanding sign;
6. Within twenty (20) feet from any other temporary freestanding sign; or
7. Within thirty (30) feet from a drive approach (driveway entrance) or intersection of two streets.

B. Temporary building signs shall be removed after a period of thirty (30) days. After removal, no temporary building sign may be placed on the site for a period of thirty (30) days.

C. Feather banners and temporary freestanding signs placed on a sidewalk in accordance with this chapter shall be removed between one hour before and one hour after the site's establishment is open to the public.

D. Banners shall not be used as permanent signs.

E. Banners and feather banners shall be constructed of durable, weather-resistant materials not subject to rapid deterioration or fading, and shall be professional in appearance. Acceptable materials include but are not limited to vinyl, nylon reinforced vinyl, polyethylene or polyester-like materials, or durable fabric.

F. Temporary freestanding signs shall be affixed to supporting structures made of a durable, rigid material such as, without limitation, wood, plastic or metal. Feather banners must be

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secured and stabilized so as to withstand wind gusts, or be removed during windy conditions. Freestanding signs placed on sidewalks in conformance with this chapter are exempt from this subsection if they have a weight and mass that makes them not inadvertently movable.

17.56.160 Size of signs on windows.

Permanent signs affixed to windows shall not cover more than forty (40) percent of each window. They shall not be counted toward the maximum allowable sign size.

17.56.170 Signs with non-electronic changeable copy.

Non-electronic changeable copy shall represent no more than twenty (20) percent of the total allowable sign area. Changeable copy shall not be changed more than once every twenty-four (24) hours.

17.56.180 Signs with electronic changeable copy.

A. Electronic copy is allowed as a display medium on freestanding signs in the commercial or mixed use zone districts upon issuance of a Conditional Use Permit, issued pursuant to Chapter 17.80.

B. Signs with electronic changeable copy shall meet the following standards:

1. The electronic sign face shall be directed in a manner that is not visible from the front or side of residential properties located in a residential zone district.
2. The electronic sign face shall be an integral part of the remainder of the sign area.
3. Electronic copy shall be limited to no more than thirty (30) lumens output, measured at ten (10) feet from the sign face.
4. No portion of the electronic sign face shall change more frequently than once every six (6) seconds.
5. The electronic sign shall not emit any audible sound, buzz, or noise.
6. The electronic sign shall be operative only during the hours of operation of the associated business establishment.
7. Sign copy or electronic picture displays shall be limited to advertising related to the use(s) on the premises on which the freestanding sign is located, except for message substitution, as allowed in Section 17.56.030.
8. No change of lighting intensity may occur during a display or between displays except to respond to a change in ambient lighting conditions.
9. No display shall create a potential distraction to drivers by virtue of the frequency of changes of images (i.e. the time between images expressed in seconds), and the Planning Commission may impose limitations on the number of images that can be displayed over a specified time period for reasons of traffic safety.

17.56.190 Illumination of signs.

The illumination of signs, from either an internal or external source, must be designed to avoid negative impacts on surrounding rights-of-way and properties. The following standards apply to all illuminated signs:

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- A. Sign lighting shall not be of an intensity or brightness that will create a nuisance for residential uses in a direct line of sight to the sign. Illuminated signs located adjacent to any residential area shall be controlled by a rheostat or other acceptable method to reduce glare.
- B. Internally illuminated signs shall be designed with an opaque, semi-opaque, or matte finish background on the sign face.
- C. Light sources for externally illuminated signs shall meet the following standards:
 - 1. Light sources shall be so arranged and maintained so that the light source is not directly visible from a public right-of-way or adjacent property.
 - 2. Low pressure sodium lighting is the preferred light source to minimize undesirable light into the night sky.
 - 3. High pressure sodium, metal halide, fluorescent, quartz, LED, and incandescent light sources shall be fully shielded.
 - 4. Metal halide and fluorescent light sources shall be filtered. Most glass, acrylic, or translucent enclosures satisfy these filter requirements.
 - 5. Mercury vapor light sources shall be prohibited.

17.56.200 Concealed electrical systems.

External conduits, boxes, and other connections related to the function of a sign and associated lighting shall not be exposed.

17.56.210 [Reserved.]**17.56.220 Master sign program.**

- A. The purpose of the master sign program provisions is to provide a coordinated and flexible design approach to signage for Hanford's commercial shopping districts and office parks. A master sign program is required for any site that contains more than three (3) commercial establishments
- B. A master sign program shall be reviewed by the Community Development Director as an administrative use permit. The Planning Commission shall approve a master sign program when it is proposed with a development project that requires a conditional use permit.
- C. A master sign program shall not be used to grant of a special privilege nor provide more visibility or exposure than is available to similarly situated properties.
- D. Master sign programs shall feature a unified and coordinated approach to the materials, color, size, type, placement and general design of signs proposed for a project or property.
- E. Reasonable conditions of approval may be imposed to achieve the purposes of this section and ensure internal sign design consistency on the site.
- F. After approval of a master sign program, no sign shall be erected, placed, painted, or maintained, except in conformance with such program, and such program shall be enforced in the same way as any provision in this section.
- G. The master sign program and all conditions of approval shall be attached to the lease agreements for all leasable space subject to the master sign program.

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H. Approval of a master sign program does not waive the permit requirements for individual signs that are subject to the program.

I. The Community Development Director may approve minor amendments to a master sign program that are in substantial conformance with the original approval. All other amendments, including amendments to conditions of approval, shall be processed as a new application. Proposed amendments shall include written concurrence by the property owner.

17.56.230 Wall mural placement and design criteria.

A. Wall Mural Definition. “Wall mural” or “mural” means an art form consisting of paint applied to a wall surface depicting a scene, personal experience or observation. A wall mural is to be public art, not for the purpose of identifying, advertising or drawing attention to a particular business, service or economic activity.

B. Maximum Number of Murals per Site. One mural per structure. In unique circumstances, whereby the design of the mural(s) and structure are enhanced by additional murals, more than one mural per structure may be approved.

C. No Advertising. Words and/or images may not be incorporated within the mural which specifically identifies or reflects the business, products and/or services provided by any business service or economic activity.

D. Placement. Wall murals must be painted directly onto an exterior wall surface. Wall murals may not be prefabricated and thereafter mounted onto a building. Wall murals may occupy an entire single wall on which the mural is applied. The wall mural must be architecturally incorporated into the building so that it does not appear to be a sign attached to the building or have the appearance that the structure is ancillary to the mural. The wall mural may not be mounted on the building roof or extend above the cornice of a flat roof or above the roof eave of a gable or mansard roof.

E. Timing. A wall mural must be completed within ninety (90) days after the date painting commences. The final anti-graffiti protective clear-coat must be applied within this (ninety) 90-day period. Time extensions may be granted by the Community Development Director in thirty (30) day increments up to a maximum of sixty (60) days upon a showing of good cause.

F. Lighting. Wall murals shall not be illuminated unless such lighting is incidentally and indirectly illuminated from surrounding street and building lighting.

G. Ownership/Maintenance. Maintenance of the wall mural is the responsibility of the property owner. It shall be the property owner’s responsibility to remove the wall mural if it is not maintained as required. Proper maintenance shall include periodic painting so that the wall mural does not exhibit chipping, peeling or fading and other required maintenance as identified in conditions of approval issued by the Community Development Director. Wall murals not maintained at all times as required shall be deemed a nuisance. In addition to its other remedies, the city shall have the right to require removal of the wall mural and if the wall mural is not removed within the time period designated by the City, the City shall have the right to remove the wall mural at the property owner’s expense.

H. Application and Permitting Process. No person shall paint a wall mural on the exterior of any structure or change any existing mural on the exterior of any structure prior to the issuance

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of a wall mural permit issued by the City Council. An application for a wall mural permit shall be submitted on the form prescribed by the Community Development Director and shall include a colored detailed drawing or sketch of the mural plus any other information as prescribed on the application form. The application must be made by the owner of the structure or include the written consent of the owner of the structure consenting to the painting of the wall mural on the structure consistent with the mural identified in the application. Applications for wall murals located within the Central Parking and Business Improvement District will be submitted to the Main Street Hanford Design Review Committee for a recommendation.

I. Design Criteria. An application for a wall mural permit must satisfy the following criteria:

1. The subject matter of the wall mural shall be of historical significance regarding the growth and development of the city of Hanford and its surrounding environs. Wall murals can also include buildings, land or seascapes, crop or farm animal depictions or mechanical history depictions.
2. The colors used in the wall mural shall be complimentary and harmonious with exterior colors of the structure and consistent with historical color pallet. Fluorescent colors are not in keeping with the historical color pallet.
3. The paint and/or materials to be used and applied on the structure shall be appropriate for use in an outdoor locale for an artistic rendition and shall be of a permanent or long lasting variety.
4. The proposed wall mural shall exhibit exceptional design quality and incorporate high quality materials that enhance the overall development and appearance of the site.
5. The proposed wall mural shall be well integrated with the buildings and other elements of the property and be harmonious with surrounding historic character.
6. The proposed wall mural, by its design, construction and location, shall not have a substantial adverse effect on abutting property or the permitted use thereof, and will contribute to the city's unique character and quality of life.
7. The wall mural shall be designed and painted by, or supervised by, someone with sufficient knowledge in the design of such projects and the application of paints for such projects.
8. To the extent feasible, the mural shall be vandal and graffiti resistant.

J. Conditions of Approval. The City Council shall identify conditions of approval to the issuance of a wall mural permit.

K. Hold Harmless. As a condition of approval of any wall mural permit, the applicant, the owner of the structure and the artist shall agree pursuant to language prepared by the City to indemnify, defend, and hold the City of Hanford its officials, officers, employees and agents harmless from and against any and all damages or liabilities of whatever nature arising out of or in connection with the wall mural.

17.56.240 Variances and minor deviations.

A variance or a minor deviation to the standards in this chapter may be granted in accordance with Chapter 17.70 and Chapter 17.84.

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17.56.250 Nonconforming signs.

A sign or outdoor advertising display of any character lawfully occupying a site prior to the adoption of this zoning code or on the effective date of applicable amendments to the zoning code which as a result of the adoption or amendment to the zoning code does not conform with the standards for subject matter, location, size, lighting or movement prescribed for the district in which it is located, shall be deemed to be a nonconforming sign or outdoor advertising structure and may be displayed and maintained in said district, except as otherwise provided in this section.

17.56.260 Maintenance of signs.

- A. All signs and associated supporting structures shall be maintained in like-new condition, without rips, tears, fading and similar damage that inevitably occurs as a result of normal wear and aging.
- B. All signs shall be reasonably free from deterioration, rot, rust, and loosening so that they do not create a hazard to persons or property or constitute a nuisance.
- C. Any sign or sign structure that is sagging, leaning, fallen, decayed, broken, deteriorated, ripped, torn, faded, or other deteriorating or dilapidated condition shall be promptly repaired, to the satisfaction of the City, or removed.
- D. Graffiti on a sign shall be removed within two (2) days of notice of its placement on such sign.

17.56.270 Hazardous signs.

Whenever any sign, by virtue of its physical nature and condition, poses an immediate and serious threat to the public safety, the same may be removed by City personnel, or its physical deficiency cured, to the extent necessary to protect the public safety. The cost of such removal or repair shall be assessed against the sign owner.

17.56.280 Abandoned or obsolete signs.

An on-premise sign advertising an activity, business, service or product must be removed within ninety (90) days following the actual discontinuance of the activity, business, service or product. If the sign is not so removed, the Community Development Director may have the sign removed in accordance with the public nuisance abatement provisions of this title. A sign structure is not required to be removed, however, the sign face shall be removed or replaced with a blank face or other sign face consistent with this chapter.

17.56.290 Illegal signs.

Any sign, banner, or sign structure not erected, constructed or located in conformance with this chapter and not classified as a legal nonconforming sign is an illegal sign and is subject to abatement in accordance with the public nuisance abatement procedures of Chapter 17.94.

17.56.300 Enforcement.

Signs which do not conform to the provisions of this chapter and are erected after its effective date and signs erected after the effective date of this chapter without obtaining a permit that is required are declared to be unlawful and a public nuisance. All signs declared to be unlawful by this chapter and all persons erecting or maintaining them shall be subject to the provisions of

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Chapter 17.94. The Community Development Director shall take necessary actions or proceedings for the abatement, removal and enjoinder pursuant to Chapter 17.94. The remedies provided for in this section are cumulative and nonexclusive.

17.56.310 Definitions.

As used in this chapter, the following terms are defined in this section. The images are intended to illustrate some of the sign types that are defined in this section.

"A-Frame sign" means a sign made of wood, plastic or other lightweight and rigid material having the capability to stand on its own support(s) and being portable and movable.

"Animated sign" means a sign with action or motion, whether by flashing lights, color changes, wind, rotation, movement of any parts of the sign or letters or parts of the sign structure, or other motion.

"Awning" means a shelter supported entirely from the exterior wall of a building and composed of a collapsible frame covered completely with nonrigid material.

"Banner" means any flexible material, such as cloth, plastic, vinyl, paper, cardboard or thin metal, with or without a "message", attached outdoors to a building, structure or mounting device, or attached indoors to a building, structure or mounting device so as to be visible from the exterior of a building, or structure. This definition includes a pennant, flag, or bunting.

"Billboard" means a sign which directs attention to a business, community service or entertainment not exclusively related to the premises where such sign is located.

"Business premises" means a specific business occupancy within a building or upon a parcel of land, typically having a specific address and discrete entrance(s) and exit(s) so as to maintain a specific business identity and location.

"Can or cabinet sign" means a sign that contains all the text and/or logo symbols within a single enclosed box-shaped cabinet where the translucent face of the sign can be interchanged to change the sign message without having to remodel the cabinet. It is mounted to a wall or other surface and illuminated from within the cabinet.

"Changeable copy" refers to the display of a message that can change by means of moveable letters, slats, lights, light emitting diodes, or moveable background material.

"Erect" means and includes erect, construct, place, relocate, enlarge, substantially alter, attach, suspend, paint, post, maintain and display.

"Externally illuminated sign" means a sign which has light cast on its surface from an artificial exterior source installed for the purpose of illuminating the sign.

"Flag" is a form of "banner" that is mounted and displayed outdoors on a pole.

"Freestanding sign" means a sign which is permanently supported on the ground by one or more uprights, braces, poles, or other similar structural components that are not attached to any building. This category includes both monument and pole signs.

"Frontage, building" means the distance between the two most distant corners of a building measured in a straight line along the building face.

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"Frontage, street" means the distance between the two most distant corners of a site along a single street measured in a line along the street curb, including drive approaches, but excluding curb returns at street intersections.

"Height" means the distance measured vertically from grade to the highest point or portion of the object to be measured.

"Internally illuminated sign" means any sign whose illumination originates from within the structure of the sign and the source of which is not visible from the exterior of the sign.

"Install" or "installation" means the act by which a sign is constructed or placed on land or a structure, or the act of attaching, painting, printing, producing, or reproducing, or using any other method or process by which a visual message is presented or placed upon a surface.

"Message" means any form of visual communication presented on any type of media. It is not material whether the communication has any logical, practical, literary, or artistic significance or not. It includes any form or combination of letters, graphics, symbols or designs. The term is not intended to include mono-color paint applied to the exterior, trim, fascia, or other architectural elements of a building for protection against the elements.

"Monument sign" means a low-profile freestanding sign supported by a structural base or other solid structural features other than support poles and may contain signage on more than one side.

"Mural" means a sign painted on the exterior wall of a building consisting of graphics or images, either alone or in combination with letters.

"Off-site" or "off-site sign" refers to a sign or banner that promotes or advertises goods, services or activities located or offered on a business premises or parcel that is separate from the parcel where the sign is located, even if the two sites or parcels are contiguous to each other.

"On-site" or "on-site sign" refers to a sign or banner that promotes or advertises goods, services, or activity located or offered on the business premises or parcel of property where the sign is located.

"Outdoors" means a location on undeveloped property or to the exterior of a building or structure.

"Outdoor advertising" refers to the placement of a message on signs or banners located outdoors, or located indoors in a manner such that the message is visible from the exterior of a building or structure.

"Outdoor advertising structure" means a structure erected or maintained for the main purpose displaying commercial outdoor advertising, and located on a site other than the site on which the advertised commercial use is located or on which the advertised commercial product is produced.

"Painted Sign" refers to a sign that comprises only paint applied on a building or structure.

"Parapet wall" means an exterior wall which extends vertically above the roof line.

"Parcels" or "property" or similar references or descriptions shall refer to parcels defined or delineated by assessor parcel numbers maintained by the County tax assessor or as defined in the Glossary of this Code.

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"Pedestrian access" means a doorway which has been designed for the primary use of the patrons or customers of that particular use.

"Permanent sign" means a sign that is solidly attached to a building, structure, or the ground by means of mounting brackets, bolts, welds, or other combination of attachment methods, thereby rendering the sign non-moveable or difficult to reposition without the use of machinery, cutting devices, or mechanical devices. See also "temporary sign."

"Placed" includes constructing, erecting, posting, painting, printing, tacking, nailing, gluing, sticking, carving or otherwise fastening, affixing, or making visible in any manner whatsoever.

"Pole sign" means a permanently mounted, freestanding sign which is supported above the ground by one or more uprights, braces, poles, or other similar structural components.

"Roof line" means the highest point of a parapet wall or the main roof structure or a highest point of a parapet wall other than such architectural features as cupolas, pylons, projections or raised portions of the roof.

"Rooftop or roof-mounted sign" means a sign that extends above the ridgeline of the roof of a building or a sign attached to any portion of the roof of a building. Rooftop or roof-mounted signs are not allowed.

"Sign" means any letter or symbol made of cloth, metal, paint, paper, wood or other material of any kind whatsoever placed for advertising, identification or other similar purposes on the ground or on any wall, post, fence, building, structure, vehicle or on any place whatsoever.

"Sign area" means the geometric area of a sign including all elements such as board or frames, perforated or a solid background, ornamental embellishments, arrows or other sign media. For the purposes of a freestanding sign the structural elements necessary to support the sign are included in the sign area.

"Sign copy" means any words, letters, numbers, figures, designs, or other symbolic representations incorporated into a sign face and/or its structure with the purpose of attracting attention to the subject matter.

"Sign face" means the panel surface of a sign which carries the advertising, information, or identification message.

"Sign structure" means any structure which supports or is capable of supporting any sign. A sign structure may or may not be an integral part of a building. For the purpose of a freestanding sign, the sign structure shall include the aggregate area of the sign including the sign copy and all structural elements of the sign.

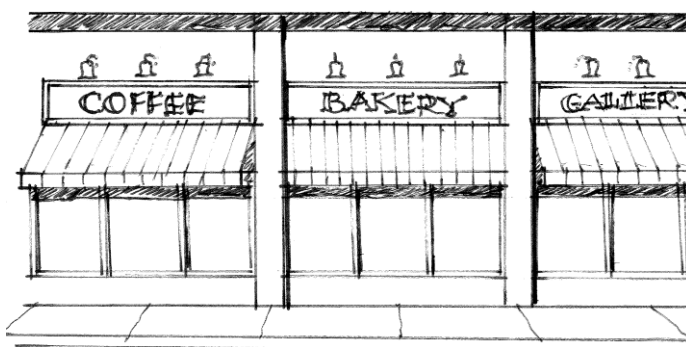
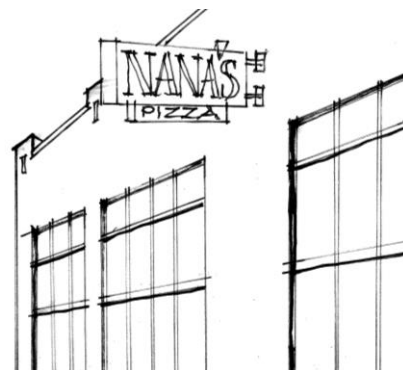
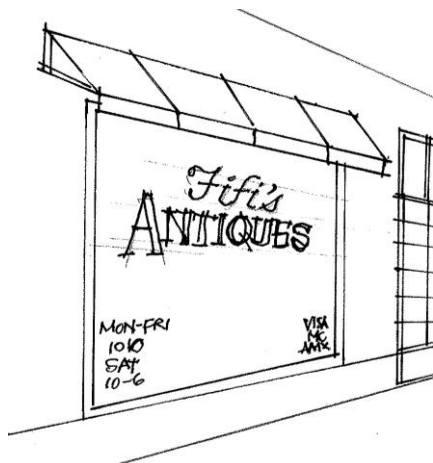
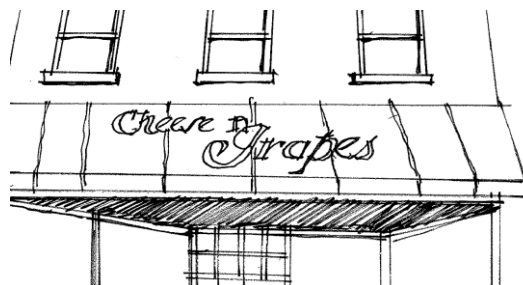
"Structural alteration" means any change to the sign structure.

"Temporary sign" means a sign that is easily moveable and which is not attached to a building, structure, or the ground in such a manner as to be rendered a permanent sign.

17.56.320 Illustrations of signs.

The following illustrations may be used to visualize the various types of signs regulated in this chapter. This section shall not have any regulatory effect.

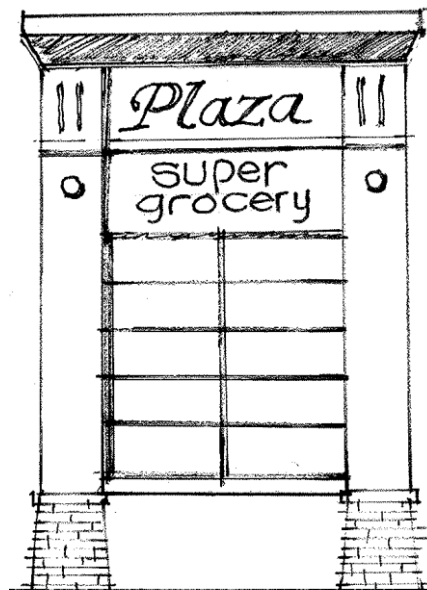
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**Building Sign****Hanging Sign****Building Sign Projecting over-Right of-Way****Permanent Sign Affixed to Window****Permanent Sign Affixed to Awning**

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Monument Sign (Freestanding Sign)



Pylon Sign (Freestanding Sign)

Chapter 17.60

SPECIFIC LAND USE STANDARDS

Sections:

- 17.60.010 Purpose.**
- 17.60.020 Applicability.**
- 17.60.030 Accessory dwelling units.**
- 17.60.040 Bed and breakfast inns.**
- 17.60.050 Cottage food operations.**
- 17.60.060 Day care centers.**
- 17.60.070 Drive-thru pick-up windows.**
- 17.60.080 Garage or yard sales.**
- 17.60.090 Manufactured housing.**
- 17.60.095 Mini-warehouses or self-storage facilities.**
- 17.60.100 Mobilehome parks.**
- 17.60.110 Outdoor dining areas.**
- 17.60.120 Outdoor storage areas.**
- 17.60.130 Sale of furniture.**
- 17.60.140 Sale of new and used automobiles and trucks.**
- 17.60.150 Vending machines.**

17.60.010 Purpose.

This section requires certain development and operational standards for specific land uses within the city to preserve, protect and promote the public health and safety and to promote orderly growth and aesthetically pleasing urban development.

17.60.020 Applicability.

Specific land uses covered by this chapter shall conform with the provisions of the section(s) applicable to the specific use, in addition to other applicable provisions of this title, including the standards of the zone district where the use is located.

17.60.030 Accessory dwelling units.

This chapter provides standards for accessory dwelling units located on the same site as an existing single-family residence located in either the RL-5, RL-12, RL-20, or OR zone district. All accessory dwelling units shall meet the following standards:

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A. Floor Area. An accessory dwelling unit shall not exceed one thousand two hundred (1,200) square feet of floor area if separated from the existing single-family dwelling. If attached to the existing single-family residence, the floor area of the second unit shall not exceed fifty (50) percent of the existing living area of the existing single-family dwelling. A manufactured home shall not be less than eight (8) feet wide by forty (40) feet long and three hundred twenty (320) square feet in floor area. An efficiency unit shall not be less than one hundred (150) square feet in floor area and meet all space and occupancy standards of Chapter 5 of the Uniform Housing Code.

B. Location. An accessory dwelling unit shall be located either to the side or to the rear of the existing single-family residence and shall be either attached to the existing single-family dwelling or be separated from the existing single-family detached residence by not less than ten (10) feet or the separation as allowed by the Uniform Building Code, whichever is less.

C. Access. Doorway access shall be provided either to the side or rear of the accessory dwelling unit. Direct doorway access to the front yard by the second unit shall be prohibited.

E. Owner Occupancy. Either the existing single-family detached residence or the accessory dwelling unit shall be occupied by the owner of the property.

F. Off-Street Parking. A minimum one (1) additional off-street parking space shall be provided for the accessory dwelling unit. The additional parking space may be a paved tandem space on an existing driveway. The additional parking space shall be waived if in any of the following instances:

1. The accessory dwelling unit is located within one-half (0.5) miles of public transit.
2. The accessory dwelling unit is located within an architecturally and historically significant historic district.
3. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.
4. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
5. When there is a car share vehicle located within one block of the accessory dwelling unit.

G. Utility Services. Accessory dwelling units shall be provided with water, sewer and other utilities as determined by the building official.

H. Architectural Appearance. An accessory dwelling unit shall be designed and constructed so as to blend with the single-family dwelling and be architecturally similar in appearance in order to be consistent with the existing single-family dwelling's design, construction, height, roofing, siding materials, and color.

J. Except as specifically set forth in this section, an accessory dwelling unit regulated pursuant to this chapter shall meet all of the requirements of the zone district in which the accessory dwelling unit is located including, without limitation, requirements regarding fences, walls and hedges; site area, frontage width, and depth of sites; coverage; yard requirements; height of structures; distances between structures; signs; and general provisions and exceptions.

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K. An application for an accessory dwelling unit shall not be denied solely based on any maximum density requirement or standard.

17.60.040 Bed and breakfast inns.

A. Bed and breakfast inns shall be limited to a maximum six (6) rooms for rent per site. No person who is paying rent in exchange for lodging shall occupy a guest room on the premises for more than fourteen (14) consecutive nights;

B. Food service at bed and breakfast inns shall be allowed for registered guests only, unless the use also qualifies as a restaurant.

C. The scale and appearance of the bed and breakfast inn shall remain primarily residential in character. All buildings and site improvements shall be similar to and compatible in design with the surrounding neighborhood and adjacent residences.

17.60.050 Cottage food operations.

A. Cottage foods operations operating in accordance with AB1616 shall be considered a home occupation and shall obtain a home occupation permit in accordance with Chapter 17.78 prior to commencement of the use.

B. Notwithstanding the provisions of Chapter 17.78, a cottage food operation is allowed to employ one full-time equivalent employee on site.

C. Notwithstanding the provisions of Chapter 17.78, a cottage food operation may sell food produced on-site directly to consumers at the site.

D. A cottage food operation shall be conducted in the residence's existing kitchen.

E. An approved home occupation permit shall not be effective until the appropriate permit is obtained from the Kings County Health Department and shall automatically expire and be null and void if County permit or approval expires, is disapproved, or is revoked.

17.60.060 Day care centers.

A. A loading and unloading area shall be provided to accommodate no less than two (2) vehicles.

B. The loading and unloading area shall be located within proximity to the main entrance. And shall not be located on the opposite side of a street from the day care center.

17.60.070 Drive-thru pick-up windows.

A. All uses with a drive-thru pick-up window shall meet the following standards:

1. Drive-thru lanes shall be located outside of all building setback areas and all required landscaped areas.

2. Drive-thru lanes shall be designed, located, and constructed in a manner that avoids trapping vehicle emissions in a confined space.

3. Drive-thru lanes shall be located a minimum of fifty (50) feet from existing residential uses and from residential zone districts and must be separated from residential areas by buildings, extensively landscaped areas, or decorative block walls.

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4. Drive-thru lanes shall be constructed with the necessary vehicle stacking capacity so that vehicles using the drive-thru lane do not overflow into the on-site parking aisles or public streets.
5. Drive-thru lanes shall be shielded in a manner approved by the city to eliminate vehicle headlight glare into adjoining land and on-coming traffic approaching the drive-thru site property.
6. The installation of a drive-thru pick-up window and associated improvements shall not reduce the number of required parking spaces below the minimum zoning requirement for parking upon the drive-thru site property.
7. Drive-thru lanes shall not be located adjacent to outdoor patio or eating areas.
8. Drive-thru lanes shall not block or interfere with access to parking lot spaces, and shall function independent of parking lots aisles.
9. Drive-thru lanes shall not extend onto adjoining property unless the owner of the drive-thru site property obtains a written easement or other irrevocable right from the adjoining landowner to construct improvements upon and use the adjoining property for the drive-thru use including, without limitations, the stacking of vehicles and the right to maintain, repair, replace and remove such improvements. The written document shall be executed by the owner of the drive-thru site property and the owner of the adjoining property and recorded against title to the adjoining property prior to commencement of construction of improvements upon the drive-thru site property.
10. A use with a single drive-thru lane shall accommodate a minimum of six (6) vehicle stacking spaces per lane with a minimum of four (4) stacking spaces before the ordering speaker and two (2) stacking spaces after the ordering speaker. Each vehicle stacking space in a drive-thru lane shall be a minimum of twenty (20) feet in length.
11. A use with drive-thru lanes on each side of the store (two (2) lanes) shall accommodate a minimum of four (4) vehicle stacking spaces per lane with a minimum of two (2) stacking spaces before the ordering speaker and two (2) stacking spaces after the ordering speaker in each drive-thru lane. Each vehicle stacking space in a drive-thru lane shall be a minimum of twenty (20) feet in length.
12. Speaker noise levels measured at the property line shall not exceed applicable city noise standards.
 - A. In addition to the development standards for all uses with drive-thru pick-up windows uses, a restaurant with a drive-thru pick-up window shall be located on a parcel at least one-half acre in size or in a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than one-half (0.5) acre in size.
 - B. In addition to the development standards for all uses with drive-thru pick-up windows and the development standards for restaurants with drive-thru pick-up windows, the following development standards are required for all uses with drive-thru pick-up windows in the Neighborhood Commercial zone district:
 1. Unless otherwise restricted by a conditional use permit issued in accordance with Chapter 17.80, hours of operation of the drive-thru use shall be limited to 6:30 a.m. and 10:00 p.m. on weekdays and weekends.

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2. All buildings and drive-thru lanes shall be located a minimum of one hundred fifty (150) feet from residentially zoned property or property designated for residential uses pursuant to the General Plan.

17.60.080 Garage or yard sales.

A. The sale of personal possessions in outdoor areas or from the garage of a dwelling within an R-L, R-M, R-H, or OR zone district shall be limited to no more than two such sales per year. Commonly referred to as garage sales, such each sale shall be limited to two consecutive days and unsold possessions shall be removed from the public view and stored within the premises.

B. Materials to be sold shall be personal possessions. No materials shall be offered for sale that have been acquired solely for the purposes of the garage sale.

C. The driveway, yard, or other space used for the purposes of the sale shall be restored to its normal residential character at the conclusion of the sale, including removal of all signs.

17.60.090 Manufactured housing.

The provisions of this section shall apply to all manufactured homes not located in an approved mobile home park:

A. No manufactured home shall be installed that was manufactured more than ten (10) years from the date of application for a building permit for installation.

B. All manufactured homes shall meet the following site or architectural standards:

1. Garages and Carports. A minimum of a one-car garage or carport shall be provided for every manufactured house. The parking requirements of Chapter 17.54 shall also apply.

2. Minimum Width and Floor Area. The width and floor area of a manufactured housing unit shall be the average of other residences in the zone district in which it is located.

3. Roof Overhangs. All manufactured housing units and garages shall have a pitched roof with a minimum sixteen (16) inch roof overhang on each of the perimeter walls such that the overhang is architecturally integrated into the design of the dwelling unit.

4. Roofing Materials. All manufactured housing units and garages and carports located on the lot shall have a roof constituted of asphalt composition, clay, tile, concrete or metal tile or panels, slate or built-up asphaltic-gravel materials.

5. Siding Materials. All manufactured housing units and garages located on the lot shall have similar exterior siding materials consisting of wood, masonry, concrete, stucco, Masonite, or metal lap. The exterior siding material shall extend to the ground level, except that when a solid concrete or masonry perimeter foundation is used, the siding material need not extend below the top of the foundation.

6. Foundations. All manufactured housing units and garages and carports shall be placed on a permanent foundation which meets the applicable building code requirements and/or the provisions of Section 18551 of the State Health and Safety Code such that the floor elevation of the dwelling is reasonably compatible with the floor elevations of the surrounding dwelling units.

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7. Utility connections. The mobile home electrical, gas, water and drain connections shall be made permanent in a manner applicable to permanent buildings. Gas shut-off valves, meters and regulators shall not be located beneath the manufactured homes.

8. Deviations. The community development department may approve deviations from one or more of the standards of this subsection on the basis of a finding that the architectural style proposed provides compensating design features and that the proposed dwelling will be compatible and harmonious with existing structures in the vicinity.

C. Surrender of Registration. Subsequent to applying for a building permit, and prior to the occupancy of a mobilehome or manufactured home on a permanent foundation, a certification of occupancy is to be issued by the building official pursuant to Section 18551 of the State Health and Safety Code. Thereafter, any vehicle license plate, certificate of ownership, and certificate of registration issued by a state agency shall be surrendered back to the issuing state agency. Any mobile/manufactured home on a permanent foundation shall bear a state insignia or federal label pursuant to Section 18550 of the State Health and Safety Code.

17.60.095 Mini-warehouses or self-storage facilities.

A mini-warehouse or self-storage facility in the R-L-8 zone shall only be located on a parcel that has frontage on and adequate main access to an arterial or collector street.

17.60.100 Mobilehome parks.

A. No mobilehome shall be parked, occupied or used for any purposes, including without limitation living or sleeping purposes, unless the mobilehome is located within a licensed mobilehome park, except that a mobilehome may be used for the following temporary purposes outside of a mobilehome park: as an office for a construction project, circus or carnival; as a residence of a watchman on the site of a construction project or an industrial facility to provide temporary living quarters for personnel in accordance with the provisions of Chapter 17.76.

B. The site area standards for a mobilehome park shall be as follows:

1. The minimum area of a mobilehome park shall be five (5) acres. If the area of the mobilehome park is greater than five (5) acres, the first phase of mobilehome park development shall not be less than five (5) acres and shall include all required recreational and service amenities.

2. The maximum density shall be eight (8) mobilehome sites per gross acre.

3. Each mobilehome site shall be not less than three thousand (3,000) square feet in area, including pad, parking, private access, landscaping and private storage area.

4. No mobilehome site shall be less than thirty (30) feet in width.

B. The following clearance and setback area requirements shall apply to mobilehome parks. No mobilehome shall be located in any required building setback area, except that tow bars may extend into such setback area.

1. The front and rear building setback areas for the site shall be a minimum of twenty (20) feet.

2. The side building setback areas for the site shall be a minimum of ten (10) feet.

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3. The front, rear, and interior side setback areas for a mobilehome site shall be a minimum of ten (10) feet.

4. The street side setback areas (including driveways interior to the site) for a mobilehome site shall be a minimum of five (5) feet.

C. The following requirements for patios and pads shall apply to mobilehome parks.

1. Each mobilehome site shall have a hard-surfaced patio area of not less than two hundred (200) square feet. A permanent porch greater than twenty (20) square feet in area may be counted as a part of the required patio area.

2. Each mobilehome site shall have a support pad of concrete or asphalt concrete laid over a compacted surface base which, in combination, are adequate to support the mobilehome on a level plane.

D. The following requirements for parking shall apply to mobilehome parks.

1. Not less than two (2) off-street paved parking spaces shall be provided within each mobilehome site, one of which may be tandem to the other.

2. Not less than one (1) guest parking space shall be provided for each mobilehome site at a location central to each four (4) contiguous mobilehome sites; provided, however, guest parking shall not be required for mobilehome sites along a mobilehome park collector street constructed to the width prescribed in subsection E of this section.

3. Parking shall be provided for central recreation buildings, park offices, and other similar buildings at a ratio of one parking space for each four hundred (400) square feet of gross floor space.

4. Supplemental parking for pleasure boats, recreation vehicles, and unoccupied travel trailers shall be provided at a ratio of one parking space for each ten (10) mobilehome sites and shall be used only by the mobilehome park tenants. Such parking shall be clustered, easily accessible via interior drives, and shall be screened from view by means of a solid ornamental fence or wall and landscaping.

5. All parking areas and spaces shall be designed and constructed in accordance with the provisions of Chapter 17.54.

E. The following requirements for on-site streets shall apply to mobilehome parks.

1. Entrance streets shall be located to assure safe access to and from the public street system.

2. Minor streets within the mobilehome park shall be a minimum of thirty-two (32) feet of paved width, and collector streets shall be a minimum of forty (40) feet of paved width. Construction and paving of the streets shall be in accordance with city standards.

3. Drainage along the street shall be constructed to provide adequate drainage. Construction of concrete curbs, gutters, and sidewalks shall be in accordance with city standards.

4. Parallel parking shall be permitted on both sides of collector streets and on only one side of a minor street. Such on-street parking shall be in addition to the off-street parking requirements of this chapter.

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F. Driveways for individual mobilehome sites, street signs, interior street lighting, storm drainage facilities, and water and sewer systems shall be installed subject to the approval of the City Engineer and in accordance with city standards.

G. All public utilities shall be installed underground, including electrical, telephone, street lighting cable, community television antenna connections, and ducts for cable television. A community television antenna and cable television with underground ducts and connections to each mobilehome site shall be provided.

H. The following requirements for recreation areas and pedestrian ways shall apply to mobilehome parks.

1. Common recreation areas in an aggregate total equal to ten (10) percent of the gross area of the mobilehome park shall be provided at a location or locations which are easily accessible and convenient to park residents. The calculation of the common recreation areas shall not include yard areas, pedestrian ways, management offices, laundry and tenant storage areas, and parking areas.

2. Recreation areas shall be landscaped and maintained with all landscaped areas irrigated by an automatic underground sprinkler system.

3. Pedestrian walkways shall be provided throughout the mobilehome park connecting all mobilehome sites with each other and with common recreation areas. Such pedestrian walkways shall be provided where possible at locations away from the interior street system to avoid conflicts in pedestrian and vehicle traffic.

4. Common recreation areas may include parks and open space, playgrounds, clubhouses, community centers, and similar recreational uses.

I. Mobilehome parks shall provide permanently maintained landscaped areas and site screening as follows:

1. A landscaped border along the front setback area and along the rear setback area if it is adjacent to a public street;

2. An ornamental wall or fencing, seven (7) feet in height along all interior side property lines and along all rear property lines that do not abut a public street; and

3. An ornamental screen wall or fencing seven (7) feet in height along the street side yard and street front yard setback lines.

J. Each mobilehome park shall provide the following additional facilities:

1. A laundry building for clothes washing and drying;

2. Trash enclosures at locations along the interior street system and integrated with the guest parking areas and which are convenient for all residents and for access by municipal refuse trucks.

K. At the time of the placement on the site, all mobilehomes shall be fitted with appropriate skirts to obscure stands, pads and undercarriage equipment.

L. Mobilehomes may be displayed and sold within a mobilehome park similar to the sale of model homes within a residential subdivision, provided such mobilehomes are not sold for

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delivery to any location other than within the park in which sold and are at all times placed on mobilehome sites and connected to all utility services. No more than four (4) mobilehomes shall be offered for sale at any one time, and advertising for such sales shall be limited to one non-illuminated sign not exceeding four (4) square feet in area on the site of each mobilehome offered for sale.

17.60.110 Outdoor dining areas.

A. The purpose of this section is to promote increased business and pedestrian traffic by providing safe and visually appealing opportunities to create outdoor dining areas in certain commercial zone districts.

B. The following definitions shall apply to this section:

1. "Outdoor dining area" means the use of portions of public sidewalks, public rights-of-way and sidewalk areas within a shopping center as identified in this chapter and/or on-site open space used by a dining establishment or drinking establishment for the serving and consumption of food and/or beverages. Pass through window and sidewalk counter service is also allowed when an outdoor dining area is provided pursuant to this section.
2. "Dining establishment" means a structure whose principal use is the serving of food to the general public, including, without limitation, a restaurant, candy shop, ice cream shop, bakery, sandwich shop, coffee shop/house, delicatessen, pizza parlor, hotdog/hamburger/taco/salad bar stand and the like and where the sale of any alcoholic beverage is an accessory use.
3. "Drinking establishment" means a structure whose primary use is the serving of alcoholic beverages to the general public and the serving of food is an accessory use.

C. Where Permissible. All outdoor dining areas must be located and operated adjacent to and incidental to the operation of a dining establishment or drinking establishment. Use of the sidewalk must be confined to the actual sidewalk and public right-of-way frontage of a dining establishment and must not encroach upon adjacent sidewalk or public right-of-way. Subject to the provisions of this section on-site open space areas may also be used as an outdoor dining area.

D. Required Sidewalk Width. Use of the sidewalk area for an outdoor dining area is permitted only where the sidewalk is wide enough to allow for a minimum of four (4) consecutive feet of sidewalk width at every point in front of the dining establishment which is clear and unimpeded for pedestrian and wheelchair traffic.

E. Alcoholic Beverages. The service of alcoholic beverages and its consumption by customers in an outdoor dining area shall be restricted as follows:

1. The outdoor dining area must be immediately adjacent to and abutting the dining establishment or drinking establishment.
2. The outdoor dining area, when serving alcohol and when permitted by this section to be located on a sidewalk, must be clearly delineated from pedestrian traffic with a minimum thirty (30) inch to a maximum thirty-six (36) inch tall removable open style railing, fence or roped boundary or plants and flowers in ornamental planter boxes and pots that are architecturally compatible with the structure housing the dining establishment.

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3. The operator shall post a written notice to customers as approved by the city which states that the drinking or carrying of an alcoholic beverage is prohibited and unlawful outside of the outdoor dining area.
4. The service of the alcoholic beverages in the outdoor dining area must be licensed by the California Department of Alcoholic Beverage Control and comply with all licensing requirements.
5. For drinking establishments, the service and consumption of alcoholic beverages is restricted to only on-site outdoor areas enclosed by a six (6) foot tall solid wall or fence architecturally compatible with the structure housing the drinking establishment.
- F. Health Standards. Prior to serving any food or beverage in an outdoor dining area, the outdoor dining area must be inspected and approved by the Kings County Health Department. All exterior surfaces within the outdoor dining area shall be kept clean at all times. Restrooms shall be provided in the adjoining dining establishment or drinking establishment. The operator shall maintain the outdoor dining area, including without limitation, the sidewalk surface and furniture and adjacent areas, in a clean and safe condition at all times.
- G. Hours of Operation. Hours of operation for outdoor dining areas are to coincide with those of the dining establishment, or drinking establishment, or the hours of operation set by the Alcohol Beverage Control license if alcohol is served, whichever is more restrictive.
- H. Special Closures. The city shall have the right at any time, and from time to time to prohibit the use of the public sidewalk and public right-of-way as an outdoor dining area. Such problems and conflicts may arise from, but are not limited to, scheduled festivals and similar events, parades, marches, repairs to the street or sidewalk, or from emergencies occurring in the area.
- I. Permit Issuance, Findings, and Conditions. In order to operate an outdoor dining area, a person must obtain an outdoor dining area permit issued by the Community Development Director. The application for an outdoor dining permit shall be processed as an administrative use permit as provided in Chapter 17.74. The application for the outdoor dining permit shall be accompanied by a filing fee established by the city and an accurate drawing showing the configuration of the outdoor dining area, including without limitation, table placement and the method of separating the outdoor dining area from pedestrian traffic. The following conditions must be satisfied before an outdoor dining permit can be issued:
 1. The proposed operation of the outdoor dining area satisfies all of the applicable provisions of this section.
 2. An outdoor dining area located on a public sidewalk or public right-of-way shall have the same floor elevation as the sidewalk or right-of-way area.
 3. No signage is allowed in the outdoor dining area except for one menu display sign no larger than four (4) square feet per face. Signs with more than two (2) faces are prohibited. Only plain unmarked umbrellas may be used in an outdoor dining area. Professionally designed temporary special for the day sign may be permitted up to a total of two (2) square feet in area.
 4. The applicant shall execute an indemnity agreement in a form provided by the city pursuant to which the applicant agrees to indemnify, defend and hold the city and its officials, officers, employees and agents harmless from any and all claims, damages, costs, including reasonable

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attorney fees, and losses arising from, or in any way related to the applicant's operation of the outdoor dining area.

5. If any portion of the outdoor dining area is located in the public sidewalk or public right-of-way, the applicant shall maintain, at all times during which the outdoor dining permit is in effect, a policy of general comprehensive liability insurance with limits as approved by the city and insuring against injury or death of a person and for claims of property damage resulting from the applicant's use of its outdoor dining area. The city and its officials, officers, employees and agents shall be named as additional insured under such insurance policy, and the applicant shall cause its insurer to waive the right of subrogation with respect to the City and its officials, officers, employees, and agent. The applicant will deliver to the City endorsements to the applicant's insurance policy as evidence of the satisfaction of these insurance requirements.

6. Such other conditions as the city may deem necessary, including, without limitation, conditions to ensure the public safety, to protect public improvements and provide aesthetic improvements.

7. No merchandise of any kind shall be displayed in the outdoor dining area except as specifically allowed by the outdoor dining permit.

J. All outdoor dining furniture, including tables, chairs, umbrellas, and planters, shall be movable. All outdoor furniture must be of commercial quality to withstand the wear of outdoor use; plastic tables and chairs are not permitted. Umbrellas must be secured with a minimum base of not less than sixty (60) pounds.

K. Term. An outdoor dining permit is personal to the applicant and may not be transferred, assigned or conveyed to any other person. An outdoor dining permit shall terminate on the date the applicant no longer operates the outdoor dining area or discontinues the use of the outdoor dining area for a continuous twelve (12) month period. If a dispute arises as to the date of termination, the decision of the city as to the date of termination shall be final and binding upon the applicant.

L. Violation/Revocation. The Community Development Director shall provide written notice to an applicant of any violation of its outdoor dining permit. Such written notice shall identify the violations of the outdoor dining permit and any provisions of this section. The applicant shall have seven (7) days from the date of such written notice to cure the violations identified in the written notice. If the violations are not cured to the satisfaction of the community development department within said seven (7) day period, the applicant's outdoor dining permit shall automatically terminate without further action by the city and the applicant shall immediately discontinue use of the outdoor dining area. If the city, in its sole discretion, determines that the continued operation of an outdoor dining area is an immediate threat to the health or safety of any citizen of the city, the community development department may immediately, and without written notice and opportunity to cure, revoke an outdoor dining permit. If an outdoor dining permit is terminated or revoked, the city shall not process an application for an outdoor dining permit for that same manager/owner of the premises for a period of six (6) months from the date of termination or revocation.

M. Appeal Procedures. A decision of the community development department pertaining to the outdoor dining application or permit may be appealed in accordance with the provisions of Chapter 17.70.

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O. Enforcement. The Community Development Director, Code Enforcement Officer, police department or other person authorized by the City Manager, shall be authorized to enforce provisions of this section and to take such action as may be necessary to ensure compliance with this section.

17.60.120 Outdoor storage areas.

Outdoor storage of materials or equipment that occupies a volume of more than sixty (60) cubic feet and is visible from any abutting public street or abuts property used for residential purposes, meet the following standards. This section does not apply to temporary storage, such as storage during construction.

A. Outdoor storage areas shall be enclosed by a view-obscuring fence or wall at least six (6) feet in height. All gates provided for ingress and egress in any required fence or wall shall be at least six feet in height and shall be of view-obscuring construction.

B. Materials shall be stacked in outdoor storage areas to a height no greater than that of any building, wall, fence, or gate enclosing the storage area. This subsection shall not apply to a junk yard, wrecking yard, or salvage facility.

C. No storage shall be permitted in any required front or side yard setbacks adjacent to a public street or highway.

17.60.130 Sale of furniture.

The maximum display area for furniture sales in the Regional Commercial (C-R) zone shall be 30,000 square feet.

17.60.140 Sale of new and used automobiles and trucks.

In all zone districts, the off-site sale of new and used automobiles and trucks is prohibited. New and used automobile and truck sales shall be conducted only at the permanent property address listed for the dealership on its Department of Motor Vehicles dealer license.

17.60.150 Vending machines.

The preferred location for vending machines is inside buildings. Vending machines installed outdoors shall meet the following requirements:

A. Outdoor vending machines shall be located along the face of a building or against a structure designed to accommodate them.

B. A minimum walkway of four (4) feet is required in front of all outdoor vending machines.

C. Outdoor vending machine shall not be installed in the public right-of-way or immediately adjacent such that it would cause customers to stand in the right-of-way in order to use the machine.

D. Outdoor vending machines shall be an ancillary use to an approved primary use and may not be located on an unimproved lot.

E. Outdoor vending machines shall not be placed in a location that will block parking areas or create an unsafe situation.

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- F. Vending machines are permitted to cover up to a maximum of ten (10) percent of the length of the primary building frontage, or twenty (20) feet, whichever is less.
- G. Vending machine installations shall not have exposed conduits, piping or overhead utility connections.
- H. All outdoor machines shall be maintained in a clean and attractive condition.
- I. Any graffiti on an outdoor vending machine shall be removed within twenty-four (24) hours.
- J. If the outdoor machine is removed the area shall be cleaned and restored, including the removal of any conduits or other connection hardware.

Chapter 17.62

ADULT ENTERTAINMENT ESTABLISHMENTS

Sections:

17.62.010	Purpose and intent.
17.62.020	Definitions.
17.62.030	Prohibitions.
17.62.040	Measure of distance.
17.62.050	Development and maintenance standards.
17.62.060	Application.
17.62.070	Other regulations, permits or licenses.
17.62.080	Protection of minors.
17.62.090	Private viewing rooms.
17.62.100	Regulations governing existing adult entertainment establishments.

17.62.010 Purpose and intent.

A. It is the purpose of this chapter to establish reasonable and uniform regulations to prevent the concentration of adult entertainment establishments, as defined herein, within the city.

B. It is the intent of this title that these regulations be utilized to prevent problems of blight and deterioration which accompany and are brought about by the concentration of adult entertainment establishments.

17.62.020 Definitions.

A. It is the purpose of this section to provide clear and concise definitions of those words, terms and phrases most commonly utilized in the regulations and provisions of this chapter in order to assist in the uniform interpretation of said regulations and provisions and to insure uniformity in their application.

B. It is intended that the following words, terms and phrases, whenever used in this chapter, shall be construed as defined in the following subsections, unless from the context a different meaning is specifically defined and more particularly directed to the use of such words, terms and phrases:

“Adult bookstore” means an establishment that devotes more than fifteen (15) percent of the total floor area of the premises for the display or sale of the following:

1. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video recordings, slides, video or audio tapes, records, or forms of visual or audio

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representations that are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas; or

2. Instruments, devices or paraphernalia which are designed for use in connection with specified sexual activities.

“Adult cabaret” means an establishment that regularly features live performances that are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified anatomical areas and/or which regularly features films, motion pictures, video cassettes, slides or other photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

“Adult drive-in theater” means an open lot or part thereof, with appurtenant facilities, devoted primarily to the presentation of motion pictures, films, theatrical productions and other forms of visual productions, for any form of consideration, to persons in motor vehicles or on outdoor seats, and presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by patrons.

“Adult mini-motion picture theater” means an establishment, with a capacity of more than five (5) but less than fifty (50) persons, where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

“Adult model studio” means any establishment open to the public where, for any form of consideration or gratuity, figure models who display specified anatomical areas are provided to be observed, sketched, drawn, painted, sculptured, photographed so similarly depicted by persons, other than the proprietor, paying such consideration or gratuity. This definition does not include any school of art that is operated by an individual, firm, association, partnership, corporation or institution that meets the requirements established in the Education Code of the State of California for the issuance or conferring of, and is in fact authorized thereunder to issue and confer a diploma.

“Adult motel” means a motel or similar establishment offering public accommodations for any form of consideration which provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

“Adult motion picture arcade (peep shows)” means any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas.

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“Adult motion picture theater” means an establishment, with a capacity of fifty (50) or more persons, where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

“Adult theater” means a theater, concert hall, auditorium or similar establishment, either indoor or outdoor in nature which, for any form of consideration, regularly features live performances which are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified sexual activities or by exposure of specified anatomical areas for observation by patrons.

“Body painting studio” means an establishment or business that provides the service of applying paint or other substance whether transparent or nontransparent to or on the human body when such body is wholly or partially nude in terms of specified anatomical areas.

“Establishing an adult entertainment business,” as used in this chapter, means and includes any of the following:

1. The opening or commencement of any such business as a new business;
2. The conversion of an existing business, whether or not an adult entertainment business, to any of the adult entertainment businesses defined in this chapter;
3. The addition of any of the adult entertainment businesses defined herein to any other existing adult entertainment business; or
4. The relocation of any such business.

“General bookstore” means an establishment engaged in the buying, selling and/or trading of new and/or used books, manuscripts, and periodicals of general interest. A general bookstore does not include an establishment that is encompassed by the definition of adult bookstore.

“General motion picture theater” means a building or part of a building intended to be used for the specific purposes of presenting entertainment as defined in this chapter, or displaying motion pictures, slides or closed circuit television pictures before an individual or assemblage of persons, whether such assemblage be of a public, restricted or private nature, except a home or private dwelling where no fee, by way of an admission charge, is charged; provided, however, that any such presentations are not distinguished or characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas in that any such depiction or description is only incidental to the plot or story line.

“Headshop” means an establishment or place where more than fifteen (15) percent of the floor area in any room is used for the sale and display of such paraphernalia and literature, including but not limited to cocaine, and sniffing kits, glass mirrors for cutting cocaine, snorting spoons and tubes, strainers to sift cocaine, water pipes (bongs), everyday items with special removable tops that have been converted to conceal narcotics and drugs, including beer cans, oil cans, and plastic photograph film vials, roach clips (for holding marijuana cigarettes), books, and magazines extolling the use of narcotics or controlled substances. Such a place is an adult entertainment establishment. This definition does not limit licensed pharmacies in selling and

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displaying paraphernalia, that is, medicinal equipment prescribed by licensed medical practitioners.

“Legitimate or live theater” means a theater, concert hall, auditorium or similar establishment which, for any fee or consideration, regularly features live performances which are not distinguished or characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas in that any such depiction or description is only incidental to the primary purpose of the performance.

“Massage parlor” means an establishment where, for any form of consideration, massage, alcohol tub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body is administered, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist or similar professional person licensed by the state of California. This definition does not include an athletic club, health club, pool, gymnasium, reducing salon, spa or similar establishment where massage or similar manipulation of the human body is offered as an incidental or accessory service.

“Private viewing room” means an area separated from the sales or display area of the establishment by a curtain, wall, door, shade or similar obstruction thus allowing establishment by a curtain, wall, door, shade or similar obstruction thus allowing the private viewing of video tapes, movies, transparencies, films or projectable motion picture by customers at the establishments.

“Religious institution” means any church, synagogue, mosque, temple or building that is used primarily for religious worship and related religious activities.

“Sale and display of paraphernalia and literature commonly associated with the use of narcotics and controlled substances (headshop)” means an establishment or place where more than fifteen (15) percent of the floor area in any room is used for the sale and display of such paraphernalia and literature, including but not limited to cocaine, and sniffing kits, glass mirrors for cutting cocaine, snorting spoons and tubes, strainers to sift cocaine, water pipes (bongs), everyday items with special removable tops that have been converted to conceal narcotics and drugs, including beer cans, oil cans, and plastic photograph film vials, roach clips (for holding marijuana cigarettes), books, and magazines extolling the use of narcotics or controlled substances. Such a place is an adult entertainment establishment. This definition does not limit licensed pharmacies in selling and displaying paraphernalia, that is, medicinal equipment prescribed by licensed medical practitioners.

“School” means an institution of learning for minors, whether public or private, which offers instruction in those courses of study required by the California Education Code of which is maintained pursuant to standards set by the State Board of Education. This definition includes a nursery school, kindergarten, elementary school, junior high school, senior high school, or any special institution of learning under the jurisdiction of the State Department of Education, but it does not include a vocation or professional institution or an institution of higher education, including a community college.

“Sexual encounter establishment” means an establishment, other than a hotel, motel or similar establishment offering public accommodations, which, for any form of consideration, provides a place where two or more persons may congregate, associate or consort in connection with specified sexual activities or the exposure of specified anatomical areas. This definition does not

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include an establishment where a medical practitioner, psychologist, psychiatrist or similar professional person licensed by the state of California engages in sexual therapy.

For the purposes of this chapter, “sexual encounter center” shall include massage or rap parlor and other similar establishments.

“Specified anatomical areas” means and includes any of the following:

1. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus or female breasts below a point immediately above the top of the areolae; or
2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

“Specified sexual activities” means and includes any of the following:

1. The fondling or other touching of human genitals, pubic region, buttocks, anus, or female breasts;
2. Sex acts, normal or perverted, actual or simulated; or
3. Masturbation, actual or simulated; or
4. Excretory functions as part of or in connection with any of the activities set forth in this subsection.

“Transfer of ownership or control,” as used in this chapter, means and includes any of the following:

1. The sale, lease or sublease of an adult entertainment business; or
2. The transfer of securities which constitute a controlling interest in such business, whether by sale, exchange or similar means; or
3. The establishment of a trust, gift or other similar legal device which transfers the ownership or control of such business, except for transfer by bequest or other operation of law upon the death of the person possessing such ownership or control.

“Video cassette sales and rentals—adult” means the same as “adult bookstore.”

“Video games—adult” means coin-operated electronic game machines having visual displays and animation that depict in any manner, any sort of activity characterized by exposure of specified anatomical areas or specified sexual activities.

17.62.030 Prohibitions.

A. No person or entity shall own, establish, operate, control or enlarge, or cause or permit the establishment, operation, enlargement or transfer of ownership or control, except pursuant to Section 17.62.060, of any of the following adult entertainment establishments unless such adult entertainment establishment is greater than five hundred (500) feet from another adult entertainment establishment or greater than one thousand (1,000) feet from any religious institution, school or park located within the city or greater than five hundred (500) feet from any residentially zoned property (including office residential) located in the city, measured from property lines:

1. Adult bookstore;
2. Adult motion picture theater;

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3. Adult mini-motion picture arcade (peep shows);
4. Adult arcade;
5. Adult drive-in theater;
6. Adult cabaret;
7. Adult motel;
8. Adult theater;
9. Adult model studio;
10. Body painting studio;
11. Massage parlor;
12. Adult video games;
13. Adult video cassette sales and rentals;
14. Sexual encounter establishment;
15. Headshop: "Sale and display of paraphernalia and literature commonly associated with the use of narcotics and controlled substances (headshops)" means an establishment or place where more than fifteen (15) percent of the floor area in any room is used for the sale and display of such paraphernalia and literature, including but not limited to cocaine, and sniffing kits, glass mirrors for cutting cocaine, snorting spoons and tubes, strainers to sift cocaine, water pipes (bongs), everyday items with special removable tops that have been converted to conceal narcotics and drugs, including beer cans, oil cans, and plastic photograph film vials, roach clips (for holding marijuana cigarettes), books, and magazines extolling the use of narcotics or controlled substances.
16. Any other business which involves specified sexual activities or display of specified anatomical areas.

B. An establishment listed in this section shall not be established, operated, enlarged or transferred unless the zone district in which the site or proposed site is located permits such a use. The conduct of such establishment and the use of premises shall otherwise comply with the city's land use code and all other applicable regulations.

C. All adult entertainment establishments as listed in subsection A of this section shall only be permitted within any CC, SC or RC zone district provided the minimum distance requirements as set forth in subsection A of this section are met and also upon the prior issuance of a conditional use permit.

17.62.040 Measure of distance.

The required minimum distance between any two adult entertainment businesses shall be measured in a straight line, without regard to intervening structures, from the closest property line of each such business. The distance between any adult entertainment business and any religious institution, school, public park or residentially zoned land shall be measured in a straight line, without regard to intervening structures, from the closest property line of the adult

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entertainment business to the closest property line of the religious institution, school, public park or residential zone.

17.62.050 Development and maintenance standards.

All adult entertainment premises hereafter commenced shall, in addition to compliance with this title, be made to comply with the following specific requirements:

A. Signs. In addition to the requirements of Chapter 17.56, all sign permits shall be subject to the following regulations:

1. Each adult business shall be allowed one permanent sign, the area of which shall not exceed one square foot for each linear foot of building frontage on which the sign is to be placed. In no case can the sign exceed fifty (50) square feet in area.
2. Temporary signs of any kind are not permitted.
3. Except for theater signs, changeable copy signs are not permitted.
4. No sign shall depict or describe any specified anatomical areas or specified sexual activities.

B. Exterior Painting. Buildings and structures shall be painted or surfaced with colors or textures that are similar to neighboring buildings or structures as determined by the community development department. Buildings and structures shall not be painted or surfaced with any design that would simulate a sign or advertising message.

C. Advertisements, displays of merchandise, signs or any other exhibit depicting adult entertainment activities placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such buildings or premises.

D. No outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to an adult entertainment use is allowed.

E. Upon order of the city manager, graffiti appearing on any exterior surface of a building or premises, which graffiti is within public view, shall be removed and that surface shall be restored within seventy-two (72) hours of notification to the owner or person in charge of the premises.

F. No consumption of alcohol shall be allowed in conjunction with, or on the premises of, any adult entertainment establishment as defined in this chapter.

17.62.060 Application.

Notwithstanding any other provision of this code to the contrary, the provisions of this chapter shall be applicable to all land within the city.

17.62.070 Other regulations, permits or licenses.

The provisions of this chapter do not waive or modify any other provision of this municipal code.

17.62.080 Protection of minors.

The operation of adult entertainment establishments shall prohibit the admission of minors.

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17.62.090 Private viewing rooms.

It is unlawful for any person or entity that is subject to the regulations of this chapter, and that sells or rents prerecorded video tapes, movies, transparencies, films, projectable motion pictures or equipment used for showing any or all of these items, to offer or allow the viewing of these materials in private viewing rooms, as defined in Section 17.62.020.

17.62.100 Regulations governing existing adult entertainment establishments.

An adult entertainment establishment hereinafter permitted and legally operating as a conforming use is not rendered a nonconforming use by the location of a religious institution, school or public park within one thousand (1,000) feet or a residential (including office residential) zone within five hundred (500) feet of the adult entertainment establishment. This provision does not apply after a permit has expired, been suspended or revoked.

Chapter 17.68

WIRELESS COMMUNICATION FACILITIES AND TOWERS

Sections:

- 17.68.010 Purpose and application.**
- 17.68.020 Definitions.**
- 17.68.030 Principle or accessory use.**
- 17.68.040 Measurement of setbacks.**
- 17.68.050 Effect on Nonconforming uses.**
- 17.68.060 General standards.**
- 17.68.070 Co-location of facilities.**
- 17.68.080 Exemptions.**
- 17.68.090 Permitted and conditional uses.**
- 17.68.100 Application process.**
- 17.68.110 Appeals.**
- 17.68.120 Review criteria.**
- 17.68.130 Federal and state regulations.**
- 17.68.140 Removal of abandoned antennas, towers, supporting equipment and structures.**

17.68.010 Purpose and application.

The purpose of this chapter is to promote and maintain the purposes and objectives of the city of Hanford zoning ordinance; to ensure the co-location of new and existing tower and antenna sites whenever possible; to ensure the location of towers and antennas are in areas where the adverse impact on the community is minimal; to ensure that towers and antennas are designed in a way that minimizes the adverse visual impact on the community; and to protect the public safety and general welfare of the community.

17.68.020 Definitions.

For the purposes of this chapter, unless otherwise defined, the following words and phrases when used in this chapter are defined as follows:

“Antenna” means a system of poles, panels, rods, reflecting discs or similar devices used for the transmission or reception of electromagnetic signals, including but not limited to, radio waves and microwaves.

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“Antenna, amateur radio” means a ground, building, or tower-mounted antenna operated by a federally licensed amateur radio operator as part of the Amateur Radio Service and as designated by the Federal Communications Commission (FCC).

“Antenna array” means one or more rods, panels, discs or similar devices used for the transmission or reception of radio frequency signals, which may include omni-directional antenna (rod), directional antenna (panel) and parabolic antenna (disc). The antenna array does not include the support structure as defined below.

“Antenna, building mounted” means: an antenna that is mounted to a building or rooftop equipment screen, and that transmits or receives electromagnetic signals.

“Antenna, direct broadcast satellite service (DBS)” means an antenna that is typically a small home receiving dish designed to receive direct broadcast from a satellite.

“Antenna, multipoint distribution services (MDS)” means an antenna designed to receive video programming services via multipoint distribution services, including multipoint multichannel distribution services, instructional television fixed services, and local multipoint distribution services.

“Antenna structure” means an antenna array and its associated support structure, such as a mast or tower, (but not to include a suspended simple wire antenna) that is used for the purpose of transmitting and/or receiving electromagnetic signals, including but not limited to radio waves and microwaves.

“Antenna structure, freestanding” means an antenna structure or mast that is not attached to a building, fence or other structure. Freestanding antenna structures include, without limitation, communications towers, wooden utility poles, standard or decorative concrete and steel monopoles. If the total height of the structure, including the antenna, exceeds twenty (20) feet, it shall be treated as a monopole.

“Antenna structure, monopole” An antenna structure, often tubular in shape, made of metal, reinforced concrete, or wood which is at least twenty (20) feet in height.

“Attached wireless communication facility (attached WCF)” means an antenna array that is attached to an existing building or structure (attachment structure), which structures shall include, but not be limited to, utility poles, signs, water towers, with any accompanying pole or device (attachment device) which attaches the antenna array to the existing building or structure and associated connection cables, and an equipment facility which may be located either inside or outside of the attachment structure.

“Co-locate or co-location” means use of a common WCF or common site by two or more wireless license holders or by one wireless license holder for more than one type of communications technology and/or placement of a WCF on a structure owned or operated by a utility or other public entity.

“Equipment facility” means any structure used to contain ancillary equipment for a WCF which includes cabinets, shelters, a buildout of an existing structure, pedestals, and other similar structures.

“FAA” means the Federal Aviation Administration.

“FCC” means the Federal Communications Commission.

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“Height” means the distance measured from ground level to the highest point on the WCF, including the antenna array.

“Pre-existing towers and antennas” means any tower or antenna for which a permit has been properly issued prior to the effective date of the ordinance codified in this chapter.

“Provider” means a person, as defined in Section 1.04.130 of the Hanford Municipal Code, pursuant to the provisions of this chapter.

“Tower” means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. This definition includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures and the like.

“Wireless communication facility (WCF)” Any unstaffed facility for the transmission and/or reception of wireless telecommunications services, usually consisting of an antenna array, connection cables, and equipment facility, and a support structure to achieve the necessary elevation.

17.68.030 Principle or accessory use.

A. Antennas and towers may be considered either principle or accessory uses. A different existing use or an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot.

17.68.040 Measurement of setbacks.

For purposes of determining compliance with development standards in this title, including but not limited to setback requirements, lot coverage requirements, and other applicable requirements, the dimensions of the entire lot shall be considered, even though the antennas or towers may be located on leased areas within such lots.

17.68.050 Effect on Nonconforming uses.

Towers that are constructed, and antennas that are installed, in accordance with the provisions of this chapter shall not be deemed to constitute the expansion of a nonconforming use or structure.

17.68.060 General standards.

The following requirements and standards shall apply to the construction and installation of all new wireless communication facilities (WCF):

- A. All standards set forth in this chapter;
- B. Any applicable Federal, State and local laws, regulation and ordinances;
- C. All applicable provisions of the Hanford Municipal Code, Hanford Zoning Ordinance, public works improvements standards, and all applicable fees that are not in conflict with the provisions of this chapter;
- D. The Uniform Building Code, National Electrical Code, Uniform Plumbing Code, Uniform Mechanical Code, and Uniform Fire Code, where applicable; and
- E. All FCC rules, regulations, and standards.

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17.68.070 Co-location of facilities.

A. When technically and economically feasible, a new wireless communication facility (WCF) shall be attached to an existing structure (attached WCF), shall co-locate with another WCF, or create sites that will accommodate future co-location of other WCFs in the future.

B. Any site plan review application proposed in accordance with Chapter 17.72 proposing the construction of a new WCF with a supporting structure shall specifically identify the actions taken by the applicant to locate, construct and operate the new WCF at a co-location. If co-location is not feasible, the application shall specifically identify the locations considered and the reasons why such locations are unacceptable for the construction and operation of the new WCF.

17.68.080 Exemptions.

A. The following wireless communications facilities (WCF) shall be exempt from the requirements of Section 17.68.090, and a building permit is not required.

1. Construction of an antenna under a permit issued by the California Public Utilities Commission (CPUC) or a permit issued in accordance with the rules and regulations of the Federal Communications Commission (FCC) that specifically allows for the construction of the antenna.

2. Direct broadcast satellite (DBS) antennas, multipoint distribution services (MDS) antennas and television broadcast service (TVBS) antennas that are 1 meter (3 feet 3 3/8 inches) or less in diameter or in diagonal measurement, are located entirely on-site, and are not located within the front setback area of the lot on which they are located. This locational requirement is necessary to ensure that such antenna installations do not become attractive nuisances and/or result in safety hazards.

B. The following wireless communications facilities (WCF) shall be exempt from the requirements of Section 17.68.090 of this chapter, however a building permit is required.

1. Satellite Earth Station (SES) antennas that are two meters (6 feet 6 3/4 inches) or less in diameter or in diagonal measurement, are located in a C-S, I-L, or I-H zone district, and are located on the top of buildings as far away as possible from the edges of rooftops so that they cannot be viewed from a public right-of-way.

2. Amateur radio antenna structures that are twenty-four (24) inches or less in diameter or in diagonal measurement, and where no portion of the antenna overhangs any property line.

3. Installation of buildings or other support equipment used with a previously approved WCF antenna/tower that meets all requirements of the zone district in which the building or other support equipment is to be located, and that does not result in an increase in size of the overall WCF site.

17.68.090 Permitted and conditional uses.

Wireless communications facilities that are not exempt per Section 17.68.080 shall be either permitted or conditional uses in accordance with this section. If this section appears to conflict with the table in Section 17.08.030 then this section shall apply.

A. The following wireless communications facilities (WCF) shall be permitted uses. A site plan review permit issued in accordance with Chapter 17.72 and a building permit is required.

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1. Installation of a monopole on an existing structure, located in a PF zone district, or in any commercial, mixed use, or industrial zone district, where the height of the monopole is not higher than twenty (20) feet above the height of the existing structure.
2. Installation of a concealed or disguised antenna located on the ground and/or attached to a building in the PF zone district, or any commercial, mixed use, office, or industrial zone district where the antenna does not exceed the maximum height limits of the zone district in which it is located.
3. Modification to an existing, approved antenna/tower where the modification does not result in an increase in the height of the existing, approved antenna/tower and does not provide for more than three communication providers on a single antenna/tower.
4. Installation of buildings or other support equipment used with a previously approved WCF antenna/tower that meets all requirements of the zone district in which the building or other support equipment is to be located, and that results in less than a 30 percent increase in size of the overall WCF site.
5. Installation of a new free standing antenna/tower with no guy wires in the C-S, C-H, or PF zone districts that does not exceed fifty (50) feet in height, where the height of the WCF is less than the distance of the antenna/tower to the nearest lot line.
6. Installation of a new free standing antenna/tower with no guy wires in the I-L or I-H zone districts that does not exceed seventy-five (75) feet in height.

B. The following wireless communications facilities (WCF) shall obtain a conditional use permit prior to construction or installation in accordance with Chapter 17.80. A site plan review permit issued in accordance with Chapter 17.72 and a building permit is also required:

1. Installation of a new free standing antenna/tower with no guy wires in the C-R, MX-C, MX-D, O, PF, or AP zone districts that does not exceed seventy-five (75) feet in height. The Planning Commission may approve a WCF with a height higher than seventy-five (75) feet if the height of the WCF is less than twice the distance of the antenna/tower to the nearest lot line.
2. Installation of a new free standing antenna/tower with no guy wires in the C-S or C-H, I-L, or I-H zone districts that does not exceed one hundred (100) feet in height. The Planning Commission may approve a WCF with a height higher than one hundred (100) feet if the height of the WCF is less than twice the distance of the antenna/tower to the nearest lot line.
3. Modification to an existing, approved antenna/tower where the modification results in an increase in the height of the existing, approved antenna/tower or provides for more than three communication providers on a single antenna/tower.

C. Wireless Communication Facilities that are not exempt per Section 17.62.060 are prohibited in any residential zone district and in the C-N, MX-N, OR, and CO zone districts.

D. Notwithstanding other provisions of this section, a WCF shall obtain a conditional use permit prior to construction or installation in accordance with Chapter 17.80 if it is located in the Airport Overlay District, and shall meet all requirements of Chapter 17.44.

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17.68.100 Application process.

Review of any application for construction, installation and operation of a WCF identified in Section 17.68.090 as requiring a permit shall comply with the following provisions in addition to the applicable provisions of Chapter 17.72 and 17.80:

- A. Each applicant shall submit a site plan and elevation view drawn to scale and other supporting drawings, calculations, and documents, signed by appropriate licensed professionals, showing the location and dimension of all improvements, including information concerning topography, radio frequency coverage, tower height, setbacks, drives, parking, fencing, landscaping, adjacent uses, and other information deemed by the Community Development Director to be necessary to determine compliance with the provisions of this chapter.
- B. Each applicant shall provide the Community Development Director an inventory of its existing towers and those towers it intends to construct within ten (10) years of the date of its application that are located or will be located within the city limits or within one-quarter mile thereof. The Community Development Director may share information with other applicants applying for permits to construct antennas/towers for the purpose of encouraging co-location, provided however, that the Community Development Director is not, by sharing such information, in any way representing or warranting that such sites are available or suitable for co-location.
- C. The information requested in this Subsection B of this section shall not be made available to the general public except as may be required by Federal, State or local law, ordinances or rules and regulations related thereto.
- D. The Community Development Director may retain a consultant at the applicant's expense to review the application and make determinations and recommendations on issues including, but not limited to:
 - 1. Compliance with radio frequency emission standards;
 - 2. Possible granting of exceptions to the development standards in this chapter;
 - 3. The identification of alternative solutions when the Community Development Director believes that the proposed facilities may create a significant impact to the surrounding area; or
 - 4. Proposals for the installation of new towers or antennas.

17.68.110 Appeals.

An appeal of the decision of the Community Development Director or of the Planning Commission on a WCF application shall be processed in accordance with the appeal provisions of Chapter 17.70.

17.68.120 Review criteria.

Every application must comply with the following development standards:

- A. Radio Frequency. The applicant must submit documentation demonstrating that use of the WCF will not result in levels of radio frequency emissions which will exceed Federal Communication Commission (FCC) standards. Such documentation shall not be required for amateur radio antenna structures or for antennas installed for home entertainment purposes.

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B. Structural Integrity. WCF with support structures must be constructed to Electronic Industries Association/Telecommunications Industries Association (EIA/TIA) 222 Revision F Standard titled "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures" (or equivalent), as it may be updated or amended. Antenna/towers supported by guy wires are prohibited within the city.

C. Lighting. WCF shall not be artificially lighted, except for:

1. Security and safety lighting of equipment buildings if such lighting is appropriately shielded to keep light within the boundaries of the site; and
2. Lighting of the tower or antenna may be required by the Federal Aviation Administration or other applicable authority. Said lighting is to be installed in a manner to minimize impacts on adjacent properties.

D. Security. WCF with tower/antenna structures shall be enclosed by a security fence not less than six (6) feet in height and the structure shall be equipped with an appropriate anti-climbing device.

E. Noise. A description of all audible noise generating equipment, including the times and decibel levels of the noise which will be produced shall be submitted with the application for the project. No equipment shall be operated at a WCF which produces noise in excess of the applicable noise standards stated in the Hanford General Plan. In emergency situations requiring the use of a backup generator, the noise standards may be exceeded on a temporary basis as determined by the community development department.

F. Landscaping. The following requirements shall govern the landscaping surrounding WCF sites:

1. The site shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound from adjacent property. The standard buffer shall consist of a landscaped strip at least five (5) feet wide outside the perimeter of the compound's fence. In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived altogether in the discretion of the Community Development Director and where applicable, the Planning Commission.
2. Existing mature tree growth and natural land forms on the site shall be preserved to the extent feasible, as determined by the Community Development Director; provided, however, vegetation causing interference with the antennas or inhibits access to the equipment facility may be trimmed.

G. Painting. All equipment, antennas, poles or towers shall have a non-reflective finish and shall be painted or otherwise treated to minimize visual impacts. Antennas which will be viewed primarily against the skyline shall be painted light gray or light blue or other sky blending color. WCF with tower antenna structures shall be designed and painted to blend in with existing surroundings to the extent feasible as determined by the community development department, including the use of compatible colors. Equipment facilities shall, to the extent practicable, use materials, colors and textures that will blend with the natural setting and existing building environment.

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H. Visual Aesthetics. To minimize overall visual impact, new wireless communication facilities shall be co-located with existing facilities and with other planned new facilities whenever possible. In addition, service providers shall co-locate antennas with other facilities such as water tanks, light standards, and other utility structures where the co-location is found to minimize the overall visual impact. Conditions of approval shall require all applicants to cooperate in the placement of equipment and antennas to accommodate the maximum number of providers at a single site and require an applicant to allow for future co-location of additional antennas at its site. Antenna/towers with guy wires are prohibited. Cables leading from the antenna to the ground base equipment be neatly bundled and securely fastened to the antenna/tower and be underground from the antenna/tower to the equipment room.

17.68.130 Federal and state regulations.

A. All towers/antenna structures must meet or exceed current standards and regulations of the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), the California Public Utilities Commission (CPUC) and any other agency of the federal or state government with the authority to regulate towers and antennas.

B. If said standards and regulations are modified or amended and require pre-existing WCFs to comply with the new or amended standards or regulations, the owners and operators of the towers and antennas shall bring their towers and antennas into compliance with the revised standards and regulations within six (6) months of the effective date of the new standards and regulations, unless the new standards or regulations or the applicable federal or state agency identify a different and specific compliance period, in which case the owners and operators of the towers and antennas shall bring their towers and antennas into compliance within that specific compliance period.

C. Failure to bring towers and antennas into compliance with the revised standards and regulations shall constitute a violation of this chapter and the city may require removal of the tower or antenna at the owner's expense.

17.68.140 Removal of abandoned antennas, towers, supporting equipment and structures.

A. Any antenna, tower, supporting equipment and structure that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of such antenna tower, or owner of the land which it is located on shall remove said antenna, tower or supporting equipment within ninety (90) days of receipt of notice from the Community Development Director notifying the owner of such abandonment. If such antenna or tower is not removed within said ninety (90) days, the City may remove such antenna or tower at the owner's expense. If there are two (2) or more users of a single tower, then this provision shall not become effective until all users cease using the tower.

B. If the cost of removal of the antenna or tower are not paid within thirty (30) days after the date on which the notice of request for payment is mailed to the owner of the property, the City Council may direct the county tax assessor to place the unpaid costs, including administrative fees associated with the removal on the county tax roll, as a special assessment against the property pursuant to Section 25845 of the Government Code of the State of California. The assessment shall be collected at the same time and in the same manner as ordinary county taxes are collected, and shall be subject to the same penalties and the same procedure and sale in case

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of delinquency as provided for ordinary county taxes. All laws applicable to the levy, collection and enforcement of county taxes shall be applicable to such special assessment.

Chapter 17.70

PERMITS AND APPLICATIONS

Sections:

- 17.70.010** Permit application and review.
- 17.70.020** Application form and submittal items.
- 17.70.030** Authority to file an application.
- 17.70.040** Application acceptability of signatures.
- 17.70.050** Application filing and numbering.
- 17.70.060** Application withdrawal.
- 17.70.070** Decision processes for planning applications.
- 17.70.080** Environmental review.
- 17.70.090** Hearings.
- 17.70.100** Notice requirements.
- 17.70.110** Notice wording.
- 17.70.120** Hearing rules and procedures.
- 17.70.130** Continuation of hearing.
- 17.70.140** Testimony at hearing.
- 17.70.150** Planning Commission recommendation.
- 17.70.160** Review authority decision.
- 17.70.170** Notice of decision.
- 17.70.180** Effective date of decision.
- 17.70.190** Refiling of a denied application.
- 17.70.200** Appeals.
- 17.70.210** Permits to run with the land.
- 17.70.220** Subsequent permits.
- 17.70.230** Suspension and revocation of approved permit.
- 17.70.240** Expiration of approved permit.
- 17.70.250** Extension of expiration date of approved permit.
- 17.70.260** Succession to a county permit upon annexation.
- 17.70.270** Minor adjustment to approved permit.
- 17.70.280** Amendment to approved permit.

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17.70.010 Permit application and review.

An application for a permit or other land use matter required by this title shall be filed, processed, heard, and either approved, denied, or approved with conditions in accordance with the provisions of this chapter and the specific chapter within this title related to processing of that permit.

17.70.020 Application form and submittal items.

A. The Community Development Director shall prescribe and make available the form in which applications are made for a permit or other land use matter and maintain a list specifying the materials, information, and fees to be submitted with each application for a permit or other land use matter filed in accordance with this title. The list may be revised from time to time to comply with revisions to local, State, or Federal law, regulation, or policy. An application shall be made in the form prescribed by the Community Development Director on the date the application is filed, unless otherwise specified by this title or State law.

B. All filing fees required to be paid upon the filing of any application shall be set forth from time to time by City Council resolution.

17.70.030 Authority to file an application.

The following persons shall have the authority to file an application:

- A. The record owner of the real property that is the subject of the permit or other matter;
- B. The property owner's authorized agent;
- C. Any person who can demonstrate a legal right, interest, or entitlement to use the real property subject to the application.

17.70.040 Applications acceptability of signatures.

If signatures of persons other than the owners of the property making the application are required or offered in support of, or in opposition to, an application, they may be received as evidence of notice having been served upon them of the pending application, or as evidence of their opinion on the pending issue, but they shall in no case infringe upon the free exercise of the powers vested in the City as represented by the Planning Commission and the City Council.

17.70.050 Application filing and numbering.

Applications filed pursuant to this title shall be numbered consecutively in the order of their filing, and shall become a part of the permanent official records, and there shall be attached thereto and permanently filed copies of all notices and actions, with certificates and affidavits of applicable posting, mailing or publication.

17.70.060 Application withdrawal.

Any person authorized to file an application may withdraw an application that has been filed at any time, provided the withdrawal is in writing and notification of public hearing has not been mailed. Any public hearing for which notification has been given shall be convened, and the application may be withdrawn at the hearing.

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17.70.070 Decision processes for planning applications.

A. Applications for permits or other land use matters identified in this title shall be acted upon in accordance with one of the decision processes depicted in Table 17.70.070 (Role of Review Authority Planning Permit Applications.) Table 17.70.070 determines the role of each review authority in the decision-making process, and shall not describe or limit the scope, meaning, or intent of any other provisions of this title. Table 17.70.070 only describes the processes that may be required this title, and does not describe other decision processes that may be required by other agencies. Subdivision processes and procedures are identified in Title 16.

Table 17.70.070

Role of Review Authority Planning Permit Applications			
Application Type	Community Development Director	Planning Commission	City Council
Non-Discretionary Applications			
Interpretation of Ordinance	Decision	Appeal	Appeal
Sign Permit	Decision	Appeal	Appeal
Administrative Use Permit	Decision	Appeal	Appeal
Site Plan Review Permit	Decision	Appeal	Appeal
Home Occupation Permit	Decision	Appeal	Appeal
Deviation	Decision	Appeal	Appeal
Discretionary Applications			
Conditional Use Permit	Recommend	Decision	Appeal
Planned Unit Development Permit	Recommend	Decision	Appeal
Variance	Recommend	Decision	Appeal
Zoning Ordinance Amendment / Zone Change	Recommend	Recommend	Decision
General Plan Amendment / Specific Plan Amendment	Recommend	Recommend	Decision

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B. All applications heard by the Planning Commission or City Council according to Table 17.70.070 shall be at public hearings in accordance with Chapter 17.70.090. The City Council shall be the final decision making body on all permits.

17.70.080 Environmental review.

All discretionary applications will be reviewed by the Community Development Department to determine if the project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines, as currently adopted and amended from time to time. All non-discretionary applications are deemed to not be subject to environmental review, pursuant to CEQA Guidelines Section 15268.

17.70.090 Hearings.

A public hearing is a noticed session before the Planning Commission, City Council or other approval body, as appropriate, to receive original evidence or testimony from the applicant and the general public on applications regulated by this title.

17.70.100 Notice requirements.

Notice of time and place of public hearings shall be given in the following manner. Noticing may take place earlier than required if other laws or policies require a longer notice period.

A. A notice of any public hearing shall be given by at least one publication in a newspaper of general circulation in the city not less than 10 days before the date of the public hearing.

B. A notice of public hearing shall be given by mailing a written notice not less than 10 days prior to the date of such hearing to the applicant, and to owners of property within a radius of three hundred (300) feet of the exterior boundaries of the property that is the subject of the application, using for this purpose the name and address of such owners and properties, as shown on the latest adopted Kings County tax roll. Notice shall also be mailed to interested persons that have filed a written request for notification with the Community Development Director.

C. In the event that the number of owners of property to whom notice may be sent pursuant to Subsection B of this section would result in more than one thousand (1,000) notices, notice may alternatively be given at least ten (10) days prior to the hearing by either of the following procedures:

1. By placing a display advertisement of at least one-fourth page in a newspaper having general circulation within the area affected by the proposed ordinance or amendment; or
2. By placing a written notice with any generalized mailing sent by the City to property owners in the area affected by the proposed ordinance or amendment, such as billings for City services.

17.70.110 Notice wording.

Public notice of hearings shall begin with the words similar to "Notice of Proposed Change of Zone District" or "Notice of Proposed Variance" or "Notice of Proposed Conditional Use Permit," as the case may be, and set forth the description of the property under consideration, the nature of the proposed change or use, identification of the hearing body, and the time and place at which the public hearing on the matter will be held.

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17.70.120 Hearing rules and procedures.

Public hearings before the City Council and the Planning Commission shall be conducted in accordance with Section 2.04.030 of the Hanford Municipal Code.

17.70.130 Continuation of hearing.

If, for any reason, a public hearing cannot be completed on the date set for such hearing, the person presiding at such public hearing may, before adjournment or recess thereof, publicly announce the time and place at which the hearing will be continued, and no further notice shall be required.

17.70.140 Testimony at hearing.

A summary of all pertinent testimony offered at public hearings held in connection with an application filed pursuant to this title and the names of persons testifying shall be recorded and made a part of the permanent files of the application.

17.70.150 Planning Commission recommendation.

For applications requiring a final decision by the City Council, the Planning Commission shall first hold a public hearing on the matter. For such hearing, the Planning Commission shall, by resolution, recommend to the City Council approval or denial of the request, including the findings for the recommendation. Upon receipt of the recommendation from the Planning Commission, the City Council shall hold a public hearing after noticing is completed.

17.70.160 Review authority decision.

The review authority responsible for making a final determination for any application, as identified by Table 17.70.070, shall announce its findings by formal resolution, or in the case of a change to the text of this title or to the Zoning Map, by ordinance. Specific plans may be adopted by resolution or by ordinance. Site Plan Review Permits may be approved by letter. The resolution shall recite, among other things, the facts and reasons which, in the opinion of the hearing body, make the approval or denial of the permit necessary to carry out the provisions and general purpose of this title, and shall order that the permit or other action be approved, denied, or approved subject to conditions that it may impose.

17.70.170 Notice of decision.

Not later than ten days following the adoption of a resolution or other applicable document ordering that a permit or other action be approved or denied, a copy of said resolution or other applicable document shall be mailed to the applicant and to any other parties requesting notice of the action. The resolution or other applicable document shall also be filed and maintained as public record by the Community Development Director.

17.70.180 Effective date of decision.

A. The decision of the review authority identified in Table 17.70.070 for any permit or other non-legislative decision shall be effective and final ten (10) days following the adoption of the resolution, unless, within such period of time, the applicant or other interested party files a written appeal of the decision.

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17.70.190 Refiling of a denied application.

Where an application has been denied by a review authority and that action has become final, no new application for substantially the same request shall be accepted for filing for a period of one (1) year after the effective date of the denial, unless that review authority specifies in its decision that the denial is made without prejudice.

17.70.200 Appeals.

- A. A decision of the Community Development Director may be appealed to the Planning Commission by any interested person within ten (10) days following the decision of the Community Development Director. Any decision of the Planning Commission, including a decision on an appeal, may be appealed to the City Council by any interested person within ten (10) days following the decision of the Planning Commission.
- B. Appeals to the Planning Commission or to the City Council shall be conducted as a public hearing in accordance with the public hearing noticing and hearing procedures in this chapter.
- C. A decision on an application that has been appealed may be upheld, overturned, or modified. The appeal decision shall be adopted by resolution or other applicable document.

17.70.210 Permits to run with the land.

Subject to the other provisions of this chapter, a permit that is effective and final pursuant to this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure that was the subject of the permit.

17.70.220 Subsequent permits.

Before any building, grading, encroachment or other development permit is issued for any building, excavation or other structures proposed as a part of an approved permit, the Community Development Director shall determine that the proposed building location, facilities and improvements are in substantial conformance with the approved permit and any conditions of approval.

17.70.230 Suspension and revocation of approved permit.

- A. Upon the violation of any applicable provision of this title, the provisions of any use permit or upon the failure to comply with or satisfy any condition of approval related thereto, the permit or approval issued pursuant to this chapter shall be automatically suspended. Written notice of the suspension shall be sent by the Community Development Director to the person to whom the use permit was issued, or to their successor if known, advising them of the suspension and the violations causing the suspension.
- B. No building, grading, encroachment or other development permit shall be issued for any building, excavation, or other structures proposed as a part of a permit that has been suspended. For any construction activity taking place on the site that is the subject of the suspended permit, the Building Official shall issue a Stop Work order.
- C. The City Council shall hold a public hearing and hear evidence from city staff, the holder of the permit and other interested persons. Should the City Council find that there has been a violation of this title, the provisions of the permit, or a failure to comply with or satisfy any condition of approval related thereto, the City Council may either revoke the permit or take such

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other action as the City Council deems necessary to ensure compliance with the provisions of this title, the permit, and the related conditions of approval.

17.70.240 Expiration of approved permit.

A. An approved permit shall expire and shall become null and void two (2) years after the date of approval unless, prior to expiration, one of the following occurs:

1. A building permit is issued by the building official, and construction is commenced and diligently pursued toward completion on the property that was the subject of the approved permit.

2. The use for which the permit was approved has commenced

B. If a use for which a permit was approved has commenced and then is later abandoned for a continuous period of one (1) year, the permit shall expire and become null and void.

17.70.250 Extension of expiration date of approved permit.

Prior to expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension shall be taken to the Planning Commission, who may extend the expiration date of the permit by one (1) year. The Planning Commission may grant up to a total of three (3) one-year extensions.

17.70.260 Succession to a county permit upon annexation.

A. If a parcel of real property is considered for annexation to the city is subject to a permit previously approved pursuant to the provisions of the Kings County Zoning Ordinance and the use has commenced on the date that the City Council initiates annexation, then the city shall succeed to the permit and shall administer and enforce the permit in accordance with the provision of this chapter.

B. If a parcel of real property is considered for annexation that is subject to a permit previously approved pursuant to the provisions of the Kings County Zoning Ordinance and the use has not yet commenced on the date that the City Council initiates annexation, then the city shall declare in its resolution of annexation initiation whether it will or will not succeed to the permit. If the city declares that it will not succeed to a permit, then the permit shall be deemed null and void on the effective date of annexation.

17.70.270 Minor adjustment to approved permit.

A. Upon written request by a person having authority to file an application, a permit approved in accordance with this chapter that has not expired may be adjusted by the Community Development Director provided that the Community Development Director determines that the adjustment is minor, does not contradict the intent of the review authority's approval, does not increase the approved use's impact on adjacent properties, does not increase the intensity or character of the use that was approved, and is consistent with the General Plan.

B. If the Community Development Director determines that the findings in Subsection A of this section required to approve a minor adjustment cannot be met, then the applicant may apply for an amendment to the permit.

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17.70.280 Amendment to approved permit.

A person having authority to file an application may apply for an amendment to an approved permit that has not expired. The amendment application shall be processed with the same procedures as if the application was for a new permit.

Chapter 17.72

SITE PLAN REVIEW PERMITS

Sections:

17.72.010	Purpose.
17.72.020	Applicability.
17.72.030	Site plan review committee.
17.72.040	Site plan contents.
17.72.050	Site plan review committee issuance.
17.72.060	Appeals.
17.72.070	Life of permits and extensions of time.
17.72.080	Revocation.
17.72.090	Subsequent permits.

17.72.010 Purpose.

The purpose of the site plan review permit is to assure that developments, new and remodeled buildings and structure, and improvements to land are reviewed to assure substantial compliance with the general plan, municipal code, policies, and improvement standards of the city.

17.72.020 Applicability.

A. The provisions of this chapter apply to:

1. Any development requiring a site plan review permit as per this Title.
2. New commercial, industrial and other non-residential structures or additions that add more than 100 square feet of useable floor space to the structure.
3. New multi-family residential development or additions that add more than 100 square feet of useable floor space to the structure.
4. Divisions of land or adjustments to property lines.
5. Interior alterations that increase the useable floor area of a non-residential structure by more than 100 square feet, or change the use of the structure.
6. Improvements made in the public right-of-way, except those initiated by the city, State, or a utility company.
7. Other non-residential improvements to land or buildings deemed by the Community Development Director to be subject to certain goals, policies, codes, regulations or improvement standards of the city.

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B. The provisions of this chapter do not apply to:

1. New or remodeled single-family dwellings;
2. Repairs and maintenance to the site or a structure that do not add to, enlarge, or expand the area occupied by the land use, or the floor area of the structure and that are substantially similar in design as the original construction;
3. Interior alterations that do not increase the useable floor area of the structure, or modify the use of the structure;
4. Construction, alteration, or maintenance by a public utility or public agency of underground or overhead utilities.

C. The total combined use area of the site of the proposed development shall be subject to site plan review permit procedures and all applicable goals, policies, codes, regulations, and improvement standards of the city.

17.72.030 Site plan review committee.

A. Members. The Site Plan Review Committee shall be comprised of staff representatives of the Community Development Director, City Engineer, and Building Official; in addition, the Community Development Director may request input from any other city department or public agency, subject to City Council policies.

B. Powers and Duties. The Site Plan Review Committee shall have the power to:

1. Review site plan review permit applications for consistency with the General Plan, municipal code, policies, regulations, and improvement standards of the city.
2. Apply requirements to a site to protect the public health, safety and general welfare.
3. Require revisions to the site plan to bring it into consistency.
4. Identify the city permits necessary to construct the proposed project.
5. Issue the site plan review permit subject to stated revisions.
6. Require that the site plan be resubmitted with required revisions.

17.72.040 Site plan contents.

A. The site plan shall be drawn to a scale which that clearly indicates all dimensions and includes the following information, as well as information identified in the site plan review application form:

1. Address;
2. Assessor's parcel number;
3. Vicinity map on cover sheet;
4. Scale and north arrow;
5. Dimensions of property;
6. Location of existing and proposed buildings and/or structures showing dimensions from property lines and their intended use;

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7. Location, height and material of existing and/or proposed fences and walls;
 8. Location of off-street parking. Indicate the number of parking spaces, type of paving, direction arrows and parking dimensions;
 9. Location and width of drive approaches;
 10. Location and direction of on-site drainage;
 11. Location of existing and/or proposed public improvements (such as curbs, gutters, sidewalks, utility poles, fire hydrants, street lights, traffic signal devices, etc.);
 12. Method of sanitary disposal;
 13. Location of signs, their size, height, type of illumination and type of building material;
 14. Location of trash refuse area;
 15. Location and type of existing trees. Oak trees must have the approximate diameter size;
 16. Location of areas to be landscaped;
 17. Loading and storage areas indicating any fences and walls to be used as screening;
 18. Location and height of all roof mounted structures;
 19. Lighting, including the location and height of all exterior fixtures;
 20. Such other data as may be required to permit the Site Plan Review Committee to evaluate the site plan.
- B. The Site Plan Review Committee may require additional information on the site plan or as a separate document based upon the proposed development.

17.72.050 Site plan review committee issuance.

- A. The Site Plan Review Committee shall declare their intention to either issue the site plan review permit or require resubmittal of the site plan at the Site Plan Review Committee meeting.
- B. The Site Plan Review Committee shall, in writing to the applicant, either approve the site plan review permit with required revisions, or require resubmittal of the site plan and identify required revisions.

17.72.060 Appeals.

Appeals of the Site Plan Review Committee's decision shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.72.070 Life of permits and extensions of time.

- A. A site plan review permit shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced.
- B. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use.

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17.72.080 Revocation.

Revocation of a site plan review permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.72.090 Subsequent permits.

Subsequent development permits associated with the site plan review permit shall be consistent with the site plan review permit. If there is a change in the proposed development, a new site plan application shall be submitted.

Chapter 17.74

ADMINISTRATIVE USE PERMITS

Sections:

17.74.010	Purpose.
17.74.020	Applicability.
17.74.030	Application procedure.
17.74.040	Findings.
17.74.050	Notices of decision.
17.74.060	Appeals.
17.74.070	Life of permits and extensions of time.
17.74.080	Revocation.
17.74.090	Subsequent permits.

17.74.010 Purpose.

The purpose of requiring the administrative approval of certain uses is to determine whether or not a particular use meets the standards set forth in this title that are specific to that use, with the intent that uses that meet all of the standards will be approved.

17.74.020 Applicability.

This chapter shall apply to all uses listed as permitted uses subject to administrative approval.

17.74.030 Application procedure.

Applications for an administrative use permit shall be filed pursuant to Chapter 17.70 with the Community Development Director and processed consistent with Chapter 17.70.060 and, if applicable, Chapter 17.70.070.

17.74.040 Findings.

In order for an application to receive administrative approval, the following findings must be made by the reviewing authority listed identified in Chapter 17.70.060:

- A. The use meets the standards and requirements in this title that are specific to that use;
- B. The use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located;
- C. The use is consistent with the General Plan;

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D. The proposed location, size, design and operating characteristics of the use would not be detrimental to the public interests, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

17.74.050 Notices of decision.

Notices of decision of an administrative use permit shall be processed consistent with Chapter 17.70.170. In addition to Chapter 17.70.170, a copy of the written decision shall be signed and dated by the Community Development Director and mailed to each property owner within three hundred (300) feet of the subject property.

17.74.060 Appeals.

Appeals to a decision of the reviewing authority of an administrative use permit shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.74.070 Life of permits and extensions of time.

An administrative use permit shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced.

17.74.080 Revocation.

Revocation of an administrative use permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.74.090 Subsequent Permits.

Subsequent development permits associated with the administrative use permit shall be consistent with the site plan review permit. If there is a change in the proposed development, a new site plan application shall be submitted.

Chapter 17.76

TEMPORARY USE PERMITS

Sections:

17.76.010	Purpose.
17.76.020	Temporary uses exempt from permit requirements.
17.76.030	Temporary use permit required.
17.76.040	Development standards.
17.76.050	Temporary improvements on a site.
17.76.060	Findings.
17.76.070	Conditions.

17.76.010 Purpose.

A temporary use permit provides a mechanism for administrative review and determination for proposed and qualifying short term uses and activities to ensure that such activities are consistent with the general plan and the provisions of this title.

17.76.020 Temporary uses exempt from permit requirements.

The following temporary activities and uses are allowed by right and expressly exempt from the requirement of first obtaining a temporary use permit, provided they conform to the listed development standards:

- A. Construction yards, storage sheds, and construction offices (on site) in conjunction with an approved construction project where the yard and/or shed are located on the same site as the approved project.
- B. Emergency public health and safety facilities established by a public agency.
- C. Entertainment and assembly events held within auditoriums, stadiums, or other public assembly facilities, provided the proposed use is consistent with the intended use of the facility.
- D. Entertainment and assembly events as part of an allowed permanent use (e.g., race at a raceway).
- E. Events held exclusively on city property and that are in conjunction with the city use.
- F. Events held exclusively at a school site that are in conjunction with the school use.
- G. Events held exclusively on religious institution or facility site and that are in conjunction with that religious institution or facility use.
- H. Garage and yard sales held on private property.

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I. Outdoor promotional events and seasonal sales related to an existing business with temporary outdoor display and sales of merchandise and seasonal sales in conjunction with an established commercial business that holds a valid business license and is in compliance with the development standards of this title.

J. Storage containers not in conjunction with an approved construction project when located on in a residential zone district for periods less than seventy-two (72) hours when located in nonresidential zone district for periods less than forty-five (45) days.

17.76.030 Temporary use permit required.

The following temporary activities and uses may be allowed, subject to the issuance of a temporary use permit prior in accordance with this chapter and Chapter 17.70:

- A. Any use listed in Table 17.08.020 or Table 17.08.030 that is identified as a temporary use.
- B. Construction yards, storage sheds, and construction offices (off site) in conjunction with an approved construction project, where the yard is located on a site different from the site of the approved construction project.
- C. Entertainment and assembly events, including carnivals, circuses, concerts, fairs, festivals, food events, fundraisers, haunted houses, outdoor entertainment/sporting events, and similar events designed to attract large crowds and when not otherwise part of or consistent with a permitted use (e.g., race at a raceway).
- D. Farmers markets.
- E. Temporary sales, including swap meets, flea markets, rummage sales, and similar events in locations not specifically designed for such events.
- F. Seasonal sales occurring outdoors when not related to an existing business.
- G. Temporary sales offices.
- H. Temporary land uses on unimproved or partially improved sites in a zoning district that allows that land use on a permanent basis.
- I. Temporary community food banks.
- J. Other temporary activities that the Community Development Director determines are similar in nature and intensity to those identified above.

17.76.040 Development standards.

Standards for height, off street parking spaces, setbacks, and other structure and property development standards that apply to the category of use or the zoning district of the subject parcel shall apply to all temporary activities. The Community Development Director may waive requirements for long term improvements that exceed the duration of the temporary use, including, but not limited to, landscaping and paving of parking lots.

17.76.050 Temporary improvements on a site.

A. Improvement to property at a level less than what is required by this title may be allowed to support temporary operations on the property yet still ensure public health, safety, and general

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welfare. This allowance shall not be used to circumvent or deviate from the requirements for public improvements required at the time of subdivision of property.

B. The allowance described in Subsection A shall be conducted through the temporary use permit process. The permit shall clearly identify what improvements are to be completed and what requirements are being waived for a limited period of time, as well as the time period for which the permit is valid. A temporary use permit allowing improvements less than required shall only be approved if the improvements to be completed are those minimally necessary to ensure public health, safety, and welfare

C. At the conclusion of the period authorized by the temporary use permit, either the property shall be brought into compliance with the requirements of this title or use of the property shall cease.

17.76.060 Findings.

The reviewing authority shall make all of the following findings to approve or conditionally approve a temporary use permit:

1. The use is a temporary use and will be limited to the specific duration of time that is identified in the temporary use permit.
2. The temporary use will not be detrimental to the health, safety, or general welfare of persons, property, or improvements in the vicinity of the proposed use, or to the general welfare of the city.
3. The temporary use will not function or be located in a manner that restricts access to required parking areas.
4. Approved measures for the removal of the use and site restoration have been required to ensure that no changes to the site would limit the range of possible future land uses otherwise allowed by this title.
5. The approval includes provisions to ensure that each site occupied by a temporary use shall be cleaned of debris, litter, or any other evidence of the temporary use upon completion or removal of the use.
6. The use is consistent with the general plan, applicable specific plans, and the provisions of this title.

17.76.070 Conditions.

The Community Development Director may place conditions on the temporary use permit, including, but not limited to, buffers, hours of operation, maintenance, lighting, improvements, parking, performance guarantees, property maintenance, signs, surfacing, time limits, and traffic circulation. Conditions must be deemed reasonable and necessary to protect the health, safety, or general welfare.

Chapter 17.78

HOME OCCUPATION PERMITS

Sections:

- 17.78.010 Purpose.**
- 17.78.020 Permit required.**
- 17.78.030 Application.**
- 17.78.040 Prohibited home occupation uses.**
- 17.78.050 Operating standards.**
- 17.78.060 Life of permits and extensions of time.**
- 17.78.070 No transferability.**
- 17.78.080 Revocation.**

17.78.010 Purpose.

The provisions of this chapter provide for the conduct of home occupations that are incidental to and compatible with surrounding residential uses. A home occupation represents a legal income producing activity by the occupant of the dwelling.

17.78.020 Permit required.

Home occupations shall not commence without first obtaining a home occupation permit, except as provided below:

A. A home occupation permit shall not be required for an in-home educational activity, including but not limited to music lessons, academic tutoring, swimming lessons, or religious instruction, provided that no more than five students are present at any one time, and the activity complies with all of the operating standards in Section 17.78.040.

17.78.030 Application.

Applications for a home occupation permit shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

17.78.040 Prohibited home occupation uses.

A. The following uses are, without limitation, example of land uses that are not incidental to nor compatible with residential activities in residential zones, and are prohibited as home occupations:

1. Barbershop, hair salon, nail care, massage therapy, or day spa
2. Fortune telling

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3. Kennel or animal boarding
 4. Laboratory, general or medical
 5. Mini-warehouse or self-storage facility
 6. Motor vehicle repair or service, minor or major
 7. Office; medical, dental, or optometry
 8. Pet grooming
 9. Repair shop, large appliance or equipment
 10. Specialty construction or trade service where construction activities take place at the site
 11. Tattooing or body art
 12. Any other use determined by the Community Development Director to be not incidental nor compatible with residential activities.
- B. A home occupation permit may be denied if the Community Development Director finds that land use proposed for a home occupation is listed in this section, or that the land use is not incidental nor compatible with residential activities.

17.78.050 Operating standards.

- A. A home occupation shall comply with all of the following operating standards:
1. A home occupation shall not alter the appearance of the dwelling unit as seen from any public right-of-way.
 2. There shall be no displays on the premises.
 3. There shall be no signs other than those allowed by Chapter 17.56.
 4. There shall be no advertising in any publication, on the internet, or otherwise, that identifies the home occupation by street address.
 5. The home occupation shall be confined to one room located within the dwelling. A portion of a garage or carport may be used for home occupation purposes if it does not prevent the garage or carport from being used for parking of vehicles. Horticulture activities may be conducted outdoors within the rear of the lot only.
 6. Only one vehicle no larger than a three-quarter ton truck may be used by the occupant directly or indirectly in connection with a home occupation.
 7. The home occupation shall not encroach into any required parking, setback or open space areas.
 8. There shall be no use of mechanical equipment not recognized as being part of a normal household or hobby use.
 9. Activities conducted and equipment or material used shall not change the fire safety or occupancy classifications of the premises.
 10. Utility consumption shall not exceed normal residential usage.

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11. The home occupation shall not create or cause noise, dust, light, vibration, odor, gas, fumes, toxic/hazardous materials, smoke, glare or electrical interference or other hazards or nuisances to an extent that would exceed the conditions of normal residential activities.
 12. Only the occupants of the dwelling may be engaged in the home occupation, except as specifically modified by other sections of this title.
 13. The home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises at a frequency of more than three deliveries per week of a package or packages weighing less than one hundred (100) pounds.
 14. The home occupation shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the land use district in which it is located.
 15. No home occupation shall commence until a current business license is obtained, pursuant to this title.
 16. No more than one (1) home occupation shall be located within a dwelling unit at one time.
 17. If the home occupation is to be conducted on rental property, the property owner's written authorization for the proposed use shall be obtained prior to the submittal for a home occupation permit.
 18. No space shall be rented out to others in association with a home occupation.
 19. A home occupation that is a cottage food operation shall meet the requirements of Section 17.60.050.
- B. The Community Development Director may require additional operating standards when approving the home occupation permit if deemed necessary to carry out the intent of this title.
- C. A home occupation permit may be denied if the Community Development Director finds that there is a failure or inability to meet one or more of the operating standards of this section.

17.78.060 Life of permits and extensions of time.

The initial life and subsequent extensions of time for home occupation permits are stated in Sections 17.70.240 and 17.70.250.

17.78.070 No transferability.

- A. Notwithstanding Section 17.70.210, if property ownership changes on property subject to a valid home occupation permit, the home occupation permit shall not be transferable to a new property owner.
- B. If the holder of a valid home occupation permit relocates to another site, the home occupation shall not transfer to the new site. A new home occupation permit shall be approved before the use may continue at the new site.

17.78.080 Revocation.

A home occupation permit may be revoked or modified in accordance with Section 17.70.230 if any one of the following findings are made:

- A. The home occupation has become detrimental to the public health, safety or traffic, or constitutes a nuisance;

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- B. The home occupation permit was obtained by misrepresentation or fraud;
- C. The condition of the premises, or the area of which it is a part, has changed so that the home occupation is no longer justified under the meaning and intent of this title;
- D. One or more of the operating standards of the home occupation permit have not been met;
- E. The home occupation violates Federal, State, or local statute, ordinance, law, or regulation.

Chapter 17.80

CONDITIONAL USE PERMITS

Sections:

17.80.010	Purpose.
17.80.020	Application procedure.
17.80.030	Findings.
17.80.040	Conditions of approval.
17.80.050	Notice of decision.
17.80.060	Appeals.
17.80.070	Life of permits and extensions of time.
17.80.080	Revocation.
17.80.090	Subsequent Permits.

17.80.010 Purpose.

In certain districts, conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special considerations so that they may be located in a proper zoning district in order that the objectives of this title are satisfied and the conditional use is compatible with the permitted uses in the zoning district.

17.80.020 Application procedure.

Applications for a conditional use permit shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

17.80.030 Findings.

A. Before a conditional use permit can be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;
2. The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located;
3. The proposed use is consistent with the general plan;
4. There will not be significant effects upon the quality of the environment and natural resources;

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5. The proposed location, size, design and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

B. A conditional use permit may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.80.040 Conditions of approval.

The reviewing authority may place conditions of the approval on the conditional use permit that promote the public interests, health, safety, convenience or welfare of the city or that mitigate any impacts to surrounding properties.

17.80.050 Notice of decision.

A notice of decision of a conditional use permit shall be processed consistent with Chapter 17.70.

17.80.060 Appeals.

Appeals to a decision of the reviewing authority of a conditional use permit shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.80.070 Life of permits and extensions of time.

The initial life and subsequent extensions of time for a conditional use permit shall be per Chapter 17.70, except that when any conditional use permit that is approved in conjunction with a tentative subdivision map or parcel map pursuant to Title 16 the conditional use permit shall not expire unless the tentative subdivision map or parcel map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the conditional use permit.

17.80.080 Revocation.

Revocation of an approved conditional use permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.80.090 Subsequent Permits.

Subsequent development permits associated with a conditional use permit shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.82

PLANNED UNIT DEVELOPMENT PERMITS

Sections:

17.82.010	Purpose.
17.82.020	Application Procedure.
17.82.030	Allowed planned unit developments.
17.82.040	Prohibited planned unit developments.
17.82.050	Site area.
17.82.060	Findings.
17.82.070	Conditions of approval.
17.82.080	Notice of decision.
17.82.090	Appeals.
17.82.100	Life of permits and extensions of time.
17.82.110	Revocation.
17.82.120	Subsequent permits.

17.82.010 Purpose.

Planned unit developments (PUDs) are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the city that otherwise might not be possible by strict adherence to the provisions of this title. In certain instances, the objectives of this title may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone districts prescribed by this title.

17.82.020 Application Procedure.

A. Applications for a planned unit development (PUD) permit shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

B. In addition to the standard application information required by the Community Development Director, the Site Plan Review Committee, after reviewing the site plan of the proposed PUD, shall list any unique, additional information necessary to review a proposed PUD in the Site Plan Review process.

17.82.030 Allowed planned unit developments.

A planned unit development may be utilized to achieve one or more of the following objectives:

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- A. To permit a site within more than one zone district to mix the permitted or conditionally permitted land uses of both zones within the site without regard to the zone district boundary.
- B. To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
- C. To permit the lot patterns on size, shape, and layout that would otherwise not be permitted by the standards of the zone district in which the site is located;
- D. To modify the required building setbacks, distances between structures, and landscaped areas that would otherwise be required by this title
- E. To permit variations to the standard local street cross-sections;
- F. To permit private streets and gated neighborhoods;
- G. To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts; and
- H. To reduce the amount of required parking spaces when spaces are shared among multiple land uses.

17.82.040 Prohibited planned unit developments.

A planned unit development is prohibited from being used to achieve one or more of the following:

- A. To add land uses that are not otherwise permitted in the zone district in which the PUD is located;
- B. To increase residential densities beyond the maximum allowed by the General Plan;
- C. To modify sign standards or provisions in Chapter 17.56; or
- D. To modify parking and loading standards or provisions in Chapter 17.54, except as stated in Section 17.82.030.

17.82.050 Site area.

- A. The minimum site area for a planned unit development shall be five (5) acres, except that there shall be no minimum site area requirements if the site is an infill development site.
- B. The site area may be made up of more than one parcel, however all parcels in the site area shall be contiguous.

17.82.060 Findings.

- A. Before a planned unit development (PUD) permit can be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:
 1. The location and design of the PUD is in accordance with the purpose of this title;
 2. The PUD is being proposed to achieve one or more of the objectives identified in Section 17.82.030;
 3. The location and design of the PUD and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare of the community to properties or improvements in the vicinity

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4. The location and design of the PUD will not generate more traffic than the streets in the vicinity can carry without congestion, and will not overload utilities;
 5. That PUD's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desirable character consistent with the purpose of this title;
 6. The combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and will harmonize with the existing and proposed land uses in the vicinity; and
- B. A PUD may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.82.070 Conditions of approval.

The reviewing authority may place conditions of the approval on the planned unit development permit that promote well-planned neighborhoods, protect the public interests, health, safety, convenience or welfare of the city or that mitigate any impacts to surrounding properties.

17.82.080 Notice of decision.

A notice of decision of a planned unit development permit shall be processed consistent with Chapter 17.70.

17.82.090 Appeals.

Appeals to a decision of the reviewing authority of a planned unit development permit shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.82.100 Life of permits and extensions of time.

The initial life and subsequent extensions of time for a planned unit development use permit shall be per Chapter 17.70, except that when any planned unit development permit that is approved in conjunction with a tentative subdivision map or parcel map pursuant to Title 16 the conditional use permit shall not expire unless the tentative subdivision map or parcel map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the planned unit development permit.

17.82.110 Revocation.

Revocation of an approved planned unit development permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.82.120 Subsequent permits.

Subsequent development permits associated with a planned unit development permit shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.84

VARIANCES AND MINOR DEVIATIONS

Sections:

17.84.010	Purposes.
17.84.020	Prohibited variances or minor deviations.
17.84.030	Application procedure.
17.84.040	Minor deviation findings.
17.84.050	Variance findings.
17.84.060	Notice of decision.
17.84.070	Appeals.
17.84.080	Life of permits and extensions of time.
17.84.090	Revocation.
17.84.100	Subsequent permits.

17.84.010 Purposes.

This section allows variances and minor deviations from the development standards of this title when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district.

17.84.020 Prohibited variances or minor deviations.

A variance or minor deviation may be granted to waive or modify any development standard of this title except to:

- A. Allow a land use not otherwise allowed in the zone district;
- B. Increase the maximum allowed residential density;
- C. Waive a specifically identified prohibition; or
- D. Waive or modify a procedural requirement.

17.84.030 Application procedure.

Applications for a variance or minor deviation shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

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17.84.040 Minor deviation findings.

A. Before a minor deviation may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The minor deviation is for the adjustment of a measurable development standard;
2. The minor deviation would allow an adjustment to a measurable development standard of not more than ten (10) percent.
3. The minor deviation is consistent with the purposes of this title.
4. The minor deviation will be consistent with the General Plan.

B. A minor deviation may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

C. Any application for a minor deviation that exceeds ten (10) percent of the development standard requirement shall be processed as a variance.

17.84.050 Variance findings.

A. Before a variance may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, are such that the strict application deprives such property of privileges enjoyed by other property in the vicinity that are in the same zone district;
2. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the vicinity and that are in the same zone district and denied to the property for which the variance is sought;
3. The variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and that are in the same zone district in which the property is located;
4. The variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and that are in the same land use district in which such property is located;
5. The variance does not allow a use or activity which is prohibited in the zone district where the property is located; and
6. The variance is consistent with the purposes of this title.
7. The variance will be consistent with the general plan.

B. A variance may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.84.060 Notice of decision.

A notice of decision of a variance or minor deviation shall be processed consistent with Chapter 17.70.

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17.84.070 Appeals.

A. Appeals to a decision of the reviewing authority of a variance or minor deviation shall be submitted and processed consistent with the procedures in Chapter 17.70.

B. When a minor deviation is appealed, the variance findings in Section 17.84.050 shall apply to the appeal of the minor deviation.

17.84.080 Life of permits and extensions of time.

The initial life and subsequent extensions of time for a variance or minor deviation shall be per Chapter 17.70, except that when any variance that is approved in conjunction with a tentative subdivision map or parcel map pursuant to Title 16 the variance or minor deviation shall not expire unless the tentative subdivision map or parcel map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the variance or minor deviation.

17.84.090 Revocation.

Revocation of an approved variance or minor deviation shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.84.100 Subsequent permits.

Subsequent development permits associated with a variance or minor deviation shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.86

ZONING ORDINANCE AMENDMENTS

Sections:

- 17.86.010 Purpose.**
- 17.86.020 Application Procedure.**
- 17.86.030 Findings.**
- 17.86.040 Notice of decision.**
- 17.86.050 Appeals.**
- 17.86.060 Life of permits and extensions of time.**
- 17.86.070 Revocation.**
- 17.86.080 Subsequent permits.**

17.86.010 Purpose.

The purpose of this section is to provide a uniform procedure for amending the text of this title or the boundaries of the Zoning Map prescribed in this title. This title may be amended by changing the boundaries of districts or by changing any other provision thereof whenever the public necessity and convenience and the general welfare require such amendment by following the procedure set forth in this chapter.

17.86.020 Application Procedure.

- A. Applications for amendment to this title shall be filed and processed pursuant to the applicable sections of Chapter 17.70.
- B. An amendment or change to the boundaries of a zone district on the Zoning Map (zone change) may only be filed by a property owner or authorized agent of land that is affected by the proposed amendment, or by the City Council or Planning Commission.
- C. An amendment or change to the text of this title (text amendment) may only be initiated by the City Council or the Planning Commission. Either authority may initiate such an amendment or change upon a written request by the Community Development Director or upon a written request with application fee by an interested person.

17.86.030 Findings.

- A. Before a zone change or text amendment may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

The amendment is internally consistent with the goals, objectives, and policies of the general plan and this title;

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The amendment would not be detrimental to the public health, safety, or welfare of the community;

The amendment would maintain the appropriate balance of land uses within the city;

The anticipated land uses on the subject site would be compatible with existing and future surrounding uses;

B. A zone change or text amendment may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.86.040 Notice of decision.

A notice of decision of a zone change or text amendment shall be processed consistent with Chapter 17.70.

17.86.050 Appeals.

The decision of the City Council regarding a zone change or text amendment is final.

17.86.060 Life of permits and extensions of time.

A zone change or text amendment is final upon its effective date and does not expire.

17.86.070 Revocation.

A zone change or text amendment may not be revoked, except by filing a new application in accordance with Chapter 17.70.

17.86.080 Subsequent permits.

Subsequent development permits associated with a zone change or text amendment shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.88

GENERAL PLAN AND SPECIFIC PLAN AMENDMENTS

Sections:

- 17.88.010 Purpose.**
- 17.88.020 Application process.**
- 17.88.030 Frequency of general plan amendments.**
- 17.88.040 Findings.**
- 17.88.050 Notice of decision.**
- 17.88.060 Appeals.**
- 17.88.070 Life of permits and extensions of time.**
- 17.88.080 Revocation.**
- 17.88.090 Subsequent permits.**

17.88.010 Purpose.

The purpose of a general plan amendment is to allow for modifications to the Hanford General Plan text (e.g., goals, policies, or implementation programs), the General Plan Land Use Map, the General Plan Circulation Map, or other elements of the Hanford General Plan. The purpose of a specific plan amendment is to adopt a new or modify an existing, approved specific plan.

17.88.020 Application process.

- A. Applications for a general plan or specific plan amendment shall be filed and processed pursuant to the applicable sections of Chapter 17.70.
- B. A general plan amendment affecting the General Plan Land Use Map or other map in the General Plan may be filed by a property owner or authorized agent of land that is affected by the proposed amendment.
- C. A specific plan amendment may be filed by a property owner or authorized agent of land that is affected by the proposed amendment.
- D. A general plan or specific plan amendment may be initiated by the City Council or the Planning Commission. Either authority may initiate such an amendment upon a written request by the Community Development Director or upon a written request with application fee by an interested person.

17.88.030 Frequency of general plan amendments.

Pursuant to Government Code Section 65358, no mandatory element of the General Plan may be amended more frequently than four times during any calendar year. Subject to that limitation, an

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amendment may be made at any time and may include more than one change to the General Plan.

17.88.040 Findings.

A. Before a general plan or specific plan amendment may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The amendment is internally consistent with the goals, objectives, and policies of the General Plan and this title;
2. The amendment would not be detrimental to the public health, safety, or welfare of the community;
3. The amendment would maintain the appropriate balance of land uses within the city;
4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses;

B. A general plan or specific plan amendment may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.88.050 Notice of decision.

A notice of decision of a general plan or specific plan amendment shall be processed consistent with Chapter 17.70.

17.88.060 Appeals.

The decision of the City Council regarding a general plan or specific plan amendment is final.

17.88.070 Life of permits and extensions of time.

A general plan or specific plan amendment is final upon its effective date and does not expire.

17.88.080 Revocation.

A general plan or specific plan amendment may not be revoked, except by filing a new application in accordance with Chapter 17.70.

17.88.090 Subsequent permits.

Subsequent development permits associated with a general plan or specific plan amendment shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.90

NONCONFORMING USES, STRUCTURES, AND LOTS

Sections:

- 17.90.010 Purpose.**
- 17.90.020 Applicability.**
- 17.90.030 Nonconforming uses.**
- 17.90.040 Nonconforming structures.**
- 17.90.050 Nonconforming lots.**
- 17.90.060 Discontinuance of nonconforming uses.**
- 17.90.070 Expansion or reestablishment with conditional use permit.**
- 17.90.080 Restoration of damaged nonconforming structures.**
- 17.90.090 Removal of certain nonconforming uses and structures.**
- 17.90.100 Effect of eminent domain.**
- 17.90.110 Change of Nonconforming Uses.**

17.90.010 Purpose.

Within the zones established by this title, there exist uses, structures, and lots which were lawful before this title was adopted or amended, but which would now be prohibited under the terms of this title or its future amendments. It is the intent of this title to permit these nonconforming uses to continue until they are terminated, but not to encourage their expansion. To avoid undue hardship, nothing in this Chapter shall be deemed to require a change in the plans, construction, or designated use of any building where a building permit has been issued prior to the effective date of this title, provided such permit is diligently carried to completion.

17.90.020 Applicability.

This Chapter applies to uses, structures, and lots that were lawful when they were commenced, constructed, or created, but that do not comply with one or more applicable provisions of this title. This Chapter does not apply to nonconforming signs, which are instead subject to the requirements of Chapter 17.56.

17.90.030 Nonconforming uses.

A. A use shall be deemed nonconforming if it was lawfully commenced prior to the adoption or amendment of this title, but which now does not conform to the use regulations of this title applicable to uses.

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B. A use shall be deemed nonconforming if it was lawfully commenced while under the jurisdiction of Kings County, but which, after annexation of the site into the City, does not conform to the use regulations of this title.

C. No use shall be deemed nonconforming if it was lawfully commenced and the only provision of this title not being met is the provision of the minimum amount of on-site parking or loading area.

17.90.040 Nonconforming structures.

A. A structure shall be deemed nonconforming if it was lawfully erected prior to the adoption or amendment of this title, but which now does not meet all of the provisions, standards, and requirements of this title applicable to structures.

B. Except as provided in this Chapter, no nonconforming structure shall be moved, altered, or enlarged so as to increase the amount of floor space or increase the difference between actual conditions and required standards regulating coverage, front yards, side yards, rear yards, height of structures, or distances between structures prescribed in the applicable regulations of this title, unless required by law or unless the moving, alteration or enlargement will result in the compliance of the structure with this title.

C. No structure partially occupied by a nonconforming use shall be moved, altered or enlarged in such a way as to permit the enlargement of the space occupied by the nonconforming use.

D. Routine maintenance and repairs may be performed on a nonconforming structure.

E. No new structure will be allowed if it will contribute to a nonconforming use, except in accordance with Section 17.90.070.

17.90.050 Nonconforming lots.

A. A lot shall be deemed nonconforming if it was legally created in accordance with the State Subdivision Map Act prior to the adoption or amendment of this title, but which, does not meet all of the provisions, standards, and requirements of this title applicable to lots.

B. A nonconforming lot shall not be subdivided, nor its lot lines adjusted, unless the subdivision or lot line adjustment brings the lot into conformance with the provisions, standards, and requirements of this title applicable to lots or reduces the difference between actual conditions and required standards while not creating a new nonconforming use or structure.

C. A nonconforming lot may be used for any use allowed in the zone district in which it is located.

D. A structure conforming to the provisions of this title may be constructed on a nonconforming lot.

17.90.060 Discontinuance of nonconforming uses.

A. Whenever a nonconforming use has been abandoned, discontinued, or changed to a conforming use for a continuous period of six months, the nonconforming use shall not be reestablished, and the use of the structure or site thereafter shall be in conformity with the regulations for the zone district in which it is located.

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B. An agricultural crop production use that is nonconforming due to annexation or adoption or amendment to this title shall be allowed to continue, provided that the intensity of the agricultural crop production use shall not increase.

C. An animal raising use that is nonconforming due to annexation or adoption or amendment to this title shall be allowed to continue, provided that the intensity of the animal raising use (i.e. type and number of animals) shall not change or increase. The provisions for abandonment or discontinuance shall not apply.

17.90.070 Expansion or reestablishment with conditional use permit.

A. A nonconforming use may be expanded by up to ten (10) percent of its existing floor area if a conditional use permit is granted, in accordance with Chapter 17.80. The expansion of a nonconforming use or structure may be allowed only one (1) time per use.

B. A nonconforming use that has been abandoned or discontinued for a period of more than six (6) months, but less than eighteen (18) months, may be reestablished if a conditional use permit is granted, in accordance with Chapter 17.80.

17.90.080 Restoration of damaged nonconforming structures.

A. Whenever a nonconforming structure or a structure used for a nonconforming use is destroyed by fire or other calamity to the extent of seventy-five (75) percent or more of its structural mass, or has been voluntarily razed, or is required by law to be razed, the structure may not be restored, except in full compliance the requirements of this title for the zoning district in which it is located and the nonconforming use shall not be resumed.

B. If destruction of the nonconforming structure is to an extent less than seventy-five (75) percent of the structural mass, the structure may be rebuilt and reused in its nonconforming status. The percentage of structural mass destroyed shall be determined by the building official.

C. Within one (1) year from destruction, the following may be reconstructed upon the approval of a conditional use permit, in accordance with Chapter 17.80:

1. A nonconforming single- or multi-family residential structure or use when located in a residential zone district.
2. A nonconforming commercial structure or use when located in a commercial or industrial zone district.

17.90.090 Removal of certain nonconforming uses and structures.

A. Upon receipt of a violation, the following shall be removed with thirty (30) days, unless an alternative deadline is specified in the violation notice:

B. A nonconforming use that does not occupy a structure or is using a structure having an assessed valuation of less than one thousand (1,000) dollars shall be discontinued and completely removed or converted to a conforming status.

C. Existing fences, walls and hedges that do not conform to the provisions of this title governing the placement of fences, walls and hedges in relation to street intersections or encroachment into the public right-of-way, shall be removed or modified to conform to the provisions of this title.

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17.90.100 Effect of eminent domain.

- A. If the area of the lot is reduced by eminent domain, the provisions for nonconforming lots and structures shall apply, but the provisions for nonconforming uses shall not apply.
- B. If a required yard or setback area is reduced or eliminated by eminent domain, any affected building or structure shall be deemed nonconforming; provided, however, such building or structure may be structurally altered so long as such alterations comply with all the other requirements of the zoning district.
- C. If any required parking space on a lot is reduced or eliminated by eminent domain, the use shall not be deemed nonconforming solely because of lack of required parking spaces.

17.90.110 Change of Nonconforming Uses.

- A. A nonconforming use may be changed to another nonconforming use upon approval of a conditional use permit, in accordance with Chapter 17.80.
- B. A conditional use permit to change from one nonconforming use to another nonconforming use may only be granted if all of the following findings are made by the approving authority:
 1. The proposed use will not alter the character of the zone district in which it is proposed to be located to any greater extent than the existing or preexisting nonconforming use;
 2. The proposed use will not create more vehicular traffic than the volume created by the existing or preexisting nonconforming use;
 3. The proposed use will not create more odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable matter than the amount created by the existing or preexisting nonconforming use; and
 4. The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

Chapter 17.92

REASONABLE ACCOMMODATION

Sections:

17.92.010	Purpose.
17.92.020	Definitions.
17.92.030	Reasonable accommodation request.
17.92.040	Notice to the public of availability of accommodation process.
17.92.050	Requesting reasonable accommodation.
17.92.060	Medical information.
17.92.070	Application requirements.
17.92.080	Jurisdiction.
17.92.090	Findings for reasonable accommodation.
17.92.100	Appeals.
17.92.110	Fee.
17.92.120	Stay of enforcement.

17.92.010 Purpose.

In order to make specific housing available to one or more individuals with disabilities, this chapter implements the policy of the city on requests for reasonable accommodation in its rules, policies, and procedures for persons with disabilities as required by the Fair Housing Act, as amended, 42 U.S.C. Section 3604(f)(3)(B). The policy of the city is to comply fully with the provisions of the Fair Housing Act.

17.92.020 Definitions.

- A. "Fair Housing Act" means The Federal Fair Housing Amendments Act of 1988, as amended.
- B. "Applicant" means any person with disabilities or their representative that is requesting a reasonable accommodation pursuant to this chapter.
- C. "Department" means the Community Development Department of the City of Hanford.
- D. "Dwelling" means any building, structure, or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one or more families, and any vacant land which is offered for sale or lease for the construction or location thereon of any such building, structure, or portion thereof.

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E. “Person with disabilities” means any person who, as defined by applicable federal law, has a physical or mental impairment that limits one or more major life activities or anyone who is regarded as having such impairment; or anyone who has a record of such impairment.

17.92.030 Reasonable accommodation request.

A. Any person with disabilities and eligible under the Fair Housing Act or their representative may request a reasonable accommodation with respect to the various land use or zoning laws, rules, policies, practices and/or procedures of the city as provided by the Fair Housing Act pursuant to the procedures set out in this chapter.

B. Nothing in this chapter requires persons with disabilities or operators of group homes for persons with disabilities acting or operating in accordance with applicable zoning, licensing or land use laws or practices to seek reasonable accommodation under this chapter.

17.92.040 Notice to the public of availability of accommodation process.

The Department shall prominently display a notice at the counter in the Community Development Department and Finance Department advising that persons with disabilities or their representatives may request a reasonable accommodation in accordance with the procedures established in this chapter.

17.92.050 Requesting reasonable accommodation.

A. A request by an applicant for reasonable accommodation relating to land use or zoning rules, policies, practices and/or procedures may be made orally or in writing. The Department will assist the applicant with furnishing the Department all information necessary for processing the reasonable accommodation request, including that information which the Department deems necessary to complete a reasonable accommodation request.

B. The Department will provide the assistance necessary to an applicant in making a request for reasonable accommodation. The Department will provide the assistance necessary to any applicant wishing to appeal a denial of a request for reasonable accommodation to ensure the process is accessible to the applicant. The applicant is entitled to be represented at all stages of the proceedings identified in this chapter by a person designated by the applicant.

17.92.060 Medical information.

A. Should the information provided by the applicant to the Department include medical information or records of the applicant, including records indicating the medical condition, diagnosis or medical history of the applicant, the applicant may, at the time of submitting such medical information, request that the department, to the extent allowed by law, treat such medical information as confidential information of the applicant.

B. Medical Information. The Department shall provide written notice to the applicant of any request received by the Department for disclosure of the medical information or documentation which the applicant has previously requested be treated as confidential by the Department. The Department will cooperate with the applicant, to the extent allowed by law, in actions initiated by the applicant to oppose the disclosure of such medical information or documentation.

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17.92.070 Application requirements.

A. The applicant shall submit a request for reasonable accommodation in a form acceptable to the Department. The application shall include the following information:

1. The applicant's name, address and telephone number;
2. The address of the property for which the request is being made;
3. The name and address of the property owner, and the owner's written consent to the application;
4. The current actual use of the property;
5. The basis for the claim that the individual is considered disabled under the fair housing laws: identification and description of the disability which is the basis for the request for accommodation, including current, written medical certification and description of disability and its effects on the person's medical, physical or mental limitations;
6. The rule, policy, practice and/or procedure of the city for which the request for accommodation is being made, including the zoning code regulation from which reasonable accommodation is being requested;
7. The type of accommodation sought;
8. The reason(s) why the accommodation is reasonable and necessary for the needs of the disabled person(s). Where appropriate, include a summary of any potential means and alternatives considered in evaluating the need for the accommodation;
9. Copies of memoranda, correspondence, pictures, plans or other background information reasonably necessary to reach a decision regarding the need for the accommodation; and

B. If the project for which the reasonable accommodation is being requested also requires some other discretionary permit per this title or Title 16 (Subdivisions), then the reasonable accommodation request shall be acted on before proceeding with the public hearing for the discretionary permit applications.

17.92.080 Jurisdiction.

A. The community development director shall have the authority to consider and act on requests for reasonable accommodation. When a request for reasonable accommodation is filed with the department, it will be referred to the director/designee for review and consideration. The community development director shall issue a written determination within thirty (30) days of the date of receipt of a completed application and may (1) grant the accommodation request, or (2) deny the request, in accordance with federal law. Any such denial shall be in writing and shall state the grounds therefore. All written determinations shall give notice of the right to appeal and the right to request reasonable accommodation in the appeals process. The notice of determination shall be sent to the applicant by certified mail, return receipt requested and by regular mail.

B. Requests for Additional Information. If reasonably necessary to reach a determination on the request for reasonable accommodation, the director/designee may, prior to the end of said thirty (30) day period, request additional information from the applicant, specifying in detail what information is required. The applicant shall have fifteen (15) days after the date of the request for

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additional information to provide the requested information. In the event a request for additional information is made, the thirty (30) day period to issue a written determination shall be stayed. The Community Development Director shall issue a written determination within thirty (30) days after receipt of the additional information. If the applicant fails to provide the requested additional information within said fifteen (15) day period, the Community Development Director shall issue a written determination within thirty (30) days after expiration of said fifteen (15) day period.

17.92.090 Findings for reasonable accommodation.

A. A determination on the following findings shall be made before any action is taken to approve or deny a request for reasonable accommodation and must be incorporated into the record relating to such approval or denial:

1. Whether the housing that is the subject of the request for reasonable accommodation will be used by one or more persons with disabilities protected under federal fair housing laws;
2. Whether the accommodation requested may be necessary to afford one or more persons with disabilities equal opportunity to use and enjoy a specific dwelling;
3. Whether the requested accommodation would require a fundamental alteration to the city's zoning scheme;
4. Whether the requested accommodation would impose undue financial or administrative burdens on the city.

B. A request for a reasonable accommodation shall not be denied for reasons which violate the provisions of the Fair Housing Act. This ordinance does not obligate the city to grant any accommodation request unless required by the provisions of the Fair Housing Act or applicable California state law.

17.92.100 Appeals.

A. The applicant may appeal the decision within thirty (30) days of the date the mailing of the decision to the applicant.

B. Appeals shall contain a statement of the grounds for the appeal.

C. If an applicant needs assistance in appealing a decision, the department will provide the assistance necessary to ensure that the appeal process is accessible to the applicant. All applicants are entitled to be represented at all stages of the appeal proceeding by a person designated by the applicant.

D. Appeals shall be to the City Council who shall hear the matter and render a determination as soon as reasonably practicable, but in no event later than thirty (30) days after an appeal has been filed. All determinations on appeal shall address and be based upon the findings identified in Section 17.92.090 and shall be consistent with the Fair Housing Act.

E. An applicant may request reasonable accommodation in the procedure by which an appeal will be conducted.

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17.92.110 Fee.

There shall be no fee imposed in connection with a request for reasonable accommodation under the provisions of this chapter or an appeal of the decision. Nothing in this chapter obligates the city to pay an applicant's attorney fee.

17.92.120 Stay of enforcement.

While an application for reasonable accommodation or appeal of said application is pending before the city, the city will not enforce the subject zoning ordinance against the applicant.

Chapter 17.94 ENFORCEMENT

Sections:

17.94.010	Purpose.
17.94.020	Issuance of permits, certificates and licenses.
17.94.030	Code Enforcement Officer defined.
17.94.040	Duties of the Code Enforcement Officer.
17.94.050	Infraction.
17.94.053	Public Nuisance.
17.94.057	Abatement.
17.94.060	Issuance of administrative citation.
17.94.070	Service of administrative citation.
17.94.080	Proof of service of administrative citation.
17.94.090	Abatement work—Extension of time.
17.94.100	Fines assessed.
17.94.110	Appeal of administrative citation.
17.94.120	Performance of abatement – City authority.
17.94.130	Entering property for abatement work.
17.94.140	Dangerous nuisance—Immediate abatement.
17.94.150	Administrative and abatement costs.
17.94.160	Costs of abatement—Record keeping.
17.94.170	Appeal of costs of abatement.
17.94.180	Notice of lien.
17.94.190	Collection of confirmed assessment.
17.94.200	Remedies of private parties.
17.94.210	Alternatives.
17.94.220	Enforcement authority.
17.94.230	Obstruction of enforcement.
17.94.240	Failure to comply.

17.94.010 Purpose.

The purpose of this chapter is to provide uniform provisions for the effective and fair enforcement of the provisions of this title.

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17.94.020 Issuance of permits, certificates and licenses.

A. All officials, departments and employees of the city vested with the authority or duty to issue permits, certificates, or licenses shall comply with the provisions of this title and the rest of the Hanford Municipal Code and shall issue no permit, certificate, or license which conflicts with the provisions of this title. Any permit, certificate, or license issued in error that is in conflict with the provisions of this title shall upon its issuance be void.

B. A business license for any new business or for a new location for any existing business activity shall not be issued until the Community Development Director has determined that conduct of the business activity is not in violation of any provision of this title.

17.94.030 Code Enforcement Officer defined.

The Community Development Director, the City Engineer, the Building Official, and the Fire Marshal or their assigned designee shall be the officials responsible for the enforcement of this title, and are collectively referred to in this chapter as the Code Enforcement Officer.

17.94.040 Duties of the Code Enforcement Officer.

A. In the discharge of their duties, the Code Enforcement Officer shall have the right to enter any real property and any structure, building or other improvement located thereon for purposes of investigation and inspection, so long as the real property, and/or the structures, buildings or improvements thereon are open to the public, otherwise, entry must be with the permission of the owner or the owner's authorized agent. In the event permission cannot be obtained or is refused, entry shall be accomplished pursuant to an order or judgment of a court.

B. The Code Enforcement Officer, with the consent of the City Manager, may call upon the City Attorney to institute legal proceedings to enforce the provisions of this title, and the City Attorney is authorized to institute appropriate actions for that purpose.

C. The Hanford Police Department is also authorized to enforce the provisions of this title.

17.94.050 Infraction.

Any person or entity violating any provision of this title shall be guilty of an infraction. A person or entity shall be deemed guilty of a separate and distinct offense for each and every day a violation of this title is committed or continues to exist.

17.94.053 Public Nuisance.

Any violation of this title shall constitute a public nuisance.

17.94.057 Abatement.

Whenever the Code Enforcement Officer has inspected and finds that conditions constituting a public nuisance and/or a violation of this title exist, the city may use the procedures set forth in this chapter for the abatement of such nuisance or violation.

17.94.060 Issuance of administrative citation.

The Code Enforcement Officer shall issue an administrative citation, and serve the same in accordance with the provision of Section 17.94.070 on the landowner and the person, if other than the landowner, occupying or otherwise in apparent charge or control of the property. The administrative citation shall contain the following:

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- A. The street address and/or assessor's parcel number and location description sufficient for identification of the property on which the violation and/or public nuisance exists;
- B. A statement that the Code Enforcement Officer has determined that a violation and/or a public nuisance exists on the property, with a brief description of the conditions that render the property in violation and/or as a public nuisance and identification of the section(s) of the Hanford Municipal Code or other law or regulation violated;
- C. A statement to require the violator(s) to obtain all appropriate permits and correct the violation or abate the public nuisance within the time period identified in the administrative citation which time period shall not exceed ten (10) days from the date of service of the administrative citation, unless the City Council or the Code Enforcement Officer identifies an alternative period of time on the administrative citation;
- D. A statement advising that the disposal of material removed from the property in order to comply with the administrative citation shall be disposed of in the manner required by law;
- E. A statement advising that if the required work is not commenced within the time specified, the Code Enforcement Officer may proceed to cause the work to be done, and bill the persons named in the administrative citation for all abatement costs and administrative expenses of the city and/or levy the costs against the property by recordation of a notice of lien in accordance with Section 17.94.180 of this chapter;
- F. Amount of fine imposed for the violation(s);
- G. Explanation of how the fine shall be paid and the consequences of failure to pay the fine;
- H. Signature of the Code Enforcement Officer and the signature of the violator if the violator can be located. If the violator refuses or does not sign the administrative citation, the lack of such signature shall in no way affect the validity of the administrative citation and subsequent proceedings;
- I. A statement advising the person or persons identified in the administrative citation that they may appeal the issuance of the administrative citation in accordance with Section 17.94.110 of this chapter.

17.94.070 Service of administrative citation.

The administrative citation, and any documents related thereto shall be served by one of the following methods:

- A. Personal service; or
- B. First Class mail, postage prepaid, to each person identified at the address as it appears on the last equalized assessment roll of the county, or as otherwise known to the Code Enforcement Officer. The address of the property owner shown on the assessment roll shall be conclusively deemed to be the property address for the purpose of service of the administrative citation. Service by mail in the manner described above shall be effective on the date of mailing.
- C. The failure of the person with an interest in the property to receive any administrative citation served in accordance with this section shall not affect the validity of any proceedings taken under this chapter. If the owner of record, after diligent search cannot be found, the

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administrative citation may be served by posting a copy thereof in a conspicuous place upon the property for a period of ten days.

17.94.080 Proof of service of administrative citation.

Proof of service of the administrative citation shall be documented at the time of service by a declaration under penalty of perjury executed by the person effecting service, declaring the date and manner in which service was made. If the administrative citation is published, an affidavit of publication shall be obtained from the newspaper publishing the administrative citation.

17.94.090 Abatement work—Extension of time.

Upon receipt of a written request from any person required to comply with the administrative citation, the Code Enforcement Officer may grant an extension of time within which to complete the work or abatement, if the Code Enforcement Officer determines that such an extension of time will not create or perpetuate a situation imminently dangerous to life or property and if such person has begun and is diligently accomplishing the work or abatement. The Code Enforcement Officer shall have the authority to place reasonable conditions on any such extensions.

17.94.100 Fines assessed.

- A. The City Council by resolution shall establish the amount of the fine to be assessed for administrative citations issued by Code Enforcement Officer.
- B. If the violator or property owner fails to correct the violation, subsequent administrative citations may be issued for the same violation(s). The amount of the fine shall increase at a rate specified in the City Council resolution.
- C. Payment of the fine shall not excuse the failure to correct the violation nor shall it bar further enforcement action by the city.
- D. All fines assessed shall be payable to the city.
- E. The failure of any person to pay a fine assessed by administrative citation within the time specified on the citation shall result in the assessment of an additional late fee to be charged. The amount of the late fee shall be ten percent of the total amount of the administrative fine owed.
- F. The failure of any person to pay a fine assessed by administrative citation within the time specified on the administrative citation constitutes a debt to the city. To enforce that debt, the Code Enforcement Officer may:
 1. File a claim with the small claims court;
 2. Impose an assessment lien as set forth in Section 17.94.180; or
 3. Pursue any other legal remedy to collect such money.

17.94.110 Appeal of administrative citation.

A. Any person receiving an administrative citation may appeal the issuance of the administrative citation to the City Council. The notice of appeal must be submitted on an appeal form provided by the community development director, must specify the basis for the appeal in detail, and must be filed with the community development director within ten (10) days after the date of service of the administrative citation. If the deadline falls on a weekend or city holiday, then the deadline shall be extended until the next regular business day.

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B. When an appeal is filed, unless the Code Enforcement Officer determines that the violations identified in the administrative citation constitute an immediate threat to the health or safety of any person, the enforcement of the violations identified in the administrative citation and the requirement to pay any fine shall be stayed until the date that the appeal hearing is held by the City Council.

C. As soon as practicable after receiving the written notice of appeal, the community development director or city manager shall fix a date, time, and place for the hearing. Written notice of the date, time, and place for the hearing shall be served at least ten (10) days prior to the date of the hearing to the party appealing the administrative citation by any one of the following means:

1. Personal service; or
2. First class mail and posting the notice of hearing conspicuously on or in front of the property on which the violation is located.

D. The failure of any person with an interest in the property to receive such notice of hearing shall not affect the validity of any proceedings taken under this chapter. Service by normal delivery mail in the manner described above shall become effective on the date of mailing.

E. Failure of any person to file an appeal in accordance with the provisions of this section shall constitute waiver of that person's rights to administrative determination of the merits of the administrative citation and the amount of the fine.

F. The City Council shall conduct a public hearing and accept oral and written evidence regarding the administrative citation in the following manner:

1. The Code Enforcement Officer shall present testimony and evidence relating to the violation and the appropriate means of correcting the violation.
2. The owner, agent, or person responsible for the violation may present testimony or evidence concerning the violation and the means and time frame for correction.

G. The City Council may sustain, modify, or overrule the administrative citation.

H. The decision of the City Council regarding any appeal is the final administrative order and decision.

17.94.120 Performance of abatement – City authority.

If the violator and/or property owner fails to comply with the requirements of the administrative citation within the time periods set forth therein, the work to be performed and/or the abatement of the nuisance may, in the discretion of the Code Enforcement Officer, be performed by the city or by a contractor retained by the city.

17.94.130 Entering property for abatement work.

The Code Enforcement Officer or any employee, contractor, or authorized representative of the city may enter upon private property to abate the violation and/or nuisance in accordance with the provisions of this chapter. No person shall obstruct, impede, or interfere with any officer, employee, contractor, or authorized representative of the city whenever such person is engaged in the work or abatement, or in performing any necessary act preliminary to or incidental to such work or abatement, as authorized or directed pursuant to this chapter.

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17.94.140 Dangerous nuisance—Immediate abatement.

Whenever the Code Enforcement Officer determines that a violation or public nuisance is so imminently dangerous to life or adjacent property that such condition must be immediately corrected or isolated, the Code Enforcement Officer may institute the following procedures:

- A. The Code Enforcement Officer shall attempt to make contact through a personal interview, or by telephone, with the landowner or the person, if any, occupying or otherwise in apparent charge or control of the property.
- B. In the event contact is made, the Code Enforcement Officer shall notify such person or persons of the danger involved and require that such condition be immediately removed, repaired, or isolated so as to preclude harm to any person or property.
- C. In the event the Code Enforcement Officer is unable to make contact as herein above noted, or if the appropriate persons, after notification by the Code Enforcement Officer, do not take action as specified by the Code Enforcement Officer, within twenty-four (24) hours or such lesser time as circumstances may warrant in the discretion of the Code Enforcement Officer, then the Code Enforcement Officer may, with the approval of the city manager, take all steps deemed necessary to repair, remove, or isolate such dangerous condition, or conditions with the use of city forces or a contractor retained by the city.
- D. The Code Enforcement Officer shall keep an itemized account of the work and abatement costs and administrative expenses incurred by the city in repairing, removing, or isolating such condition or conditions. Administrative expenses may be recovered in the same manner that work and abatement costs are recovered.

17.94.150 Administrative and abatement costs.

Whenever a violation or public nuisance is found to exist as a result of an inspection, the actual work and abatement costs and reasonable administrative expenses, as determined by the Code Enforcement Officer, shall be paid by the property owner.

17.94.160 Costs of abatement—Record keeping.

The Code Enforcement Officer shall keep an itemized account of the expenses and costs incurred by the city in the work and abatement of any violation or public nuisance. Upon completion of the work and abatement, the Code Enforcement Officer shall prepare a report specifying the work and abatement performed, the itemized costs of the work on the property, including direct and indirect costs, a description of the property, and the names and addresses of the persons entitled to service per Section 17.94.070. Any such report may include expenses and costs on any number of properties, whether or not contiguous to each other. Each person named in the administrative citation shall be jointly and severally liable for such work and abatement costs and administrative expenses, and the amount of such costs and expenses shall be a debt owed to the city. Such report shall be served upon the persons identified therein in Section 17.94.090, together with a demand that the amount identified therein be paid within thirty (30) days of receipt of the report.

17.94.170 Appeal of costs of abatement.

The written demand for payment identified in Section 17.94.160 shall advise the person or persons identified in the written demand that they may appeal the demand for payment and the

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calculation of the amounts identified in the Code Enforcement Officer's report, within ten (10) days from the date of service of the written demand, which appeal must be made in accordance with the provisions of Section 17.94.120. The appeal shall be conducted in accordance with the provisions of Section 17.94.120.

17.94.180 Notice of lien.

A. If a violator fails to pay a fine within the time period identified on the administrative citation or should the violator fail to pay the costs of abatement within the time period identified in Section 17.94.160 or within ten (10) days after the date of the decision of the hearing officer should the hearing officer affirm the collection of a fine or the costs of abatement, the Code Enforcement Officer may execute and file in the office of the county recorder a notice of lien of substantially the following form:

NOTICE OF LIEN

Pursuant to the authority vested in the Code Enforcement Officer of the city of Hanford Municipal Code, said Code Enforcement Officer, by the provisions of the city of Hanford Municipal Code, and on or about _____, said Code Enforcement Officer did assess a fine and/or, on or administrative expenses and abatement costs upon that certain real property commonly known as _____ Hanford, California, and more particularly described in Exhibit "A", which is attached hereto and made a part hereof ("Real Property"), and neither the same has been paid. The city of Hanford hereby claims a lien on the Real Property for said fine and/or administrative expenses and abatement costs in the amount of \$ _____. This amount shall be a lien upon the Real Property until the sum has been paid in full and discharged of record.

Dated: This _____ day of _____, 20__.

CODE ENFORCEMENT OFFICER OF THE CITY OF HANFORD

(ACKNOWLEDGMENT)

B. Immediately upon the recording of the notice of lien, the assessment shall constitute a lien on the real property assessed. Such lien shall, for all purposes, be upon a parity with the lien of state and local taxes.

17.94.190 Collection of confirmed assessment.

A. The notice of lien, after recording, shall be delivered to the tax assessor of Kings County, who shall enter the amount on the county assessment book opposite the description of the real property, and the amount shall be collected together with all other taxes levied thereon against the real property. Alternatively, the unpaid amount may be added to the tax roll instead of recording a notice of lien.

B. Thereafter, the amount set forth in the notice of lien shall be collected at the same time and in the same manner as ordinary county taxes are collected, and shall be subject to the same penalties and interest and to the same procedure under foreclosure and sale in case of delinquency as provided for ordinary county taxes. All laws applicable to the levy, collection and enforcement of county taxes are made applicable to such assessment. The amount set forth in the notice of lien shall be returned to the city to the fund designated for code enforcement activities.

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17.94.200 Remedies of private parties.

The provisions of this chapter shall not affect the rights of private parties to pursue any and all legal remedies.

17.94.210 Alternatives.

Nothing in this chapter shall prevent the City Council from requesting the city attorney to commence a civil or criminal proceeding to levy criminal or civil fines or abate a violation and/or a public nuisance as an alternative to the proceedings set forth in this chapter.

17.94.220 Enforcement authority.

Enforcement of this chapter by the city may be accomplished by the Code Enforcement Officer in any manner authorized by law. The procedures set forth in this chapter shall not be exclusive and shall not in any manner limit or restrict the city from enforcing other city ordinances or abating violations and/or public nuisances in any other manner provided by law.

17.94.230 Obstruction of enforcement.

Any person who removes any notice or order posted as required in this chapter without the consent of the city is guilty of an infraction.

Any person who obstructs, impedes or interferes with any representative or contractor of the city or with any person who owns or holds any estate or interest in real property, buildings or premises which has been ordered to be vacated, repaired, rehabilitated or demolished or brought into compliance with this chapter, when any of the aforementioned individuals are engaged in work involving the abatement, is guilty of an infraction.

17.94.240 Failure to comply.

It is unlawful for a person to violate any provision or to fail to comply with any of the requirements of this chapter. A violation of any of the provisions or failing to comply with any of the mandatory requirements of this chapter shall constitute an infraction which shall be punishable by fine as established by the resolution of the City Council.

Each such person may be charged with a separate offense for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by such person and shall, upon conviction, be punished accordingly.

Chapter 17.96

DEFINITION OF LAND USES

Sections:

17.96.010 Purpose.

17.96.020 Land use definitions.

17.96.010 Purpose.

The purpose of this chapter is to establish definitions for the identified land uses in this title.

17.96.020 Land use definitions.

The following land use definitions apply to this title. The item number in parenthesis at the end of the definition is not a part of the definition, but refers to the line item of that land use in Table 17.18.020 and Table 17.18.030.

“Accessory building or structure” means a structure which is subordinate to and the use of which is customarily incidental to, that of the main building, structure or use on the same site, including patio covers. If any accessory building is attached to the main building by a common wall or a connecting roof, such accessory building shall be deemed to be a part of the main building. (41) (A20)

“Accessory use” means a use incidental, related, appropriate and clearly subordinate to the main use of the site or building, and accessory use does not alter the principal use of the site. (41) (A20)

Adult day health care center. See Residential care facility. (H13)

“Adult entertainment establishment” means any adult bookstore, adult hotel or motel, adult motion picture arcade, adult motion picture theater, cabaret, sexual encounter establishment, adult model studio or any other business or establishment that offers its patrons services or entertainment characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," but not including those uses or activities, the regulation of which is preempted by state law. (I1)

“Agricultural crop production” means the use of land for farming, horticulture, floriculture, viticulture, apiaries, tree and sod farms, animal and poultry husbandry, and accessory activities, including, but not limited to, storage, associated maintenance of equipment, harvesting of crops or feeding of animals and excluding dairying, stockyards, slaughtering or commercial food processing. Pursuant to Health and Safety Code Section 17021.6, any employee housing consisting of no more than thirty-six (36) beds in a group quarters or twelve (12) units or spaces designed for use by a single family or household shall be deemed an agricultural land use for zoning purposes. (D1)

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“Agricultural products packing, packaging, preparing or processing” means a facility performing any processing or packaging of crops after harvest, whether or not value is added, to prepare them for market on-site or for further processing and packaging elsewhere, including but not limited to: alfalfa and hay cubing; corn shelling; drying of corn, rice, hay, fruits or vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packing of fruits and vegetables; canning, freezing, or preserving fruits and vegetables; tree nut hulling and shelling; and alcohol fuel production. Any of the above activities performed in the field with mobile equipment not involving permanent buildings are included under “Agricultural crop production.” It includes related accessory uses such as offices, laboratories, retail sales of agricultural products produced on the premises or off-site by the operator, retail sales of agriculture-related promotional and/or educational items, and facility tours. Does not include “wineries,” “commercial marijuana activity,” “commercial cannabis activity,” “marijuana cultivation,” or sorting and packing activities conducted within a permitted roadside stand. (D2)

“Airport or heliport” means an area of land, water or a structural surface that is used for the landing and takeoff of airplanes and/or helicopters, and any appurtenant areas or buildings that are used for maintenance, servicing, or storing of aircraft, and for services provided to pilots or passengers. (K1)

“Ambulance service” means the provision by a licensed ambulance provider of ground transportation of a sick or injured person in a specially designed and equipped vehicle which includes a trained ambulance attendant who is licensed or certified as required by state law. (J1)

“Animal raising” means the care and breeding of domestic agricultural animals such as chickens and other fowl, horses, goats, or cows. (D3)

Art school. See School, charter, trade, vocational, art, business, or professional. (C13)

“Artisan food and beverage production and sales” means small scale production and/or preparation of food and/or beverages made on site with minimal automated processes involved and may include direct sales to consumers and product tasting. This definition includes uses such as small batch food producers and bakeries, small batch candy shops, cheese makers, and herbal remedies. The definition does not include production of beer, wine, or other alcoholic beverages. (B1)

Assembly, place of. See Club, lodge, or private meeting hall (C3) or Religious institution or facility. (C10)

“Assisted living, skilled nursing, or hospice facility” means a residential complex providing skilled nursing care on an intermittent, extended, or continuous basis to residents, with staff personnel and programs to assist residents with many activities of daily living. Units may or may not have kitchens, and meals can also be provided in a central location. (1) (H1)

“Athletic complex or ball field” means a field, outdoor court, outdoor swimming pool, stadium or group of these used for sporting activities such as baseball, softball, football, basketball, swimming, or other sports, and is not operated as a commercial enterprise. (G1)

“Auction or sales house” means a fully enclosed establishment where items are offered for sale through competitive bidding. It does not include foreclosure, real estate or personal property sales conducted upon the site of the estate, foreclosed or for sale property or property belonging

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to the personal property owner. It does not include “Swap meet or flea market” or “Auction or sales yard.” (I2)

“Auction or sales yard” means an outdoor or open air facility where items are offered for sale through competitive bidding. Items typically include motor vehicles, heavy equipment, items of an industrial nature, livestock, or items not normally found within retail stores. It does not include “Swap meet or flea market.” It may also have an indoor component similar to an Auction or sales house. (I3)

“Auditorium” means a large room or building used for public gatherings typically open to the general public to watch and/or listen to a performance, speech, or concert. It does not include “Theater, live or movie.” (C1)

“Automated teller machine (ATM)” means a computer terminal that takes the place of a human bank teller and allows the user to access basic bank services, such as making deposits and cash withdrawals, from remote locations. (A1)

“Automobile and pick-up sales, new and used” means an open area that can include buildings, other than a street, used for the display, sale, or rental of new and used automobiles and pick-ups along with incidental repairs and servicing of automobiles or pick-ups. (I4)

“Automobile and pick-up sales, used only” means an open area or building, other than a street, used for the display, sale or rental of used automobiles and pick-ups and where no repair work is done except minor incidental repairs and servicing of automobiles or pick-ups to be displayed, sold or rented on the premises. (I5)

Automobile service station. See Fuel sales, retail, Motor vehicle repair or service, minor, and Motor vehicle repair service, major. (I16) (J18) (J19)

Automobile wrecking yard. See Junk yard, wrecking yard, or salvage facility. (K5)

Ball field. See Athletic complex or ball field. (G1)

“Bank or credit union, main branch” means an institution providing retail banking services that is the main branch in the city. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding a payday lender or check-cashing establishment. For administration, headquarters, or other offices of banks and credit unions without retail banking services with on-site circulation of money see Office, professional or commercial. (J2)

“Bank or credit union, secondary branch” means an institution providing retail banking services that is a secondary or satellite branch in the city and either does not provide loan officers on site or only provides merchant bank services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding a payday lender or check-cashing establishment. For administration, headquarters, or other offices of banks and credit unions without retail banking services with on-site circulation of money see Office, professional or commercial. (J3)

“Bar, nightclub, or lounge” means an establishment that provides alcoholic beverages for consumption on the site and may or may not provide food service, and that may provide live entertainment and/or dancing. This use typically requires an ABC Type 40, 42, 48, 60, or 61 license. (B2)

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“Barbershop, hair salon, nail care, massage therapy, or day spa” means an establishment that provides personal care treatments or massage therapy of hair, skin, nails, and/or face where overnight accommodations are not provided. This use includes the application of permanent facial makeup, but does not include other forms of tattooing or body art application. (J4)

“Bed and breakfast inn” means a transient lodging establishment that is predominantly residential in character, is primarily engaged in providing overnight or otherwise temporary lodging for the general public, and where a breakfast meal is customarily included in the lodging rate. Alcoholic beverages served to overnight guests typically requires an ABC Type 67 license. (2) (H2)

“Boarding house or rooming house” means a structure where residents typically rent by the room, and where meals are typically provided. This definition does not include assisted living, skilled nursing, or hospice facility, bed and breakfast inn, or residential care facility. (3) (H3)

“Boat, recreational vehicle (RV), and truck sales” means an open area or building, other than a street, used for the display, sale, or rental of new or used boats, campers, camper trailers, recreational vehicles, trucks over one-ton class, and other vehicles or sporting equipment of similar size, and where no repair work is done except minor incidental repairs and servicing of vehicles and equipment to be displayed, sold or rented on the premises. (I6)

“Brewery, winery, or distillery” is an establishment that manufactures beer, wine, distilled spirits or similar alcoholic beverages, including processing, storage, aging, packaging, bottling, and shipping. Consumption can occur on or off the site in accordance with the establishment’s ABC license restrictions, and can include tasting facilities and/or a restaurant. This use typically requires an ABC Type 01, 02, 03, or 04 license. (D4)

“Brewpub” means a restaurant that also brews limited amounts of beer (less than 5,000 barrels) for consumption on the site. This use typically requires an ABC Type 75 license. (B3)

“Building materials and supply or home improvement store” means an establishment selling a mix of lumber, building materials, tools, residential appliances, nursery items, and home furnishings. (I7)

“Bus, transit, or train station” means a terminal facility where transit vehicles load or unload passengers, along with supporting services such as ticket sales and waiting areas. Bus, transit, or train station does not include a transit stop along a route in the public right-of-way where no additional services are provided. (K2)

Business school. See School, charter, trade, vocational, art, business, or professional. (C13)

“Business support service” means an establishment providing primarily other businesses with a mix of services that can include word processing, desktop publishing, spreadsheet design, telephone answering, mail receiving and forwarding, packing and shipping, bookkeeping, and photocopying, and can include indoor storage rental, and/or small office space rental when provided with these services. (E1)

“Call center” means an office used primarily for receiving or transmitting a large volume of requests by telephone to administer product support or information inquiries from consumers or to conduct telemarketing, solicitation of charitable or political donations, debt collection, or market research. (E2)

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“Car wash, automatic or full service” means a facility for washing vehicles using conveyORIZED and/or mechanized equipment where the washing of the vehicle is performed by equipment, the facility’s employees, or both. (J5)

“Car wash, self-service” means a facility for washing vehicles where the user of the vehicle uses handheld equipment, typically coin-operated, to wash the vehicle. (J6)

“Card room” means an establishment providing legal gambling combined with card games, and can include a restaurant, bar, or other ancillary entertainment. (C2)

“Caretaker residence or quarters” is a residence that is accessory to a primary use of the site, for housing a persons or persons who are tasked with caring for or securing the site on a part-time or full-time basis. Second dwelling unit includes caretaker residence or quarters in residential zones. (A2)

“Carnival or circus” means a temporary outdoor amusement center, bazaar or fair, either involving use of special purpose equipment or conducted by professional operators, or both, and where activities include such things as rides, exhibitions, food service, sales, or small-scale games. Carnival or circus does not include a non-profit event sponsored by a local school or religious institution. (C4)

“Carpet cleaning and dyeing” means an establishment that provides for the cleaning and dyeing of rugs, carpet, and upholstery. (J7)

“Cemetery” means land and facilities used or intended to be used for the burial or interment of the dead, and includes a columbarium, crematorium, mausoleum and/or mortuary when operated in conjunction with and within the boundary of the facility. (F1)

Charter School. See School, charter, trade, vocational, art, business, or professional. (C13)

Check cashing establishment. See Payday lender or checking cashing establishment. (J20)

Child care center. See Day care facility. (A4) (F4) (F5) (F6)

“Club, lodge, or private meeting hall” means a large room or building used for public gatherings where membership or invitation is typically required to attend. It can include a dance floor, lodge rooms, conference rooms, dining rooms, drinking establishments for members and their guests only, and exhibit rooms. Alcoholic beverage service to members and their guests typically requires an ABC Type 51, 52, or 57 license. (C3)

“Cold storage or ice house” means a facility for the storage food or other items in an artificially cooled place for the purpose of preservation, and/or for producing large amounts of ice. (K3)

“College or university, private or public” means a school or group of schools that provides post-secondary education usually resulting in a degree. (C5)

Clinic, medical. See Urgent care center or other walk-in clinic. (E9)

“Commercial recreation facility, indoor” means indoor recreational facilities that are operated as a business and open to the general public for an entry fee or pay per use. Examples include indoor uses such as, but are not limited to, a bowling alley, bounce house, skating rink, batting cage, miniature golf, swimming pool, climbing wall, arcade, and similar uses. Food and beverage service can be provided as an ancillary use. (G2)

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“Commercial recreation facility, outdoor” means outdoor recreational facilities that are operated as a business and open to the general public for an entry fee or pay per use. Examples include outdoor uses such as, but are not limited to, a batting cage, miniature golf, water slide, go-cart racing, and similar uses. Food and beverage service can be provided as an ancillary use. (G3)

Communications equipment building. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

“Community center or facility” means an assembly building used typically for non-profit social, recreational, and cultural activities. (F2)

“Community garden” means an area of land managed and maintained by an individual or group to grow and harvest food and horticultural products for personal or group consumption. The garden may be divided into separate garden plots for cultivation by one or more individuals or may be farmed collectively by members of the group. (F3)

“Construction materials recycling” means a yard or facility that collects leftover construction materials that may be recycled or reused as an alternative to disposal in landfill site. Examples of construction materials include lumber, drywall, masonry, cabinets, metals and appliances, cardboard and paper, asphalt roofing, plastic and vinyl, doors and windows, tubs, sinks, and toilets. (J8)

“Convenience store, with or without fuel sales” means an establishment with extended operating hours and in a convenient location, stocking a limited range of household goods and groceries. Retail fuel sales may or may not also be provided. (I8)

“Convention or conference center” means facilities designed and used for conventions, conferences, seminars, trade shows, product displays, and other events in which groups gather to promote and share common interests. Convention centers typically have at least one auditorium and may also contain concert halls, lecture halls, meeting rooms, and conference rooms, as well as accessory uses such as facilities for food preparation and serving and administrative offices. Convention or conference center does not include conference rooms that may be an ancillary use in a hotel and motel. (C6)

“Copy, printing, or mailing service” means an establishment providing printing, photocopying, engraving, binding, packaging, mailing and related services to both businesses and individuals. (J9)

“Cottage Food Operation” means a home-based business involving the preparation and/or packaging of certain foods in private-home kitchens for sale primarily by the resident family. (A3)

“Crematorium or columbarium” is a structure or building substantially exposed above ground intended to be used for the cremation and/or interment of the cremated remains of a deceased person or animal. (J10)

“Day care facility” means a facility providing supervision, feeding and nonmedical care of persons, usually but not necessarily children, for a time period of less than twenty-four (24) hours. Day care facilities are further divided into the following categories: up to eight (8) persons, nine (9) to fourteen (14) persons, and over fourteen (14) persons. (A4) (F4) (F5) (F6)

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Day spa. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

“Drive-thru pick-up window, not in conjunction with a restaurant” means the ancillary use of a window or other opening in the wall of building through which goods or services are provided directly to customers in motor vehicles. Examples of non-restaurant establishments with this ancillary use can include banks, pharmacies, and dry cleaners. (A5)

“Dry cleaning or laundromat” means an establishment providing laundry, dry cleaning, and other related services for individual customers on a pick-up and drop-off basis or where with coin-operated washing and drying machines are available for customer use. (J11)

Duplex. See Multi-family dwelling. (10) (H9) (H10) (H11)

Dwelling, multiple-family. See Multi-family dwelling. (10) (11) (12) (H9) (H10) (H11)

Dwelling, single-family. See Single-family dwelling. (16) (17) (H15) (H16)

“Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank” means the assembly of above-ground buildings or equipment on a separate lot that is part of a system for the distribution or transmission of electric power, natural gas, domestic water, or communications. Wireless communication facilities are not included in this definition. (F7)

“Electric vehicle recharging facility” means one or more publicly available parking spaces served by electric vehicle service equipment, and is typically an ancillary use in a parking garage or parking lot. (A6)

Elevated pressure tank. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

“Emergency Shelter” means a facility providing housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less where housing is not denied because of an inability to pay. (4) (H4)

“Employee housing” means a residential structure providing accommodations for six (6) or fewer farmworkers pursuant to Health and Safety Code Section 17021.5. (5) (H5)

“Equipment rental yard” means an establishment offering a wide variety of large equipment or tools for rent, much of which is stored outdoors when not being used. (J12)

“Exterminator or pest control service” means an establishment specializing in the elimination of vermin, insects, or other similar pests from a building or grounds, especially by the controlled application of toxic chemicals. (J13)

“Fairgrounds” means an area with indoor and outdoor facilities where fairs, circuses, or exhibitions are held. (F8)

“Farmers market” means a facility or area where several farmers or growers gather on a periodic basis to provide fresh fruits, vegetables, or other locally-grown agricultural products directly to consumers. (I10)

“Feed and seed store” means an establishment that provides feed, seed, and animal and agricultural supplies primarily in bulk quantities. (I11)

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“Food catering” means an establishment that prepares and delivers food and beverages for off-site consumption, typically at a special event, without provision for on-site pickup or consumption. (J14)

“Food locker” means an establishment that rents lockers, compartments, or space for the storage of frozen food. A food locker may also include the preparation or dressing of animal carcasses for consumption, but does not include the slaughtering of animals. (K4)

“Food produce stand” means an area or building set aside for the sale of agricultural produce that is grown primarily on the site. (I13)

“Food market” means an establishment that provides a wide variety of fresh produce and meat, canned and packaged food items, small household goods, and similar items that are typically consumed and used off premises. It can also contain a section where prepared foods are sold and consumed on site. (I12)

“Fortune telling” means an establishment where people’s fortunes are predicted through the use of astrology, card reading, numerology, etc. (J15)

“Fuel distributing” means a facility that is a base of operations for the bulk distribution of gasoline, propane, butane, or other another site. (J16)

“Fuel sales, fleet or cardlock” means an establishment that is typically unattended and provides gasoline, propane, diesel fuel, and/or other liquid or gaseous fuels mainly for commercial fleet vehicles. (I15)

“Fuel sales, retail” means an establishment that provides gasoline, propane, diesel fuel, and/or other liquid or gaseous fuels directly to consumers. (I16)

“Funeral home or mortuary” means an establishment where deceased are prepared for burial or cremation, and funeral services may be conducted. It can include an area where funeral vehicles are stored and caskets and other funeral supplies are sold. (C7)

“Furniture store” means an establishment that primarily provides large and small furniture for living spaces such as homes and offices. Items sold normally include beds, tables, chairs, sofas, desks, and shelves. Home appliances, outdoor/patio furniture, wall cabinets, garage storage units, and home furnishing accessories are items sold that are excluded from the definition of furniture store. (I14)

“Games of skill or amusement” means machines, devices or apparatus, the operation or use of which is made possible by the deposit or placement of any currency, plate, disc, slug or key into any slot or crevice, for the purpose or use as a game or amusement. This use does not include games, machines, or devices used for a purpose that is prohibited by law. (A8) (A9)

“Garden shop” means an establishment that provides live plants and related products mainly to residential consumers, with a portion of the establishment typically located outdoors. (I17)

Gas regulator station. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

Gas station. See Fuel sales, retail. (I16)

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“Golf course or country club” means one or more golf courses, with accessory facilities and uses that can include clubhouses with bar and restaurant, locker and shower facilities; driving ranges; "pro shops" for onsite sales of golfing equipment; and golf cart storage and sales facilities. (G4)

“Government office; local, state, or federal” means a facility owned or operated by a local, state, or federal government that provides services to the public such as employment assistance, public assistance, motor vehicle registration and licensing services and similar activities commonly accustomed to having sizeable assemblages of people waiting for service, whether pedestrian or vehicular. This use does not include a government-owned facility that is more specifically defined in this chapter, such as fairgrounds, cemetery, post office, or public safety facility. (F9)

“Guest house” means living quarters without a kitchen, located on the same premises with a main residence. (34)

Hair salon. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

“Hazardous waste facility” means all contiguous land and structures, other appurtenances and improvements on the land used for the treatment, transfer, storage, resource recovery, disposal or recycling of hazardous waste, and may consist of one or more treatment, transfer, storage, resource recovery, disposal or recycling hazardous waste management units, or combinations of these units. (See Health and Safety Code Section 25117.1.) (D5)

“Health or fitness facility, large” means a fitness center, gymnasium, health club or athletic club that typically charges a membership fee and includes any of the following: indoor sauna, spa or hot tub facilities; a swimming pool, or a tennis, basketball or handball court. (G5)

“Health or Fitness Facility, small” means a fitness center, health club or athletic club that typically charges a membership fee and does not include any of the following: indoor sauna, spa or hot tub facilities; a swimming pool, or a tennis, basketball or handball court. (G6)

Heliport. See Airport or heliport. (K1)

“Home occupation” means a commercial business activity conducted as an accessory use within a residence. (A10)

“Hospital, general or psychiatric” means a facility that provides medical, psychiatric, or surgical service for sick or injured persons, primarily on an in-patient basis, and including ancillary facilities for out-patient and emergency treatment, diagnostic services, training, research, administration and services to patients, employees, or visitors. (E5)

“Hotel or motel” means a building or group of buildings in one complex consisting of multiple guest rooms intended or designed to be occupied on a temporary basis, and typically providing ancillary services such as a restaurant, lounge, pool or exercise room, meeting rooms, and/or other personal services. Alcoholic beverages served to overnight guests outside of a restaurant or bar/lounge typically requires an ABC Type 70 license. (6) (H6)

“Industrial or manufacturing facility, heavy” means a facility that manufactures products from extracted or raw materials or recycled or secondary materials, or the bulk storage and handling of such products and materials. This use includes operations such as biomass energy conversion; production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary

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metal manufacturing; fabricated metal product manufacturing; and automotive and heavy equipment manufacturing. This use does not include Agricultural products processing. (D6)

“Industrial or manufacturing facility, light” means a facility that manufactures products from previously prepared materials completely within an enclosed building, and that produces minimal impacts on nearby properties. This use includes the manufacturing of finished parts or products primarily from previously prepared materials; commercial laundries and dry cleaning plants; monument works; printing, engraving, and publishing; machine and electrical shops; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services. The use also includes the preparation and/or packaging of food for off-site consumption. (D7)

“Junkyard, wrecking yard, or salvage facility” means a facility that accepts, collects, and stores junk, scrap, or salvable material, including junk metals or other scrap materials, and/or that stores, dismantles, wrecks, or allows parts removal of more than three (3) non-operating automobiles, other vehicles, or machinery for a period of more than thirty (30) days. (K5)

“Keeping of household pets” means the keeping, raising, and caring for domesticated animals that are not considered domestic agricultural animals by the definition of Animal raising, and typically including dogs, cats, birds, fish or other similar sized animals. Also, see Animal raising. (A11)

“Kennel or animal boarding” means any facility where four or more dogs, cats, or other small animals are kept overnight for profit, breeding, care, or exhibiting. This use does not include a pet store. (J17)

“Laboratory, general, medical, or dental” means a facility that conducts scientific or medical experiments, research, or teaching, typically within a completely enclosed building. (E4)

“Landscape nursery” means a facility that grows, maintains, and provides trees, plants, and other nursery products for transplant in another location typically to both retailer and wholesale customers. (I18)

“Library, museum, or cultural facility” means a facility operated entirely on a public or nonprofit basis for the purpose of providing education, information, training, and/or entertainment of a civic or cultural nature. (C8)

“Linen, diaper or uniform supply service” means an establishment providing high volume laundry and garment services, including power laundries (family and commercial), garment pressing and dry cleaning, linen supply, diaper service, and industrial laundries. This use does not include dry cleaning or laundromat. (J18)

“Liquor store” means an establishment that provides for the sale of alcoholic beverages such as beer, wine, and/or distilled spirits for consumption off the site, along with other retail items. This use typically requires an ABC Type 20 or 21 license. Limited consumption on the site can occur only when the appropriate ABC license is obtained, typically an ABC Type 86 license. (I19)

“Live/Work facility” means a building that combines a complete dwelling unit with a commercial or office work space, with both occupancies used by the same person or family. (H7)

Lodge. See Club, lodge, or private meeting hall (C3)

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Lounge. See Bar, nightclub, or lounge. (B2)

Lumberyard. See Building materials and supply or home improvement store. (I7)

“Manufactured home” means a structure that was constructed on or after June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in the traveling mode, or, when erected on site, is three hundred twenty (320) or more square feet, and is designed to be used as a single-family dwelling when connected to the required utilities. (7)

“Manufactured home sales yard” means an establishment that stores and provides manufactured homes, typically in an open setting with a sales office. (I21)

Massage therapy. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

“Meat packing or slaughterhouse” means a facility used for the killing or dressing of animals, including cattle, sheep, swine, goats, horses, or poultry, and the storage, freezing, curing, or packaging of meat or meat products. (D8)

“Marijuana cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of marijuana. (A13)

“Marijuana dispensary or sales” means a facility that provides marijuana or marijuana products to a customer or patient. (I20)

“Marijuana manufacture” means a facility that compounds, blends, extracts, infuses, or otherwise makes or prepares a marijuana product. (D8)

“Meat packing or slaughterhouse” means a facility that slaughters animals and/or packages animal meat for food. (D9)

“Microbrewery” means an establishment that produces small batches of beer for sale on or off of the site, and may or may not include food service. Typically, a microbrewery produces fewer than fifteen thousand (15,000) barrels of beer or ale per year. This use typically requires an ABC Type 23 license. (B4)

“Mining, quarry, or sand and gravel excavation” means an area of land where rock, ore, stone and similar materials are excavated and processed for sale for use off-site. (D10)

“Mini-warehouse or self-storage facility” means an establishment providing rental space, such as rooms, lockers, or containers for the storage of goods and materials, typically on a monthly basis. This use does not include Food locker or Warehouse or distribution center. (56) (K6)

“Mobilehome” means a structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in the traveling mode, or, when erected on site, is three hundred (320) or more square feet, and is designed to be used as a single-family dwelling when connected to the required utilities. (8)

“Mobilehome park” means an area of land where two or more mobilehome sites are rented or leased, or offered for rent or lease, to accommodate mobilehomes or manufactured homes used as a residence. (9) (H8)

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“Mobile vending or food truck” means a motorized vehicle that periodically parks to provide food or foodstuffs to customers. (A14)

Motel. See Hotel or motel. (H6)

“Motor vehicle repair or service, major” means an establishment that provides major repair or servicing of motor vehicles, such as body, chassis, engine, transmission, or exhaust repair or modification. (J19)

“Motor vehicle repair or service, minor” means an establishment that provides minor repair or servicing of motor vehicles, such as the replacement of tires or batteries, smog inspection, oil and filter change, wheel alignment, and fluid flushing, refill, or replacement. (J20)

“Multi-family dwelling” means a building or group of buildings in one complex with multiple separate housing units. A multi-family dwelling can have two units (a duplex,) three units (a triplex,) four units (a fourplex,) or five or more units. Multi-family dwelling includes a mixed use building that also provides separate space for commercial or office use, but does not include an attached single-family dwelling. (10) (11) (12) (H9) (H10) (H11)

Nail care. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

“News, magazine, or flower stand, outdoor” means an establishment that provides newspapers, magazines, flowers, or other similar goods, typically to pedestrians passing by, in a permanent structure open to the outdoors. This use does not include sales from temporary booths or structures. (I22)

Nightclub. See Bar, nightclub, or lounge. (B2)

“Office; medical, dental, or optometry” means an establishment that provides services, typically by appointment, dealing with human health including dental, chiropractic, medical, optometry, physical therapy, psychology, psychiatry, family counseling, or therapy. This use does not include Barbershop, hair salon, nail care, massage therapy, or day spa. (E6)

“Offices, professional or commercial” means an establishment that provides administrative, clerical, technical, professional or similar business services and typically where products or goods are not provided. Examples include escrow and title, insurance, mortgage, real estate, accounting, architecture, graphic design, finance, consulting, engineering, legal, and similar services. (E7)

“Optical retailer” means an establishment that provides prescription eyeglasses and contact lenses, and where optometry services are not provided on the site. Prescription eyeglasses and contact lenses may be made on the premises. (I23)

“Outdoor advertising structure” means a structure of any kind or character, erected or maintained for outdoor advertising purposes, upon which a sign may be placed that advertises a use, product, or service that is not provided off-site. (A15)

“Outdoor storage” means the storage of goods or materials outside of any building or structure, but not including storage of a temporary or emergency nature. (A16)

“Park or playground” means an open area typically landscaped and containing play equipment that provides rest and recreation, usually owned by a public agency or homeowner’s association. (57) (G7)

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“Parking facility, off-site” means an area, lot, or structure with one or more levels, other than a street or other public right-of-way, that provides for the parking of motor vehicles as a primary use on the site. This use does not include parking areas or lots that are ancillary and specifically intended to provide parking for the primary use on the site. (K7)

“Pawn shop” means an establishment that provides secured loans to customers, with items of personal property used as collateral. (I24)

“Payday lender or check cashing establishment” is an establishment that cashes checks, warrants, or money orders for a fee, and/or provides short term loans, usually at a high interest rate, that must be paid in full when the borrower receives their next pay check. This use does not include Bank or credit union. (J21)

“Pet grooming” is a personal service establishment that, for a fee, trims, cleans or curries domestic pets such as dogs and cats and which may sell pet supplies. This use does not include Kennel or animal boarding. (J22)

“Pet store” means an establishment where dogs, cats, or other small animals are kept and offered for sale. (I25)

“Pharmacy” means an establishment that provides prescription drugs under the supervision of a pharmacist, and can also provide other retail products. (E8)

“Photography studio” means an establishment where customers can have their portraits taken professionally. (J23)

“Pool hall or billiard parlor” means an establishment where pool and/or billiard games are played for a fee. (C9)

“Post office” means a facility that accepts, processes, and sorts mail, operated by the United States Postal Service. (F10)

Private meeting hall. See Club, lodge, or private meeting hall (C3)

Professional school. See School, charter, trade, vocational, art, business, or professional. (C12)

Produce stand. See Food produce stand. (I13)

“Public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard” means a facility that provides for maintenance, servicing, or storage of fleet vehicles, equipment, or supplies, or for the dispatching of service vehicles; or distribution of supplies or construction materials required in connection with a business activity, public utility service, transportation service, government service, or similar activity. (F11)

“Public safety facility or station” means a facility that is a base for providing public safety and emergency services, including police, fire protection and emergency services. This use does not include Ambulance service. (F12)

Public service pumping station. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

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“Recreational vehicle park” means a lot or area of land where two or more spaces are rented to users of recreational vehicles for overnight parking and use, and that typically provide support services, such as utility hookups and sewer dump facilities. (13) (H12)

“Recycling, large collection facility” means a facility located in an area of over five hundred (500) square feet that accepts recyclable materials from the public by donation, redemption, or purchase for temporary storage and transport to a processing and sorting facility. (J25)

“Recycling, processing or sorting facility” means a facility used for the collection, processing and preparation of recyclable material for efficient shipment, or to an end-user's specifications, by such means as bailing, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. (J26)

“Recycling, small collection facility” means facility located in an area of not more than five hundred (500) square feet that provides for the redemption of California CRV redeemable beverage containers by means of a kiosk, container, mobile unit, reverse vending machine or other collection method. (J24)

“Religious institution or facility” means a facility used primarily to gather for religious worship and related religious activities. (58) (C10)

“Repair shop, large appliance or equipment” means an establishment that restores or repairs major appliances or equipment that generally cannot be easily moved by a single person and is typically placed on the floor. This use typically provides all of its service on-site, and includes repair of large motorized equipment that are not vehicles. (J27)

“Repair shop, small appliance or equipment” means an establishment that restores or repairs small appliances or equipment that generally can be moved by one person and is typically repaired on a table or work bench. This use typically provides all of its service on-site, and includes services such as gunsmithing, lawnmower repair, and home computer repair. (J28)

“Research and development facility” means a facility that is primarily used for the research, design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. This use does not involve the fabrication, mass manufacture, or processing of products. (D11)

“Residential care facility” means a single-family dwelling, group care facility, or similar facility licensed by the State of California for twenty-four (24) hour non-medical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. (14) (15) (H13)

“Residential dwelling located in the same building with office or commercial use” means a building that contains a mix of both residential dwelling units and space used for commercial or office uses. (H14)

“Restaurant, full service” means an establishment providing preparation and sale of a variety of food and beverages with full table service by wait staff. Takeout or delivery service and/or live entertainment may also be provided. If alcoholic beverages are served, this use typically requires an ABC Type 41 or 47 license. (B5)

“Restaurant, limited service with drive-thru pickup window” means an establishment providing preparation and sale of a variety of food and beverages for consumption on or off the site by

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ordering and paying at a counter or drive-thru window. Delivery service and/or live entertainment may also be provided. (B6)

“Restaurant, limited service without drive-thru pickup window” means an establishment providing preparation and sale of a variety of food and beverages by ordering and paying at a counter. Takeout or delivery service and/or live entertainment may also be provided. Drive-thru pickup windows are not provided. If alcoholic beverages are served, this use typically requires an ABC Type 41 or 47 license. (B7)

“Retail sales store” means an establishment providing retail products. This use includes all retail sales establishments that are not more specifically defined in this chapter. (I26)

“Retail sales solely via internet, direct mail, or telephone” means an establishment providing retail products for sale and delivery only via internet, direct mail, or telephone communication, with a floor space for storage of products of less than five thousand (5,000) square feet. This use does not include a Call center or a Warehouse or distribution center. If alcoholic beverages are sold, this use typically requires an ABC Type 85 license. (I27)

Rooming house. See Boarding house or rooming house. (3) (H3)

“School, private (kindergarten to 12th grade)” means a facility owned and/or operated by a private entity that educates minors in courses of study required by the California Education Code. This use includes a kindergarten, elementary school, middle school, high school, special institution of education, or combination of these, and includes a technical, vocational, or art school only when the students are primarily minors. This use does not include home schooling at a residence. (59) (C11)

“School, public (kindergarten to 12th grade)” means a facility owned and/or operated by a publicly funded school district that educates minors in courses of study required by the California Education Code. This use includes a kindergarten, elementary school, middle school, high school, special institution of education, or combination of these, and includes a technical, vocational, or art school only when the students are primarily minors. This use does not include a charter school. (60) (C12)

"School; charter, trade, vocational, business, or professional" means a facility that is operated either with public funds under a charter contract or with private funds, and that offers specific educational instruction to children and/or adults. This use includes charter schools, secretarial schools, beauty and cosmetology schools, modeling schools, language schools, computer or electronics training schools, arts schools, and automotive repair schools, and similar specialized schools. (C13)

Scrap metal processing. See Junk yard, wrecking yard, or salvage yard. (K5)

“Secondhand or thrift store” means an establishment that accepts donations of secondhand items and clothing, and is typically operated for charitable purposes. (I28)

Service station. See Fuel sales, retail, and Motor vehicle repair or service, minor. (I16) (J19)

“Shooting range, indoor” means an establishment that is used for archery or firearms practice in a fully-enclosed facility. (J29)

“Shooting range, outdoor” means an establishment that is used for archery or firearms practice, either wholly or partially outdoors. (J30)

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“Single-family dwelling, attached” means a building with two residential dwelling units located on portions of two lots with a building firewall along the lot line, such that the dwelling units may be sold separately. (16) (H15)

Single-family dwelling, detached” means a building with one residential dwelling unit located on one lot. (17) (H16)

“Single-room occupancy (SRO)” means a residential facility of two or more separate individual rooms with typically less than five hundred (500) square feet of floor space, with or without separate kitchen or bathroom facilities for each room, rented on a weekly or monthly basis. Single-room occupancy does not include Hotel or motel. (18) (H17)

“Social service office, assistance center, or guidance center” means a facility that provides counseling, guidance, recuperative, or similar services for persons requiring rehabilitation assistance as a result of economic hardship, mental disability, alcoholism, detention, drug addiction, or similar conditions. This use does not include facilities that provide overnight stay. (F13)

“Specialty construction or trade service” means an establishment that provides construction, installation or maintenance services activities that are typically specialized trade activities, and where some of the service may be provided off-site. This use includes establishments that provide services such as plumbing, electrical work, painting, irrigation, heating/air conditioning, and masonry. This use does not include Repair shop or Motor vehicle repair or service. (J31)

“Storm drainage basin, with or without a park” means a facility that collects storm water from off-site locations into a sunken basin. The facility may be inaccessible to the public, or may be designed to provide partial public access for recreational use. (61) (F14)

“Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar” means a facility that provides group or individualized instruction in a specific activity typically related to the arts. This use does not include Health or fitness facility. (C14)

“Supportive housing” is defined in Section 50675.14 of the Health & Safety Code and has no limit on the length of stay, is linked to onsite or offsite services, and is occupied by a target population as defined in Health & Safety Code Section 53260 (i.e., low income persons with mental disabilities, AIDS, substance abuse or chronic health conditions or persons whose disabilities originated before the person turned 18). Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills. (19) (H18)

“Swap meet or flea market” means a facility that provides typically compartmentalized space, either indoors or outdoors, to vendors who sells or barter merchandise. This use does not include ‘Farmers market,’ ‘Auction or sales house,’ or ‘Auction or sales yard.’ (I29)

“Tailoring or clothing alterations” means an establishment that provides custom making or altering of clothing when not an ancillary use in a clothing store. (J32)

“Tattooing or body art” means an establishment that provides tattooing, body piercing, and other forms of body art allowed by the California Health and Safety Code, except that body art involving ear piercing and permanent cosmetic application are not included and are considered

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ancillary uses in other establishments. This use does not include any use that is more specifically defined in Section 17.62.020. (J33)

“Temporary materials or equipment storage yard” means a facility that is used to store, park, house, or prepare equipment, dirt, materials, or temporary offices or shops to support a construction or demolition activity occurring on another site. (A17)

“Temporary sales office” means a facility that provides temporary office space to support the sale of residences or other structures, and can include related parking. (A18)

“Theater, live or movie” means a facility with an auditorium for viewing movies, plays, acts, or other performances. (C15)

“Tobacco or smoke shop” means an establishment that provides tobacco products or tobacco related paraphernalia in an area greater than forty (40) percent of its total available retail floor space. (I30)

Trade school. See School, charter, trade, vocational, art, business, or professional. (C13)

Transit station. See Bus, transit, or train station. (K2)

Travel center. See Truck stop or Travel center. (K7)

“Transitional housing” means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (20) (H19)

“Truck stop or travel center” means an establishment or group of establishments designed to operate together that provide fuel, overnight parking, lodging, food, convenience goods, or other services primarily to truckers and travelers. (K8)

“Trucking or transportation terminal” means a facility designed specifically for large trucks or other vehicles to load, unload, or transfer freight, cargo containers, or other items being shipped, along with associated fueling areas, maintenance facilities, and offices. (K9)

“Urgent care center or other walk-in clinic” means a facility that provides medical treatment of injuries or illnesses that do not require treatment typically provided in an emergency room, typically without an appointment. This use includes urgent care centers, free clinics, hospital-based health clinics, and community health clinics, but does not include ancillary retail clinics located within a retail store, food market, or pharmacy. (E9)

“Vehicle impound yard” means a facility that provides temporary storage of vehicles that have been removed or impounded from public or private property at the direction of a peace officer or because of local ordinance or judicial order. (K10)

“Vending machines” means a device that dispenses a product or service upon activation by the receiver of that product or service. Products can include items such as ice; food and beverages, movies and video games, lottery tickets, newspapers, or similar items, but does not include fueling pumps. (A19)

“Veterinary clinic or office” means a facility where animals are examined, diagnosed, or treated, but typically not kept overnight. (J34)

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“Veterinary hospital” means a facility where animals are kept for observation, diagnosis, treatment, or medical care, and can include overnight surveillance. (J35)

Vocational school. See School, charter, trade, vocational, art, business, or professional. (C13)

“Warehouse or distribution center” means a facility for storage of goods or materials that will eventually be redistributed to retailers, wholesalers, or directly to consumers. This use does not include Mini-warehouse or self-storage facility. (K11)

Winery. See Brewery or winery. (D4)

“Wireless Communication Facility” means an unstaffed facility that transmits and receives wireless telecommunications, and typically consists of an antenna array, connection cables, and equipment room, and an antenna support structure tower, or pole. (F15)

Chapter 17.98

DEFINITION OF TERMS

Sections:

17.98.010 Applicability

17.98.020 Definition of terms.

17.98.010 Applicability

The terms, words, and phrases defined in this chapter shall apply to this title.

17.98.020 Definition of terms.

“Abutting” means two (2) or more parcels sharing a common boundary at least at one point.

“Abandoned” means failure to develop, maintain or use a building, structure or improvement or failure to conduct a use upon real property for a stated period of time.

“Access” means safe, adequate and usable ingress or egress to real property, structures or improvements.

“Action” means the decision made by the review authority on a land use application, including appropriate findings, environmental determination and conditions of approval, where applicable.

“Addition” means any construction which increases the size of a building or facility in terms of site coverage, height, length, width, or gross floor area.

“Alley” is a public thoroughfare for the use of pedestrians and/or vehicles, producing only a secondary means of access to the abutting property.

“Alteration” means any construction or physical change in the internal arrangement of rooms or the supporting members of a building or structure or change in the appearance of any building or structure.

“Antenna” means a device for transmitting or receiving radio, television or any other transmitted signal.

“Applicant” means owner(s) of property, or their agent(s) who are seeking privileges provided by this title.

“Attached” means any structure that has a wall or roof in common with another structure.

“Basement” means a portion of building partly or wholly underground and having more than one-half (1/2) of its height below the average level of the adjoining ground.

“Berm” means a mound or embankment of earth.

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“Block” means a parcel of land surrounded by public streets, highways, freeways, railroad rights-of-way, flood control channels, creeks, washes, rivers or unsubdivided acreage or any combination thereof.

“Building” means a permanently located structure, having a roof, for the housing or enclosure of persons, possessions, or property of any kind. Mobile homes, travel trailers and other vehicles, even though permanently immobilized, shall not be deemed to be buildings.

“Building area” means the net portion of the lot remaining after deducting all required setbacks from the gross area of the lot.

“Building coverage” means the percent of lot area which may be covered by roof covered buildings, structures or improvements located on a lot.

“Building height” means the vertical distance between the average finished ground surface adjacent to the structure and to the highest point of the structure, excluding architectural features and appurtenances such as, but not limited to, chimneys, vents, antennas, elevators, and similar mechanical equipment.

“Building, main” means a building in which the principal use of the real property is conducted.

“Building setback area, front” means an area extending across the full width of the lot between the front lot line or the existing or future street right-of-way and a structural setback line parallel thereto. On corner lots, the shortest street frontage shall be the front building setback area.

“Building setback area, interior side” means an area extending from the required front building setback area or, where there is no required front building setback area, from the front lot line to the required rear building setback area or, where there is no required rear building setback area, to the rear lot line and from the interior side lot line to a setback line parallel thereto.

“Building setback area, rear” means an area extending across the full width of the lot between the rear lot line and a setback line parallel thereto.

“Building setback area, side” means a building setback area between the side lot line and a line parallel thereto and extending from the front building setback area to the rear building setback area.

“Building setback area, street side” means an area extending from the required front building setback area or, where there is no required front building setback area, from the front lot line to the rear lot line, and from the side street lot line, or the existing or future side street right-of-way (whichever is greater) to a structural setback line parallel thereto.

“Building site” means the ground area of a building together with all open spaces required by this title.

“Carport” means a permanent roofed structure not completely enclosed to be used for vehicle parking.

“City” means the City of Hanford.

“Commercial vehicle” means a vehicle customarily used a part of a business for the transportation of goods or people.

“Commission” means the Planning Commission of the City of Hanford.

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“Conditional use” means a use that may locate within a zone only upon taking measures to address issues that may make the use detrimental to the public health, safety and welfare and will not impair the integrity and character of the zoned district.

“Conditional use permit (CUP)” means a discretionary entitlement which may be granted under the provisions of this title and which when granted authorizes a specific use to be made of a specific property, subject to compliance with all terms and conditions imposed on the entitlement.

“Construction commencement” means the start of construction of a substantial portion on-site and off-site structural improvements after a building permit has been issued.

“Council” means the City Council of the City of Hanford.

“County” means the County of Kings.

“Court” means an open, unoccupied space, other than a yard, unobstructed from ground to sky on the same lot with a building or buildings and which is bounded on two or more sides by the walls of a building.

“Days” means consecutive calendar days unless otherwise stated.

“Decibel (dB / dBA)” is a unit for describing the amplitude of sound, as it is heard by the human ear.

“Density” means the number of dwelling units per gross acre, unless otherwise stated, for residential uses.

“Density Bonus” means an increase in the allowable number of residences granted by the city or county in return for the project’s providing low- or moderate-income housing. A housing development that provides 20 percent of its units for lower-income households, ten percent of its units for very-low income households, or 50 percent of its units for seniors is entitled to a density bonus and other concessions (See California Government Code section 65915).

“Design” means the planning and engineering of the following: street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignment and grades thereof; location and size of all required easements and rights-of-way; fire roads and fire breaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; building, structures and improvements and other such specific physical requirements.

“Detached” means any building or structure that does not have a wall or roof in common with any other building or structure.

“Development” means any change or alteration of real property or its boundary lines, and including, without limitation, the placement or erection of any solid material, structure or improvement thereon; discharge or disposal of any dredged material or any gaseous liquid, solid or thermal waste; grading, removing, dredging, mining or extraction of any soil or materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition or alteration of the size of any structure including any facility of any

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private, public or municipal utility; and the removal of any major vegetation. As used in this title, “structure” includes but is not limited to any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. A “project,” as defined in Government Code Section 65931, is included with this definition.

“Development agreement” means a binding contract between a developer and a city or county establishing the conditions under which a particular development may occur. The local government “freezes” the regulations applicable to the site for an agreed upon period of time. (see California Government Code section 65864)

“Development permit” means a discretionary entitlement which may be granted under the provisions of this title and which when granted authorizes a specific use to be made of specific property, subject to compliance with all terms and conditions imposed on the entitlement.

“Display area” means the area of a building in a retail sales store used to display goods that are for sale.

“Driveway” means a permanently surfaced area providing direct access for vehicles between a street and a permitted off-street parking or loading area.

“Dwelling” or “Dwelling Unit” means a room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

“Easement” means a grant of property rights by the property owner to the public, or any specific person.

“Electric vehicle” means a vehicle that uses a plug-in battery to provide all or part of the motive power of the vehicle, including battery electric, plug-in hybrid electric, or plug-in fuel cell vehicle.

“Electric vehicle service equipment” means an electric component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles by permitting the transfer of electric energy to a battery or other storage device in an electric vehicle.

“Establishment” means land, buildings, rooms, space, and/or equipment necessary for conducting business.

“Façade” means the exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

“Family” is an individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind.

“Facility” means land, buildings, rooms, space, and/or equipment necessary for doing something.

“FAR (Floor Area Ratio)” is a measure of development intensity. FAR is the ratio of the floor area of a building to the area of its site. For instance, both a two-story building that covers an entire lot and a four-story building that covers 1/2 of a lot have a FAR of 2.

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“Fence” means a barrier surrounding or located upon a parcel of real property or a portion thereof and intended to prevent escape or intrusion therefrom or to identify a boundary identity, including without limitation, screened, solid (ninety percent (90%) or more closed to air, light and vision), open (fifty percent (50%) or more), or temporary and which may be constructed from wood, metal or masonry material or any combination thereof.

“Floor area” means the gross area included within the surrounding exterior finish wall surface of a building or portion thereof, exclusive of courtyards.

“Furniture” means the things placed in a room which equips it for living. This normally includes beds, tables, chairs, sofas, desks, and shelves. Home appliances, outdoor/patio furniture, wall cabinets, garage storage units and home furnishing accessories are excluded from the definition of furniture.

“Garage” means an enclosed building, or a portion of an enclosed building used for the parking of vehicles.

“General Plan” means a document adopted by the City Council containing statement of policies, including text and diagrams, setting forth objectives, principles, standards, and plan proposals, for the future physical development of the City of Hanford.

“Glare” means the effect produced by brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

“Grade” means the degree of rise or descent of a sloping surface.

“Grade, finished” means the final elevation of the ground surface after development.

“Grade, natural” means the elevation of the ground surface in its natural state before man-made alterations.

“Grading” means the stripping, cutting, filling, stockpiling of earth or land, including the land in its cut or filled condition.

“Gross acreage” means the total area within the lot lines of a lot or parcel of land before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel, and does not include adjacent lands already dedicated for such purposes.

“Hazardous waste” means either of the following:

1. A waste, or combination of wastes, which because of its quantity, concentration or physical, chemical or infectious characteristics may either:
 - a. Cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness, or
 - b. Pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed;
2. A waste which meets any of the criteria for the identification of a hazardous waste adopted by the State Department of Health Services pursuant to Health and Safety Code Section 25117 or any other federal, state or local law or regulation;
3. Resource Conservation and Recovery Act hazardous wastes;

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4. Unless expressly provided otherwise, the term “hazardous waste” shall be understood to also include extremely hazardous waste and acutely hazardous waste. (Health and Safety Code Section 25117.)

“Improvement” means any item which becomes part of, placed upon, or is affixed to real estate.

“Infill development site” means a parcel or group of parcels that make up a site that is vacant or underutilized and is surrounded by developed land or parcels on at least seventy-five (75) percent of its perimeter. Infill development sites include previously developed sites that may/will be redeveloped.

“Integrated shopping center” means a combination of three (3) or more business establishments permitted or conditional permitted in the zone district in which they are located where off-street parking, landscaping, lighting, or other features are developed, managed and maintained jointly.

“Kitchen” means any room, all or any part of which is designed and/or used for cooking and the preparation of food.

“Landscaping” means an area devoted to, or developed and maintained predominantly with, native or exotic plant materials including lawn, groundcover, trees, shrubs and other plant materials; artificial turf and other permeable surfaces; and also including accessory decorative outdoor landscape elements such as pools, fountains, paved or decorated surfaces (excluding driveways, parking, loading or storage areas), and sculptural elements.

“Land use” means a description of how land (real estate) is occupied or utilized.

“Loading Space” means an off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

“Lot” means a parcel, tract or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon. The classifications of lots are:

1. “Corner” means a lot located at the intersection of two or more streets at an angle of not more than one hundred thirty-five (135) degrees. If the angle is greater than one hundred thirty-five (135) degrees, the lot shall be considered an interior lot.
2. “Flag” means a lot having access or an easement to a public or private street by a narrow, private right-of-way.
3. “Interior” means a lot abutting only one street.
4. “Key” means a lot with a side line that abuts the rear line of any one or more adjoining lots.
5. “Reverse corner” means a corner lot, the rear of which abuts the side of another lot.
6. “Through” means a lot having frontage on two generally parallel streets, with only one primary access. (See “Illustration of Terms.”).

“Lot area” means the net horizontal area within bounding lot lines after dedication.

“Lot coverage” means the area of a lot covered by buildings excluding eaves, projecting balconies, ground-level paving, landscaping, and open recreational facilities.

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“Lot depth” is the horizontal distance between the midpoint of the front lot line and the midpoint of the rear lot line.

“Lot frontage” means the portion of the lot contiguous to the street.

“Lot line” means any boundary of a lot. The classifications of lot lines are:

1. “Front” means on an interior lot, the line separating the parcel from the street. On a corner lot, the shorter lot line abutting a street. (If the lot lines on a corner lot are equal in length, the front lot line shall be determined by the director). On a through lot, the lot line abutting the street providing the primary access to the lot.
2. “Interior” means any lot line not abutting a street.
3. “Rear” means a lot line, not intersecting a front lot line, which is most distant from and most closely parallel to the front lot line.

“Lot Width” means the horizontal distance between side lot lines, measured at the front setback line.

“Mall” means a large building or series of connected buildings containing a variety of retail stores, restaurants, and entertainment activities including, but not limited to, such activities as theaters, arcades, amusement rides, rock-climbing and other indoor recreation opportunities that serve a regional population.

“Median” means a paved or planted area separating a street or highway into two (2) or more lanes of opposite directions of travel.

“Nonconforming lot” means a lot, the area, frontage or dimensions of which do not conform to the provisions of this zoning code.

“Nonconforming structure” means a structure, lot or use which did conform to applicable laws when constructed or initiated, and which does not now conform to the provisions of this zoning code.

“Nonconforming use” means a use complying with applicable laws when established but which does not conform to the provisions of this zoning code.

“Open space” means any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Does not include area covered by buildings or accessory structures (except recreational structures), paved areas (except recreational facilities), proposed and existing public and private streets or driveways, and school sites.

“Open space, common usable” means recreational or leisure space for the shared use of residents of a multi-unit development with no dimension less than 20-feet and may include gardens, playgrounds, courtyards, swimming pools, sitting areas, court games, recreation rooms, exercise rooms or gyms, spas, community rooms, lawn/turf used for open play, ponds, fountains, atriums, picnic areas, rooftop gardens or green roofs, or similar uses or facilities.

“Overhang” means the part of a roof or wall that extends beyond the façade of a lower wall.

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“Overlay district” is a district established by this zoning code which may be applied to a lot or portion thereof only in combination with a base district.

“Parapet” means the extension of the main walls of a building above the roof level.

“Parcel” means a parcel of land under one ownership that has been legally subdivided or combined and is shown as a single parcel on the latest recorded map in the Kings County recorder’s office.

“Parking area” means any public or private land area designed and used for parking motor vehicles including parking lots, garages, private driveways, and legally designated areas of public streets.

“Parking lot” is an off-street, ground-level area, usually surfaced and improved, for the temporary storage of motor vehicles.

“Parking ratio” means the number of parking spaces provided per 1,000 square feet of floor area.

“Parking, shared” means a public or private parking area used jointly by two or more uses.

“Parking space” is the space marked for the parking of a motor vehicle within a public or private parking area.

“Parking structure or structured parking” means a multi-story car park (also called a parking garage or indoor parking) designed for car parking and where there are a number of floors or levels on which parking takes place.

“Parkway” means that portion of the public street right-of-way between the curb or curb line and the adjacent sidewalk or property line, as applicable, used for or which may be used for the purpose of planting and maintaining street trees, shrubs, hedges, or other plants. In some areas within the city, park strips may extend into a private property’s yard beyond the sidewalk. Park strips may be located on private property or may abut private property.

“Performance standards” means zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards may provide specific criteria to limit noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, or visual impact of a use.

“Permit” means a written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law, but not allowed without such authorization.

“Person” means any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, company, joint stock association, corporation, estate, trust, organization, business, business trust, public agency, school district, state of California, and its political subdivisions or instrumentalities, receiver, syndicate or any group or combination thereof, acting as a unit, including any trustee, receiver or assignee.

“Permitted use” means any use allowed in a land use zoning district and subject to the provisions applicable to that district.

“Planned unit development (PUD)” means the development of a parcel(s) or structure(s) with two or more different land uses such as, but not limited to a combination of residential, office,

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manufacturing, retail, public or entertainment in a single or physically integrated group of structures.

“Principal use” means the primary or predominate use of any lot, building or structure.

“Project” means the total development within the boundaries as defined on the development plan.

“Public right-of-way” means a strip of land acquired by reservation, dedication, prescription, voluntary purchase and sale, or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer and/or any other public uses.

“Recreational vehicle” means a vehicle or trailer capable of human habitation or designed or used for recreational camping or travel use, whether self-propelled or mounted on or drawn by another vehicle, or any structure inspected, approved and designated a recreational vehicle and bearing the insignia of the state of California or any other state or federal agency having the authority to approve recreational vehicles. RVs include, without limitation, any of the following: camp trailer, as defined by the California Vehicle Code Section 324; house car, as defined by California Vehicle Code Section 362; trailer coach, as defined by California Vehicle Code Section 635; mobile home, as defined by California Vehicle Code Section 396; bus, as defined by California Vehicle Code Section 233, whether altered or unaltered or for commercial or private use; boat, watercraft, and/or trailer for a boat or watercraft; trailers designed to carry persons, property or animals on its own structure and to be drawn by a motor vehicle; and recreational vehicle, as defined by the California Health and Safety Code Section 18010.

“Recycling” means the process by which waste products are reduced to raw materials and transformed into new reused or reconstructed products which meet the quality standards necessary to be used in the market place.

“Review authority” means the person, committee, commission or council responsible for the review and/or final action on a land use entitlement.

“Right-of-way” means a strip of land acquired by purchase, reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, and other similar uses.

“Rounding of quantities” means the consideration of distances, unit density, density bonus calculations, or other aspects of development or the physical environment expressed in numerical quantities which are fractions of whole numbers; the numbers are to be rounded to the nearest highest whole number when the fraction is .5 or more, and to the next lowest whole number when the fraction is .5, except as otherwise provided in this zoning code.

“Screened or screening” means shielded, concealed, and effectively hidden from view by a person standing at ground level on an abutting site, or outside the area, screened by a fence, wall, hedge, berm, or similar architectural or landscape feature that is at least 90% view obscuring.

“Setback” means the area between the setback line and property line.

“Setback line” is a line within a lot parallel to and measured from a corresponding lot line, forming the boundary of a required yard and governing the placement of structures and uses on the lot.

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“Sign” means any letter or symbol made of cloth, metal, paint, paper, wood or other material of any kind whatsoever placed for advertising, identification or other similar purposes on the ground or on any wall, post, fence, building, structure, vehicle or on any place whatsoever.

“Site” the land or area that is the subject of a development project or use, and may include more than one lot or parcel.

“Site area” means the net horizontal area included within the boundary lines of a site, not including the area within the established right-of-way of a public street, future public street, or railroad, or any other area dedicated or to be dedicated for a public use.

“Site plan” means a plan, prepared to scale, showing accurately and with complete dimensioning all of the buildings, structures, and uses and the exact manner of development proposed for a specific parcel of land.

“Slope” means the degree of deviation of a surface from the horizontal, usually expressed in percentage or degrees.

“Solar facilities” means the airspace over a parcel that provides access for solar energy system to absorb energy from the sun.

“Specific plan” means a plan consisting of text, maps and other documents and exhibits regulating development within a defined area of the city, consistent with the General Plan and the provisions of Government Code Section 65450 et seq.

“Story” means that portion of a building included between the surface of any floor and the surface of any floor next above it, or if there be no floor above it, then the space between such floor and ceiling next above it.

“Street” means any public or private thoroughfare with a width of twenty feet (20’) or more which affords a primary means of access to abutting property.

“Street, private” means a street in private ownership, not dedicated as a public street, which provides the principal means of vehicular access to a property and not to be construed to mean driveways, alleys, or parking areas.

“Street, public” is a street owned and maintained by the City, the County, or the State. The term includes streets offered for dedication which have been improved or for which a bonded improvement agreement is in effect.

“Structural Alterations” means any change in the supporting members of a structure such as the bearing walls or partitions, columns, beams, or girders.

“Structure” means anything constructed or built. An edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

“Structure, accessory” means a subordinate building which is incidental and not attached to the main building or use on the same lot. If an accessory building is attached to the main building or if the roof is a continuation of the main building roof, the accessory building shall be considered an addition to the main building. Includes structures regardless of whether a Building Permit is required, including, but not limited to, enclosed and unenclosed patios, barns, guesthouses, second dwelling units, garages, carports, storage buildings/sheds, trellis, gazebos, decks, and real or artificial rockscapes.

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“Structure, temporary” means a structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

“Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

“Temporary structure” is a structure without any foundation or footings, and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

“Temporary use” means a use established for a designated period of time, with the intent to discontinue the use at the end of the designated time period.

“Traffic safety sight area” means a space that is set aside on a corner lot in which all visual obstructions, such as structures and plantings, which inhibit visibility and thus cause a hazard to traffic and pedestrian safety are prohibited.

“Transient basis” means a continuous period of two (2) weeks or less.

“Underutilized land” means land with a structure or structures that occupy only a small portion of the land and is being used significantly below its potential use.

“Use” means the purpose (type or extent) for which land or a building is arranged, designed or intended or for which either land or a structure is occupied or maintained.

“Use initiation” means the implementation of a use on a parcel or occupancy of a structure, or construction of substantial site improvements after a building permit has been issued, subject to determination by the director.

“Use, accessory” means a use which is incidental to, and customarily associated with, a specified principal use and which meets the applicable conditions set forth in this ordinance.

“Use, allowed” means a use listed by the regulation of any particular district as a permitted use within that district and permitted therein as a matter of right when conducted in accord with the regulations established by this Ordinance.

“Use, conditional” means a use listed by the regulations of any particular district as a conditional use within that district and allowable therein, solely on a discretionary and conditional basis, subject to development/design review or to a Conditional Use Permit, and to all other regulations established by this Code.

“Use, principal” means a use which fulfills a primary function of a household, establishment, institution, or other entity.

“Use, temporary” means a use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

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“Variance” means a discretionary entitlement which permits the departure from the strict application of the development standards contained in this zoning code.

“Vehicle” means self-propelled device by which persons or property may be moved upon a highway, excepting a device moved by human power or used exclusively upon stationary rails or tracks.

“Wildlands” means any area of land that is essentially unimproved, in a natural state of hydrology, vegetation and animal life, and not under cultivation.

“Yard” means an open space that lies between the principal or accessory building or buildings and the nearest lot line.

“Zero Lot Line” means the location of a building on a lot in such a manner that one or more of the building’s sides rest directly on a lot line.

“Zoning certificate of occupancy” means a permit issued by the community development department which allows the occupancy of a structure which conforms to all applicable provisions of this chapter and any and all conditions or requirements issued by the city or any of its departments, or by any other federal, state or local agency or body.

“Zoning district” means a portion of the city within which certain uses of land and structures are defined, and regulations are specified.