

AGENDA
PLANNING COMMISSION
of the
CITY OF HANFORD

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

Approve Minutes of the April 25, 2017 Meeting

PUBLIC HEARING

1. **VARIANCE No. 2017-02**, a request to deviate from the standards of the Municipal Code Section 17.56.090 (A) to exceed signage allowances on the primary and secondary frontage for a hotel in the C-H Highway Commercial Zone District. The project is located at 1589 Glendale Avenue (APN 011-060-059).
2. **MUNICIPAL CODE AMENDMENT No. 2017-02**, is a request by the City of Hanford to amend the Hanford Zoning Ordinance Title 17, specifically Chapter 17.08 amending Table 17.08.030 adding commercial medical cannabis uses as conditional uses in the I-H (Heavy Industrial) zone and add Chapter 17.69 Cannabis Related Uses and Activity to further regulate cannabis land uses.

GENERAL BUSINESS

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

DIRECTOR'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: 6/13/2017	AGENDA SECTION:
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SUBJECT:

Approve Minutes of the April 25, 2017 Meeting

RECOMMENDATION:

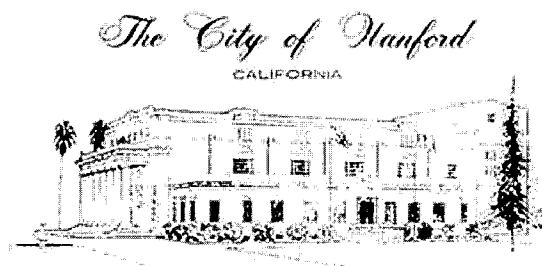
Approve the minutes of the April 25, 2017 meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

PC Min 4-25-17



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

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

CALL TO ORDER

Vice-Chairman PADEN 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	
Savino Perico		Present	
Angel Vee Galvan		Present	

INVOCATION

The invocation was provided by Commissioner HAM.

FLAG SALUTE

Commissioner PERICO led the flag salute.

PUBLIC COMMENT

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

None.

CONSENT CALENDAR

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

Approve the Minutes of the March 28, 2017 Meeting

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

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

PUBLIC HEARING

- 1. RECONSIDERATION OF TENTATIVE PARCEL MAP NO. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be rezoned "R-1-6" Low-Density Residential. The project has previously been recommended for approval by the Planning Commission to the City Council, the request is to amend the conditions of approval to allow Tentative Parcel Map No. 2016-02 to record prior to Unit I of Tentative Tract 918. The project requires a recommendation to certify Mitigated Negative Declaration No. 2016-06 for the project. The project is located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041).**

Vice-Chairman PADEN opened the Public Hearing at 7:04 p.m. and called for the Staff Report.

Associate Planner de Silva presented the Staff Report and recommended that the Planning Commission recommend certification of Mitigated Negative Declaration No. 2016-06 and adoption of Amended Resolution 2017-08, recommending approval of Tentative Parcel Map No. 2016-02 to the City Council.

Commissioner HAM requested corrections to the Assessor's Parcel Numbers listed in the Staff Report. These were noted by staff.

Vice-Chairman PADEN opened Public Comment.

FAVOR

Jim Robinson, with San Joaquin Valley Homes, thanked staff for reconsidering this map and offered to answer any questions.

OPPOSED

None.

Vice-Chairman PADEN closed the Public Hearing at 7:11 p.m. and called for a motion.

Motion by Commissioner HAM, seconded by Commissioner NAHAL that the Planning Commission recommend certification of Mitigated Negative Declaration No. 2016-06 for the project to the City Council.
Motion carried by the following roll call vote:

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

ABSTAIN: Commissioners NONE
 ABSENT: Commissioners JOHNSTON

Motion by Commissioner PERICO, seconded by Commissioner DOUGLAS, to adopt Amended Resolution No. 2017-08, recommending approval of Tentative Parcel Map No. 2016-02 to the City Council. Motion carried by the following roll call vote:

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

- 2. Conditional Use Permit No. 2016-05: a request to construct an ammonia distribution facility in the Kings Industrial Park. The request includes the development of a 4,000 square-foot building on site, anhydrous ammonia tanks, and aqua ammonia tanks. The project requires adoption of Mitigated Negative Declaration No. 2017-03 for the project. The project is located west of Crown Avenue and north of Industry Avenue (APN 018-242-040) within the Kings Industrial Park.**

Vice-Chairman PADEN opened the Public Hearing at 7:12 p.m. and called for the Staff Report. Associate Planner de Silva presented the Staff Report, and recommended approval of the project.

Vice-Chairman PADEN opened Public Comment:

FAVOR

Tom Jansen, Vice President of Safety and Compliance for Airgas Specialty Products, thanked staff and invited questions.

OPPOSED

None.

Following Public Comment, Mr. Jansen and Deputy City Engineer Lisa Dock answered questions from the Commissioners.

Vice-Chairman PADEN closed the Public Hearing at 7:30 p.m. and called for a motion.

Motion by Commissioner HAM, seconded by Commissioner NAHAL to adopt Mitigated Negative Declaration No. 2017-03 for the project to the City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner HAM, seconded by Commissioner NAHAL, to adopt Resolution 2017-09, approving Conditional Use Permit No. 2016-05. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

Community Development Director Mata reminded the Commissioners of the May 10, 2017 Joint Meeting with City Council to discuss cannabis. They plan to have a draft ordinance at that meeting.

She announced that the General Plan was adopted by City Council. It will be available online. Each of the Commissioners would also like a hard copy. Once the Zoning Ordinance is adopted, it will also be available online.

Director Mata reminded the Commissioners that when they have questions for someone in the audience, they need to ask them to come to the microphone, so they can be heard on the audio recordings.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner HAM shared that High Speed Rail will have a meeting May 9, 2017, 5:00 p.m., in the Civic Auditorium.

Deputy City Engineer Lisa Dock informed the Commission of street construction beginning May 5, 2017, on 11th Ave. Traffic will be open to major streets. Some residential side streets will be closed. Parking lot construction at Sixth and Douty will begin approximately May 10-15.

Commissioner PADEN inquired about some underground work going in around Costco and was informed by Director Mata that it is for the new Taco Bell.

ADJOURNMENT

Vice-Chair PADEN adjourned the meeting at 7:37 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 6/13/2017	AGENDA SECTION: 1
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SUBJECT:

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

See attached staff report.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - Variance No. 2017-02
 Resolution No. 2017-10
 Exhibit A - Proposed Home2Suites signage
 Exhibit B - VAR 2014-03 Staff Report
 Exhibit C - VAR 2014-03 Signed Reso. 2015-02
 Exhibit D - Applicant's Variance Justification
 Exhibit E - Notice of Exemption

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: June 13, 2017

PROJECT: VARIANCE No. 2017-02, a request to deviate from the standards of the Municipal Code Section 17.56.090 (A) to exceed signage allowances on the primary and secondary frontages for a hotel in the C-H Highway Commercial Zone District.

LOCATION: The project is located at 1589 Glendale Avenue (APN 011-060-059).

PROJECT PLANNER: Gabrielle de Silva, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2017-10 approving Variance No. 2017-02.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2017-10 approving Variance No. 2017-02.

PROJECT DESCRIPTION

The project is a request for a variance by Jayantilal M. Patel, in order to deviate from the standards of the Municipal Code Section 17.56.090 (A) to exceed the signage allowance for the primary and secondary frontages of the Home2Suites hotel, located at 1589 Glendale Avenue.

The applicant requests the following signage, as shown in **Exhibit A**.

BACKGROUND INFORMATION

The project site is designated by the General Plan as Highway Commercial and is zoned C-H Highway Commercial. In 2014, a variance was granted by the Planning Commission for the construction of the hotel to exceed the floor area ratio (FAR) and story allowance prescribed by the 2002 Municipal Code.

A copy of the staff report and resolution are attached for the Commission's review as **Exhibit B** and **Exhibit C**.

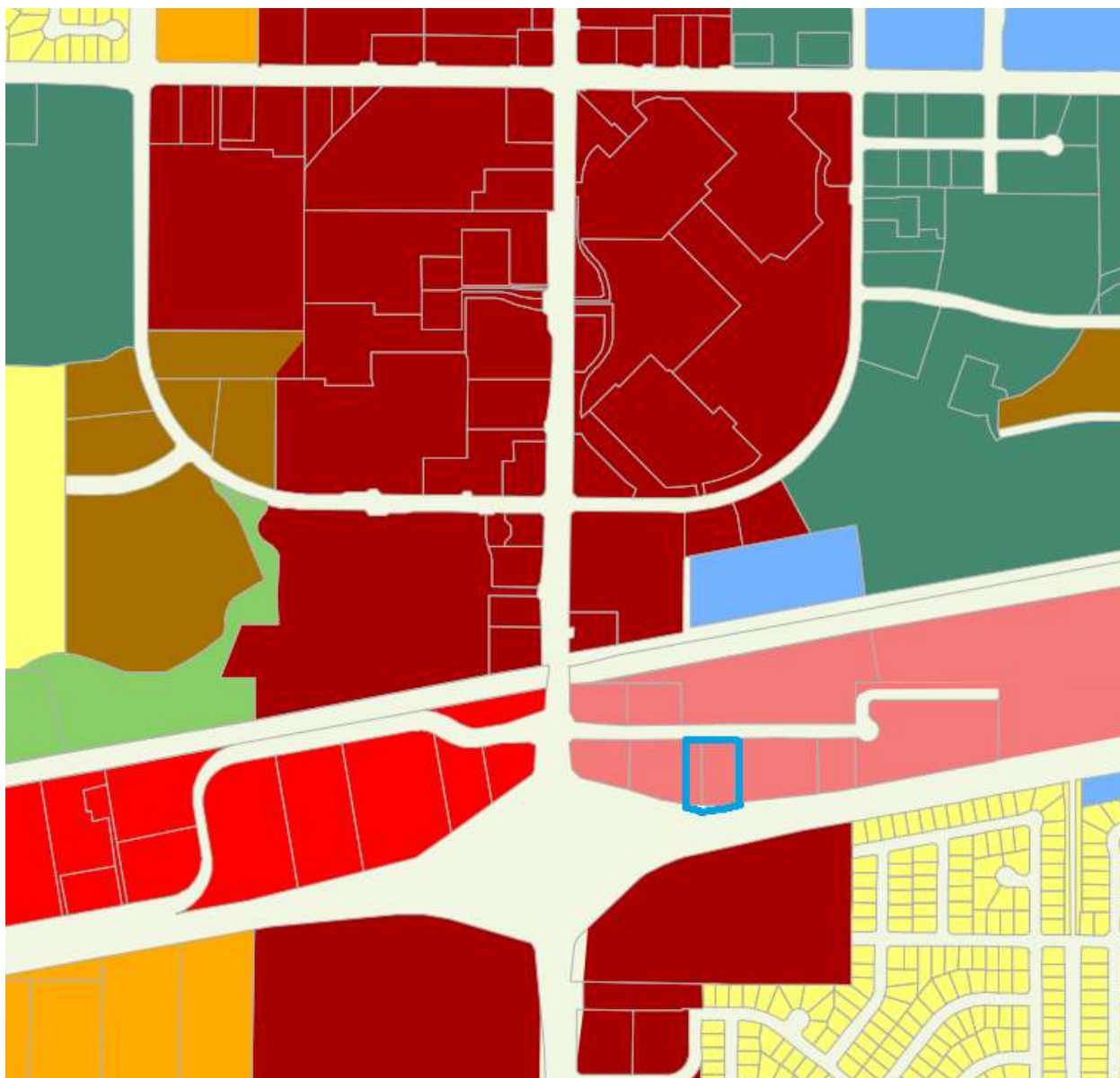
PROJECT EVALUATION

The project site is designated by the General Plan as Highway Commercial and is zoned C-H.

Figure 1:
General Plan Designation
(Highway Commercial)



Figure 2:
Zoning Designation
(C-H)



The Municipal Code Section 17.56.090 (A) permits the following for permanent building and freestanding signage:

Table 1:
Municipal Code Section 17.56.090(A) Excerpt

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.

Analysis: According to the HMC Section 17.56.080 B, “the building frontage shall be the building façade in which main customer access is provided to the establishment.” Therefore, since the building’s main customer access is from the west, this would be the building’s frontage. However, signs 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. The south building façade, which faces State Route 198, will be considered the primary frontage for the purpose of maximizing sign size. Therefore, the east, north, and west building frontages become secondary frontages.

Table 2:
Sign Allowance and Requests

Direction	Frontage	Lineal Frontage	Maximum Sign Area Permitted	Requested Sign Area
North	Secondary	66 feet	66 square feet	169.5 square feet
South	Primary	72 feet	144 square feet	169.5 square feet
East	Secondary	192 feet	192 square feet	140 square feet
West	Secondary	192 feet	192 square feet	95.6 square feet

The applicant is requesting to exceed the primary frontage sign allowance by 25.5 square feet, from the allowable 144 square feet to 169.5 square feet along the south building façade, which fronts State Route 198. Additionally, the applicant is requesting to exceed the sign allowance for the secondary frontage on the north façade along Glendale Avenue. The applicant is requesting a 169.5-square foot sign on the north building frontage, which exceeds the allowable sign area by 103.5 square feet. The sign proposed on the east and west secondary frontages meets the allowable signage permitted by the Municipal Code.

The applicant also proposes a monument sign for the hotel. The monument sign proposed is 29.5 square feet per face. The sign is four feet tall by seven feet-and-4.375 inches wide. Freestanding signs are permitted to be a maximum of 40 square feet per face in the C-H district. The applicant's proposal does not exceed the sign maximum permitted. The freestanding sign proposed is five feet in height (measured from grade, in accordance with Section 17.56.080 D. 2). Signs up to five feet in height are required to be set back five feet from the property line.

The applicant's variance justification is attached as **Exhibit D**.

FINDINGS FOR APPROVAL

Pursuant to Section 17.84.050 of the Hanford Municipal Code, seven findings must be made before approval of the variance application.

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

Analysis: That the special circumstance applicable to this project is the mass of the building. The Home2Suites hotel building is one of the tallest buildings in Hanford. The building is four stories high and reaches 53 feet and ten inches at the highest portion of the building, and 48 feet two inches at the top of the parapet. The signage proposed is consistent with the scale of the building.

2. That 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;

Analysis: The variance is necessary for signage visibility, in comparison to the mass of the building. The Home2Suites hotel building is one of the tallest buildings in Hanford. The building is four stories high and reaches 53 feet and ten inches at the highest portion of the building and 48 feet two inches at the top of the parapet. The signage proposed is consistent with the scale of the building.

3. That 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.

Analysis: There is no evidence to support that approval of the sign variance would be detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity. On the contrary, adequate signage may assist individuals in

reaching their destination without missing their entrance and having to turn back around, thus reducing vehicle miles traveled.

4. That 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;

Analysis: Approval of the variance will not constitute a special privilege, as the surrounding buildings within the vicinity are not comparable in relation to size or mass. Due to the size and mass of the building, additional signage is requested to improve visibility of the site from each direction.

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

Analysis: The variance is a request to deviate from the requirements of the sign ordinance, Section 17.56 of the Hanford Municipal Code. The use of a hotel is a permitted use in the C-H Highway Commercial Zone District.

6. That the variance is consistent with the purposes of this title.

Analysis: The purpose of Section 17.84 Variances and Minor Deviations allows for deviations from the standards required by the Hanford Municipal Code, because special circumstances are 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. The special circumstance applicable to this project is the mass of the building. The Home2Suites hotel building is one of the tallest buildings in Hanford. The building is four stories high and reaches 53 feet and ten inches at the highest portion of the building and 48 feet two inches at the top of the parapet. The signage proposed is consistent with the scale of the building.

7. That the variance will be consistent with the General Plan.

ANALYSIS: This application has been reviewed in regard to Hanford's General Plan, and it has been determined that the additional signage meets the intent of the goals, policies, and objectives of the General Plan.

ENVIRONMENTAL ASSESSMENT

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

PUBLIC COMMENTS

Noticing of the variance was published in the newspaper on June 2, 2017 and mailed to property owners within 500 ft. of the project site on June 1, 2017. The Community Development Department has not received comments on the project as of the preparation of this report.

CONDITIONS OF APPROVAL

Conditions of Approval have been addressed in Resolution No. 2017-10.

Owner/Applicant

Jayantilal M. Patel
140 South Court
Alamo, CA 94507

RESOLUTION NO. 2017-10

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
APPROVING VARIANCE NO. 2017-02, A REQUEST TO DEVIATE FROM THE
STANDARDS OF THE MUNICIPAL CODE SECTION 17.56.090 (A) TO EXCEED
SIGNAGE ALLOWANCES ON THE PRIMARY AND SECONDARY FRONTAGE FOR A
HOTEL IN THE C-H HIGHWAY COMMERCIAL ZONE DISTRICT. THE PROJECT IS
LOCATED AT 1589 GLENDALE AVENUE (APN 011-060-059)**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on June 13, 2017, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, on June 13, 2017, the Planning Commission of the City of Hanford conducted a public hearing in accordance with Section 17.70.070 of the Hanford Municipal Code pertaining to Variance No. 2017-02, a request to deviate from the standards of the Municipal Code Section 17.56.090 (A) to exceed signage allowances on the primary and secondary frontage for a hotel in the C-H Highway Commercial Zone District. The project is located at 1589 Glendale Avenue (APN 011-060-059); and

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

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of June 13, 2017; and,

WHEREAS, Section 15311(a) of the California Environmental Quality Act Guidelines categorically exempts "Accessory Structures," such as signs, from Environmental Review; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing on June 13, 2017, the Planning Commission hereby is able to make the following findings, as required pursuant to Section 17.84.050 of the Zoning Ordinance:

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

Analysis: That the special circumstance applicable to this project is the mass of the building. The Home2Suites hotel building is one of the tallest buildings in Hanford. The building is four stories high and reaches 53 feet and ten inches at the highest portion of the building, and 48 feet two inches at the top of the parapet. The signage proposed is consistent with the scale of the building.

2. That 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;

Analysis: The variance is necessary for signage visibility, in comparison to the mass of the building. The Home2Suites hotel building is one of the tallest buildings in Hanford. The building is four stories high and reaches 53 feet and ten inches at the highest portion of the building and 48 feet two inches at the top of the parapet. The signage proposed is consistent with the scale of the building.

3. That 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.

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

4. That 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;

Analysis: Approval of the variance will not constitute a special privilege, as the surrounding buildings within the vicinity are not comparable in relation to size or mass. Due to the size and mass of the building, additional signage is requested to improve visibility of the site from each direction.

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

Analysis: The variance is a request to deviate from the requirements of the sign ordinance, Section 17.56 of the Hanford Municipal Code. The use of a hotel is a permitted use in the C-H Highway Commercial Zone District.

6. That the variance is consistent with the purposes of this title.

Analysis: The purpose of Section 17.84 Variances and Minor Deviations allows for deviations from the standards required by the Hanford Municipal Code, because special circumstances are 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. The special circumstance applicable to this project is the mass of the building. The Home2Suites hotel building is one of the tallest buildings in Hanford. The building is four stories high and reaches 53 feet and ten inches at the highest portion of the building and 48 feet two inches at the top of the parapet. The signage proposed is consistent with the scale of the building.

7. That the variance will be consistent with the General Plan.

ANALYSIS: This application has been reviewed in regard to Hanford's General Plan, and it has been determined that the additional signage meets the intent of the goals, policies, and objectives of the General Plan.

THEREFORE, BE IT RESOLVED that Variance No. 2017-02, a request to deviate from the standards of the Municipal Code Section 17.56.090 (A) to exceed signage allowances on the primary and secondary frontages for a hotel in the C-H Highway Commercial Zone District, be approved according to the following conditions:

ADMINISTRATION DEPARTMENT

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

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

PLANNING DEPARTMENT

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

1. That approval of this project does not exempt compliance with all other applicable sections of the Zoning Ordinance, Building Code, Public Works Improvement Standards, fees, or other City ordinances.

Variance No. 2017-02
 Resolution No. 2017-10
 Page 4 of 6

2. That the applicant must submit an application for a sign permit to the Community Development Department for approval (fee required).
3. That signage is limited to that shown in **Exhibit A** and located as shown in **Exhibit B**.

BUILDING DEPARTMENT

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

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

EXPIRATION (Section 17.70.240)

That this Variance becomes null and void two years after the date of approval, unless prior to expiration, 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, or the use for which the permit was approved has commenced. If a use for which a permit was approved has commenced and then is later abandoned for a continuous period of one year, the permit shall expire and become null and void. 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 year. The Planning Commission may grant up to a total of three one-year extensions.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 13th day of June 2017, by the following vote:

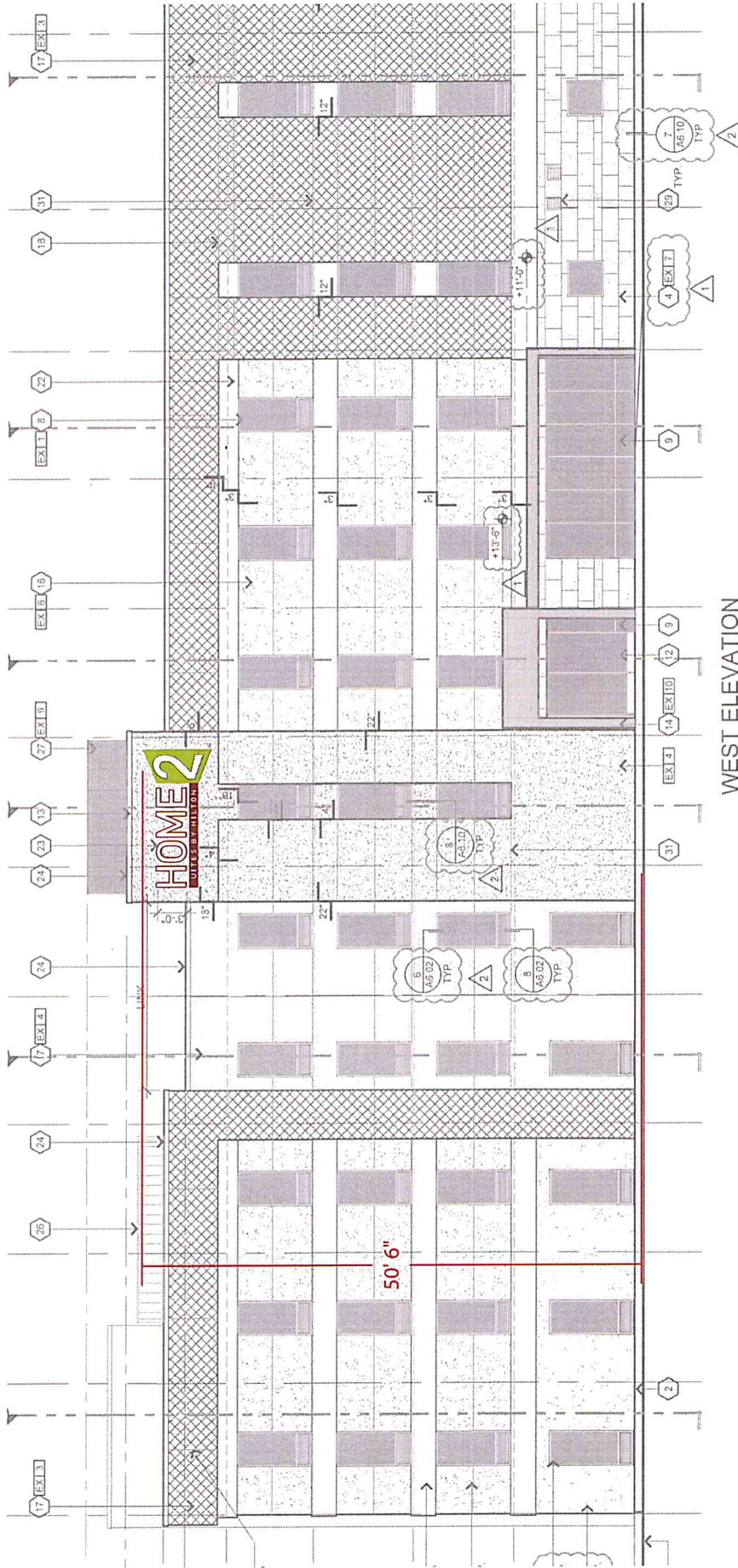
AYES: Commissioners
 NOES: Commissioners
 ABSTAIN: Commissioners
 ABSENT: Commissioners

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the **13th day of June 2017**.

Darlene R. Mata, Secretary

Variance No. 2017-02
Resolution No. 2017-10
Page 5 of 6

Exhibit A:
Signage



Scale: 1/16"=1'

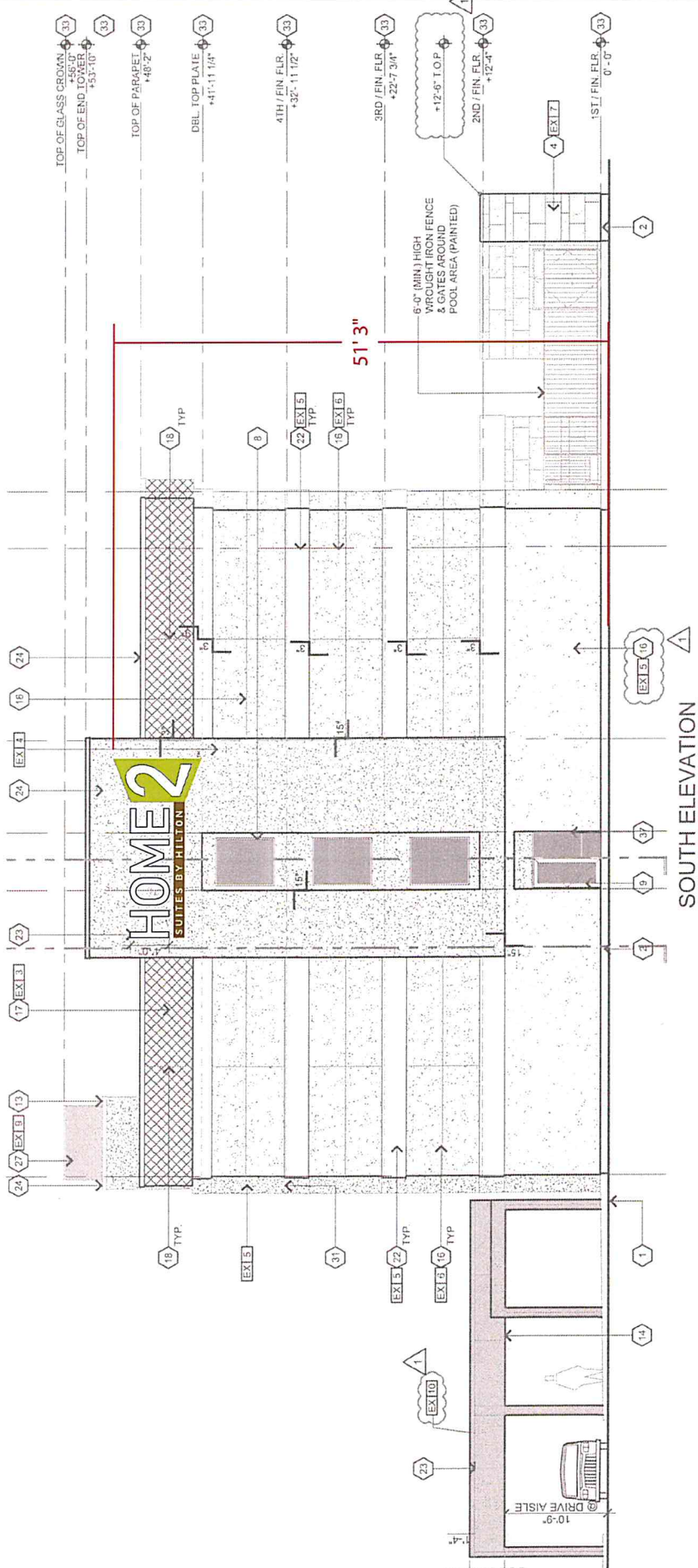
WEST ELEVATION

CLIENT APPROVAL

AUTHORIZED SIGNATURE DATE

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SIGN GROUP
1 Tremco Drive, Terryville, CT 06786
phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com

Print History	Date	Description	Title	Home 2 Suites	Sign Type	H2-CL36-W
4946BR	3/15/16		City/State	Hanford, CA	Location	West
			Customer	Home 2 Suites	Size	6' 10" x 14' 0" (95.6 sq ft)
			Acct Exec.	AC	Description	Home 2 Channel Letterset w/ Sign Boxes
			Quote	33705		
			Line	1		



CLIENT APPROVAL

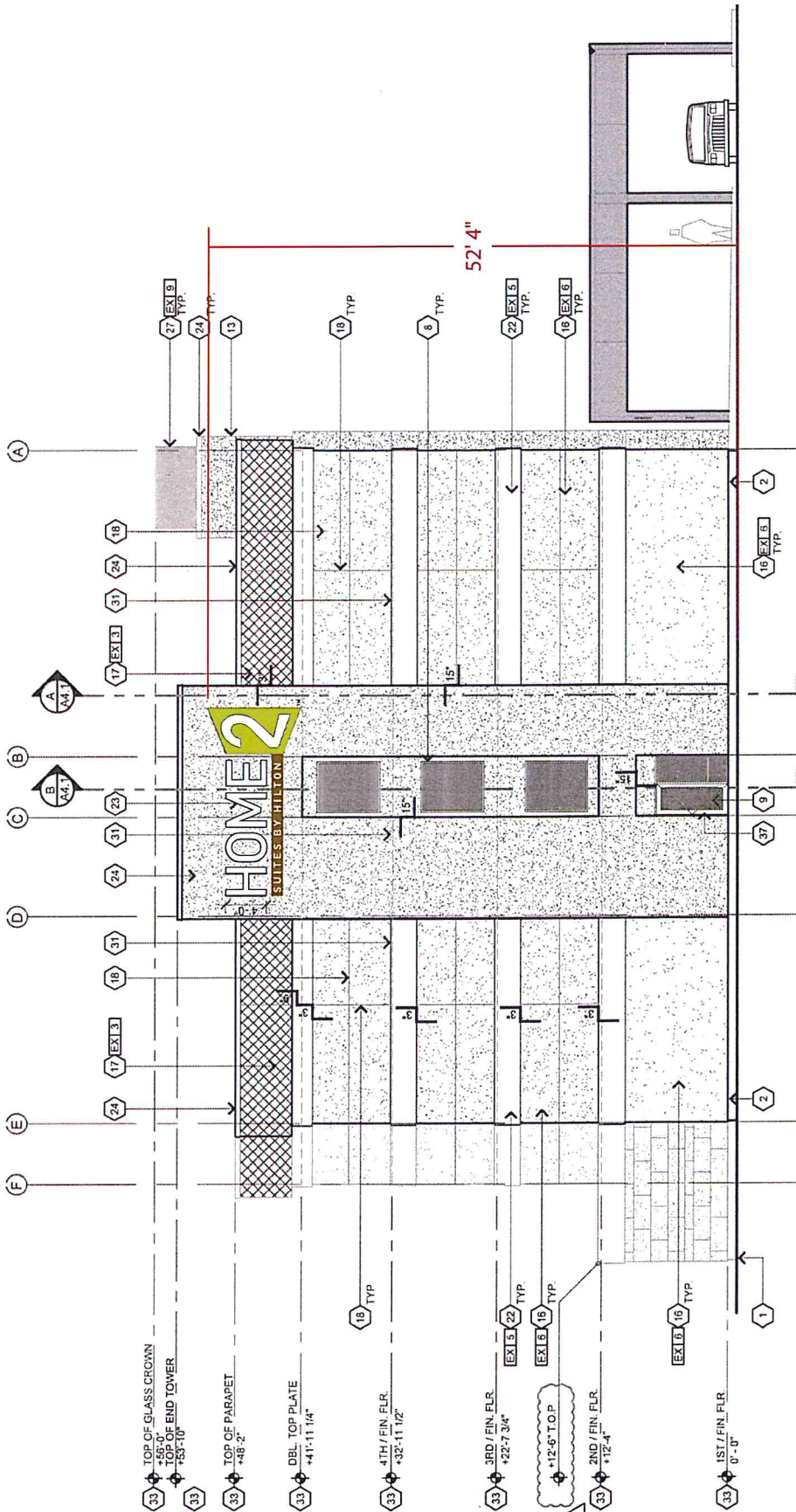
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Print History	Date	Description	Title	Home 2 Suites	Sign Type	H2-CL48-W
4947BR	3/15/16		City/State	Hanford, CA	Location	South
4947GG-2	3/15/17		Customer	Home 2 Suites	Size	9' 1.3" x 18' 8" (169.5 sq ft)
			Acct Exec.	AC	Description	Home 2 Channel Letterset w/ Sign Boxes
			Quote	33705		
			Line	2		

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Scale: 1/16"=1'

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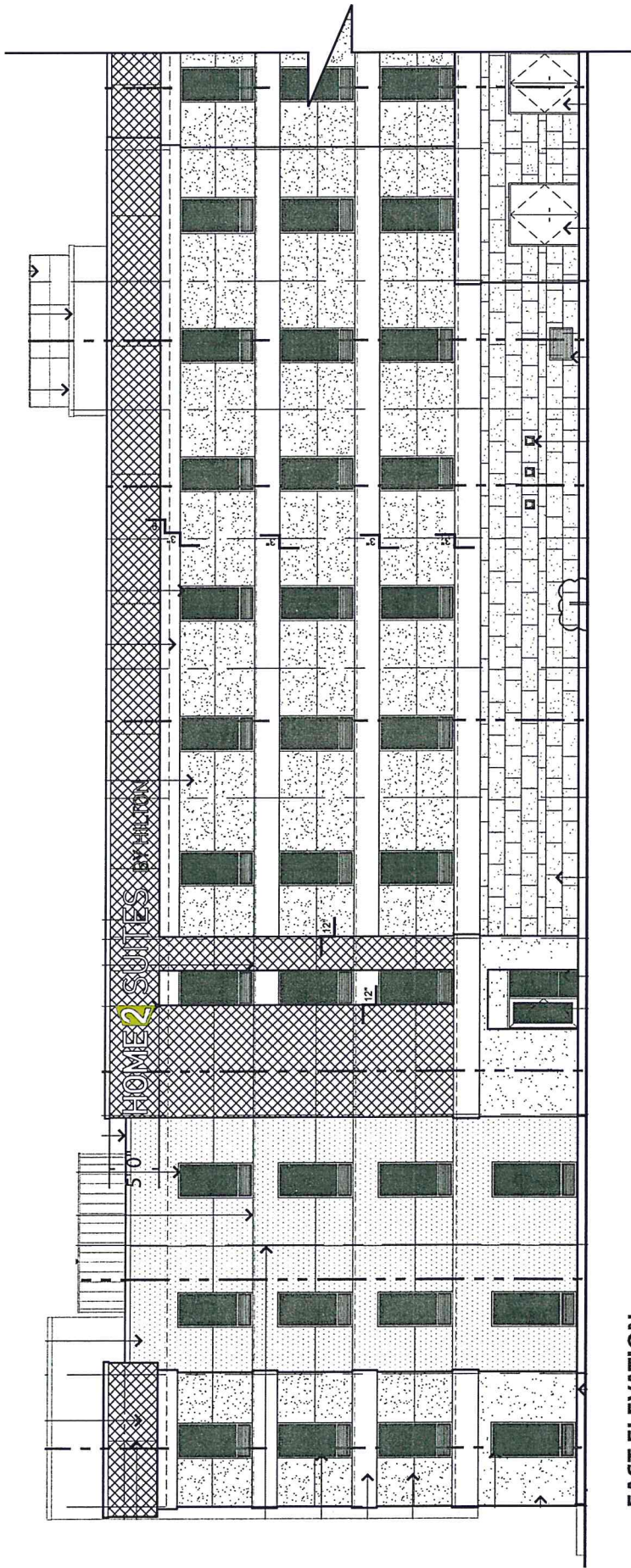
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phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com

Print History	Date	Description	Title	Home 2 Suites	Sign Type	H2-CL48-W
4949BR	3/15/16		City/State	Hanford, CA	Location	North
4949GG-2	5/23/17		Customer	Home 2 Suites	Size	9' 1.3" x 18' 8" (169.5 sq ft)
			Acct Exec.	AC	Description	Home 2 Channel Letterset w/ Sign Boxes
			Quote	33705		
			Line	4		

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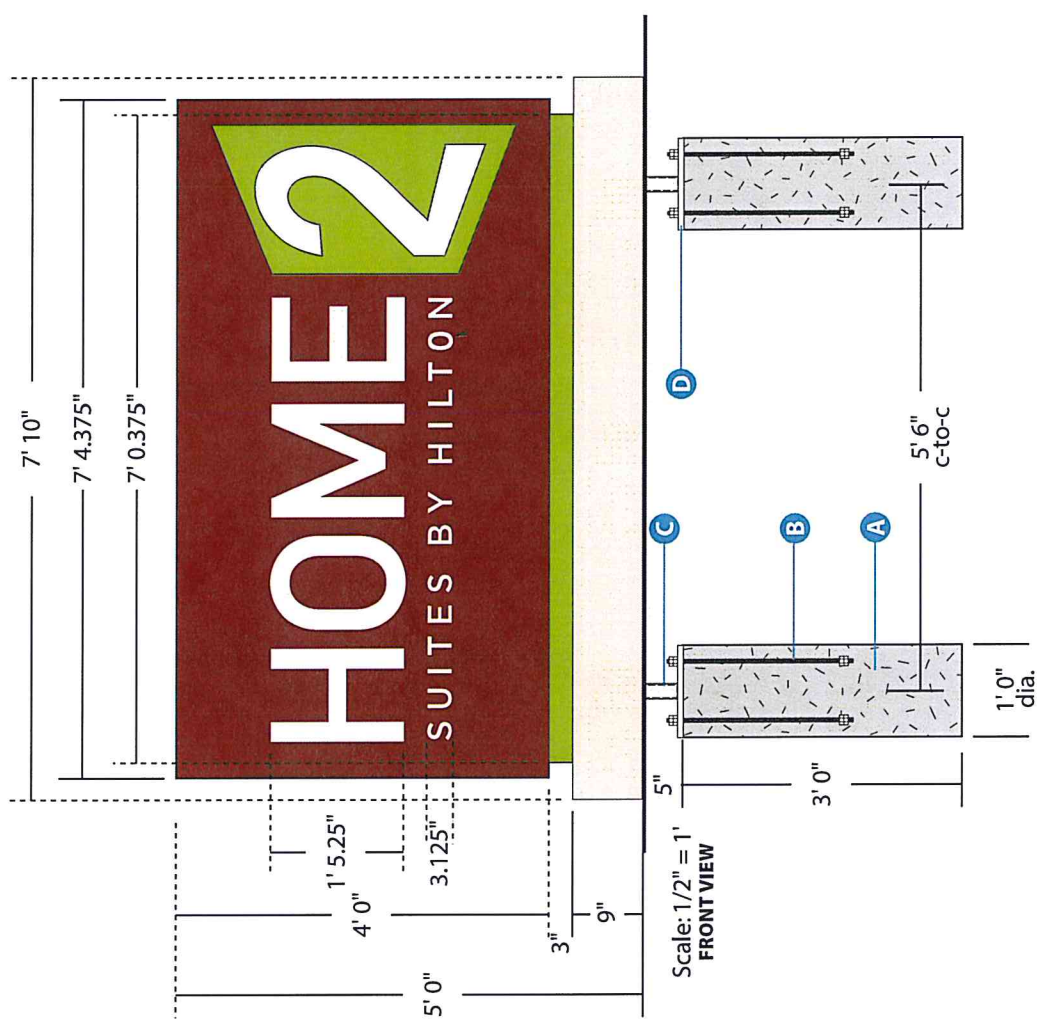


EAST ELEVATION
SCALE: 1/16" = 1' 0"
FRONTAGE: 195' 0"

CLIENT APPROVAL

AUTHORIZED SIGNATURE	DATE
LAURETANO SIGN GROUP	
1 Tremco Drive, Terryville, CT 06786 phone: 860.582.0233 fax: 860.583.0949 signs@lauretano.com www.lauretano.com	

Print History	Date	Description	Title	Home 2 Suites	Sign Type	H2-CL30L-W
9087GG	3/15/17		City/State	Hanford, CA	Location	East Elevation
9087GG-2	3/15/17		Customer	Home 2 Suites	Size	4' 1.2" x 34' 1.4" (140 sq ft)
			Acct Exec.	AC	Description	Home 2 Channel Letterset
			Quote	33705		
			Line	12		



Scale: 1/2" = 1'
FRONT VIEW

Scale: 1/2" = 1'
SIDE VIEW

POLE/FOOTING

- A** (2) 1' 0" dia. x 3' 0" deep concrete, #3000 mix
- B** (8) 1/2" x 2' 0" anchor bolts
- C** (2) 2" x 3" x .125" thk. wall steel tube supports
- D** (2) 12" x 12" x 3/4" thk. steel baseplates

CLIENT APPROVAL

AUTHORIZED SIGNATURE DATE

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phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com

Print History	Date	Description	Title	Home 2 Suites	Sign Type	H2-30M
4951BR	3/15/16		City/State	Hanford, CA	Location	Refer to site plan
4951GG-2	5/23/17		Customer	Home 2 Suites	Size	4' 0" x 7' 4.375" (29.5 sq. ft.)
			Acct Exec.	AC	Description	OAH: 5' 0"
			Quote	33705	Installation Method	DFI Monument
			Line	6	Baseplate	
					Volts	120
					Amps	2.5
					UL FILE NO.	E70436

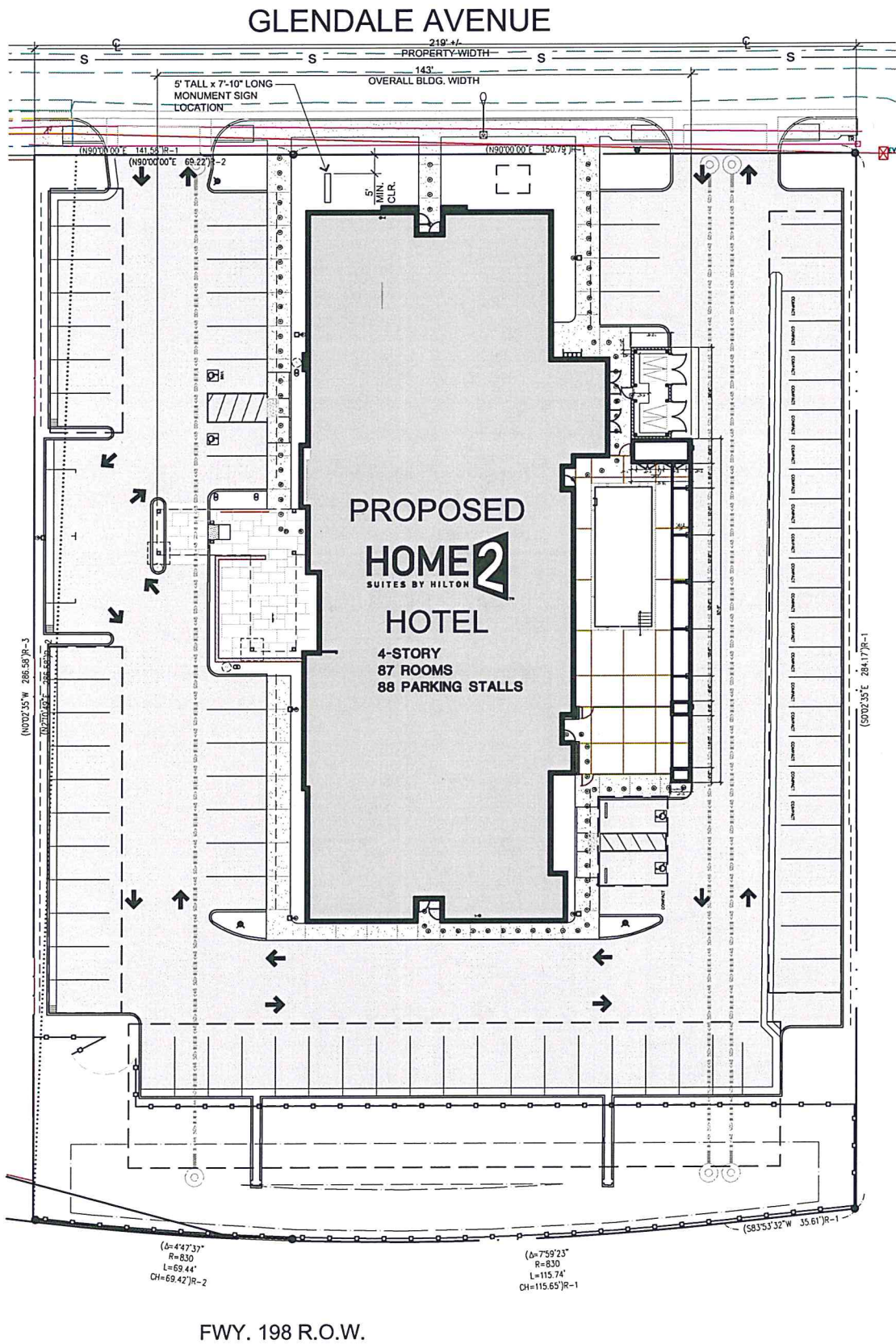
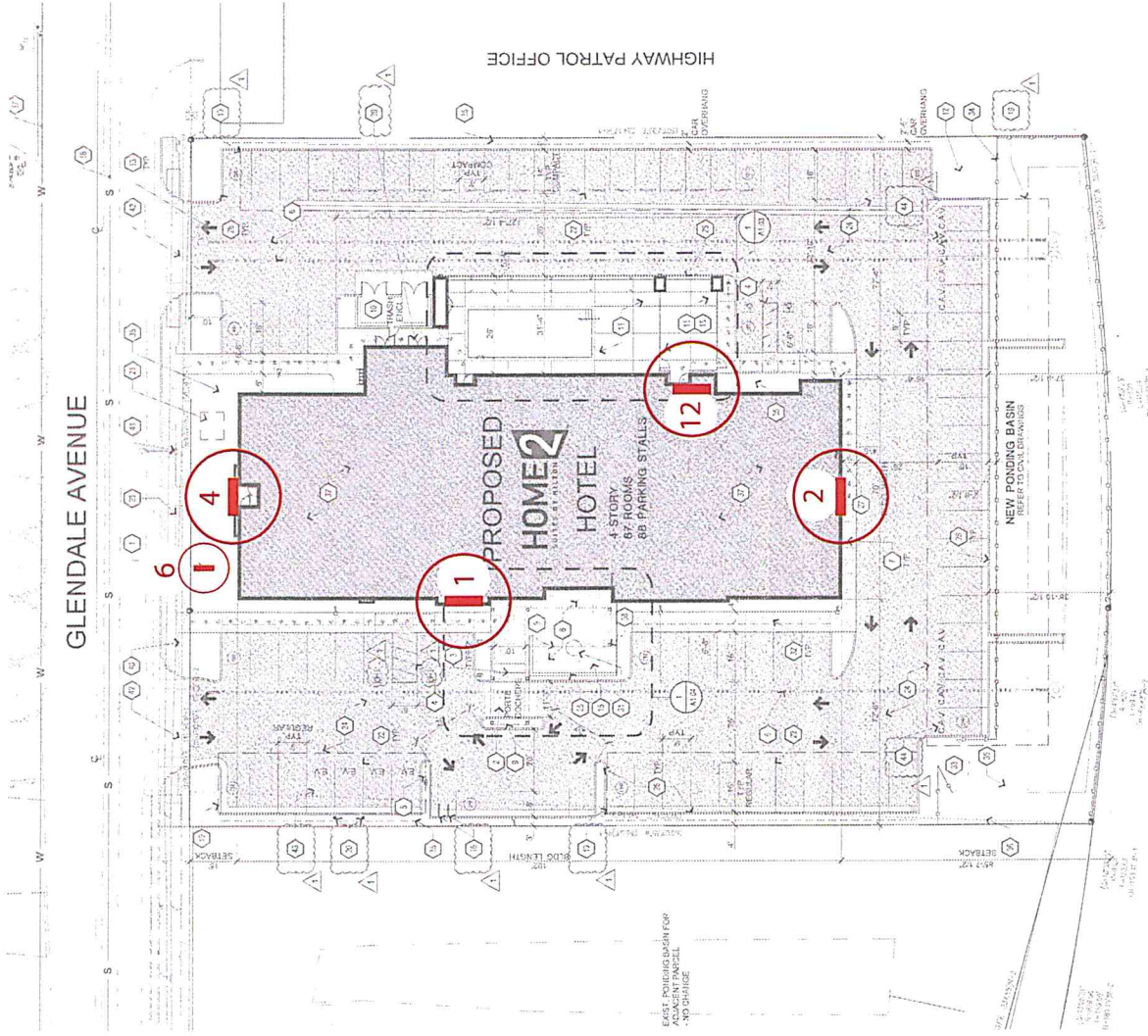


Exhibit B:
Signage Location

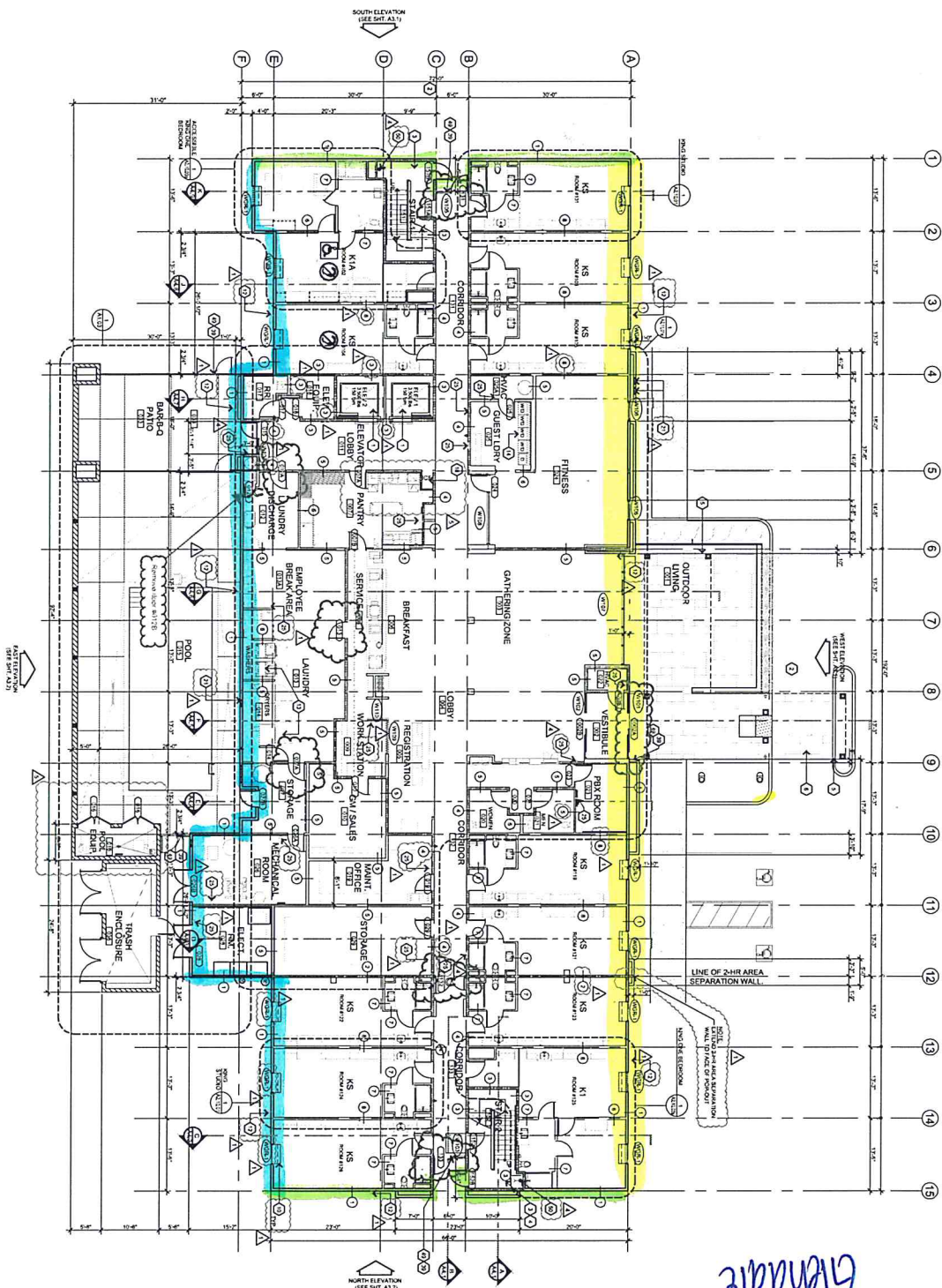


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Print History	Date	Description	Title	Site Plan
4952BR	3/15/16		Home 2 Suites City/State Hanford, CA	
4952GG-2	3/15/17		Customer Home 2 Suites	
			Acct Exec. AC	
			Quote 33705	
			Line 1-6	

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198



Glendale

1 OVERALL FIRST FLOOR PLAN

FIRE RATING LEGEND

SYMBOLS LEGEND

NOTE:
1. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
2. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
3. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.

MARK DESCRIPTION
WALL, FLOOR, CEILING, ROOF, etc.
WALL, FLOOR, CEILING, ROOF, etc.
WALL, FLOOR, CEILING, ROOF, etc.

- 1. THE BUILDING SHALL BE DESIGNED TO RESIST FIRE FOR A MINIMUM OF TWO HOURS.
- 2. THE BUILDING SHALL BE DESIGNED TO RESIST FIRE FOR A MINIMUM OF TWO HOURS.
- 3. THE BUILDING SHALL BE DESIGNED TO RESIST FIRE FOR A MINIMUM OF TWO HOURS.
- 4. THE BUILDING SHALL BE DESIGNED TO RESIST FIRE FOR A MINIMUM OF TWO HOURS.
- 5. THE BUILDING SHALL BE DESIGNED TO RESIST FIRE FOR A MINIMUM OF TWO HOURS.
- 6. THE BUILDING SHALL BE DESIGNED TO RESIST FIRE FOR A MINIMUM OF TWO HOURS.
- 7. THE BUILDING SHALL BE DESIGNED TO RESIST FIRE FOR A MINIMUM OF TWO HOURS.
- 8. THE BUILDING SHALL BE DESIGNED TO RESIST FIRE FOR A MINIMUM OF TWO HOURS.
- 9. THE BUILDING SHALL BE DESIGNED TO RESIST FIRE FOR A MINIMUM OF TWO HOURS.
- 10. THE BUILDING SHALL BE DESIGNED TO RESIST FIRE FOR A MINIMUM OF TWO HOURS.
- 11. THE BUILDING SHALL BE DESIGNED TO RESIST FIRE FOR A MINIMUM OF TWO HOURS.
- 12. THE BUILDING SHALL BE DESIGNED TO RESIST FIRE FOR A MINIMUM OF TWO HOURS.
- 13. THE BUILDING SHALL BE DESIGNED TO RESIST FIRE FOR A MINIMUM OF TWO HOURS.
- 14. THE BUILDING SHALL BE DESIGNED TO RESIST FIRE FOR A MINIMUM OF TWO HOURS.
- 15. THE BUILDING SHALL BE DESIGNED TO RESIST FIRE FOR A MINIMUM OF TWO HOURS.
- 16. THE BUILDING SHALL BE DESIGNED TO RESIST FIRE FOR A MINIMUM OF TWO HOURS.
- 17. THE BUILDING SHALL BE DESIGNED TO RESIST FIRE FOR A MINIMUM OF TWO HOURS.
- 18. THE BUILDING SHALL BE DESIGNED TO RESIST FIRE FOR A MINIMUM OF TWO HOURS.
- 19. THE BUILDING SHALL BE DESIGNED TO RESIST FIRE FOR A MINIMUM OF TWO HOURS.
- 20. THE BUILDING SHALL BE DESIGNED TO RESIST FIRE FOR A MINIMUM OF TWO HOURS.

R.E. Davidson, Inc.
ARCHITECTS
1987
7400 HOLLY LANE, SUITE 200
FARMERS, CA 94731
TEL: (925) 461-1111
WWW.REDAVIDSON.COM

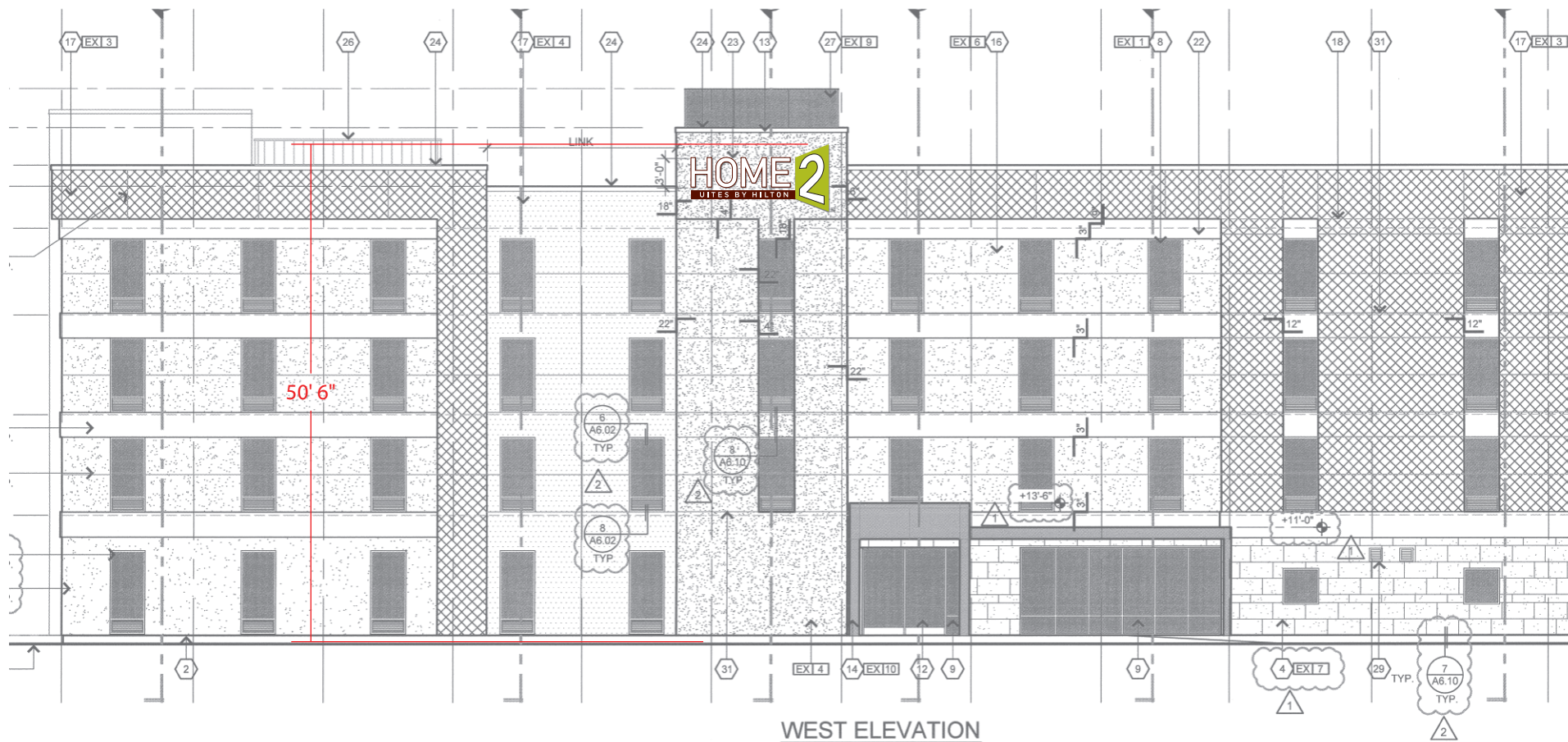
**FOR:
AMAND HOSPITALITY, LLC**

**PROPOSED
HOTEL SUITES
1000 10TH AVE.
FARMERS, CA**

**FINAL DESIGN PLANS
11/1/2015**

**- LEVEL 1 -
COORDINATION
FLOOR PLAN**

A2.1.01



Scale: 1/16"=1'

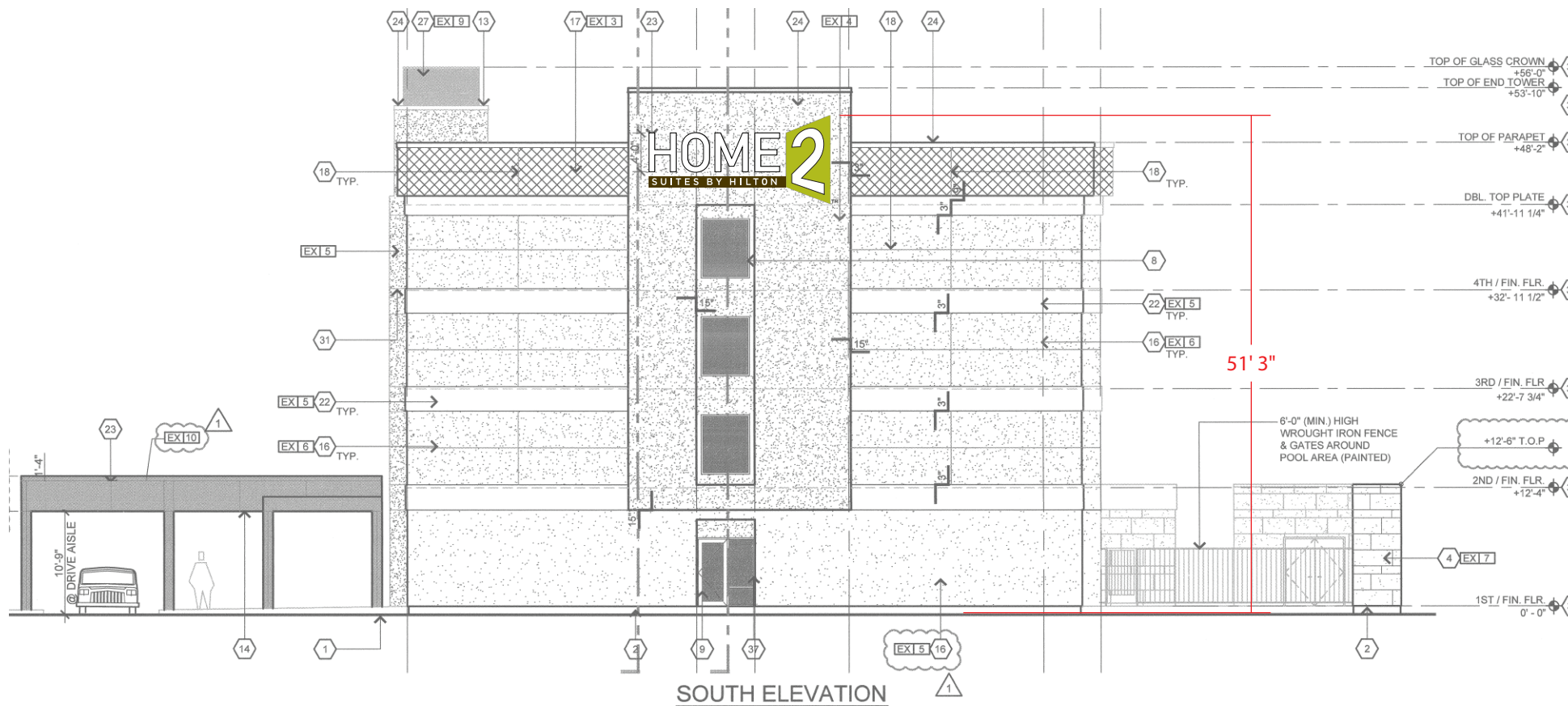
CLIENT APPROVAL

AUTHORIZED SIGNATURE DATE

LAURETANO
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 signs@lauretano.com www.lauretano.com

Print History	Date	Description	Title	Home 2 Suites	Sign Type	H2-CL36-W
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			Customer	Home 2 Suites	Size	6' 10" x 14' 0" (95.6 sq ft)
			Acct Exec.	AC	Description	Home 2 Channel Letterset w/ Sign Boxes
			Quote	33705		
			Line	1		



CLIENT APPROVAL

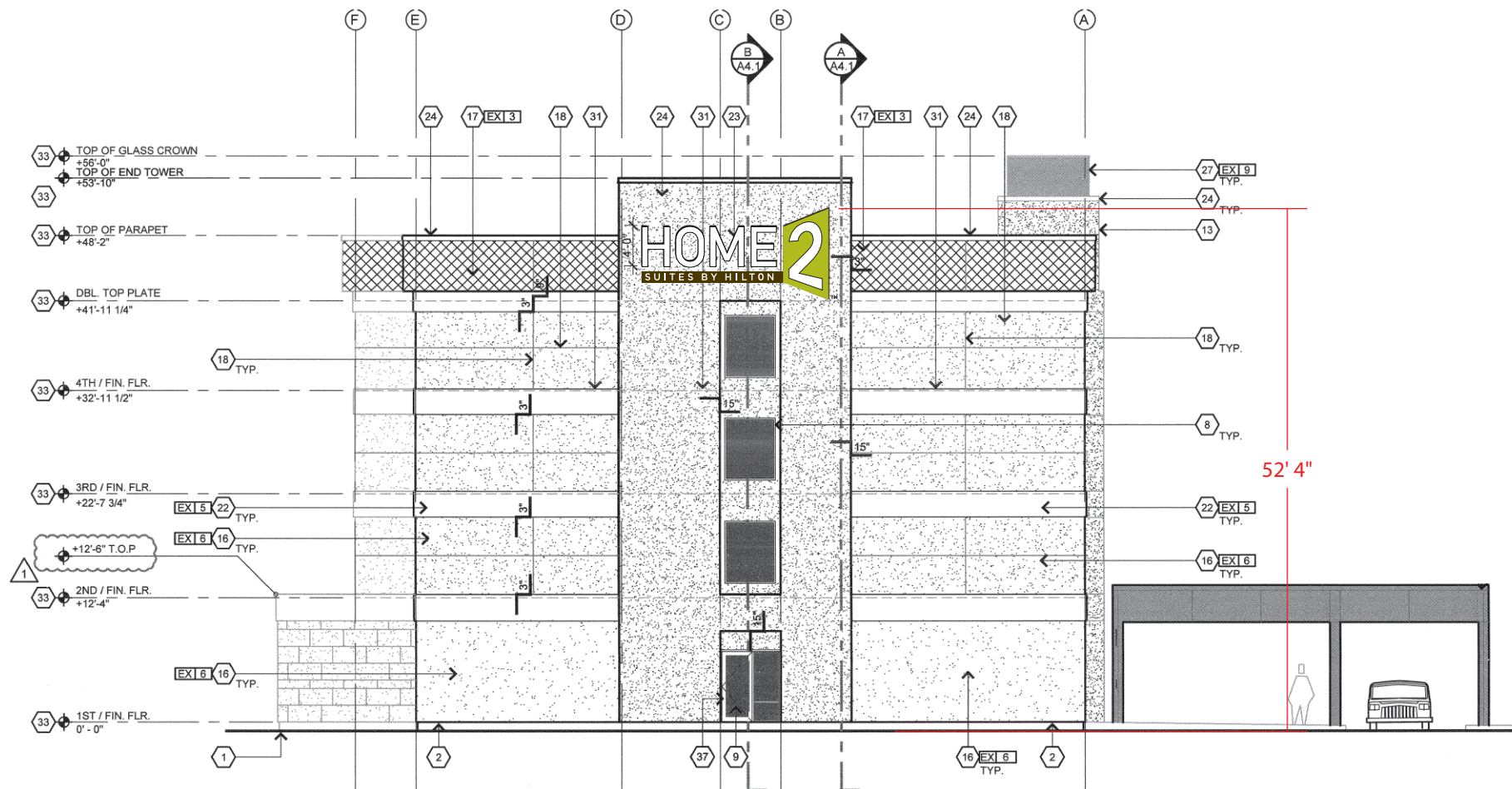
AUTHORIZED SIGNATURE

DA1

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			Acct Exec.	AC	Description	Home 2 Channel Letterset w/ Sign Boxes
			Quote	33705		
			Line	2		



Scale: 1/16"=1'

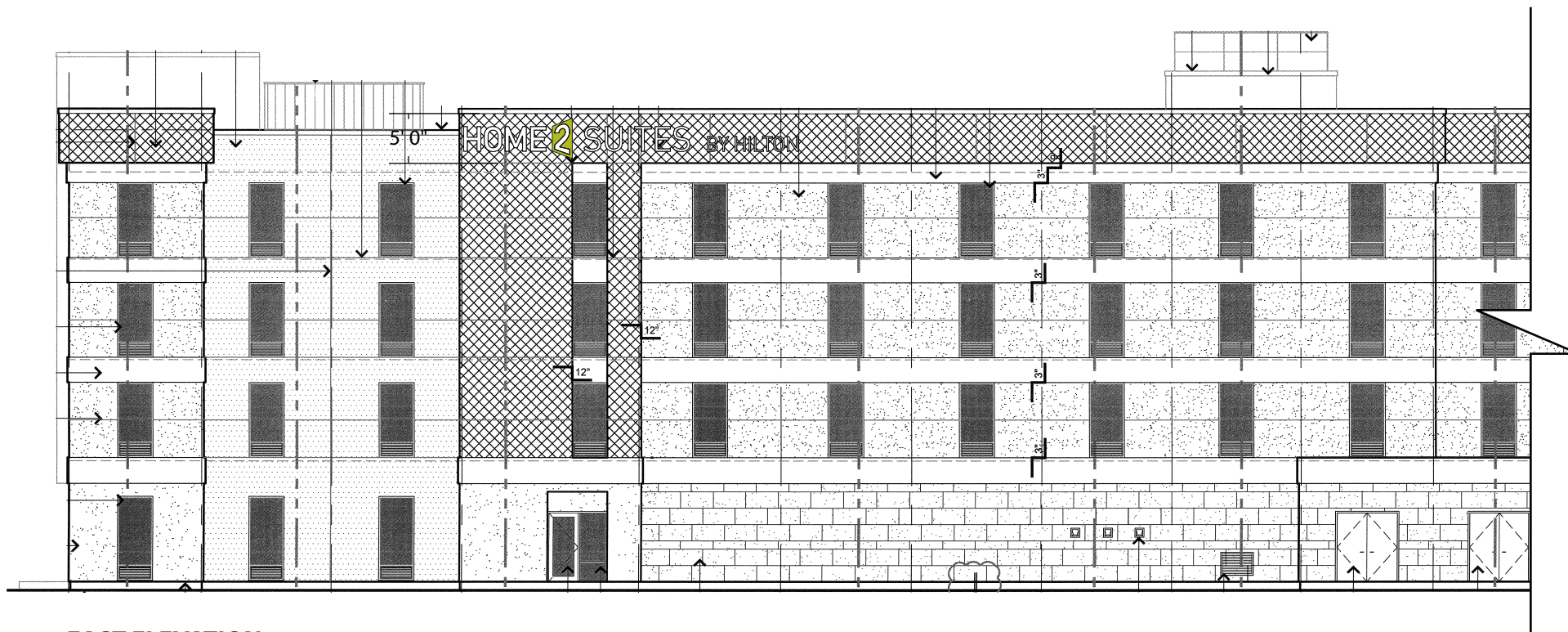
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Print History	Date	Description	Title	Home 2 Suites	Sign Type	H2-CL48-W
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4949GG-2	5/23/17		Customer	Home 2 Suites	Size	9' 1.3" x 18' 8" (169.5 sq ft)
			Acct Exec.	AC	Description	Home 2 Channel Letterset w/ Sign Boxes
			Quote	33705		
			Line	4		



EAST ELEVATION
SCALE: 1/16" = 1' 0"
FRONTAGE: 195' 0"

CLIENT APPROVAL

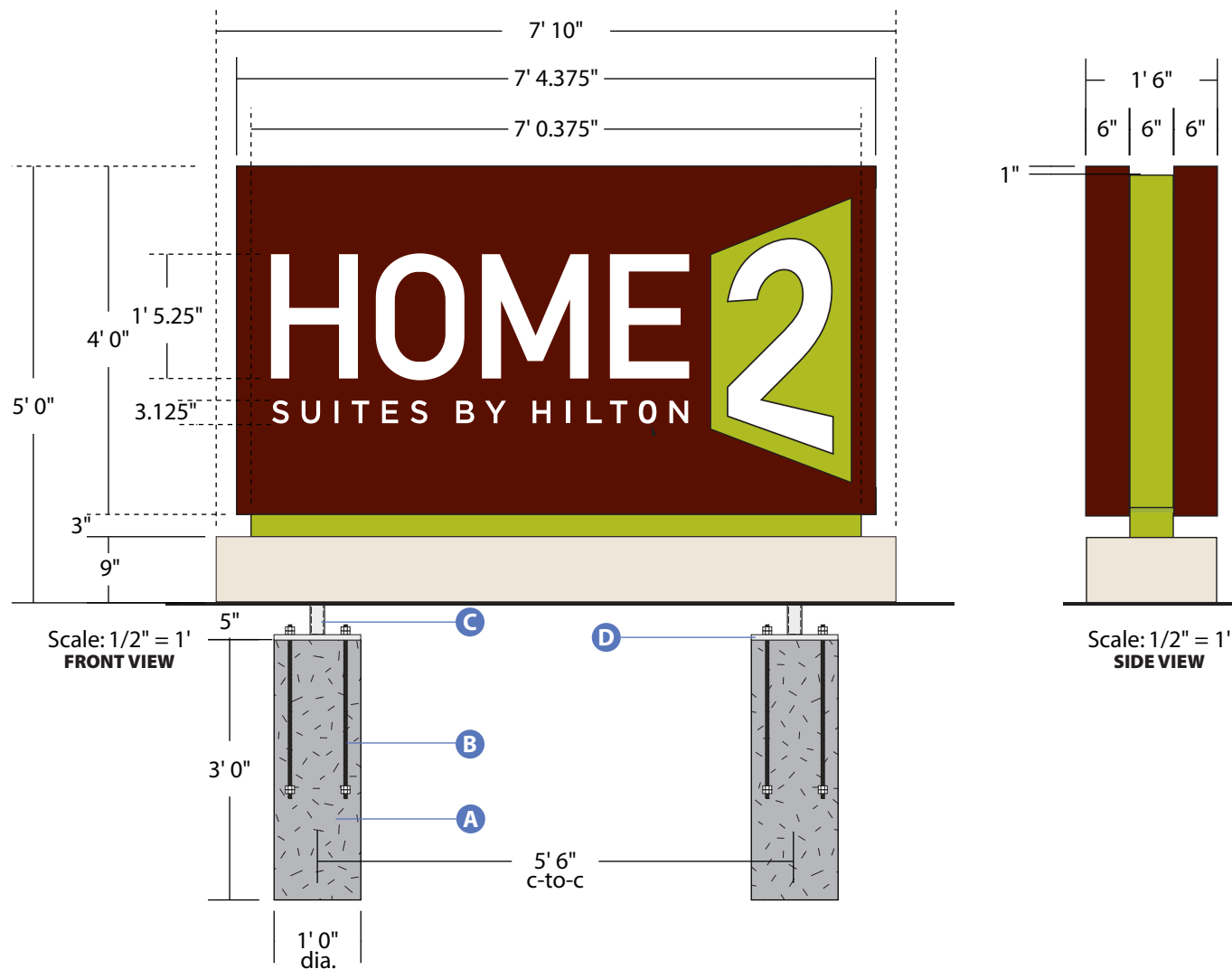
AUTHORIZED SIGNATURE

DATE

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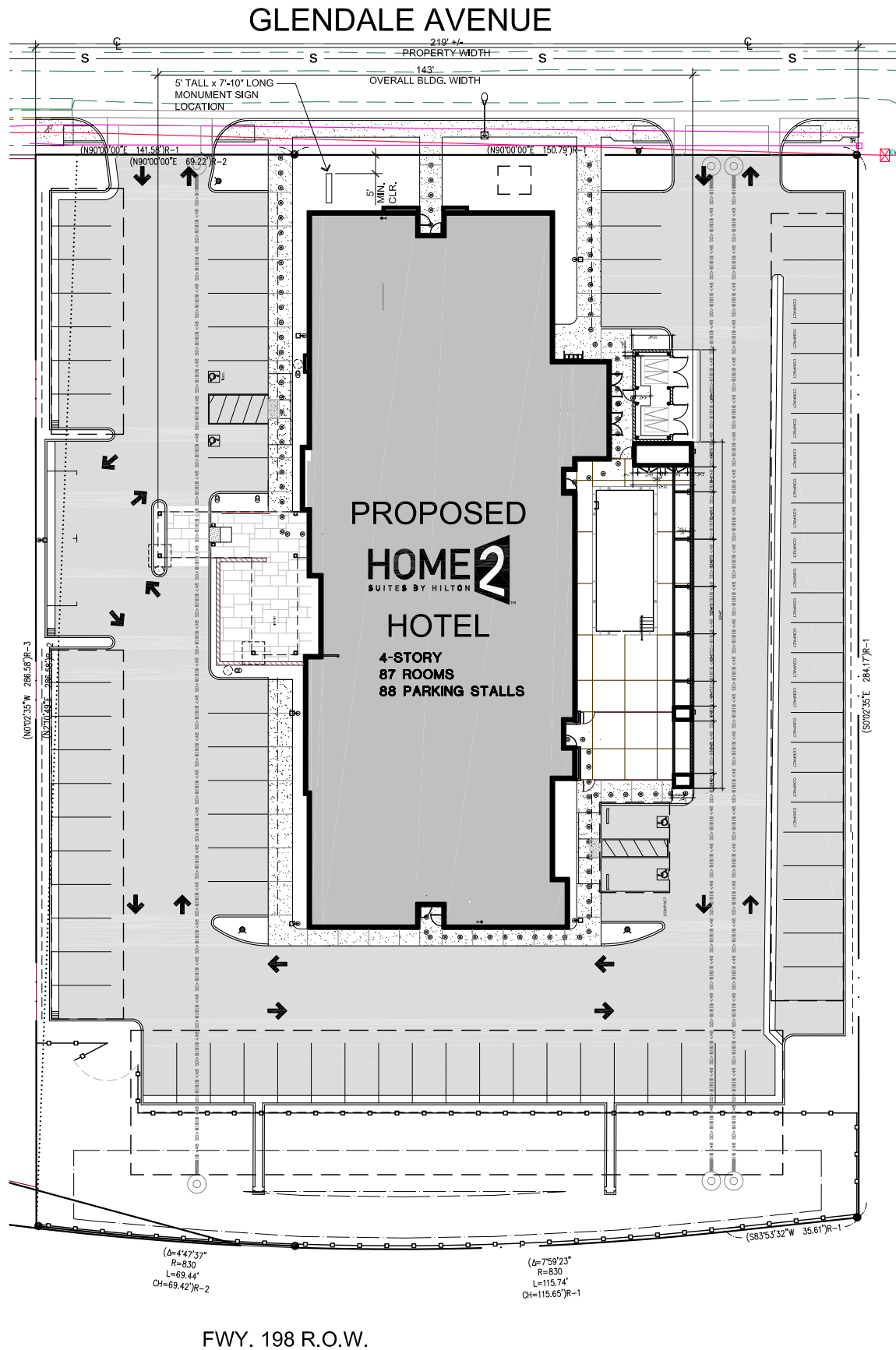
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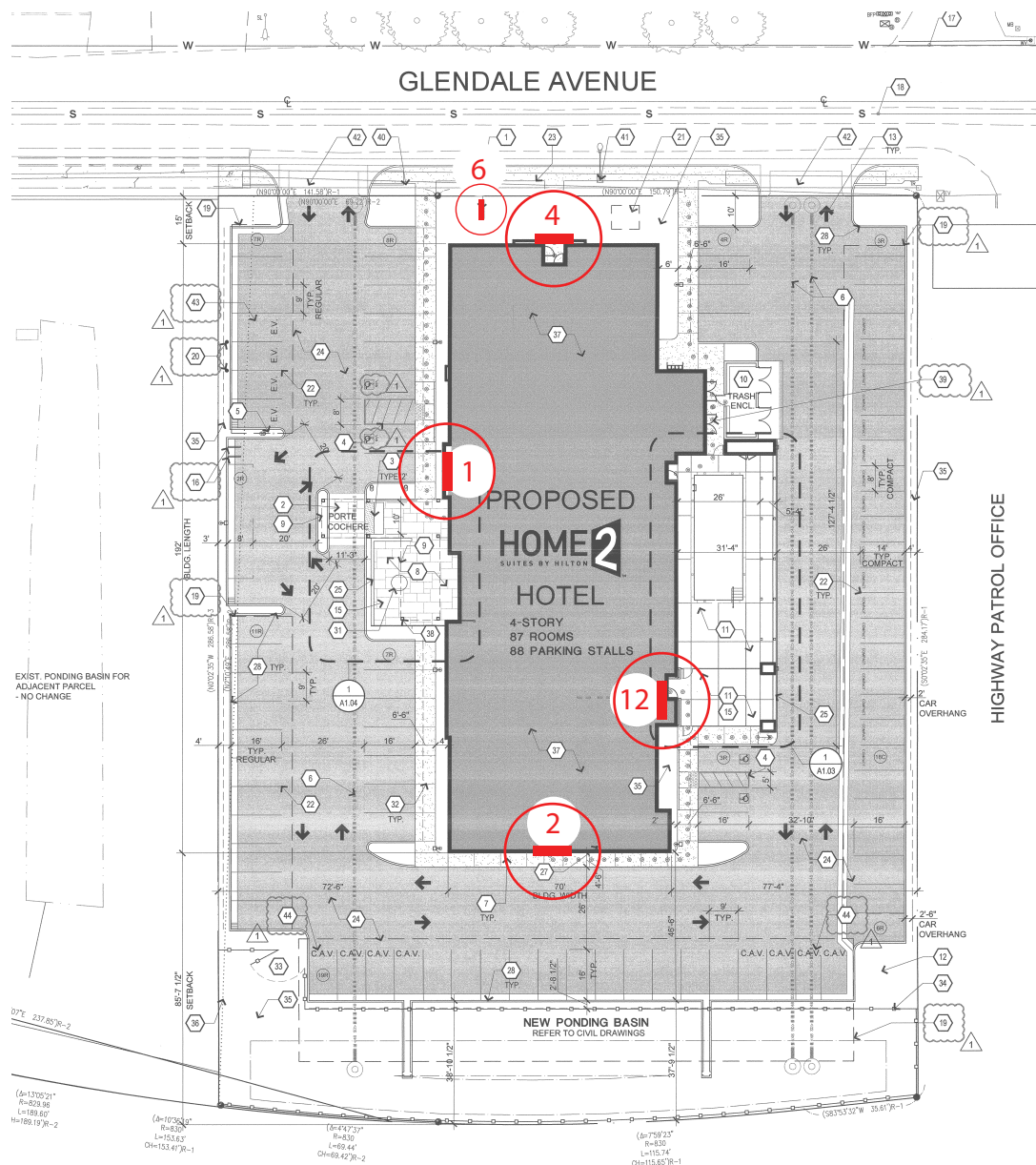
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Print History	Date	Description	Title	Home 2 Suites	Sign Type	H2-30M
4951BR	3/15/16		City/State	Hanford, CA	Location	Refer to site plan
4951GG-2	5/23/17		Customer	Home 2 Suites	Size	4' 0" x 7' 4.375" (29.5 sq. ft.)
			Acct Exec.	AC	Description	OAH: 5' 0"
			Quote	33705		DFI Monument
			Line	6	Installation Method	Baseplate
					Volts 120	Amps 2.5
						UL FILE NO. E70436





Print History	Date	Description	Title	Home 2 Suites	Site Plan
4952BR	3/15/16		City/State	Hanford, CA	
4952GG-2	3/15/17		Customer	Home 2 Suites	
			Acct Exec.	AC	
			Quote	33705	
			Line	1-6	

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Attachment: Exhibit A - Proposed Home2Suites signage (1999 : Variance No. 2017-02 (Hotel Sign

CITY OF HANFORD PLANNING COMMISSION STAFF REPORT

MEETING DATE: February 10, 2015

PROJECT: Variance 2014-03 is a request to deviate from the City of Hanford Zoning standards in the SC-Service Commercial zone. The request is to exceed the three story limitation and allow a four story motel and to exceed the 0.5 Floor Area Ratio (FAR).

LOCATION: The project is located on 12th Avenue and Glendale Avenue (APN 011-060-021 & 011-060-022)

PROJECT PLANNER: Melody Haigh, Community Development Manager & Gabrielle de Silva, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Make the appropriate findings and adopt Resolution 2015-02 approving Variance No. 2014-03.
2. Adopt Negative Declaration 2014-22.

RECOMMENDED MOTION

1. I move to adopt Resolution 2015-02 approving Variance No. 2014-03.
2. I move to adopt Negative Declaration 2014-22.

PROJECT DESCRIPTION

The project is a request by Jayantilal M. Patel to construct a 4-story, 80-unit motel with a floor area ratio of .79 on 12th Avenue and Glendale Avenue. The proposed motel will be 50,400 SF, overall (12,600 SF per story).

The applicant is requesting a variance to the Floor Area Ratio and maximum number of stories prescribed by the Municipal Code for the "SC" Service Commercial zone district.

The applicant requests the following site plan, as shown in **Exhibit "A."**

BACKGROUND INFORMATION

The proposed project site is a vacant lot near HWY 198 designated by the General Plan as Service Commercial and Open Space and is zoned "SC" Service Commercial with a "CO" Conservation and Open-Space buffer. The motel is proposed to be located on a 1.464 acre property consisting of 2 parcels (011-060-021 & 011-060-022).

The City has received inquiries regarding hotels/motels within City limits in the past. In September 2008 the Planning Commission approved Variance 2008-03, thus allowing a 90-room motel, with an on-site restaurant and meeting hall, to exceed the height requirements and three stories maximum of the "SC" Service Commercial zone district. The motel was permitted to be a 60' 4-story motel.

PROJECT EVALUATION

The descriptions and definitions listed below were crucial in the evaluation of the proposed variance:

Motel

The applicant's proposal to construct a motel in the "SC" Service Commercial zone district is a permitted use under the Hanford Municipal Code. A "Motel" as defined by the Hanford Municipal Code means, "a building or group of buildings consisting of six (6) or more guest rooms, intended or designed to be occupied as a temporary abiding place of persons, who for compensation, are lodged in a facility with no cooking facilities in the rooms, no room service, no coffee shop/restaurant and no bar, no banquet and no meeting room facility on-site. Food service shall only be continental breakfast. Snacks and nonalcoholic beverages shall only be provided by vending machines" (HMC, Section 17.04.030)

Conservation and Open Space

Policy 3I 9.4 identified in the Conservation Element of the General Plan says that the City shall ensure that future development "[Provides] for adequate spatial separation and landscaping for development along freeway right-of-ways" and that "additional landscape design requirements will be considered for new projects along the entry ways into the City, specifically State Routes 198 and 43" (General Plan, Conservation Element, 2002). The motel development must maintain a 60 ft Conservation and Open Space buffer in accordance with General Plan Policy CI 9.4 and Section 17.10.010 C1 of the Hanford Municipal Code, which states that, "Where the open space district is applied to properties adjacent to HWY 198 and HWY 43, the open space area shall maintain a minimum of sixty (60) feet in depth from the highway right-of-way and landscaped by the developer at the time development of the adjacent property occurs" (HMC, 2002). The applicant's proposal to construct an on-site storm drainage basin is consistent with the Municipal Code Section 17.10.020 B, which includes under uses

permitted in the "CO" Conservation and Open Space District, "flood control channels, water pumping stations and reservoirs, irrigation ditches and canals, settling, and water conservation recharge basis; drainage ponds, storm drainage basins, and streets and roads necessary for access to permitted uses; (HMC, 2002).

Height Requirements

The applicant has proposed a 4-story building. The main part of the building will have a height of 50', with a 60' height maximum for a tower feature housing the elevator within the building. According to the Municipal Code, "In the CC, SC, PC and PHD districts, buildings are limited to three stories as defined by Section 17.04.030 and no building shall exceed fifty (50) feet in height" (HMC, Section 17.28.150, 2002). Due to an exception listed in Section 17.54.120 B. of the Code, the tower feature housing the elevator within the motel is in compliance with the height requirements of the District. "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" (HMC, 2002).

Story, as defined by Section 17.04.030 of the Hanford Municipal Code means, "a horizontal division of a building exterior not necessarily corresponding to the floors within. The number of stories in a structure shall be determined by measurement from the lowest point of the structure at its natural adjacent grade to its roof plate line(s) as follows:

Horizontal Roof Plate Line Height	Number of Stories
Up to 10 ft	One story
Over 10 ft. to 20 ft.	Two story
Over 20 ft. to 30 ft.	Three story

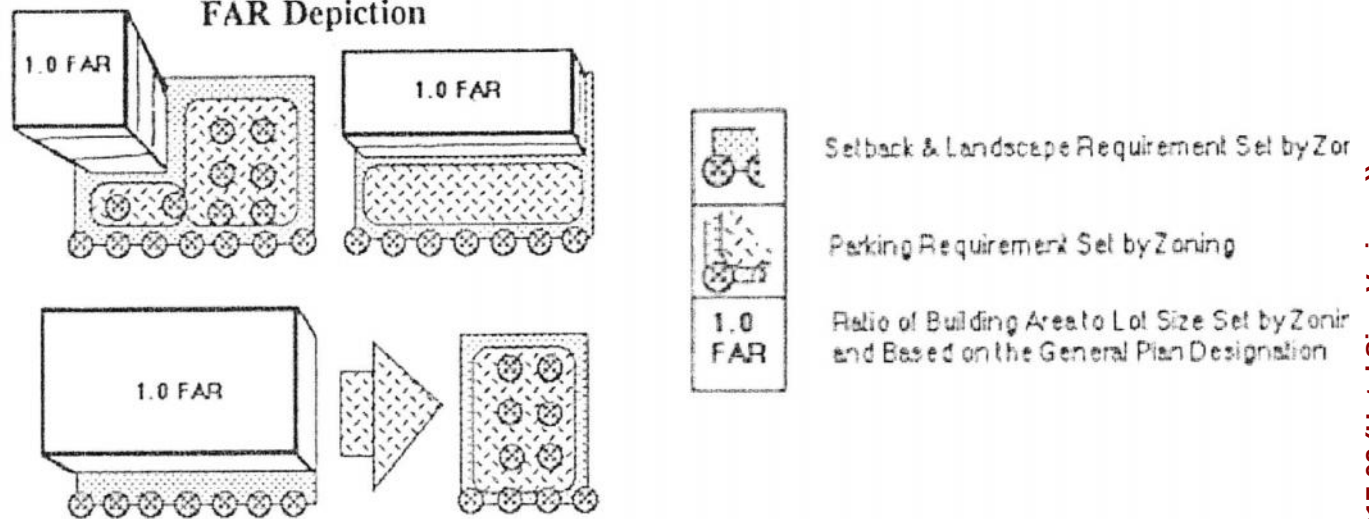
Every ten feet of portion thereof, of additional horizontal roof place line shall be considered one additional story regardless of the roof pitch" (HMC, 2002).

According to the definition of "story" used by the Municipal Code, the motel proposed would be considered a "5 story" building.

Floor Area Ratio (FAR)

In exceeding the maximum number of stories for the "SC" Service Commercial zone district, the building also exceeds the .50 Floor Area Ratio for the District. "For non-residential uses, the General Plan specifies a maximum permitted ratio of gross floor area to site (Floor Area Ratio or FAR). The FAR is intended to regulate bulk while allowing flexibility in determining the height and placement on the lot consistent with the City Zoning Ordinance" (General Plan, Land Use Element, 2002). (See Figure LU- 2).

**Figure LU-2
FAR Depiction**



Motel's FAR Calculation:

Lot Size	63,762 SF
Building Foot Print	12,600 SF
Number of Stories	4 Stories

$$\begin{array}{ccccccc}
 \text{(Building Foot Print} & \div & \text{Lot Size)} & \times & \text{Number of Stories} & = & \text{Floor Area Ratio} \\
 \downarrow & & \downarrow & & \downarrow & & \downarrow \\
 (& 12,600 & \div & 63,762 &) \times & 4 & = & .79
 \end{array}$$

Project Design:

Area	1.464 (parcel total); 63,762 SF
Width	228 ft
Depth	298 ft deep (maximum depth)
Street Frontage	228 ft along Glendale Avenue

Motel Design:

Units	80
Building SF	50,400 SF
Building Height	Main building 50'; Tower 60'
Building FAR	.79
Parking Stalls	82 parking stalls (62 regular, 4 ADA, 16 compact)

Figure 1: Land Use

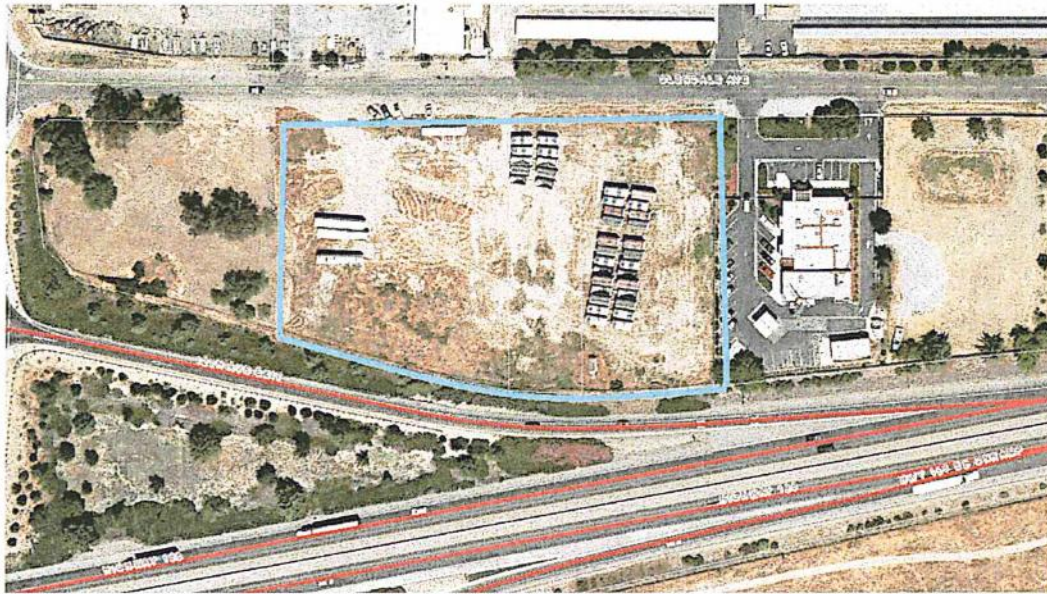
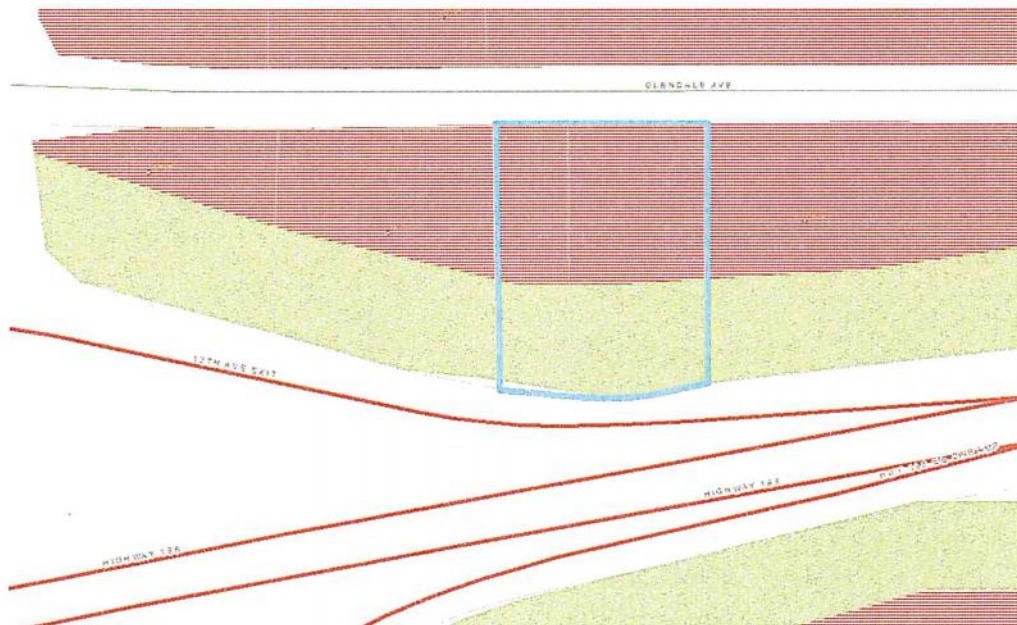


Figure 2: Zoning (SC with CO buffer)



Surrounding Zoning/Land Use:

Direction	Zoning	Land Use
North	"SC" Service Commercial	50,400 SF
South	HWY 198	Directly S: HWY 198
East	"SC" Service Commercial	Highway Patrol
West	"SC" Service Commercial	Denny's Restaurant

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

Section 17.64.060

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

1. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings are such that the strict application deprives such property of privileges enjoyed by other property in the vicinity and under identical land use district classification;
2. That granting the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and land use district and denied to the property for which the variance is sought;
3. That granting the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located;
4. That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which such property is located;
5. That granting the variance does not allow a use or activity which is prohibited in the land use district where the property is located; and
6. That granting the variance will not be inconsistent with the general plan.

FINDINGS FOR APPROVAL

1. That the special circumstances in this case involve the location and surroundings. The property abuts Highway 198. The visibility from Highway 198 provides an ideal location for a motel; however, due to the Conservation and Open-Space buffer that must be maintained along the 198, and in order to maintain the number of rooms requested (80), the applicant is restricted by land, and must build up. Building vertically, while maintaining the 80 unit proposal requires a 4th story to be constructed, thus surpassing both the story limitations and floor area ratio of the "SC" Service Commercial zone district.

2. That because the City has no permanent storm water system available for this specific area, there is on-site basin required, thus limiting the proposed building's footprint, resulting in a need to add an additional fourth floor to maintain the 80 rooms.
3. That in order to meet all setbacks, conservation and open space buffer requirements, and provide adequate parking on site, the structure must have an additional story in order to accommodate the number of units requested (80 units).
4. That the location of this parcel in proximity to HWY 198 and 12th Avenue, and proximity to the new Denny's restaurant were significant factors in the selection of the site location.
5. That the structures will not interfere with the air, light, and open space of any adjacent properties, since all setbacks are met.
6. That the Fire Department has evaluated this proposal and does not have a concern with providing service to the addition of a 4th story.
7. That the granting of this variance to increase the number of stories and FAR will not be materially detrimental to public health since the location provides quick access to and from HWY 198, thus reducing carbon emissions generated from "stop and go" traffic experience in intercity transportation routes.
8. That the project will be an infill development, thus reducing urban sprawl.
9. That the project will be located in proximity to restaurants and commercial developments along 12th Avenue, thus allowing for pedestrian travel between the motel and various amenities.
10. That on September 23, 2008, the Hanford Planning Commission approved a similar variance for a motel to construct a 4th story. Additionally, Hanford Community Medical Center, which is in the vicinity but located in the Office zone district, obtained a variance to the maximum 35 ft. height of structures in the O zone. The hospital was approved for a height of approximately 57 ft.
11. That motels are a permitted use in the "SC" Service Commercial zone district.
12. That approval of the variance would be consistent with the goals of the San Joaquin Valley Blueprint and SB 375 to infill land development and reduce land consumption.
13. That granting this variance will be consistent with the General Plan's policies in permitting infill development, reducing urban sprawl, and reducing carbon vehicle emissions by establishing the motel in the location proposed.

ENVIRONMENTAL ASSESSMENT

An Initial Study was conducted to analyze the potential environmental impacts of the proposed project. Based on the Initial Study, the Community Development Department has determined that the project would not have significant adverse impacts on the environment. A Negative Declaration has been prepared for the project. (**Exhibit "B"**)

PUBLIC COMMENTS

Noticing of the variance and intent to adopt a negative declaration was published in the newspaper on January 16, 2015, and mailed to property owners within 500 ft. of the project site on January 16, 2015.

The Community Development Department did receive one comment from Southern California Gas Company (**exhibit "C"**). Southern California Gas Company will be able to provide gas service from existing gas mains located in and around the area.

CONDITIONS OF APPROVAL

Conditions of Approval have been addressed in Resolution 2015-01.

Staff recommends approval of Variance 2014-03 subject to the conditions included in Resolution 2015-01.

Property Owner

Edward T. Costa, Sr.
2130 Hwy 126
Florence, OR 97439

Applicant

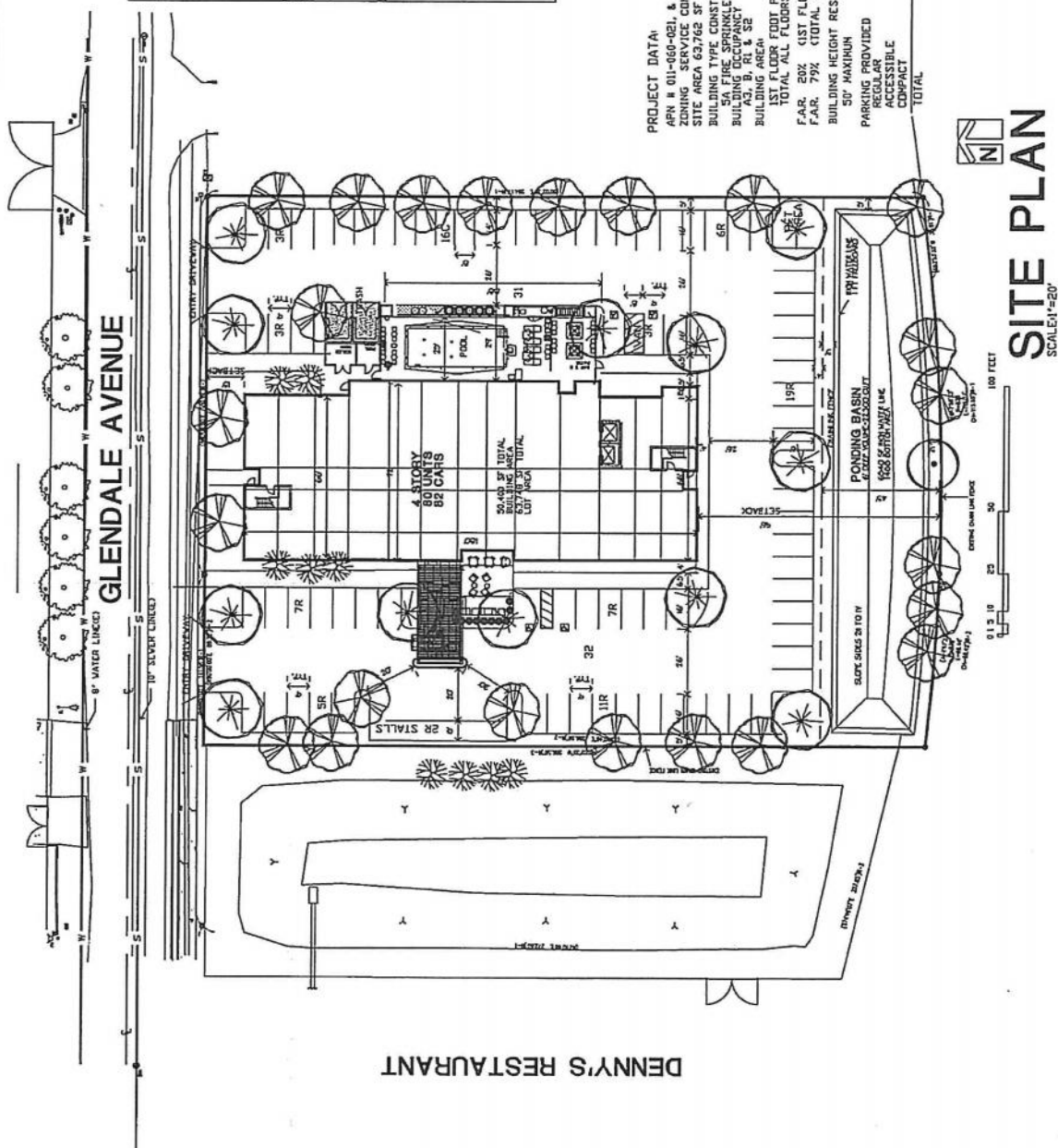
Jayantilal M. Patel
140 South Court
Alamo, CA 94507

ATTACHMENTS:

- A- Site Plan
- B- Negative Declaration 2014-22
- C- Southern California Gas Company Letter

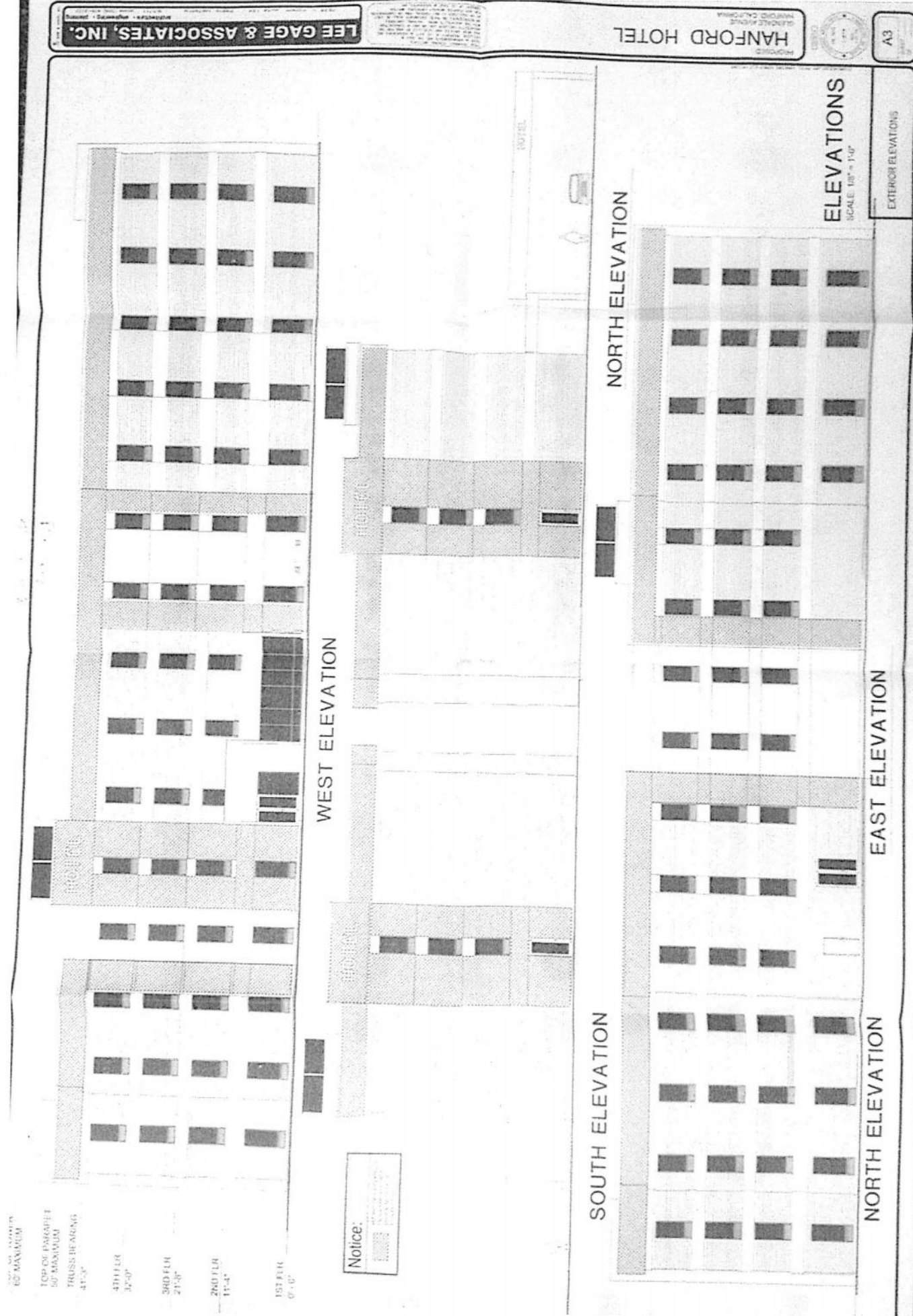
EXHIBIT "A"
SITE PLAN

Attachment: Exhibit B - VAR 2014-03 Staff Report (1999 : Variance No. 2017-02 (Hotel Sign Variance))



PROJECT DATA:	
APN = 011-060-001, & 002	
ZONING = SPECIAL COMMERCIAL	
SITE AREA 652,762 SF 1.464 AC.	
BUILDING TYPE: CONST.	
BUILDING HEIGHT: 13R	
BUILDING CODE: 2019 IBC	
A3, B, R1 & S2	
BUILDING AREA:	
1ST FLOOR FLOOR PRINT 12,600 SF	
TOTAL ALL FLOORS 50,400 SF	
F.A.R. 20% (1ST FLOOR FLOOR PRINT)	
F.A.R. 79% (TOTAL BUILDING AREA)	
BUILDING HEIGHT RESTRICTION	
50' MAXIMUM	
PARKING PROVIDED	
REGULAR	= 62 9' X
ACCESSIBLE	= 4 9' X
CDPACT	= 16 8' X
TOTAL	= 82 STALL

=	62	9' X 18'-6"	STALL	INCLUDES/ 2'-6"	OVERHANG
=	4	9' X 18'-6"	STALL	INCLUDES/ 2'-6"	OVERHANG
=	16	8'-8" X 16'	STALL	INCLUDES/ 2'	OVERHANG
=	82	STALLS			



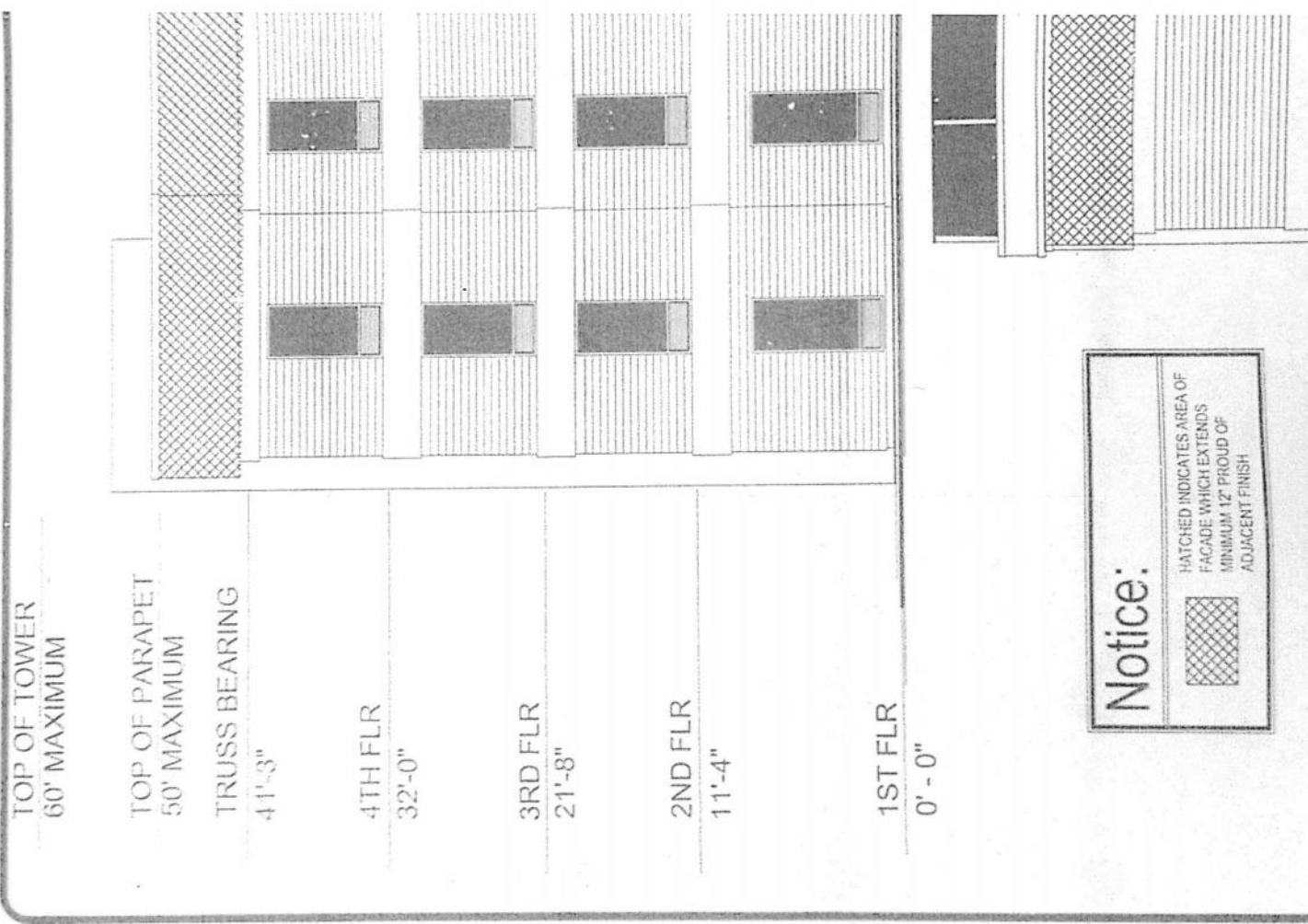


EXHIBIT "B"
NEGATIVE DECLARATION 2014-22

Attachment: Exhibit B - VAR 2014-03 Staff Report (1999 : Variance No. 2017-02 (Hotel Sign Variance))

ENVIRONMENTAL ASSESSMENT/NEGATIVE DECLARATION 2014-22

Project Title: Variance 2014-03 & Site Plan Review 2014-15

File Number: 511-0174 & 502-0933

State Clearinghouse Number:

Applicant: Jayantilal Patel
140 South Court
Alamo, CA 94507

Property Owner: Edward Costa
2130 HWY 126
Florence, OR 97439

Project Description: The project proposes to exceed the 3-story limitation in the "SC" district, by 1 additional story (hotel will be 4-story structure). Additionally, the project proposes to exceed the .50 floor area ration (FAR); the proposed hotel's FAR will be .79.

Location: The project is located at Glendale & 12th Avenue in the City of Hanford APN: 011-060-021 & 022.

NEGATIVE DECLARATION

It is the determination of the City of Hanford that the proposed project will not have a significant effect on the environment since the project is to be located in an already urbanized area, and the project will not:

- a) Conflict with adopted environmental plans and goals of the community where it is located;
- b) Have a demonstrable negative aesthetic effect;
- c) Affect a rare or endangered species of animal or plant or the habitat of the species;
- d) Interfere with the movement of any resident or migratory fish or wildlife species;
- e) Breach published national, state, or local standards relating to solid waste or litter control;
- f) Degrade water quality;
- g) Contaminate a public water supply;
- h) Degrade or deplete ground water resources;
- i) Interfere with ground water recharge;
- j) Disrupt or alter an archaeological site over 200 years old, an historic site or a paleontological site except as part of a scientific study of the site;
- k) Induce growth or concentration of population;
- l) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system;
*A traffic study was prepared and mitigated measures include; restricting access to the project site from Hanford Armona Road due to proximity of adjacent streets and developer is required to install a site specific barrier at the drive approach on Hanford Armona Road.
- m) Displace a large number of people;
- n) Encourage activities which result in the use of large amounts of fuel or energy;
- o) Use fuel or energy in a wasteful manner;
- p) Increase substantially the ambient noise levels for adjoining areas;
- q) Cause flooding, erosion or salination;
- r) Expose people or structures to major geologic hazards;
- s) Extend a sewer trunk line without existing capacity to serve new development;
- t) Diminish habitat for fish, wildlife or plants;
- u) Disrupt or divide the physical arrangement of an established community;
- v) Create a public health hazard or a potential public health hazard;
- w) Conflict with established recreational, educational, religious or scientific uses of the area;
- x) Violate any ambient air quality standard, contribute substantially to an existing or projected air quality violations, or expose sensitive receptors to substantial pollutant concentrations;
- y) Convert prime agriculture land to non-agriculture use or impair the agriculture productivity of prime agricultural land that has not been designated for urban expansion by the general plan.
- z) Interfere with emergency response plans or emergency evacuation plans.

Review of the Negative Declaration will be completed before the Hanford City Council at a later date.

Prepared by: _____

Melody Haigh, Community Development Manager, Community Development Department

Attachment: Exhibit B - VAR 2014-03 Staff Report (1999 : Variance No. 2017-02 (Hotel Sign Variance))

EXHIBIT C

APPENDIX G: Initial Study and Findings

ENVIRONMENTAL ASSESSMENT NO. 2014-22

1. Project Title: Variance 2014-03 & Site Plan Review 2014-15
2. Lead Agency Name and Address: City of Hanford
317 N. Douty
Hanford, CA 93230
3. Contact Person/Phone Number: Melody Haigh
Community Development Department
(559) 585-2583
4. Project Location: The project is located at Glendale & 12th Avenue in the City of Hanford APN: 011-060-021 & 022.
5. Project Sponsor's Name/Address: Jayantilal Patel
140 South Court
Alamo, CA 94507
6. General Plan Designation: Service Commercial
7. Zoning: "SC"
8. Description of the Project: Variance 2014-03 & Site Plan Review 2014-05 proposes to exceed the 3-story limitation in the "SC" district, by 1 additional story (hotel will be 4-story structure). Additionally, the project proposes to exceed the .50 floor area ratio (FAR); the proposed hotel's FAR will be .79.
9. Surrounding land uses and setting:

	Planned Land Use	Existing Zoning	Existing Land Use
North	Commercial	"SC" Service Commercial	Storage Facility
East	Commercial	"SC" Service Commercial	CHP Offices
South	Commercial	"SC" Service Commercial/ "OP" Open Space	Vacant/HWY 198
West	Commercial	"SC" Service Commercial	Denny's Restaurant

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| ☐ Aesthetics | ☐ Agriculture Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Geology/Soils |
| ☐ Green House Gas Emissions | ☐ Hazards & Hazardous Materials | ☐ Hydrology/Water Quality |
| ☐ Land Use/Planning | ☐ Mineral Resources | ☐ Noise |
| ☐ Population/Housing | ☐ Public Services | ☐ Recreation |
| ☐ Transportation/Traffic | ☐ Utilities/Service Systems | ☐ Mandatory Findings of Significance |

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- ☐ I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- ☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

FOR: CITY OF HANFORD

Melody Haigh
Community Development Manager
City of Hanford

DATE

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
The construction of a 4 story hotel will have less than significant impact. The scenery of vacant land will be replaced by 4 story hotel in a service commercial zone district. There will be less than significant impact on the visual quality of the site and the surrounding area. The Hanford General Plan designates the project site for future urban development. Impacts to aesthetics are anticipated to be less than significant. Mitigation will include lighting for the area will be hooded and directed on site.				
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) 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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒
The General Plan designates the project area for urban development. The property is currently vacant and undeveloped. Future development resulting from this project will not result in the loss of acreage since it is not in agricultural production and has been vacant for some time. No significant impact is anticipated.				
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				

Attachment: Exhibit B - VAR 2014-03 Staff Report (1999 : Variance No. 2017-02 (Hotel Sign Variance))

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒
The City of Hanford is in the San Joaquin Valley Air Basin, which has been designated as non-attainment for ozone and respirable particulate matter. A development plan for the future commercial site has been submitted; however the area is currently vacant and undeveloped. Over the long-term, emissions from planned growth has the potential to degrade local carbon monoxide concentrations along roads that would serve the City and could result in air emissions or deterioration of ambient air quality. However, any future project will follow mitigation measures found in the Hanford General Plan EIR and will be required to undergo an evaluation of environmental impacts in accordance with CEQA. An overriding environmental consideration was adopted as part of the General Plan EIR based on cumulative impacts. Impacts to air quality are anticipated to be less than significant.				
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) 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?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) 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?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) 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?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒
The project area is substantially under developed or undisturbed land. No threatened or endangered species have been identified in the project area, therefore no impacts to biological impacts are anticipated to occur.				
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
No cultural or archaeological resources have been identified on the site. If during construction any remains or artifacts are discovered or unearthed during construction, all work shall cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations. No impact is anticipated to occur.				
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) 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?	☐	☐	☐	☒
d) 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?	☐	☐	☐	☒
e) 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?	☐	☐	☐	☒
Future construction in the plan area may require some earth movement resulting in disruption and compaction of soils. This is not significant because the area is designated for urban uses. There are no know earthquake fault and/or geologic hazards existing and/or caused as a result of the project that would expose people or structures to potential substantial adverse effects. No impact is anticipated to occur.				
VII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The proposed project is under developed. Compliance with the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. The proposed project will not result in a conflict with any plan, policy or regulation, therefore impacts to greenhouse gas emissions are less than significant. Future development will be required to undergo an evaluation of environmental impacts in accordance with CEQA.				
VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) 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?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) 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?	☐	☐	☐	☒
e) 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, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) 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?	☐	☐	☐	☒
The proposed project will not result in a hazard to the public or the environment. The project will not interfere with any adopted emergency response or evacuation plan. Based on the above, there will be no impacts resulting from hazardous conditions or materials. The Airport is approximately 2.19 miles away from the proposed project. Therefore, no impact is anticipated to occur.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b) 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 pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) 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?	☐	☐	☒	☐
d) 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?	☐	☐	☒	☐
e) 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?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
g) 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?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) 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?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Attachment: Exhibit B - VAR 2014-03 Staff Report (1999 : Variance No. 2017-02 (Hotel Sign Variance))

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The Hanford General Plan designates the project area for urban development. This area was reviewed in the context of the General Plan EIR and there should be no significant environmental impact from this project which has not already been addressed. Future development will be required to undergo an evaluation of environmental impacts in accordance with CEQA. The project site has been identified by the United States Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map for Hanford (Community Panel Number 06031C 0185C, June 16, 2009) as within Zone X, an area determined to be outside the 500 year flood plain. Less than significant impact is anticipated.				
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) 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?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒
The proposed project will not physically divide an established community, it will however, conflict with height regulations, but will be less than significant. There are no habitat conservation plans or natural community plans in the project area. Less than significant impact is anticipate.				
XI. MINERAL RESOURCES -- Would the project:				
a) 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?	☐	☐	☐	☒
b) 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?	☐	☐	☐	☒
There are no known mineral resources in the project area, therefore no impacts are anticipated to occur.				
XII. NOISE -- Would the project result in:				
a) 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?	☐	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) 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, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
No new noise is anticipated as a result of future development of the area currently undeveloped. A temporary increase in noise may occur as a result of construction activities, impacts are anticipated to be less than significant. Noise will be subject to General Plan Hazard Element Standards. The Airport is approximately 2.19 miles away from the proposed project and although there maybe some noise associated, it is less than significant.				
XIII. POPULATION AND HOUSING -- Would the project:				
a) 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)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
The proposed project will not induce population growth other than as a temporary usage. No permanent impact to population and housing is anticipated to occur.				
XIV. PUBLIC SERVICES --				
a) Would the project 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 of 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:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

Fire Protection: The project site will receive fire protection service from the City of Hanford Fire Department. The department has indicated that the proposed project will not have a significant impact on its ability to respond to emergencies with its current personnel and equipment.

Police: The project site will receive police protection service from the City of Hanford Police Department. The department has indicated that they will be able to service the development. No significant impact is anticipated.

Schools: Any future development will be subject to per sq. ft. development fee paid when building permits are obtained. No new environmental impacts other than those addressed in the General Plan Program E.I.R. will occur.

Parks or other recreational facilities: The impact of the General Plan/Rezoning on existing recreational opportunity is not anticipated to be significant.

Maintenance of Public facilities including roads: Public Works Department has reviewed the proposal and stated there should be no significant impact to public facilities due to the approval of the General Plan/Rezoning.

Other Governmental Services: The various public service departments and agencies have reviewed this proposal and stated that the development will not significantly affect their services.

The Hanford General Plan designates the project area for urban development. This area was reviewed in the context of the General Plan EIR and there should be no significant environmental impact from this project which has not already been addressed. No impacts to public services are anticipated to occur.

XV. RECREATION --

a) Would the project 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?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

The Hanford General Plan designates the project area for urban development. This area was reviewed in the context of the General Plan EIR and there should be no significant environmental impact from this project which has not already been addressed. There will be additional environmental review for any future development.

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c) 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?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒
The area is vacant land. Traffic impacts are anticipated to be less than significant.				
XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) 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?	☐	☐	☐	☒
c) 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?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project=s solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒
The developed portion of the project area is currently served by the City of Hanford with water and sewer services. The undeveloped project area has been considered by the City of Hanford for urban development. This area was reviewed in the context of the General Plan EIR and the 2005 Urban Water Management Plan (UWMP). The City wastewater treatment facility has a capacity of 8 million gallons per day, which is projected to be sufficient for the City's entire growth needs to the year 2020. The water demands associated with the city urbanized area have already been accounted for in the 2005 UWMP, and there should be no significant environmental impact from this project which has not already been addressed. There will be additional environmental review for any future development. The Kings County Waste Management Authority was formed in September, 1989, by agreement between the cities of Hanford, Lemoore, Corcoran and the County of Kings in order to provide a reasonable approach to all waste management activities in Kings County. A materials recovery facility (MRF) was constructed at the southeast corner of Hanford-Armona Road and 8th Avenue, which serves the Hanford area. Hanford's General Plan EIR states that the Kings County Waste Management Authority is anticipating future growth and is responding for disposal at landfills during the planning period of the General Plan.				
XVII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒
The proposed project will not degrade the quality of the environment, nor will it significantly impact any specific element of the environment except as otherwise discussed within this document. The proposal will not create cumulative impacts that are disadvantageous to long-term environmental goals beyond Air Quality and water, which were evaluated in the Hanford General Plan EIR and have a Statement of Overriding Considerations adopted for cumulative impacts. No additional cumulative impacts are anticipated to cause any substantial impact to human beings, directly or indirectly. The project site and the surrounding area have been designated, and planned for urban uses by the Hanford General Plan.				

Prepared by City of Hanford

Date

Attachment: Exhibit B - VAR 2014-03 Staff Report (1999 : Variance No. 2017-02 (Hotel Sign Variance))

EXHIBIT "C"
SOUTHERN CALIFORNIA GAS COMPANY LETTER

Attachment: Exhibit B - VAR 2014-03 Staff Report (1999 : Variance No. 2017-02 (Hotel Sign Variance))



Received

JAN 26 2015

January 20, 2015

City of Hanford
Community Development

City of Hanford/Attn. Melody Haigh
317 N. Douty St
Hanford, California 93230

Subject: Proposed Project – Glendale Ave & 12th Ave, VAR 2014-03,
Consultation notice 01-16-15, APN 011-060-02 & 011-060-022

We are pleased to inform you that Southern California Gas Company has facilities in the area where the aforementioned project is proposed. Gas service to the project can be provided from existing gas mains located in and around the area. The service would be in accordance with the Company's policies and extension rules on file with the California Public Utilities Commission when the contractual arrangements are made.

This letter is not a contractual commitment to serve the proposed project, but is only provided as an informational service. The availability of natural gas service is based upon conditions of gas supply and regulatory agencies. As a public utility, Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. Our ability to serve can also be affected by actions of federal regulatory agencies. Should these agencies take any action, which affects gas supply or the conditions under which service is available, gas service will be provided in accordance with the revised conditions.

This letter is also provided without considering any conditions or non-utility laws and regulations (such as environmental regulations), which could affect construction of a main and/or service line extension (i.e., if hazardous wastes were encountered in the process of installing the line). The regulations can only be determined around the time contractual arrangements are made and construction has begun.

Contact the Regional Pipeline Project Manager for your area, Johnathan Larco @ (559) 739-2336, or visit our web site SCGMapping@SempraUtilities.com for information on current energy efficiency programs, gas equipment, or to find out how to get your line extension project started.

Thank you again for choosing clean, reliable natural gas, your best energy value.

Sincerely,

David Kemp
Pipeline Planning Assistant

xc: Johnathan Larco
David Schwarz

Attachment: Exhibit B - VAR 2014-03 Staff Report (1999 : Variance No. 2017-02 (Hotel Sign Variance))

RESOLUTION NO. 2015-02**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING VARIANCE NO. 2014-03, A REQUEST TO EXCEED THE THREE-STORY LIMITATION AND ALLOW A FOUR-STORY MOTEL AND TO EXCEED THE 0.5 FLOOR AREA RATIO (FAR) IN THE "SC" SERVICE COMMERCIAL ZONE DISTRICT**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on February 10, 2015, on motion of Commissioner **HAM**, seconded by Commissioner **NAHAL**, and duly carried, the following resolution was adopted:

WHEREAS, on February 10, 2015, the Planning Commission of the City of Hanford conducted a public hearing in accordance with Section 17.64.050 of the Hanford Municipal Code pertaining to Variance No. 2014-03, a request to exceed the three story limitation and allow a four story motel and to exceed the 0.5 floor area ratio (FAR) within the "SC" Service Commercial Zone District for the proposed development of a motel to be located on Glendale Avenue off of 12th Avenue (APN 011-060-021 & 011-060-022); and

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

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of February 10, 2015; and,

WHEREAS, in accordance with CEQA, an initial study was prepared for the proposed project and as a result of the environmental assessment Negative Declaration 2014-22 was prepared; and,

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing on February 10, 2015, the Planning Commission hereby is able to make the following findings as required by Section 17.64.060 of the Zoning Ordinance:

1. That the special circumstances in this case involve the location and surroundings. The property abuts Highway 198. The visibility from Highway 198 provides an ideal location for a motel; however, due to the Conservation and Open-Space buffer that must be maintained along the 198, and in order to maintain the number of rooms requested (80), the applicant is restricted by land, and must build up. Building vertically, while maintaining the 80 unit proposal requires a 4th story to be constructed, thus surpassing both the story limitations and floor area ratio of the "SC" Service Commercial zone district.

2. That because the City has no permanent storm water system available for this specific area, there is on-site basin required, thus limiting the proposed building's footprint, resulting in a need to add an additional fourth floor to maintain the 80 rooms.
3. That in order to meet all setbacks, conservation and open space buffer requirements, and provide adequate parking on site, the structure must have an additional story in order to accommodate the number of units requested (80 units).
4. That the location of this parcel in proximity to HWY 198 and 12th Avenue, and proximity to the new Denny's restaurant were significant factors in the selection of the site location.
5. That the structures will not interfere with the air, light, and open space of any adjacent properties, since all setbacks are met.
6. That the Fire Department has evaluated this proposal and does not have a concern with providing service to the addition of a 4th story.
7. That the granting of this variance to increase the number of stories and FAR will not be materially detrimental to public health since the location provides quick access to and from HWY 198, thus reducing carbon emissions generated from "stop and go" traffic experience in intercity transportation routes.
8. That the project will be an infill development, thus reducing urban sprawl.
9. That the project will be located in proximity to restaurants and commercial developments along 12th Avenue, thus allowing for pedestrian travel between the motel and various amenities.
10. That on September 23, 2008, the Hanford Planning Commission approved a similar variance for a motel to construct a 4th story. Additionally, Hanford Community Medical Center, which is in the vicinity but located in the Office zone district, obtained a variance to the maximum 35 ft. height of structures in the O zone. The hospital was approved for a height of approximately 57 ft.
11. That motels are a permitted use in the "SC" Service Commercial zone district.
12. That approval of the variance would be consistent with the goals of the San Joaquin Valley Blueprint and SB 375 to infill land development and reduce land consumption.

13. That granting this variance will be consistent with the General Plan's policies in permitting infill development, reducing urban sprawl, and reducing carbon vehicle emissions by establishing the motel in the location proposed.

THEREFORE, BE IT RESOLVED that Variance No. 2014-03, a request to exceed the three-story limitation and allow a four-story motel and to exceed the 0.5 floor area ratio (FAR) within the "SC" Service Commercial Zone District for the proposed development of a motel as shown in Exhibit "A", be approved according to the following conditions:

ADMINISTRATION DEPARTMENT

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

Defense and Indemnification Provisions:

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

Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.

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

PLANNING DEPARTMENT

Contact Community Development Manager: Melody Haigh (559)585-2578 or
 Assistant Planner: Gabrielle de Silva (559) 585-2578

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

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

2. That all approved proposals of the applicant be conditions of development if not mentioned herein.
3. That the site be developed according to the approved site plan No. 2014-15 with minor modifications to be approved by the Community Development Department.
4. That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this variance application, shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
5. That the building address be posted at the site prior to the first building inspection and that a permanent address sign be placed on the site before occupancy.
6. That all open and unlandscaped portions of the site be maintained in good condition, free from weeds, dust, trash and debris.

Environmental Requirements:

1. That the open space area shall be a minimum of sixty (60) feet in depth from the highway right-of-way and landscaped by the developer at the time of development.
2. That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

Signage:

1. That all signs proposed for this development be designed and approved in conformance with the City's Sign Ordinance. A separate application is required.

Screening:

1. That no outside storage be allowed at the site.
2. That a 6-inch high concrete curb be placed between the paved area and the landscape areas.
3. That the backflow device and/or transformer be screened with landscaping.

Fencing and Walls:

1. That all existing fencing on the site be maintained in good repair with graffiti being removed in a timely manner.
2. That vinyl slats be required for the proposed chain link fence separating the parking lot from the ponding basin on the southern portion of the lot.
3. That all new graffiti at the site be reported to the Police Department and removed within 72 hours.

Off-Street Parking:

1. That the applicant provide a minimum of 82-parking stalls (62 regular parking stalls, 16 compact parking stalls and 4 ADA accessible parking stalls) as shown on the site plan.
 - 1 parking stall per unit @ 80 units = 80 units, plus 2 parking stalls for employees = 82 parking stalls

Lighting:

1. That all lighting be hooded and directed on site.
2. That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be treated so as not to illuminate adjacent properties.
3. That non-security lighting shall be turned off within 30 minutes after the law firm is closed.

Noise:

1. That construction equipment be muffled and construction activities be limited between the hours of 7 a.m. to 10 p.m. unless the construction is within the enclosed structure.
2. That the noise level does not exceed the decibel prescribed by the General Plan.

Dust Control:

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

Pre-construction:

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

That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.

That earth material transported off-site be either sufficiently watered or securely covered to prevent excessive amounts of dust.

That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

That where acceptable to the Fire Department, weed control should be accomplished by mowing instead of disking, thereby leaving the ground undistributed and with a mulch covering.

During Construction:

After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:

That non-active portions of the construction site be restricted from vehicular movement.

That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust:

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

That on site vehicle speed should be limited to 15 mph

That areas with vehicle traffic are watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt which may have accumulated from construction activities.

That during rough grading and construction, access to the site should require the

building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors:

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

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

BUILDING DEPARTMENT

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

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

1. That building permits must be obtained from the City Building Division for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division prior to obtaining construction permits.
4. That the buildings will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings)
 - 4.2.2 Site Plan
 - 4.2.3 Landscaping Plan
 - 4.2.4 Architectural Drawings
 - 4.2.5 Structural Drawings
 - 4.2.6 Electrical Drawings
 - 4.2.7 Mechanical Drawings
 - 4.2.8 Plumbing Drawings
 - 4.2.9 Commissioning Plan per 2013 CEnC section 120.8
 - 4.2.10 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.11 A minimum of 2 sets shall be stamped and wet signed by an architect or engineer licensed in the State of California.
 - 4.3 2 complete sets of documentation, unless noted, including:

- 4.3.1 Architectural Specifications
- 4.3.2 Structural Calculations
- 4.3.3 Electrical Calculations, if not included on the drawings
- 4.3.4 Mechanical Calculations, if not included on the drawings
- 4.3.5 Plumbing Calculations, if not included on the drawings
- 4.3.6 Energy Calculations, if not included on the drawings
- 4.3.7 CalGreen Compliance, if not included on plans
- 4.3.8 Commissioning Plan, if not included on drawings
- 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an architect or engineer licensed in the State of California.
- 4.3.1.1 **Landscape Calculations per Hanford City Ord.**

5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.
6. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2013 California Building Code, Chapter 18.
7. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
8. That a school impact fee of \$0.54(or revision thereof) for each square foot of new building area be paid when building permits are issued. (Any waiver of fees must be obtained from the school district)
9. That Kings County Impact fees apply:
 - a. Criminal Justice
 - b. Compliance
10. That all special inspection reports be submitted to the Building Division when obtained during construction and prior to final inspection.
11. That all construction shall conform to the 2013 Edition, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen. **Also, with the City of Hanford, Water Efficient Landscape Design and Installation Ordinance, Chapter 12.08.**
12. That the owner is responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.

13. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
14. That the Building Division conducts and approves a Zoning Health & Safety inspection prior to the occupancy of the building.
15. That the address for the building will be 1589 Glendale Avenue.

FIRE DEPARTMENT

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

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances**
2. A permanent, unobstructed fire department emergency access road shall be installed around the perimeter of the building and shall fit the largest radius of the fire departments' emergency vehicle wheel base. This emergency access road shall be approved by the Hanford Fire Department prior to the approval of any submitted plans.
3. The required fire flow and numbers of hydrants will/may increase based on the height of the building per the California Fire Code.
4. Fire lane shall be marked by approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof per 2013 CFC 503.3.

CITY UTILITY DIVISION

Contact: Mike Cosenza Utility Superintendent (559) 585-2560
Concerning questions that you may have on the conditions listed below:

General:

1. That all work proposed within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for the purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site can be marked by Public Works Department staff based upon the city's best available records. Contractor must provide city with a

minimum of 48 hours prior notice when requesting location of existing utilities. The City of Hanford is not a member of Underground Service Alert (U.S.A.).

3. That all work and materials shall conform to applicable City of Hanford Standards and Specifications, latest edition.
4. That all utility connections or other underground pipeline work proposed within arterial streets shall be bored.

Water:

1. That the developer shall provide an accurate fixture unit count and that water services shall be sized in accordance with requirements of the Uniform Plumbing Code, latest edition.
2. That the developer shall furnish and install new water service assemblies in accordance with City Standards, including water meters and meter boxes, for both domestic and landscape uses.
3. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all services provided, including fire service lines.
4. That all backflow prevention assemblies shall be tested and approved by a certified technician prior to being placed in service. A copy of backflow test results shall be provided to the City of Hanford Utility Division.
5. That typical City Water system pressure may not be able to adequately service a 4 story motel. Developer is responsible for a booster pump assembly after the backflow device to ensure adequate pressure to facility.

Sewer:

1. That the developer shall furnish and install all required sanitary sewer lateral services for the project.
2. That the development is subject to Reimbursement Agreement for the cost of the developments fair share of the construction of the sewer main along the frontage of the property.
3. That the developer shall furnish, install and maintain a grease trap assembly on all sewer laterals receiving process water from food preparation facilities. Grease trap assemblies shall conform to all requirements of the Uniform Plumbing Code, and shall be subject to approval by the City Building Official prior to installation.

PUBLIC WORKS DEPARTMENT

Contact Deputy Public Works Director John Doyel: (559) 585-2571
Concerning questions that you may have on the conditions listed below:

General Requirements:

1. That the project shall comply with City of Hanford Standards and Specifications requirements. Any deviation from the Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work proposed within the public street right-of-way shall be obtained from the Public Works Department. Specific information regarding Encroachment Permit requirements is available at (559) 585-2558.
3. That the project is subject to a \$5,700.00 grading and drainage plan review, inspection, and permit fee in accordance with City Council Resolution No. 10-31-R, or any revisions thereof. Subject fee shall be payable prior to approval of improvement plans.
4. That the developer is encouraged to contact the Public Works Department at (559) 585-2556 following issuance of the project Site Plan approval letter to schedule a meeting with city staff to discuss sanitary sewer drainage plans for this project.

Map and Plan Requirements:

1. That the developer shall submit a complete set of construction plans on 24" X 36" sheets for all required improvements to the City Engineer for review. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing refuse enclosure locations and a complete site utility plan, showing locations and sizes of sewer, storm drain and water mains, service laterals, manholes, meters, valves, hydrants, and street lights, etc. Plans shall be approved by the City of Hanford Public Works Department and any other affected agencies prior to issuance of building permits.
2. That prior to beginning construction, or within twenty (20) calendar days after the approved plans are released by the city, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the city, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the

approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Drainage Requirements:

1. That an onsite drainage basin designed in accordance with City Standards shall be constructed to retain all drainage runoff from the development on the project site itself. Alternatively, the developer may construct a permanent storm water collection system and appurtenances within Glendale Avenue to provide offsite drainage to the project site and adjacent properties. The storm water collection system shall be designed to connect with and include the existing drainage facilities & 24" storm drain outfall pipeline stub located at the street knuckle adjacent to the former Adventure Park site. The design of the storm water system shall include extension of a 24" storm drain pipeline north from the existing stub to cross beneath the San Joaquin Valley Railroad and discharge to the existing City of Hanford basin north of the tracks, and shall be based upon a drainage study to be prepared by the developer's civil engineer, subject to review and approval by the Public Works Department. The scope of the drainage study shall include all of the approximately 36-acre area bounded by 12th Avenue and the future Campus Drive alignment on the west and east, and by the San Joaquin Valley Railroad and State Route 198 on the north and south. Direct reimbursement for the cost of storm drain collection system capacity in excess of that needed to serve the developer's project ("Oversize reimbursement") may be negotiated with the city prior to construction. Oversize reimbursement amount shall be based on competitive bids for installation of the storm water collection system, subject to prior cost review and approval by the City Engineer. Payment of oversize reimbursement to the developer may take place only after the work has been completed and accepted by the city. The developer may also enter into a future Reimbursement Agreement with the city to enable the developer to recover a portion of the cost of construction of the storm water collection system from adjacent property owners at such time as the adjacent parcels shall be connected to the system.
2. That a grading, drainage, & site improvement plan for the development site shall be prepared by a licensed civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. The project site shall be developed in conformance with the approved grading, drainage, & site improvement plan, with minor modifications subject to approval by the City Engineer.
3. That the developer shall comply with all State of California requirements applicable to the National Pollution Discharge Elimination System (NPDES). A Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the

development shall be provided to the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.

4. That no track-out of soil, gravel, or other construction-related materials on to public streets is permitted.
5. That the Kings Mosquito Abatement District shall be consulted for recommendations to eliminate potential mosquito breeding at drainage basin sites.

Easement Requirements:

1. That if the developer elects to install a permanent storm drain collection system as described in the "Drainage Requirements" above, developer shall negotiate in good faith to obtain public pipeline easement dedication(s) as needed on any parcel(s) proposed to be traversed by the 24" drainage outfall pipeline. In the event that the developer is unable to obtain the necessary pipeline easement dedication(s), the city will commence proceedings pursuant to Title 7 of Part 3 of the Code of Civil Procedure to acquire the necessary interests in the parcel(s) which will permit the pipeline to be constructed, including proceedings for immediate possession under Article 3 of chapter 6 of that title. The developer shall be responsible for preparation of all easement deed documents, title reports, and property appraisal reports as may be necessary to facilitate acquisition of the necessary pipeline easement(s).

Street Improvement Requirements:

1. That street improvements shall be constructed along the entire development frontage in accordance with City Std. ST-17 and City Std. ST-32, as modified for use with 4.5' attached sidewalks. In addition, a 9500-L HPSV street light as per City Std. GE56 shall be installed along the project frontage.
2. The location of the street light shall be determined by the City Engineer during review of the project improvement plans.

Curb, Gutter, Sidewalk and Drive Approach Requirements:

1. That concrete curbs, gutters, and 4.5' wide attached sidewalks shall be constructed along the entire development frontage in conformance with City Std. CO-11 and City Std. CO-15.
2. That 28' wide drive approaches with easy access-type curb returns and ADA-compliant wheelchair ramps may be constructed at the locations shown on the

site plan. Final design and precise locations of the drive approaches shall be subject to City Engineer approval with review of the site improvement plans.

Parking Lot Requirements:

1. That parking lot improvements shall be constructed in conformance with City Std. GE-29 and City Std. GE-32.

DEVELOPMENT IMPACT FEES:

1. That the development is subject to the following impact fees in accordance with Ordinances Nos. 90-09, 90-10, 98-14 and 05-16, or any revisions thereof. Impact fee amounts shown below are estimates based upon square footage of building structures and gross area of development as identified on the site plan. **(Proposed building area: 50,400 SF – Gross Development Area: 1.46 Acres)** If changes are made affecting proposed structure floor areas or development acreage, then impact fees will likewise change to reflect actual conditions. Fees listed below reflect rates effective January 1, 2015 and may be subject to change thereafter by City Council Resolution. All fees are payable prior to issuance of building permits.
 - A. That the development is subject to a **\$225,275.20 Transportation Mitigation Impact Fee** in accordance with City Resolution No. 05-10-R, or any revisions thereof.
 - B. That the development is subject to a **\$ 62,400.24 Water System Impact Fee** in accordance with City Resolution No. 05-14-R or any revisions thereof.
 - C. That the development is subject to a **\$ 68,402.88 Wastewater System Impact Fee** in accordance with City Resolution No. 05-15-R or any revisions thereof.
 - D. That the development is subject to a **\$1,401.61 12th Avenue Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.
 - E. That the development may be subject to a **\$ 9,972.06 Storm Water System Impact Fee** in accordance with City Resolution No. 05-13-R, or any revisions thereof. (Fee applicable only if the development is connected to the city drainage system. If all drainage runoff from the project will be retained onsite within a basin designed and constructed in accordance with City Standards, the development will not be subject to the fee.)
 - F. That the development is subject to a **\$ 30,119.04 Fire Protection Impact Fee** in accordance with City Resolution No. 05-11-R or any revisions thereof.

- G. That the development is subject to a **\$ 18,975.60 Police Protection Impact Fee** in accordance with City Resolution No. 05-12-R or any revisions thereof.
- H. That the development **is not** subject to a **Park System Impact Fee**. (Exempt non-residential development.)
- I. That the development is subject to a **\$ 3,362.00 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 05-63-R, or any revisions thereof.

REFUSE DIVISION

Contact Refuse Superintendant Will Smith: (559) 585-2569
 Concerning questions that you may have on the conditions listed below:

General Requirements:

1. That a 10 ft. x 25 ft. inside clear dimension refuse enclosure with 6 ft. high masonry block perimeter walls constructed in accordance with City Std. GE-41 shall be provided to serve the project. A minimum 8' wide, 4" thick, concrete roll-out apron sloped to match parking lot pavement grades shall be constructed along the entire frontage of the refuse enclosure.
2. That the refuse enclosure shall be architecturally compatible with surrounding buildings, and shall be equipped with chain-link gates screened with earth tone vinyl slats or other alternative gate materials approved by the city. The refuse enclosure shall not be roofed or located adjacent to combustible construction, beneath windows, or non fire-protected eaves. The final location of the enclosure shall be approved by both the Public Works and Community Development Departments.
3. That all onsite vehicle drive aisles and parking lot areas subject to city refuse truck access shall be surfaced in accordance with City Std. GE-32 industrial parking lot standards.
4. That nothing besides city refuse bin(s) and clean recyclable materials shall be stored or kept within the refuse enclosure.
5. That the refuse enclosure gates shall be kept closed and secured except when in use.
6. That the applicant and any successors in interest shall participate in all available waste recycling & reuse programs.

EXPIRATION

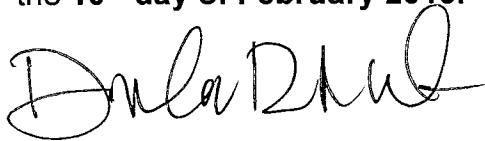
That this Variance becomes null and void one year after the effective date of approval unless a building permit is issued by the building official and construction is commenced and diligently pursued toward the completion of the project. A one-year time extension may be granted by the Commission if a written request and fee is received from the applicant prior to the expiration date. If an extension is approved, the project shall be subject to all improvement standards and fees in effect at the time of approval.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 10th day of February 2015, by the following vote:

VOTING:

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

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the **10th day of February 2015**.



Darlene R. Mata, Secretary

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

PART C: JUSTIFICATION

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

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

The Home2 Suites by Hilton is visibly located off highway 198 and east of the 12th Avenue interchange. We will be utilizing exterior signage on the building to identify our location and attract visitors. Because of the substantial size of the towers located at the North and South ends of the hotel, we will require signs that exceed what the current Municipal Code allows. Smaller signs would give a disproportionate look and feel to the hotel's exterior.

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

Current Hilton brand standards call for exterior signs that are proportionate to the building. Other buildings in the near vicinity have exterior signage that is proportionate to their building. We are respectfully requesting that we be permitted to do the same.

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

This proposed sign variance will have zero impact on public health, safety, welfare, etc. This request only envisions a minor increase to the size of the exterior signage on the North and South ends of the hotel, as necessitated by physical size of the towers. No conceivable impact on public safety or welfare, etc. would ever occur.

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

Granting this variance would not constitute any special privilege as there are no other buildings in the near vicinity visibly located off highway 198 that are of the same size.

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

No.

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

No.

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

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

N/A

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

N/A

Notice of Exemption

Appendix E

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

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

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

Project Title: VAR 2017-02 (Signage)

Project Location – Specific: 1589 Glendale Avenue (APN 011-060-059)

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

Description of Nature, Purpose and Beneficiaries of Project: VARIANCE No. 2017-02, a request to deviate from the standards of the Municipal Code Section 17.56.090 (A) to exceed signage allowances on the primary and secondary frontages for a hotel in the C-H Highway Commercial Zone District.

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

Name of Person or Agency Carrying Out Project: J. Patel

Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption: State type and section number: 15311, Accessory Structures
- ☐ Statutory Exemption. State code number:

Reasons why project is exempt:

(a) The project consists of construction, or placement of an on-premise sign

Lead Agency

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

Signature: _____ **Date:** June 2, 2017 **Title:** Associate Planner

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



AGENDA STAFF REPORT

MEETING DATE: 6/13/2017	AGENDA SECTION: 2
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SUBJECT:

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

SEE ATTACHED STAFF REPORT

FISCAL IMPACT:

ATTACHMENTS:

PC Staff Report MCA 2017-02
Resolution 2017-11
Notice of Exemption 2017-07



CITY OF HANFORD PLANNING COMMISSION

MEETING DATE: June 13, 2017

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

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 approval of Municipal Code Amendment No. 2017-02 by adopting Resolution 2017-11.

RECOMMENDED MOTION

1. I move the approve Resolution 2017-11 recommending approval of Municipal Code Amendment 2017-02 to the City Council.

PROJECT DESCRIPTION

The project includes the amendment to Title 17, the Zoning Ordinance, to identify where commercial cannabis business will be allowed. An amendment to Title 5, Business Licenses and Regulations will also be considered by the City Council after the Planning Commission has made a recommendation on the zoning ordinance amendments.

Commercial cannabis businesses are identified as the following: cultivation, manufacturing, distribution, transportation, laboratory testing and dispensaries. The first section to be amendment is Table 17.08.030 in Chapter 17.08, commonly referred to as the zoning table. The proposed amendments to the table are found in Exhibit A of the resolution, new text in bold and deleted text in strikethrough. The table identifies that commercial cannabis uses will be allowed in the heavy industrial zone. Line 123, shows that dispensaries are not permitted in any zone within the City.

The proposed project also include the addition of Chapter 17.69, attached as Exhibit B in the resolution. The proposed language includes limitations on proximity to residential zoned property as well as schools, daycares and other youth facility. Any proposed commercial cannabis facility will be required to be at least 200 feet from any residential zoned property, Section 17.69.040(b)(1) and 600 feet from schools, daycares and youth facilities, Section 17.69.040(b)(2).

The proposed language is consistent to the language reviewed during the Joint City Council and Planning Commission meeting held on May 10th.

BACKGROUND INFORMATION

In October of 2016 an interested party approached the City of Hanford about allowing the cultivation of medical cannabis in the City. In November of 2016 the City Council directed staff to begin the process to draft an ordinance to allow cannabis businesses in the heavy industrial zone and prohibit all dispensaries in the City of Hanford. In April of 2017, the City Council authorized a contract with HdL Companies to assist in the drafting of the proposed ordinances, tax measure and regulatory documents.

On May 10, 2017, the City Council and the City Planning Commission held a joint study session to review the first draft of a set of ordinances to regulate medical cannabis. The City has currently entered into two cost reimbursement agreement with two potential medical cannabis businesses.

On October 9, 2015 Governor Brown signed Assembly Bills (AB) 243 and 266 and Senate Bill (B) 643 implementing the Medical Marijuana Regulation and Safety Act.

On November 9, 2016 California voters legalized recreational marijuana.

The Bureau of Medical Cannabis Regulation will not begin issuing permits until January 1, 2018. The BMCR is currently in the rulemaking process. Any commercial facility in the City of Hanford will also be required to comply with the State rules and obtain a State permit.

ENVIRONMENTAL DOCUMENT

Staff recommend that the project be determined to be exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA). Section 15061(b)(3) states that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. No significant environmental impacts would occur as a result of the proposed ordinance.

RESOLUTION NO. 2017-11

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

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on June 13, 2017, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, a proposal to amend Title 17 Chapter 17.08 and add Chapter 17.69 of the Hanford Municipal Code by adding commercial cannabis uses to the list of uses in Table 17.08.030 as a conditional use in the HI, Heavy Industrial zone and add Chapter 17.69 Cannabis Related Uses and Activity as attached in Exhibit A.

WHEREAS, on June 13, 2017, the Planning Commission of the City of Hanford conducted a public hearing in accordance with Section 17.70.070 of the Hanford Municipal Code pertaining to Municipal Code Amendment 2017-02, and,

WHEREAS, comprehensive zoning regulations on the use of land and property lie within the City's police powers; and,

WHEREAS, commercial cannabis related businesses will be subject to the zoning and land use regulations of the HI – Heavy Industrial zoning district; and,

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of June 13, 2017; and,

WHEREAS, Section 15061(b)(3) of the California Environmental Quality Act Guidelines categorically exempts the proposed project under the "General Rule"; and

THEREFORE BE IT RESOLVED, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing on June 13, 2017, the Planning Commission hereby is able to make the following recommendation in accordance with the required findings in Section 17.86.030:

1. That the proposed amendment is internally consistent with the goals, objectives and policies of the General Plan and Zoning Ordinance.
2. That the proposed amendment would not be detrimental to the public health, safety or welfare of the community.
3. That the amendment would maintain the appropriate balance of land uses within the City and most specifically in the heavy industrial zone.
4. That the anticipated commercial cannabis uses are compatible with existing and future uses in the heavy industrial zone.

BE IT FURTHER RESOLVED that pursuant to Section 17.70 of the City of Hanford Zoning Ordinance, the Planning Commission forward to the City Council a recommendation that Municipal Code Amendment No. 2017-02 be approved.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 13th day of June 2017, by the following vote:

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

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the **13th day of June 2017**.

Darlene R. Mata, Secretary

Exhibit A:

City of Hanford Municipal Code Title 17 - Zoning Ordinance

2.b

Packet Pg. 94

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	
	Manufacturing and Processing Uses															
D1	Agricultural crop production											P	P	P	P	
D2	Agricultural products packing, packaging, preparing or processing										C	P	C			
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 <u>cultivation</u> , manufacture, <u>distribution</u> , <u>transportation and laboratory testing</u>											<u>C</u>				<u>See Chapters 5.56 and 17.69</u>

City of Hanford Municipal Code Title 17 - Zoning Ordinance

2.b

Packet Pg. 95

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	
I19	Garden shop		P	P			P	P								
I20	Landscape nursery			P			C				C	C	C			
I21	Liquor store	P	P	P	P	P	P	P								
I22	Manufactured home sales yard			C									C			
I23	Marijuana dispensary or sales														See Chapters 5.56 and 17.69	
I24	News, magazine or flower stand, outdoor				C			P								
I25	Optical retailers		P				P	P								
I26	Pawn shop			P				P								
I27	Pet store	P	P	P		P	P	P								
I28	Retail sales store	P	P	P	P	P	P	P							Also see Lines I16, I17, and I18 related to sales of furniture	

Chapter 17.69 COMMERCIAL CANNABIS RELATED USES AND ACTIVITY

Section 17.69.010 Purpose. The purpose of this part is to further fulfill the purposes and intents set forth in Title 5 of the Hanford Municipal Code. No person shall operate a commercial cannabis business without first obtaining a City commercial cannabis business permit and complying with all the requirements of Title 5 of the Hanford Municipal Code and complying with all applicable state law requirements including obtaining a license or permit required by the state to operate a commercial cannabis business.

Section 17.69.020. Definitions. Unless otherwise provided herein, the terms used in this part shall have the meanings ascribed to them in Title 5 of the Hanford Municipal Code.

Section 17.69.030. Location of Commercial Cannabis Businesses- Dispensaries.

Commercial cannabis dispensaries shall not be permitted in any zone in the City.

Section 17.69.040. Location of Commercial Cannabis Businesses- All Types Other Than Dispensaries: Cultivation, Manufacturing, Testing Facilities, Distributors and Transporting.

Commercial cannabis businesses other than dispensaries, including those permitted to engage in cultivation, manufacturing, testing, distribution and transporting of cannabis and cannabis products shall be permitted only if all the following requirements are met:

- (a) The commercial cannabis business other than a dispensary must be located on property zoned I-H-Heavy Industrial District.
- (b) The property on which the commercial cannabis business is located must also meet all of the following distance requirements:
 - (1) It shall be no closer than two hundred (200) feet of any residentially zoned parcel in the City, including any legal non-conforming residential uses as of the date the commercial cannabis business permit is issued. If any part of an I-H zoned parcel falls within the two hundred (200) foot radius from residentially zoned properties within the City, then the entire parcel shall be excluded from allowing the commercial cannabis business.
 - (2) It shall be no closer than six hundred (600) feet from any portion of any parcel containing any of the following:
 - A. A school (whether public, private, or charter, including pre-school, transitional kindergarten, and K-12);

- B. A daycare facility serving nine or more children and is licensed by the county;
- C. Any youth facility.

Section 17.69.050. Distances measured; Applicable properties.

The distance between parcels shall be the horizontal distance measured in a straight line from any property line of the sensitive use to the closest property line of the lot on which the commercial cannabis business is to be located, without regard to any intervening structures. The distance requirements in this Chapter shall only be applicable with respect to properties located in the City's limits, unless otherwise required by state law. The distance requirements shall not be applicable with respect to any property located outside the City limits.

Section 17.69.060. Certification from the Community Development Director.

Prior to commencing operations, a commercial cannabis business must obtain a certification from the Community Planning Director certifying that the business is located on a site that meets all the requirements of this Title and Title 5.

Section 17.69.070. "Medical Dispensaries, Cultivation of Medical Marijuana and All Commercial Medical Marijuana Uses in the City" of the Hanford Municipal Code shall be amended to read as follows:

Marijuana cultivation by any person, including primary caregivers, qualified patients and dispensaries, is prohibited throughout the City of Hanford unless permitted by Title 17 of this Code.

RESOLUTION NO. 2017-11

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

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on June 13, 2017, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, a proposal to amend Title 17 Chapter 17.08 and add Chapter 17.69 of the Hanford Municipal Code by adding commercial cannabis uses to the list of uses in Table 17.08.030 as a conditional use in the HI, Heavy Industrial zone and add Chapter 17.69 Cannabis Related Uses and Activity as attached in Exhibit A.

WHEREAS, on June 13, 2017, the Planning Commission of the City of Hanford conducted a public hearing in accordance with Section 17.70.070 of the Hanford Municipal Code pertaining to Municipal Code Amendment 2017-02, and,

WHEREAS, comprehensive zoning regulations on the use of land and property lie within the City's police powers; and,

WHEREAS, commercial cannabis related businesses will be subject to the zoning and land use regulations of the HI – Heavy Industrial zoning district; and,

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of June 13, 2017; and,

WHEREAS, Section 15061(b)(3) of the California Environmental Quality Act Guidelines categorically exempts the proposed project under the "General Rule"; and

THEREFORE BE IT RESOLVED, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing on June 13, 2017, the Planning Commission hereby is able to make the following recommendation in accordance with the required findings in Section 17.86.030:

1. That the proposed amendment is internally consistent with the goals, objectives and policies of the General Plan and Zoning Ordinance.
2. That the proposed amendment would not be detrimental to the public health, safety or welfare of the community.
3. That the amendment would maintain the appropriate balance of land uses within the City and most specifically in the heavy industrial zone.
4. That the anticipated commercial cannabis uses are compatible with existing and future uses in the heavy industrial zone.

BE IT FURTHER RESOLVED that pursuant to Section 17.70 of the City of Hanford Zoning Ordinance, the Planning Commission forward to the City Council a recommendation that Municipal Code Amendment No. 2017-02 be approved.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 13th day of June 2017, by the following vote:

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

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the **13th day of June 2017**.

Darlene R. Mata, Secretary

Exhibit A:

Notice of Exemption 2017-06

Appendix E

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

From: City of Hanford
317 North Douty Street
Hanford, CA 93230

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

Project Title: Municipal Code Amendment 2017-11

Project Location – City of Hanford

Project Location – City: Hanford

Project Location – County: Kings County

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

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

Name of Person or Agency Carrying Out Project: City of Hanford

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☐ Categorical Exemption: State type and section number:
☒ Statutory Exemption. State code number: 15061(b)(3) General Rule

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA). Section 15061(b)(3) states that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. No significant environmental impacts would occur as a result of the proposed ordinance.

Lead Agency

Contact Person: Darlene R. Mata Area Code/ Telephone: (559) 585-2590

Signature: _____ Date: June 2, 2017 Title: Community Development Director

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

Attachment: Notice of Exemption 2017-07 (2003 : Municipal Code Amendment 2017-02)



**AGENDA
STAFF REPORT**

MEETING DATE: 6/13/2017	AGENDA SECTION: 3
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SUBJECT:

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

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:

Finding of Consistency with 2035 General Plan
Exhibit A - City Council Minutes March 7, 2017

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
June 13, 2017**

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Find the disposition of the 18.1 acres of real property located adjacent to Hidden Valley Park consistent with the 2035 General Plan, adopted April 24, 2017, in accordance with Government Code Section 65402.

RECOMMENDED MOTION

1. I move to find the disposition of the 18.1 acres of real property located adjacent to Hidden Valley Park consistent with the 2035 General Plan, adopted April 24, 2017, in accordance with Government Code Section 65402.

BACKGROUND

On March 7, 2017, the City Council of the City of Hanford initiated the process of declaring the westerly 18.1 acres of APN 008-360-006, located adjacent to the existing Hidden Valley Park, as surplus.

A copy of the minutes of the March 7, 2017 City Council meeting is attached as **Exhibit A** for the Planning Commission's review.

PROJECT EVALUATION

Property Analysis

The property is an undeveloped 18.1-acre portion of APN 008-360-006, located west of Hidden Valley Park. The property is designated as Low Density Residential by the General Plan and is zoned R-L-5 Low-Density Residential.

Property Background

October 9, 1967	City purchases the 38.5 acres at the corner of Cortner and 11 th for a 12.84 acre basin.
October 30, 1967	CC Minutes. The City Manager reported that the property owner did not wish to sell a portion of the site, but would sell the entire parcel. Council directed staff to purchase for the basin and sell the remainder for fair market value.
April 8, 1968	CC Minutes. HUD request City approve the acceptance of a grant to purchase property for a proposed park at 11 th avenue and Cortner. Item was postponed.

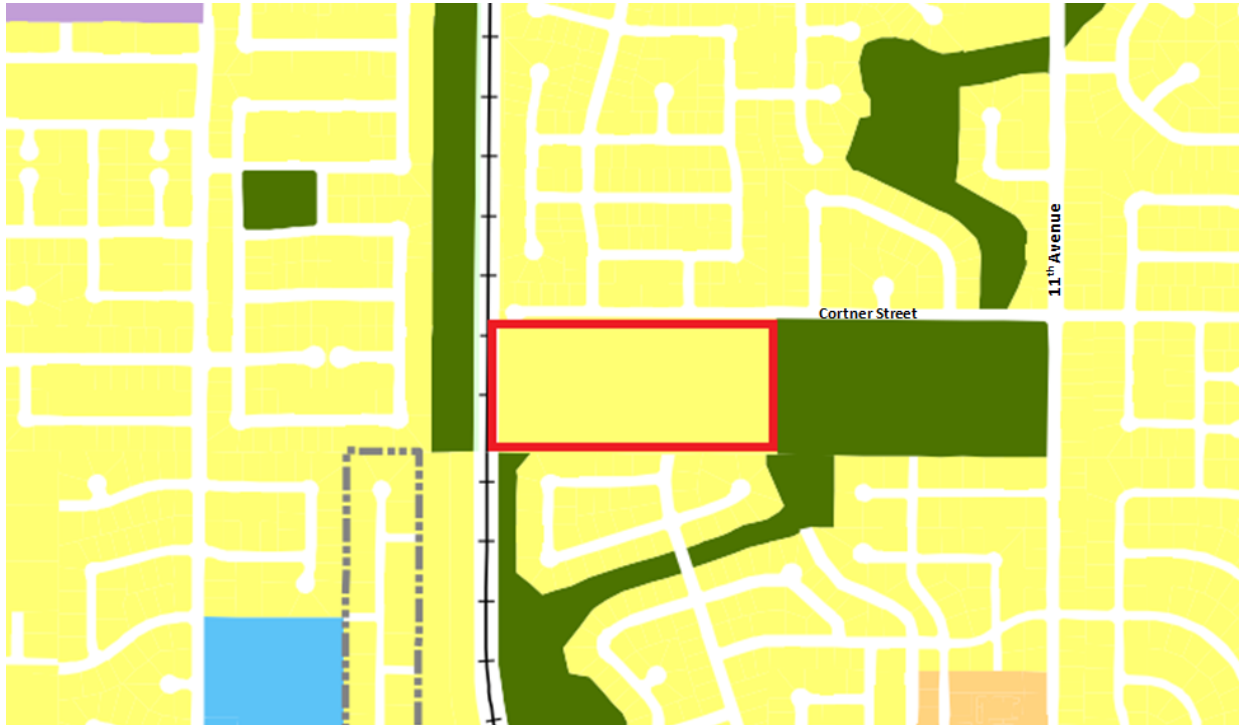
Finding of Consistency
Page 2 of 6

May 13, 1968	CC Minutes. Approval of acceptance of Open Space Grant from HUD denied.
October 28, 1968	CC Minutes. Reconsideration of acceptance of grant from HUD. Motion was to accept grant of \$28,000, that the funds be kept in abeyance until further studies could be completed regarding utilizing the funds.
1974, 1976 and 1980	State Bond funds are received to construct the improvements to the easternmost 20 acres.
1975	Work started on development of the park.
1978	City proposed the sale of the adjacent 19 +/- acres.
1997	Sports Complex Committee recommends the sale of the vacant acres to fund a sports complex
1998	City proposed the sale of the adjacent 19 +/- acres.
2001	City proposed the sale of the adjacent 19 +/- acres.
2013	City proposed the sale of the adjacent 19 +/- acres
2015	City proposed the sale of the adjacent 19 +/- acres
March 2017	Council initiated the declaration of surplus of the 19 +/- acres.

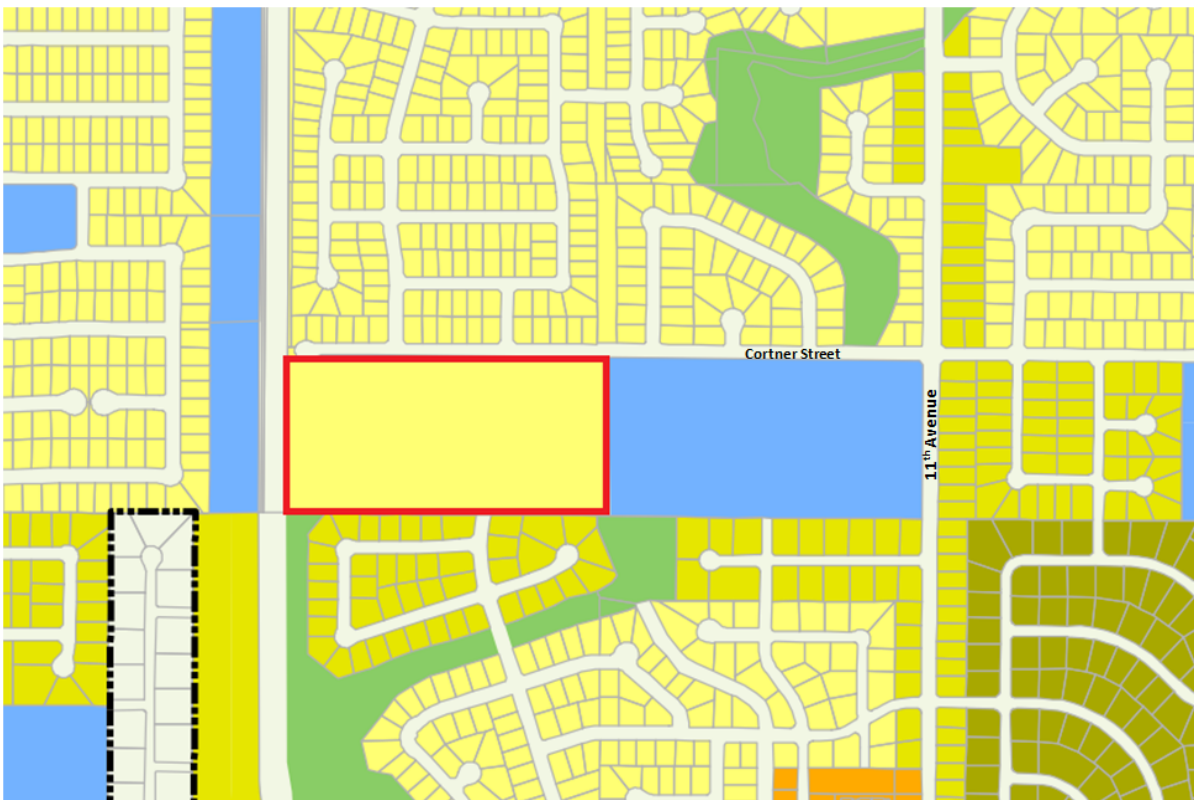
Subject Area Outlined in Red



General Plan Designation
Low-Density Residential (outlined in red)



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



General Plan Consistency

California Government Code Section 65402 requires that the disposition of real property be reviewed by the Planning Commission for determination as to whether the sale conforms to the City's adopted General Plan.

The following excerpts from the City of Hanford 2035 General Plan Update, adopted April 24, 2017, are applicable with respect to the proposed property disposition.

Land Use Designation Goals

- Goal L4: Adequate land available to meet housing needs for all citizens through the year 2035.
- Goal L5: Stable, high-quality neighborhoods with housing integrated with schools, parks, and availability of everyday commercial goods and services
- Goal L6: A wide range of housing choices that insure opportunities for a variety of age groups, lifestyles, and income levels.
- Goal L7: Residential densities that encourage both compact and infill development.

Residential Land Use Goals

- Goal L8: A range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options.
- Goal L9: Distinctive neighborhoods that preserve and enhance the quality of life for residents.

Policy L18: Compatibility with Surrounding Neighborhoods:

Ensure that new development is compatible with existing and surrounding neighborhoods.

Analysis: Low-density residential land uses surround the property to the north, west, and south. Any future development of the property would be required to meet the development regulations set forth in the Hanford Municipal Code for the R-L-5 Low-Density Residential zone district. New low-density residential development would be compatible with the existing and surrounding low-density residential developments.

Policy L19: Minimum and Maximum Residential Densities

Establish minimum and maximum density ranges for each residential zone in the Zoning Ordinance that are consistent with the planned densities of each residential land use designation.

Analysis: The property is designated by the General Plan as Low-Density Residential and is zoned R-L-5 Low-Density Residential. The General Plan prescribes a density range between two and 10 units per gross acre with an expected average of units per gross acre. The Zoning Ordinance enforces this density range by providing lot size minimums of 5,000 square feet for

the R-L-5 zone district, except under Section 17.10.100, which permits lots between 3,600 square feet and 4,999 square feet, provided various standards are met.

Policy L20: Infill Development

Encourage, support, and incentivize infill development in existing neighborhoods.

Analysis: Infill is defined by the General Plan Glossary as any parcel or group of parcels that is vacant or underdeveloped and surrounded by development on 75% of its perimeter. Infill sites may include previously developed sites that may/will be redeveloped. The site was previously leased for farming operations, however, those operations ceased when the farming of the property became financially infeasible. Since the termination of the farming operations, the subject site has remained vacant, receiving only weed abatement maintenance by the City at a cost of approximately \$2,500 per year. This definition of infill is applicable to this site, as it is surrounded by development on 100% of its perimeter. Encouraging infill development is a policy of the City.

Low-Density Residential

Policy L31: Purpose of the Low-Density Residential Land Use Designation

Establish the Low-Density Residential land use designation to provide mainly single-family development on lot sizes typically found in urban settings.

Analysis: The property is designated by the General Plan as Low-Density Residential and is zoned R-L-5 Low-Density Residential. The General Plan prescribes a density range between two and 10 units per gross acre with an expected average of units per gross acre.

Policy L32: Typical Uses in the Low-Density Residential Land Use Designation

Define the uses allowed in the Low-Density Residential land use designation to include residential uses in a variety of single-family lot types. Duplexes, second-dwelling units, and home occupations can also be allowed when made compatible with the residential nature of the neighborhood.

Analysis: Development of the subject property would be restricted to those uses cited as permitted by right, permitted with an administrative approval, permitted with a conditional use permit, or permitted on with a temporary use permit in the Hanford Municipal Code Section 17.08.020.

Policy L33: Size of Lots in the Low-Density Residential Land Use Designation

While it is recognized that existing lot sizes of 10,000 to 40,000 square feet are included in this designation, new individual lot sizes shall range from 5,000 to 10,000 square feet in size. Under Planned Unit Development provisions, smaller lots at higher densities may be permitted when clustered around shared open space amenities or through density bonus policies.

Analysis: The property is designated by the General Plan as Low-Density Residential and is zoned R-L-5 Low-Density Residential. The General Plan prescribes a density range between two and 10 units per gross acre with an expected average of units per gross acre.

FUTURE REVIEWS AND ACTIONS

A Planning Commission finding that sale of the subject site is consistent with the General Plan in no way serves as any prior/pre-approval or commitment to future approvals of a development project. The role of the Planning Commission is to find the disposition of the 18.1 acres consistent with the 2035 General Plan in accordance with Government Code Section 65402, it is not approval or recommendation of approval to sell the land.

ENVIRONMENTAL ASSESSMENT

Pursuant to Section 15312 of the California Environmental Quality Act Guidelines (CEQA), the sale of surplus government property is considered exempt from further environmental review.



**CITY COUNCIL MEETING
MINUTES**

**March 7, 2017 7:00 PM
Council Chambers
400 N. Douty St.**

6:30 PM CALL TO ORDER CLOSED SESSION:

Mayor David Ayers called the Closed Session to order at 6:31 p.m.

ROLL CALL:

Present: Justin Mendes, Francisco Ramirez, Martin Devine, Sue Sorensen, David Ayers

PUBLIC COMMENT - CLOSED SESSION:

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

There were no comments given.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Mayor Ayers adjourned to closed session at 6:32 p.m.

A. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION - Government Code Section 54956.9(d)(2)

Number of Potential Cases - 2

7:00 PM CALL TO ORDER REGULAR SESSION:

Mayor Ayers called the meeting to order at 7:08 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
Martin Devine	Council Member	Present	6:30 PM
Sue Sorensen	Vice Mayor	Present	6:30 PM
David Ayers	Mayor	Present	6:30 PM
Francisco Ramirez	Council Member	Present	6:30 PM
Justin Mendes	Council Member	Present	6:30 PM

INVOCATION:

The invocation was provided by Police Chief Parker Sever.

FLAG SALUTE:

Council Member Devine led the flag salute.

CLOSED SESSION ACTION REPORT:

There was nothing to report.

RECOGNITIONS/PROCLAMATIONS:**STAFF COMMUNICATIONS:**

Police Chief Parker Sever announced that the PAL boxing Open House will be scheduled for next month. Also, there will be the first graduation for their Junior Explorers program this month for elementary schools.

Community Development Director Darlene Mata stated that the Planning Commission will be meeting next week regarding the General Plan update and zoning ordinance. She is still recruiting for a planner position. Staff is still continuing to move forward on an ordinance regarding medical marijuana facilities.

Public Works Director Lou Camara commented on current projects and responded to questions by the Council.

Parks & Recreation Director Craig Miller commented on upcoming activities and events.

City Manager Darrel Pyle stated that staff received correspondence from Richard Harriman pertaining to General Business items C and D. The City Clerk will include it for the record of this agenda.

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters not on the agenda within the jurisdiction of the Hanford City Council or to comment on items listed under the Consent Calendar or to request an item from the Consent Calendar be pulled for discussion purposes. Comments related to General Business items or 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.*

Mark Pratter requested that at least 9 acres west of Hidden Valley Park remain for a future park expansion. He submitted a petition to the City Clerk.

Carolyn Hudgins thanked the Council for attending their Black History Celebration and stated that it was the largest turn out so far for the city. They are now preparing for Women's History Month.

Patricia Dickerson of the Carnegie Museum provided an update on their activities and announced that a television production company will be coming to film at the Bastille and Carnegie Museum for paranormal activity.

Mike Stoddard inquired about the property next to Hidden Valley Park and why it wouldn't go to the Parks & Recreation Commission first. He discussed the support to develop it in the future as a park. He stated that he would like to make arrangements to plant a tree there on Arbor Day.

Shelly Talbert of Main Street Hanford commented on the downtown historic buildings and requested that the Council listen to the citizens and find solutions to maintain the buildings and look at placing restrictions on any buildings that may be sold.

Craig Johnson commented on his recent discussion with Vice Mayor Sorensen on the Courthouse and Bastille and that they are really expensive to maintain. He opposed the selling of Rabobank.

Mark Cole requested that the Council think about the mistake it would be to sell the historic buildings.

Maria Galante commented on the historic buildings and warned about the poor decisions Fresno made.

Desiree Aragon stated that the historic buildings are what draw people to Hanford. She also commented on the use of Hidden Valley Park for family events and programs and wants the vacant land to be developed as a park too.

Jeff Porterfield commented on lack of available parking in the downtown area and the need for a parking structure. He also discussed the need for more revenue, but opposed additional taxes.

Bob Ramos stated that the City should only raise the Transient Occupancy Tax to 10% to match the neighboring agencies. He disapproved of Council Member Mendes' view of the historical buildings. He suggested moving city staff into the old Courthouse and leasing out the current city hall space.

Rose Shaplie discussed the water rate increase and meter installations that were approved in December 2015. She would like an update on what has been done so far.

Nathan Odom recommended a community garden to be developed since it could be temporary on the land next to Hidden Valley Park. It would also be an educational tool for children and be therapeutic for veterans.

Amy Leisure commented on her support of keeping the historic buildings and the land next to Hidden Valley Park.

Mike Quinn stated his support on developing the land next to Hidden Valley Park as additional park land. He was concerned that the property would never get replaced elsewhere to make up the need for parks.

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 to approve the Consent Calendar

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Justin Mendes, Council Member
SECONDER:	Sue Sorensen, Vice Mayor
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

- A. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Ahkeem Williams
- B. Police: Approve an Appropriation of \$10,500 for Tile Work in Men's Locker Room.
- C. Public Works: Award a contract to repair the courthouse facility elevator to Schindler Elevator Corporation of Sacramento and appropriate \$75,864.00 from Accumulated Capital Outlay (ACO) Reserves.
- D. Public Works: Approval of Professional Services Agreement with the firm of L.P. Engineers, Inc., of Clovis for Courthouse HVAC design services, in an amount not to exceed \$65,000.

- E. Public Works: As it relates to FY 2017 / 18 Transportation Development Act (TDA) Funds Claim: 1) Adopt Resolution 17-08-R regarding the public transit needs within the City of Hanford and authorize the City Manager to sign and submit claim for funds and any subsequent amended claims required; 2) Determine, based on City's financial participation in and support of the existing Kings County Area Public Transit System, that there are no areas within the City of Hanford with unmet public transit needs which could reasonably be met by the expansion of the existing system or by the establishment of a new system; 3) Approve the filing of a Notice of Exemption to certify that projects to be constructed with these funds are categorically exempt from the California Environmental Quality Act.
- F. Public Works: Purchase of one 2018 Peterbilt 320 automated refuse vehicle from Ruckstell California Sales Co., Inc., of Fresno, Ca., in the amount of \$301,251.21; authorize an appropriation of \$84,560.21 from Refuse Enterprise Funds; and declare one 2006 refuse vehicle as surplus.
- G. Public Work: Award a contract to Agee Construction Corporation, of Clovis, CA in the amount of \$308,785.00 for the Sixth Street Parking Lot Improvement Project; Establish a construction contingency of \$30,879.00; and approve an additional appropriation of \$119,644.00 from Accumulated Capital Outlay Reserves.
- H. Public Works: Purchase of one 2018 Kenworth T 270 Refuse Container Delivery Vehicle from Ruckstell California Sales Co., Inc., of Fresno, Ca., in the amount of \$108,589.84; authorize an appropriation of \$18,517.84 from Refuse Enterprise Fund Reserves; and declare one 2008 flatbed truck and one 1986 container trailer as surplus.
- I. Public Works: Approval of Certificate of Correction for Tentative Parcel Map No. 2013-05
- J. Finance: Warrant Register

ITEMS PULLED FROM CONSENT CALENDAR:

1. City Clerk: Approve Minutes from the February 21, 2017 Joint Meeting

City Clerk Jennifer Gomez distributed corrected minutes and noted that changes were made to reflect who was present and absent for the Hanford Joint Union High School District Board of Trustees.

Motion to approve minutes as amended.

RESULT:	APPROVED [4 TO 0]
MOVER:	Sue Sorensen, Vice Mayor
SECONDER:	Martin Devine, Council Member
AYES:	Devine, Sorensen, Ayers, Mendes
ABSTAIN:	Ramirez

2. City Clerk: Approve Minutes from the February 21, 2017 Regular Meeting

Motion to approve the minutes.

RESULT:	APPROVED [4 TO 0]
MOVER:	Justin Mendes, Council Member
SECONDER:	Martin Devine, Council Member
AYES:	Devine, Sorensen, Ayers, Mendes
ABSTAIN:	Ramirez

PUBLIC HEARINGS:

GENERAL BUSINESS:

- A. Public Works: Introduce and waive the first reading of Ordinance 17-03 Amending Section 10.32.020 to add All Way Stop Sign Installation at 12th Avenue and Flint Avenue.

Deputy Engineer Lisa Dock provided background information for the Council's review and consideration. Ms. Dock responded to questions and comments by the Council.

Motion to introduce and waive the first reading of Ordinance 17-03.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sue Sorensen, Vice Mayor
SECONDER:	Justin Mendes, Council Member
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

- B. Public Works: As it relates to Landscape Assessment District Annexation No. 05-01-A, adopt the attached resolutions, 17-09-R Initiating Annexation Proceedings for Assessment District Annexation No. 05-01-A and 17-10-R Intention to Levy Assessments and Confirmation of Engineer's Report for Assessment District Annexation No. 05-01-A and set May 2, 2017 as the Public Hearing date to consider the Annexation.

Deputy Public Works Director John Doyel discussed the proposed annexation of parcels and the increased assessment on the district.

Motion to approve Resolutions 17-09-R and 17-10-R and set May 2, 2017 as the Public Hearing date to consider the Annexation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Justin Mendes, Council Member
SECONDER:	Francisco Ramirez, Council Member
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

- C. Community Development: Direction on the Disposition of Seven Surplus Properties. The list of properties is as follows: 1) 0.29 acres located along South 11th Avenue, between Iona Avenue and Industry Avenue (APN 018-242-042). 2) 0.23 acres located along Kensington Way, between Richardson Way and Leland Way (APN 008-192-011). 3) 7,500 sq. ft. located at 211 Ball Park Alley, between Brown Street and Harris Street (APN 012-211-009). 4) Two properties, totaling 0.78 acres, located at the southeast corner of Hanford-Armona Road and 10 ½ Avenue (APN 011-440-021 and 011-440-020). 5) Two properties, totaling 1.04 acres, located east of Irwin Street, between Fifth Street and Fourth Street (APN 012-095-001 and 012-095-011). 6) Two acres located at the northeast intersection of Lacey Boulevard and Park Avenue, the former Goodwill building (APN 010-253-001). 7) Approximately 20,000 sq. ft. located at the northwest intersection of Lacey Boulevard and Kaweah Street, the Old Fire Station (a portion of APN 010-253-004).

Community Development Director Darlene Mata stated that the prior Council directed these properties to be declared as surplus and staff is now seeking direction on how to proceed with those properties.

Property #1 - 0.29 acres located along South 11th Avenue, between Iona Avenue and Industry Avenue (APN 018-242-042). The consensus of the Council was for staff to get an appraisal and list for sale.

Property #2 - 0.23 acres located along Kensington Way, between Richardson Way and Leland Way (APN 008-192-011). The consensus of the Council was for staff to get an appraisal and enter into negotiations with Habitat for Humanity.

Property #3 - 7,500 sq. ft. located at 211 Ball Park Alley, between Brown Street and Harris Street (APN 012-211-009). The consensus of the Council was for staff to ensure that the property is maintained and secured and explore alternatives for the area.

Property #4 - Two properties, totaling 0.78 acres, located at the southeast corner of Hanford-Armona Road and 10 ½ Avenue (APN 011-440-021 and 011-440-020). The consensus of the Council was for staff to get an appraisal and list for sale.

Property #5 - Two properties, totaling 1.04 acres, located east of Irwin Street, between Fifth Street and Fourth Street (APN 012-095-001 and 012-095-011). The consensus of the Council was for staff to get an appraisal.

Property #6 - Two acres located at the northeast intersection of Lacey Boulevard and Park Avenue, the former Goodwill building (APN 010-253-001). The consensus of the Council was for staff to look at the property as a recreational facility opportunity and explore options of a joint use facility with the high school district.

Property #7 - Approximately 20,000 sq. ft. located at the northwest intersection of Lacey Boulevard and Kaweah Street, the Old Fire Station (a portion of APN 010-253-004). The consensus of the Council was to demolish the building and consider additional parking for the Plunge or the potential joint use facility discussed for Property #6.

- D. Community Development: Direction and Discussion on the potential disposition of City owned property and potential initiation of declaration of the following properties as surplus: Bastille, Courthouse, Rabobank Building and 18 acres on Cortner Avenue adjacent to Hidden Valley Park.

Community Development Director Darlene Mata stated that staff is requesting direction on these properties based on the Goals and Objectives established in February by the current Council. City Manager Darrel Pyle provided an Accumulated Capital Outlay Fund Analysis showing an estimated balance for FY18 as \$1,215,977.00. Outstanding projects, however, are estimated to cost \$1,550,000.00. Fire impact fees can backfill that account and eventually bring an additional \$1,400,000.00 in funds.

Bastille - The consensus of the Council was to not surplus the property.

Courthouse - The consensus of the Council was to move forward with the renovation that will cost approximately \$1,000,000.00.

Rabobank building - The consensus of the Council was to direct staff to review this issue in the next budget cycle.

18 acres on Cortner Avenue adjacent to Hidden Valley Park - The consensus of the Council was to initiate the declaration of property as surplus.

E. City Clerk: Discussion and direction as it relates to contracting with Martin & Chapman for an August 29, 2017 All Mail Ballot Special Election and provide direction on the Transient Occupancy Tax

City Manager Darrel Pyle discussed the projected revenue for an additional 4% tax and the costs associated with a special election.

The consensus of the Council was for staff to not move forward with the special election.

COUNCIL REPORTS/COMMENTS:

Council Member Mendes attended the Valley Voice trip to Sacramento and briefly commented on SB1 regarding transportation funding and does not believe that the City should support it. He believes there are other proposals being developed that would be better.

Council Member Ramirez expressed interest on a Sister City program with a town in Mexico. He will also be participating in an anti-bullying campaign with a local elementary school. Mr. Ramirez is looking forward to the publicity that the Bastille will receive from the upcoming television program on the paranormal.

Council Member Devine briefly commented on the meetings that he attended.

Vice Mayor Sorensen discussed a movement by California citizens against the abuse of lawsuits which will be on April at the Capital and would like a representative from the City to attend if possible. She went to the Main Street Hanford meeting and announced the upcoming St. Patrick's Day event.

Mayor Ayers commented on the meetings and events that he attended recently.

COUNCIL FUTURE AGENDA ITEMS:

ADJOURNMENT:

Mayor Ayers adjourned the meeting at 10:36 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk