The City of Hanford
CALIFORNIA

# AGENDA

## PLANNING COMMISSION
**of the**
**CITY OF HANFORD**

**COUNCIL CHAMBERS**
**400 N. Douty St.**
**7:00 PM, Tuesday, February 13, 2018**

**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* ***three minutes*** *is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

**CONSENT CALENDAR**

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

**Approval of the Minutes of the January 9, 2018 Meeting**

**PUBLIC HEARING**

**Vesting Tentative Tract 916: A request to subdivide 7.14 acres into 18 residential lots in the R-L-12 Low-Density Residential zone district. The project is located east of 12th Avenue, south of Bristol Lane (APN 009-050-024, -046, -047, and -063).**

## GENERAL BUSINESS

## DIRECTOR'S COMMENTS

## COMMISSIONER'S ITEMS OF INTEREST

## ADJOURNMENT

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available to public inspection in the Planning Division Office located at 317 N. Douty Street, Hanford, California 93230, during normal business hours. Such documents are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post documents before the meeting.

If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Division's office, 559-585-2580, 317 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}

**APPEALS:**
Any action of the Planning Commission, which is a final project decision, may be appealed to the City Council by the applicant or any adversely affected person. To file an appeal, an appeal application and filing fee of $1,000.00 must be submitted to the Community Development Department, 317 N. Douty Street, Hanford, California, within ten (10) days following the date of the final decision of the Planning Commission.

**AGENDA**
**STAFF REPORT**

| | |
|---|---|
| **MEETING DATE:** 2/13/2018 | **AGENDA SECTION:** |

**SUBJECT:**
Approval of the Minutes of the January 9, 2018 Meeting

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**RECOMMENDATION:**
Approve the Minutes of the January 9, 2018 Meeting.

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**
01-09-18 PC Minutes

# MINUTES

## PLANNING COMMISSION
**of the**
**CITY OF HANFORD**

**COUNCIL CHAMBERS**
**400 N. Douty St.**
**7:00 PM, Tuesday, January 9, 2018**

Attachment: 01-09-18 PC Minutes (01-09-18 PC Minutes)

## CALL TO ORDER

Chairperson JOHNSTON called the meeting to order at 7:00 p.m.

## ROLL CALL

| Attendee Name | Title | Status | Arrived |
|---|---|---|---|
| Dennis Ham | | Present | |
| Richard Douglas | | Present | |
| Michael Johnston | | Present | |
| Travis Paden | | Present | |
| Savino Perico | | Present | |
| Angel Vee Galvan | | Present | |
| Jacob Sanchez | | Present | |

## INVOCATION

There was no invocation.

## FLAG SALUTE

Commissioner PADEN led the flag salute.

## PUBLIC COMMENT

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There were no public comments.

## ELECTION OF 2018 CHAIR AND VICE-CHAIR

Before the election, Chairperson JOHNSTON expressed appreciation for the opportunity to serve as chair for 2017, then invited nominations for the position of 2018 chairperson.

Commissioner DOUGLAS thanked Commissioner JOHNSTON for serving in 2017.

Motion by Commissioner DOUGLAS, seconded by Commissioner HAM, to elect Commissioner PADEN as the 2018 Planning Commission Chairperson. Motion carried by the following roll call vote:

| | |
|---|---|
| AYES: | Commissioners DOUGLAS, HAM, GALVAN, PADEN, PERICO, SANCHEZ, JOHNSTON |
| NOES: | Commissioners NONE |
| ABSTAIN: | Commissioners NONE |
| ABSENT: | Commissioners NONE |

Commissioner JOHNSTON then passed the gavel to Chairperson PADEN, who thanked Commissioner JOHNSTON for his service in 2017. He then invited nominations for the 2018 Planning Commission Vice-Chairperson.

Motion by Commissioner JOHNSTON, seconded by Commissioner SANCHEZ, to elect Commissioner DOUGLAS as the 2018 Planning Commission Vice-Chairperson. Motion carried by the following roll call vote:

| | |
|---|---|
| AYES: | Commissioners JOHNSTON, SANCHEZ, HAM, GALVAN, DOUGLAS, PADEN, PERICO |
| NOES: | Commissioners NONE |
| ABSTAIN: | Commissioners NONE |
| ABSENT: | Commissioners NONE |

Chairperson PADEN reminded the Commissioners to refer to bottom page numbers of their packets, so that the public and the Commissioners can locate the item being discussed.

## CONSENT CALENDAR

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

### 1. Approval of the Minutes of the December 12, 2017 Meeting

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

| | |
|---|---|
| AYES: | Commissioners HAM, JOHNSTON, DOUGLAS, PADEN, PERICO, SANCHEZ |
| NOES: | Commissioners NONE |
| ABSTAIN: | Commissioners GALVAN |
| ABSENT: | Commissioners NONE |

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## PUBLIC HEARING

**2. Conditional Use Permit No. 2017-01: a request to allow a practical resources and Federal Aviation Administration (FAA) exam preparation facility for aircraft mechanics in an existing building. The use of a vocational or specialized school requires a conditional use permit in the MX-C Corridor Mixed Use zone district. The project is located at 729 West Lacey Boulevard #9 (APN 012-261-003).**

Chairperson PADEN opened the Public Hearing at 7:09 p.m. and called for the Staff Report.

Associate Planner de Silva presented the Staff Report, recommended approval, and invited questions of staff. There were no questions.

Chairperson PADEN opened Public Comment. There were no comments. He then closed the Public Hearing at 7:11 p.m. and called for a motion.

Motion by Commissioner PERICO, seconded by Commissioner HAM, to adopt Resolution No. 2018-02, approving Conditional Use Permit No. 2017-01. Motion carried by the following roll call vote:

| | |
|---|---|
| AYES: | Commissioners PERICO, HAM, GALVAN, DOUGLAS, SANCHEZ, PADEN, JOHNSTON |
| NOES: | Commissioners NONE |
| ABSTAIN: | Commissioners NONE |
| ABSENT: | Commissioners NONE |

**3. Planned Unit Development No. 2017-01: A request to deviate from the standards of the Hanford Municipal Code for the R-L-12 Low-Density Residential Zone District to allow a 26-lot gated community with common open space areas, reduced lot sizes, reduced setbacks, and a reduced street width for a private street. Vesting Tentative Tract Map 924: A request to subdivide a 4.19-acre parcel into 26 residential lots in the R-L-12 Low-Density Residential Zone District with a Planned Unit Development overlay. The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115).**

Chairperson PADEN opened the Public Hearing at 7:14 p.m. and called for the Staff Report. Associate Planner de Silva presented the Staff Report, recommended denial, and invited questions of staff.

There being no questions of staff, Chairperson PADEN opened Public Comment.

FAVOR

1. Alex Dwiggins, of Zumwalt-Hansen, introduced the developer and architect, then responded to concerns about the potential adverse effect on surrounding property values and issues of non-conformity with the Zoning Ordinance. He encouraged approval of the project.

2. Richard Knee, real estate broker and president of Kings County Board of Realtors, cited home-sales statistics indicating that many homeowners prefer small backyards and showing that the City needs more homes.

3. Warren Thompson, architect for the project, showed the drawings and noted that these are nice homes, marketing to young families and those downsizing. He stated that these types of homes are selling very well in Fresno.

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4. Alejandro Clark, developer, stated that they did their best to make this project beautiful. He added that, if this project is not approved, the land will remain vacant, and there have already been problems with vagrants.

5. Holley McKay, real estate broker, owns property adjacent to the proposed project and is in favor of the project. She noted that Copper Valley's proximity to Vintage Estates has not affected property value.

6. Gary White, real estate agent, built a house in Vintage Estates. The proximity to Copper Valley did not affect the property value of their home when they sold it. He now lives in Copper Valley. They purchased the home there for the smaller lot.

OPPOSED

1. Rob Tuttrup, lives two houses east of the project. He is concerned about the inconsistency with the General Plan and that the elevated view will invade their privacy. He asked that the project be denied.

2. Michelle Dove lives next to the proposed project. She fears reduced home values, feels that the project will not be aesthetically pleasing, and noted that it will overlook their entire lot. The wall would impair visibility of traffic, when backing out of her driveway.

Chairperson PADEN closed Public Comment at 7:50 p.m., but reopened to allow for rebuttal.

REBUTTAL

1. Developer Clark stated that a block wall will be required there, no matter who builds. He noted that there is one plan that has one window that might overlook the wall, and the architect can move that window to a different wall. He cited the testimonies presented that Vintage Estates property values were unaffected by having Copper Valley next to them. Encouraged the Commission to approve the project.

2. Alex Dwiggins, addressed concerns about the block wall, which will be 20 feet back from the curb and it will be decorative, with landscape.

3. Rob Tuttrup stated that his issues are the proximity and view. He would like to see that lot developed, but does not want his property infringed upon.

Chairperson PADEN closed Public Comment at 8:12 p.m. then invited comments from staff.

Director Mata stated that the project is consistent with the General Plan, but it is not consistent with the Zoning Ordinance. She confirmed that the wall is 20 feet from the curb and that staff does discourage front access on a collector street. "Amended Recommendations" were that a recommended motion was added, referring to recommended resolutions.

Director Mata and Utilities and Engineering Director Doyel responded to questions from the Commissioners.

Commissioner PERICO commented that most of the single-family residential lots are zoned for smaller lots, and there are not many areas zoned for 12,000 sq. ft. lots. He feels that many families prefer the larger lots and that this area should be developed with the "R-L-12" zone.

Commissioner JOHNSTON is in favor of infill, but feels there are too many variations requested in this project. He would like to see larger houses with larger lots in this development, to fit with the existing housing.

Chairperson PADEN mentioned that there are large trees between Vintage Estates and Copper Valley. Staff noted that there is a street between the two developments.

Chairperson PADEN closed the Public Hearing at 8:12 p.m. and called for a motion.

Attachment: 01-09-18 PC Minutes (01-09-18 PC Minutes)

Motion by Commissioner JOHNSTON, seconded by Commissioner HAM, to adopt Resolution 2018-03 denying Planned Unit Development No. 2017-01, due to an inability to make the required findings, in accordance with Section 17.82.060 A.6. of the Hanford Municipal Code. Motion carried by the following roll call vote:

| | |
|---|---|
| AYES: | Commissioners JOHNSTON, HAM, DOUGLAS, GALVAN, PERICO, SANCHEZ, PADEN |
| NOES: | Commissioners NONE |
| ABSTAIN: | Commissioners NONE |
| ABSENT: | Commissioners NONE |

Motion by Commissioner HAM, seconded by Commissioner SANCHEZ, to adopt Resolution 2018-04 denying Tentative Tract 924, due to an inability to make the required findings, in accordance with Section 16.04.010 of the Hanford Subdivision Ordinance and Section 66474 of the Subdivision Map Act. Motion carried by the following roll call vote:

| | |
|---|---|
| AYES: | Commissioners HAM, SANCHEZ, GALVIN, JOHNSTON, DOUGLAS, PERICO, PADEN |
| NOES: | Commissioners NONE |
| ABSTAIN: | Commissioners NONE |
| ABSENT: | Commissioners NONE |

## GENERAL BUSINESS

### Finding of General Plan Consistency for the sale of two portions of APN 011-090-004 located at the northwest corner of 12th and Woodland Drive and finding of ambiguity clarification pertaining to land use and zoning on the two remnant properties.

Chairperson PADEN called for the Staff Report. Community Development Director Mata presented the Staff Report and answered questions of staff. Chairperson PADEN then called for a motion.

Motion by Commissioner HAM, seconded by Commissioner SANCHEZ, to approve Resolution 2018-01, making the following findings: 1. That in accordance with Section 17.06.050, the Planning Commission determines that where the boundary line will be relocated, the remnant properties will be designated the adjacent land use and zoning. 2. That the sale of two remnant portions of APN 011-090-004 is consistent with the General Plan, in accordance with Government Code Section 65402. Motion carried by the following roll call vote:

| | |
|---|---|
| AYES: | Commissioners HAM, SANCHEZ, GALVAN, DOUGLAS, JOHNSTON, PERICO, PADEN |
| NOES: | Commissioners NONE |
| ABSTAIN: | Commissioners NONE |
| ABSENT: | Commissioners NONE |

## DIRECTOR'S COMMENTS

Director Mata reported that staff is updating the Planning application forms to streamline the development process. She also stated that we have not yet received Conditional Use Permit (CUP) applications for the cannabis permits. She then answered questions from the Commissioners.

## COMMISSIONERS' ITEMS OF INTEREST

Commissioner PERICO expressed concern about the left-turn traffic light at 12th Avenue and Centennial Drive, stating that it does not stay green long enough. Director Doyel explained the traffic-coordination program along 12th Avenue and stated that they will review that again.

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Commissioner JOHNSTON:

1. Asked City Attorney Mizote to clarify the rebuttal policy for public hearings. City Attorney Mizote explained that if someone speaks in opposition to the project and provides additional information, the proponent then has the opportunity for rebuttal;
2. Announced that a Planning Commissioners Academy will be held April 4-6. He has attended before, and recommended that the chairperson and/or vice-chairperson attend, if the City has funds for it. Director Mata replied that all departments have been asked to trim their budgets; but, she will look into that and advise the Commissioners;
3. Asked if he is supposed to take the ethics training this year. Director Mata advised him to check with the City Clerk, if he is unsure.

## ADJOURNMENT

Chairperson PADEN adjourned the meeting at 8:27 p.m.

Respectfully submitted,

Diana Black
Recording Secretary

Attachment: 01-09-18 PC Minutes (01-09-18 PC Minutes)

**AGENDA**
**STAFF REPORT**

| | |
|---|---|
| **MEETING DATE:** 2/13/2018 | **AGENDA SECTION:** |

**SUBJECT:**
Vesting Tentative Tract 916: A request to subdivide 7.14 acres into 18 residential lots in the R-L-12 Low-Density Residential zone district. The project is located east of 12th Avenue, south of Bristol Lane (APN 009-050-024, -046, -047, and -063).

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**See staff report attached.**

**FISCAL IMPACT:**

**ATTACHMENTS:**
Staff Report Tentative Tract 916
Resolution No. 2018-05
Exhibit A - Vesting Tentative Tract 916
Project Location Map

**CITY OF HANFORD PLANNING COMMISSION**
**STAFF REPORT**
**Tuesday, February 13, 2018**

**PROJECT:** **Vesting Tentative Tract 916**: A request to subdivide 7.14 acres into 18 residential lots in the R-L-12 Low-Density Residential zone district.

**LOCATION:** The project is located east of 12th Avenue, south of Bristol Lane (APN 009-050-024, -046, -047, and -063).

**PLANNER:** Gabrielle de Silva, Associate Planner

## STAFF RECOMMENDATION

Staff recommends that the Planning Commission

1. Adopt Resolution No. 2018-05, approving Vesting Tentative Tract 916.

## RECOMMENDED MOTION

1. I move to adopt Resolution No. 2018-05, approving Vesting Tentative Tract 916.

## PROJECT DESCRIPTION

**Vesting Tentative Tract 916:**

The project is a request to subdivide 7.14 acres into 18 residential lots in the R-L-12 Low-Density Residential zone district, in accordance with the General Plan designation for the area, Low-Density Residential.

See proposed subdivision, attached as **Exhibit A.**

## BACKGROUND INFORMATION

### Project Location

The project is applicable to the property located east of 12th Avenue, south of Bristol Lane (APN 009-050-024, -046, -047, and -063).

### Existing Land Use

The project area is comprised of vacant land. See Figure 1, below.

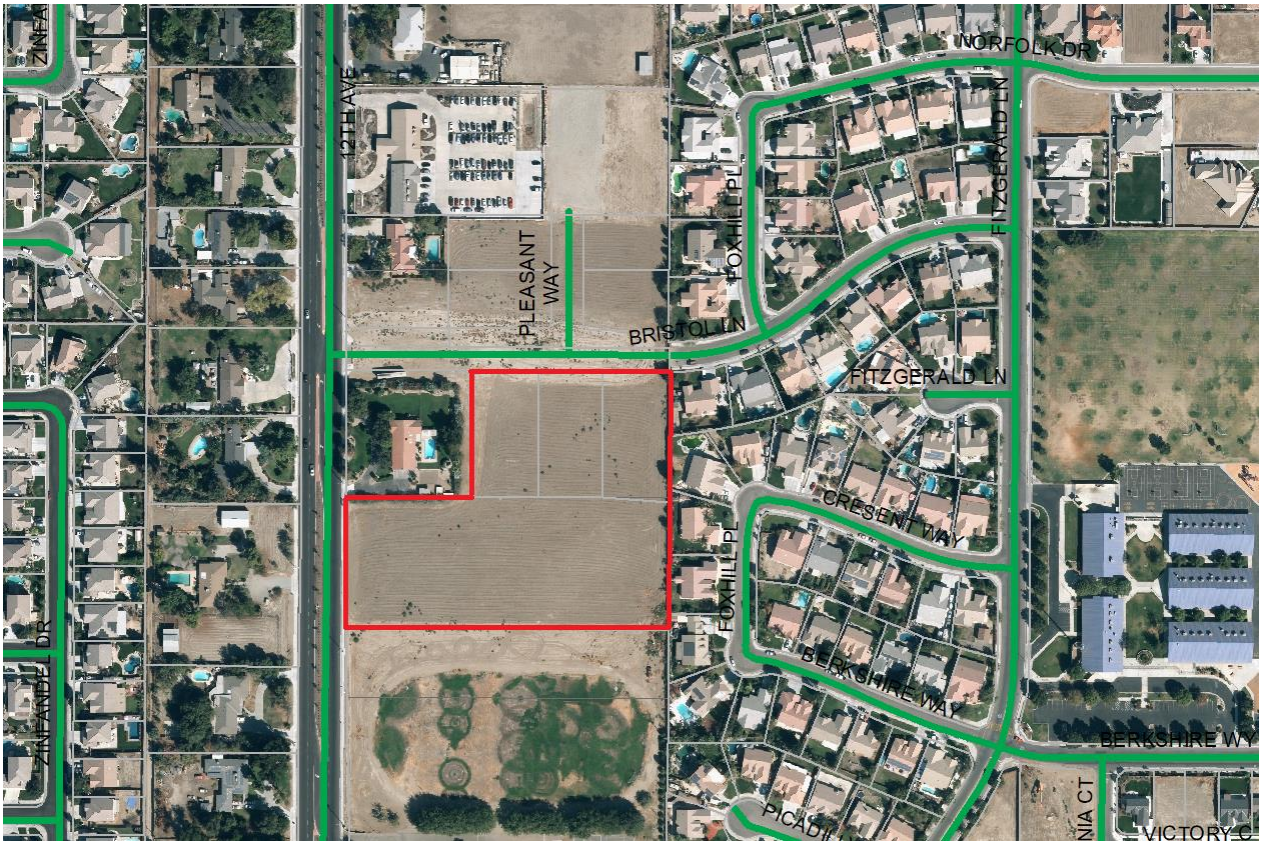
### General Plan and Zoning Designation

The site is designated by the General Plan as Low-Density Residential (Figure 2) and zoned R-L-12 Low-Density Residential (Figure 3). A General Plan designation of Low-Density Residential allows a density range between two and 10 units per acre. The R-L-12 Low-Density Residential district requires a minimum 12,000 square-foot lot area per site. According to the General Plan

Attachment: Staff Report Tentative Tract 916 (Tentative Tract 916)

Policy L31, the purpose of the low-density residential land use designation is to provide mainly single-family development on lot sizes typically found in urban settings.

Figure 1: Land Use - Vacant
(Property outlined in red)




Attachment: Staff Report Tentative Tract 916 (Tentative Tract 916)

Figure 2: General Plan Designation - Low-Density Residential
(Property outlined in red)

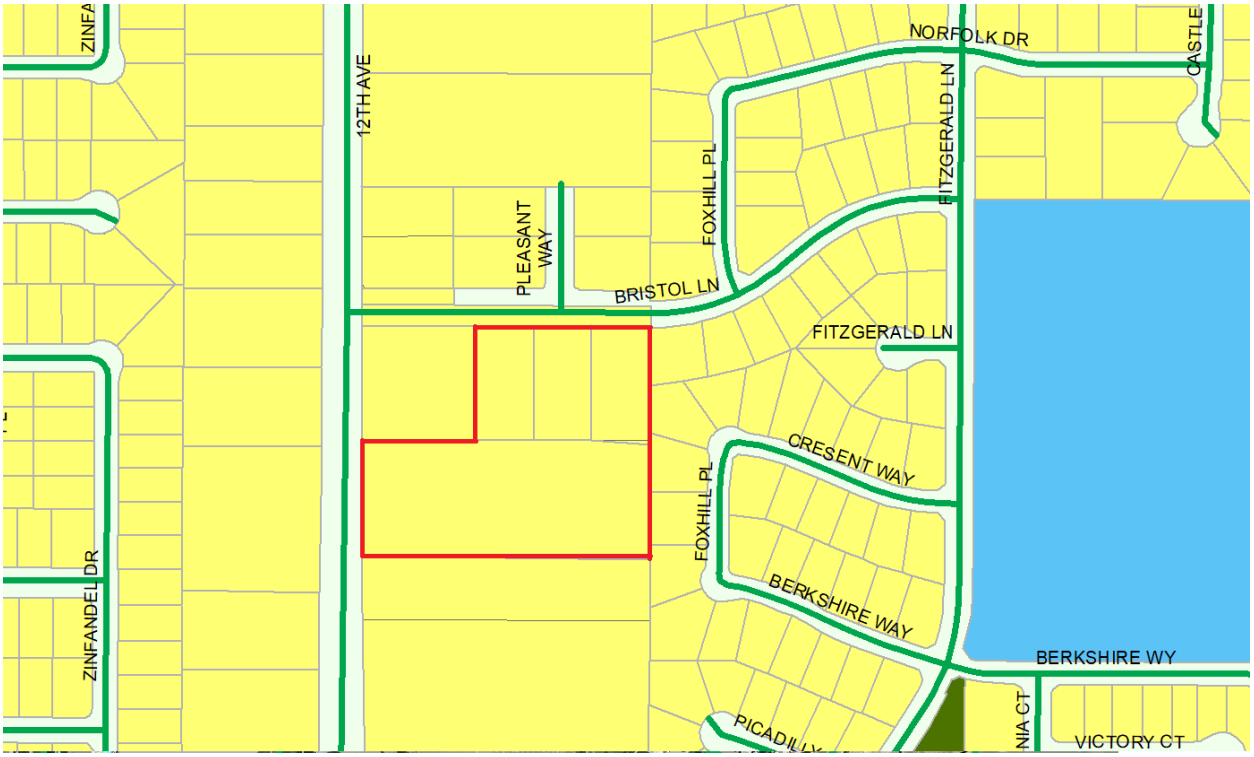
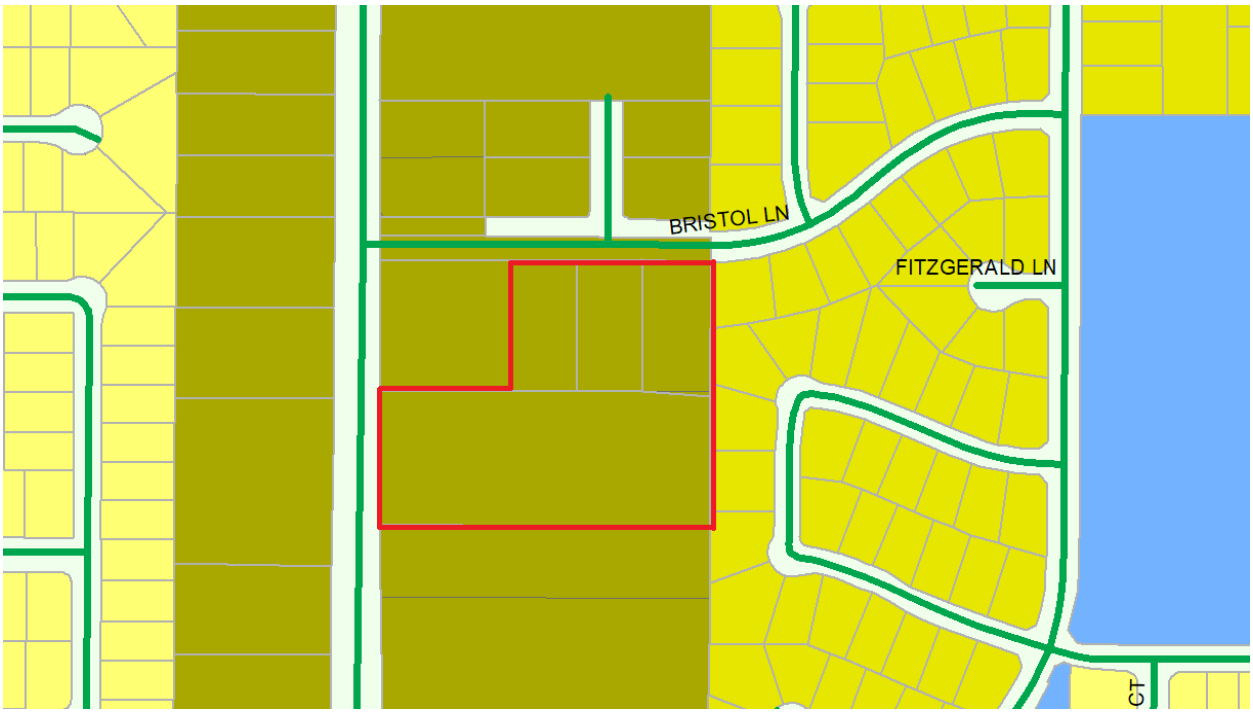



Figure 3: Zoning Designation - R-L-12 Low-Density Residential
(Property outlined in red)



**Adjacent Land Use and Zoning:**

| | Land Use | Zoning | General Plan Designation |
|---|---|---|---|
| **North:** | Vacant and Residential | R-L-12 | Low-Density Residential |
| **South:** | Church | R-L-12 | Low-Density Residential |
| **East:** | Residential | R-L-8 | Low-Density Residential |
| **West:** | Residential | R-L-12 | Low-Density Residential |

**Project Description**

**Vesting Tentative Tract 916:**

The project is a request to subdivide 7.14 acres into 18 residential lots in the R-L-12 Low-Density Residential zone district, in accordance with the General Plan designation for the area, Low-Density Residential.

See proposed subdivision, attached as **Exhibit A.**

Project applicable to: APN 009-050-024, -046, -047, and -063.

Total Area: 7.14 acres

Number of Lots: 18 residential lots

Number of Dwelling Units: 18

Units per acre: 2.52 units per acre

Potential population increase: 3.11 persons per household x 18 households = 56 persons

Lot Sizes

| Smallest | Largest | Average | Required |
|---|---|---|---|
| 12,121sq. ft. | 22,784 sq. ft. | 14,355 sq. ft. | 12,000 sq. ft. |

All proposed lots meet or exceed minimum depth, width, and area requirements of the R-L-12 Low-Density Residential Zone District.

Lot Area

The tentative tract features lots which meet and exceed the standard lot size of the R-L-12 Low-Density Residential zone district, which is 12,000 square feet. The smallest lot in the subdivision is 12,121 square feet. The average lot size is 14,355 square feet.

Attachment: Staff Report Tentative Tract 916 (Tentative Tract 916)

Density

The density of the subdivision is 2.52 units per acre, which is within the allowable density range prescribed by the General Plan for the Low-Density Residential zone district, which is between two and 10 units per acre.

Lot Frontage

All lots within the subdivision meet and exceed the required 40 feet of lot frontage minimum in the R-L-12 Low-Density Residential zone district. The majority of lots have 80 feet of street frontage.

Lot Width and Depth

In the R-L-12 Low-Density Residential zone district, the minimum lot width is 80 feet for interior lots and 90 feet for corner lots. The applicant's proposal meets the requirement, with the majority of lots at an 80-foot width. In the R-L-12 Low-Density Residential zone district, the minimum lot depth is 100 feet. The applicant meets the required depth. The minimum lot depth in the subdivision is 142.44 feet.

Streets/Circulation

Street improvements include construction of Bristol Lane along the development frontage of the subdivision from the eastern boundary of the development to 12th Avenue. The proposed residential streets within the subdivision will be consistent with the requirements of City Street Standard ST-32, except for Bristol Lane, which will be constructed with a 20-foot pavement width from centerline to edge of curb face. Additional improvements include the installation of concrete curb and gutter, sidewalk, decorative masonry block wall, street lights, street striping, signing, and pavement transition of existing roadway.

Backup Parkway Improvements

The developer will design and construct a minimum six-foot high decorative masonry block wall and landscaping/irrigation system improvements along the development frontages of 12th Avenue and Bristol Lane for lots backing onto said streets.

Sewer Improvements

All sanitary sewer system improvements constructed to serve the subdivision will be designed in conformance with City Standards. A minimum six-inch diameter sewer main and appurtenances will be extended within the future alignment of Bristol Lane from the eastern limits of the subdivision to 12th Avenue.

Storm Drainage Improvements

All drainage from the proposed development shall be directed to the streets, as shown on the tentative map. The development is subject to storm water development impact fees and required to comply with all applicable standards of the State Water Resources Control Board, specifically related to the National Pollution Discharge Elimination System permit process.

Attachment: Staff Report Tentative Tract 916 (Tentative Tract 916)

Water System

The water service improvements constructed to serve the subdivision will be designed in conformance with City Standards. All existing water wells located within the proposed development are required to be abandoned.

Easements and Dedications

All easements will be designated on the final subdivision map, as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Utilities and Engineering Division. A10-foot utility and landscape easement will be provided along 12th Avenue. A six-foot public utility and landscape easement will be provided along all residential streets

## FINDINGS FOR APPROVAL

**Tentative Tract Map 916:**

Pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act, and Hanford's Zoning Ordinance, the following findings can be made by the Planning Commission:

1. Consistency Finding:

   ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the R-L-12 Low-Density Residential Zone District, which is 12,000 square feet. The minimum lot size within the subdivision is 12,121 square feet. The average lot size is 14,355 square feet.

2. Design Finding:

   ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the R-L-12 Low-Density Residential Zone District, which is 12,000 square feet. The minimum lot size within the subdivision is 12,121 square feet. The average lot size is 14,355 square feet. All improvements are to be developed in accordance with Public Works Construction Standards.

3. Type of Development Finding:

   ANALYSIS: That the site is physically suitable for low-density residential-type development, proposed under Vesting Tentative Tract 916, in accordance with the General Plan and Zoning designation for the property, R-L-12 Low-Density Residential development.

Attachment: Staff Report Tentative Tract 916 (Tentative Tract 916)

4. Density Finding:

   ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and 10 units per acre. The project has a density of 2.52 dwelling units per acre.

5. Environmental Finding:

   ANALYSIS: That the proposed project is consistent with the General Plan, for which an EIR was certified, and the peculiar environmental effects of the project on Transportation/Traffic can be mitigated through uniformly applied development standards. Staff recommends a finding that the proposed action is not subject to any additional environmental review, and is statutorily exempt from the California Environmental Quality Action (CEQA) under Public Resources Code Section 21083.3 (b). A detailed analysis is presented in the Environmental Assessment section below.

6. Public Health Finding:

   ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Tentative Tract 916 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

   ANALYSIS: That the design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

## PUBLIC COMMENTS

Noticing of the project was published in the newspaper on February 2, 2018 and mailed to property owners within 500 feet of the project site on February 1, 2018. No public comments have been received, as of the date of the preparation of this staff report.

## ENVIRONMENTAL ASSESSMENT

Staff supports a finding consistent with CEQA Guidelines Section 15183 (a), which is based upon Public Resources Code Section 21083.3 and which provides statutory exemption from CEQA for projects meeting the required criteria.

**15183. PROJECTS CONSISTENT WITH A COMMUNITY PLAN OR ZONING**

a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an

EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

**Analysis:** The project is developed consistent with the development density established by the Hanford General Plan, for which an EIR was certified on April 24, 2017, which prescribes a density range between two and 10 units per acre. Additionally, the development proposed under Tentative Tract 916 is consistent with the minimum lot area of the R-L-12 Low-Density Residential zone district, which is 12,000 square feet. Therefore, the project shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines in an initial study or other analysis:

1. Are peculiar to the project or the parcel on which the project would be locate,

   **Analysis:** Potentially peculiar environmental effects include the following: Transportation/Traffic, due to the development and extension of Bristol Lane through the project.

2. Where not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,

   **Analysis:** The following environmental effects were not analyzed as significant effects in the prior EIR, for which the project is consistent: Aesthetics, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Public Services, Recreation, Transportation/Traffic, Utilities and Service Systems.

3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action,

   **Analysis:** There are not potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan for the project proposed.

4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

   **Analysis:** Significant impacts previously identified by the General Plan EIR include: Agriculture and Forestry Resources, Air Quality, Biological Resources,

Attachment: Staff Report Tentative Tract 916 (Tentative Tract 916)

and Population and Housing. The project proposed will not have a more severe adverse impact on any significant effects previously discussed in the prior EIR.

c) If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, as contemplated by subdivision (e) below, then an additional EIR need not be prepared for the project solely on the basis of that impact.

**Analysis:** The one peculiar impact to the project is Transportation/Traffic, however, the impact can be substantially mitigated by the imposition of uniformly applied development policies and standards, and therefore, an additional EIR is not needed for the proposed project.

d) This section shall apply only to projects which meet the following conditions:

1. The project is consistent with:

   a) A community plan adopted as part of a general plan,

   b) A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or

   c) A general plan of a local agency, and

   **Analysis:** The project is consistent with the General Plan of the City of Hanford, as well as the zoning designation for the parcel, which is R-L-12 Low-Density Residential.

2. An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.

   **Analysis:** An EIR was certified by the City Council of the City of Hanford for the General Plan and Ordinance on April 24, 2017.

e) This section shall limit the analysis of only those significant environmental effects for which:

1. Each public agency with authority to mitigate any of the significant effects on the environment identified in the EIR on the planning or zoning action undertakes or requires others to undertake mitigation measures specified in the EIR which the lead agency found to be feasible, and

2. The lead agency makes a finding at a public hearing as to whether the feasible mitigation measures will be undertaken.

   **Analysis:** Mitigation incorporation would reduce the impact on Transportation/Traffic to a less than significant level. Mitigation measures include

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the following uniformly applied development policies, which appear as conditions of approval in Resolution No. 2018-05:

- That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.

- That all streets within the subdivision shall be developed to residential street standard ST-32.

f) An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. The finding shall be based on subsequent evidence which need not include an EIR. Such development policies or standards need not apply throughout the entire city or county, but can apply only within the zoning district in which the project is located, or within the area subject to the community plan on which the lead agency is relying. Moreover, such policies or standards need not be part of the general plan or any community plan, but can be found within another pertinent planning document such as a zoning ordinance. Where a city or county, in previously adopting uniformly applied development policies or standards for imposition on future projects, failed to make a finding as the decision-making body of the city or county, prior to approving such a future project pursuant to this section, may hold a public hearing for the purpose of considering whether, as applied to the project, such standards or policies would substantially mitigate the effects of the project. Such a public hearing need only be held if the city of county decides to apply the standards or policies permitted in this section.

**Analysis:** The effect of the project on Transportation/Traffic can be mitigated to a less than significant environmental effect through uniformly applied development standards, which are presented in the Public Works Construction Standards, adopted under Resolution No. 06-33-R on April 4, 2006 by the City of Hanford City Council.

g) Examples of uniformly applied development policies or standards include, but are not limited to:

1. Parking ordinances

2. Public access requirements

3. Grading ordinances

4. Hillside development ordinances

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5. Flood plain ordinances

6. Habitat protection or conservation ordinances

7. View protection ordinances

8. Requirements for reducing greenhouse gas emissions, as set forth in adopted land use plans, policies, or regulations.

h) An environmental effect shall not be considered peculiar to the project or parcel solely because no uniformly applied development policy or standard is applicable to it.

i) Where the prior EIR relied upon by the lead agency was prepared for a general plan or community plan that meets the requirements of this section, any rezoning action consistent with the general plan or community plan shall be treated as a project subject to this section.

1. "Community plan" is defined as a part of the general plan of a city or county which applies to a defined geographic portion of the total area included in the general plan, includes or references each of the mandatory elements specified in Section 65302 of the Government Code, and contains specific development policies and implementation measures which will apply those policies to each involved parcel.

2. For purposes of this section "consistent" means that the density of the proposed project is the same or less than the standard expressed for the involved parcel in the general plan, community plan or zoning action for which an EIR has been certified, and that the project complies with the density-related standards contained in that plan or zoning. Where the zoning ordinance refers to the general plan or community plan for its density standard, the project shall be consistent with the applicable plan.

**Analysis:** No rezoning action is requested or required under Tentative Tract 916. The project is developed consistent with the development density established by the Hanford General Plan, for which an EIR was certified on April 24, 2017, which prescribes a density range between two and 10 units per acre. Additionally, the development proposed under Tentative Tract 916 is consistent with the minimum lot area of the R-L-12 Low-Density Residential zone district, which is 12,000 square feet.

j) This section does not affect any requirement to analyze potentially significant offsite or cumulative impacts if those impacts were not adequately discussed in the prior EIR. If a significant offsite or cumulative impact was adequately discussed in the prior EIR, then this section may be used as a basis for excluding further analysis of that offsite or cumulative impact.

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Given that the proposed project is consistent with the General Plan, for which an EIR was certified, and the peculiar environmental effects of the project on Transportation/Traffic can be mitigated through uniformly applied development standards, staff recommends a finding that the proposed action is not subject to any additional environmental review, and is statutorily exempt from the California Environmental Quality Action (CEQA) under Public Resources Code Section 21083.3 (b).

## RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2018-05, approving Vesting Tentative Tract 916.

Attachment: Staff Report Tentative Tract 916 (Tentative Tract 916)

# RESOLUTION 2018-05

## A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING VESTING TENTATIVE TRACT 916, A REQUEST TO SUBDIVIDE 7.14 ACRES INTO 18 SINGLE-FAMILY RESIDENTIAL LOTS IN THE R-L-12 LOW-DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED EAST OF 12TH AVENUE, SOUTH OF BRISTOL LANE (APN 009-050-024, -046, -047, AND -063).

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on February 13, 2018, by motion of Commissioner _____, and seconded by Commissioner _____, and duly carried, the following resolution was adopted:

**WHEREAS,** Vesting Tentative Tract 916, filed by Daley Enterprises Inc., a request to subdivide 7.14 acres into 18 residential lots in the R-L-12 Low-Density Residential zone district, located east of 12th Avenue, south of Bristol Lane, as shown in **Exhibit A,** has been reviewed by the Planning Commission of the City of Hanford as an advisory agency, in accordance with Title 16 of the Hanford Municipal Code; and

**WHEREAS,** the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of February 13, 2018, and

**WHEREAS**, all affected public utility companies, various governmental department agencies, and the Planning Commission have given careful consideration to this tentative subdivision map and have made recommendations thereon; and

**WHEREAS,** the proposed project is consistent with the General Plan, for which an EIR was certified, and the peculiar environmental effects of the project on Transportation/Traffic can be mitigated through uniformly applied development standards, staff recommends a finding that the proposed action is not subject to any additional environmental review, and is statutorily exempt from the California Environmental Quality Action (CEQA) under Public Resources Code Section 21083.3 (b).

**NOW, THEREFORE BE IT RESOLOVED,** the Planning Commission has made the following findings pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act and Hanford's Zoning Ordinance:

1. Consistency Finding:

   ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the R-L-12 Low-Density Residential Zone District, which is 12,000 square feet. The minimum lot size within the subdivision is 12,121 square feet. The average lot size is 14,355 square feet.

2. Design Finding:

   ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the R-L-12 Low-Density Residential Zone District, which is 12,000 square feet. The minimum lot size within the subdivision is 12,121

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square feet. The average lot size is 14,355 square feet. All improvements are to be developed in accordance with Public Works Construction Standards.

3. Type of Development Finding:

   ANALYSIS: That the site is physically suitable for low-density residential-type development, proposed under Vesting Tentative Tract 916, in accordance with the General Plan and Zoning designation for the property, R-L-12 Low-Density Residential development.

4. Density Finding:

   ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and 10 units per acre. The project has a density of 2.52 dwelling units per acre.

5. Environmental Finding:

   ANALYSIS: That the proposed project is consistent with the General Plan, for which an EIR was certified, and the peculiar environmental effects of the project on Transportation/Traffic can be mitigated through uniformly applied development standards. Staff recommends a finding that the proposed action is not subject to any additional environmental review, and is statutorily exempt from the California Environmental Quality Action (CEQA) under Public Resources Code Section 21083.3 (b). A detailed analysis is presented in the Environmental Assessment section below.

6. Public Health Finding:

   ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Tentative Tract 916 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

   ANALYSIS: That the design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

**THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Hanford hereby approves Vesting Tentative Tract 916 subject to the following conditions:

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## ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office through the Planning Division: (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 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.

## PLANNING DEPARTMENT

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

**General:**

☒ That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.

☒ That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.

☒ That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.

☒ That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.

☒ That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.

☒ That development conform to all applicable regulations of Section17.10 Low-Density Residential for the R-L-12 zone district.

**Dwelling Units per Lot** (Section 17.10.050)

☒ That not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit, in accordance with Section 17.60.030 of the Hanford Municipal Code.

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**Coverage** (Section 17.10.060)

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

**Building Setback Area** (Section 17.10.070)

☒ That no structure shall be placed within a building setback area.

☒ The front building setback area shall be 15 feet from the front lot line for livable space and 20 feet for garages, carports, and other non-livable building space.

☒ That the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet.

☒ The rear building setback area shall be increased by 10 feet for buildings over one-story high.

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

**Distance between Structures** (Section 17.10.080)

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

**Height of Structures** (Section 17.10.090)

☒ The maximum structure height shall be 35 feet.

**Driveways** (Section 17.10.110)

☒ That the width of a driveway and any paved area shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved area of these driveways shall not exceed 50% of the front building setback area.

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

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

**Usable Open Space** (Section 17.10.150)

☒ That each lot shall provide for a usable open space area of a minimum 400 feet that is a minimum 15 feet wide.

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**Landscaping** (Section 17.10.160)

☒ That landscaping be provided in accordance with Section 17.52 Landscape Standards of the Hanford Municipal Code.

☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

☒ That two street trees, a minimum 15 gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two shall be planted 12 feet (no greater or no less) from the face of the font lot line street curb.

☒ That there shall be two additional street trees, a minimum 15 gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

☒ That all species of trees shall be selected from a list approved by the City Parks and Recreation Commission.

☒ That each lot owner within Tentative Tract 916 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.

**Environmental Requirements:**

☒ That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA-certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.

☒ That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.

☒ That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

**Noise:**

☒ That construction equipment is muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday through Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.

☒ That noise from fixed mechanical equipment, when measured at the property line, meets the standard of the Hanford Noise Element.

**Rooftop Equipment** HMC Section 17.50.100

☒ That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or

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portion of the same building having walls and roofs with construction and appearance similar to the building.

**Outdoor Lighting Standards** (Section 17.50.140)

☒ That all lights and light fixtures, except public street lights, shall be located, aimed, or shielded so as to minimize light trespassing across property boundaries or skyward.

☒ That no lights or light fixtures shall flash, revolve, blink, or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

☒ That building-mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

☒ That canopy ceiling light fixtures shall be recessed, or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.

☒ That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.

☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

**Tents, Tarps, and Other Coverings** (Section 17.50.130)

☒ That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:

- ☒ Standard window and door awnings
- ☒ Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

**Dust Control:**

☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.

☒ That any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

## BUILDING DIVISION

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

**Soils**:

1. That a preliminary soils report, prepared by a qualified soil's engineer, be provided to the Engineering and Building Departments prior to approval of Subdivision Improvement Plans.

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2. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering Department and Building Division prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.

3. That the developer retain the design engineer to inspect and verify that grading within the subdivision was constructed as per the approved design, and a copy of the report be provided to the Building Division prior to building permit issuance.

**Street Names and Addresses:**

1. That street addresses for each lot, as provided by the Building Division, be included on the subdivision final map.

2. That street names, as shown on the tentative subdivision map, be included on the subdivision final maps.

3. That all single family dwellings within the subdivision have illuminated address numbers 2-¼ inches high or be within an illuminated area with 3-½ inch high address numbers installed on the front most part of the building leading to the entrance. In either case the address numbers shall be of contrasting colors with the background.

4. That all landscaping requires permits and must meet requirements at time of installation.

## ENGINEERING DIVISION

Contact Assistant Engineer Samantha Long at (559)585-2556
Concerning questions that you may have on the conditions listed below:

**Maps and Plans:**

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements, culverts and landscape improvements and all other infrastructure required to complete development. All plans shall be approved by the City Engineer and all other involved agencies before the release of the building permits.

2. That prior to beginning any construction or within ten (10) 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) blue line copies of the approved set of construction plans and four (4) 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) blue line copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING."

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**Easements:**

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Utilities and Engineer Department.

2. That all easements for irrigation ditches and / or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.

3. That all proposed landscape/public utility easements, located as shown on the tentative subdivision map, shall be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement shall meet or exceed the following minimum widths:

    a.) 12th Ave – Ten feet
    b.) All residential streets – Six feet

**Dedications:**

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.

2. That all proposed landscape public utility easements, located as shown on the tentative subdivision map shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map, unless modified herein.

**Restricted Access:**

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.

**Street Improvements:**

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.

2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following:

    a. Bristol Lane shall be developed as a residential street along the entire development frontage modified as follows:

        1. Bristol Lane shall be constructed with a 20 foot pavement width from centerline to edge of curb face.

        2. Street improvements shall include, but not be limited to, the construction of Bristol Lane along the development frontage of the subdivision from eastern boundary of the

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development to 12th Avenue (Full street improvements), the installation of concrete curb & gutter, sidewalk, decorative masonry block wall, street lights, street striping, signing, and pavement transition of existing roadway, if applicable.

3. Additional street improvements along the north side of Bristol Lane will be reimbursed to the developer by calling an existing deferred improvement agreement.

4. Additional street improvements along the south side of Bristol Lane from the western boundary of the development to 12th Ave will be reimbursed to the developer by the City.

3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.

**Backup Parkway Improvements:**

1. That the developer shall design and construct the following improvements along the development frontages of 12th Avenue and Bristol Lane for lots backing onto said streets:

   a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Utilities and Engineer and Community Development Departments.

   b. Landscaping and irrigation system improvements along the development frontages of 12th Avenue. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Utilities and Engineer, Parks & Recreation, and Community Development Departments.

2. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.

3. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.

4. That a covenant including each residential lot within the subdivision and requiring care and maintenance of local street park strip landscape improvements along the individual lot frontage(s) by the homeowners thereof shall be recorded concurrent with the final map.

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**Sewer Improvements:**

1. That all sanitary sewer system improvements constructed to serve the subdivision shall be designed in conformance with City Standards.

2. That a minimum 6 inch diameter sewer main and appurtenances shall be extended within the future alignment of Bristol Lane from the eastern limits of subdivision to 12th Avenue. Improvements shall conform to the City's sewer master plan.

3. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.08 for sewer system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said sewer system improvements for Public Utilities and Engineering Department review and approval prior to beginning construction.

**Storm Drainage Improvements:**

1. That all drainage from the proposed development shall be directed to the streets as shown on the subdivision final map.

2. That the development is subject to a storm water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable.

3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

**Water System:**

1. That all water service improvements constructed to serve the subdivision shall be designed in conformance with City Standards.

2. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

**Assessment District:**

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative block fencing, and landscaping located along the property frontages of 12th Avenue located as shown on the tentative subdivision map.

2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision interior street lighting and decorative fencing.

**City Development Impact Fees:**

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.

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2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.

3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.

4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.

5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.

6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.

7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.

8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of subdivision final map.

9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

**EXPIRATION:**

That this tentative subdivision map becomes null and void after 24 months has elapsed from the date of approval, if the above conditions have not been satisfied or bonded for, and a final map recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision map is granted.

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of Hanford by the following vote:

| | |
|---|---|
| AYES: | Commissioners |
| NOES: | Commissioners |
| ABSTAIN: | Commissioners |
| ABSENT: | Commissioners |

Attachment: Resolution No. 2018-05 (Tentative Tract 916)

b

STATE OF CALIFORNIA)
COUNTY OF KINGS )*ss*
CITY OF HANFORD )

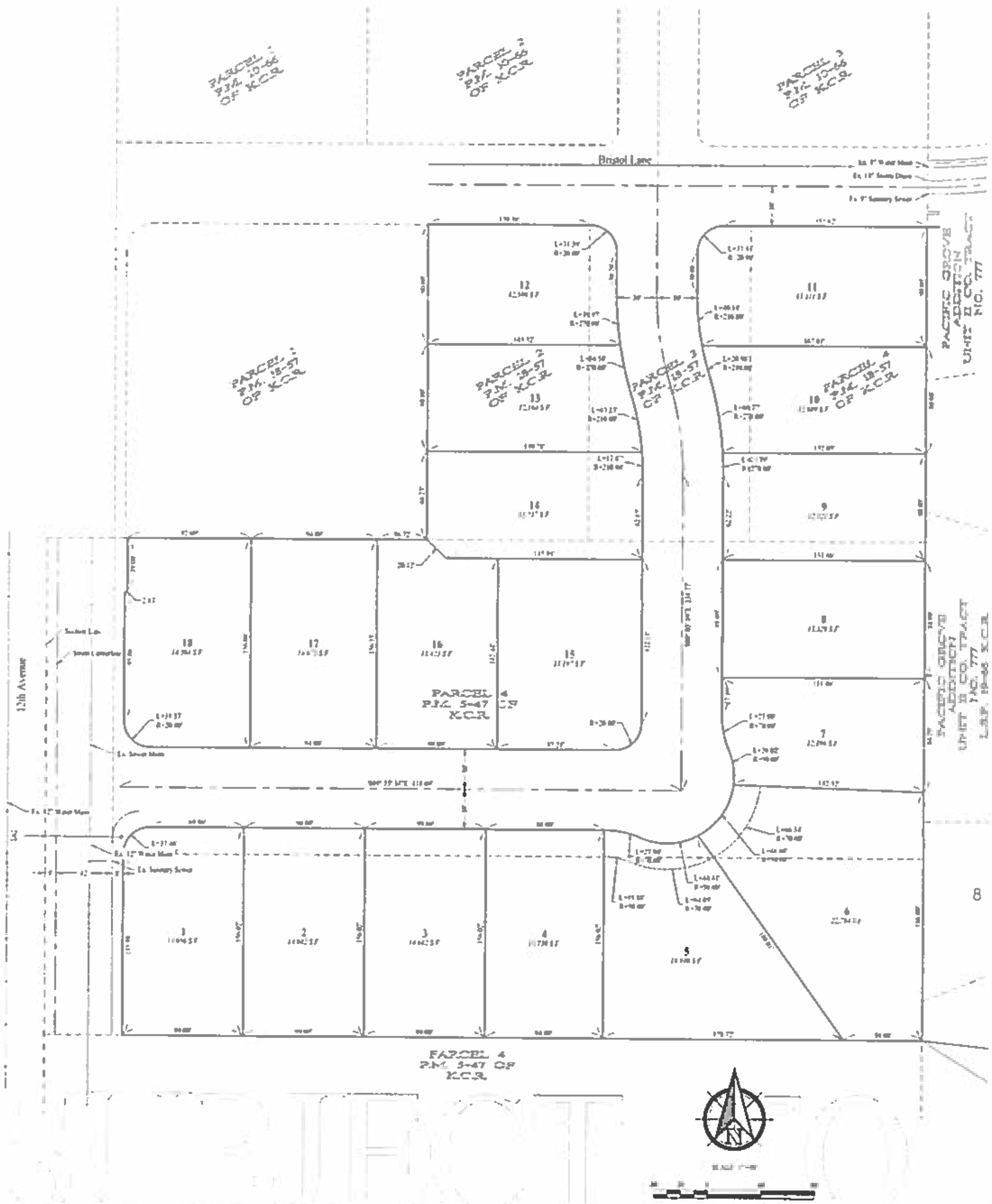
I, **DARLENE R. MATA** Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the **13th** day of **February, 2018.**

_____
Darlene R. Mata, Community Development Director
Secretary of the Planning Commission

Attachment: Resolution No. 2018-05 (Tentative Tract 916)

Exhibit A:
Vesting Tentative Tract 916

Attachment: Resolution No. 2018-05 (Tentative Tract 916)




# VESTING TENTATIVE SUBDIVISION MAP

# PACIFIC GROVE ADDITION #2

## COUNTY TRACT NO. 916

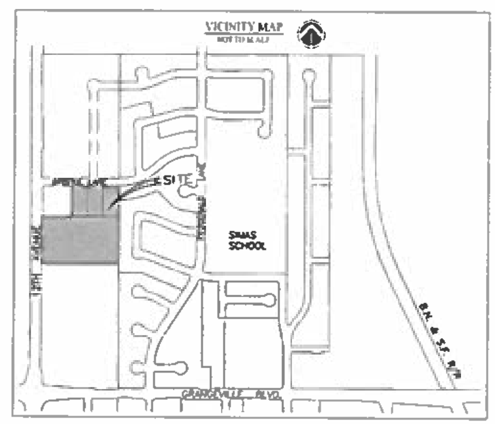
CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

### LEGAL DESCRIPTION

### OWNER/APPLICANT

### GENERAL INFORMATION

### LOT INFORMATION




VESTING TENTATIVE SUBDIVISION MAP
COUNT TRACT No. ____
for:
DALEY ENTERPRISES INC.

CLIENT NAME: DALEY ENTERPRISES INC.
1356 E TULARE
TULARE, CA 93274

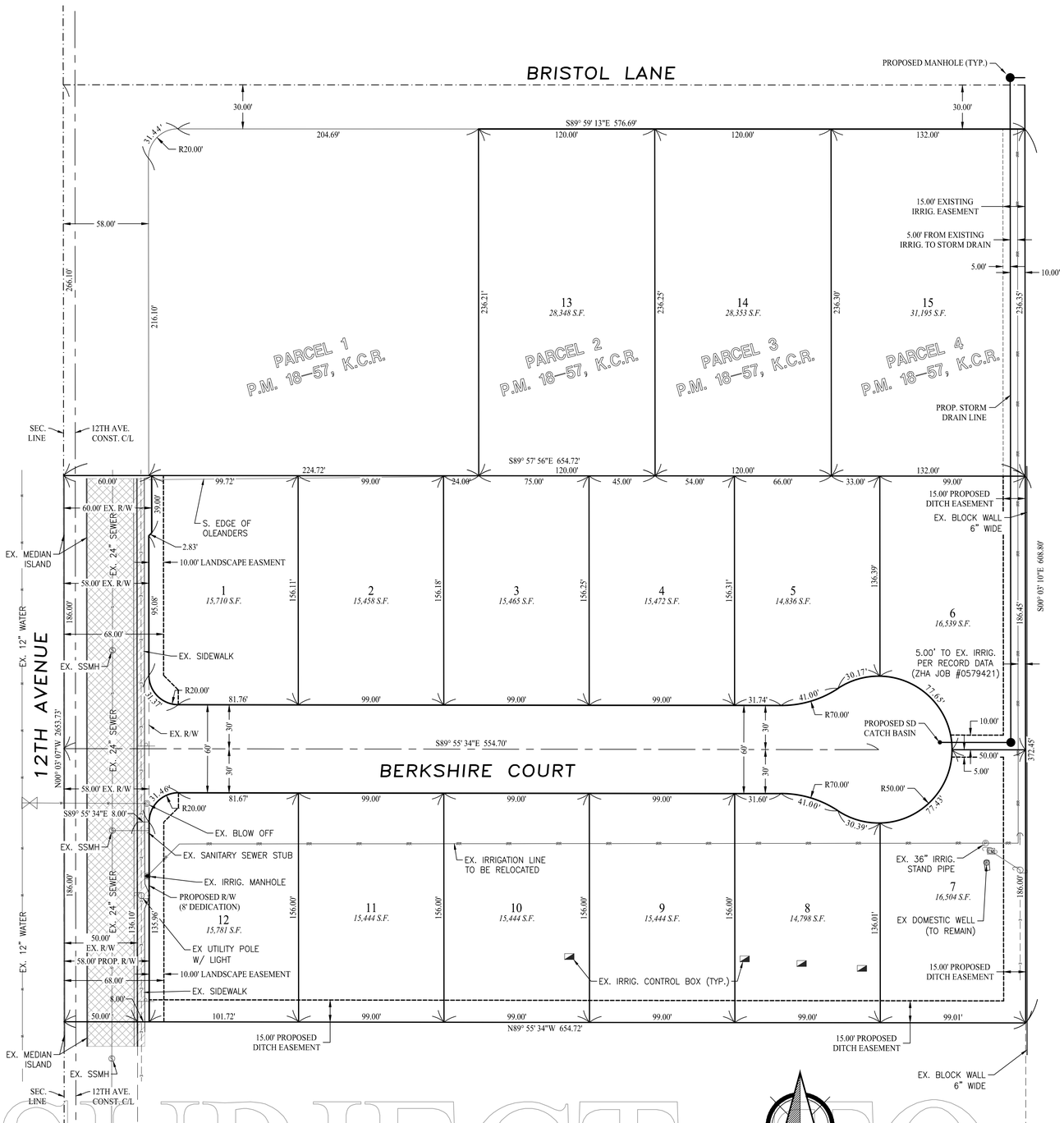
CIVIL ENGINEERS
ZUMWALT HANSEN
LAND SURVEYORS

# VESTING TENTATIVE SUBDIVISION MAP

# PACIFIC GROVE ADDITION #2

## COUNTY TRACT NO. 916

CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA




## LEGAL DESCRIPTION

A.P.N.: 008-410-024

ALL THAT PORTION OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE APPROVED GOVERNMENT TOWNSHIP PLATS THEREOF, DESCRIBED AS FOLLOWS:

PARCEL 2, AS SHOWN ON A MAP RECORDED IN BOOK 5 AT PAGE 98 OF PARCEL MAPS IN THE OFFICE OF THE KINGS COUNTY RECORDER, TOGETHER WITH THE NORTHERLY 136.10 FEET, OF THE DESIGNATED REMAINDER, AS SHOWN ON A MAP OF TRACT NO. 615, AND RECORDED IN VOLUME 14 AT PAGE 83, OF LICENSED SURVEYORS' PLATS, IN THE OFFICE OF THE KINGS COUNTY RECORDER;

EXCEPTING THEREFROM LAND CONVEYED TO THE CITY OF HANFORD PER DEED DATED DECEMBER 30, 2011 AS DOCUMENT NUMBER 1122868, OF OFFICIAL RECORDS:

CONTAINING 5.12 ACRES, MORE OR LESS.

A.P.N.: 008-410-046

PARCEL 2, AS SHOWN ON A MAP RECORDED IN BOOK 18 AT PAGE 57 OF PARCEL MAPS IN THE OFFICE OF THE KINGS COUNTY RECORDER.

CONTAINING 0.65 ACRES, MORE OR LESS.

A.P.N.: 008-410-047

PARCEL 3, AS SHOWN ON A MAP RECORDED IN BOOK 18 AT PAGE 57 OF PARCEL MAPS IN THE OFFICE OF THE KINGS COUNTY RECORDER.

CONTAINING 0.65 ACRES, MORE OR LESS.

A.P.N.: 008-410-048

PARCEL 4, AS SHOWN ON A MAP RECORDED IN BOOK 18 AT PAGE 57 OF PARCEL MAPS IN THE OFFICE OF THE KINGS COUNTY RECORDER.

CONTAINING 0.72 ACRES, MORE OR LESS.

## OWNER/APPLICANT

DALEY ENTERPRISES INC.

ATTENTION: JOHN DAVIS

ADDRESS: 1356 E. TULARE
TULARE, CA 93724

PH. NUMBER: (559) 686-1761

## GENERAL INFORMATION

| | |
|---|---|
| EXISTING ZONING | R-1-20 |
| PROPOSED ZONING | R-1-20 |
| EXISTING USE | VACANT |
| PROPOSED USE | RESIDENTIAL |
| SEWER | CITY OF HANFORD |
| WATER | CITY OF HANFORD |
| APN: | 009-050-024, 046, 047, & 048 |

## LOT INFORMATION

| | |
|---|---|
| NUMBER OF LOTS: | 15 |
| MINIMUM LOT SIZE: | 14,798 (LOT 8) |
| MAXIMUM LOT SIZE: | 31,195 S.F. (LOT 15) |
| AVERAGE LOT SIZE: | 18,324 S.F. |
| TOTAL AREA: | 7.14 ACRES |
| LOTS PER ACRE: | 2.101 |
| STREET DEDICATION (INT.): | 35,150 S.F. |
| STREET DEDICATION (12TH): | 1,089 S.F. |

VICINITY MAP
NOT TO SCALE




SUBJECT TO REVISION

| No. | Revisions | Date |
|---|---|---|
| | | |

CLIENT NAME: DALEY ENTERPRISES INC.
1356 E TULARE
TULARE, CA 93274

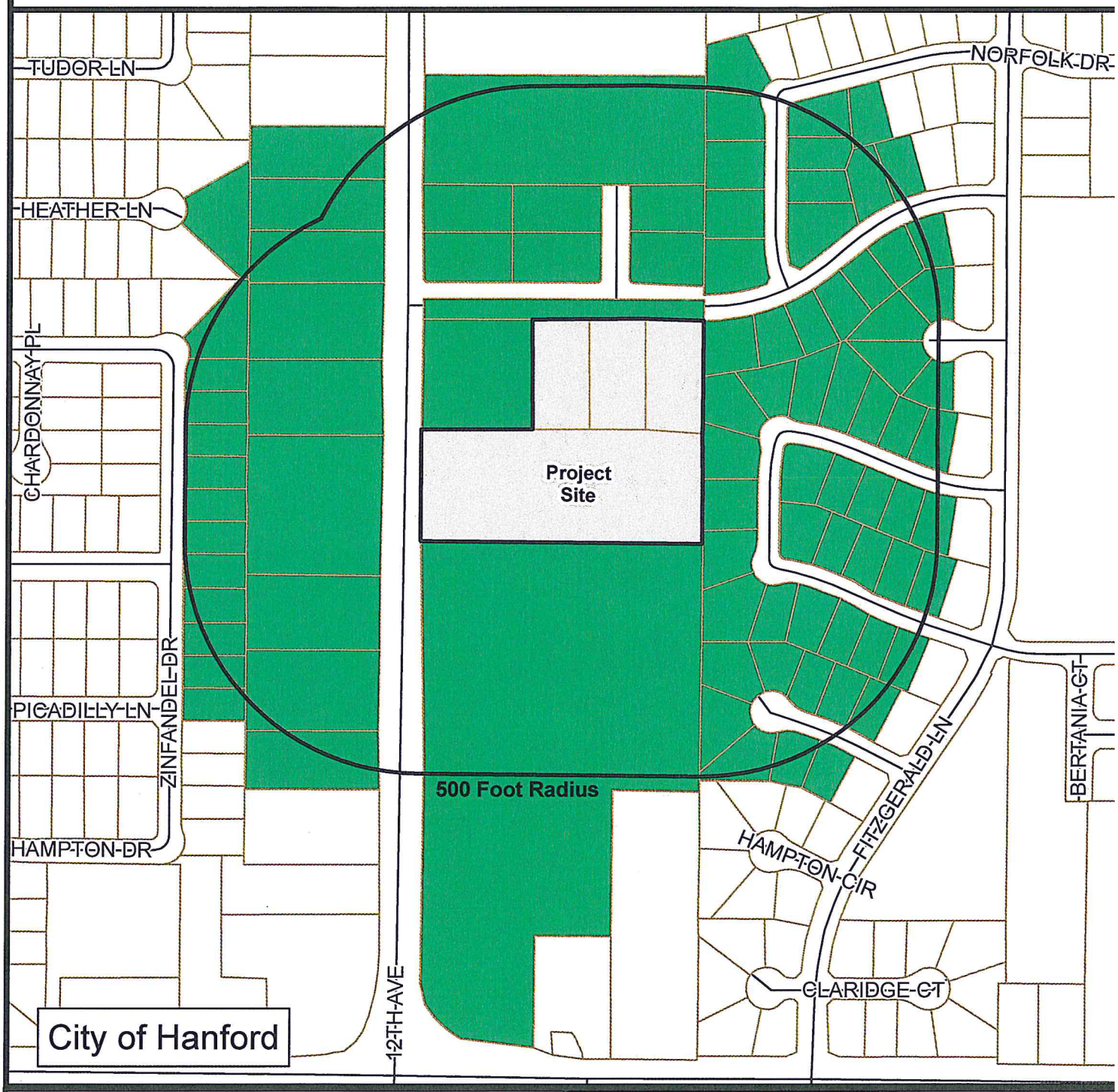
VESTING TENTATIVE SUBDIVISION MAP
COUNT TRACT No. ____
for:
DALEY ENTERPRISES INC.


CIVIL ENGINEERS
ZUMWALT HANSEN INC.
LAND SURVEYORS
609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143


| | |
|---|---|
| DRAWN BY: | JRJ |
| CHECKED BY: | AD |
| INDEXED BY: | |
| DATE: | See Below |
| JOB NO.: | 0637414 |
| SHEET: | 1 OF 1 |


Attachment: Exhibit A -Vesting Tentative Tract 916 (Tentative Tract 916)

# Project Location & Mailing List Map
# APN: 008-410-046, 047, 048 & 008-410-024




Attachment: Project Location Map (Tentative Tract 916)

Map prepared by
**Kings County**
**Community Development Agency**
**May 12, 2016**
1400 W. Lacey Boulevard, Hanford, CA 93230 (559) 852-2670

110 55 0 110 Feet

**Legend**

- Project Area
- Properties within 500 foot radius
- City Limit Boundary