

AGENDA
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, December 11, 2018

CALL TO ORDER

ROLL CALL

INVOCATION

Pastor Thomas King, New Testament Baptist Church

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 November 13, 2018 Minutes

PUBLIC HEARING

1. **Tentative Parcel Map No. 2018-02: a request to subdivide a 53,325 sq. ft. (1.5-acre) parcel 53,325 sq. ft. into three parcels, Parcel A – 18,491 sq. ft. (0.422 acres), Parcel B – 17,185 sq. ft. (0.395 acres), and Parcel C – 17,649 sq. ft. (0.407 acres), in the R-L-8 Low-Density Residential zone district. The property is located south of Flint Avenue, west of Mission Drive (APN 007-030-019).**
2. **TENTATIVE PARCEL MAP NO. 2018-01: a request to divide the 4.86-acre (211,035 sq. ft.) parcel, located at APN 010-310-001, into two parcels, Parcel A – 7,392 sq. ft. and Parcel B – 203,643 sq. ft., in the R-L-5 Low-Density Residential zone district. CONDITIONAL USE PERMIT NO. 2018-12: a request to allow a self-storage facility in the R-L-5 Low-Density Residential zone district. The project is located east of 12th Avenue, north of Kings County Drive (APN 010-310-001).**

GENERAL BUSINESS

Finding of General Plan Consistency for the sale two parcels totally approximately 22,500 square feet located at the northwest corner of 6th and Phillips Streets. (APNs 012-064-005 and 012-064-006).

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: 12/11/2018	AGENDA SECTION:
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SUBJECT:

Approval of the November 13, 2018 Minutes

RECOMMENDATION:

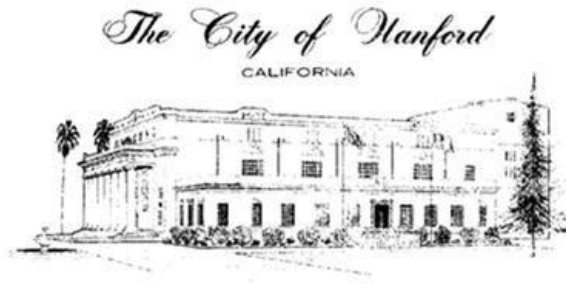
Approve the minutes of the November 13, 2018 meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

11-13-18 PC Minutes.doc



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

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

CALL TO ORDER

In Chairperson PADEN'S absence, Vice-chair DOUGLAS called the meeting to order at 7:02 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Absent	
Richard Douglas		Present	
Michael Johnston		Present	6:50 PM
Travis Paden		Present	7:37 PM
Savino Perico		Present	6:49 PM
Angel Vee Galvan		Present	6:59 PM
Jacob Sanchez		Present	

INVOCATION

There was no invocation.

FLAG SALUTE

Commissioner GALVAN led the flag salute.

PUBLIC COMMENT

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Hanford citizen, Bob Ramos, provided the commissioners with copies of a site plan for a proposed convenience store at Fifth Street and 10th Avenue. Although the proposed project was not submitted to the City, the inquirer understood that impact fees would total \$200,000. He built in Lemoore instead, and the impact fees were \$15,000. Mr. Ramos asked why Hanford impact fees were so much higher than Lemoore's.

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 October 23 2018 Meeting

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

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

*Chairperson PADEN arrived at 7:13 p.m., after the vote.

PUBLIC HEARING

Conditional Use Permit No. 2018-13: a request to allow a hotel in the C-R Regional Commercial zone district. Mitigated Negative Declaration No. 2018-14: a request to certify that the project will have a less than significant impact on the environment with the incorporation of mitigation measures. The project is located north of Hayden Avenue, east of 12th Avenue (APN 011-060-058 and 011-060-012).

Vice-Chair DOUGLAS opened the Public Hearing at 7:10 p.m. and called for the staff report. [Chairperson PADEN arrived at 7:13 p.m. and chaired the remainder of the meeting.]

Associate Planner Myers presented the staff report and deferred to City Attorney Mizote for comments.

City Attorney Mizote referred to a petition received from Jagdish Patel to deny the project for this applicant. Mr. Mizote stated that this appears to be a dispute regarding the opportunity to open a franchise. He offered the opinion that the correct venue for the dispute is in a court of law. He advised the Commission to base their decision on the findings, explaining that a decision based on residency could open the City to litigation, which it would most likely lose.

Associate Planner Myers then offered staff's recommendation for approval of the project, based on the findings.

Chairperson PADEN opened Public Comment:

FAVOR

Frances Perkins, General Manager of the Hanford Home2Suites, shared background information of owner Patel and his family and expressed her excitement that he wants to open another hotel in Hanford. She mentioned that Home2Suites is a new brand and that the Hanford property is the third of five in the nation.

William Perry, resident of Lemoore, Hanford small-business owner, attorney for and friend of the applicant, agreed with City Attorney Mizote's counsel in response to the petition, that any claims of merit should be dealt with in court. He stated that applicant Jayantilal Patel has invested in the Lemoore and Hanford communities for 25 years.

OPPOSED

Jagdish Patel, of Hanford, renovated and re-opened the Irwin Street Inn a few years ago. He stated that when he purchased it, it was rundown and bankrupt, with the previous owner being from out of town. Mr. Patel is a Hanford resident and feels that the community benefits from a local touch. He recommended denial of the project.

Tracy Garcia, Hanford resident, was married at the Irwin Street Inn and appreciates its local charm. She has managed several hotels in the valley and still does. She is opposed to big properties, preferring small, local businesses.

Manny Garcia, of Hanford, expressed his support of local businesses, such as hotels, and is opposed to big businesses.

Ricardo Lara, manager of the Irwin Street Inn, expressed concern for smaller businesses, stating that the Irwin Street Inn has struggled since the Home2Suites opened. As manager, he also resides at the Irwin Street Inn and fears that additional competition might cause him to lose his home, as well as this business.

Chairperson PADEN closed Public Comment. Director Mata offered clarification that staff has not received an application for another hotel, in any location, other than this one. She added that whether the applicant is from Hanford or another area is not a matter for the Commission to consider. Their decision must be based on the five findings, as City Attorney Mizote stated.

Commissioner JOHNSTON stated that, after considering the five findings, and based on Counsel's comments, the Commission is to decide on the project, based on the findings. He found no problems with the findings.

Chairperson PADEN requested clarification from City Attorney Mizote regarding zoning of the proposed location. He also asked if it would be discrimination to make a decision based on residence. Mr. Mizote confirmed that the property is zoned appropriately to allow a hotel, and he reiterated that the Commission cannot consider where an applicant is from or where a business is based. He recommended that, if the five findings can be made, the Commission move forward with approval.

At Chairperson PADEN'S request, Director Mata read the findings and summarized staff's responses. She then recommended approval of the project, based on the findings.

Chairperson PADEN closed the public hearing at 7:38 p.m. and called for a motion.

Motion by Commissioner DOUGLAS, seconded by Commissioner GALVAN, to adopt Mitigated Negative Declaration No. 2018-14, certifying that the project will have a less than significant impact on the environment with the incorporation of mitigation measures. Motion carried by the following roll call vote:

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

Motion by Commissioner DOUGLAS, seconded by Commissioner GALVAN, to adopt Resolution No. 2018-25, approving Conditional Use Permit No. 2018-13. Motion carried by the following roll call vote:

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

GENERAL BUSINESS

None.

DIRECTOR'S COMMENTS

Director Mata responded to the question posed by Bob Ramos during Public Comment, stating that impact fees are outside the purview of the Planning Commission. She suggested that he bring his question before City Council during a Public Comment period.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner SANCHEZ explained to the audience that some issues are outside the purview of the Planning Commission. It is not that they do not care or do not have opinions, but they cannot comment or make decisions on such items.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 7:44 p.m.

Respectfully submitted,

Diana Black



AGENDA STAFF REPORT

MEETING DATE: 12/11/2018	AGENDA SECTION: 1
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SUBJECT:

Tentative Parcel Map No. 2018-02: a request to subdivide a 53,325 sq. ft. (1.5-acre) parcel 53,325 sq. ft. into three parcels, Parcel A – 18,491 sq. ft. (0.422 acres), Parcel B – 17,185 sq. ft. (0.395 acres), and Parcel C – 17,649 sq. ft. (0.407 acres), in the R-L-8 Low-Density Residential zone district. The property is located south of Flint Avenue, west of Mission Drive (APN 007-030-019).

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - Tentative Parcel Map No. 2018-02
 Resolution No. 2018-28 TPM 2018-02
 Attachment 1 - Tentative Parcel Map No. 2018-02
 Attachment 2 - Notice of Exemption

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: Tuesday, December 11, 2018

PROJECT: **Tentative Parcel Map No. 2018-02:** a request to subdivide a 53,325 sq. ft. (1.5-acre) parcel 53,325 sq. ft. into three parcels, Parcel A – 18,491 sq. ft. (0.422 acres), Parcel B – 17,185 sq. ft. (0.395 acres), and Parcel C – 17,649 sq. ft. (0.407 acres), in the R-L-8 Low-Density Residential zone district.

LOCATION: The property is located south of Flint Avenue, west of Mission Drive (APN 007-030-019)

PROJECT PLANNER: Gabrielle Myers, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2018-28, approving Tentative Parcel Map No. 2018-02.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2018-28, approving Tentative Parcel Map No. 2018-02.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2018-02 is a request by Daley Enterprise to subdivide a 53,325 sq. ft. (1.5-acre) parcel 53,325 sq. ft. into three parcels, Parcel A – 18,491 sq. ft. (0.422 acres), Parcel B – 17,185 sq. ft. (0.395 acres), and Parcel C – 17,649 sq. ft. (0.407 acres), in the R-L-8 Low-Density Residential zone district.

See Tentative Parcel Map 2018-02 – **Attachment 1**.

Project Location

The project is located south of Flint Avenue, west of Mission Drive (APN 007-030-019). The project site is vacant. The site is designated as Low-Density Residential by the General Plan and zoned R-L-8 Low-Density Residential, in conformance with the General Plan Designation.

Figure 1: Land Use
(Property outlined in red)



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

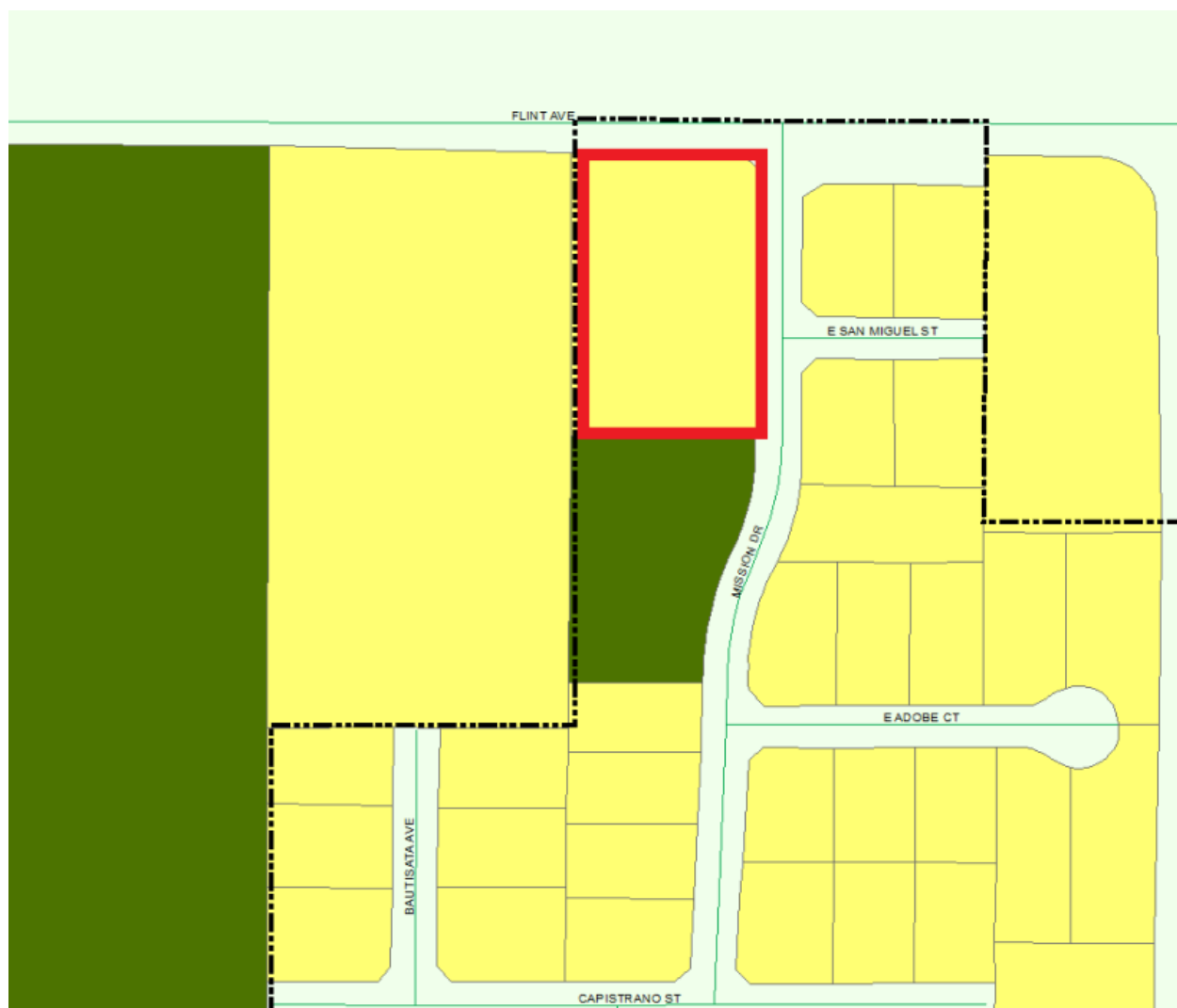
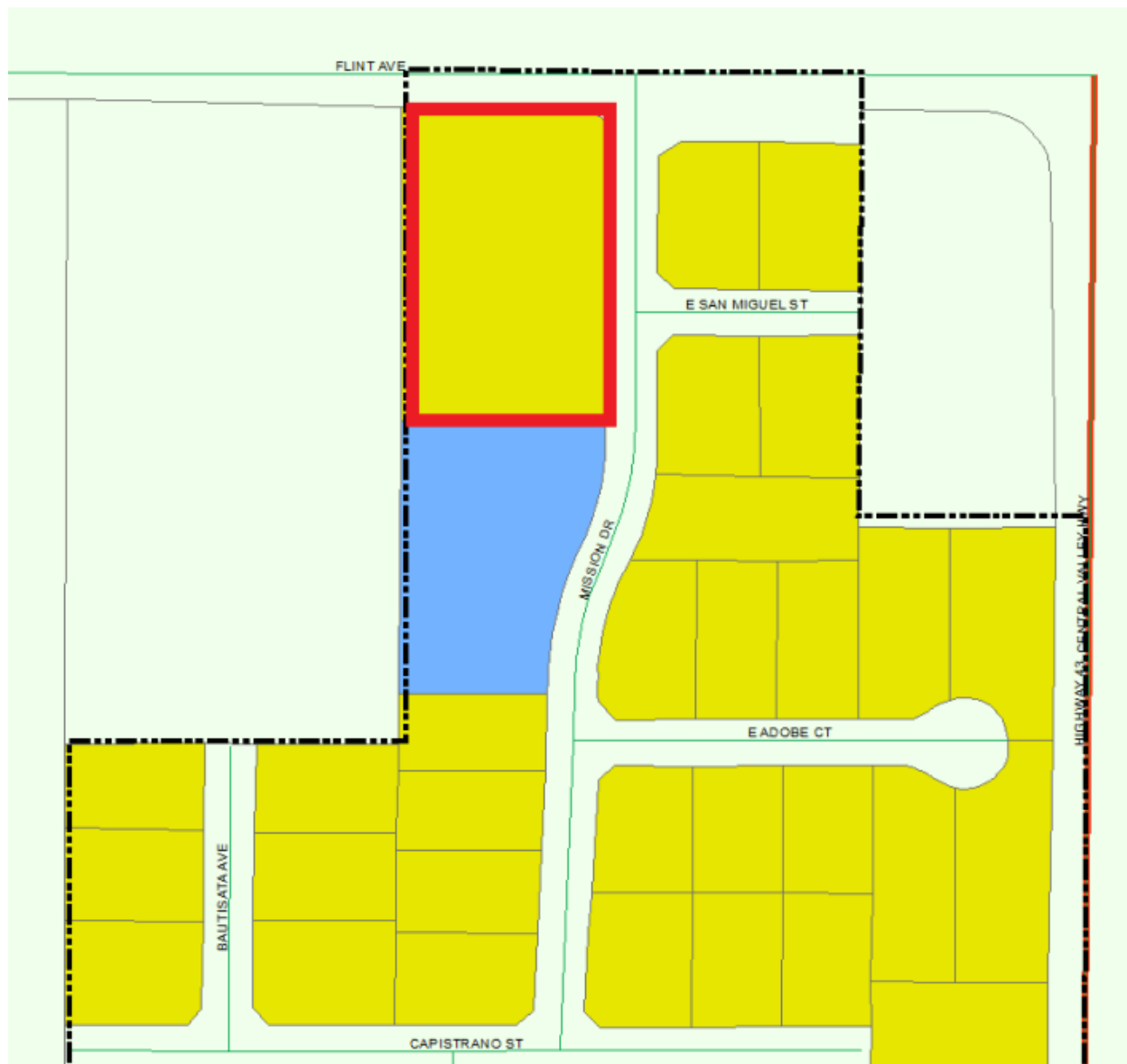


Figure 3: Zoning Designation
R-L-8 Low-Density Residential
(Property outlined in red)



BACKGROUND

General Plan Designation

The General Plan designates the property as Low-Density Residential. The property is zoned R-L-8 Low-Density Residential – 8,000 sq. ft. minimum, which corresponds with the General Plan Designation. According to General Plan Policy L31, the purpose of the Low-Density Residential designation is to provide mainly single-family development on lot sizes typically found in urban settings. According to General Plan Policy L32, the Low-Density Residential land use designation includes 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. The subdivision of the parcel, as proposed, is consistent with the General Plan, as it proposes single-family residential lots.

Zoning Designation

The site is zoned R-L-8 Low-Density Residential – 8,000 sq. ft. minimum lot size. The project is evaluated for consistency with Section 17.10 of the Hanford Municipal Code, pertaining to the R-L-8 Low-Density Residential zone district, below.

Previous Entitlements

Parcel Map Waiver No. 2006-12

A Tentative Parcel Map was formerly approved for the project site in 2006, but has since expired.

PROJECT EVALUATION

Project Design:

	<u>Entire Site</u>	<u>Parcel A</u>	<u>Parcel B</u>	<u>Parcel C</u>
Area:	1.5 acres; 53,325 sq. ft.	0.424 acres; 18,491 sq. ft.	0.395 acres; 17,185 sq. ft.	0.405 acres; 17,649 sq. ft.
Street Frontage:	185.67 ft. along Flint Avenue; 287 ft. along Mission Drive	185.67 ft. along Flint Avenue; 99.89 ft. along Mission Drive	92.5 ft. along Mission Drive	92.5 ft. along Mission Drive
Width:	185.67 ft. (minimum width); 185.78 ft. (maximum width)	99.89 ft. (minimum); 100 ft. (maximum)	92.5 ft.	95 ft.
Depth:	287 ft. (maximum)	185.67 ft. (minimum depth); 185.78 ft. (maximum depth)	185.78 ft.	185.78 ft.
Sidewalk:	No sidewalks	No sidewalks	No sidewalks	No sidewalks
Existing Use:	Vacant	Vacant	Vacant	Vacant
Proposed Use:	Split into three lots	Single-Family Residential	Single-Family Residential	Single-Family Residential

Conformance with the standards of the R-L-5 Low-Density Residential zone district

17.10.030 Lot Area

In the R-L-8 Low-Density Residential zone district, the minimum lot area shall be 8,000 square feet. Tentative Parcel Map No. 2018-02 is a request to divide a 1.5-acre parcel into three separate

parcels, Parcel A – 18,491 sq. ft., Parcel B – 17,185 sq. ft., and Parcel C – 17,649 sq. ft. Parcels A, B, and C from the resulting parcel split will each have a lot area greater than 8,000 sq. ft.

	<u>Entire Site</u>	<u>Parcel A</u>	<u>Parcel B</u>	<u>Parcel C</u>
Area:	1.5 acres; 53,325 sq. ft.	0.424 acres; 18,491 sq. ft.	0.395 acres; 17,185 sq. ft.	0.405 acres; 17,649 sq. ft.

17.10.040 Lot Dimensions

Lot Frontage

The minimum lot frontage in the R-L-8 Low-Density Residential zone district shall be 40 feet. All parcels meet the minimum lot frontage of the R-L-8 Low-Density Residential zone district. Parcel A of the proposed parcel split will have 185.67 feet of street frontage on Flint Avenue and 99.89 feet of street frontage on Mission Drive. Parcel B will have 92.5 feet of street frontage along Mission Drive. Parcel C will have 95 feet of street frontage along Mission Drive. All lots proposed under Tentative Parcel Map No. 2018-02 exceed the requirement for lot frontage in the R-L-8 Low-Density Residential zone district.

	<u>Entire Site</u>	<u>Parcel A</u>	<u>Parcel B</u>	<u>Parcel C</u>
Street Frontage:	185.67 ft. along Flint Avenue; 287 ft. along Mission Drive	185.67 ft. along Flint Avenue; 99.89 ft. along Mission Drive	92.5 ft. along Mission Drive	92.5 ft. along Mission Drive

Lot Width

The minimum lot width in the R-L-8 Low-Density Residential zone district shall be 70 feet for interior lots and 75 feet for corner lots. Parcel A is a corner lot and has a minimum width of 99.89 feet. Parcels B and C are interior lots. Parcel B has a minimum width of 92.5 feet. Parcel C has a minimum lot width of 95 feet. All lots proposed under Tentative Parcel Map No. 2018-02 exceed the requirement for lot width in the R-L-8 Low-Density Residential zone district.

	<u>Entire Site</u>	<u>Parcel A</u>	<u>Parcel B</u>	<u>Parcel C</u>
Width:	185.67 ft. (minimum width); 185.78 ft. (maximum width)	99.89 ft. (minimum); 100 ft. (maximum)	92.5 ft.	95 ft.

Lot Depth

The minimum lot depth in the R-L-8 Low-Density Residential zone district shall be 95 feet. Parcel A has a minimum lot depth of 185.67 feet. Both Parcels B and C have a minimum lot width of 185.78 feet. All lots proposed under Tentative Parcel Map No. 2018-02 exceed the requirement for lot depth in the R-L-8 Low-Density Residential zone district.

	<u>Entire Site</u>	<u>Parcel A</u>	<u>Parcel B</u>	<u>Parcel C</u>
Depth:	287 ft. (maximum)	185.67 ft. (minimum depth); 185.78 ft. (maximum depth)	185.78 ft.	185.78 ft.

17.10.050 Dwelling Units per Lot

In the R-L-8 Low-Density Residential zone district, 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. All parcels are vacant, and there is not a proposal for the development of the parcels at this time. All parcels shall be developed subject to the requirements of the Hanford Municipal Code Section 17.10, pertaining to the R-L-8 Low-Density Residential zone district.

17.10.060 Coverage

The maximum coverage of a lot in the R-L-5 Low-Density Residential zone district shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements. All parcels are vacant, and there is not a proposal for the development of the parcels at this time. All parcels shall be developed subject to the requirements of the Hanford Municipal Code Section 17.10, pertaining to the R-L-8 Low-Density Residential zone district.

17.10.070 Building Setback Area

Front-Yard Setback

No structure is permitted to be placed within a building setback area. In the R-L-8 Low-Density Residential zone district, the front building setback area shall be 15 feet from the front lot line for livable building space and 20 feet for garages, carports, and other non-livable building space.

Rear-Yard Setback

In the R-L-8 Low-Density Residential zone district, the rear building setback shall be 15 feet from the rear lot line. The rear building setback area shall be increased by 10 feet for buildings over one-story high.

Side-Yard Setback

In the R-L-8 Low-Density Residential zone district, the side building setback area shall be five feet from an interior side lot line and ten feet from a street-side property line.

All parcels are vacant, and there is not a proposal for the development of the parcels at this time. All parcels shall be developed subject to the requirements of the Hanford Municipal Code Section 17.10, pertaining to the R-L-8 Low-Density Residential zone district.

17.10.080 Distances Between Structures

The minimum distance between structures shall be 10 feet, except as provided by the building code. All parcels are vacant, and there is not a proposal for the development of the parcels at this

time. All parcels shall be developed subject to the requirements of the Hanford Municipal Code Section 17.10, pertaining to the R-L-8 Low-Density Residential zone district.

17.10.090 Height of Structures

The maximum height of structures in the R-L-5 Low-Density Residential zone district shall be 35 feet. All parcels are vacant, and there is not a proposal for the development of the parcels at this time. All parcels shall be developed subject to the requirements of the Hanford Municipal Code Section 17.10, pertaining to the R-L-8 Low-Density Residential zone district.

17.10.110 Driveways

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

All parcels are vacant, and there is not a proposal for the development of the parcels at this time. All parcels shall be developed subject to the requirements of the Hanford Municipal Code Section 17.10, pertaining to the R-L-8 Low-Density Residential zone district.

17.10.140 Off-Street Parking

Future development of each parcel as a single-family residence will require a minimum of one covered and one uncovered parking space. Future development of the parcels shall be subject to the requirements of the Hanford Municipal Code Section 17.10, pertaining to the R-L-8 Low-Density Residential zone district.

FINDINGS FOR APPROVAL

Pursuant to Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act, the Planning Commission is required to make the following findings:

1. Consistency Finding: That the proposed map is consistent with applicable general and specific plans.

Analysis: That the proposed map is consistent with the applicable General Plan designation of Low-Density Residential. The intended use of proposed Parcels A, B, and C is for single-family residential, which is consistent with the General Plan designation for the property.

2. Design Finding: That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

Analysis: That the design of the proposed subdivision is consistent with the General Plan. The General Plan designates the project site as Low-Density Residential. The site is designed in conformance with the Hanford Municipal Code Section 17.10, pertaining to the R-L-8 Low-Density Residential zone district. At this time, there is not an application for the development of the proposed Parcels A, B, and C. Future development will be evaluated by the Community Development Department and must be consistent with the General Plan and meet the standards of the R-L-8 Low-Density Residential Zone District.

3. Type of Development Finding: That the site is physically suitable for the type of development.

Analysis: That approval of the subdivision will yield three parcels with buildable lot configurations, which are physically suited for residential development. Any future development proposals for the parcels will be evaluated by the Community Development Department for consistency with the General Plan and the standards of the R-L-8 Low-Density Residential Zone District.

4. Density Finding: That the site is physically suitable for the proposed density of the development.

Analysis: That the General Plan prescribes a density range between two to 10 units, per gross acre for the Low-Density Residential zone district. The division of the properties, as proposed, will not affect the ability of the property to meet the density range required. The lot size, pre-subdivision, is 1.5 acres. The subdivision of the property into three residential lots, Parcel A – 18,491 sq. ft., Parcel B – 17,185 sq. ft., and Parcel C – 17,649 sq. ft., yields a density of two units per acre, which is consistent with the density range prescribed by the General Plan.

5. Environmental Finding: That the design of the subdivision or the proposed improvements is unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Analysis: That this division of land is considered categorically exempt by California Environmental Quality Act (CEQA) Guidelines Section 15315, Minor Land Divisions. A Notice of Exemption has been prepared for the project in accordance with CEQA guidelines. See Notice of Exemption – **Attachment 2**.

6. Public Health Finding: That the design of the subdivision or type of improvements is unlikely to cause serious public health problems.

Analysis: That this application has been reviewed by various City departments. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval. 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.

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

Analysis: That the design of the proposed 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. Any off-site improvements such as curbs, gutters, sidewalks, drive approaches, and transitional paving will be inspected and/or verified to ensure the design, material, and installation of said improvements meet or exceed standards adopted by the City of Hanford.

ENVIRONMENTAL ASSESSMENT

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

Notice of Exemption – **Attachment 2.****PUBLIC COMMENTS**

A Notice of Public Hearing and Notice of a Tentative Parcel Map was published in the newspaper on December 1, 2018, and mailed to property owners within 500 feet of the project site on November 29, 2018. The Community Development Department has not received comments on the project, as of the preparation of this report.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2017-28, approving Tentative Parcel Map No. 2018-02.

Applicant

Daley Enterprises
1356 E. Tulare Ave
Tulare, CA 93274

Owner

Vern Onstine
311 2nd St.
Porterville, CA 93257

RESOLUTION 2018-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING TENTATIVE PARCEL MAP NO. 2018-02, A REQUEST TO SUBDIVIDE A 53,325 SQ. FT. (1.5-ACRE) PARCEL 53,325 SQ. FT. INTO THREE PARCELS, PARCEL A – 18,491 SQ. FT. (0.422 ACRES), PARCEL B – 17,185 SQ. FT. (0.395 ACRES), AND PARCEL C – 17,649 SQ. FT. (0.407 ACRES), IN THE R-L-8 LOW-DENSITY RESIDENTIAL ZONE DISTRICT. THE PROPERTY IS LOCATED SOUTH OF FLINT AVENUE, WEST OF MISSION DRIVE (APN 007-030-019)

At a regular meeting of the City of Hanford Planning Commission duly called and held on December 11, 2018 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, on December 11, 2018, the Planning Commission of the City of Hanford conducted a public hearing, in accordance with Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act, pertaining to Tentative Parcel Map No. 2018-02, a request to subdivide a 53,325 sq. ft. (1.5-acre) parcel 53,325 sq. ft. into three parcels, Parcel A – 18,491 sq. ft. (0.422 acres), Parcel B – 17,185 sq. ft. (0.395 acres), and Parcel C – 17,649 sq. ft. (0.407 acres), in the R-L-8 Low-Density Residential zone district. The property is located south of Flint Avenue, west of Mission Drive (APN 007-030-019); and

WHEREAS, Tentative Parcel Map No. 2018-02 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 configuration of the proposed parcels are shown on attached **Exhibit A**; and

WHEREAS, the various governmental department agencies, staff, and the Planning Commission have given careful consideration to this tentative subdivision map and have made recommendations thereon; and

WHEREAS, the project is categorically exempt from further environmental review in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15315, Minor Land Divisions and a Notice of Exemption has been prepared in compliance with CEQA and the City of Hanford Municipal Code and Policies;

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, the Planning Commission hereby makes the following findings pursuant to Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act:

1. Consistency Finding: That the proposed map is consistent with applicable general and specific plans.

Analysis: That the proposed map is consistent with the applicable General Plan designation of Low-Density Residential. The intended use of proposed Parcels A, B, and C is for single-family residential, which is consistent with the General Plan designation for the property.

2. Design Finding: That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

Analysis: That the design of the proposed subdivision is consistent with the General Plan. The General Plan designates the project site as Low-Density Residential. The site is designed in conformance with the Hanford Municipal Code Section 17.10, pertaining to the R-L-8 Low-Density Residential zone district. At this time, there is not an application for the development of the proposed Parcels A, B, and C. Future development will be evaluated by the Community Development Department and must be consistent with the General Plan and meet the standards of the R-L-8 Low-Density Residential Zone District.

3. Type of Development Finding: That the site is physically suitable for the type of development.

Analysis: That approval of the subdivision will yield three parcels with buildable lot configurations, which are physically suited for residential development. Any future development proposals for the parcels will be evaluated by the Community Development Department for consistency with the General Plan and the standards of the R-L-8 Low-Density Residential Zone District.

4. Density Finding: that the site is physically suitable for the proposed density of the development.

Analysis: That the General Plan prescribes a density range between two to 10 units, per gross acre for the Low-Density Residential zone district. The division of the properties, as proposed, will not affect the ability of the property to meet the density range required. The lot size, pre-subdivision, is 1.5 acres. The subdivision of the property into three residential lots, Parcel A – 18,491 sq. ft., Parcel B – 17,185 sq. ft., and Parcel C – 17,649 sq. ft., yields a density of two units per acre, which is consistent with the density range prescribed by the General Plan.

5. Environmental Finding: That the design of the subdivision or the proposed improvements is unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

6. Public Health Finding: That the design of the subdivision or type of improvements is unlikely to cause serious public health problems.

Analysis: That this application has been reviewed by various City departments. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval. 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.

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

Analysis: That the design of the proposed 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. Any off-site improvements such as curbs, gutters, sidewalks, drive approaches, and transitional paving will be inspected and/or verified to ensure the design, material, and installation of said improvements meet or exceed standards adopted by the City of Hanford.

THEREFORE, BE IT RESOLVED that Tentative Parcel Map No. 2018-02 be approved subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the Community Development 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.

PLANNING DEPARTMENT

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

General:

1. 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.
2. That all approved proposals of the application be conditions of development if not mentioned herein.
3. That the general design of the parcel map be approved with minor modifications being approved by the Community Development and Public Works Departments.
4. That prior to recording the parcel map, it is to be submitted to the City Engineer and Community Development Department for compliance with the tentative approval.
5. That in accordance with California Government Code Section 66020, the applicant is hereby notified that the 90 day appeal period identified in California Government Code Section 66020 during which you may protest the imposition of the fees, dedications, reservations and other extractions identified in this Tentative Parcel Map No. 2018-02 will begin to run on the date of the approval of this application by the Planning Commission.

6. 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.
7. That any development of the site be subject to the applicable regulations of the Hanford Municipal Code, specifically the R-L-8 Low-Density Residential Zone District.

BUILDING DIVISION

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

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

1. New lot lines shall not create any violations to current building codes or Municipal Codes.
2. Any future development will be required to meet the building codes at the time of construction.

ENGINEERING DIVISION

Contact Utilities and Engineering Director John Doyel (559) 585-2571

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

General Requirements:

1. That Applicant shall comply with the City of Hanford Public Works Construction Standards and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an encroachment permit for all construction in the public right-of-way be obtained from the Public Works Department prior to beginning construction. For more information contact the City Engineering Division at (559) 585-2557.
3. That the development is subject to an Engineering review and inspection fee in accordance with City Resolution No. 92-58-R., or any revisions thereof. Subject fee shall be payable prior to approval of improvement plans.

Landscape Assessment District:

1. That the developer shall enter into an agreement for the annexation of property, as identified on the tentative parcel map, into a previously formed landscape assessment district (Tract No. 812 Mission Park - Assessment District No. 05-01), for maintenance of landscaping and decorative wall improvements located along the Flint Avenue frontage of development.
2. That the annexation of property, as identified on the tentative parcel map, into the previously formed Landscape Assessment District No. 05-01 shall be complete prior to the recording of a final parcel map.
3. That prior to funds for the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscape and decorative wall improvements.

Back-up Development Improvements:

1. That the developer shall design and construct the following improvements along the development frontage of Flint Avenue:
 - a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footing. Masonry wall shall be treated with anti-graffiti repellant. 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 alignment. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings.
 - b. That a six foot wide detached sidewalk shall be constructed along the development frontage of Flint Avenue in conformance with City Standard CO-14 with following modification: A 6 ½ foot wide park-strip shall separate proposed sidewalk from back of concrete curb.
 - c. That a handicap access ramp shall be installed at the southwest corner of the intersection of Flint Avenue/Mission Drive in conformance with City Standard CO-20. Note: Existing concrete curb return shall be removed and replaced with a new curb return to be located 42 feet south of the Flint Avenue section line (measured from face of curb at end of return).
 - d. That a pressure treated wood header board shall be installed along the Flint Avenue frontage of the development in a location matching proposed future curb & gutter alignment and grade. Future curb & gutter alignment shall be established at a point located 42 feet south of the Flint Avenue section line.
 - e. Landscape plans for Flint Avenue street right-of-way and landscape easement area including, but not limited to, soil preparation, automatic irrigation system and landscaping. Plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by both the Community Development and Public Works Departments.
 - f. That the species of trees and plants shall match established improvements located adjacent to the Mission Park subdivision located just east of proposed development.
 - g. That all back-up development improvements as identified above shall be installed and accepted by the City prior to the recording of a final parcel map.

Street Improvements:

1. That a 4 ½ foot wide sidewalk shall be constructed along the property frontage of Mission Drive in conformance with City Standard CO-15. Sidewalk to be located adjacent to the curb. This improvement may be deferred until the issuance of a building permit for each parcel.
2. That concrete drive approaches shall be constructed along the Mission Drive property frontages of parcels "A, B & C" in conformance with City Standard CO-39. This improvement may be deferred until the issuance of building permits for each parcel.

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 building permit.
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 Transportation development Impact Fee as required by City Ordinance No.90-09, and any revisions thereof. Fee payable with each building permit.
4. That development is subject to a Parks Development Impact Fee as required by City Ordinance No. 90-10, and any revisions thereof. Fee payable with each building permit.
5. That 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, and 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, and 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 a final parcel map.

EXPIRATION

This Tentative Parcel Map becomes null and void after eighteen (18) months has elapsed from the date of approval if the map has not been recorded. The Commission may grant a time extension if a written request and fee is received from the applicant prior to the expiration date. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the Tentative Parcel 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

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 11th day of **December, 2018**.

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

Exhibit A
Tentative Parcel Map No. 2018-02

Attachment: Resolution No. 2018-28 TPM 2018-02 (Tentative Parcel Map No. 2018-02)

VESTING TENTATIVE PARCEL MAP

A PORTION OF NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT Diablo BASE AND MERIDIAN IN THE CITY OF HAYFORD, COUNTY OF RIVERS, STATE OF CALIFORNIA

OWNER

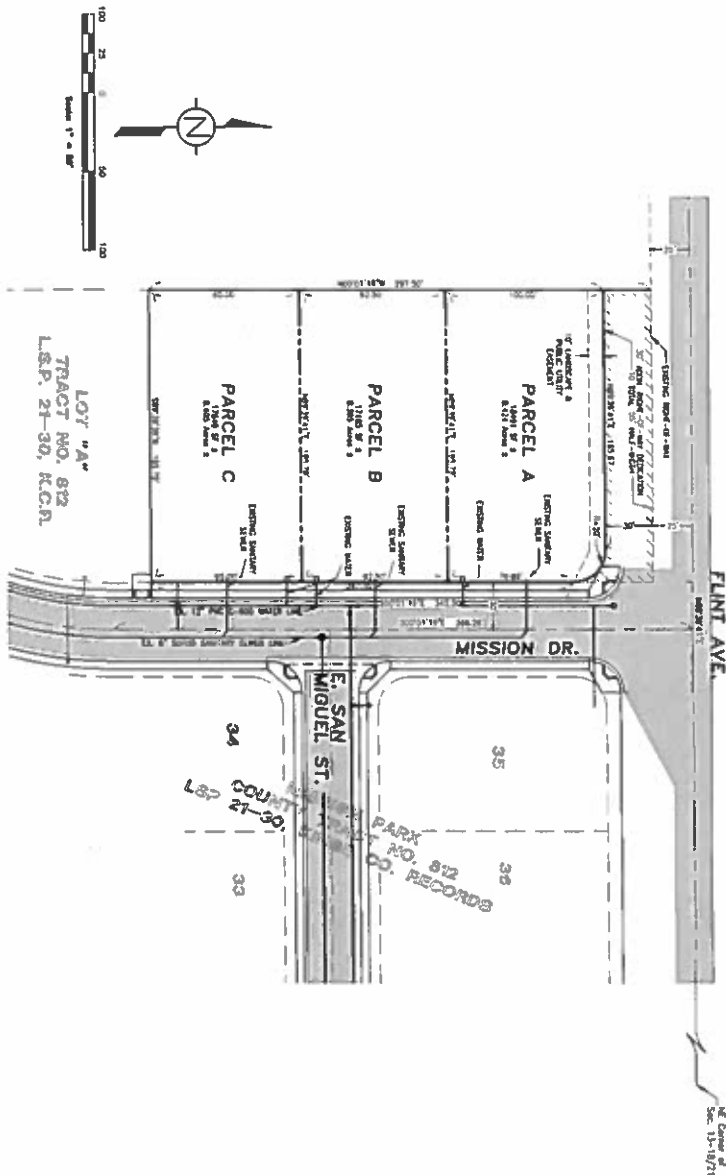
VERNA R. ONSTINE AND MARGALYN E. ONSTINE
3536 EAST TOWNE AVENUE
TULARE, CA 93274

APPLICANT

PAUL DALEY
15155 OAK TULARE AVENUE
TULARE, CA 93274

GENERAL INFORMATION

EXISTING ZONE	R-1-6
PROPOSED ZONE	R-1-6
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL
SEWER	CITY OF HAYFORD
WATER	CITY OF HAYFORD
A.P.N.	007-020-019
MIN LOT SIZE	17165 S.F.
MAX LOT SIZE	18395 S.F.
AVERAGE LOT SIZE	17775 S.F.



VICINITY MAP



TENTATIVE PARCEL MAP

for
DALEY ENT.

CIVIL ENGINEERS
**ZUMWALT
HANSEN &
LAND SURVEYORS**

800 N. PINE STREET
HAYFORD, CA 93230
(509) 582-1056

VESTING TENTATIVE PARCEL MAP

A PORTION OF NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

OWNER

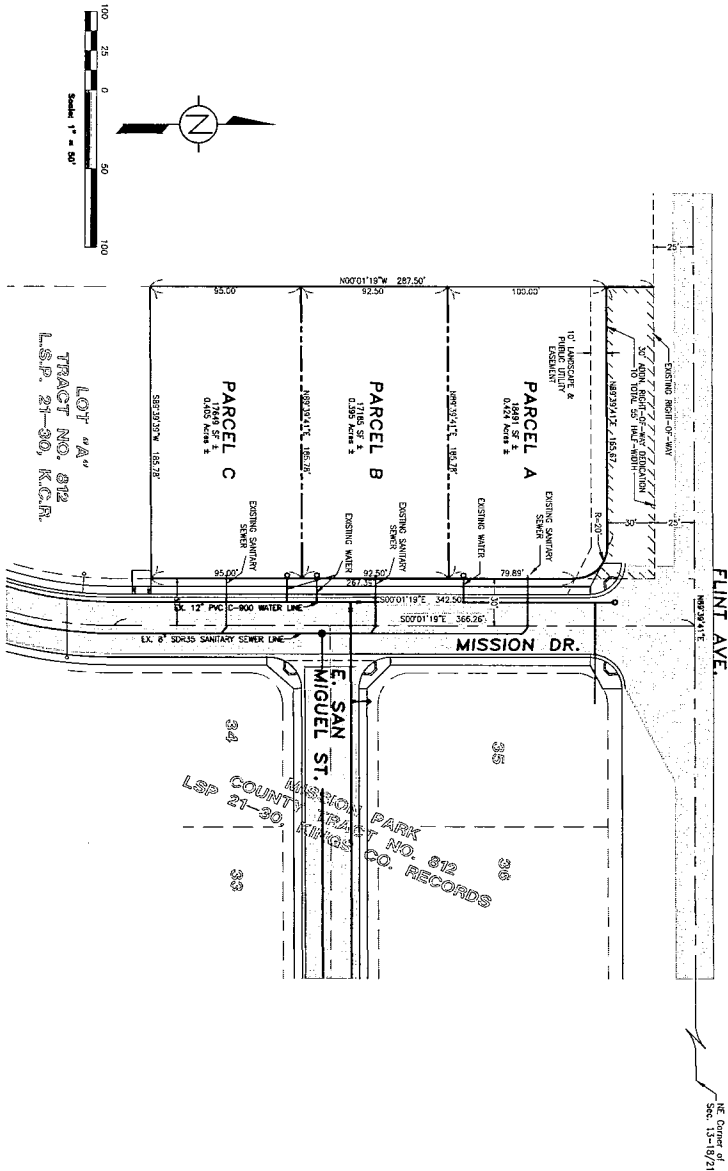
YERN R. ONSTINE AND MARILYN E. ONSTINE
1356 EAST TULARE AVENUE
TULARE, CA 93274

APPLICANT

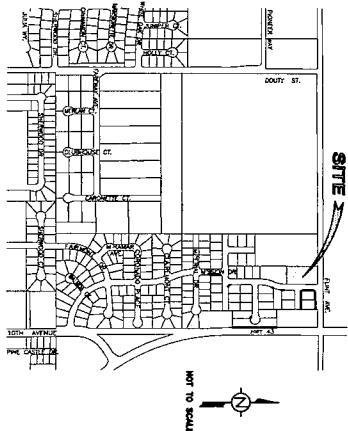
PAUL DALEY
1356 EAST TULARE AVENUE
TULARE, CA 93274

GENERAL INFORMATION

EXISTING ZONE	R-1-L-8
PROPOSED ZONE	R-1-L-8
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL
SEWER	CITY OF HANFORD
WATER	CITY OF HANFORD
A.P.N.	007-030-019
MIN LOT SIZE	17185 S.F.
MAX LOT SIZE	18396 S.F.
AVERAGE LOT SIZE	17775 S.F.



VICINITY MAP



TENTATIVE PARCEL MAP

for
DALEY ENT.

CIVIL ENGINEERS
ZUMWALT
HANSEN &
LAND SURVEYORS

609 N. IRWIN STREET
HANFORD, CA 93230
(559) 582-1056

NO.	REVISIONS	DATE
1	Revised Ex/Prop. Zone	11/28/15

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: Tentative Parcel Map No. 2018-02

Project Location – The property is located south of Flint Avenue, west of Mission Drive (APN 007-030-019).

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

Description of Nature, Purpose and Beneficiaries of Project: Tentative Parcel Map No. 2018-02: a request to subdivide a 53,325 sq. ft. (1.5-acre) parcel 53,325 sq. ft. into three parcels, Parcel A – 18,491 sq. ft. (0.422 acres), Parcel B – 17,185 sq. ft. (0.395 acres), and Parcel C – 17,649 sq. ft. (0.407 acres), in the R-L-8 Low-Density Residential zone district.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Daley Enterprise

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: Minor Land Divisions (15315)
- ☐ Statutory Exemption. State code number:

Reasons why project is exempt:

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

Lead Agency

Contact Person: Gabrielle Myers

Area Code/ Telephone: (559) 585-2578

Signature:

Date: December 11, 2018

Title: Associate Planner

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

Attachment: Attachment 2 - Notice of Exemption (Tentative Parcel Map No. 2018-02)



AGENDA STAFF REPORT

MEETING DATE: 12/11/2018	AGENDA SECTION: 2
---------------------------------	--------------------------

SUBJECT:

TENTATIVE PARCEL MAP NO. 2018-01: a request to divide the 4.86-acre (211,035 sq. ft.) parcel, located at APN 010-310-001, into two parcels, Parcel A – 7,392 sq. ft. and Parcel B – 203,643 sq. ft., in the R-L-5 Low-Density Residential zone district. CONDITIONAL USE PERMIT NO. 2018-12: a request to allow a self-storage facility in the R-L-5 Low-Density Residential zone district. The project is located east of 12th Avenue, north of Kings County Drive (APN 010-310-001).

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

Planning Commission Staff Report - Stormax
 Resolution No. 2018-26 (TPM 2018-01)
 Resolution No. 2018-27 (CUP 2018-12)
 Attachment 1 - Vesting TPM 2018-01
 Attachment 2 - Site Plan Review No. 2018-37
 Attachment 3- SPR 2018-37 Approval Letter
 Attachment 4 -Notice of Exemption
 Attachment 5 - Comment Received

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: Tuesday, December 11, 2018

PROJECT: **TENTATIVE PARCEL MAP NO. 2018-01:** a request to divide the 4.86-acre (211,035 sq. ft.) parcel, located at APN 010-310-001, into two parcels, Parcel A – 7,392 sq. ft. and Parcel B – 203,643 sq. ft., in the R-L-5 Low-Density Residential zone district.

CONDITIONAL USE PERMIT NO. 2018-12: a request to allow a self-storage facility in the R-L-5 Low-Density Residential zone district.

LOCATION: The project is located east of 12th Avenue, north of Kings County Drive (APN 010-310-001).

PROJECT PLANNER: Gabrielle Myers, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2018-26, approving Tentative Parcel Map No. 2018-01.
2. Adopt Resolution No. 2018-27, approving Conditional Use Permit No. 2018-12.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2018-26, approving Tentative Parcel Map No. 2018-01.
2. I move to adopt Resolution No. 2018-27, approving Conditional Use Permit No. 2018-12.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2018-01 is a request by Emery Vlotho to divide a 4.86-acre (211,035 sq. ft.) parcel into two parcels, Parcel A - 7,392 sq. ft. and Parcel B – 203,343 sq. ft., in the R-L-5 Low-Density Residential zone district.

Tentative Parcel Map No. 2018-01 – **Attachment 1.**

Conditional Use Permit No. 2018-12 is a request to allow a self-storage facility to be located in the R-L-5 Low-Density Residential zone district.

Project Location

The project is located east of 12th Avenue, north of Kings County Drive (APN 010-310-001). The project site is mostly vacant with a single-family dwelling located on site. The project site is designated as Low-Density Residential and is zoned R-L-5 Low-Density Residential.

Entitlement

The applicant submitted Site Plan Review No. 2018-37 for the project site, proposing to develop a self-storage facility on a portion of the site.

Site Plan Review No. 2018-37 – **Attachment 2.**

Site Plan Review No. 2018-37 was reviewed by the Site Plan Review Committee.

Conditions of Approval for Site Plan Review No. 2018-37 – **Attachment 3.**

All conditions of approval cited in the site plan review approval letter are also conditions of approval of the Conditional Use Permit application.

Figure 1: Land Use
(Property outlined in bold)

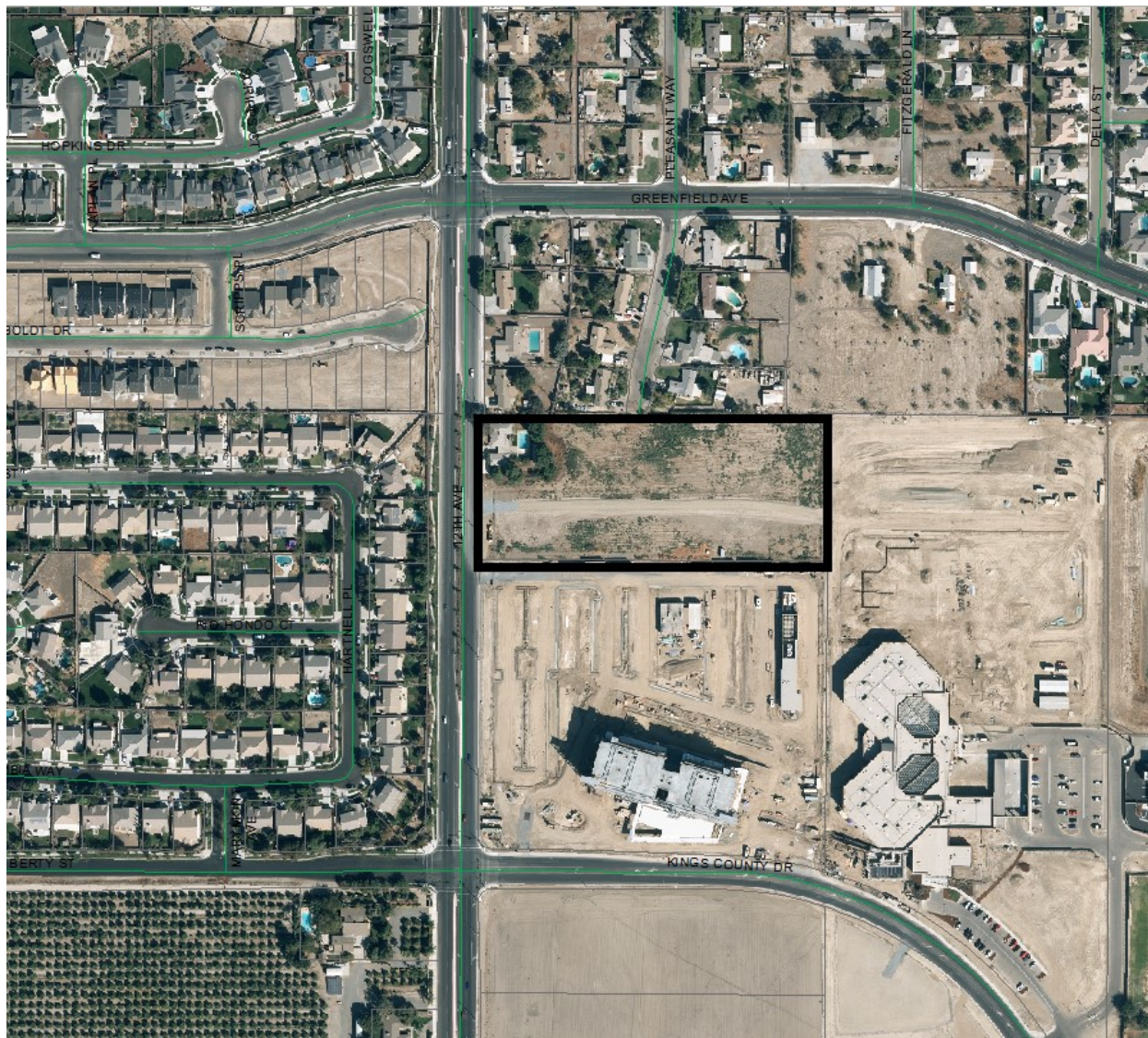


Figure 2: General Plan Designation
Low-Density Residential
(Property outlined in bold)

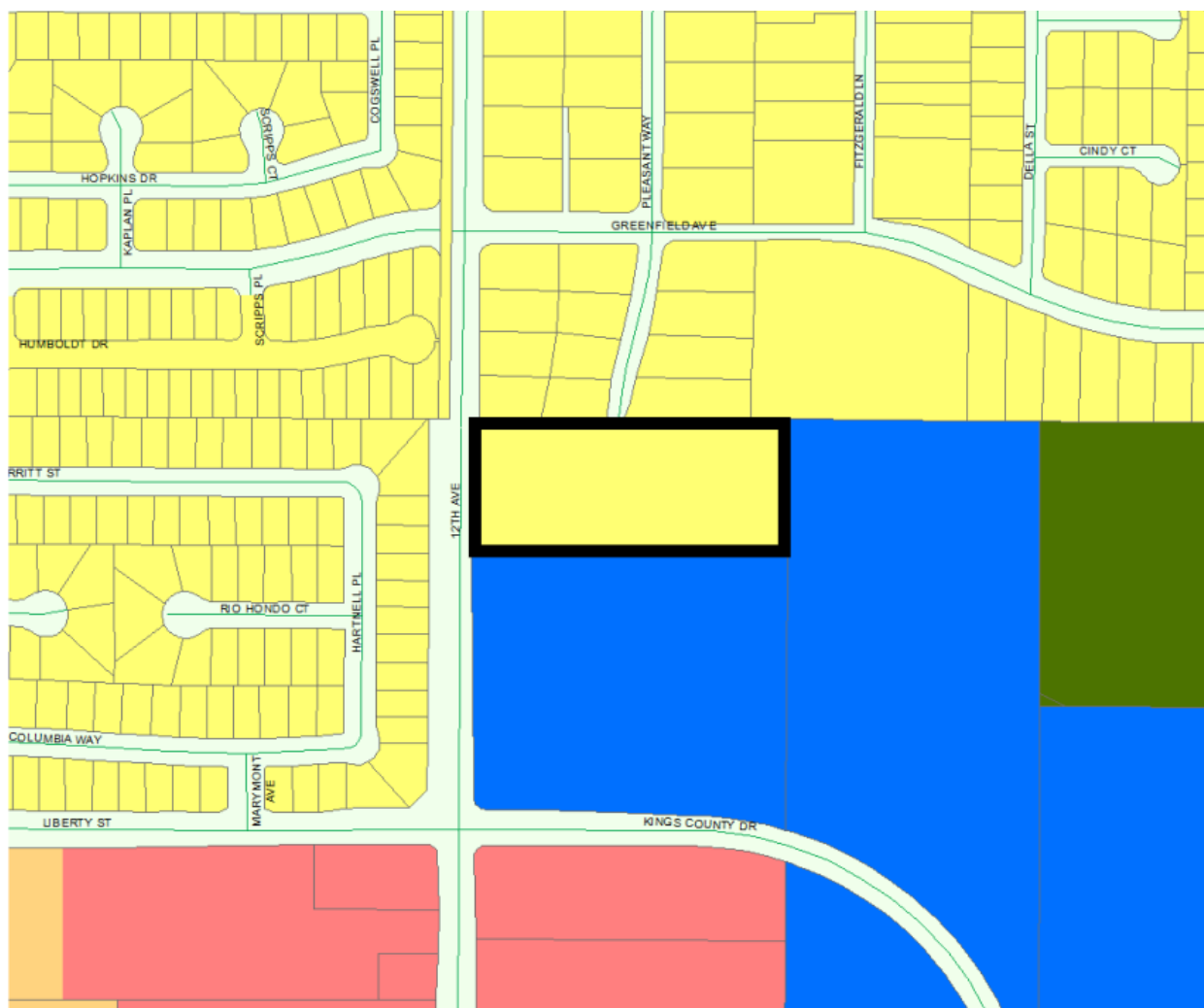
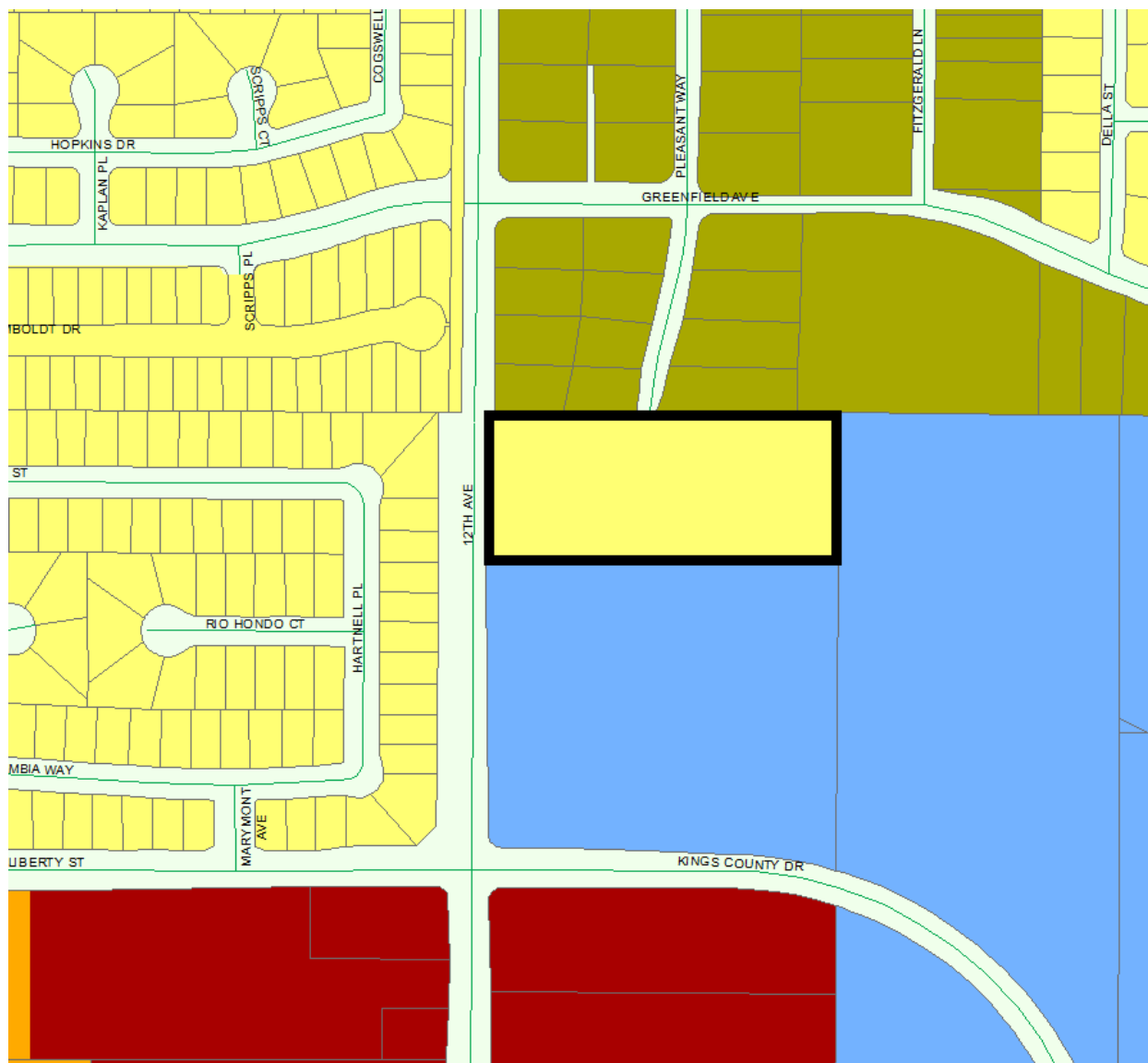


Figure 3: Zoning Designation
R-L-5 Low-Density Residential
(Property outlined in bold)



BACKGROUND

General Plan Designation

The General Plan designates the property as Low-Density Residential. The property is zoned R-L-5 Low-Density Residential – 5,000 sq. ft. minimum, which corresponds with the General Plan Designation. According to General Plan Policy L31, the purpose of the Low-Density Residential designation is to provide mainly single-family development on lot sizes typically found in urban settings. According to General Plan Policy L32, the Low-Density Residential land use designation includes 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. The use of a self-storage facility proposed by the applicant is listed as a permitted

use with the approval of a Conditional Use Permit in the R-L-5 Low-Density Residential zone district and is allowable when made compatible with the residential nature of the neighborhood.

Zoning Designation

The applicant seeks to allow a self-storage facility on a portion of the property located at APN 010-310-001. According to the Residential Zone Use Table, presented in Table 17.08.020 of the Hanford Municipal Code, the use of a mini-warehouse or self-storage facility is subject to approval of a Conditional Use Permit by the Planning Commission in the R-L-5 Low-Density Residential zone district and is subject to the Specific Land Use Standards set forth in Section 17.60.095 of the Hanford Municipal Code.

A “mini-warehouse or self-storage facility” means an establishment providing rental space, such as rooms, lockers, or containers for the storage of goods and materials, typically on a monthly basis.

Section 17.60.095 Mini-warehouses or self-storage facilities requires that a mini-warehouse or self-storage facility in the R-L-5 zone shall only be located on a parcel that has frontage on and adequate main access to an arterial or collector street. The proposed mini-storage facility has adequate main access on 12th Avenue, which is an arterial street.

Figure 4:
Land Use Table

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Residential Zone Use Table						
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed						
Land Uses	Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
	R-L-12	R-L-8	R-L-5	R-M	R-H	
56 Mini-warehouse or self-storage facility			C			17.60.095

PROJECT EVALUATION – TENTATIVE PARCEL MAP WAIVER NO. 2018-01

Tentative Parcel Map No. 2018-01 is a request to divide the 4.86-acre parcel, located at APN 010-310-001, into two parcels, Parcel A – 7,392 sq. ft. and Parcel B – 203,643 sq. ft., in the R-L-5 Low-Density Residential zone district.

See Tentative Parcel Map No. 2018-01, attached as **Attachment 1**.

	Entire Site	Parcel A	Parcel B
Area:	4.86 acres; 211,035 sq. ft.	0.17 acres; 7,392 sq. ft.	4.68 acres; 203,643 sq. ft.
Width:	298 ft. minimum width (approximately); 303.34 ft. maximum width	76.35. minimum width; 85 ft. maximum width (approximately)	217.67 ft. minimum width; 303.34 ft. maximum width
Depth:	695 ft. minimum depth; 696.66 maximum depth	56.50 ft. minimum depth; 90 ft. maximum depth	606.66 ft. minimum depth; 695 ft. maximum depth
Sidewalk:	Existing along 12 th Avenue	Existing along 12 th Avenue	Existing along 12 th Avenue
Existing Use:	Single-family residence; majority vacant	Single-family residence	Vacant
Proposed Use:	Split into two parcels	Single-Family Residential	Future self-storage facility, as proposed under Conditional Use Permit No. 2018-12

Conformance with the standards of the R-L-5 Low-Density Residential zone district

17.10.030 Lot Area

In the R-L-5 Low-Density Residential zone district, the minimum lot area shall be 5,000 square feet. Tentative Parcel Map No. 2018-01 is a request to divide a 4.86-acre parcel into two separate parcels, Parcel A- 7,392 sq. ft. and Parcel B – 203,643 sq. ft. (4.68 acres). Parcels A and B from the resulting parcel split will each have a lot area greater than 5,000 sq. ft.

17.10.040 Lot Dimensions

The minimum lot frontage in the R-L-5 Low-Density Residential zone district shall be 40 feet. Parcels A and B from the resulting parcel split will each have adequate street frontage along 12th Avenue. Parcel A will have approximately 84 feet of street frontage on 12th Avenue. Parcel B will have 217.67 feet of frontage on 12th Avenue.

The minimum lot width in the R-L-5 Low-Density Residential zone district shall be 50 feet for interior lots and 60 feet for corner lots. Parcels A and B from the resulting parcel split are both interior lots and will each have adequate lot width. The minimum lot width for the resulting Parcel A is 76.35 feet. The minimum lot width for the resulting Parcel B is 217.67 feet.

The minimum lot depth in the R-L-5 Low-Density Residential zone district shall be 90 feet. Parcel A and B from the resulting parcel split will each have adequate lot depth. Parcel A will be 90 feet, and Parcel B will be a minimum of 606.66 feet and a maximum of 695 feet deep.

Parcels A and B resulting from the proposed parcel split will each meet the required lot dimensions for the R-L-5 Low-Density Residential zone district.

17.10.050 Dwelling Units per Lot

In the R-L-5 Low-Density Residential zone district, 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. Parcel A from the resulting parcel split will have one dwelling unit on site. Parcel B will not have a dwelling unit on site. Parcels A and B resulting from the proposed parcel split do not exceed the maximum dwelling units per lot.

17.10.060 Coverage

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

Parcel A, resulting from the proposed parcel split, will meet the required setbacks, accessory structure limitation, and off-street parking requirement, therefore, the maximum coverage will not be exceeded.

The development of Parcel B resulting from the proposed parcel split will meet the required setbacks, accessory structure limitation, and off-street parking requirement. Development of the site is addressed under the project evaluation of Conditional Use Permit No. 2018-12.

17.10.070 Building Setback Area

Front-Yard Setback

No structure is permitted to be placed within a building setback area. In the R-L-5 Low-Density Residential zone district, the front building setback area shall be 15 feet from the front lot line for livable building space and 20 feet for garages, carports, and other non-livable building space. The single-family residence existing on Parcel A is setback 13.05 feet. The structure does not meet the setbacks of the R-L-5 Low-Density Residential zone district, due to a condemnation, which took place in 2010 for the widening of 12th Avenue. In accordance with Section 17.90.100 Effect of Eminent Domain, if a required yard or setback area is reduced or eliminated by eminent domain, any affected building or structure shall be deemed nonconforming; provided, however, such building or structure may be structurally altered so long as such alterations comply with all the requirements of the zoning district.

The development of Parcel B resulting from the proposed parcel split will meet the required front-yard setback. Development of the site is addressed under the project evaluation of Conditional Use Permit No. 2018-12.

Rear-Yard Setback

In the R-L-5 Low-Density Residential zone district, the rear building setback shall be 15 feet from the rear lot line for one-story structures. The single-family residence on Parcel A is setback 35.53 feet from the rear-property line.

The development of Parcel B resulting from the proposed parcel split will meet the required rear-yard setback. Development of the site is addressed under the project evaluation of Conditional Use Permit No. 2018-12.

Side-Yard Setback

In the R-L-5 Low-Density Residential zone district, the side building setback area shall be five feet from an interior side lot line. The single-family residence to remain on Parcel A will be setback 24.34 feet from the northern side-yard property line and 19 feet from the southern side-yard property line.

The development of Parcel B resulting from the proposed parcel split will meet the required side-yard setback. Development of the site is addressed under the project evaluation of Conditional Use Permit No. 2018-12.

17.10.080 Distances Between Structures

The minimum distance between structures shall be 10 feet, except as provided by the building code. The single-family residence on Parcel A, resulting from the proposed parcel split, will be a stand-alone structure. Any future additions to the site will be required to be separated by 10 feet, except as provided by the building code.

All structures on proposed Parcel B will be required to be separated by 10 feet, except as provided by the building code. Development of the site is addressed under the project evaluation of Conditional Use Permit No. 2018-12.

17.10.090 Height of Structures

The maximum height of structures in the R-L-5 Low-Density Residential zone district shall be 35 feet. The single-family residence on Parcel A is a one-story structure and does not exceed the 35-foot height maximum. The proposed structures on Parcel B will not exceed 35 feet. Development of the site is addressed under the project evaluation of Conditional Use Permit No. 2018-12.

17.10.110 Driveways

The width of a driveway and any paved area shall not cumulatively exceed 40 percent of the lot's street frontage on which the driveway and any paved area faces. The parcel's existing driveway will be abandoned. A new driveway will be required on Parcel A, which shall not cumulatively exceed 30.54 feet, which is 40% of the lot's street frontage. Parcel B will have a 26-foot driveway on 12th Avenue, which does not exceed 40 percent of the lot's street frontage.

17.10.140 Off-Street Parking

Off-Street parking shall be provided on the site for each use. The single-family dwelling on Parcel A will be required to provide a minimum of one covered and one uncovered parking space. Off-street parking will be provided on Parcel B, in accordance with the requirements prescribed in Chapter 17.54. Development of the site as a self-storage facility is addressed under the project evaluation of Conditional Use Permit No. 2018-12.

PROJECT EVALUATION – CONDITIONAL USE PERMIT NO. 2018-12

Conditional Use Permit No. 2018-12 is a request to allow a self-storage facility on Parcel B of Tentative Parcel Map No. 2018-01 in the R-L-5 Low-Density Residential zone district.

Development of the parcel is proposed under Site Plan Review No. 2018-37. Site Plan Review No. 2018-37 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter. All conditions of approval cited in the site plan review approval letter are also conditions of approval of the Conditional Use Permit application.

Site Plan Review No. 2018-37 - **Attachment 2.**

Conditions of Approval for Site Plan Review No. 2018-37 - **Attachment 3.**

Conformance with the standards of the R-L-5 Low-Density Residential zone district

17.10.030 Lot Area

In the R-L-5 Low-Density Residential zone district, the minimum lot area shall be 5,000 square feet. Conditional Use Permit pertains to proposed Parcel B of Tentative Parcel Map No. 2018-01, which will be 203,643 sq. ft. (4.68 acres). Parcel B from the resulting parcel split will have a lot area greater than 5,000 sq. ft.

17.10.040 Lot Dimensions

The minimum lot frontage in the R-L-5 Low-Density Residential zone district shall be 40 feet. Conditional Use Permit pertains to proposed Parcel B of Tentative Parcel Map No. 2018-01, Parcel B will have 217.67 feet of frontage on 12th Avenue.

The minimum lot width in the R-L-5 Low-Density Residential zone district shall be 50 feet for interior lots and 60 feet for corner lots. Conditional Use Permit pertains to proposed Parcel B of Tentative Parcel Map No. 2018-01, Parcel B from the resulting parcel split is an interior lot and has a minimum lot width of 217.67 feet, which far exceeds the requirement of the R-L-5 Low-Density Residential zone district.

The minimum lot depth in the R-L-5 Low-Density Residential zone district shall be 90 feet. Parcel B from the resulting parcel split is an interior lot and has a minimum depth of 606.66 feet and a maximum depth of 695 feet, which far exceeds the requirement of the R-L-5 Low-Density Residential zone district.

17.10.050 Dwelling Units per Lot

Conditional Use Permit No. 2018-12 is a request to allow a self-storage facility in the R-L-5 Low-Density Residential zone district. There are no dwelling units proposed in conjunction with the self-storage facility.

17.10.060 Coverage

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

Setback requirements are presented under section 17.10.070, below. All setbacks are met for the proposed use.

There are no accessory structures proposed for the self-storage facility. The resolution contains restrictions for accessory structures.

Off-street parking requirements are presented under Section 17.10.110, below. The off-street parking requirements are met for the proposed use.

17.10.070 Building Setback Area

Front-Yard Setback

No structure is permitted within a building setback area. In the R-L-5 Low-Density Residential zone district, the front building setback area shall be 15 feet from the front lot line for livable building space and 20 feet for garages, carports, and other non-livable building space. No structure is placed within the front-yard setback for the proposed self-storage facility. All structures are setback 20 feet from the front property line.

Rear-Yard Setback

In the R-L-5 Low-Density Residential zone district, the rear building setback shall be 15 feet from the rear lot line for one-story structures. The self-storage facility proposed under this Conditional Use Permit will be developed in three phases. All phases meet the minimum rear-yard setback. Phase III approaches the rear property line; however, structures will maintain the rear-yard setback and will be 38.67 feet from the rear-property line.

Side-Yard Setback

In the R-L-5 Low-Density Residential zone district, the side building setback area shall be five feet from an interior side lot line. The proposed self-storage facility is setback 20 feet from the northern interior lot line. The area shown as “future covered storage area” will be required to be setback a minimum of five feet from the southern property line, in accordance with the requirements of the R-L-5 Low-Density Residential zone district.

17.10.080 Distances Between Structures

The minimum distance between structures shall be 10 feet, except as provided by the building code. All structures proposed for the self-storage facility are separated by a minimum distance of 10 feet. Any future additions to the site will be required to be separated by 10 feet, except as provided by the building code.

17.10.090 Height of Structures

The maximum height of structures in the R-L-5 Low-Density Residential zone district shall be 35 feet. The proposed structures associated with the self-storage facility will not exceed 35 feet, per the conditions of approval for Site Plan Review No. 2018-37 and the resolution.

17.10.110 Driveways

The width of a driveway and any paved area shall not cumulatively exceed 40 percent of the lot's street frontage on which the driveway and any paved area faces. The parcel's existing driveway will be abandoned. The self-storage facility will have a 26-foot driveway on 12th Avenue, which

makes up approximately 12 percent of the 217.67-foot frontage. There is a 20-foot secondary access for emergency access only, located on Pleasant Way.

17.10.140 Off-Street Parking

Per the Hanford Municipal Code Section 17.54.040, mini-warehouse or self-storage facilities shall provide one space per 250 square feet of office space, plus one space per caretaker residence. There is not a caretaker residence proposed for the site; therefore, the applicant is required to provide a minimum of two parking spaces, one of which is ADA-accessible, based on the calculation, below:

Calculation: 375 sq. ft. of office space ÷ 250 sq. ft. = 1.5 parking stalls **(2 minimum)**

The applicant provides four parking spaces on site, one of which is ADA-accessible, which exceeds the requirement of the Hanford Municipal Code for the self-storage use.

FINDINGS FOR APPROVAL – TENTATIVE PARCEL MAP NO. 2018-01

Pursuant to Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act, the Planning Commission is required to make the following findings:

1. Consistency Finding:

ANALYSIS: That the proposed subdivision is consistent with the Low-Density Residential Designation, prescribed by the General Plan.

2. Design Finding:

ANALYSIS: The design of Parcel A as a single-family residence and Parcel B as a self-storage facility was evaluated for conformance with the regulations set forth in the Hanford Municipal Code Section 17.10 for the R-L-5 Low-Density Residential zone district. All requirements of the R-L-5 Low-Density Residential zone district are met, with the exception of the front-yard setback for the existing residence on Parcel A. The structure is considered legally-existing non-conforming and is a result of the condemnation of property for the widening of 12th Avenue in 2010. Adherence with the requirements of the Hanford Municipal Code Section 17.10 for the R-L-5 Low-Density Residential zone district is a condition of approval for the Tentative Parcel Map No. 2018-01.

3. Type of Development Finding:

ANALYSIS: That development of each parcel is consistent with the types of development permitted in the R-L-5 Low-Density Residential zone district. Parcel A will remain as a single-family residence, which is the primary purpose of the R-L-5 Low-Density Residential zone district. Parcel B is proposed to be developed as a self-storage facility, which is a permitted use with approval of a Conditional Use Permit by the Planning Commission in the R-L-5 Low-Density Residential zone district, in accordance with the Land Use Table presented in Section 17.08.020 of the Hanford Municipal Code.

4. Density Finding:

ANALYSIS: That the General Plan prescribes a density range between two to 10 units, per gross acre for the Low-Density Residential zone district. The division of the properties, as proposed, will not affect the ability of the property to meet the density range required. Density refers to the number of dwelling units per gross acre. There will be one residence located on Parcel A. No residences are proposed for Parcel B.

5. Environmental Finding:

ANALYSIS: That the project is categorically exempt from further environmental review, in accordance with Section 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared for the project - **Attachment 4.**

6. Public Health Finding:

ANALYSIS: That this application has been reviewed by various City departments. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval. 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.

7. Improvements and Access Findings:

ANALYSIS: That each parcel will retain adequate street frontage along 12th Avenue. Any off-site improvements, such as drive approaches and transitional paving, when installed by the developer, will be inspected and/or verified to ensure the design, material, and installation of said improvements meet or exceed standards adopted by the City of Hanford. The design of the project and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property.

FINDINGS FOR APPROVAL – CONDITIONAL USE PERMIT NO. 2018-12

In taking action on a Conditional Use Permit, the Planning Commission must make the appropriate findings, in accordance with Section 17.80.030 of the Hanford Municipal Code:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;

ANALYSIS: That the proposed development of the self-storage facility will not impair the integrity and character of the R-L-5 Low-Density Residential zone district. The use of the self-storage facility is consistent with the regulations set forth in the Hanford Municipal Code Section 17.10 for the R-L-5 Low-Density Residential zone district. A self-storage facility is listed as a permitted use, with the approval of a conditional use permit, in the R-L-5 Low-Density Residential zone district, as prescribed in the Land Use Table in Section 17.08.020.

2. The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located;

ANALYSIS: That the proposed self-storage facility is compatible with existing and future planned land uses in the R-L-5 Low-Density Residential zone district. The development and use of a self-storage facility is consistent with the regulations set forth in the Hanford Municipal Code Section 17.10 for the R-L-5 Low-Density Residential zone district. A self-storage facility is listed as a permitted use, with the approval of a conditional use permit, in the R-L-5 Low-Density Residential zone district, as prescribed in the Land Use Table in Section 17.08.020.

3. The proposed use is consistent with the General Plan;

ANALYSIS: The General Plan designates the property as Low-Density Residential. The property is zoned R-L-5 Low-Density Residential – 5,000 sq. ft. minimum, which corresponds with the General Plan Designation. According to General Plan Policy L31, the purpose of the Low-Density Residential designation is to provide mainly single-family development on lot sizes typically found in urban settings. According to General Plan Policy L32, the Low-Density Residential land use designation includes 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. The use of a self-storage facility proposed by the applicant is listed as a permitted use with the approval of a Conditional Use Permit in the R-L-5 Low-Density Residential zone district and is allowable when made compatible with the residential nature of the neighborhood.

4. There will not be significant effects upon the quality of the environment and natural resources;

ANALYSIS: That the project is categorically exempt from further environmental review, in accordance with Section 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared for the project - **Attachment 4.**

5. The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

ANALYSIS: That this application has been reviewed by various City departments. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval. 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.

ENVIRONMENTAL ASSESSMENT

The project is categorically exempt from further environmental review, in accordance with Section 15332 of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared for the project - **Attachment 4.**

PUBLIC COMMENTS

A Notice of Public Hearing, Notice of a Conditional Use Permit, and Notice of a Tentative Parcel Map was published in the newspaper on November 30, 2018 and mailed to property owners within 500 feet of the property on November 29, 2018.

One comment has been received:

1. Richard Hernandez, comment received December 4, 2018.

Mr. Hernandez provided the following, "Would like to see a block wall in place, so that debris won't blow through chain-link."

A copy of the comment received is attached - **Attachment 5**.

The applicant does show a block wall along the northern property line. A block wall is not required, per the Hanford Municipal Code. It is within the purview of the Planning Commission to require a block wall, as a condition of development.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2018-26, approving Tentative Parcel Map No. 2018-01.
2. Adopt Resolution No. 2018-27, approving Conditional Use Permit No. 2018-12.

Applicant:

Emery Vlotho
525 W. Fourth Street
Hanford, CA 93230

Property Owner:

Stormax
545 W. Fourth Street
Hanford, CA 93230

RESOLUTION 2018-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING TENTATIVE PARCEL MAP NO. 2018-01, A REQUEST TO DIVIDE THE 4.86-ACRE (211,035 SQ. FT.) PARCEL, LOCATED AT APN 010-310-001, INTO TWO PARCELS, PARCEL A – 7,392 SQ. FT. AND PARCEL B -203,643 SQ. FT., IN THE R-L-5 LOW-DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED EAST OF 12TH AVENUE, NORTH OF KINGS COUNTY DRIVE (APN 010-310-001).

At a regular meeting of the City of Hanford Planning Commission duly called and held on July 25, 2017 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, on December 11, 2018, the Planning Commission of the City of Hanford conducted a public hearing, in accordance with Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act, pertaining to Tentative Parcel Map No. 2018-01, a request to divide the 4.86-acre (211,035 sq. ft.) parcel, located at APN 010-310-001, into two parcels, Parcel A – 7,392 sq. ft. and Parcel B – 203,643 sq. ft., in the R-L-5 Low-Density Residential zone district. The property is located east of 12th Avenue, north of Kings County Drive (APN 010-310-001); and

WHEREAS, Tentative Parcel Map No. 2018-01 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 configuration of the proposed parcels are shown on attached **Exhibit A**; and

WHEREAS, the various governmental department agencies, staff, and the Planning Commission have given careful consideration to this tentative subdivision map and have made recommendations thereon; and

WHEREAS, the project is categorically exempt from further environmental review in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15332 In-Fill Development and a Notice of Exemption has been prepared in compliance with CEQA and the City of Hanford Municipal Code and Policies;

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, the Planning Commission hereby makes the following findings pursuant to Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act:

1. Consistency Finding:

ANALYSIS: That the proposed subdivision is consistent with the Low-Density Residential Designation, prescribed by the General Plan.

2. Design Finding:

ANALYSIS: The design of Parcel A as a single-family residence and Parcel B as a self-storage facility was evaluated for conformance with the regulations set forth in the Hanford Municipal

Code Section 17.10 for the R-L-5 Low-Density Residential zone district. All requirements of the R-L-5 Low-Density Residential zone district are met, with the exception of the front-yard setback for the existing residence on Parcel A. The structure is considered legally-existing non-conforming and is a result of the condemnation of property for the widening of 12th Avenue in 2010. Adherence with the requirements of the Hanford Municipal Code Section 17.10 for the R-L-5 Low-Density Residential zone district is a condition of approval for the Tentative Parcel Map No. 2018-01.

3. Type of Development Finding:

ANALYSIS: That development of each parcel is consistent with the types of development permitted in the R-L-5 Low-Density Residential zone district. Parcel A will remain as a single-family residence, which is the primary purpose of the R-L-5 Low-Density Residential zone district. Parcel B is proposed to be developed as a self-storage facility, which is a permitted use with approval of a Conditional Use Permit by the Planning Commission in the R-L-5 Low-Density Residential zone district, in accordance with the Land Use Table presented in Section 17.08.020 of the Hanford Municipal Code.

4. Density Finding:

ANALYSIS: That the General Plan prescribes a density range between two to 10 units, per gross acre for the Low-Density Residential zone district. The division of the properties, as proposed, will not affect the ability of the property to meet the density range required. Density refers to the number of dwelling units per gross acre. There will be one residence located on Parcel A. No residences are proposed for Parcel B.

5. Environmental Finding:

ANALYSIS: That the project is categorically exempt from further environmental review, in accordance with Section 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared for the project - **Attachment 4.**

6. Public Health Finding:

ANALYSIS: That this application has been reviewed by various City departments. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval. 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.

7. Improvements and Access Findings:

ANALYSIS: That each parcel will retain adequate street frontage along 12th Avenue. Any off-site improvements, such as drive approaches and transitional paving, when installed by the developer, will be inspected and/or verified to ensure the design, material, and installation of said improvements meet or exceed standards adopted by the City of Hanford. The design of the project and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property.

THEREFORE, BE IT RESOLVED that Tentative Parcel Map No. 2018-01 be approved subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the City Attorney: (559) 584-6656

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.

PLANNING DEPARTMENT

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

General:

1. 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.
2. That all approved proposals of the application be conditions of development if not mentioned herein.
3. That the general design of the parcel map be approved with minor modifications being approved by the Community Development and Public Works Departments.
4. That prior to recording the parcel map, it is to be submitted to the City Engineer and Community Development Department for compliance with the tentative approval.
5. That in accordance with California Government Code Section 66020, the applicant is hereby notified that the 90 day appeal period identified in California Government Code Section 66020 during which you may protest the imposition of the fees, dedications, reservations and other extractions identified in this Tentative Parcel Map No. 2018-01 will begin to run on the date of the approval of this application by the Planning Commission.
6. 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.
7. That any development of the site be subject to the applicable regulations of the Hanford Municipal Code, specifically the R-L-5 Low-Density Residential Zone District.

Special Conditions:

1. That a minimum of one covered and one uncovered parking stall shall be provided for the single-family residence on Parcel A.

BUILDING DIVISION

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

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

1. New lot lines shall not create any violations to current building codes or Municipal Codes.
2. Any future development will be required to meet the building codes at the time of construction.

ENGINEERING DIVISION

Contact Assistant Engineer: Joshua Tullsen (559) 585-2582

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

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standards and Specifications, latest edition. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That encroachment permits for all work proposed within the public street right-of-way shall be obtained from the Public Works Department prior to beginning construction. For additional information contact the City Engineering Division at (559) 585-2558.
3. That work permitted within the public street right of way is subject to engineering plan review and inspection fees in accordance with City Resolution NO. 92-58-R., or any revision thereof. Subject fees shall be payable prior to approval of improvement plans.

Street Improvements Requirements:

1. That City Standard commercial sidewalks and drive approaches provided with ADA access crossing, shall be constructed on Parcel B frontage. This improvement requirement may be deferred until development of Parcel B and shall be noted by a statement on the final Parcel Map.

Storm Drainage Improvements:

1. That a Drainage/Site Improvement Plan will be required for Parcel "B" prior to any construction. This improvement requirement may be deferred until development of Parcel B and shall be noted by a statement on the final Parcel Map.

Water Service Requirements:

1. That a separate water service assembly shall be provided to serve Parcel "B" in conformance with City Standards, unless otherwise determined by the City Engineer. New water services shall be bored to the main. This improvement requirement may be deferred until development of Parcel B and shall be noted by a statement on the final Parcel Map.

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.
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

This Tentative Parcel Map becomes null and void after eighteen (18) months has elapsed from the date of approval if the map has not been recorded. The Commission may grant a time extension if a written request and fee is received from the applicant prior to the expiration date. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the Tentative Parcel 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

STATE OF CALIFORNIA)
COUNTY OF KINGS)ss

Attachment: Resolution No. 2018-26 (TPM 2018-01) (Stormax - CUP 2018-12; TPM 2018-01)

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 **11th** day of **December, 2018**.

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

Attachment: Resolution No. 2018-26 (TPM 2018-01) (Stormax - CUP 2018-12; TPM 2018-01)

Exhibit A:
Tentative Parcel Map No. 2018-01

Attachment: Resolution No. 2018-26 (TPM 2018-01) (Stormax - CUP 2018-12; TPM 2018-01)

RESOLUTION NO. 2018-27

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 2018-12, A REQUEST TO ALLOW A SELF-STORAGE FACILITY IN THE R-L-5 LOW-DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED EAST OF 12TH AVENUE, NORTH OF KINGS COUNTY DRIVE (APN 010-310-001).

At a regular meeting of the City of Hanford Planning Commission duly called and held on December 11, 2018, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2018-12, a request to allow a self-storage facility in the R-L-5 Low-Density Residential zone district, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.80 of the Hanford Municipal Code; and

WHEREAS, the project is located east of 12th Avenue, north of Kings County Drive (APN 010-310-001) and pertains to Parcel B of Tentative Parcel Map No. 2018-01, attached as **Exhibit A**; and

WHEREAS, the site will be developed, as shown in Site Plan Review No. 2018-37, attached as **Exhibit B**; and

WHEREAS, staff, the various governmental departments, and the Planning Commission have given careful consideration to this conditional use permit application and have made recommendations thereon; and

WHEREAS, the project is categorically exempt from further environmental review, as per Section 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared for the project; and

WHEREAS, the Planning Commission has reviewed the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing; and

THEREFORE, BE IT RESOLVED that the Planning Commission hereby makes the following findings pursuant to Section 17.80.050 of the Hanford Municipal Code:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;

ANALYSIS: That the proposed development of the self-storage facility will not impair the integrity and character of the R-L-5 Low-Density Residential zone district. The use of the self-storage facility is consistent with the regulations set forth in the Hanford Municipal Code Section 17.10 for the R-L-5 Low-Density Residential zone district. A self-storage facility is listed as a permitted use, with the approval of a conditional use permit, in the R-L-5 Low-Density Residential zone district, as prescribed in the Land Use Table in Section 17.08.020.

2. The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located;

ANALYSIS: That the proposed self-storage facility is compatible with existing and future planned land uses in the R-L-5 Low-Density Residential zone district. The development and use of a self-storage facility is consistent with the regulations set forth in the Hanford Municipal Code Section 17.10 for the R-L-5 Low-Density Residential zone district. A self-storage facility is listed as a permitted use, with the approval of a conditional use permit, in the R-L-5 Low-Density Residential zone district, as prescribed in the Land Use Table in Section 17.08.020.

3. The proposed use is consistent with the General Plan;

ANALYSIS: The General Plan designates the property as Low-Density Residential. The property is zoned R-L-5 Low-Density Residential – 5,000 sq. ft. minimum, which corresponds with the General Plan Designation. According to General Plan Policy L31, the purpose of the Low-Density Residential designation is to provide mainly single-family development on lot sizes typically found in urban settings. According to General Plan Policy L32, the Low-Density Residential land use designation includes 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. The use of a self-storage facility proposed by the applicant is listed as a permitted use with the approval of a Conditional Use Permit in the R-L-5 Low-Density Residential zone district and is allowable when made compatible with the residential nature of the neighborhood.

4. There will not be significant effects upon the quality of the environment and natural resources;

ANALYSIS: That the project is categorically exempt from further environmental review, in accordance with Section 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared for the project.

5. The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

ANALYSIS: That this application has been reviewed by various City departments. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval. 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.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission has determined that Conditional Use Permit No. 2018-12 be approved, subject to the conditions of approval for Site Plan Review No. 2018-37, attached as **Exhibit C**, and the following condition(s):

1. An approved permit shall expire and shall become null and void two (2) years after the date of approval unless, prior to expiration a building permit is issued and construction commenced or the use has commenced.

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

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

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

I, **DARLENE R. MATA**, Secretary of the City of Hanford Planning Commission, 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 11th day of December 2018.

Darlene R. Mata, Secretary

Attachment: Resolution No. 2018-27 (CUP 2018-12) (Stormax - CUP 2018-12; TPM 2018-01)

Exhibit A
Tentative Parcel Map No. 2018-01

Attachment: Resolution No. 2018-27 (CUP 2018-12) (Stormax - CUP 2018-12; TPM 2018-01)

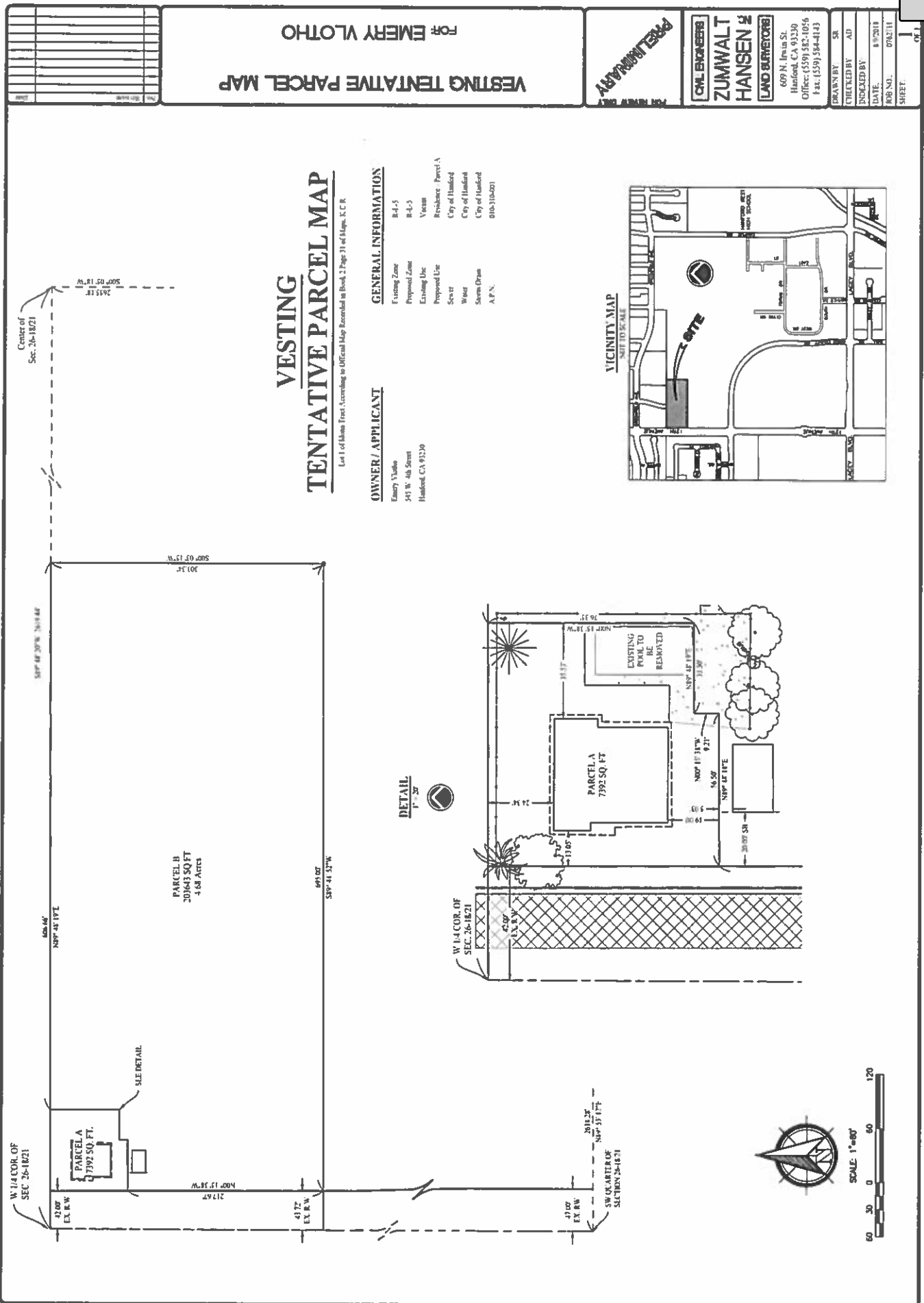


Exhibit B
Site Plan No. 2018-37

Attachment: Resolution No. 2018-27 (CUP 2018-12) (Stormax - CUP 2018-12; TPM 2018-01)



Exhibit C
Site Plan Review No. 2018-37 Conditions of Approval

Attachment: Resolution No. 2018-27 (CUP 2018-12) (Stormax - CUP 2018-12; TPM 2018-01)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
DAVID G. AYERS
VICEMAYOR
SUE SORESENSEN
COUNCIL MEMBERS
MARTIN DEVINE
DIANE SHARP
JUSTIN MENDES
CITY MANAGER
DARRELL L. PYLE
CITY ATTORNEY
ROBERT M. DOWD

DATE: December 6, 2018

PROJECT: Site Plan Review 2018-37 (Revision 1)

APPLICANT: Emery Vlotho

LOCATION: East of 12th Avenue, north of Kings County Drive
Parcel B of Tentative Parcel Map 2018-01 (APN 010-310-001)

PROPOSAL: Development of a self-storage facility

ZONING: R-L-5 Low-Density Residential

SITE PLAN REVIEW COMMITTEE REVIEW DATE: August 29, 2018; October 31, 2018

Enclosed for your review are the comments and decisions of the Site Plan Review Committee. Please review all comments, since they may impact your project:

- ☐ **RESUBMIT:** Major changes to your plans are required prior to accepting construction drawings for a building permit. A meeting with the Site Plan Review Committee is not required.
- ☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:
- | | |
|--------------------------------------|---|
| ☐ Planning | ☐ Building |
| ☐ Fire | ☐ Engineering |
| ☐ Solid Waste | ☐ Police |
| ☐ Wastewater | ☐ Parks and Recreation |

☒ **REVISE AND PROCEED**

- ☒ Approved subject to the following and the attached conditions of approval.
☒ Submit plans for a building permit between the hours of 8:00 a.m. and 4:00 p.m.
☒ Your Plans must be reviewed by:

- | | |
|---|---|
| ☐ City Council | ☒ Planning Commission CUP |
| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,

Gabrielle Myers

Gabrielle Myers, Associate Planner
Community Development Department

December 6, 2018
DATE

EXPIRATION

A site plan approval shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use (Hanford Municipal Code Section 17.72.070).

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2018-21**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ PLANNING
- ☒ BUILDING
- ☒ ENGINEERING
- ☒ SOLID WASTE
- ☒ WASTEWATER
- ☐ POLICE
- ☒ FIRE
- ☐ PARKS AND RECREATION

DEFENSE AND INDEMNIFICATION PROVISION

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

APPLICANT'S STATEMENT (Must be signed prior to issuance of a building permit)

I have reviewed a copy of the Site Plan Review Approval No. 2018-37 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: 08/29/2018; 10/31/2018

SITE PLAN NUMBER: 2018-37 (REV. 1)

CONTACT: Gabrielle de Silva, Associate Planner: (559) 585-2578

General Plan Designation: Low-Density Residential

Zoning: R-L-5

Other Special Districts: N/A

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

The project does meet the requirements of the Hanford Municipal Code, development standards and other codes and policies.

Required Entitlements:

CUP 2018-12; TPM 2018-01

R-L-5 Low-Density Residential:

General:

- ☒ 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.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2018-37, with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
- ☒ 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.
- ☒ That the use of a self-storage facility requires approval of a Conditional Use Permit by the City of Hanford Planning Commission.

- ☒ That the development of the area shown as “future covered storage” will be required to go through the site plan review process to be evaluated for consistency with the Zoning Ordinance regulations.

Cultural Resources:

- ☒ 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.

Building Setback Areas (17.10.070)

- ☒ That the appropriate setbacks be maintained, as follows for a one-story:
- ☒ Front (Along 12th Avenue): 20 feet to non-livable space, measured from the front property line.
 - ☒ Rear: 15 feet
 - ☒ Interior Sides: 5 feet

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall provide a minimum of two parking stalls on site, one of which are ADA-accessible, as shown on the approved site plan. Per the Hanford Municipal Code Section 17.54.040, mini-warehouse or self-storage facilities shall provide one space per 250 square feet of office space, plus one space per caretaker residence.

Calculation: 375 sq. ft. of office space ÷ 250 sq. ft. = 1.5 parking stalls (2 minimum)

- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and **marked for compact cars** (Section 17.54.110 B. and C).
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).

Signage: (Section 17.56).

- ☒ That any/all signs proposed for this development shall be subject to the requirements and standards prescribed in Chapter 17.56 of the Hanford Municipal Code. **A separate application is required.**

Fencing and Walls: (Section 17.50.110 and 17.50.120).

- ☒ That fences and walls in the R-L zone district shall be constructed or installed in accordance with the following:

- ☒ Along a rear lot line not exceeding seven feet in height
- ☒ Along an interior side lot line not exceeding seven feet in height beginning at 10 feet from the front lot line.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Landscaping: (Section 17.52.060).

- ☒ That all building setback areas and open space areas that are visible from a public right-of-way shall be landscaped.
- ☒ That all areas of a project site not intended for a specific use, including pad sites held for future development, shall be landscaped unless it is determined by the Community Development Director that landscaping is not necessary.
- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.

- ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
 - ☒ The size of groundcover at planting shall be one (1) gallon or larger.
 - ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
 - ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Trash Collection Areas (Section 17.50.090).

- ☒ That a suitable area shall be provided on-site for collection of trash and recyclable materials for all multi-family residential, mixed-use, commercial, office, and industrial uses. Refuse storage areas shall be adequately screened from view. The refuse area enclosure shall be designed to meet the minimum recommended dimensional standards as determined by the City Engineer.
- ☒ That all uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

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 the height of freestanding light fixtures including freestanding parking lot fixtures shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed the following:
 - ☒ Eighteen (18) feet in height, when located within fifty (50) feet of any residential zone district; and

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

Dust Control:

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

BUILDING DIVISION
SPR 2018-037(502-1031) Mini Storage
8-29-18
12th Avenue

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 each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports 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 for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
 4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 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, for reference)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan (for reference)
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
- **** Each structure will be considered a separate submittal. Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable.******
- 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 **Compliance with the City of Hanford Landscape Ordinance**
 - 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.
 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 school impact fee of \$0.08 (or revision thereof) for each square foot of new building area be paid when building permits are issued.
7. That all special inspection reports be submitted to the Building Division prior to final inspection.
8. That all construction shall conform to the Most Current Edition (2016) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
9. That Kings County Impact Fees shall apply at current rates.
10. **That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.**
11. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
13. That the address will be determined at the time of building permit application

Hanford Fire Department

Contact Fire Chief Chris Ekk @ 559-585-2545 or cekk@cityofhanfordca.com concerning questions that you may have on the following conditions.

Site Plan Review

Date: **October 31, 2018**

Project #: **2018-37 (502-1031) REVISION 1 12th Ave. & Greenfield Mini Storage**

General Instructions

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.**
2. All fire protection systems must be installed and operational prior to occupying the building.
3. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department. To schedule appointments for inspections, please email at grocha@cityofhanfordca.com and dbodiroga@cityofhanfordca.com
4. Scope of work shall be clearly stated on all plans submitted for permit.
5. All Deferred Submittals shall be listed on the building plan Title Page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

The following comments are applicable if checked:

1. ☐ No comments.
2. ☒ This project must comply with latest applicable codes.
3. ☒ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2016 California Fire Code.
4. ☒ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.
5. ☐ Based on the occupancy classification, an automatic sprinkler system is required for this project. ***A separate fire department permit is required.*** Contact the fire department for submittal process.
 - ☐ NFPA 13 System per CFC 903.3.1.1
 - ☐ NFPA 13R System per CFC 903.3.1.2 (Group R occupancies)
 - ☐ NFPA 13D System per CFC 903.3.1.3 (one and two-family dwellings, Group R-3, and townhouses)
6. ☐ For automatic sprinkler systems, ***a separate permit must be submitted*** for the underground system supplying the sprinkler system. Contact the fire department for submittal information.

Attachment: Resolution No. 2018-27 (CUP 2018-12) (Stormax - CUP 2018-12; TPM 2018-01)

7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC inside of it and shall have the following building elements:
- At least one man door shall be provided - only exterior door(s) are allowed,
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
 - One-hour rated construction,
 - Fire sprinkler head coverage required,
 - Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
 - For existing buildings: please contact the fire department for requirements.
8. ☐ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. ***A separate fire department permit is required*** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.
9. ☐ A hydrant will be required within 50 feet of the fire department connection. **Knox FDC Plugs, Model #3401**, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
10. ☒ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☒ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☒ Number of additional hydrants necessary for this project: 3
- Install one fire hydrant on 12th Ave. Nearest hydrant is 1000 ft to the north.
- Install one fire hydrant on the western portion of Phase I
- Install one fire hydrant on the eastern portion of Phase I on the border of Phase II, which will also assist with your future phases.
14. ☐ Fire hydrant spacing shall be as follows:

- a. **Residential development:** one hydrant shall be installed at 500 foot intervals.
- b. **Commercial development:** one hydrant shall be installed at 300 foot intervals.
- c. Or as required by Appendix C of the California Fire Code

- 15. ☒ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
- 16. ☒ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility.
- 17. ☐ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards.
- 18. ☐ Existing access roads are sufficient.
- 19. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.
- 20. ☒ Access road turning radius for fire apparatus is as follows (show all three on plans):
 - a. 20 feet 1 inch inside turning radius (inside rear wheel)
 - b. 36 feet 3 inch curb to curb (outside front wheel)
 - c. 44 feet 6 inch outside radius (outside front bumper)

Show turning radius throughout complex around all corners and into the aisles.
- 21. ☒ Additional access roads may be required per CFC 2016 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
- 22. ☒ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
- 23. ☒ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
 - a. Access roads 20-26 feet in width. Fire lanes shall be on both sides of the fire apparatus access roads.
 - b. Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads.
 - c. Access roads 32 feet in width or more: No fire lanes required.

There will be no parking in between storage buildings.

Consult with fire department for additional fire lane marking and signage.
- 24. ☒ Temporary or permanent fire department access roads shall be constructed in

accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.

25. ☒ Locked gates installed across fire department access roads:
Install Knox Device for the electric gate at both entrances.
- Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; or a **Knox Box, Model 3200 Series**, shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box.
 - Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
 - In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
 - At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
26. ☒ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
Install Knox box for office.
27. ☒ All address numbers shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.
- Size of Address Numbers:
- | | |
|---|------------------|
| ○ Downtown area (existing buildings): | 4-inch numbers, |
| ○ Buildings 20-ft. or less from the street: | 6-inch numbers, |
| ○ Buildings 21- to 40-ft. from the street: | 8 inch numbers, |
| ○ Buildings more than 40-ft. from street: | 12 inch numbers. |
28. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I hood. ***A separate permit is required for the Type I hood.*** Contact the fire department for submittal information.
29. ☐ All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.
30. ☐ ***A separate permit is required*** for all hazardous material and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.



City of Hanford

Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Utilities Division Comments

PROJECT: SPR# 18-37 – Mini Storage – 12th Avenue

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that 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 will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition. All Utility connections located within 12th Avenue shall be bored.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.
2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required.
3. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines.
4. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.
5. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off of domestic water flows.

Sewer:

1. If an existing sanitary sewer lateral is not serviceable, the developer shall furnish and install a minimum four inch diameter sanitary sewer lateral to serve the project site. New sewer lateral shall be connected to the sanitary sewer main located within 12th Avenue and shall be bored.

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

12/06/18
DATE

Attachment: Resolution No. 2018-27 (CUP 2018-12) (Stormax - CUP 2018-12; TPM 2018-01)



City of Hanford

Department of Public Works

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2. That the developer shall furnish, install and maintain a grease trap assembly on all sewer laterals receiving process water from commercial food preparation facilities, if applicable. Grease trap assemblies shall conform to the requirements of the Uniform Plumbing Code, latest edition, and shall be approved by the City Building Official prior to installation.

Attachment: Resolution No. 2018-27 (CUP 2018-12) (Stormax - CUP 2018-12; TPM 2018-01)

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

12/06/18
DATE



City of Hanford

Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Engineering Division Comments

PROJECT: SPR# 18-37 – Mini Storage – 12th Avenue

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **\$5,700.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.
2. That prior to beginning any 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 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 improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Joshua Tullsen
Assistant Engineer (559) 585-2582

12/06/18
DATE

Attachment: Resolution No. 2018-27 (CUP 2018-12) (Stormax - CUP 2018-12; TPM 2018-01)



City of Hanford

Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, 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 required by 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.
2. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.
3. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.
4. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.

Attachment: Resolution No. 2018-27 (CUP 2018-12) (Stormax - CUP 2018-12; TPM 2018-01)

Joshua Tullsen
Assistant Engineer (559) 585-2582

12/06/18
DATE



City of Hanford

Department of Public Works

2.c

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Curb, Gutter and Sidewalk Requirements:

1. That the existing concrete curbs, gutters, and sidewalks located along the 12th Avenue project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curbs, gutters, and sidewalks installed in conformance with City Standard CO-11 and CO-15. The locations of any such curbs, gutters, and sidewalks required to be reconstructed shall be shown on the engineered site improvement plans.
2. That sidewalk conforming to City Std. CO-15 be constructed along the 12th Avenue project frontage. The location of all sidewalks to be constructed shall be shown on the engineered site improvement plans.

Drive Approach Requirements:

1. That the existing non-standard drive approach be removed and replaced with sidewalk and a new drive approach conforming to City Std. CO-39 be constructed for the existing residence.
2. That the drive approaches located as shown on the approved Site Plan shall be constructed in conformance with City Std. CO-41.

Parking Lot Requirements:

1. That the design and construction of the parking lot improvements shall conform to City Standards GE-29 and GE-32.

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 1, 2018. All fees are payable prior to issuance of building permits. **(Building area: 64,00 sf – Industrial & 375 sf – office – Site Area: 4.72 Acres)**
 - A. That the development is subject to a **\$51,946.61 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.
 - B. That the development is subject to a **\$86,249.63 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.
 - C. That the development is subject to a **\$550.76 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.
 - D. That the development is subject to a **\$69,738.01 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.

Joshua Tullsen
Assistant Engineer (559) 585-2582

12/06/18
DATE

Attachment: Resolution No. 2018-27 (CUP 2018-12) (Stormax - CUP 2018-12; TPM 2018-01)



City of Hanford

Department of Public Works

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- E. That the development is subject to a **\$41,631.31 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.
- F. That the development is subject to a **\$26,226.38 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- G. That the development is subject to a **\$1,132.16 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- H. That the development is subject to a **\$6,157.69 12th Avenue Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

Attachment: Resolution No. 2018-27 (CUP 2018-12) (Stormax - CUP 2018-12; TPM 2018-01)

Joshua Tullsen
Assistant Engineer (559) 585-2582

12/06/18
DATE



City of Hanford

Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Refuse Division Comments

PROJECT: SPR# 18-37 – Mini Storage – 12th Avenue

General Requirements:

1. That a 10' x 15' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service.**

Attachment: Resolution No. 2018-27 (CUP 2018-12) (Stormax - CUP 2018-12; TPM 2018-01)

Jason Ridgeway
REFUSE SUPERINTENDENT (559) 585-2569

12/06/18
DATE



City of Hanford

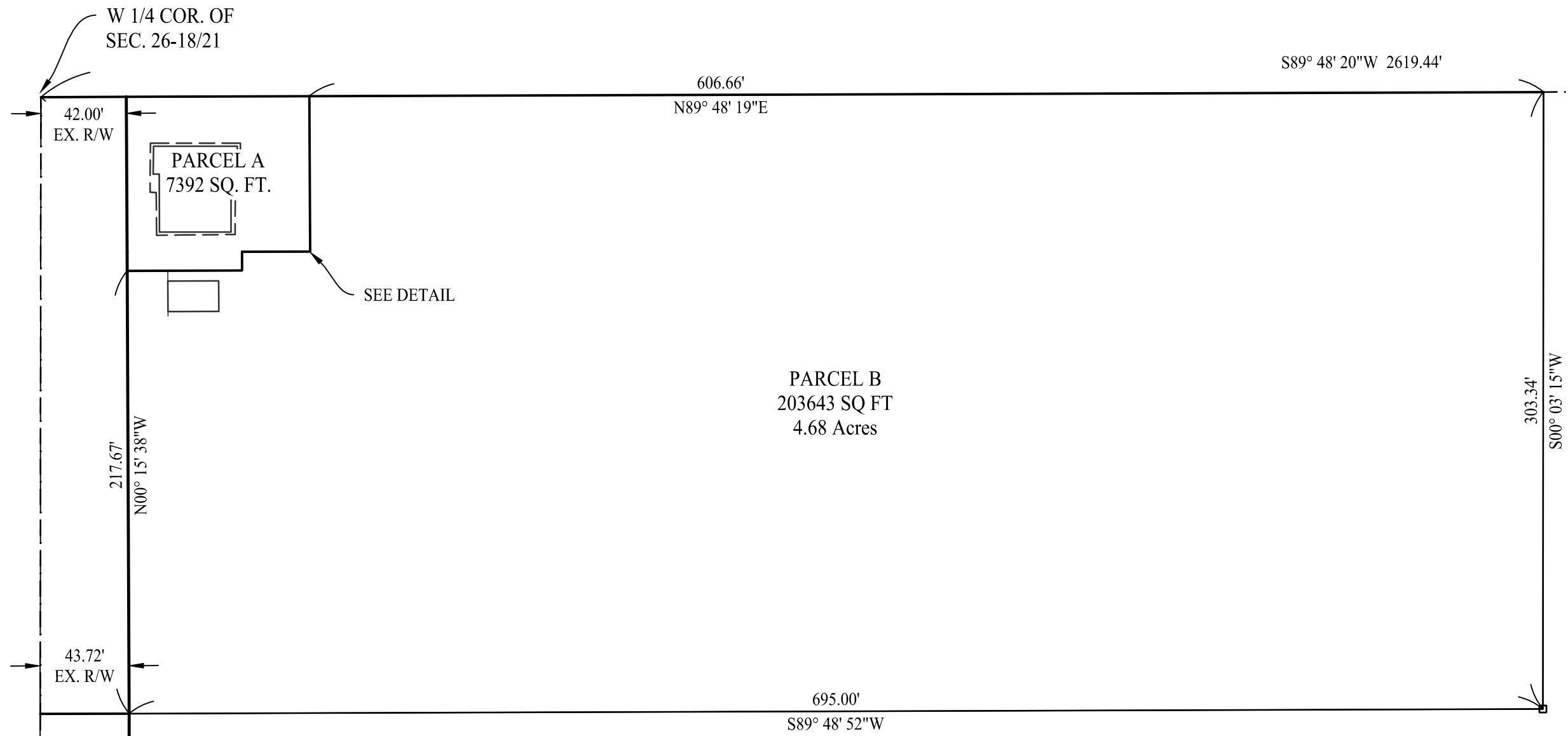
Department of Public Works

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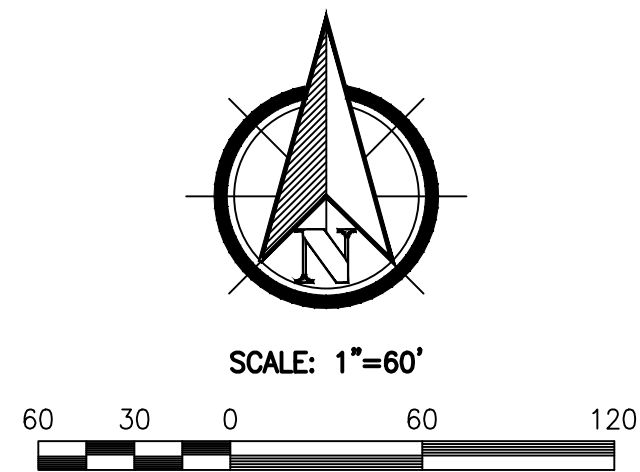
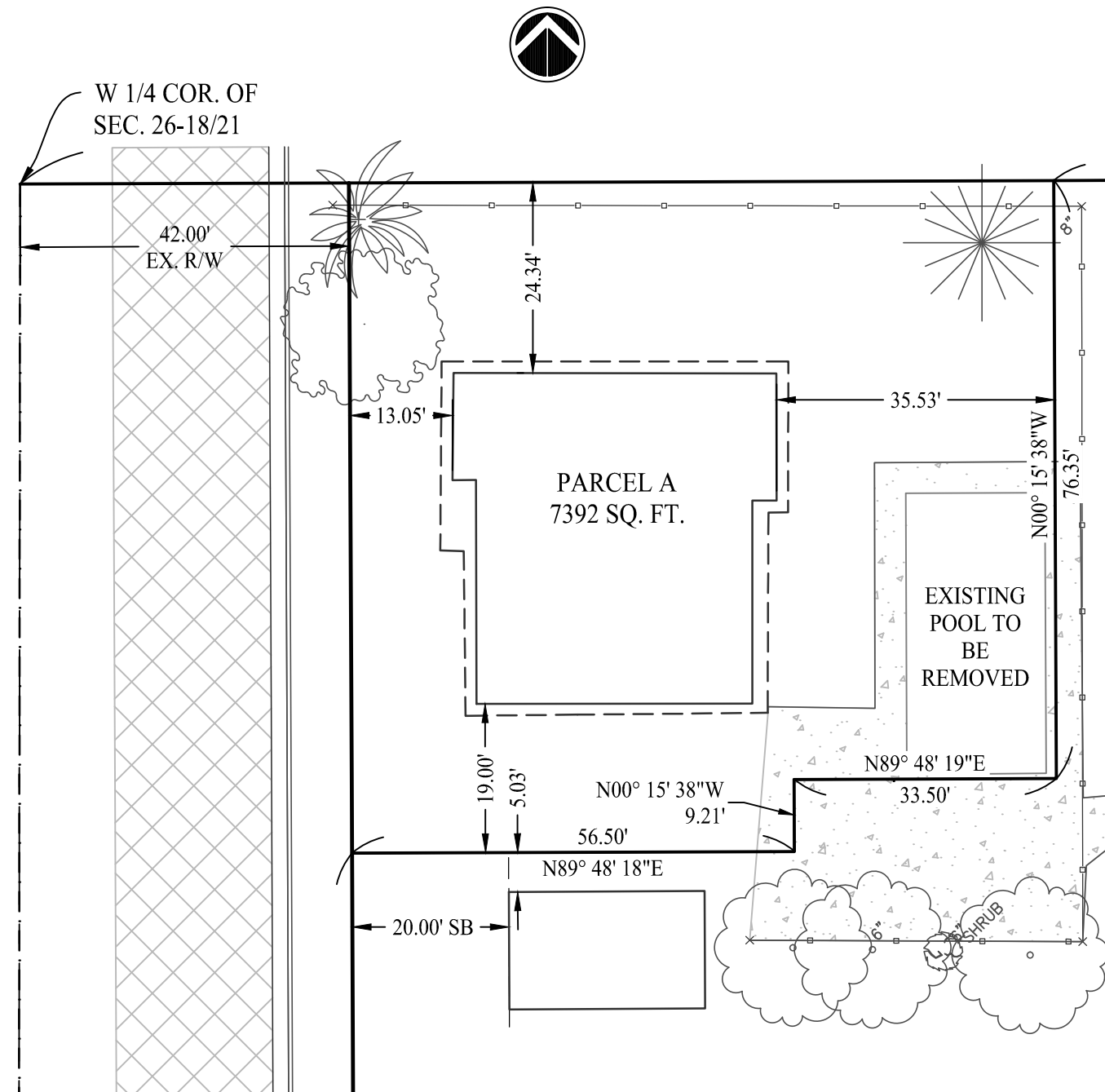
Attachment: Resolution No. 2018-27 (CUP 2018-12) (Stormax - CUP 2018-12; TPM 2018-01)

Jason Ridgeway
REFUSE SUPERINTENDENT (559) 585-2569

12/06/18
DATE



DETAIL
1" = 20'



VESTING TENTATIVE PARCEL MAP

Lot 1 of Idona Tract According to Official Map Recorded in Book 2 Page 31 of Maps, K.C.R

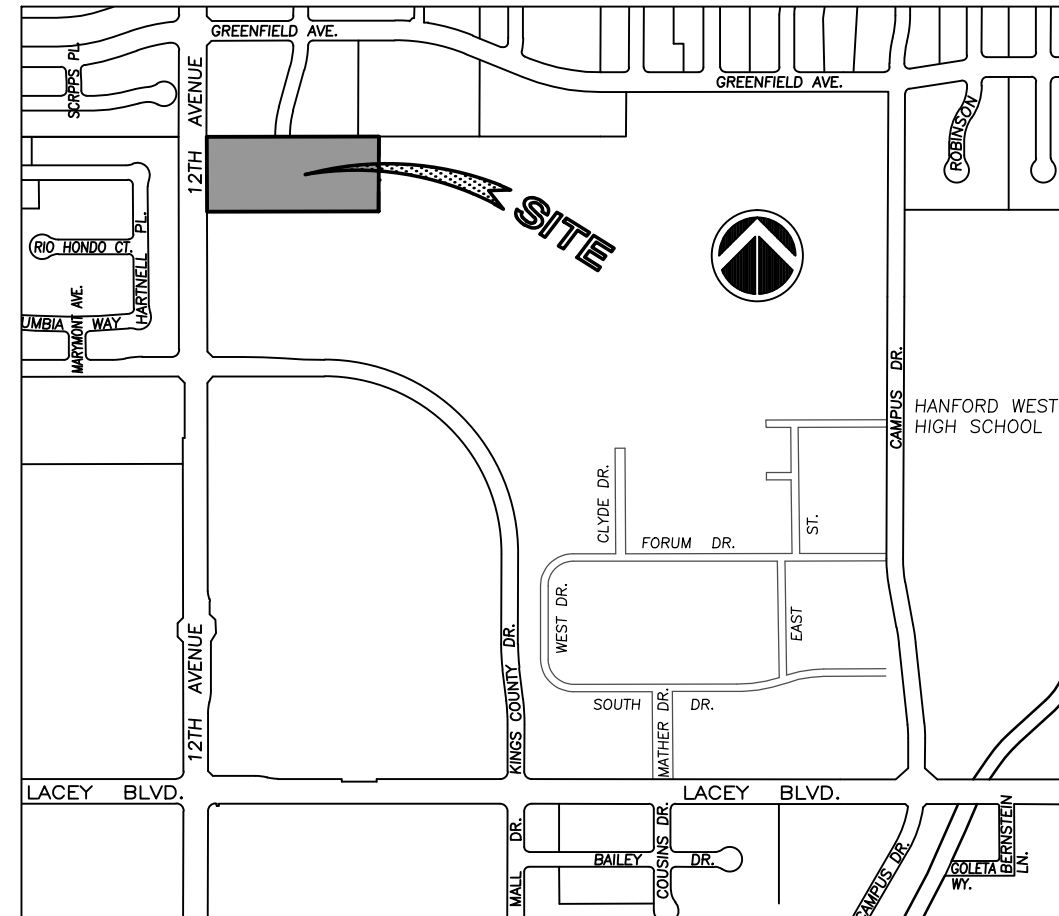
OWNER / APPLICANT

Emery Vlotho
545 W. 4th Street
Hanford, CA 93230

GENERAL INFORMATION

Existing Zone	R-L-5
Proposed Zone	R-L-5
Existing Use	Vacant
Proposed Use	Residence - Parcel A
Sewer	City of Hanford
Water	City of Hanford
Storm Drain	City of Hanford
A.P.N.	010-310-001

VICINITY MAP
NOT TO SCALE



VESTING TENTATIVE PARCEL MAP

FOR: EMERY VLOTHO

FOR REVIEW ONLY
PRELIMINARY

CIVIL ENGINEERS

ZUMWALT
HANSEN & ASSOCIATES

LAND SURVEYORS

609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY:	SR
CHECKED BY:	AD
INDEXED BY:	
DATE:	8/9/2018
JOB NO.:	0762711
SHEET:	1 OF 1



City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
DAVID G. AYERS
VICE MAYOR
SUE SORENSEN
COUNCIL MEMBERS
MARTIN DEVINE
DIANE SHARP
JUSTIN MENDES
CITY MANAGER
DARREL L. PYLE
CITY ATTORNEY
ROBERT M. DOWD

DATE: December 6, 2018

PROJECT: Site Plan Review 2018-37 (Revision 1)

APPLICANT: Emery Vlotho

LOCATION: East of 12th Avenue, north of Kings County Drive
Parcel B of Tentative Parcel Map 2018-01 (APN 010-310-001)

PROPOSAL: Development of a self-storage facility

ZONING: R-L-5 Low-Density Residential

SITE PLAN REVIEW COMMITTEE REVIEW DATE: August 29, 2018; October 31, 2018

Enclosed for your review are the comments and decisions of the Site Plan Review Committee. Please review all comments, since they may impact your project:

- ☐ **RESUBMIT:** Major changes to your plans are required prior to accepting construction drawings for a building permit. A meeting with the Site Plan Review Committee is not required.
- ☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:
- | | |
|--------------------------------------|---|
| ☐ Planning | ☐ Building |
| ☐ Fire | ☐ Engineering |
| ☐ Solid Waste | ☐ Police |
| ☐ Wastewater | ☐ Parks and Recreation |

☒ **REVISE AND PROCEED**

- ☒ Approved subject to the following and the attached conditions of approval.
☒ Submit plans for a building permit between the hours of 8:00 a.m. and 4:00 p.m.
☒ Your Plans must be reviewed by:

- | | |
|---|---|
| ☐ City Council | ☒ Planning Commission CUP |
| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,

Gabrielle Myers

Gabrielle Myers, Associate Planner
Community Development Department

December 6, 2018
DATE

EXPIRATION

A site plan approval shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use (Hanford Municipal Code Section 17.72.070).

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2018-21**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ PLANNING
- ☒ BUILDING
- ☒ ENGINEERING
- ☒ SOLID WASTE
- ☒ WASTEWATER
- ☐ POLICE
- ☒ FIRE
- ☐ PARKS AND RECREATION

DEFENSE AND INDEMNIFICATION PROVISION

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

APPLICANT'S STATEMENT (Must be signed prior to issuance of a building permit)

I have reviewed a copy of the Site Plan Review Approval No. 2018-37 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: 08/29/2018; 10/31/2018

SITE PLAN NUMBER: 2018-37 (REV. 1)

CONTACT: Gabrielle de Silva, Associate Planner: (559) 585-2578

General Plan Designation: Low-Density Residential

Zoning: R-L-5

Other Special Districts: N/A

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

The project does meet the requirements of the Hanford Municipal Code, development standards and other codes and policies.

Required Entitlements:

CUP 2018-12; TPM 2018-01

R-L-5 Low-Density Residential:

General:

- ☒ 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.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2018-37, with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
- ☒ 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.
- ☒ That the use of a self-storage facility requires approval of a Conditional Use Permit by the City of Hanford Planning Commission.

- ☒ That the development of the area shown as “future covered storage” will be required to go through the site plan review process to be evaluated for consistency with the Zoning Ordinance regulations.

Cultural Resources:

- ☒ 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.

Building Setback Areas (17.10.070)

- ☒ That the appropriate setbacks be maintained, as follows for a one-story:
- ☒ Front (Along 12th Avenue): 20 feet to non-livable space, measured from the front property line.
 - ☒ Rear: 15 feet
 - ☒ Interior Sides: 5 feet

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall provide a minimum of two parking stalls on site, one of which are ADA-accessible, as shown on the approved site plan. Per the Hanford Municipal Code Section 17.54.040, mini-warehouse or self-storage facilities shall provide one space per 250 square feet of office space, plus one space per caretaker residence.

Calculation: 375 sq. ft. of office space ÷ 250 sq. ft. = 1.5 parking stalls (2 minimum)

- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and **marked for compact cars** (Section 17.54.110 B. and C).
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).

Signage: (Section 17.56).

- ☒ That any/all signs proposed for this development shall be subject to the requirements and standards prescribed in Chapter 17.56 of the Hanford Municipal Code. **A separate application is required.**

Fencing and Walls: (Section 17.50.110 and 17.50.120).

- ☒ That fences and walls in the R-L zone district shall be constructed or installed in accordance with the following:

- ☒ Along a rear lot line not exceeding seven feet in height
- ☒ Along an interior side lot line not exceeding seven feet in height beginning at 10 feet from the front lot line.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Landscaping: (Section 17.52.060).

- ☒ That all building setback areas and open space areas that are visible from a public right-of-way shall be landscaped.
- ☒ That all areas of a project site not intended for a specific use, including pad sites held for future development, shall be landscaped unless it is determined by the Community Development Director that landscaping is not necessary.
- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.

- ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
 - ☒ The size of groundcover at planting shall be one (1) gallon or larger.
 - ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
 - ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Trash Collection Areas (Section 17.50.090).

- ☒ That a suitable area shall be provided on-site for collection of trash and recyclable materials for all multi-family residential, mixed-use, commercial, office, and industrial uses. Refuse storage areas shall be adequately screened from view. The refuse area enclosure shall be designed to meet the minimum recommended dimensional standards as determined by the City Engineer.
- ☒ That all uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

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 the height of freestanding light fixtures including freestanding parking lot fixtures shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed the following:
 - ☒ Eighteen (18) feet in height, when located within fifty (50) feet of any residential zone district; and

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

Dust Control:

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

BUILDING DIVISION
SPR 2018-037(502-1031) Mini Storage
8-29-18
12th Avenue

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 each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports 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 for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 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, for reference)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan (for reference)
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution"
printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

****** Each structure will be considered a separate submittal. Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable. ******

- 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 **Compliance with the City of Hanford Landscape Ordinance**
 - 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.
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 school impact fee of \$0.08 (or revision thereof) for each square foot of new building area be paid when building permits are issued.
7. That all special inspection reports be submitted to the Building Division prior to final inspection.
8. That all construction shall conform to the Most Current Edition (2016) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
9. That Kings County Impact Fees shall apply at current rates.
10. **That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.**
11. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
13. That the address will be determined at the time of building permit application

Hanford Fire Department

Contact Fire Chief Chris Ekk @ 559-585-2545 or cekk@cityofhanfordca.com concerning questions that you may have on the following conditions.

Site Plan Review

Date: October 31, 2018

Project #: 2018-37 (502-1031) REVISION 1 12th Ave. & Greenfield Mini Storage

General Instructions

1. Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.
2. All fire protection systems must be installed and operational prior to occupying the building.
3. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department. To schedule appointments for inspections, please email at grocha@cityofhanfordca.com and dbodiroga@cityofhanfordca.com
4. Scope of work shall be clearly stated on all plans submitted for permit.
5. All Deferred Submittals shall be listed on the building plan Title Page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

The following comments are applicable if checked:

1. ☐ No comments.
2. ☒ This project must comply with latest applicable codes.
3. ☒ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2016 California Fire Code.
4. ☒ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.
5. ☐ Based on the occupancy classification, an automatic sprinkler system is required for this project. ***A separate fire department permit is required.*** Contact the fire department for submittal process.
 - ☐ NFPA 13 System per CFC 903.3.1.1
 - ☐ NFPA 13R System per CFC 903.3.1.2 (Group R occupancies)
 - ☐ NFPA 13D System per CFC 903.3.1.3 (one and two-family dwellings, Group R-3, and townhouses)
6. ☐ For automatic sprinkler systems, ***a separate permit must be submitted*** for the underground system supplying the sprinkler system. Contact the fire department for submittal information.

Attachment: Attachment 3- SPR 2018-37 Approval Letter (Stormax - CUP 2018-12; TPM 2018-01)

7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC inside of it and shall have the following building elements:
- At least one man door shall be provided - only exterior door(s) are allowed,
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
 - One-hour rated construction,
 - Fire sprinkler head coverage required,
 - Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
 - For existing buildings: please contact the fire department for requirements.
8. ☐ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. **A separate fire department permit is required** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.
9. ☐ A hydrant will be required within 50 feet of the fire department connection. **Knox FDC Plugs, Model #3401**, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
10. ☒ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☒ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☒ Number of additional hydrants necessary for this project: 3
- Install one fire hydrant on 12th Ave. Nearest hydrant is 1000 ft to the north.
- Install one fire hydrant on the western portion of Phase I
- Install one fire hydrant on the eastern portion of Phase I on the border of Phase II, which will also assist with your future phases.
14. ☐ Fire hydrant spacing shall be as follows:

- a. **Residential development:** one hydrant shall be installed at 500 foot intervals.
- b. **Commercial development:** one hydrant shall be installed at 300 foot intervals.
- c. Or as required by Appendix C of the California Fire Code

- 15. ☒ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
- 16. ☒ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility.
- 17. ☐ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards.
- 18. ☐ Existing access roads are sufficient.
- 19. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.
- 20. ☒ Access road turning radius for fire apparatus is as follows (show all three on plans):
 - a. 20 feet 1 inch inside turning radius (inside rear wheel)
 - b. 36 feet 3 inch curb to curb (outside front wheel)
 - c. 44 feet 6 inch outside radius (outside front bumper)

Show turning radius throughout complex around all corners and into the aisles.
- 21. ☒ Additional access roads may be required per CFC 2016 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
- 22. ☒ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
- 23. ☒ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
 - a. Access roads 20-26 feet in width. Fire lanes shall be on both sides of the fire apparatus access roads.
 - b. Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads.
 - c. Access roads 32 feet in width or more: No fire lanes required.

There will be no parking in between storage buildings.

Consult with fire department for additional fire lane marking and signage.
- 24. ☒ Temporary or permanent fire department access roads shall be constructed in

accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.

25. ☒ Locked gates installed across fire department access roads:
Install Knox Device for the electric gate at both entrances.
- Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; or a **Knox Box, Model 3200 Series**, shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box.
 - Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
 - In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
 - At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
26. ☒ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
Install Knox box for office.
27. ☒ All address numbers shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.
- Size of Address Numbers:
- | | |
|---|------------------|
| ○ Downtown area (existing buildings): | 4-inch numbers, |
| ○ Buildings 20-ft. or less from the street: | 6-inch numbers, |
| ○ Buildings 21- to 40-ft. from the street: | 8 inch numbers, |
| ○ Buildings more than 40-ft. from street: | 12 inch numbers. |
28. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I hood. ***A separate permit is required for the Type I hood.*** Contact the fire department for submittal information.
29. ☐ All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.
30. ☐ ***A separate permit is required*** for all hazardous material and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.



City of Hanford

Department of Public Works

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Utilities Division Comments

PROJECT: SPR# 18-37 – Mini Storage – 12th Avenue

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that 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 will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition. All Utility connections located within 12th Avenue shall be bored.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.
2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required.
3. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines.
4. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.
5. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off of domestic water flows.

Sewer:

1. If an existing sanitary sewer lateral is not serviceable, the developer shall furnish and install a minimum four inch diameter sanitary sewer lateral to serve the project site. New sewer lateral shall be connected to the sanitary sewer main located within 12th Avenue and shall be bored.

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

12/06/18
DATE

Attachment: Attachment 3- SPR 2018-37 Approval Letter (Stormax - CUP 2018-12; TPM 2018-01)



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2. That the developer shall furnish, install and maintain a grease trap assembly on all sewer laterals receiving process water from commercial food preparation facilities, if applicable. Grease trap assemblies shall conform to the requirements of the Uniform Plumbing Code, latest edition, and shall be approved by the City Building Official prior to installation.

Attachment: Attachment 3- SPR 2018-37 Approval Letter (Stormax - CUP 2018-12; TPM 2018-01)

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

12/06/18
DATE



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Engineering Division Comments

PROJECT: SPR# 18-37 – Mini Storage – 12th Avenue

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **\$5,700.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.
2. That prior to beginning any 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 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 improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Joshua Tullsen
Assistant Engineer (559) 585-2582

12/06/18
DATE

Attachment: Attachment 3- SPR 2018-37 Approval Letter (Stormax - CUP 2018-12; TPM 2018-01)



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Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, 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 required by 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.
2. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.
3. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.
4. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.

Attachment: Attachment 3- SPR 2018-37 Approval Letter (Stormax - CUP 2018-12; TPM 2018-01)

Joshua Tuilsen
Assistant Engineer (559) 585-2582

12/06/18
DATE



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Curb, Gutter and Sidewalk Requirements:

1. That the existing concrete curbs, gutters, and sidewalks located along the 12th Avenue project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curbs, gutters, and sidewalks installed in conformance with City Standard CO-11 and CO-15. The locations of any such curbs, gutters, and sidewalks required to be reconstructed shall be shown on the engineered site improvement plans.
2. That sidewalk conforming to City Std. CO-15 be constructed along the 12th Avenue project frontage. The location of all sidewalks to be constructed shall be shown on the engineered site improvement plans.

Drive Approach Requirements:

1. That the existing non-standard drive approach be removed and replaced with sidewalk and a new drive approach conforming to City Std. CO-39 be constructed for the existing residence.
2. That the drive approaches located as shown on the approved Site Plan shall be constructed in conformance with City Std. CO-41.

Parking Lot Requirements:

1. That the design and construction of the parking lot improvements shall conform to City Standards GE-29 and GE-32.

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 1, 2018. All fees are payable prior to issuance of building permits. (Building area: 64,00 sf – Industrial & 375 sf – office – Site Area: 4.72 Acres)
 - A. That the development is subject to a **\$51,946.61 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.
 - B. That the development is subject to a **\$86,249.63 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.
 - C. That the development is subject to a **\$550.76 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.
 - D. That the development is subject to a **\$69,738.01 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.

Joshua Tullsen
Assistant Engineer (559) 585-2582

12/06/18
DATE

Attachment: Attachment 3- SPR 2018-37 Approval Letter (Stormax - CUP 2018-12; TPM 2018-01)



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- E. That the development is subject to a **\$41,631.31 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.
- F. That the development is subject to a **\$26,226.38 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- G. That the development is subject to a **\$1,132.16 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- H. That the development is subject to a **\$6,157.69 12th Avenue Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

Attachment: Attachment 3- SPR 2018-37 Approval Letter (Stormax - CUP 2018-12; TPM 2018-01)

Joshua Tullsen
Assistant Engineer (559) 585-2582

12/06/18
DATE



City of Hanford

Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Refuse Division Comments

PROJECT: SPR# 18-37 – Mini Storage – 12th Avenue

General Requirements:

1. That a 10' x 15' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That the applicant shall participate in all available waste recycling & reuse programs including the new requirement for food waste separate bin service.

Attachment: Attachment 3- SPR 2018-37 Approval Letter (Stormax - CUP 2018-12; TPM 2018-01)

Jason Ridgeway
REFUSE SUPERINTENDENT (559) 585-2569

12/06/18
DATE



City of Hanford

Department of Public Works

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2.f

Attachment: Attachment 3- SPR 2018-37 Approval Letter (Stormax - CUP 2018-12; TPM 2018-01)

Jason Ridgeway
REFUSE SUPERINTENDENT (559) 585-2569

12/06/18
DATE

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: Tentative Parcel Map No. 2018-01 and Conditional Use Permit No. 2018-12

Project Location – Specific: East of 12th Avenue, north of Kings County Drive (APN 010-310-001).

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

Description of Nature, Purpose and Beneficiaries of Project: TENTATIVE PARCEL MAP NO. 2018-01: a request to divide the 4.86-acre (211,035 sq. ft.) parcel, located at APN 010-310-001, into two parcels, Parcel A – 7,392 sq. ft. and Parcel B – 203,643 sq. ft., in the R-L-5 Low-Density Residential zone district. **CONDITIONAL USE PERMIT NO. 2018-12:** a request to allow a self-storage facility in the R-L-5 Low-Density Residential zone district.

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

Name of Person or Agency Carrying Out Project: Emery Vlotho

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: Infill Development, Section 15332.
- ☐ Statutory Exemption. State code number:

Reasons why project is exempt:

- (a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

Lead Agency

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

Signature: _____ Date: December 11, 2018 Title: Associate Planner

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

☐ Signed by Applicant

Attachment: Attachment 4 -Notice of Exemption (Stormax - CUP 2018-12; TPM 2018-01)

Would like to
see a block wall
in place so that
debris won't blow
through chainlink.

Richard Hernandez





AGENDA STAFF REPORT

MEETING DATE: 12/11/2018	AGENDA SECTION:
---------------------------------	------------------------

SUBJECT:

Finding of General Plan Consistency for the sale two parcels totally approximately 22,500 square feet located at the northwest corner of 6th and Phillips Streets. (APNs 012-064-005 and 012-064-006).

See Attached Staff Report

FISCAL IMPACT:**ATTACHMENTS:**

6th and Phillips Staff Report
Resolution 2018-29

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
December 11, 2018**

PROJECT: Finding of General Plan Consistency for the Sale of Surplus City Real Property located on the northwest corner of 6th Street and Phillips Street consisting of approximately 22,500 square feet. APN 012-064-005 and -006.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission find that the sale of the two parcels consisting of approximately 22,500 square feet located at the northwest corner of 6th Street and Phillips Street, APNs 012-064-005 and -006, is consistent with the General Plan in accordance with Government Code Section 65402.

RECOMMENDED MOTION

I move to approve Resolution 2018-29, a finding that the sale of the two parcels consisting of approximately 22,500 square feet located at the northwest corner of 6th Street and Phillips Street, APNs 012-064-005 and -006, is consistent with the General Plan.

BACKGROUND

The subject site is approximately 22,500 square feet and consists of two separate parcels currently owned by the City of Hanford as shown below. The City purchased the property to construct a public parking lot. A proposal has been submitted by Fast Credit to purchase the property and build off-site parking for their use and their tenants.



ADJACENT LAND USES AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
• North:	Downtown Mixed Use	MX-D
• South:	Downtown Mixed Use	MX-D
• East:	Downtown Mixed Use	MX-D
• West:	Downtown Mixed Use	MX-D

GENERAL PLAN LAND USE MAP



PROJECT EVALUATION

The Subject Site is currently vacant. Off-site parking requires a conditional use permit, which will be processed by the future buyer.

GENERAL PLAN CONSISTENCY

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

The following goals and policies are excerpts from the 2035 General Plan. They are applicable with respect to the proposed property disposition and support the disposition for use as a future off-site parking lot.

Economic Development Element

Goal E6: A variety of opportunities for vibrant and successful commerce activities.

Policy E27 Commercial Enterprises

Encourage and support new commercial enterprises within areas planned for commercial development, consistent with other General Plan policies.

Policy E28 Commercial Investments

Encourage private-sector investment to continually upgrade and maintain the viability and attractiveness of existing commercial areas.

Goal E7 : A vibrant and thriving Downtown that serves as the City's main commercial center and location for community events.

Goal E8: A distinct Downtown that sets Hanford apart from surrounding communities.

Policy E39 Main Street Hanford

Continue to support the goals and policies of Main Street Hanford including:

- Identifying new downtown business opportunities
- Helping existing businesses expand
- Finding new uses for vacant buildings
- Converting upper stories to housing, office or commercial space
- Improving downtown business management techniques

Land Use Element

Goal L12: Compatibility of commercial land uses with adjacent, surrounding land uses.

Goal L13: Maintenance, enhancement and redevelopment of older commercial districts and shopping centers.

Policy L69 Purpose of Downtown Mixed Use Land Use Designation

Establish the Downtown Mixed Use land use designation as a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community.

Policy L70 Typical Uses in Downtown Mixed Use Land Use Designation

Define the uses allowed in the Downtown Mixed Use land use designation to include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments,

Finding of Consistency

Page 4 of 4

markets, professional services, convenience stores, beauty salons, and other similar uses. Vertical and horizontal mixed-use developments are encouraged.

RESOLUTION NO. 2018-29

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
HANFORD DECLARING A FINDING OF GENERAL PLAN
CONSISTENCY FOR THE SALE OF TWO PARCEL LOCATED ON THE
NORTHWEST CORNER OF 6TH STREET AND PHILLIPS STREET
CONSISTING OF APPROXIMATELY 22,500 SQUARE FEET. APN 012-
064-005 AND -006**

At regular meeting of the Planning Commission of the City of Hanford duly called and held on December 11, 2018, it was moved by Commissioner _____, and seconded by Commissioner _____, and carried that the following resolution be adopted:

WHEREAS, the property located at the northwest corner of 6th Street and Phillips Street (APN 012-064-005, and 006) were purchased for a future public parking lot, which was not constructed, the property is not needed or required for public purpose; and,

WHEREAS, the State of California Government Code Sections 54220 to 54232 establish requirements for the disposition of surplus land owned by local agencies, including but not limited to a local agency's responsibility to make written offers to sell the property to various state, county and local entities and a local agency's right to sell the property at fair market value.

WHEREAS, in accordance with the State of California Government Code 65402 the Planning Commission is required to find the disposition of real property is consistent with the Hanford General Plan; and,

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds that based on the goals and policies in the 2035 General Plan that the sale of the properties and future use is consistent with the General Plan in accordance with California Government Code Section 65402.

Passed and Adopted at a regular meeting of the Planning Commission of the City of Hanford held on December 11, 2018, by the following vote:

AYES: Council Member ,

Attachment: Resolution 2018-29 (Finding of Consistency)

NOES:	Council Member	NONE
ABSTAIN:	Council Member	NONE
ABSENT:	Council Member	NONE

ATTEST: _____
Darlene R. Mata, Secretary