

AGENDA
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, September 10, 2019

CALL TO ORDER

ROLL CALL

INVOCATION

Statement

Rev. Kyle Johnson, Lead Pastor, Glad Tidings

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.

1. Approval of the Minutes of the August 13, 2019 Meeting

PUBLIC HEARING

2. **Planned Unit Development No. 2018-01 Amendment #1:** A request to amend previously approved Planned Unit Development No. 2018-01, in order to deviate from the standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street with deviations to the residential street standard, reduced setbacks, reduced street frontage, and reduced lot widths for the development proposed under Vesting Tentative Tract 915 – a 14.29-acre, 66-lot subdivision in the R-L-5 Low-Density Residential zone district. Mitigated Negative Declaration No. 2018-06: An addendum to the previously approved Mitigated Negative Declaration No. 2018-06 has been prepared to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046).
3. **Planned Unit Development No. 2019-03:** a request to allow cross-access, a shared driveway, and eliminated street frontage for the parcel proposed to be subdivided under Tentative Parcel Map No. 2019-05. Tentative Parcel Map No. 2019-05: a request to divide a 5.45-acre parcel into two parcels (Parcel 1: 3.49 acres; Parcel 2: 1.96 acres) for an existing shopping center in the MX-C Corridor Mixed Use zone district. The project is located at 550 N. 11th Avenue on the northwest corner of 11th Avenue and Lacey Boulevard (APN 010-500-011).
4. **Planned Unit Development No. 2019-02:** a request to allow cross-access for the future development of a 40-unit apartment complex, proposed under Site Plan Review No. 2019-29, within an existing shopping center and implement the mixed use provisions for the MX-N Neighborhood Mixed Use zone district. The project is located on the northwest corner of 10th Avenue and Fargo Avenue (APN 007-110-051, 007-110-053, -054, and -055).

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

ADJOURNMENT

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

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

APPEALS:

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



**AGENDA
STAFF REPORT**

MEETING DATE: 9/10/2019	AGENDA SECTION: 1
--------------------------------	--------------------------

SUBJECT:

Approval of the Minutes of the August 13, 2019 Meeting

RECOMMENDATION:

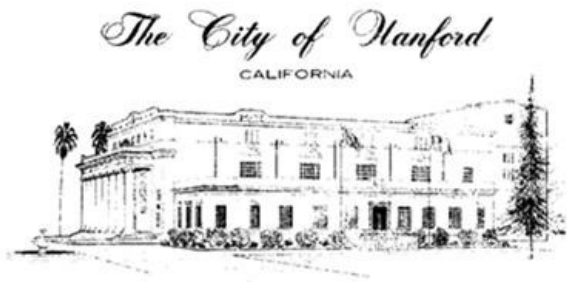
Approve the minutes of the August 13, 2019 meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

08-13-19 Minutes



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, August 13, 2019

CALL TO ORDER

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

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	
Michael Johnston		Present	6:59 PM
Travis Paden		Present	6:57 PM
Savino Perico		Present	6:56 PM
Angel Vee Galvan		Present	6:57 PM
Jacob Sanchez		Present	6:56 PM
Jason Kemp Van Ee		Absent	

INVOCATION

Chairperson PADEN led the invocation.

FLAG SALUTE

Chairperson PADEN led the flag salute.

PUBLIC COMMENT

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

Attachment: 08-13-19 Minutes (8-13-19 PC Minutes)

None.

CONSENT CALENDAR

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

RESULT:	APPROVED [5 TO 0]
MOVER:	Jacob Sanchez
SECONDER:	Richard Douglas
AYES:	Douglas, Johnston, Paden, Galvan, Sanchez
ABSTAIN:	Perico
ABSENT:	Kemp Van Ee

Approval of the Minutes of the July 23, 2019 Meeting

PUBLIC HEARING

- 1. Planned Unit Development No. 2018-01 Amendment #1: A request to amend previously approved Planned Unit Development No. 2018-01, in order to deviate from the standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street with deviations to the residential street standard, reduced setbacks, reduced street frontage, and reduced lot widths for the development proposed under Vesting Tentative Tract 915 – a 14.29-acre, 66-lot subdivision in the R-L-5 Low-Density Residential zone district. Mitigated Negative Declaration No. 2018-06: An addendum to the previously approved Mitigated Negative Declaration No. 2018-06 has been prepared to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046).**

Community Development Director Mata announced that the applicant for this project had requested a continuance to a date certain. Director Mata recommended that the Public Hearing be continued to the September 10, 2019 meeting.

Commissioner GALVAN asked the other Commissioners if they had time to review the 425-page agenda packet. All confirmed that they did.

Motion to continue the Public Hearing to the September 10, 2019 meeting.

Attachment: 08-13-19 Minutes (8-13-19 PC Minutes)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Douglas
SECONDER:	Jacob Sanchez
AYES:	Douglas, Johnston, Paden, Perico, Galvan, Sanchez
ABSENT:	Kemp Van Ee

2. **Specific Plan Amendment No. 2019-01: A request to repeal the Downtown East Precise Plan as a regulatory document, adopt the underlying zoning for the plan area, and adopt the Downtown East Precise Plan by resolution as a guidance document. General Plan Amendment No. 2019-01: a) A request to change certain property within the Downtown East Precise Plan area from Downtown Mixed Use to Service Commercial; and b) A request to delete references to the Downtown East Precise Plan from the General Plan Policy Document. Rezone No. 2019-02: A request to repeal the Downtown East Precise Plan and adopt the underlying zoning and change a portion of the underlying zoning from MX-D Downtown Mixed Use to C-S Service Commercial. Zone Text Amendment No. 2019-04: A request to remove reference to the Downtown East Precise Plan from the Hanford Municipal Code Title 17. Mitigated Negative Declaration No. 2019-24: a request to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project pertains to the Downtown East Precise Plan, which is located between Harris Street and 10th Avenue, North of the San Joaquin Valley Railroad tracks, south of the centerline of the alley between Ninth and Tenth Streets.**

Chairperson PADEN opened the Public Hearing at 7:08 p.m. and called for the Staff Report.

Senior Planner Myers presented the Staff Report and recommended approval of Mitigated Negative Declaration No. 2019-24 and the resolutions approving the project to City Council.

Chairperson PADEN opened Public Comment:

FAVOR
None

OPPOSED
Hanford resident, Dennis Ham stated that a great deal of work and time went into the Downtown East Precise Plan, and it should not be removed and used just as a guideline.

Chairperson PADEN closed Public Comment, and Senior Planner Myers answered questions from the Commissioners.

Following Public Comment, Chairperson PADEN closed the Public Hearing at 7:34 p.m. and called for a motion.

Motion to recommend approval to the City Council of Mitigated Negative Declaration No. 2019-24 for the project.

Attachment: 08-13-19 Minutes (8-13-19 PC Minutes)

RESULT: APPROVED [UNANIMOUS]
MOVER: Richard Douglas
SECONDER: Michael Johnston
AYES: Douglas, Johnston, Paden, Perico, Galvan, Sanchez
ABSENT: Kemp Van Ee

Motion

Motion to adopt Resolution 2019-12, recommending approval of Specific Plan Amendment No. 2019-01 to the City Council.

RESULT: APPROVED [UNANIMOUS]
MOVER: Savino Perico
SECONDER: Richard Douglas
AYES: Douglas, Johnston, Paden, Perico, Galvan, Sanchez
ABSENT: Kemp Van Ee

Motion

Motion to adopt Resolution No. 2019-13, recommending approval of General Plan Amendment No. 2019-01 a) to the City Council.

RESULT: APPROVED [UNANIMOUS]
MOVER: Richard Douglas
SECONDER: Savino Perico
AYES: Douglas, Johnston, Paden, Perico, Galvan, Sanchez
ABSENT: Kemp Van Ee

Motion

Motion to adopt Resolution 2019-14, recommending approval of General Plan Amendment No. 2019-01 b) to the City Council.

RESULT: APPROVED [UNANIMOUS]
MOVER: Michael Johnston
SECONDER: Richard Douglas
AYES: Douglas, Johnston, Paden, Perico, Galvan, Sanchez
ABSENT: Kemp Van Ee

Motion

Motion to adopt Resolution 2019-15, recommending approval of Rezone 2019-02 to the City Council.

RESULT: APPROVED [UNANIMOUS]
MOVER: Richard Douglas
SECONDER: Michael Johnston
AYES: Douglas, Johnston, Paden, Perico, Galvan, Sanchez
ABSENT: Kemp Van Ee

Motion

Motion to adopt Resolution No. 2019-16, recommending approval of Zone Text Amendment No. 2019-14 to the City Council.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Douglas
SECONDER:	Savino Perico
AYES:	Douglas, Johnston, Paden, Perico, Galvan, Sanchez
ABSENT:	Kemp Van Ee

DIRECTOR'S COMMENTS

Director Mata announced that a new planner should be in place in the next month or two. She addressed Commissioner GALVAN'S concern about the size of the agenda packets, stating that they can sometimes be quite large. With this particular packet, the pertinent information is contained in the staff report, and the attachments are environmental documents, resolutions, and other information that the Commissioners have already reviewed. She notified the Commissioners that Thursday Night Marketplace has been canceled this week, due to forecasted high temperatures.

Chairperson PADEN asked if staff could notify the Commissioners of coming projects. Director Mata replied that staff would try to notify them of larger projects.

COMMISSIONERS' ITEMS OF INTEREST

None.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 7:47 p.m.

Respectfully submitted,

Diana Black
Recording Secretary

Attachment: 08-13-19 Minutes (8-13-19 PC Minutes)



AGENDA STAFF REPORT

MEETING DATE: 9/10/2019	AGENDA SECTION: 2
--------------------------------	--------------------------

SUBJECT:

Planned Unit Development No. 2018-01 Amendment #1: A request to amend previously approved Planned Unit Development No. 2018-01, in order to deviate from the standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street with deviations to the residential street standard, reduced setbacks, reduced street frontage, and reduced lot widths for the development proposed under Vesting Tentative Tract 915 – a 14.29-acre, 66-lot subdivision in the R-L-5 Low-Density Residential zone district.

Mitigated Negative Declaration No. 2018-06: An addendum to the previously approved Mitigated Negative Declaration No. 2018-06 has been prepared to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046).

This public hearing was continued from August 13, 2019.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - PUD 2018-01 Amendment 1

Resolution No. 2019-17

Attachment 1 - Conceptual Design - July 4, 2019 (without lot dimensions)

Attachment 1 - Conceptual Design (with lot dimensions)

Attachment 2 - Previous PUD Staff Report (June 26, 2018)

Attachment 3 - Vehicle Track Plan

Signed Resolution No. 2018-15 (PUD 2018-01)

Signed Resolution No. 2018-16 (TT 915)

Attachment 4 - Addendum No. 1

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, August 13, 2019**

PROJECT: **Planned Unit Development No. 2018-01 Amendment #1:** A request to amend previously approved Planned Unit Development No. 2018-01, in order to deviate from the standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street with deviations to the residential street standard, reduced setbacks, reduced street frontage, and reduced lot widths for the development proposed under Vesting Tentative Tract 915 – a 14.29-acre, 66-lot subdivision in the R-L-5 Low-Density Residential zone district.

Mitigated Negative Declaration No. 2018-06: An addendum to the previously approved Mitigated Negative Declaration No. 2018-06 has been prepared to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures.

LOCATION: The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046).

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2019-17, approving Planned Unit Development No. 2018-01 Amendment #1.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2019-17, approving Planned Unit Development No. 2018-01 Amendment #1.

PROJECT DESCRIPTION

Planned Unit Development No. 2018-01 Amendment #1 is an amendment to the originally approved Planned Unit Development No. 2018-01. Due to changes to the originally approved planned unit development, the applicant was required to submit an amendment to the planned unit development, which requires approval by the Planning Commission.

Notable changes to the project include:

1. The proposal for a rolled curb throughout the subdivision
2. A slight reduction in lot widths– the lot widths are less than those permitted under the originally approved planned unit development

3. Lot configuration changes to interior corner lots – specifically lots 10 – 11, 33 – 34, 37 – 38, and 48 – 49

See Planned Unit Development No. 2018-01 Amendment #1, attached as **Attachment 1**.

BACKGROUND INFORMATION

The project site is designated by the General Plan as Low-Density Residential and zoned R-L-5 Low-Density Residential. A General Plan designation of Low-Density Residential allows a density range between two and 10 units per acre. The R-L-5 Low-Density Residential district requires a minimum 5,000 square-foot lot area per site. According to the General Plan Policy L31, the purpose of the low-density residential land use designation is to provide mainly single-family development on lot sizes typically found in urban settings. Policy L33 further states, “While it is recognized that existing lot sizes of 10,000 to 40,000 square feet are included in this designation, new individual lot sizes shall range from 5,000 to 10,000 square feet in size. Under Planned Unit Development provisions, smaller lot sizes at higher densities may be permitted when clustered around shared open space amenities or through density bonus policies.

Figure 1:
Land Use



Figure 2:
General Plan Designation Low-Density Residential

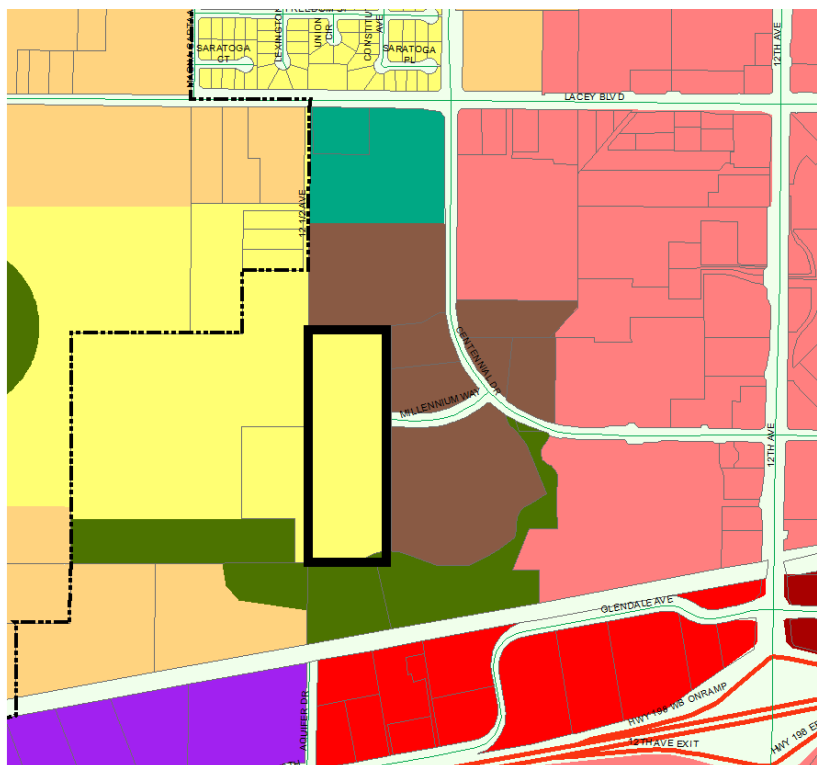
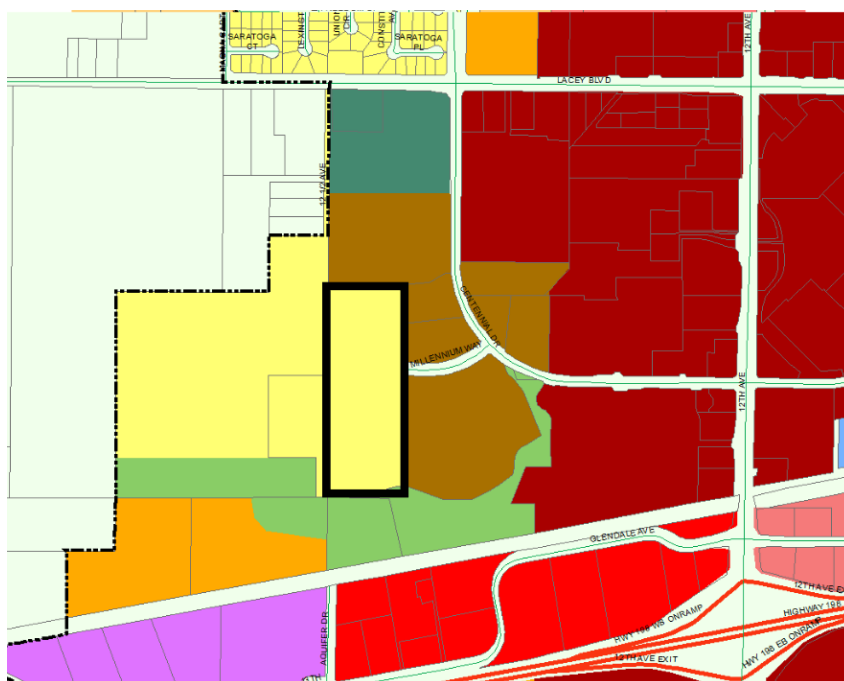


Figure 3:
Zoning Designation R-L-5 Low-Density Residential



The Planning Commission approved Planned Unit Development No. 2018-01 and Tentative Tract 915 for the site on June 26, 2018.

Planned Unit Development No. 2018-01 (Original)

Planned Unit Development No. 2018-01, a request to deviate from the standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street, reduced setbacks, reduced street frontage, and reduced lot widths for the development proposed under Vesting Tentative Tract 915.

Vesting Tentative Tract 915

Vesting Tentative Tract 915, a request to subdivide a 14.29-acre parcel into 66 residential lots in the R-L-5 Low-Density Residential Zone District with a planned unit development overlay.

The original Planning Commission staff report for Planned Unit Development No. 2018-01 and Vesting Tentative Tract 915 is attached as **Attachment 2**.

The applicant proposed changes to Tentative Tract 915, which resulted in reduced lot width, greater than that allowed under Planned Unit Development No. 2018-01. Due to the request to reduce lot width, the applicant was required to apply for an amendment to the planned unit development, which requires approval by the Planning Commission.

PROJECT ANALYSIS

Planned Unit Development No. 2018-01 Amendment #1 is a request to amend previously approved Planned Unit Development No. 2018-01, in order to deviate from the standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street with deviations to the residential street standard, reduced setbacks, reduced street frontage, and reduced lot widths for the development proposed under Vesting Tentative Tract 915 – a 14.29-acre, 66-lot subdivision in the R-L-5 Low-Density Residential zone district.

See Planned Unit Development No. 2018-01 Amendment #1, attached as **Attachment 1**.

Planned Unit Developments (PUDs) are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the Municipal Code. In certain instances, the objectives of the General Plan may be achieved by development that does not conform in all respects with the land use pattern designated in the zone district prescribed.

PUDs may be utilized to achieve one or more of the following objectives: (a checkmark denotes the applicable objectives sought by the applicant)

- To permit a site within more than one zone district to mix the permitted or conditionally permitted land uses of both zones within the site without regard to the zone district boundary;
- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;

- ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
- ✓ To permit variations to the standard local street cross-sections;
- ✓ To permit private streets and gated neighborhoods
- To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts; and
- To reduce the amount of required parking spaces when spaces are shared among multiple land uses

A planned unit development is requested, due to the deviation of the standards of the R-L-5 Low-Density Residential Zone District, as follows:

Category	R-L-5 Standard	Original PUD	Amendment #1
Minimum Lot Size	5,000 square feet	4,536 square feet – lot 11 (minimum)	4,521 square feet – lot 24 (minimum)
Lot Frontage	40 feet	18.65 feet – lot 38 (minimum)	31.05 feet curve length – lot 10; minimum 30 feet requested
Lot Width	50 feet for interior lots and 60 feet for corner lots	Minimum 49.3 feet; minimum 53 feet on corner lots	Requesting minimum 48 feet; and minimum 53 feet on corner lots
Lot Depth	90 feet	No deviation requested – all lots meet the minimum 90 feet lot depth	No deviation requested.
Maximum coverage	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.
Setbacks	Front (livable) – 15 feet Front (garage) – 20 feet	Front (livable) – 12 feet minimum Front (garage) – 20 feet (no deviation requested)	Front (livable) – 12 feet minimum Front (garage) – 20 feet (no deviation requested)
	Rear – 20 feet for one-story with rear along landscape easement.	Rear (one –story) – 10 feet Rear (two-story) – 10 feet	Rear (one –story) – 10 feet Rear (two-story) – 10 feet

	Increase by 10 feet for buildings over one-story high		No structure – including accessory structures shall be permitted to encroach into the 10 ft. rear-yard setback
	Side (interior) - 5 feet Side (street-side) – 10 feet	Side (interior) – 5 feet (no deviation requested) Side (street side) – 10 feet (no deviation requested)	Side (interior) – 5 feet (no deviation requested) Side (street side) – 10 feet (no deviation requested)
Patio	17.50.170 Exceptions in building setback A. architectural features, including without limitation, sills, chimneys, fireplaces, cornices and eaves, may extend into a required side building setback area, a required rear building setback area, or a space between structures, not more than 36 inches, and may extend into a required front building setback area not more than six feet. No building or projection thereof may extend into a public easement or right-of-way.	Patios shall be setback 10 feet from the front property line	Patios shall be setback 10 feet from the front property line
Street Right-of-Way Width	60 feet	27 feet for interior streets	27.33 feet for interior streets

Lot Area and Density

The applicant proposes to deviate from the standard lot size of the R-L-5 Low-Density residential zone district to allow all lots in the subdivision to be under the 5,000 square-foot requirement. The minimum lot size proposed in the subdivision is 4,521 square feet. The deviation would not result in a density greater than that allowed by the General Plan Low-Density Residential designation. The Low-Density Residential designation is prescribed a density range between two and 10 units per acre by the General Plan. The project proposes 4.74 dwelling units per gross acre.

Lot Frontage

The applicant requests to be allowed to reduce the lot frontage to a minimum of 30 feet. Lots in the R-L-5 Low-Density Residential zone district require a minimum 40 feet of frontage. The applicant has provided verification on the conceptual layout that three refuse bins can be accommodated on site, despite the reduced lot frontage.

Lot Width

The applicant requests to deviate from the required 50-foot lot width on interior lots varies by two feet for subdivision, to a minimum lot width of 48 feet. The majority of lots meet the required lot width for interior lots. The applicant proposes a minimum 53-foot lot width on corner lots. In the R-L-5 Low-Density Residential zone district, the minimum width for corner lots shall be 60 feet.

Lot Depth

The applicant does not propose a deviation to the minimum lot depth for the R-L-5 Low-Density Residential zone district, which is 90 feet. All lots in the subdivision are a minimum of 90 feet deep.

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. The applicant does not seek a deviation from the coverage maximum.

Setbacks

The applicant proposes to allow reduced front and rear setbacks under the planned unit development. The applicant proposes a minimum 12-foot setback to livable space for the subdivision. In the R-L-5 Low-Density Residential zone district, the minimum front-yard setback to livable space is 15 feet. The applicant proposes a minimum 10-foot setback to the rear property line for one- and two-story homes in the subdivision. In the R-L-5 Low-Density Residential zone district, the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet. The rear building setback area shall be increased by 10 feet for buildings over one-story high.

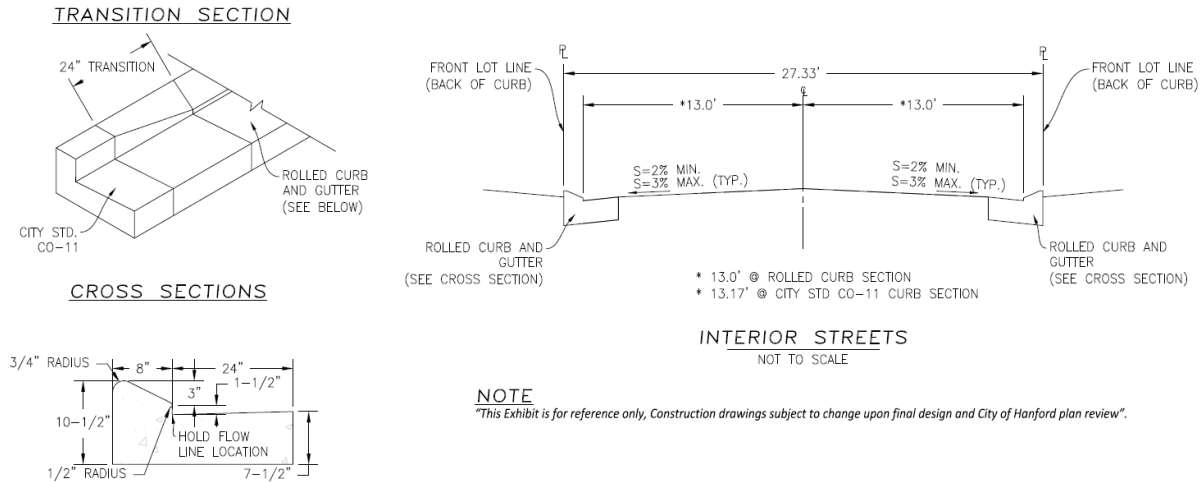
Due to the significant reduction in the rear-yard setback, staff recommends a condition of approval to limit any structures, including accessory structures, from being located in the rear 10-foot setback area.

The front building setback area shall be 20 feet for garages, carports, and other non-livable building space. The garage setback is met. The side building setback area shall be five feet from an interior side lot line and 10 feet from a street. Both the interior side and street-side setback are met. No deviation is proposed to the required garage, interior side, and street-side setbacks for the R-L-5 Low Density Residential zone district.

Street Standard

The applicant proposes a 27.33-foot wide street with rolled curb, as shown in the cross section below.

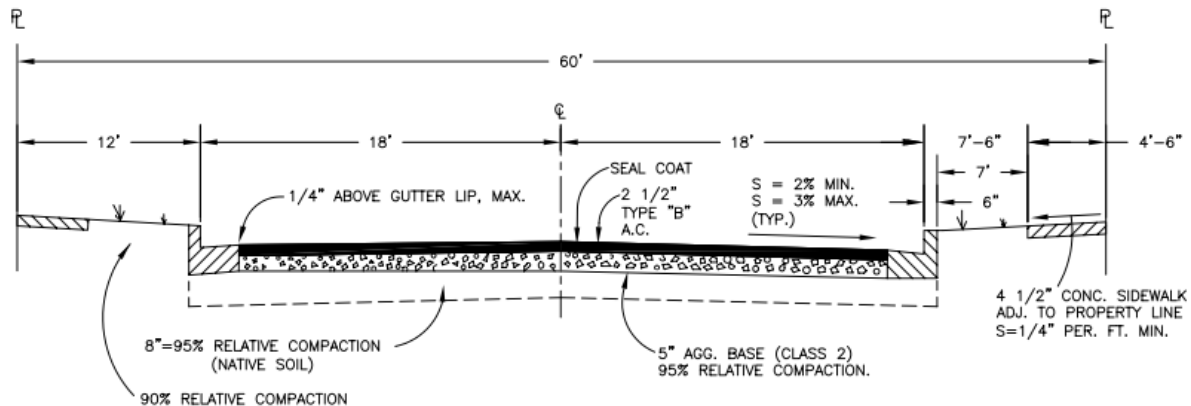
Figure 4
Street Cross Section



The vehicle track plan shown in **Attachment 3**, verifies that the street width proposed will not preclude refuse and fire trucks from accessing and navigating through the development.

The standard for residential streets requires 60 feet of right-of-way, as shown in Construction Standard ST-32 (see Figure 5, below). Since the street does not meet City standard, the street will be considered a private street to be maintained through a homeowners' association.

Figure 5
Construction Standard ST-32



Off-Street Parking

The applicant is not seeking a deviation to the parking requirement for single-family dwellings, which is two spaces per dwelling unit with at least one space covered. Additionally, 37 on-street parking spaces are provided throughout the subdivision.

Landscaped Areas

The applicant is not seeking a deviation to the landscape requirements for the R-L-5 Low-Density Residential zone district. All landscaping will be required to be provided as required by Section 17.10.150 Usable open space, Section 17.10.160 Landscaping, and Section 17.52 Landscape Standards.

REQUIRED FINDINGS

Planned Unit Development No. 2018-01 Amendment #1

Pursuant to Section 17.82.060 of the Hanford Municipal Code, six findings must be made before approval of the planned unit development application:

1. That the location and design of the planned unit development is in accordance with the purpose of this title.

Analysis: Location - That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. The property is a 14.29-acre parcel; therefore, the required minimum site area is met.

Design and Purpose - That planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. In certain instances, the objectives of the municipal code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The planned unit development seeks:

- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the R-L-5 Low-Density Residential zone district.
- ✓ To permit lot sizes, shapes, and layouts that would not otherwise be permitted by the standards of the R-L-5 Low-Density Residential zone district.
- ✓ To permit variations to the standard local street cross-sections by proposing a private street with reduced street width, which will be maintained by a homeowners' association.
- ✓ To permit private streets

The design of Planned Unit Development No. 2018-01 Amendment #1 is consistent with the objectives of Section 17.82.

2. That the planned unit development is being proposed to achieve one or more of the objectives identified in Section 17.82.030.

Analysis: That the planned unit development is requested, in order to achieve the following objectives identified in Section 17.82.030:

- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
 - ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
 - ✓ To permit variations to the standard local street cross-sections;
 - ✓ To permit private streets
3. That the location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity.

Analysis: Location - The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046). The location of the planned unit development will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity. The site is designated for low-density residential development by the General Plan.

Design and Conditions of Operation – The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

4. That the location and design of the planned unit development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.

Analysis: The project has been reviewed by the Public Works Department and improvements and conditions of approval have been placed on the project, in order to mitigate the effects of the project on traffic, streets, and utilities.

5. That the planned unit development's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desired character consistent with the purpose of this title.

Analysis: Lot Area and Density: The applicant proposes to deviate from the standard lot size of the R-L-5 Low-Density residential zone district to allow all lots in the subdivision to be under the 5,000 square-foot requirement. The minimum lot size proposed in the subdivision is 4,521 square feet. The deviation would not result in a density greater than that allowed by the General Plan Low-Density Residential designation. The Low-Density Residential designation is prescribed a density range between two and 10 units per acre by the General Plan. The project proposes 4.74 dwelling units per gross acre.

Lot Frontage

The applicant requests to be allowed to reduce the lot frontage to a minimum of 30 feet. Lots in the R-L-5 Low-Density Residential zone district require a minimum 40 feet of

frontage. The applicant has provided verification on the conceptual layout that three refuse bins can be accommodated on site, despite the reduced lot frontage.

Lot Width

The applicant requests to deviate from the required 50-foot lot width on interior lots varies by two feet for subdivision, to a minimum of 48 feet. The majority of lots meet the required lot width for interior lots. The applicant proposes a minimum 53-foot lot width on corner lots. In the R-L-5 Low-Density Residential zone district, the minimum width for corner lots shall be 60 feet.

Lot Depth

The applicant does not propose a deviation to the minimum lot depth for the R-L-5 Low-Density Residential zone district, which is 90 feet. All lots in the subdivision are a minimum of 90 feet deep.

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. The applicant does not seek a deviation from the coverage maximum.

Setbacks

The applicant proposes to allow reduced front and rear setbacks under the planned unit development. The applicant proposes a minimum 12-foot setback to livable space for the subdivision. In the R-L-5 Low-Density Residential zone district, the minimum front-yard setback to livable space is 15 feet. The applicant proposes a minimum 10-foot setback to the rear property line for one- and two-story homes in the subdivision. In the R-L-5 Low-Density Residential zone district, the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet. The rear building setback area shall be increased by 10 feet for buildings over one-story high.

Due to the significant reduction in the rear-yard setback, staff recommends a condition of approval to limit any structures, including accessory structures, from being located in the rear 10 foot setback area.

The front building setback area shall be 20 feet for garages, carports, and other non-livable building space. The garage setback is met. The side building setback area shall be five feet from an interior side lot line and 10 feet from a street. Both the interior side and street-side setback are met. No deviation is proposed to the required garage, interior side, and street-side setbacks for the R-L-5 Low Density Residential zone district.

Street Standard

The applicant proposes a 27.33-foot wide street for interior streets within the subdivision. Since the street does not meet City standard, the street will be considered a private street to be maintained through a homeowners' association.

Off-Street Parking

The applicant is not seeking a deviation to the parking requirement for single-family dwellings, which is two spaces per dwelling unit with at least one space covered. Additionally, 37 on-street parking spaces are provided throughout the subdivision.

Landscaped Areas

The applicant is not seeking a deviation to the landscape requirements for the R-L-5 Low-Density Residential zone district. All landscaping will be required to be provided as required by Section 17.10.150 Usable open space, Section 17.10.160 Landscaping, and Section 17.52 Landscape Standards.

The deviations proposed under Planned Unit Development No. 2018-01 Amendment #1 are consistent with the purposes of Section 17.82 Planned Unit Developments. The project would provide a stable and desired character by providing enhanced elevations and shared open-space amenities.

Elevations are included for the project and attached in the resolution.

6. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and harmonize with the existing and proposed land uses in the vicinity.

Analysis: That the development will complement and harmonize with the existing and proposed land uses within the vicinity. The land north and east of the project site is designated R-H High-Density Residential and entitlements have been granted for two multi-family residential complexes east of the project site, for a total of 316 units. Property west of the project site features large-lot residential development and is zoned R-L-5 Low-Density Residential. Land south of the property is designated CO Conservation Open Space and will not be disrupted by the project proposed.

PUBLIC COMMENT

Noticing of the project was published in the newspaper on August 2, 2019, and mailed to property owners within 300 feet of the project site on August 1, 2019. No comments have been received as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared and Mitigated Negative Declaration No. 2018-06 was adopted on June 26, 2018 for Planned Unit Development No. 2018-01 and Vesting Tentative Tract 915. Due to the changes to the project proposed under Planned Unit Development No. 2018-01 Amendment #1, Addendum No. 1 was prepared. Staff has evaluated the changes proposed in the addendum to the initial study and determined that the changes proposed would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2018-06 The addendum is attached as **Attachment 4**.

CONDITIONS OF APPROVAL

The following conditions of approval shall be added to the project to ensure the development functions properly:

1. That all conditions of approval of Resolution No. 2018-15 and Resolution 2018-16 shall apply, except as amended under Planned Unit Development No. 2018-01 Amendment #1.
2. That if solid waste cannot service the neighborhood because of bin placement by the property owners, the home owners association (HOA) may be held responsible for finding a solution.
3. That no structures shall be placed in the 10-ft. rear-yard setback area, including accessory structures.
4. That the residences within the development shall be staggered, as shown in the conceptual site plan.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Mitigated Negative Declaration No. 2018-06 for the project.
2. Adopt Resolution No. 2019-17, approving Planned Unit Development No. 2018-01 Amendment #1.

RESOLUTION NO. 2019-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO PLANNED UNIT DEVELOPMENT NO. 2018-01 AMENDMENT #1 A REQUEST TO AMEND PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT NO. 2018-01, IN ORDER TO DEVIATE FROM THE STANDARDS OF THE HANFORD MUNICIPAL CODE SECTION 17.10 TO PERMIT REDUCED LOT SIZES, A REDUCED STREET WIDTH FOR A PRIVATE STREET WITH DEVIATIONS TO THE RESIDENTIAL STREET STANDARD, REDUCED SETBACKS, REDUCED STREET FRONTAGE, AND REDUCED LOT WIDTHS FOR THE DEVELOPMENT PROPOSED UNDER VESTING TENTATIVE TRACT 915 – A 14.29-ACRE, 66-LOT SUBDIVISION IN THE R-L-5 LOW-DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED EAST OF 12 ½ AVENUE, WEST OF CENTENNIAL DRIVE (APN 011-020-046).

At a regular meeting of the City of Hanford Planning Commission duly called and held on September 10, 2019 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Planned Unit Development No. 2018-01 Amendment #1: A request to amend previously approved Planned Unit Development No. 2018-01, in order to deviate from the standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street with deviations to the residential street standard, reduced setbacks, reduced street frontage, and reduced lot widths for the development proposed under Vesting Tentative Tract 915 – a 14.29-acre, 66-lot subdivision 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 of the Hanford Municipal Code; and

WHEREAS, the project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046); and

WHEREAS, the site will be developed, as shown in Planned Unit Development No. 2018-01 Amendment #1 attached as **Exhibit A**, and substantially conform to the elevations and floorplans, attached as **Exhibit B**; and

WHEREAS, staff, the various governmental departments, and the Planning Commission have given careful consideration to this planned unit development application and have made recommendations thereon; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) guidelines, the project was evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2018-06 has been adopted; and

WHEREAS, due to the changes to the project proposed under Planned Unit Development No. 2018-01 Amendment #1, Addendum No. 1 was prepared. Staff has evaluated the changes proposed in the addendum to the initial study and determined that the changes proposed would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2018-06; and

WHEREAS, all mitigation measures cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit C**, shall also be conditions of development; and

WHEREAS, That all conditions of approval of Resolution No. 2018-15 and Resolution 2018-16, approving Planned Unit Development No. 2018-01 and Vesting Tentative Tract 915 shall apply, except as amended under Planned Unit Development No. 2018-01 Amendment #1.

WHEREAS, Planned Unit Development 2018-01 Amendment #1 shall be expire with the expiration of Tentative Tract 915; 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 17.82.050 of the Hanford Municipal Code:

1. That the location and design of the planned unit development is in accordance with the purpose of this title.

Analysis: Location - That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. The property is a 14.29-acre parcel; therefore, the required minimum site area is met.

Design and Purpose - That planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. In certain instances, the objectives of the municipal code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The planned unit development seeks:

- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the R-L-5 Low-Density Residential zone district.
- ✓ To permit lot sizes, shapes, and layouts that would not otherwise be permitted by the standards of the R-L-5 Low-Density Residential zone district.
- ✓ To permit variations to the standard local street cross-sections by proposing a private street with reduced street width, which will be maintained by a homeowners' association.
- ✓ To permit private streets

The design of Planned Unit Development No. 2018-01 Amendment #1 is consistent with the objectives of Section 17.82.

2. That the planned unit development is being proposed to achieve one or more of the objectives identified in Section 17.82.030.

Analysis: That the planned unit development is requested, in order to achieve the following objectives identified in Section 17.82.030:

- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
 - ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
 - ✓ To permit variations to the standard local street cross-sections;
 - ✓ To permit private streets
3. That the location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity.

Analysis: Location - The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046). The location of the planned unit development will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity. The site is designated for low-density residential development by the General Plan.

Design and Conditions of Operation – The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

4. That the location and design of the planned unit development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.

Analysis: The project has been reviewed by the Public Works Department and improvements and conditions of approval have been placed on the project, in order to mitigate the effects of the project on traffic, streets, and utilities.

5. That the planned unit development's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desired character consistent with the purpose of this title.

Analysis: Lot Area and Density: The applicant proposes to deviate from the standard lot size of the R-L-5 Low-Density residential zone district to allow all lots in the subdivision to be under the 5,000 square-foot requirement. The minimum lot size proposed in the subdivision is 4,521 square feet. The deviation would not result in a density greater than that allowed by the General Plan Low-Density Residential designation. The Low-Density Residential designation is prescribed a density range between two and 10 units per acre by the General Plan. The project proposes 4.74 dwelling units per gross acre.

Lot Frontage

The applicant requests to be allowed to reduce the lot frontage to a minimum of 30 feet. Lots in the R-L-5 Low-Density Residential zone district require a minimum 40 feet of frontage. The applicant has provided verification on the conceptual layout that three refuse bins can be accommodated on site, despite the reduced lot frontage. The vehicle track plan confirms that there are

Lot Width

The applicant requests to deviate from the required 50-foot lot width on interior lots varies by two feet for subdivision, to a minimum of 48 feet. The majority of lots meet the required lot width for interior lots. The applicant proposes a minimum 53-foot lot width on corner lots. In the R-L-5 Low-Density Residential zone district, the minimum width for corner lots shall be 60 feet.

Lot Depth

The applicant does not propose a deviation to the minimum lot depth for the R-L-5 Low-Density Residential zone district, which is 90 feet. All lots in the subdivision are a minimum of 90 feet deep.

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. The applicant does not seek a deviation from the coverage maximum.

Setbacks

The applicant proposes to allow reduced front and rear setbacks under the planned unit development. The applicant proposes a minimum 12-foot setback to livable space for the subdivision. In the R-L-5 Low-Density Residential zone district, the minimum front-yard setback to livable space is 15 feet. The applicant proposes a minimum 10-foot setback to the rear property line for one- and two-story homes in the subdivision. In the R-L-5 Low-Density Residential zone district, the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet. The rear building setback area shall be increased by 10 feet for buildings over one-story high.

Due to the significant reduction in the rear-yard setback, staff recommends a condition of approval to limit any structures, including accessory structures, from being located in the rear 10 foot setback area.

The front building setback area shall be 20 feet for garages, carports, and other non-livable building space. The garage setback is met. The side building setback area shall be five feet from an interior side lot line and 10 feet from a street. Both the interior side and street-side setback are met. No deviation is proposed to the required garage, interior side, and street-side setbacks for the R-L-5 Low Density Residential zone district.

Street Standard

The applicant proposes a 27.33-foot wide street for interior streets within the subdivision. Since the street does not meet City standard, the street will be considered a private street to be maintained through a homeowners' association.

Off-Street Parking

The applicant is not seeking a deviation to the parking requirement for single-family dwellings, which is two spaces per dwelling unit with at least one space covered. Additionally, 37 on-street parking spaces are provided throughout the subdivision.

Landscaped Areas

The applicant is not seeking a deviation to the landscape requirements for the R-L-5 Low-Density Residential zone district. All landscaping will be required to be provided as required by Section 17.10.150 Usable open space, Section 17.10.160 Landscaping, and Section 17.52 Landscape Standards.

The deviations proposed under Planned Unit Development No. 2018-01 Amendment #1 are consistent with the purposes of Section 17.82 Planned Unit Developments. The project would provide a stable and desired character by providing enhanced elevations and shared open-space amenities.

6. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and harmonize with the existing and proposed land uses in the vicinity.

Analysis: That the development will complement and harmonize with the existing and proposed land uses within the vicinity. The land north and east of the project site is designated R-H High-Density Residential and entitlements have been granted for two multi-family residential complexes east of the project site, for a total of 316 units. Property west of the project site features large-lot residential development and is zoned R-L-5 Low-Density Residential. Land south of the property is designated CO Conservation Open Space and will not be disrupted by the project proposed.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission has determined that Planned Unit Development No. 2018-01 be approved, subject to the conditions below:

1. Zoning

- ☒ That all requirements of the R-L-5 Low-Density Residential zone district shall apply, except as modified under Planned Unit Development No. 2018-01 Amendment #1, as follows:

Category	R-L-5 Standard	Original PUD	Amendment #1
Minimum Lot Size	5,000 square feet	4,536 square feet – lot 11 (minimum)	4,521 square feet – lot 24 (minimum)
Lot Frontage	40 feet	18.65 feet – lot 38 (minimum)	31.05 feet curve length – lot 10; minimum 30 feet requested
Lot Width	50 feet for interior lots and 60 feet for corner lots	Minimum 49.3 feet; minimum 53 feet on corner lots	Requesting minimum 48 feet; and minimum 53 feet on corner lots
Lot Depth	90 feet	No deviation requested – all lots meet the minimum 90 feet lot depth	No deviation requested.
Maximum coverage	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.
Setbacks	Front (livable) – 15 feet Front (garage) – 20 feet	Front (livable) – 12 feet minimum Front (garage) – 20 feet (no deviation requested)	Front (livable) – 12 feet minimum Front (garage) – 20 feet (no deviation requested)
	Rear – 20 feet for one-story with rear along landscape easement. Increase by 10 feet for buildings over one-story high	Rear (one –story) – 10 feet Rear (two-story) – 10 feet	Rear (one –story) – 10 feet Rear (two-story) – 10 feet No structure – including accessory structures shall be permitted to encroach into the 10 ft. rear-yard setback
	Side (interior) - 5 feet Side (street-side) – 10 feet	Side (interior) – 5 feet (no deviation requested) Side (street side) – 10 feet (no deviation requested)	Side (interior) – 5 feet (no deviation requested) Side (street side) – 10 feet (no deviation requested)
Patio	17.50.170 Exceptions in building setback	Patios shall be setback 10 feet from the front property line	Patios shall be setback 10 feet from the front property line

	A. architectural features, including without limitation, sills, chimneys, fireplaces, cornices and eaves, may extend into a required side building setback area, a required rear building setback area, or a space between structures, not more than 36 inches, and may extend into a required front building setback area not more than six feet. No building or projection thereof may extend into a public easement or right-of-way.		
Street Right-of-Way Width	60 feet	27 feet for interior streets	27.33 feet for interior streets

2. That if solid waste cannot service the neighborhood because of bin placement by the property owners, the home owners association (HOA) may be held responsible for finding a solution.
3. That no structures shall be placed in the 10-ft. rear-yard setback area, including accessory structures.
4. That the residences within the development shall be staggered, as shown in the conceptual site plan, attached as **Exhibit A**.

EXPIRATION

That the Planned Unit Development shall expire with the expiration of Vesting Tentative Map 915, which shall become null and void after 24 months has elapsed from the date of approval, unless a final map has recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision map is granted.

PASSED AND ADOPTED at a regular meeting of the 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 10th day of September 2019.

Darlene R. Mata, Secretary

Exhibit A
Planned Unit Development No. 2018-01 Amendment #1

Attachment: Resolution No. 2019-17 [Revision 1] (Planned Unit Development No. 2018-01 Amendment #1)

**Exhibit B
Elevations and Floor Plans**

Attachment: Resolution No. 2019-17 [Revision 1] (Planned Unit Development No. 2018-01 Amendment #1)

Exhibit C
Mitigation Monitoring and Reporting Program

Attachment: Resolution No. 2019-17 [Revision 1] (Planned Unit Development No. 2018-01 Amendment #1)

Exhibit D
Conditions of Approval
Planned Unit Development No. 2018-01 and Vesting Tentative Tract 915

Attachment: Resolution No. 2019-17 [Revision 1] (Planned Unit Development No. 2018-01 Amendment #1)

Exhibit A
Planned Unit Development No. 2018-01 Amendment #1

Attachment: Resolution No. 2019-17 [Revision 1] (Planned Unit Development No. 2018-01 Amendment #1)

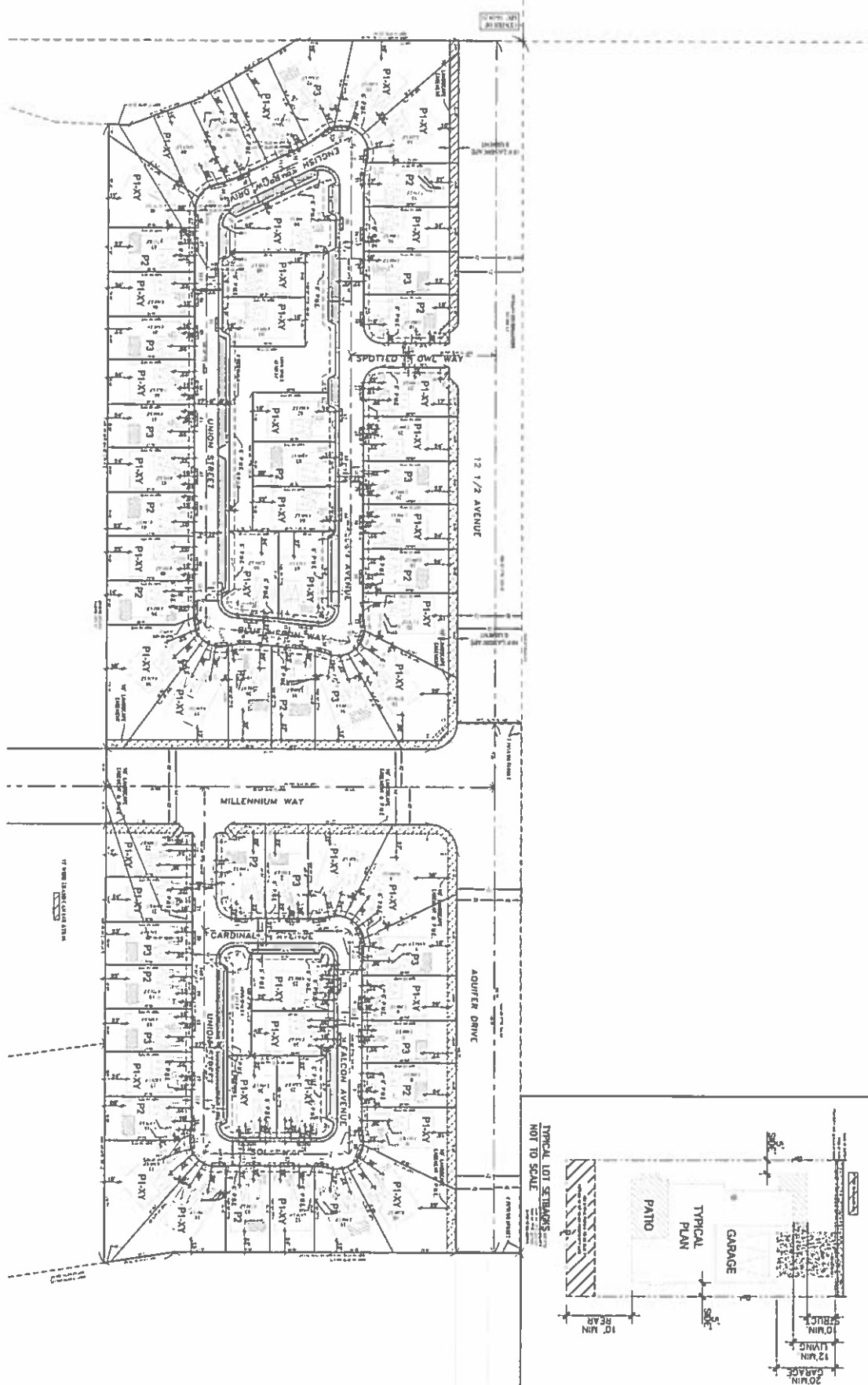
Waddy Halls Group
480 E. Rogers Trail
Palm Springs, CA 92264

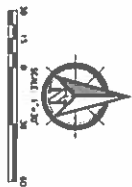
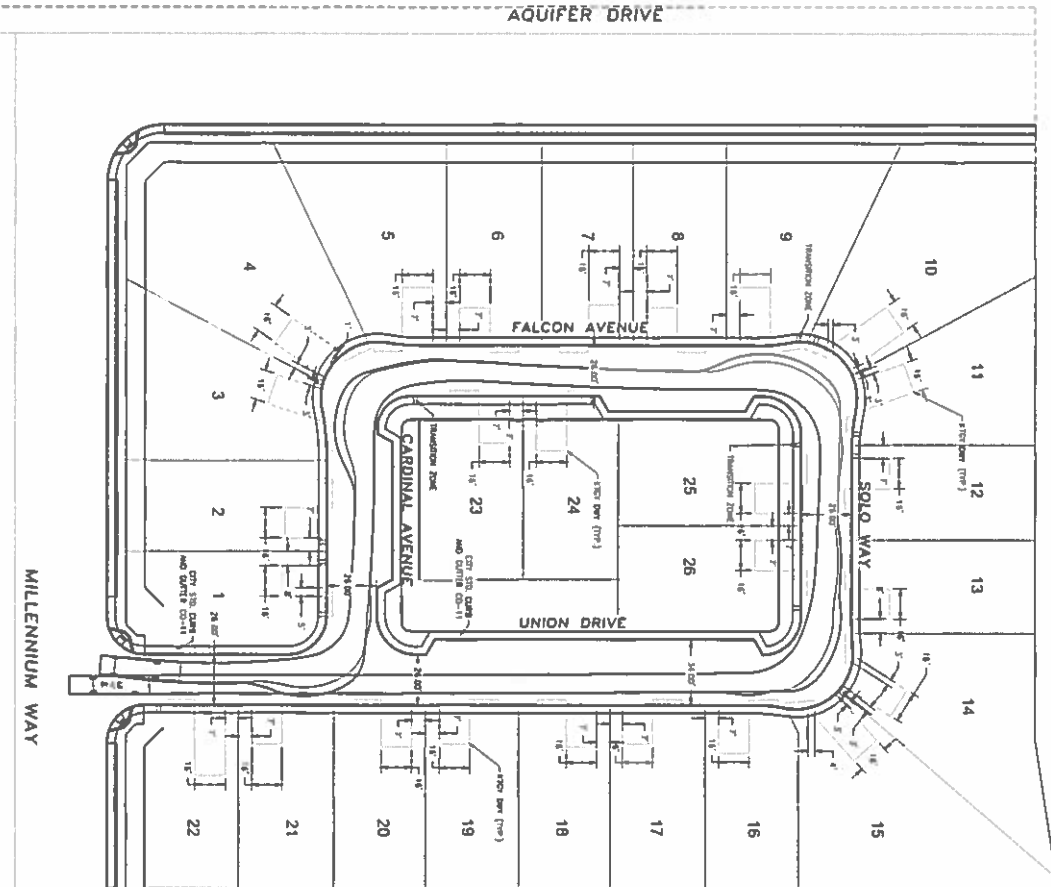
HANFORD - 14
HANFORD, CA © 2015-08-73

CONCEPTUAL DESIGN
AUGUST 8, 2019

CONCEPTUAL SITE PLAN

A1.0



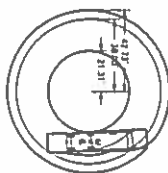


LEGEND

- DESIGNATED STREET FOR LOCAL USE
- 11' WIDE AND 2' HIGH
- PORTION OF THE CLASH THATS CITY 320
- TRANSITION ZONE (SEE DETAIL)
- TYPICALLY 2' IN LENGTH

NOTES

- 1. LOT 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



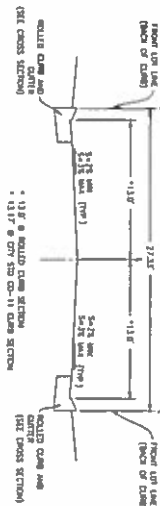
NOTE

1. The location of the reference line, construction drawings should be designed using first angle and City of San Diego plan view.

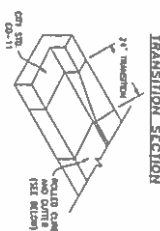
PATH OF TRAVEL

INTERIOR STREETS

NOT TO SCALE



CROSS SECTIONS



CITY OF HANSEN, COUNTY OF KINGS, STATE OF CALIFORNIA, A PLANNED UNIT DEVELOPMENT

SCHEMATIC OF SITE PLAN

COUNTY TRACT NO. 915

SCHEMATIC OF REFUSE CONTAINER LOCATIONS AND FIRE ENGINE TRACK

COUNTY TRACT No. 915

PRELIMINARY

HOLLY HILLS GROUP

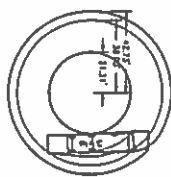
480 E. BOGERT TRAIL
PALM SPRINGS, CA 92264



COUNTY TRACT NO. 913
CITY OF HANFORD, COUNTY OF KINGS, STATE OF
CALIFORNIA, A PLANNED UNIT DEVELOPMENT



PATH OF TRAVEL



Path of travel: information furnished by the investigator that describes the route of travel.

MILLENNIUM WAY

SCHEMATIC OF REFUSE CONTAINER LOCATIONS AND FIRE ENGINE TRACK

COUNTY TRACT No. 915

PRELIMINARY

HOLLY HILLS GROUP

480 E. BOGERT TRAIL,
PALM SPRINGS, CA 92264

[illegible]

QAL BOWLING

**ZUMWALT
HANSEN**

LAND SURVEYORS

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 399–406

**Exhibit B
Elevations and Floor Plans**

Attachment: Resolution No. 2019-17 [Revision 1] (Planned Unit Development No. 2018-01 Amendment #1)



HANFORD 14 SITE

OWNER / SUBDIVIDER:
Holly Hills Group
PALM SPRINGS, CA

ARCHITECT:
KTGY
IRVINE, CA



HANFORD - 14
Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

HANFORD, CALIFORNIA
KTGY # 2015973

Permit Date:
2015.08.11
2015.08.11 1:10 PM

Architecting + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949.851.2133 / ktgy.com



HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

HANFORD, CALIFORNIA
ETG # 20150973

Plan Date:
08/17/16 10:10 AM PST

10/22/2017 11:00 AM

Architecture + Planning
17911 Von Kaman Ave.
Irvine, CA 92614
949 851 2133 / ktagy.com



A0.1

SHEET INDEX

ARCHITECTURAL

A0.1	COVER SHEET
A1.0	SHEET INDEX
A1.0	SITE PLAN & DATA
A2.0	PLAN 1 - FLOOR PLAN
A2.1	PLAN 1X - FLOOR PLAN
A2.2	PLAN 2 - FLOOR PLAN
A2.2	PLAN 3 - FLOOR PLAN
A3.0	PLAN 1 - TUSCAN FARMHOUSE
A3.1	PLAN 1 - TUSCAN FARMHOUSE
A3.2	PLAN 1 - ADOBE RANCH
A3.3	PLAN 1 - SPANISH A
A3.4	PLAN 1 - SPANISH B
A3.5	PLAN 2 - SPANISH C
A3.6	PLAN 2 - TUSCAN FARMHOUSE
A3.7	PLAN 2 - TUSCAN FARMHOUSE
A3.8	PLAN 2 - ADOBE RANCH
A3.9	PLAN 2 - SPANISH
A3.10	PLAN 3 - TUSCAN FARMHOUSE
A3.11	PLAN 3 - TUSCAN FARMHOUSE
A3.12	PLAN 3 - ADOBE RANCH
A3.13	PLAN 3 - SPANISH

HANFORD - 14
 Holly Hills Group
 480 E. Robert Trail
 Palm Springs, CA 92264

CA 2018-01	1448 SQ. FT.
FIRST FLOOR	1448 SQ. FT.
TOTAL FLOOR	1448 SQ. FT.
GARAGE	448 SQ. FT.

HANFORD, CALIFORNIA
 KITC # 20150973

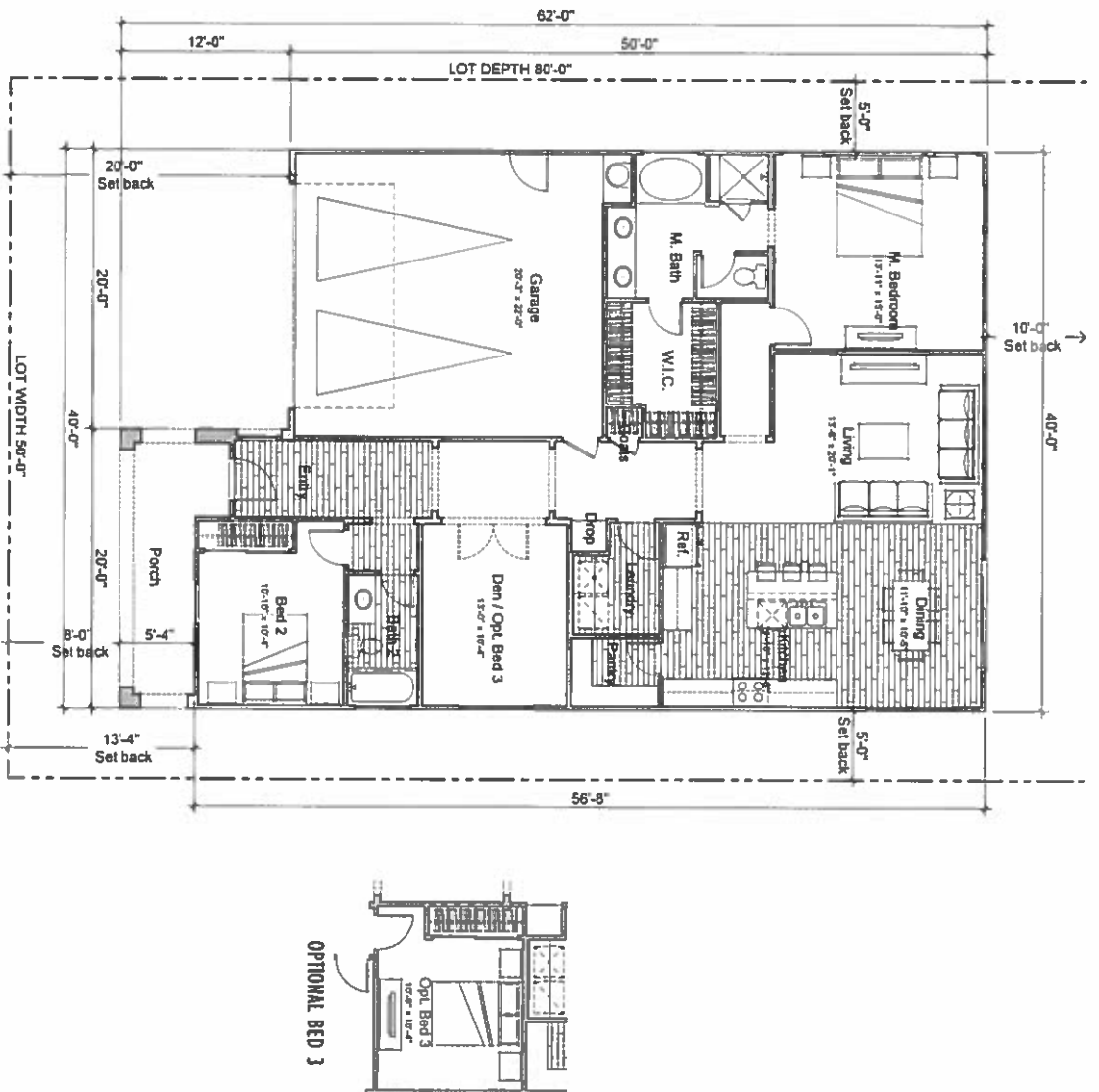
Per Date: 08/12/2017 / 17:00:00
 2017/08/12 10:00:00

Architecture & Planning
 17911 Van Kesteren Ave.
 Irvine, CA 92614
 949 851 2133 / Aty.com



HANFORD - 14

PLAN 1 - FLOOR PLAN SCALE: 1/8" = 1'-0" **A2.0**



HANFORD - 14

Holly Hills Group
480 E. Robert Trail
Palm Springs, CA 92264

PROJECT	480 E. ROBERT TRAIL
SECOND FLOOR	334 SQ. FT.
TOTAL FLOOR	1181 SQ. FT.
DATE	04/26/17

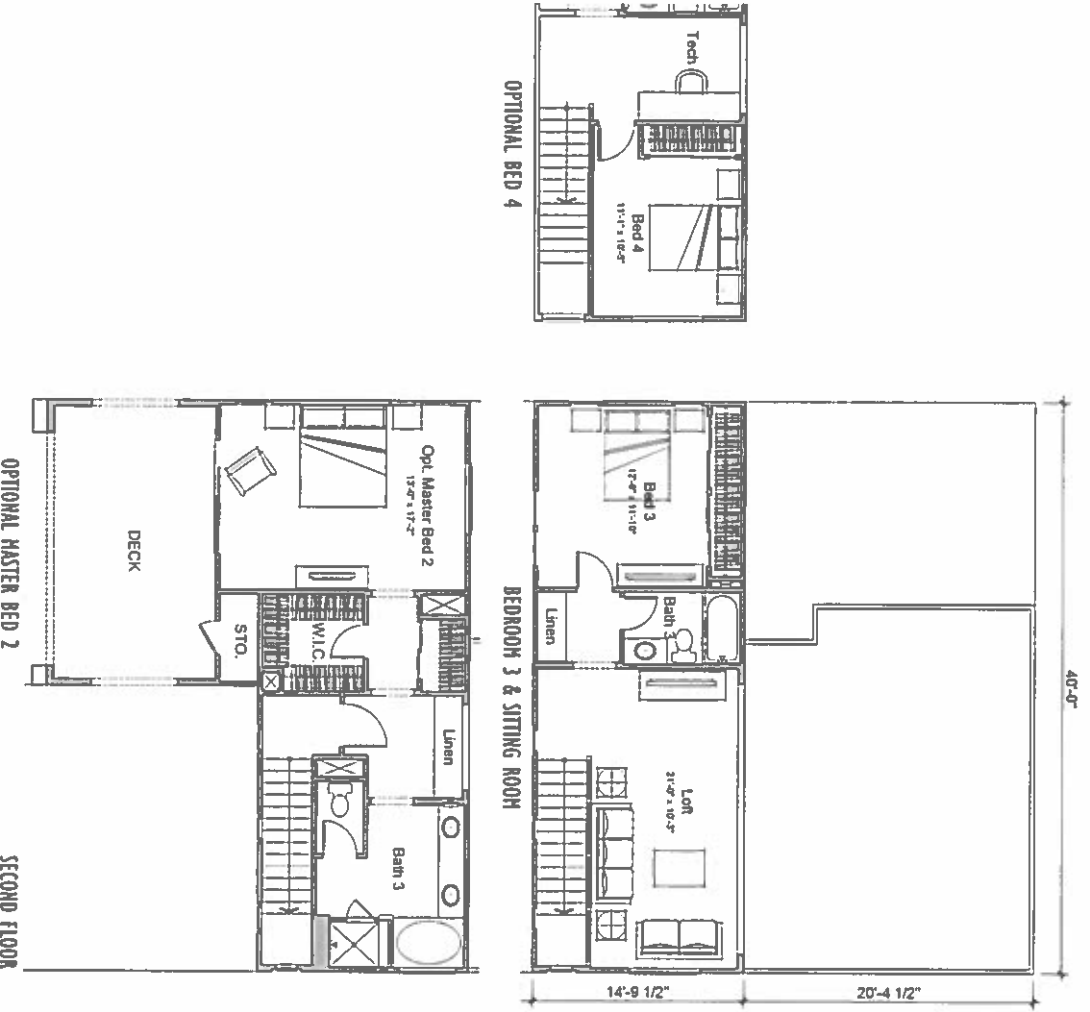
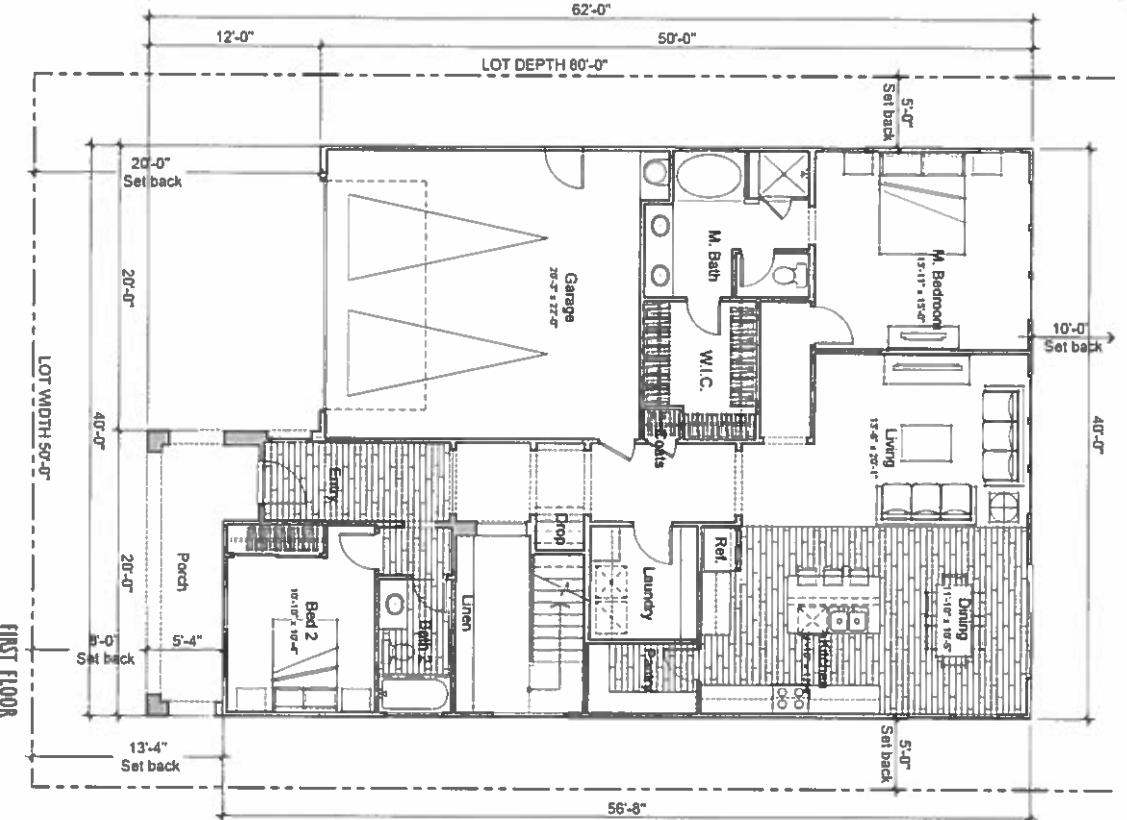
HANFORD, CALIFORNIA
PROJECT # 20150973

PHOTO DATE: 04/26/17
PHOTO BY: KATY GY

Architects & Planning
17911 Van Korman Ave.
Irvine, CA 92614
949 851 2133 / kgy.com



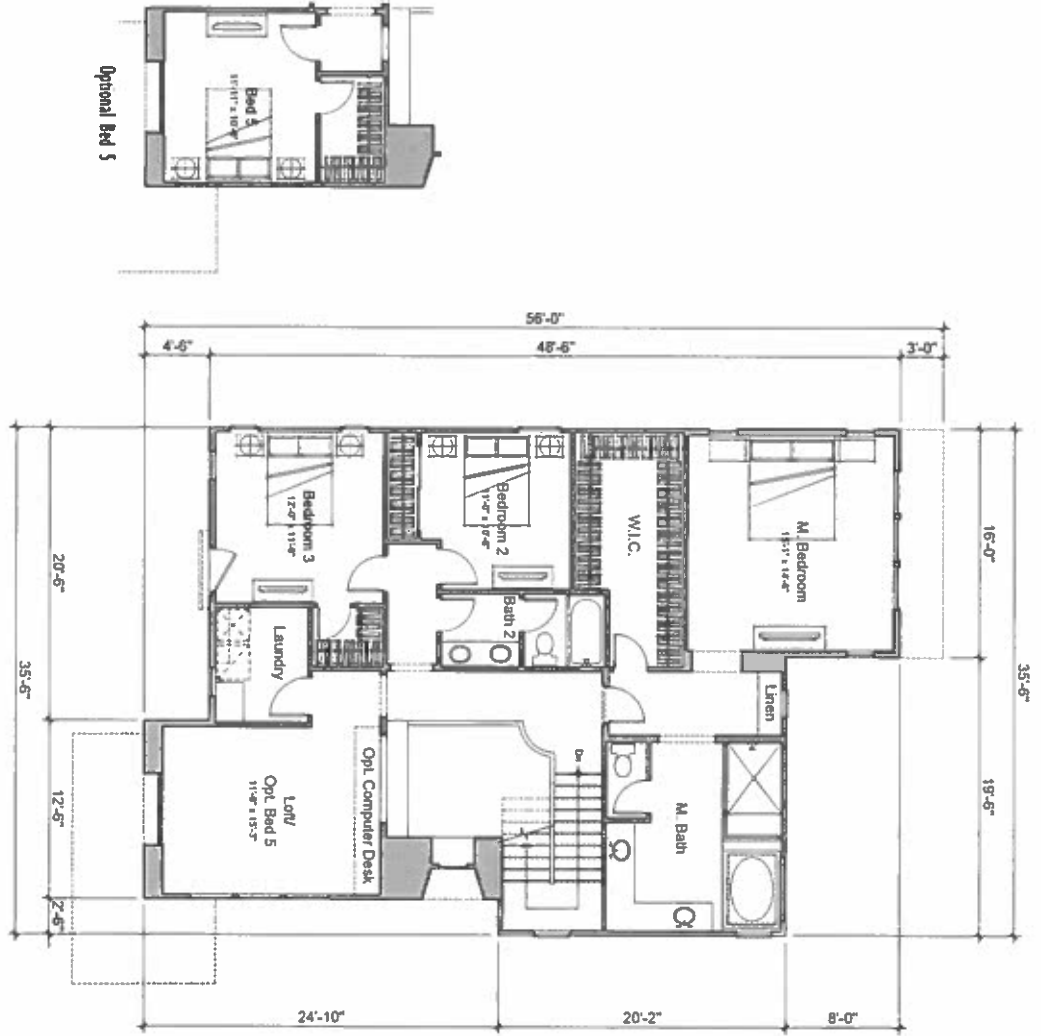
PLAN IX - FLOOR PLAN



HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

SECOND FLOOR



GROSS SF	
FIRST FLOOR	11,427 SQ. FT.
SECOND FLOOR	11,427 SQ. FT.
TOTAL FLOOR	22,854 SQ. FT.
OPT. FLOOR	2,775 SQ. FT.
GALE	275 SQ. FT.
GALE	275 SQ. FT.
GALE	275 SQ. FT.

HANFORD, CALIFORNIA

REG # 20150973

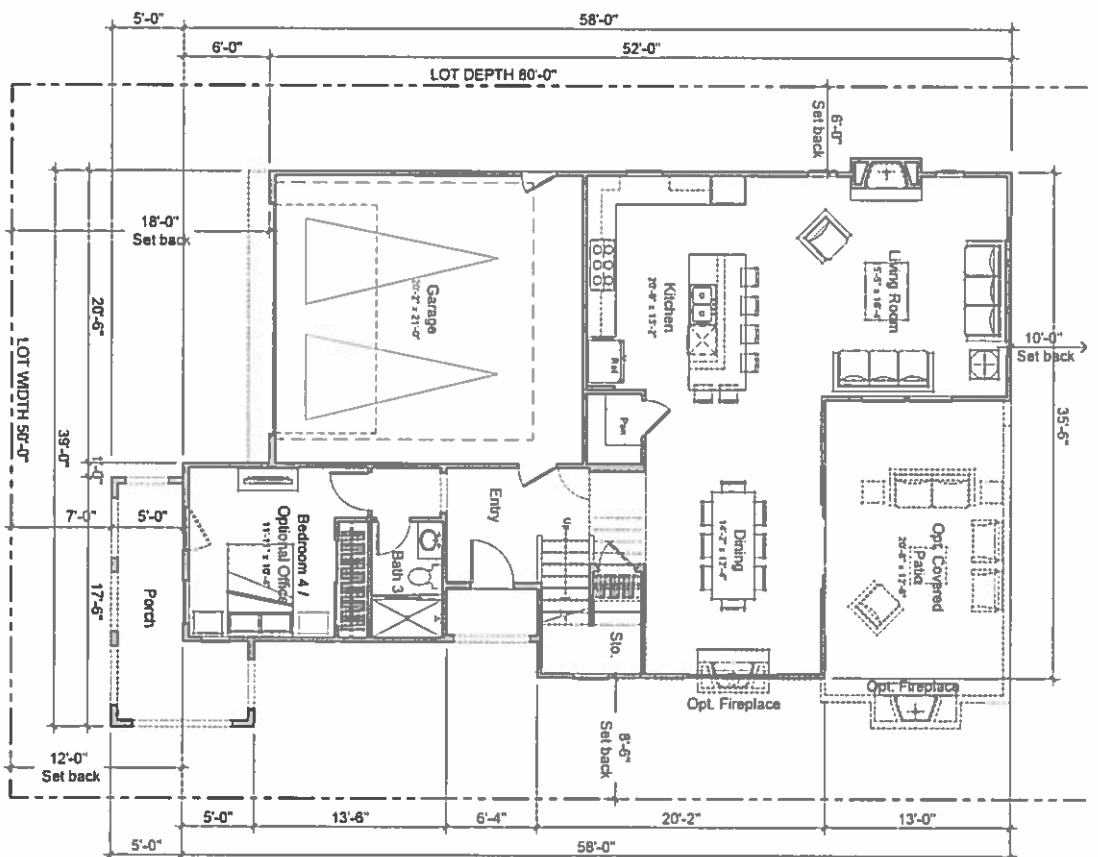
Permit Date: 2018-08-01
2017-10-11 11:55 AM (P) (C)

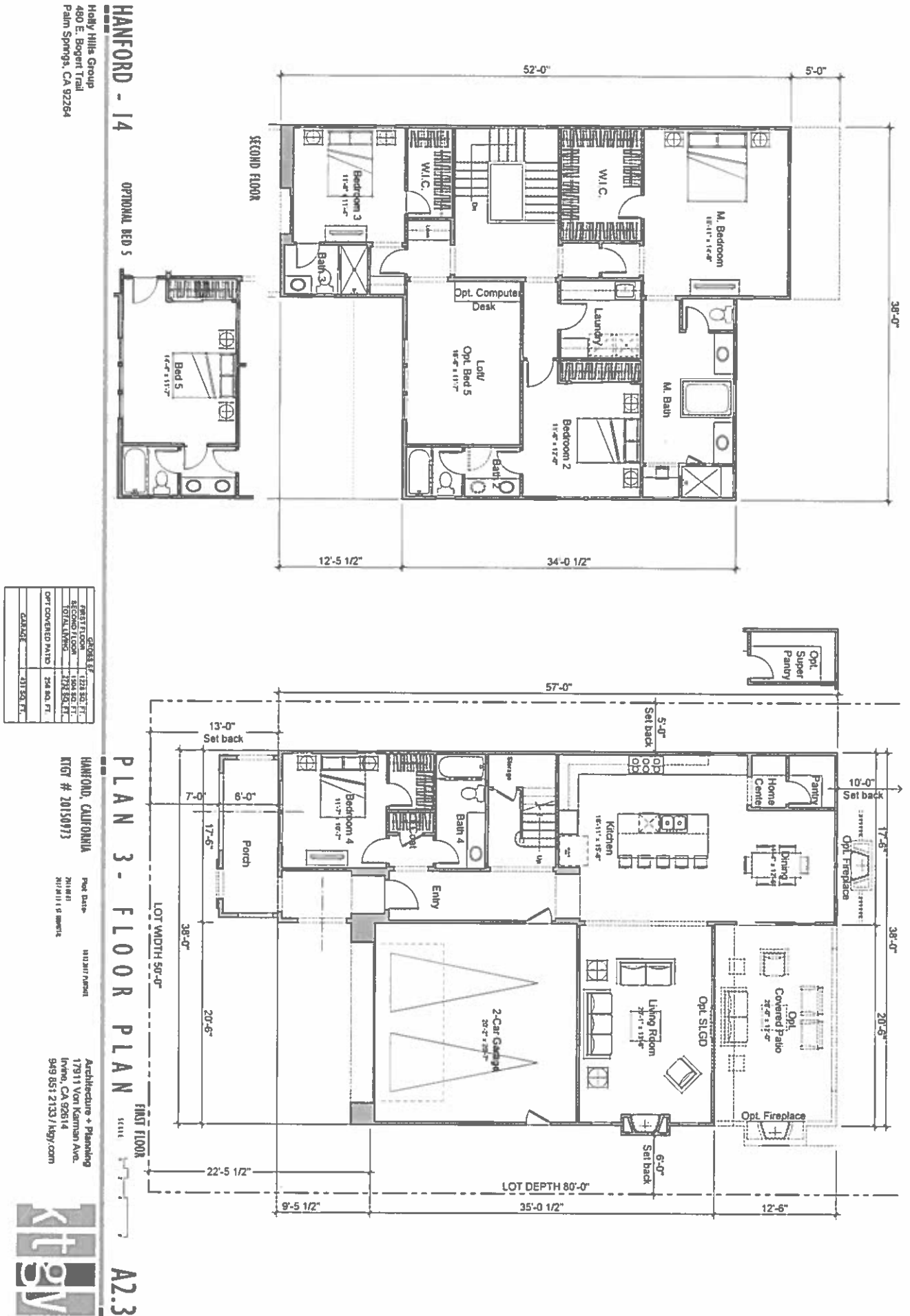
Architect + Planning
17911 Van Kaman Ave.
Irvine, CA 92614
949.851.2133 / hqg.com



PLAN 2 - FLOOR PLAN

FAST FLOOR







HANFORD - 14

Holly Hills Group
4801 E. Bogert Trail
Palm Springs, CA 92264

PLAN 1 - TUSCAN FARMHOUSE A3.0

HANFORD, CALIFORNIA
KIT # 20150973

Plot Date
2014.08.01
2014.10.11 & 15.09.2014

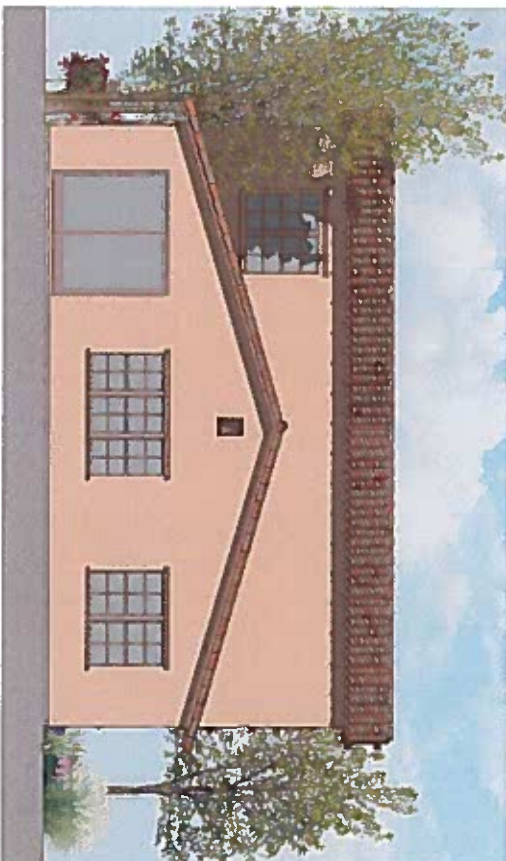
06.12.2017 PRESENT

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949.851.2133 / kty.com





RIGHT



REAR



LEFT



FRONT

HANFORD - 14

Holly Hills Group
480 E. Robert Trail
Palm Springs, CA 92264

PLAN I - TUSCAN FARMHOUSE A3.1

HANFORD, CALIFORNIA
EIR # 20150973

Per Date: 06/11/15
PROJECT: TUSCAN FARMHOUSE

Architecture + Planning
17911 Von Kaman Ave.
Irvine, CA 92614
949 851 2133 / kaggy.com





HANFORD - 14

Holly Hills Group
480 E. Bogart Trail
Palm Springs, CA 92264

PLAN 1 - ADOBE RANCH

HANFORD, CALIFORNIA
KIT # 20150973

Per Date
10/1/15
10/1/15

Architects + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949 851 2133 / kty.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 1 - SPANISH - A

A3.3

HANFORD, CALIFORNIA
KITC # 20150973

Per Date
10/18/17
10/17/17

Architecture & Planning
17311 Von Karmen Ave.
Irvine, CA 92614
949 651 2133 / kty.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN I - SPANISH - B

A3.4

HANFORD, CALIFORNIA
KIT # 20150973

Pool Date:
2014-08-03
2017-04-14 10:00 AM PST

2022-09-15 10:00 AM PST

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949 851 2133 / ktpy.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN I - SPANISH - C

HANFORD, CALIFORNIA
KITG # 20150973

Per Date
2019.06.01
2019.06.01 & 19.06.01

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949.651.2133 / kity.com



A3.5



HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 2 - TUSCAN FARMHOUSE A3.6

HANFORD, CALIFORNIA
KIT # 20150973

Per Date: 2018.06.11
2017.11.01 & 2018.06.11

© 2017 Ktgy

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949.651.2133 / ktgy.com

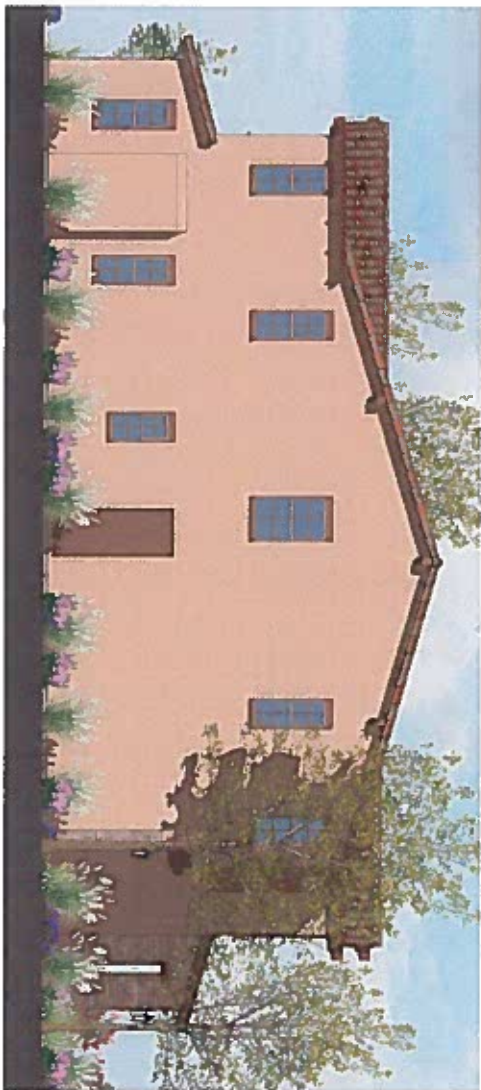




RIGHT



REAR



LEFT



FRONT

HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 2 - TUSCAN FARMHOUSE A3.7

HANFORD, CALIFORNIA
ECG # 20150973

Per Date: 06.12.2017
DRAWN BY: J. D. WINTER
INTERIOR: J. D. WINTER

Architecture + Planning
17911 Von Kaman Ave.
Irvine, CA 92614
949 851 2133 / kaggy.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 2 - ADOBE RANCH

A3.8

HANFORD, CALIFORNIA
ECG # 20150973

Permit Date
2017-08-15 10:00 AM
16-12-2017 10:00 AM

Architecture + Planning
17911 Von Kaman Ave.
Irvine, CA 92614
949 851 2133 / kag.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 2 - SPANISH

A3.9

HANFORD, CALIFORNIA
KITC # 20150973

Per Date
2016.08.02
2017.10.11 11:33 AM PST

Architecture + Planning
17911 Von Kaman Ave.
Irvine, CA 92614
949.851.2133 / ktpy.com





HANFORD - 14

Holly Hills Group
4801 E. Bogen Trail
Palm Springs, CA 92264

PLAN 3 - TUSCAN FARMHOUSE A3.10

HANFORD, CALIFORNIA
KIT # 20150973

Permit Date:
2015.08.11
2017.03.08 & 2017.04.04

40112417 - 10/08/2017

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949.851.2133 / ktpg.com

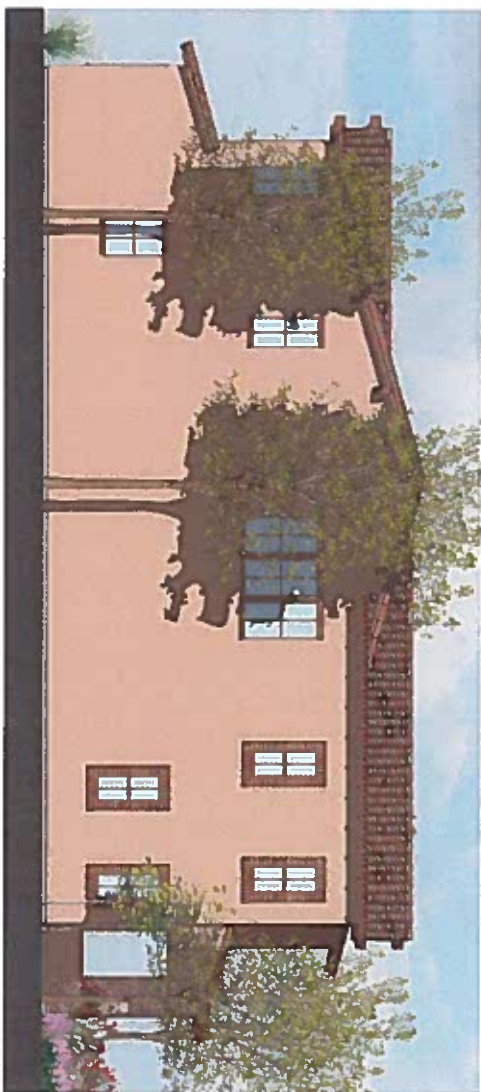




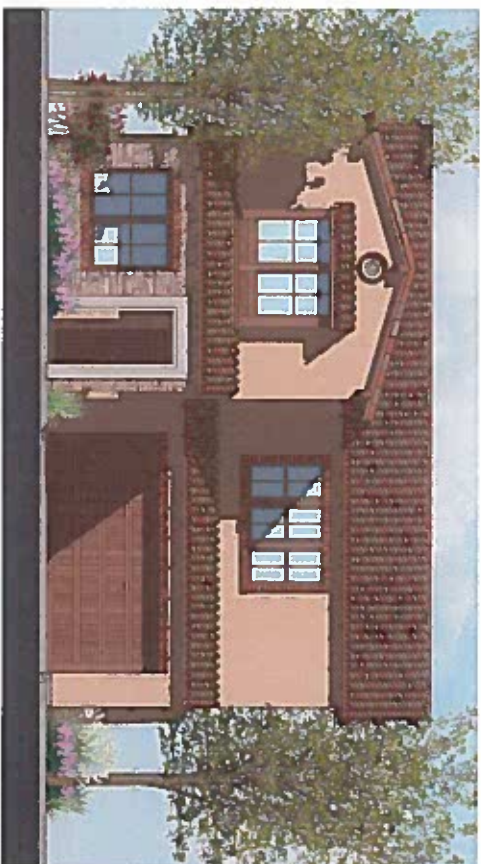
RIGHT



REAR



LEFT



FRONT

HANFORD - 14

Holly Hills Group
480 E. Bogen Trail
Palm Springs, CA 92264

PLAN 3 - TUSCAN FARMHOUSE A3.11

HANFORD, CALIFORNIA
KITC # 20150973

Per Date: 09/22/2017 PROJECT
APPROVED: 09/22/2017 BY: SHERIDAN

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949 851 2100 / ktagy.com





HANFORD - 14

Holly Hills Group
480 E. Bogen Trail
Palm Springs, CA 92264

PLAN 3 - ADOBE RANCH

A3.12

HANFORD, CALIFORNIA
KIT # 20150973

Plot Date: 09/12/2017
2018.06.01
2017.06.01 11:51 AM PST

09/12/2017 PLANNING

Architecture + Planning
17911 Van Kaman Ave.
Irvine, CA 92614
949 851 2133 / kag.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 3 - SPANISH

A3.13

HANFORD, CALIFORNIA
KIT # 20150973

Pool Date:
APPROVED
12/20/2017

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949.851.2133 / kbg.com



Exhibit C
Mitigation Monitoring and Reporting Program

Attachment: Resolution No. 2019-17 [Revision 1] (Planned Unit Development No. 2018-01 Amendment #1)

Vesting Tentative Tract 915 and Planned Unit Development No. 2018-01
Mitigation Measures
Mitigated Negative Declaration 2018-06

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project may potentially substantially degrade the existing visual character or quality of the site and its surroundings?	That the project is subject to the appropriate development standards of the Hanford Municipal Code and the approved elevations associated with the Planned Unit Development.	Developer to provide; City to require on site plan and building permits
MM Aesthetics 2	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That development is subject to the applicable provisions of the Hanford Municipal Code, such as section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare	Developer to provide; City to require on site plan and building permits
AGRICULTURE			
MM Agriculture 1.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	That a right-to-farm provision be recorded to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	City to require; Developer to disclose
AIR QUALITY			

MM Air Quality 1:	Project could potentially conflict with or obstruct implementation of the applicable air quality plan? The project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	That the development of the site is subject to the SJVAPCD Indirect Source Review (Rule 9510), since more than 50 residential units are proposed in the project area. The applicant is required to obtain permits demonstrating compliance with Rule 9510 or required to pay mitigation fees to the SJVAPCD.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 2	Project could potentially conflict with or obstruct implementation of the applicable air quality plan? The project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	That the project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 3	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	The project would be required to utilize effective dust control measures on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents.	Developer
CULTURAL RESOURCES			

MM Cultural Resources 1	The project could potentially cause a substantial adverse change in the significance of an archeological resource pursuant to Public Resources Code 15064.5? The project could potentially disturb human remains, including those interred outside of formal cemeteries?	1) That a Burial Treatment Plan be entered into by the applicant/property owner prior to any earth disturbing activities.	Developer to coordinate with the Tachi Yokut Tribe
GEOLOGY AND SOILS			
MM Geology 1:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction.	That the physical development of the project site comply with the applicable General Plan policies, as well as the California Building Code.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
MM Geology 2:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - landslides.	That a geotechnical and soil studies be prepared for the project.	Building Official to require; developer to conduct study
MM Geology 3:	That the project could result in substantial soil erosion or the loss of	That the physical development of the project site shall comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check	City to require; developer to comply

	topsoil?	and development review process.	
MM Geology 4-6	That the project could be located on a geological unit or soil that is unstable or that would become unstable as a result of the project and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?	1) That copies of a preliminary soil investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans. 2) that a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Department prior to acceptance of the development improvements or issuance of building permits, whichever occurs first 3) - That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed, in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.	
HAZARDS AND HAZARDOUS MATERIALS			
MM Hazards 1	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	The new development would be required to comply with applicable federal, state, and local regulations related to hazardous materials. Required compliance with these regulations would ensure impacts related to transport, use, and disposal of hazardous materials would be less than significant.	Developer
HYDROLOGY AND WATER QUALITY			
MM Hydrology 1 & 2	The project could potentially violate water quality standards or waste discharge requirements. Otherwise substantially degrade water quality?	1) All new development that disturbs more than one acre is required to comply with the General Permit Order No. 2012-006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer	City to require; Developer to provide

		systems and other waters of the United States; and inspect all BMPs; 2) New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.	
MM Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.	City to require; Developer to provide
MM Hydrology 4	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.	Developer
MM Hydrology 5-7	The project could potentially create or contribute runoff water which would exceed the capacity of existing or planned stormwater	That the developer shall: 1. 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	Developer

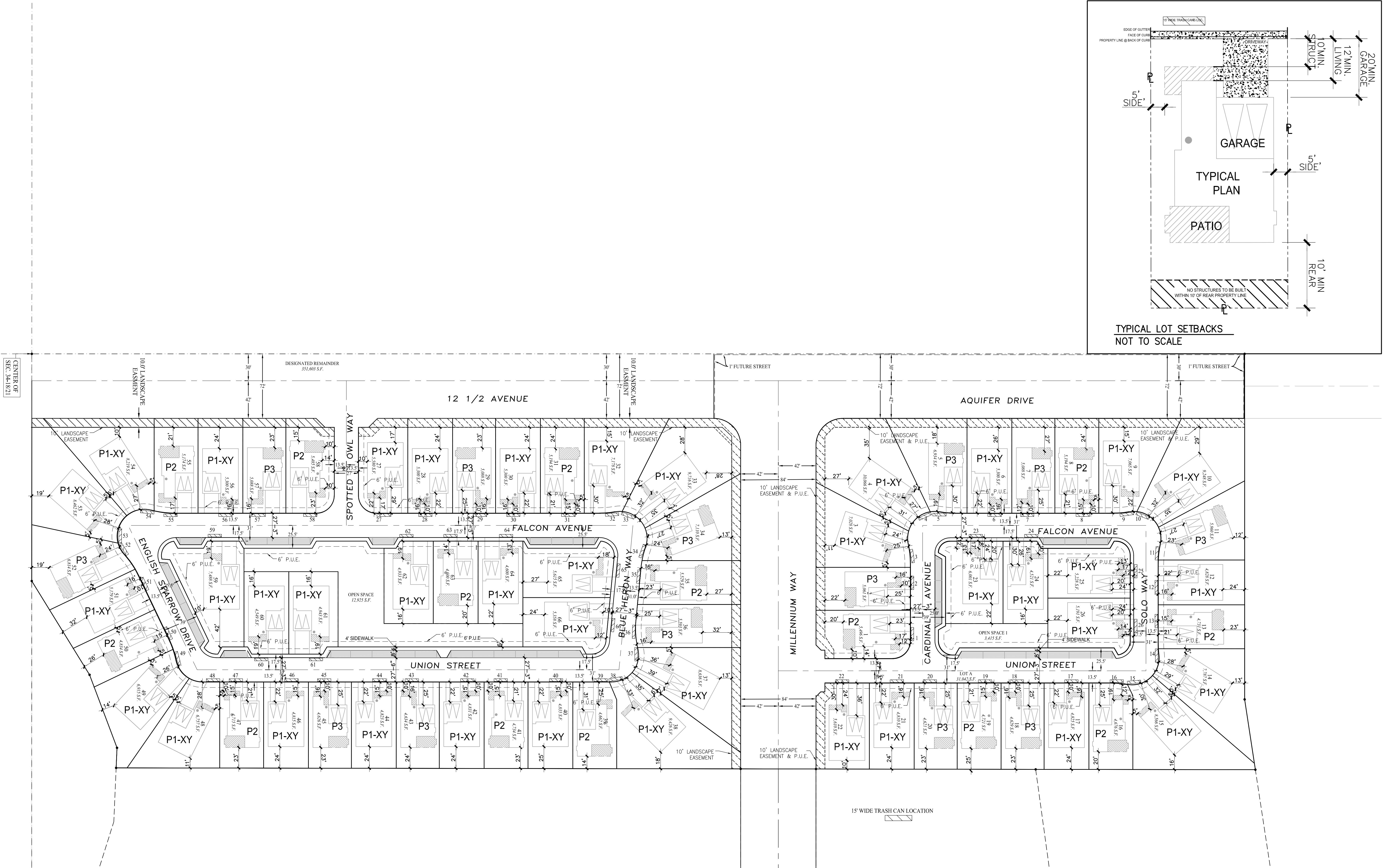
	drainage systems or provide substantial additional sources of polluted runoff.	Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. The applicant shall contact the SWRCB at www.swrch.ca.gov for further information; 2. A drainage/site improvement plan for the development shall be prepared by a licensed 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 the approved plan; 3. The 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.	
LAND USE AND PLANNING			
MM Land Use 1:	That the project may conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	That approval of the Planned Unit Development is required in order to develop the site, as proposed under Tentative Tract 915.	City to process variance
NOISE			
MM Noise 1:	Exposure of persons to or generation of noise levels	Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the	Residents and developer; Police

	in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	greatest extend feasible.	to enforce
MM Noise 2:	The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	Construction is limited to the hours between 7:00 a.m. and 10 p.m.	Developer; Police to enforce
PUBLIC FACILITIES			
MM Public Facilities 1:	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)	The project will be subject to Fire Impact Fees.	Developer to pay
MM Public Facilities 2	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Police)	The project will be subject to Police Impact Fees.	Developer to pay
MM Public Facilities 3	The project may result in substantial adverse physical impacts	That the project will be subject to School Impact Fees	Developer to pay

	associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (School)		
MM Public Facilities 4	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Park)	That the project will be subject to Park Impact Fees	Developer to pay
RECREATION			
MM Recreation 1	The project could potentially increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? That the project includes recreational facilities or requires the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.	That the project is subject to Park Impact Fees.	Developer to pay

TRANSPORTATION AND TRAFFICE		
MM Traffic 1-7	The project could conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation and relevant components of the circulation system. The project could conflict with an applicable congestion management program. The project could conflict with adopted policies, plans, or programs supporting alternative transportation.	1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map. 2. That Millennium Way shall be developed as a major collector street in conformance with City Standard ST-23. Improvements shall include installation of concrete curb, gutter, and sidewalk, landscaping, masonry block wall, streetlights, striping, signing, and transitional paving as required. 3. That 12 ½ Avenue shall be developed as a major collector street in conformance with City Standard ST-23. Developer shall be required to construct half-width street improvements and a 12 foot travel lane and a 4 foot paved shoulder (8 foot shoulder in total) along the west boundary of the subdivision fronting 12 ½ avenue. Improvements shall include installation of concrete curb, gutter, and sidewalk, landscaping, masonry block wall, streetlights, striping, signing, paving, and transitional paving as required. 4. That all interior private streets, located as shown on tentative subdivision map, shall be developed as residential streets in conformance with City Standard ST-32, with the following modifications: - Minimum street width shall be 27 feet. - No Parking shall be allowed on the street, only in off street parking indicated on the tentative map. - H.O.A. to maintain all interior private streets. 5. That the access streets to the interior of the subdivision from 12 ½ Avenue and Millennium Way shall be developed in conformance with City Standard ST-32.

		6. The development is subject to a Transportation Impact Mitigation Fee.	
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	The project site would be required to implement water conservation measures	Developer
MM Utilities 2 and 4:	Would the project be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	That the development is subject to Refuse and Recycling Impact Fees;	Developer to pay and provide
MM Utilities 3	Would the project comply with federal, state, and local statutes related to solid waste?	That the future development is required to comply with all statutes and regulations related to solid waste.	Developer



Architecture + Planning
888.456.5849
ktgy.com

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

HANFORD - 14
HANFORD, CA # 2015-0973

CONCEPTUAL DESIGN

AUGUST 9, 2019

A circle with a shaded sector representing 25% of the whole. To the right of the circle is a horizontal number line with tick marks at 0, 25, 50, and 100.

CONCEPTUAL SITE PLAN

A1.0

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT**

Tuesday, June 26, 2018

Continued from Tuesday, June 12 at the request of the applicant

PROJECT: **Planned Unit Development No. 2018-01:** A request to deviate from the standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street, reduced setbacks, reduced street frontage, and reduced lot widths for the development proposed under Vesting Tentative Tract 915.

Vesting Tentative Tract 915: A request to subdivide a 14.29-acre parcel into 66 residential lots in the R-L-5 Low-Density Residential zone district with a planned unit development overlay.

Mitigated Negative Declaration No. 2018-06: A request to certify that the project will would not have significant adverse impacts on the environment with the incorporation of mitigation measures.

LOCATION: The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046).

PLANNER: Gabrielle de Silva, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Mitigated Negative Declaration No. 2018-06 for the project.
2. Adopt Resolution No. 2018-15, approving Planned Unit Development No. 2018-01.
3. Adopt Resolution No. 2018-16, approving Vesting Tentative Tract 915.

RECOMMENDED MOTION

1. I move to adopt Mitigated Negative Declaration No. 2018-06 for the project.
2. I move to adopt Resolution No. 2018-15, approving Planned Unit Development No. 2018-01.
3. I move to adopt Resolution No. 2018-16, approving Vesting Tentative Tract 915.

PROJECT DESCRIPTION

Under Planned Unit Development No. 2018-01 and Vesting Tentative Tract 915, the applicant proposes to subdivide a 14.29-acre parcel into 66 residential lots in the R-L-5 Low-Density Residential zone district with a planned unit development overlay.

See Planned Unit Development No. 2018-01, attached as **Attachment 1**.

See Planned Unit Development No. 2018-01's proposed elevations and floor plans, attached as **Attachment 2**.

See Vesting Tentative Tract Map 915, attached as **Attachment 3**.

BACKGROUND INFORMATION

The site is designated by the General Plan as Low-Density Residential and zoned R-L-5 Low-Density Residential. A General Plan designation of Low-Density Residential allows a density range between two and 10 units per acre. The R-L-5 Low-Density Residential district requires a minimum 5,000 square-foot lot area per site. According to the General Plan Policy L31, the purpose of the low-density residential land use designation is to provide mainly single-family development on lot sizes typically found in urban settings. Policy L33 further states, "While it is recognized that existing lot sizes of 10,000 to 40,000 square feet are included in this designation, new individual lot sizes shall range from 5,000 to 10,000 square feet in size. Under Planned Unit Development provisions, smaller lot sizes at higher densities may be permitted when clustered around shared open space amenities or through density bonus policies.

Figure 1:
Land Use



Figure 2:
General Plan Designation
Low-Density Residential

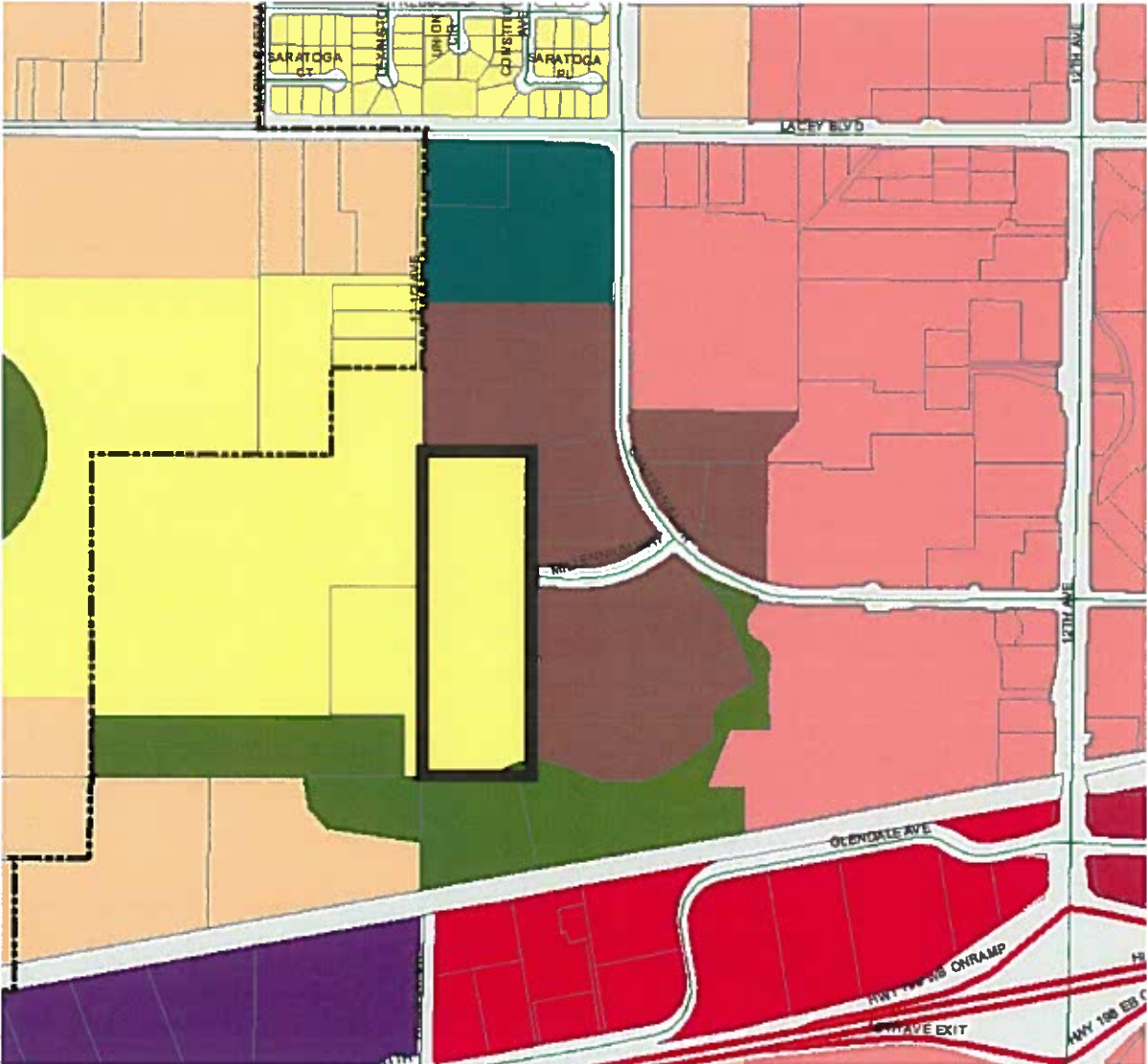
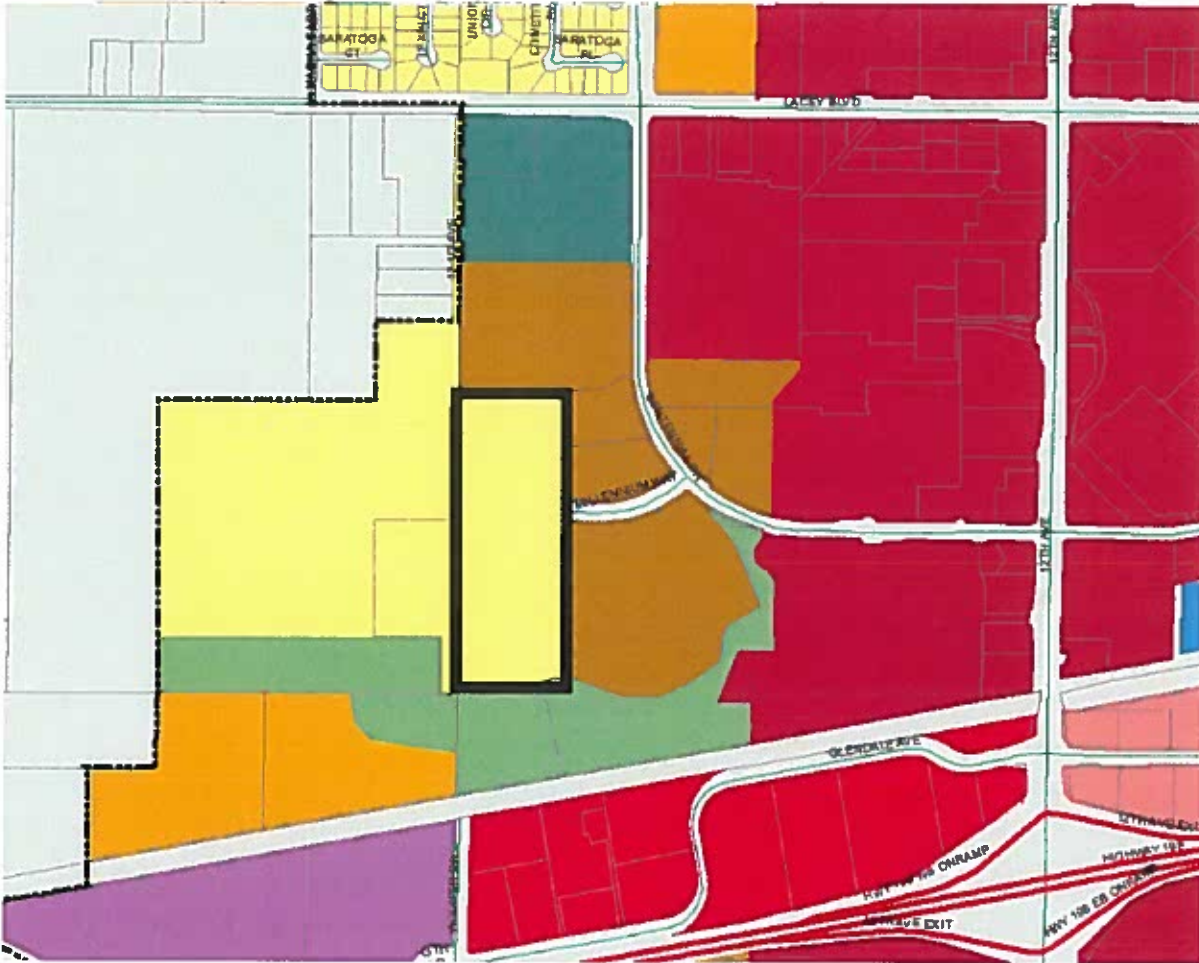


Figure 3:
Zoning Designation
R-L-5 Low-Density Residential



Adjacent Land Use and Zoning:

	Zoning	General Plan Designation	Land Use
North	R-H	High-Density Residential	Vacant
East	R-H	High-Density Residential	Planned apartments - 100 units
South	CO	Open Space	Mussle Slough remnant
West	R-L-5	Low-Density Residential	Residential

PROJECT ANALYSIS

Planned Unit Development No. 2018-01

Planned Unit Development No. 2018-01 is a request to deviate from the standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street, reduced setbacks, reduced street frontage, and reduced lot widths for the development proposed under Vesting Tentative Tract 915.

See proposed planned unit development, attached as **Attachment 1**.

See elevations and floor plans, attached as **Attachment 2**.

The Hanford Municipal Code Section 17.10.100 contains provisions to permit small-lot development between 3,600 and 4,999 square feet in the R-L-5 Low-Density Residential district if numerous criteria are satisfied. Since Section 17.10.100 A. 3 cannot be satisfied, due to the request to provide a private street with a reduced street width, a planned unit development is required. It shall be noted that all other requirements of Section 17.10.100 are provided by the applicant including adequate lot depth, width, setbacks, usable space, parking, varying floor plans, and elevations for each plan.

Planned Unit Developments (PUDs) are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the Municipal Code. In certain instances, the objectives of the General Plan may be achieved by development that does not conform in all respects with the land use pattern designated in the zone district prescribed.

PUDs may be utilized to achieve one or more of the following objectives: (a checkmark denotes the applicable objectives sought by the applicant)

- To permit a site within more than one zone district to mix the permitted or conditionally permitted land uses of both zones within the site without regard to the zone district boundary;
- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
- ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
- ✓ To permit variations to the standard local street cross-sections;
- ✓ To permit private streets and gated neighborhoods
- To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts; and
- To reduce the amount of required parking spaces when spaces are shared among multiple land uses

A planned unit development is requested, due to the deviation of the standards of the R-L-5 Low-Density Residential Zone District, as follows:

Category	R-L-5 Standard	Applicant's Proposal
Minimum Lot Size	5,000 square feet	4,536 square feet – lot 11 (minimum)
Lot Frontage	40 feet	18.65 feet – lot 38 (minimum)
Lot Width	50 feet for interior lots and 60 feet for corner lots	Minimum 49.3 feet; minimum 53 feet on corner lots
Lot Depth	90 feet	No deviation requested – all lots meet the minimum 90 feet lot depth
Maximum coverage	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.
Setbacks	Front (livable) – 15 feet Front (garage) – 20 feet	Front (livable) – 12 feet minimum Front (garage) – 20 feet (no deviation requested)
	Rear – 20 feet for one-story with rear along landscape easement. Increase by 10 feet for buildings over one-story high	Rear (one –story) – 10 feet Rear (two-story) – 10 feet
	Side (interior) - 5 feet Side (street-side) – 10 feet	Side (interior) – 5 feet (no deviation requested) Side (street side) – 10 feet (no deviation requested)
Street Right-of-Way Width	60 feet	27 feet for interior streets

Lot Area and Density

The applicant proposes to deviate from the standard lot size of the R-L-5 Low-Density residential zone district to allow all lots in the subdivision to be under the 5,000 square-foot requirement. The minimum lot size proposed in the subdivision is 4,536 square feet. The deviation would not result in a density greater than that allowed by the General Plan Low-Density Residential designation. The Low-Density Residential designation is prescribed a density range between two and 10 units per acre by the General Plan. The project proposes 4.74 dwelling units per gross acre.

Lot Frontage

The applicant requests to be allowed to reduce the lot frontage to a minimum of 18.65 feet. Lots in the R-L-5 Low-Density Residential zone district require a minimum 40 feet of frontage. The applicant has provided verification that three refuse bins can be accommodated on site, despite the reduced lot frontage.

Lot Width

The applicant requests to deviate from the required 50-foot lot width on interior lots varies by less than an inch for two lots in the subdivision. The majority of lots meet the required lot width for interior lots. The applicant proposes a minimum 53-foot lot width on corner lots. In the R-L-5 Low-Density Residential zone district, the minimum width for corner lots shall be 60 feet.

Lot Depth

The applicant does not propose a deviation to the minimum lot depth for the R-L-5 Low-Density Residential zone district, which is 90 feet. All lots in the subdivision are a minimum of 90 feet deep.

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. The applicant does not seek a deviation from the coverage maximum.

Setbacks

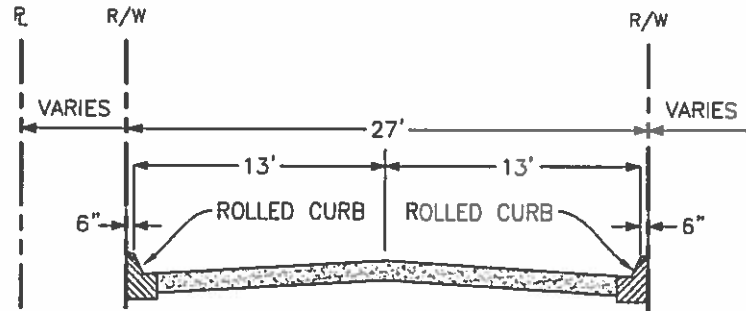
The applicant proposes to allow reduced front and rear setbacks under the planned unit development. The applicant proposes a minimum 12-foot setback to livable space for the subdivision. In the R-L-5 Low-Density Residential zone district, the minimum front-yard setback to livable space is 15 feet. The applicant proposes a minimum 10-foot setback to the rear property line for one- and two-story homes in the subdivision. In the R-L-5 Low-Density Residential zone district, the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet. The rear building setback area shall be increased by 10 feet for buildings over one-story high.

The front building setback area shall be 20 feet for garages, carports, and other non-livable building space. The garage setback is met. The side building setback area shall be five feet from an interior side lot line and 10 feet from a street. Both the interior side and street-side setback are met. No deviation is proposed to the required garage, interior side, and street-side setbacks for the R-L-5 Low Density Residential zone district.

Street Standard

The applicant proposes a 27-foot wide street, as shown in the cross section below.

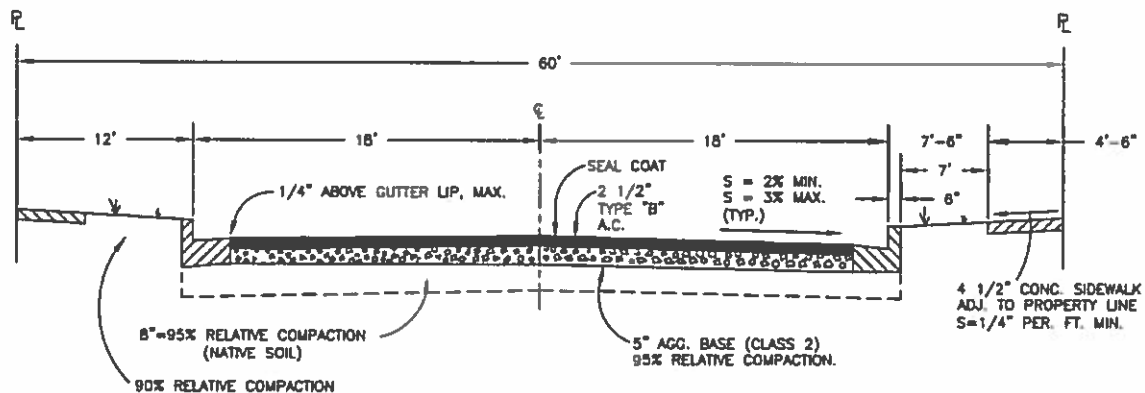
Figure 4
Street Cross Section



TYPICAL 27' INTERIOR STREET

The standard for residential streets requires 60 feet of right-of-way, as shown in Construction Standard ST-32 (see Figure 5, below). Since the street does not meet City standard, the street will be considered a private street to be maintained through a homeowners' association.

Figure 5
Construction Standard ST-32



Off-Street Parking

The applicant is not seeking a deviation to the parking requirement for single-family dwellings, which is two spaces per dwelling unit with at least one space covered. Additionally, 37 on-street parking spaces are provided throughout the subdivision.

Landscaped Areas

The applicant is not seeking a deviation to the landscape requirements for the R-L-5 Low-Density Residential zone district. All landscaping will be required to be provided as required by Section 17.10.150 Usable open space, Section 17.10.160 Landscaping, and Section 17.52 Landscape Standards.

Vesting Tentative Tract 915

Vesting Tentative Tract 915 is a request to subdivide a 14.29-acre parcel into 66 residential lots in the R-L-5 Low-Density Residential Zone District with a planned unit development overlay.

See proposed subdivision, attached as **Attachment 3**.

Project Design

Project applicable to: APN 011-020-046

Total Area: 14.29 acres

Number of Lots: 66 residential lots and 19,179 square feet of open space

Units per acre: 4.74 dwelling units/gross acre

Potential population increase: 3.11 persons per household x 66 households = 205 persons

Lot Sizes

Smallest	Largest	Average	Required in R-L-5
4,302 sq. ft.	11,037 sq. ft.	5,907 sq. ft.	5,000 sq. ft.

Not all of the proposed lots within the subdivision meet the minimum lot sizes required for the R-L-5 Low-Density Residential zone district, which is 5,000 square feet. Due to the request to deviate from the standards of the R-L-5 Low-Density Residential zone district, the applicant proposes a planned unit development overlay for the subdivision.

Streets/Circulation

Street improvements consist of sanitary sewer laterals, storm sewer mains, water services, street lights, valley gutters, street sub-grading, surfacing and striping, and the development of Millennium Way and 12 ½ Avenue along the development's frontages. All improvements are required to meet the standards of Chapter 16.24 of the Hanford Municipal Code and the Public Works Standards and Specifications.

Millennium Way will be developed as a major collector street, in conformance with City Standard ST-23. Improvements along Millennium Way will include installation of concrete curb, gutter, and sidewalk, street lights, landscaping, masonry block wall, streetlights, striping, signing, and transitional paving as required. Millennium Way will be constructed with two 12-foot travel lanes and a four-foot paved shoulder (eight-foot shoulder in total) from the east line of the development to Centennial Drive.

12 ½ Avenue will also be developed as a major collector street, in conformance with City Standard ST-23. Improvements will include installation of concrete curb, gutter, and sidewalk, landscaping, masonry block wall, streetlights, striping, signing, paving, and transitional paving, as required. The developer will be required to construct half-width street improvements and a 12-foot travel land

and a four-foot paved shoulder (eight-foot shoulder in total) along the west boundary of the subdivision fronting 12 ½ Avenue.

The interior private streets will be developed as residential streets, in conformance with City Standard ST-32, with the following modifications:

1. That the minimum street width shall be 27 feet
2. That no parking shall be allowed on the street, except in designated off-street parking, as indicated on the tentative map.
3. That a homeowners association (HOA) is responsible for maintaining all interior private streets.

Due to the request to provide variations to the standard local street cross-sections, the applicant proposes a planned unit development overlay for the subdivision.

Easements and Dedications

All easements are required to be designated on the subdivision final map, as required by the utility companies, and where needed for providing service to street lights and landscape improvements, as designated by the Utilities and Engineering Division.

All easements for irrigation ditches and/or irrigation pipelines are required to be legally abandoned or relocated to the satisfaction of the City Engineer, prior to the recordation of the subdivision final map.

All proposed landscape and public utilities easements are required to be dedicated to the City and delineated on the final subdivision map. Landscape/public utility easements are required to be 10-feet wide or greater.

Backup Parkway Improvements

The developer will provide landscaping, irrigation and a minimum six-foot high decorative masonry block wall with continuous reinforced concrete footings along the development frontages of 12 ½ Avenue and Millennium Way.

Sewer Improvements

The developer's engineer is responsible for providing a sanitary sewer master plan, complete with calculations for the entire subdivision for review by the Utilities and Engineering Department, prior to recordation of a subdivision final map.

Storm Drainage Improvements

The developer's engineer is responsible for providing a storm drainage master plan, complete with calculations for the entire subdivision, for review by the Utilities and Engineering Department, prior to recordation of a subdivision final map.

Water System

The developer's engineer is responsible for providing a water system master plan, complete with calculations for the entire subdivision, for City review and approval, prior to recordation of a subdivision final map.

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

REQUIRED FINDINGS

Planned Unit Development No. 2018-01

Pursuant to Section 17.82.060 of the Hanford Municipal Code, six findings must be made before approval of the planned unit development application:

1. That the location and design of the planned unit development is in accordance with the purpose of this title.

Analysis: Location - That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. The property is a 14.29-acre parcel; therefore, the required minimum site area is met.

Design and Purpose - That planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. In certain instances, the objectives of the municipal code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The planned unit development seeks:

- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the R-L-5 Low-Density Residential zone district.
- ✓ To permit lot sizes, shapes, and layouts that would not otherwise be permitted by the standards of the R-L-5 Low-Density Residential zone district.
- ✓ To permit variations to the standard local street cross-sections by proposing a private street with reduced street width, which will be maintained by a homeowners' association.
- ✓ To permit private streets

The design of Planned Unit Development No. 2018-01 is consistent with the objectives of Section 17.82.

2. That the planned unit development is being proposed to achieve one or more of the objectives identified in Section 17.82.030.

Analysis: That the planned unit development is requested, in order to achieve the following objectives identified in Section 17.82.030:

- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
 - ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
 - ✓ To permit variations to the standard local street cross-sections;
 - ✓ To permit private streets
3. That the location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity.

Analysis: Location - The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046). The location of the planned unit development will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity. The site is designated for low-density residential development by the General Plan.

Design and Conditions of Operation – The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

4. That the location and design of the planned unit development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.

Analysis: The project has been reviewed by the Public Works Department and improvements and conditions of approval have been placed on the project, in order to mitigate the effects of the project on traffic, streets, and utilities.

5. That the planned unit development's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desired character consistent with the purpose of this title.

Analysis: Density - The planned unit development does not propose a density greater than that permitted in the General Plan. The General Plan prescribes a density between two and 10 dwelling units per acre for the Low-Density Residential zone district. The project's density is 4.74 dwelling units per acre, which is within the range allowed by the General Plan.

Site area – The applicant proposes to deviate from the standard lot size of the R-L-5 Low-Density Residential zone district to allow all lots in the subdivision to be under the 5,000 square-foot requirement, with the minimum lot size being 4,536 square feet.

Lot Frontage - The applicant requests to be allowed to reduce the lot frontage to a minimum of 18.65 feet. Lots in the R-L-5 Low-Density Residential zone district require a minimum 40 feet of frontage. The applicant has provided verification that three refuse bins can be accommodated on site, despite the reduced lot frontage.

Lot Width -The applicant requests to deviate from the required 50-foot lot width on interior lots varies by less than an inch for two lots in the subdivision. The majority of lots meet the required lot width for interior lots. The applicant proposes a minimum 53-foot lot width on corner lots. In the R-L-5 Low-Density Residential zone district, the minimum width for corner lots shall be 60 feet.

Lot Depth -The applicant does not propose a deviation to the minimum lot depth for the R-L-5 Low-Density Residential zone district, which is 90 feet. All lots in the subdivision are a minimum of 90 feet deep.

Height of Structures – The applicant is not seeking a deviation from the height maximum of the R-L-5 Low-Density Residential zone district, which is 35 feet.

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. The applicant does not seek a deviation from the coverage maximum.

Setbacks - The applicant proposes to allow reduced front and rear setbacks under the planned unit development. The applicant proposes a minimum 12-foot setback to livable space for the subdivision. In the R-L-5 Low-Density Residential zone district, the minimum front-yard setback to livable space is 15 feet. The applicant proposes a minimum 10-foot setback to the rear property line for one- and two-story homes in the subdivision. In the R-L-5 Low-Density Residential zone district, the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet. The rear building setback area shall be increased by 10 feet for buildings over one-story high.

The front building setback area shall be 20 feet for garages, carports, and other non-livable building space. The garage setback is met. The side building setback area shall be five feet from an interior side lot line and 10 feet from a street. Both the interior side and street-side setback are met. No deviation is proposed to the required garage, interior side, and street-side setbacks for the R-L-5 Low Density Residential zone district.

Street Design – The applicant proposes to deviate from the street standard by providing a 27-foot wide private street, which will be maintained by a home owners' association. The standard street width is 36 feet, with 60 feet of right-of-way to accommodate sidewalks on either side

Off-Street Parking and Loading – the applicant is not seeking a deviation to the parking requirement for single-family dwellings, which is two spaces per dwelling unit with at least one space covered. Additionally, 37 on-street parking spaces are provided throughout the subdivision.

Landscaped Areas – The applicant is not seeking a deviation to the landscape requirements for the R-L-5 Low-Density Residential zone district. All landscaping will be required to be provided as required by Section 17.10.150 Usable open space, Section 17.10.160 Landscaping, and Section 17.52 Landscape Standards.

The deviations proposed under Planned Unit Development No. 2018-01 are consistent with the purposes of Section 17.82 Planned Unit Developments. The project would provide a stable and desired character by providing enhanced elevations and shared open-space amenities.

6. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and harmonize with the existing and proposed land uses in the vicinity.

Analysis: That the development will complement and harmonize with the existing and proposed land uses within the vicinity. The land north and east of the project site is designated R-H High-Density Residential and entitlements have been granted for two multi-family residential complexes east of the project site, for a total of 316 units. Property west of the project site features large-lot residential development and is zoned R-L-5 Low-Density Residential. Land south of the property is designated CO Conservation Open Space and will not be disrupted by the project proposed. The average lot size within the development is 5,907 square feet, which is above the minimum lot size permitted in the R-L-5 Low-Density Residential zone district, which is 5,000 square feet.

Vesting Tentative Tract 915

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

1. Consistency Finding:

Analysis: That a consistency finding can be made, because the subdivision proposed is consistent with the Zoning Ordinance requirements for the R-L-5 Low-Density Residential zone district with approval of the planned unit development overlay, Planned Unit Development No. 2018-01. Approval of Planned Unit Development No. 2018-01, permits deviations from the requirements of the R-L-5 Low-Density Residential zone district for lot size, lot frontage, lot width, setbacks, and street-width.

2. Design Finding:

Analysis: That a design finding can be made, because the subdivision proposed is consistent with the Zoning Ordinance requirements for the R-L-5 Low-Density Residential zone district with approval of the planned unit development overlay, Planned Unit Development No. 2018-01. Approval of Planned Unit Development No. 2018-01, permits deviations from the requirements of the R-L-5 Low-Density Residential zone district for lot size, lot frontage, lot width, setbacks, and street-width.

3. Type of Development Finding:

Analysis: That the type of development proposed is consistent with the General Plan Low-Density Residential designation and the R-L-5 Low-Density Residential zone district. The applicant proposes single-family low-density residential, which is the primary development allowed within the R-L-5 Low-Density Residential designation.

4. Density Finding:

Analysis: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and 10 units per acre. The project has a density of 4.74 dwelling units per acre.

5. Environmental Finding:

Analysis: That an initial study was conducted and on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2018-06 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2018-06, and mitigation measures required of development are attached as **Attachment 4**.

6. Public Health Finding:

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

7. Improvements and Access Findings:

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

PRE-CONSULTATION

In accordance with Section 15603(g) of the California Environmental Quality Act (CEQA) Guidelines, the project proposal was forwarded to the responsible and interested agencies for early consultation on April 13, 2018. Comments were received from the following agencies:

1. Southern California Gas Company
2. San Joaquin Valley Air Pollution Control District
3. Department of Transportation

All pre-consultation notices are included and analyzed in the initial study, attached as **Attachment 4**.

Southern California Gas Company

1. David Kemp of the Southern California Gas Company provided consultation, stating, "The Southern California Gas Company would like to request that the entire width of any private streets be designated as a public utility easement in order to accommodate our gas main and service crossings"

Analysis: The Public Works Department has conditioned the project to require that all proposed landscape and public utility easements, located as shown on the tentative subdivision map including the private street identified as a public utility easement shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map, unless modified herein.

San Joaquin Valley Air Pollution Control District

Pre-consultation was received from the San Joaquin Valley Air Pollution Control District on May 1, 2018. A copy of the pre-consultation letter is attached to the initial study. Comments were provided, as follows:

"The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the above referenced project consisting of a request to subdivide a 14.29-acre parcel into 66 residential lots (Project) located east of 12 ½ Avenue and west of Centennial Drive, in Hanford, CA. (APN 011-020-046) The District offers the following comments:

1. Significance Impact for Annual Criteria Pollutant Emissions – The Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 micron or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.
2. District Rule 9510 (Indirect Source Review) –District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site fees. The Project is subject to District Rule 9510 if it equals or exceeds 50 residential dwelling units and has or will receive a project-level discretionary approval from a public agency. If subject to the rule, an Air Impact Assessment (AIA) application is required prior to applying for project level approval from a public agency. In this case, if not already done, please immediately submit an AIA application to the District to comply with District Rule 9510.

In the case the Project is subject to Rule 9510, an AIA application is required and the District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval. Information about how to comply with District Rule 9510 can be found online at:

<http://www.valleyair.org/ISR/ISRHome.htm>. The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>

3. District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants) – In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <http://www.valleyair.org/busind/comply/asbestosbuln.htm>.
4. Regulation VIII (Fugitive PM10 Prohibitions) – The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving activities as described in District Rule 8021- Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm
5. Other District Rules and Regulations – The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888 or email SBA@valleyair.org. Current District rules can be found online at the District's website at: www.valleyair.org/ruleslist.htm.
6. Potential Air Quality Improvement Measures – The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at <http://www.valleyair.org/ceqaconnected/aqimeasures.aspx>.
 - a) Cleaner Off-Road Construction Equipment – this measure is to utilize off-road construction fleets that can achieve fleet average emissions equal to or cleaner than the Tier III emission standards. This can be achieved through any combination of uncontrolled engines and engines complying with Tier III and above engine standards.
 - b) Improve Walkability Design – This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical

variables that differentiate pedestrian-oriented environments from auto-oriented environments.

- c) Improve Destination Accessibility – This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the VMT.
- d) Increase Transit Accessibility – This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project within a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:
 - A transit station/top with high-quality, high frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or
 - A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development)
 - Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
 - Neighborhood designed for walking and cycling
- e) Voluntary Emission Reduction Agreement (VERA) – Design elements, mitigation measures, and compliance with District rules and regulations may not be sufficient to reduce project-related impacts on air quality to a less than significant level. In such situation, project proponents may enter into a Voluntary Emission Reduction Agreement (VERA) with the District to reduce the project related impact on air quality to a less than significant level. A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of air emissions increased through a process that funds and implements emission reduction projects. A VERA can be implemented to address impacts from both construction and operational phases of a project.

The District recommends that a copy of the District's comment letter be provided to the project proponent. District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this Project. If you have any questions or require further information, please call Georgia Stewart at (559)230-5937 or e-mail Georgia.Stewart@valleyair.org. When calling or emailing the District, please reference District CEQA number 20180425."

Staff Analysis: A copy of the District's comments has been provided to the project proponent. The comments provided have been incorporated into the mitigation monitoring and reporting program, as conditions of development, as requested by the District.

Department of Transportation

During Pre-Consultation, the City received the following comment from Michael Navarro of the Department of Transportation:

"Thank you for the opportunity to review Vesting Tentative Tract 915 and Planned Unit Development No. 2018-01. The project proposes to divide a 14.29-acre parcel into 66 residential lots with a planned unit development overlay. The project is located east of 12 ½ Avenue, on both sides of Millennium Way, about ½ mile northwest of State Route (SR) 198 and 12th Avenue interchange.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability.

Based on the information provided, Caltrans has the following comments consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. A portion of the trips generated by the proposed development would utilize the SR 198 and 12th Avenue interchange. The interchange was recently reconstructed to accommodate the projected traffic demand and to improve the safety and operations of the facility. Caltrans recommends the project contribute its equitable share to the City of Hanford's Regional Traffic Impact Fee program.
2. Per Kings County Regional Bicycle Plan, 12th Avenue appears to be a Class III Bike Route and Centennial Drive appears to be a planned bikeway within the vicinity of the project. In addition, this area has been identified as a potential walking district. Caltrans seeks to reduce vehicle trips and new vehicle miles traveled associated with development and recommends that the project take appropriate measures to minimize or mitigate transportation impacts through smart mobility and multimodal design by improving pedestrian, bike, and transit services and infrastructure."

Analysis: The project is subject to the City of Hanford's Traffic Impact Fee program; payment of a Traffic Impact fee has been required of development. Additionally, as part of the Capital Improvement Plan, Class II and Class III paths (bike routes or shared lanes) within existing roadways in conformance with the adopted Pedestrian and Bicycle Master Plan. The new facilities provide an alternative mode of transportation other than motorized vehicles and will provide air quality benefits, as well. Funding for this project is allocated from Congestion Mitigation and Air Quality funds and Gas Tax Reserves.

CONSULTATION

On May 18, 2018, staff forwarded a consultation notice to the interested agencies, in accordance with Public Resources Code Section 21081.6. One response was received from the following:

1. Kings County Department of Public Health

Kings County Department of Public Health

Consultation was received on May 24, 2018 from Troy Hommerding with the Kings County Department of Public Health, providing the following:

1. *Coccidioides immitis*, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and <http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

Staff analysis: Staff has included this as a condition of development in Resolution No. 2018-15 and 2018-16.

PUBLIC COMMENT

Noticing of the project was published in the newspaper on May 18, 2018, and mailed to property owners within 500 feet of the project site on May 17, 2018. The notice of public hearing and notice of intent to adopt a mitigated negative declaration was made available to the public for a 20-day comment period, from May 18, 2018 to June 7, 2018. No comments have been received as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) guidelines, Planned Unit Development No. 2018-01 and Vesting Tentative Tract 915 were evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2018-06 has been prepared, attached as Attachment 4.

RECOMMENDATION

Staff recommends that the Planning Commission:

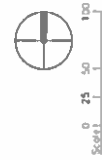
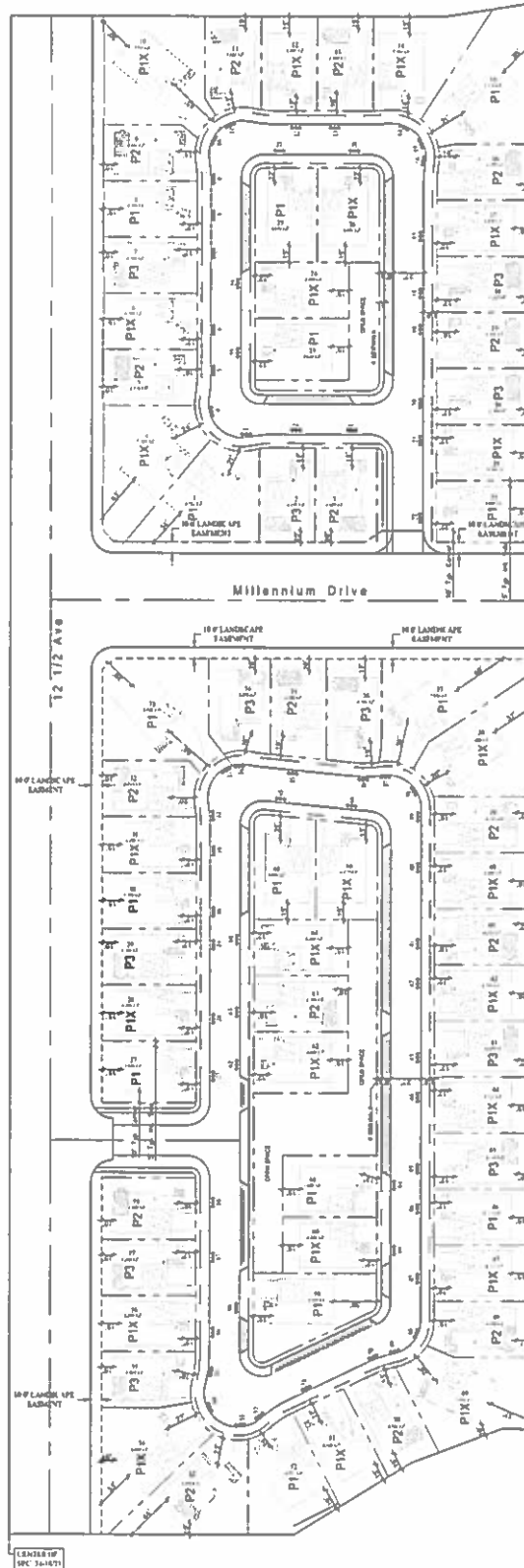
1. Adopt Mitigated Negative Declaration No. 2018-06 for the project.
2. Adopt Resolution No. 2018-15, approving Planned Unit Development No. 2018-01.
3. Adopt Resolution No. 2018-16, approving Vesting Tentative Tract 915.

Site Summary

Gross Area: 14.12 ac
 Street Dedication: 3.04 ac
 Street Dedication (Int.): 1.47 ac
 Density: 4.6 du / ac (gross)
 6.8 du / ac (net)

Phase 2	
Plan 1 (1,648 SF):	9 du
Plan 1X (2,183 SF):	15 du
Plan 2 (2,519 SF):	9 du
Plan 3 (2,732 SF):	7 du
TOTAL	40 du

Phase 1	
Plan 1 (1,648 SF):	6 du
Plan 1X (2,183 SF):	9 du
Plan 2 (2,519 SF):	7 du
Plan 3 (2,732 SF):	4 du
TOTAL	26 du



HANFORD - 14

Holly Hills Group
 480 E. Bogert Trail
 Palm Springs, CA 92264

CONCEPTUAL SITE PLAN

HANFORD, CALIFORNIA
 K/GY # 20150973
 2018-03-22

Architecture + Planning
 17911 Von Karman Ave.
 Irvine, CA 92614
 949 851 2133 / ktgy.com





HANFORD 14 SITE

OWNER / SUBDIVIDER:
Holly Hills Group
PALM SPRINGS, CA

ARCHITECT:
KTGY
IRVINE, CA



HANFORD - 14

Holly Hills Group
4400 E. Bogart Trail
Palm Springs, CA 92264

HANFORD, CALIFORNIA
KTGY # 20150973

Prep Date:
2015.09.21
2015.09.21 1:14 PM

Architecture & Planning
17911 Van Korman Ave.
Irvine, CA 92614
949 851 2133 / ktgy.com



HANFORD - 14

Holly Hills Group
480 E. Robert Trail
Palm Springs, CA 92264

HANFORD, CALIFORNIA
KTGY # 20150973

Per Date: 08/12/2017
2017/08/12 1:51 PM
08/12/2017 1:51 PM

Architecture + Planning
17911 Von Kerman Ave.
Irvine, CA 92614
949 851 2133 / ktgy.com



A0.1

SHEET INDEX

ARCHITECTURAL

A0.1	COVER SHEET
A0.1	SHEET INDEX
A1.0	SITE PLAN & DATA
A2.0	PLAN 1 - FLOOR PLAN
A2.1	PLAN 1X - FLOOR PLAN
A2.2	PLAN 2 - FLOOR PLAN
A2.2	PLAN 3 - FLOOR PLAN
A3.0	PLAN 1 - TUSCAN FARMHOUSE
A3.1	PLAN 1 - TUSCAN FARMHOUSE
A3.2	PLAN 1 - ADOBE RANCH
A3.3	PLAN 1 - SPANISH A
A3.4	PLAN 1 - SPANISH B
A3.5	PLAN 2 - SPANISH C
A3.6	PLAN 2 - TUSCAN FARMHOUSE
A3.7	PLAN 2 - TUSCAN FARMHOUSE
A3.8	PLAN 2 - ADOBE RANCH
A3.9	PLAN 2 - SPANISH
A3.10	PLAN 3 - TUSCAN FARMHOUSE
A3.11	PLAN 3 - TUSCAN FARMHOUSE
A3.12	PLAN 3 - ADOBE RANCH
A3.13	PLAN 3 - SPANISH

HANFORD - 14
 Holly Hills Group
 480 E. Bogert Trail
 Palm Springs, CA 92264

OWNER	HOUSING
DESIGNER	KLING STUBBINS
DATE	10/14/17
PROJECT	480 E. BOGERT TRAIL
SCALE	1/8" = 1'-0"

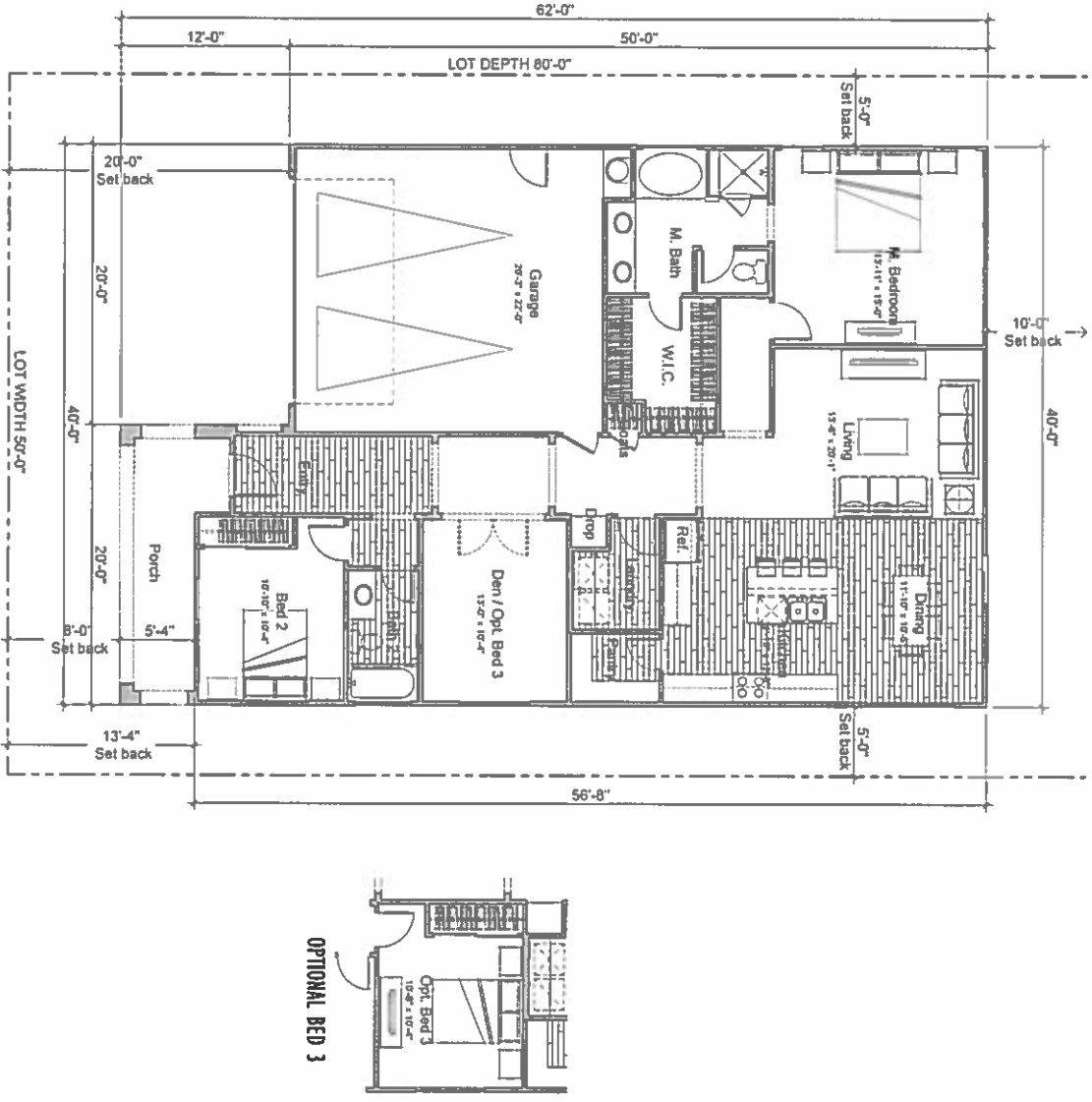
HANFORD, CALIFORNIA
 KSG # 20150973

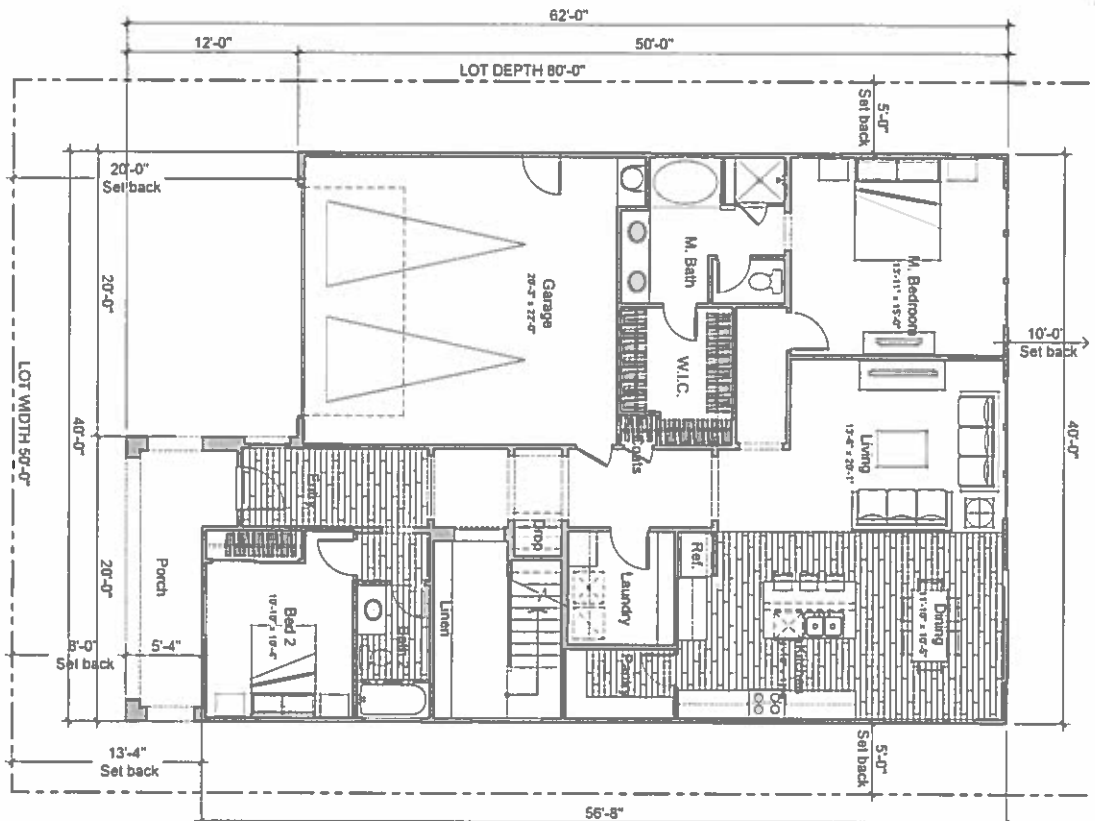
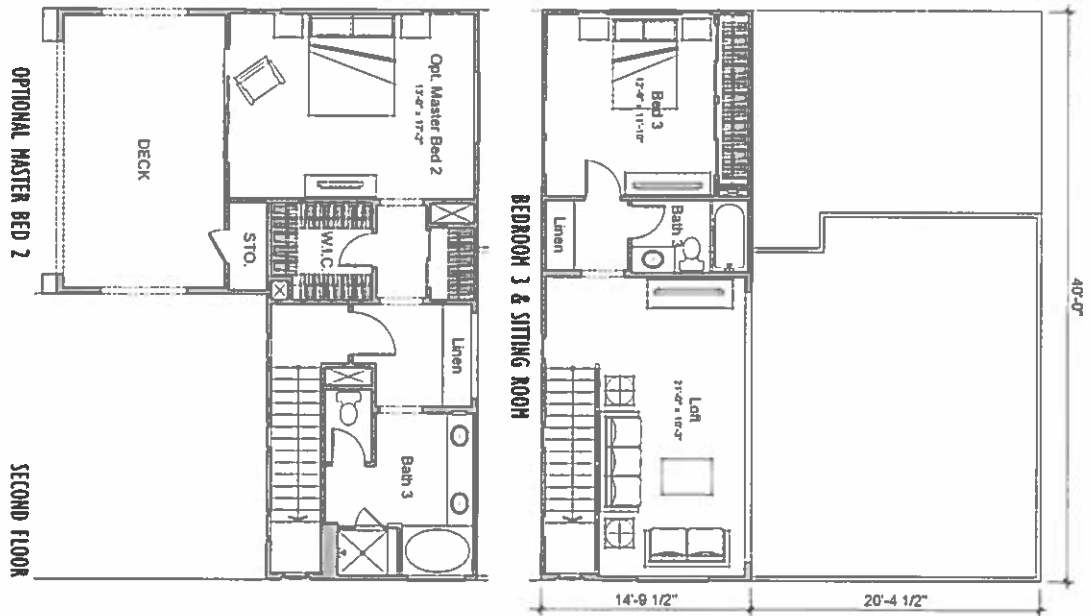
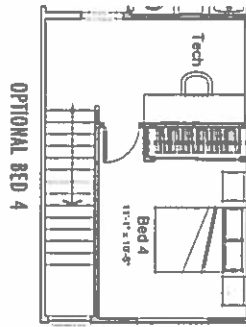
Per Date: 10/12/17 10:00AM
 SHOWN: 10/12/17 10:00AM

Architecture - Planning
 17911 Van Kleeven Ave.
 Irvine, CA 92614
 949 851 2133 / ksg.com



PLAN 1 - FLOOR PLAN





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

DATE	2/28/2017
PROJECT	14A 14B 14C 14D 14E 14F 14G 14H 14I 14J 14K 14L 14M 14N 14O 14P 14Q 14R 14S 14T 14U 14V 14W 14X 14Y 14Z
SECOND FLOOR	14A 14B 14C 14D 14E 14F 14G 14H 14I 14J 14K 14L 14M 14N 14O 14P 14Q 14R 14S 14T 14U 14V 14W 14X 14Y 14Z
LOT AREA	2113 SQ. FT.
DATE	04/30/17

HANFORD, CALIFORNIA
KIT # 20150973

Per Date
PROJECT
PROJECT

Architecture & Planning
17911 Von Karman Ave.
Brea, CA 92614
949 851 2133 / ktgy.com

ktgy

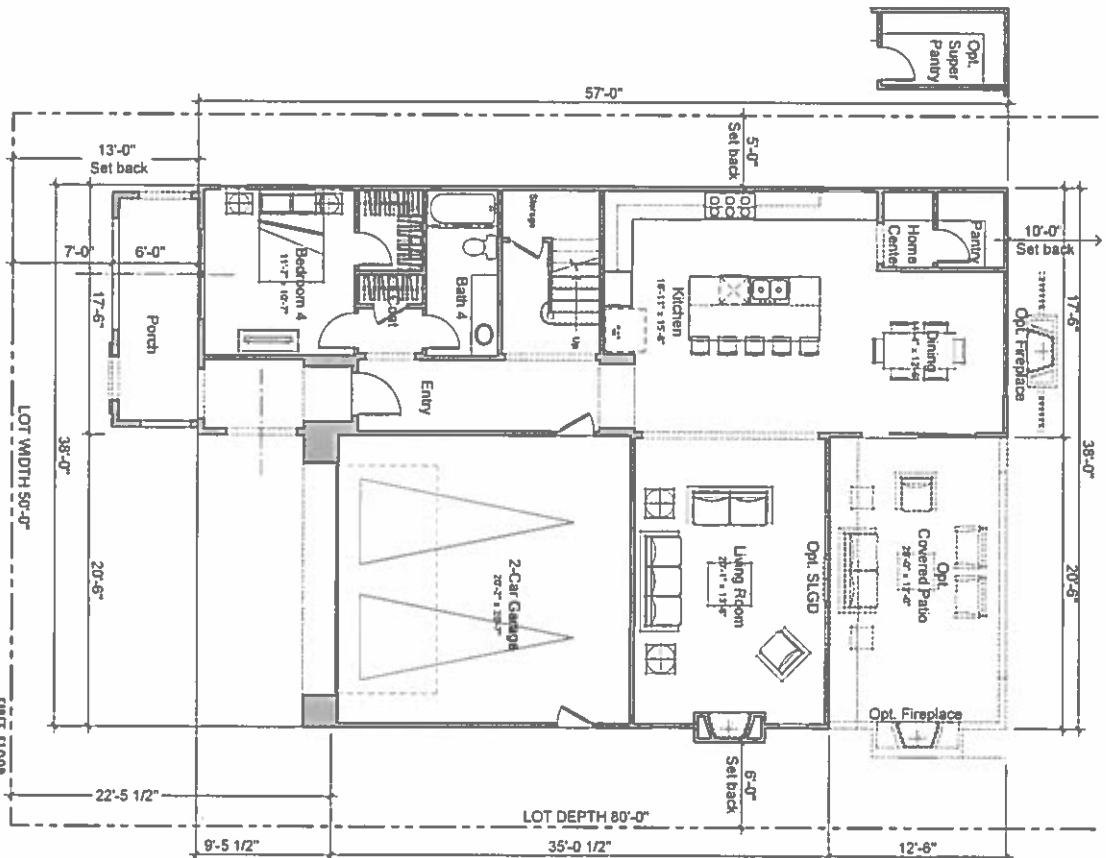
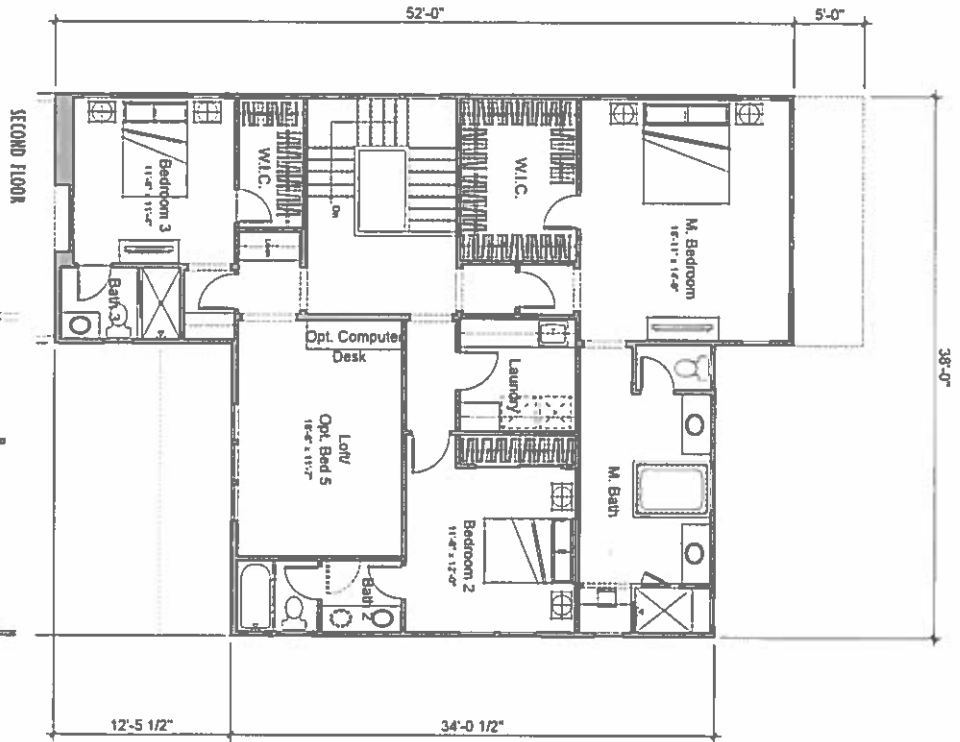
HANFORD - 14
 HOLLY HILLS GROUP
 480 E. Bogert Trail
 Palm Springs, CA 92264

OPTIONAL BED 5

PLAN 3 - FLOOR PLAN

FIRST FLOOR

A2.3



2018-01	1328 SQ. FT.
FIRST FLOOR	1328 SQ. FT.
SECOND FLOOR	1504 SQ. FT.
TOTAL LIVING	2832 SQ. FT.
OPT. COVERED PATIO	254 SQ. FT.
GARAGE	201 SQ. FT.

HANFORD, CALIFORNIA
 RIGT # 20150973

Per Date: 10/12/2017
 2017/11/12 10:00 AM

Architecture & Planning
 17911 Van Korman Ave.
 Irvine, CA 92614
 949 851 2133 / kgp.com





HANFORD - 14

Holly Hills Group
480 E. Robert Trail
Palm Springs, CA 92264

PLAN 1 - TUSCAN FARMHOUSE A3.0

HANFORD, CALIFORNIA
KITG # 20150973

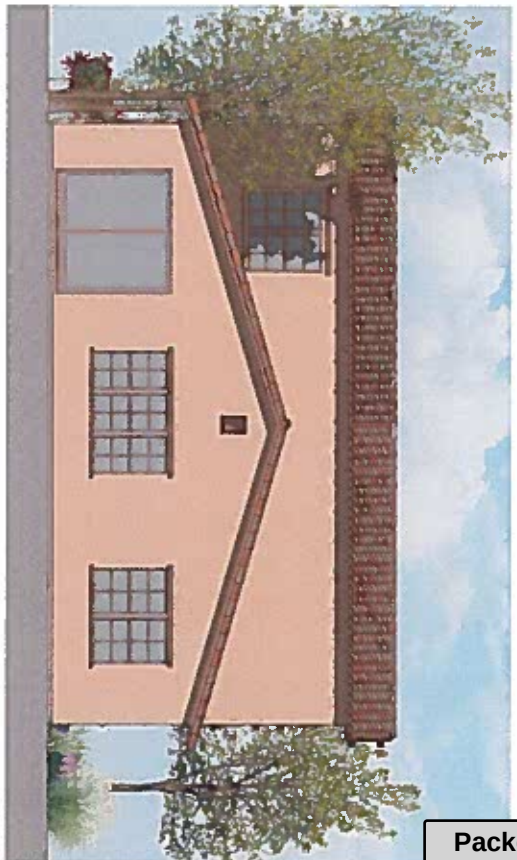
Per Date: 06/12/17
Architect: KTG
Interior: KTG

Architecture & Planning
17911 Von Kaman Ave.
Irvine, CA 92614
949 651 2133 / ktg.com





RIGHT



REAR



LEFT



FRONT

HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN I - TUSCAN FARMHOUSE A3.1

HANFORD, CALIFORNIA
KIGT # 20150973

Post Date:
APPROVED
APPROVED 11/17/2018

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949 851 2133 / kigp.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN I - ADOBE RANCH

A3.2

HANFORD, CALIFORNIA
KITC # 20150973

Plot Date
2015.09.23
2017.06.18 10:30 AM
RECEIVED

Architects & Planning
17911 Van Korman Ave.
Irvine, CA 92614
949 651 2133 / kity.com





HANFORD - 14

PLAN I - SPANISH - A

A3.3

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

HANFORD, CALIFORNIA
KITC # 20150973

Pen Date
2017-06-12
2017-06-12 11:30 AM

Architecture + Planning
17911 Van Kaman Ave.
Irvine, CA 92614
949 851 2133 / ktgy.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 1 - SPANISH - B

A3.4

HANFORD, CALIFORNIA
KIGI # 20150973

Pen Date: 06/12/2017
2017.06.12
2017.06.12 12:00 PM

Architecture + Planning
17911 Von Kaman Ave.
Irvine, CA 92614
949.851.2133 / kiggy.com





HANFORD - 14

Holly Hill Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN I - SPANISH - C

A3.5

HANFORD, CALIFORNIA
KITG # 20150973

Per Date
APPROVED
JANET NELSON, DIRECTOR

SEAL AND SIGNATURE

Architecture & Planning
17911 Van Korman Ave.,
Irvine, CA 92614
949 851 2133 / kitgy.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 2 - TUSCAN FARMHOUSE A3.6

HANFORD, CALIFORNIA
KIT # 20150973

Plot Date
08/12/2017 / 08/12/2017
08/12/2017 / 08/12/2017

Architecture & Planning
17911 Von Karman Ave.
Irvine, CA 92614
949 851 2133 / kity.com





RIGHT



REAR



LEFT



FRONT

HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palmdale, CA 92264

PLAN 2 - TUSCAN FARMHOUSE A3.7

HANFORD, CALIFORNIA
KITC # 20150973

Post Date:
2017.03.13 10:00 AM
RECEIVED

Architects & Planning
17911 Von Karman Ave.
Irvine, CA 92614
949 651 2133 / kity.com





HANFORD - 14

PLAN 2 - ADOBE RANCH

A3.8

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

HANFORD, CALIFORNIA
KITG # 20150973

Plot Date: 10/12/2017
2018-01-01
2017-06-14 1:14:30 PM PST

Architecture + Planning
17911 Van Korman Ave.
Irvine, CA 92614
949 651 2133 / kitg.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 2 - SPANISH

A3.9

HANFORD, CALIFORNIA
KITC # 20150973

Per Date
2015/09/23
2015/09/23

Architecture + Planning
17911 Van Kaman Ave.
Irvine, CA 92614
949 851 2133 / kity.com





HANFORD - 14

Holly Hills Group
480 E. Bogen Trail
Palm Springs, CA 92264

PLAN 3 - TUSCAN FARMHOUSE A3.10

HANFORD, CALIFORNIA
KIT # 20150973

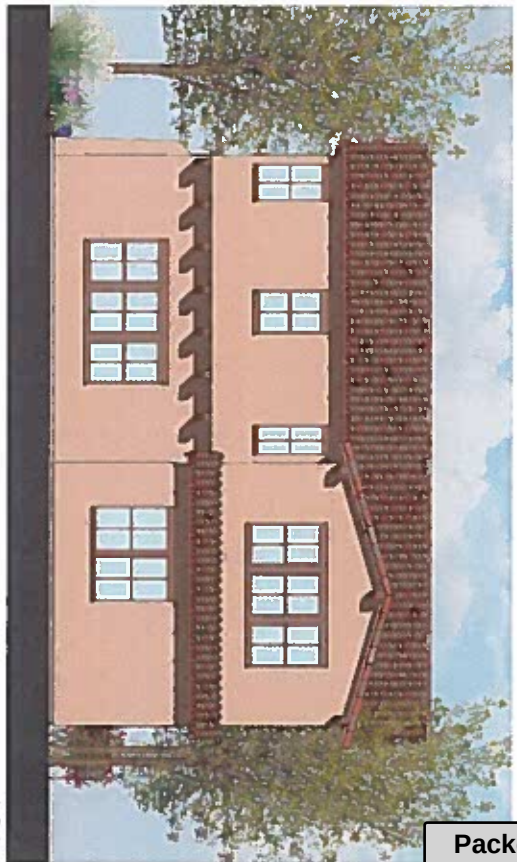
Per Date: 06/11/2017
06/11/2017 11:27 AM PST

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949 851 2133 / ktpj.com

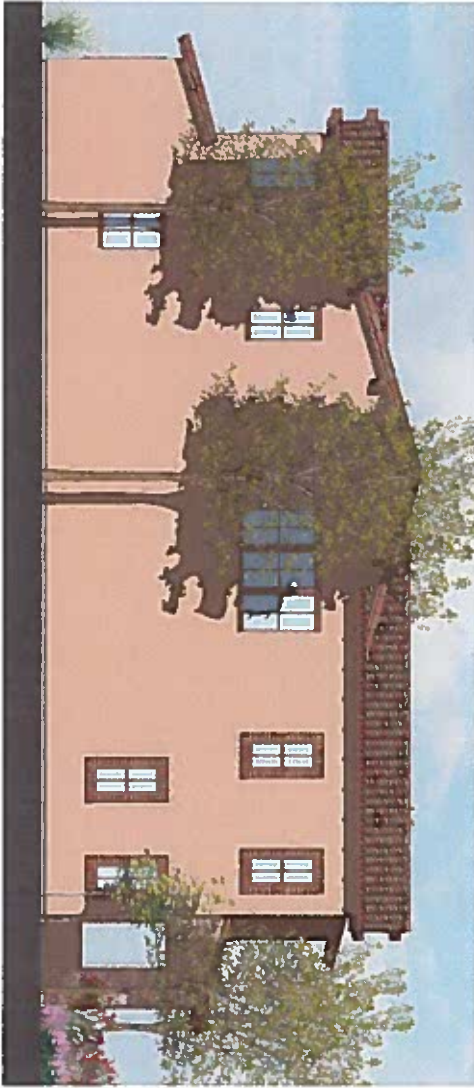




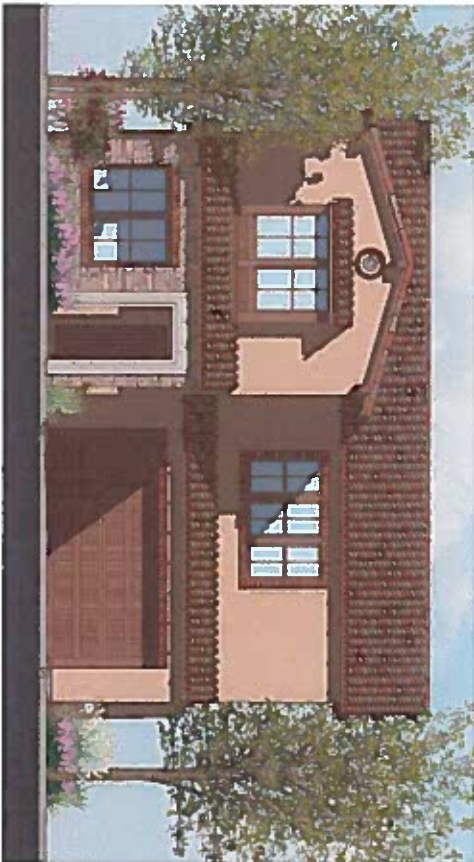
RIGHT



REAR



LEFT



FRONT

HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 3 - TUSCAN FARMHOUSE A3.11

HANFORD, CALIFORNIA
KITC # 20150973

Plot Date: 2011/03/20
2011/03/20 1:30 PM

Architects + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949 851 2133 / kity.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 3 - ADOBE RANCH

A3.12

HANFORD, CALIFORNIA
KITC # 20150973

Plan Date: 04/12/2017
Architect: K&G
04/12/2017 10:00 AM

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949 851 2133 / k&g.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 3 - SPANISH

HANFORD, CALIFORNIA
KITC # 20150973

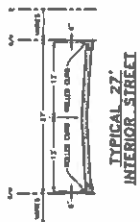
Per Date: 06/12/2017
Planned: 2015/09/13
Revised: 06/12/2017

Architecture & Planning
17911 Von Karman Ave.
Irvine, CA 92614
949 851 2133 / kity.com



A3.13

Am. W.	01227110
Year	1



Revisions		Date
No.	Revisions	Date
1	Curb Area, Rolled Curb Detail	07/18/19
2	Addr. Sheet Details, Transition Section	07/18/19

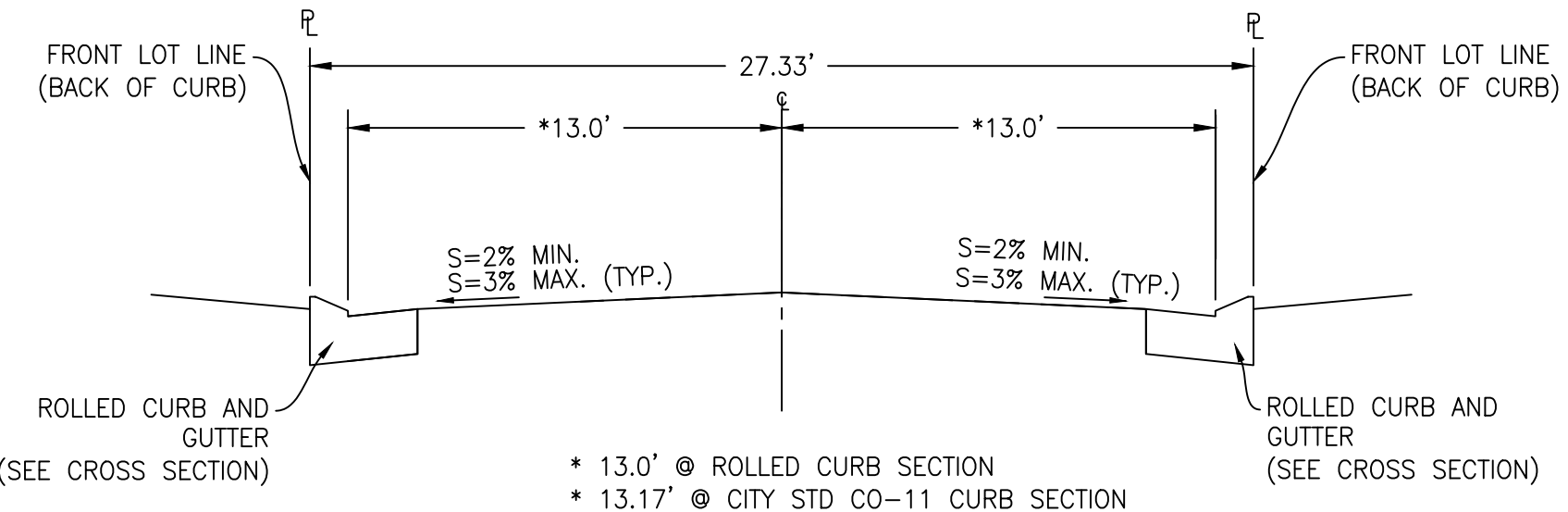
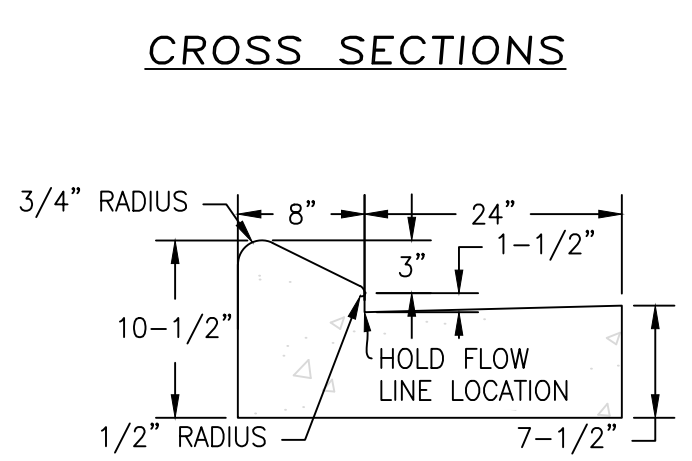
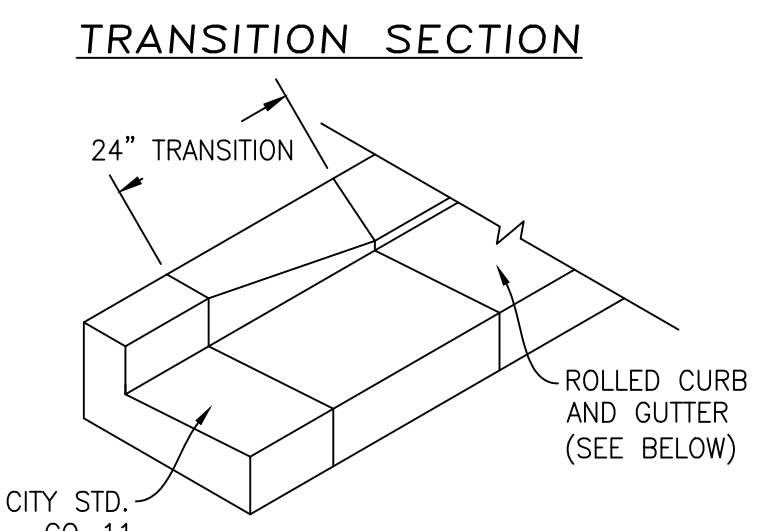
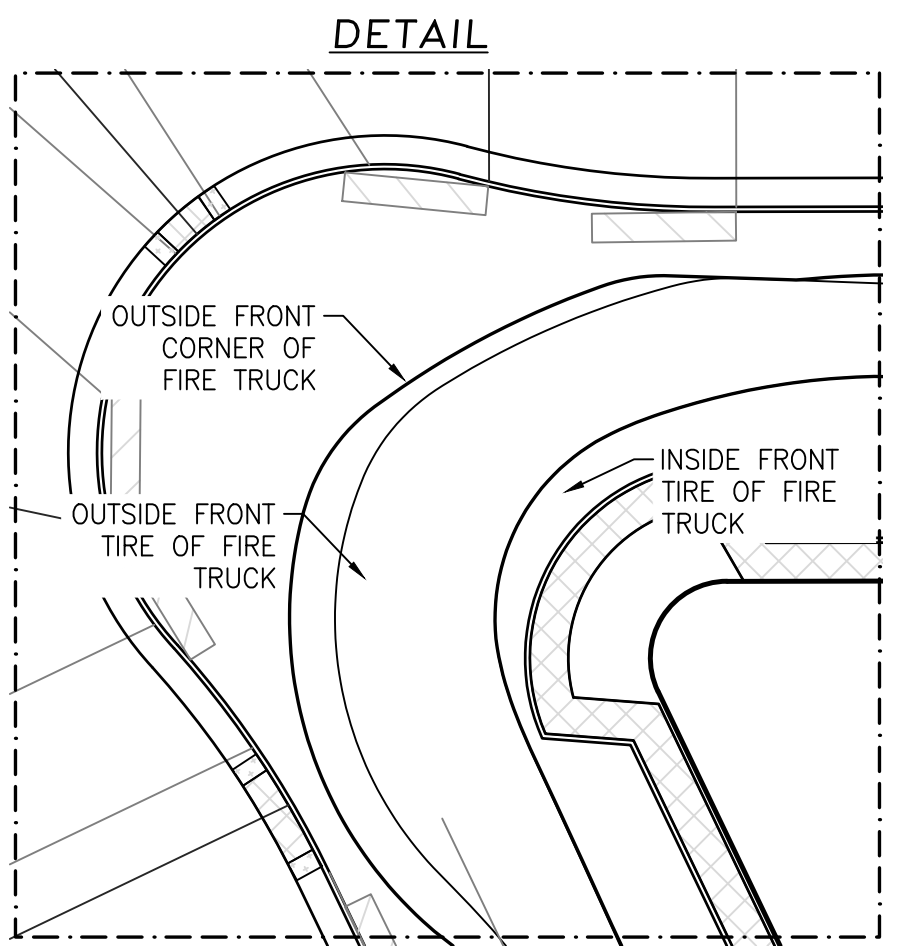
HOLLY HILLS GROUP
480 E. BOGERT TRAIL
PALM SPRINGS, CA 92264

FOR REVIEW ONLY
PRELIMINARY

SCHEMATIC OF REFUSE CONTAINER LOCATIONS AND FIRE ENGINE TRACK
COUNTY TRACT No. 915

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

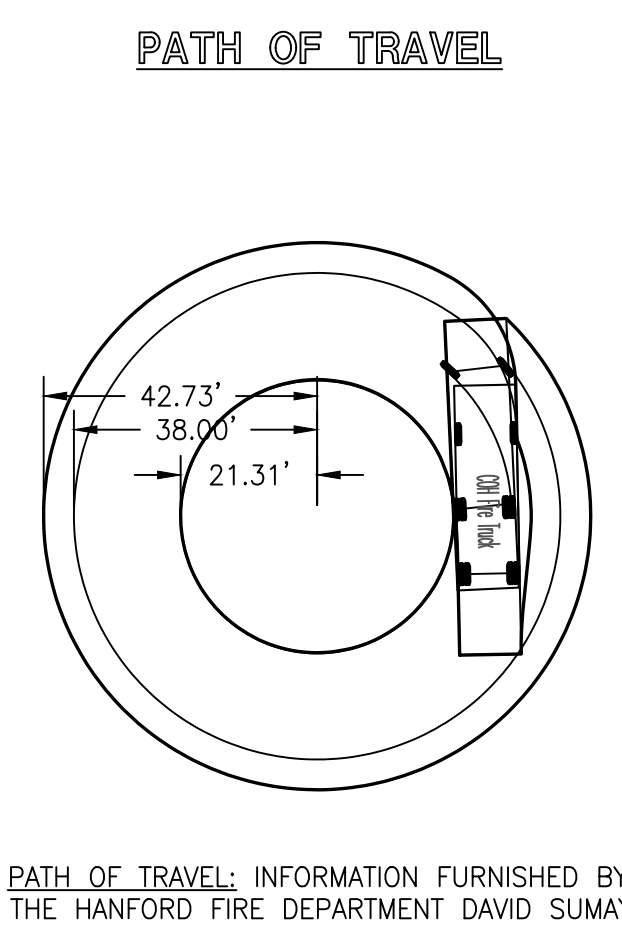
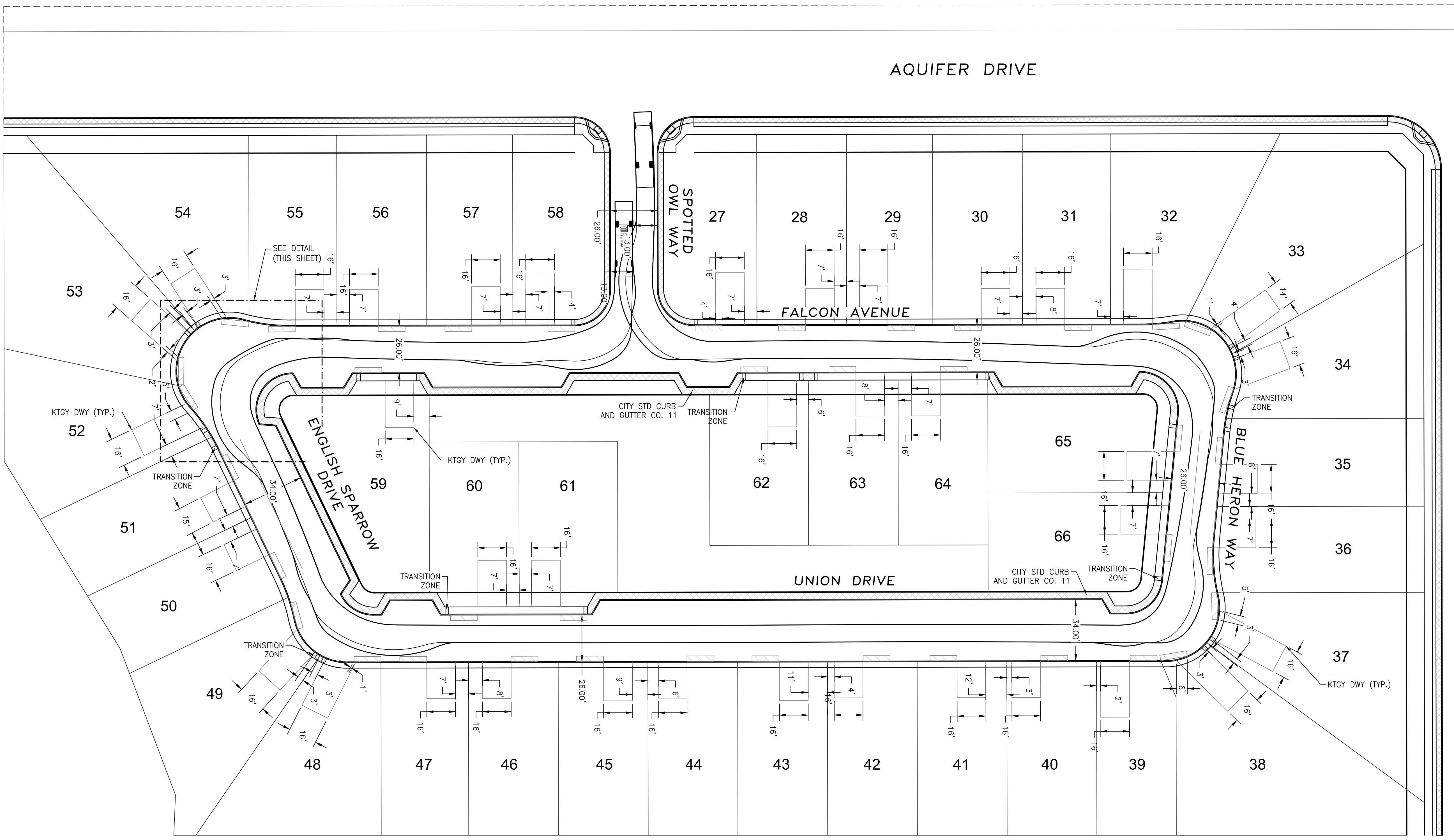
DRAWN BY: JTZ
CHECKED BY: JZ
INDEXED BY:
DATE: 07/18/2019
JOB NO.: 0752711
SHEET: 1 OF 2



SCHEMATIC OF SITE PLAN

COUNTY TRACT NO. 915
CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, A PLANNED UNIT DEVELOPMENT

NOTE
"This Exhibit is for reference only, Construction drawings subject to change upon final design and City of Hanford plan review".

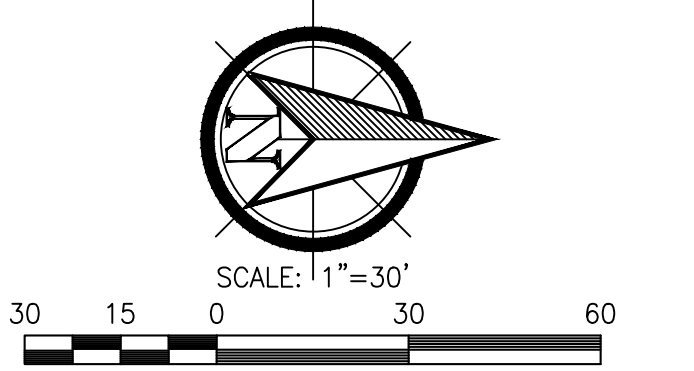


PATH OF TRAVEL: INFORMATION FURNISHED BY THE HANFORD FIRE DEPARTMENT DAVID SUMAYA

MILLENNIUM WAY

- NOTES:**
- DRIVEWAY LOCATION AND DIMENSIONS PER KTG SITE PLAN
 - FOR SIMPLICITY THE CURB TO CURB WIDTH IS CONSERVATIVELY SHOWN AS 26.0' IN ALL LOCATIONS EVEN THOUGH IT IS SLIGHTLY WIDER IN SOME LOCATIONS.

- LEGEND**
- DESIGNATED REFUSE CAN PICK UP AREA (15' WIDE AND 3' DEEP)
 - PORTION OF THE CURB THAT'S CITY STD. CO-11
 - TRANSITION SECTION (SEE DETAIL)



RESOLUTION NO. 2018-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO PLANNED UNIT DEVELOPMENT NO. 2018-01, A REQUEST TO DEVIATE FROM THE STANDARDS OF THE HANFORD MUNICIPAL CODE SECTION 17.10 TO PERMIT REDUCED LOT SIZES, A REDUCED STREET WIDTH FOR A PRIVATE STREET, REDUCED SETBACKS, REDUCED STREET FRONTAGE, AND REDUCED LOT WIDTHS FOR THE DEVELOPMENT PROPOSED UNDER VESTING TENTATIVE TRACT 915. THE PROJECT IS LOCATED EAST OF 12 ½ AVENUE, WEST OF CENTENNIAL DRIVE (APN 011-020-046).

At a regular meeting of the City of Hanford Planning Commission duly called and held on June 26, 2018 on motion of Commissioner GALVAN, seconded by Commissioner HAM, and duly carried, the following resolution was adopted:

WHEREAS, Planned Unit Development No. 2018-01, a request to deviate from the Standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street, reduced setbacks, reduced street frontage, and a reduced lot width for the development proposed under Vesting Tentative Tract 915, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17 of the Hanford Municipal Code; and

WHEREAS, the project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046); and

WHEREAS, the site will be developed, as shown in Planned Unit Development No. 2018-01 attached as **Exhibit A**, and substantially conform to the elevations and floorplans, 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, in accordance with the California Environmental Quality Act (CEQA) guidelines, the project was evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2018-06 has been adopted; and

WHEREAS, all mitigation measures cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit C**, shall also be conditions of development; and

WHEREAS, all conditions of approval cited in the resolution approving Tentative Tract 915 shall also be conditions of approval of the Planned Unit Development; and

WHEREAS, Planned Unit Development 2018-01 shall be expire with the expiration of Tentative Tract 915; 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 17.82.050 of the Hanford Municipal Code:

1. That the location and design of the planned unit development is in accordance with the purpose of this title.

Analysis: Location - That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. The property is a 14.29-acre parcel; therefore, the required minimum site area is met.

Design and Purpose - That planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. In certain instances, the objectives of the municipal code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The planned unit development seeks:

- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the R-L-5 Low-Density Residential zone district.
- ✓ To permit lot sizes, shapes, and layouts that would not otherwise be permitted by the standards of the R-L-5 Low-Density Residential zone district.
- ✓ To permit variations to the standard local street cross-sections by proposing a private street with reduced street width, which will be maintained by a homeowners' association.
- ✓ To permit private streets

The design of Planned Unit Development No. 2018-01 is consistent with the objectives of Section 17.82.

2. That the planned unit development is being proposed to achieve one or more of the objectives identified in Section 17.82.030.

Analysis: That the planned unit development is requested, in order to achieve the following objectives identified in Section 17.82.030:

- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
- ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
- ✓ To permit variations to the standard local street cross-sections;
- ✓ To permit private streets

3. That the location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity.

Analysis: Location - The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046). The location of the planned unit development will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity. The site is designated for low-density residential development by the General Plan.

Design and Conditions of Operation – The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

4. That the location and design of the planned unit development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.

Analysis: The project has been reviewed by the Public Works Department and improvements and conditions of approval have been placed on the project, in order to mitigate the effects of the project on traffic, streets, and utilities.

5. That the planned unit development's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desired character consistent with the purpose of this title.

Analysis: Density - The planned unit development does not propose a density greater than that permitted in the General Plan. The General Plan prescribes a density between two and 10 dwelling units per acre for the Low-Density Residential zone district. The project's density is 4.74 dwelling units per acre, which is within the range allowed by the General Plan.

Site area – The applicant proposes to deviate from the standard lot size of the R-L-5 Low-Density Residential zone district to allow all lots in the subdivision to be under the 5,000 square-foot requirement, with the minimum lot size being 4,536 square feet.

Lot Frontage - The applicant requests to be allowed to reduce the lot frontage to a minimum of 18.65 feet. Lots in the R-L-5 Low-Density Residential zone district require a minimum 40 feet of frontage. The applicant has provided verification that three refuse bins can be accommodated on site, despite the reduced lot frontage.

Lot Width -The applicant requests to deviate from the required 50-foot lot width on interior lots varies by less than an inch for two lots in the subdivision. The majority of lots meet the required lot width for interior lots. The applicant proposes a minimum 53-foot lot width on corner lots. In the R-L-5 Low-Density Residential zone district, the minimum width for corner lots shall be 60 feet.

Lot Depth- The applicant does not propose a deviation to the minimum lot depth for the R-L-5 Low-Density Residential zone district, which is 90 feet. All lots in the subdivision are a minimum of 90 feet deep.

Height of Structures – The applicant is not seeking a deviation from the height maximum of the R-L-5 Low-Density Residential zone district, which is 35 feet.

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. The applicant does not seek a deviation from the coverage maximum.

Setbacks - The applicant proposes to allow reduced front and rear setbacks under the planned unit development. The applicant proposes a minimum 12-foot setback to livable space for the subdivision. In the R-L-5 Low-Density Residential zone district, the minimum front-yard setback to livable space is 15 feet. The applicant proposes a minimum 10-foot setback to the rear property line for one- and two-story homes in the subdivision. In the R-L-5 Low-Density Residential zone district, the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet. The rear building setback area shall be increased by 10 feet for buildings over one-story high.

The front building setback area shall be 20 feet for garages, carports, and other non-livable building space. The garage setback is met. The side building setback area shall be five feet from an interior side lot line and 10 feet from a street. Both the interior side and street-side setback are met. No deviation is proposed to the required garage, interior side, and street-side setbacks for the R-L-5 Low Density Residential zone district.

Street Design – The applicant proposes to deviate from the street standard by providing a 27-foot wide private street, which will be maintained by a home owners' association. The standard street width is 36 feet, with 60 feet of right-of-way to accommodate sidewalks on either side

Off-Street Parking and Loading – the applicant is not seeking a deviation to the parking requirement for single-family dwellings, which is two spaces per dwelling unit with at least one space covered. Additionally, 37 on-street parking spaces are provided throughout the subdivision.

Landscaped Areas – The applicant is not seeking a deviation to the landscape requirements for the R-L-5 Low-Density Residential zone district. All landscaping will be required to be provided as required by Section 17.10.150 Usable open space, Section 17.10.160 Landscaping, and Section 17.52 Landscape Standards.

The deviations proposed under Planned Unit Development No. 2018-01 are consistent with the purposes of Section 17.82 Planned Unit Developments. The project would provide a stable and desired character by providing enhanced elevations and shared open-space amenities.

6. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and harmonize with the existing and proposed land uses in the vicinity.

Analysis: That the development will complement and harmonize with the existing and proposed land uses within the vicinity. The land north and east of the project site is designated R-H High-Density Residential and entitlements have been granted for two multi-family residential complexes east of the project site, for a total of 316 units. Property west of the project site features large-lot residential development and is zoned R-L-5 Low-Density Residential. Land south of the property is designated CO Conservation Open Space and will not be disrupted by the project proposed. The average lot size within the development is 5,907 square feet, which is above the minimum lot size permitted in the R-L-5 Low-Density Residential zone district, which is 5,000 square feet.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission has determined that Planned Unit Development No. 2018-01 be approved, subject to the conditions below:

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office: (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 de Silva at (559)585-2578

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

General:

- ☒ That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
- ☒ That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
- ☒ That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.

- ☒ That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
- ☒ That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.
- ☒ That development conform to all applicable regulations of Section 17.10 Low-Density Residential for the R-L-5 zone district.
- ☒ That all conditions of Vesting Tentative Tract 915 shall also apply.

Zoning

- ☒ That all requirements of the R-L-5 Low-Density Residential zone district shall apply, except as modified under Planned Unit Development No. 2018-01, as follows:

Category	R-L-5 Standard	Applicant's Proposal
Minimum Lot Size	5,000 square feet	4,536 square feet – lot 11 (minimum)
Lot Frontage	40 feet	18.65 feet – lot 38 (minimum)
Lot Width	50 feet for interior lots and 60 feet for corner lots	Minimum 49.3 feet; minimum 53 feet on corner lots
Lot Depth	90 feet	No deviation requested – all lots meet the minimum 90 feet lot depth
Maximum coverage	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.
Setbacks	Front (livable) – 15 feet Front (garage) – 20 feet	Front (livable) – 12 feet minimum Front (garage) – 20 feet (no deviation requested)
	Rear – 20 feet for one-story with rear along landscape easement. Increase by 10 feet for buildings over one-story high	Rear (one –story) – 10 feet Rear (two-story) – 10 feet
	Side (interior) - 5 feet Side (street-side) – 10 feet	Side (interior) – 5 feet (no deviation requested) Side (street side) – 10 feet (no deviation requested)
Street Right-of-Way Width	60 feet	27 feet for interior streets

Architectural Conditions:

- ☒ That the residences within the development be developed in substantial compliance with the architectural renderings, colors, floor plans etc., attached as **Exhibit B**.
- ☒ That any future changes to the architectural design features must maintain the overall integrity of the elevations approved and not detract from the consistent look and appearance of the development. Any changes shall be determined by the Community Development Director to be consistent with the original approved elevations.

Dwelling Units per Lot (Section 17.10.050)

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

Building Setback Area (Section 17.10.070)

- ☒ That no structure shall be placed within a building setback area.
- ☒ The front building setback area shall be 12 feet from the front lot line for livable space, as approved under Planned Unit Development No. 2018-01.
- ☒ That the front building setback be 20 feet for garages, carports, and other non-livable building space.
- ☒ That the rear building setback for one- and two-story structures shall be a minimum of 10 feet, as approved under Planned Unit Development No. 2018-01.
- ☒ That the side building setback area shall be five feet from an interior side lot line and ten feet from a street side property line.
- ☒ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Distance between Structures (Section 17.10.080)

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

Height of Structures (Section 17.10.090)

- ☒ The maximum structure height shall be 35 feet.

Driveways (Section 17.10.110)

- ☒ That the width of a driveway and any paved area shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. In the case

of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved area of these driveways shall not exceed 50% of the front building setback area.

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

Usable Open Space (Section 17.10.150)

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

Landscaping (Section 17.10.160)

- ☒ That landscaping be provided in accordance with Section 17.52 Landscape Standards of the Hanford Municipal Code.
- ☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.
- ☒ That two street trees, a minimum 15 gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two shall be planted 12 feet (no greater or no less) from the face of the front lot line street curb.
- ☒ That there shall be two additional street trees, a minimum 15 gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.
- ☒ That all species of trees shall be selected from a list approved by the City Parks and Recreation Commission.
- ☒ That each lot owner within Tentative Tract 915 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.
- ☒ That maintenance for trees and lawn are may be included in the homeowners association.

Environmental Requirements:

- ☒ That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA-certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.
- ☒ That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.

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

Noise:

- ☒ That construction equipment is muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday through Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.
- ☒ That noise from fixed mechanical equipment, when measured at the property line, meets the standard of the Hanford Noise Element.

Rooftop Equipment HMC Section 17.50.100

- ☒ That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

Outdoor Lighting Standards HMC Section 17.50.140

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.
- ☒ That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
- ☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings (Section 17.50.130)

- ☒ That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:
 - ☒ Standard window and door awnings
 - ☒ Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

Dust Control:

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

BUILDING DIVISION

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

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

Soils:

1. That a preliminary soils report, prepared by a qualified soil's engineer, be provided to the Engineering and Building Departments prior to approval of Subdivision Improvement Plans.
2. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering Department and Building Division prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.
3. That the developer retain the design engineer to inspect and verify that grading within the subdivision was constructed as per the approved design, and a copy of the report be provided to the Building Division prior to building permit issuance.

Street Names and Addresses:

1. That street addresses for each lot, as provided by the Building Division, be included on the subdivision final map.
2. That street names, as shown on the tentative subdivision map, be included on the subdivision final maps.
3. That all single family dwellings within the subdivision have illuminated address numbers 2-¼ inches high or be within an illuminated area with 3-½ inch high address numbers installed on the front most part of the building leading to the entrance. In either case the address numbers shall be of contrasting colors with the background.
4. That all landscaping requires permits and must meet requirements at time of installation.

FIRE DEPARTMENT

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

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.
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:
 - o At least one man door shall be provided - only exterior door(s) are allowed,
 - o 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.
 - o One-hour rated construction,
 - o Fire sprinkler head coverage required,
 - o Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - o The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
 - o 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: ____
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: **Ensure access roads are within the following turning radii, or utilize software to identify that the path of travel is adequate for this project.**
- 20 feet 1 inch inside turning radius
 - 44 feet 6 inch outside radius
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.
- Access roads 20-26 feet in width. Fire lanes shall be on both sides of the fire apparatus access roads.
 - Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads.
 - Access roads 32 feet in width or more: No fire lanes required.
- Access roads inside the development are 27 feet wide and will require no parking on the outside curbs of the development. Parking will only be allowed in the designated parking spaces identified on the site plan.**
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.
24. ☐ Locked gates installed across fire department access roads:
- 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.
25. ☐ 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.

26. ☐ 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:

- o Downtown area (existing buildings): 4-inch numbers,
- o Buildings 20-ft. or less from the street: 6-inch numbers,
- o Buildings 21- to 40-ft. from the street: 8 inch numbers,
- o Buildings more than 40-ft. from street: 12 inch numbers.

27. ☐ 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.

28. ☐ 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.

29. ☐ ***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.

30. ☐ ***A fuel tank permit is required*** for underground and aboveground gasoline/LPG/Diesel.

31. ☐ Combustible high-piled storage over 12 feet ***requires a separate fire department review and permit.*** Contact the fire department for further information.

ENGINEERING DIVISION

Contact Assistant Engineer Joshua Tullsen at (559)585-2582
Concerning questions you may have on the following conditions:

PROJECT: Tract 915 The Enclave – 12 ½ Avenue and Millennium Way

Maps and Plans:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements, culverts and landscape improvements and all other infrastructure required to complete development. All plans shall be approved by the City Engineer and all other involved agencies before the release of the building permits.
2. That prior to beginning any construction or within ten (10) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering

Division one (1) reproducible and four (4) blue line copies of the approved set of construction plans and four (4) bound sets of the approved construction specifications, if any.

3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) blue line copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING."

Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the Utilities and Engineer Department.
2. That all easements for irrigation ditches and / or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.
3. That all proposed landscape/public utility easements, located as shown on the tentative subdivision map, shall be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement shall meet or exceed the following minimum widths:
 - a.) 12 – ½ Ave – Ten feet
 - b.) Millennium Way – Ten feet
 - c.) All residential streets – Six feet (Utility Only)

Dedications:

1. That 12 ½ Avenue and Millennium Way, located along the property frontage as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.
2. That all other streets shown on the tentative subdivision map shall be considered as private streets and will be maintained by a homeowner's association (H.O.A) to be established prior to or concurrent with the recording of a final subdivision map.
3. That all proposed landscape and public utility easements, located as shown on the tentative subdivision map including the full private street being identified as a public utility easement shall be dedicated to the City for landscape and/or public utility purposes concurrent with the recording of a subdivision final map, unless modified herein.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.
2. That access from the development to the existing private drive on the 12 ½ avenue alignment shall be restricted.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.
2. That Millennium Way shall be developed as a major collector street in conformance with City Standard ST-23. Improvements shall include installation of concrete curb, gutter, and sidewalk, landscaping, masonry block wall, streetlights, striping, signing, and transitional paving as required.
 - a. That all of the improvements on Millennium Way, including landscaping and block walls, must be completed with the first phase of development.
 - b. If not currently constructed, Millennium Way will need to be constructed with two 12 foot travel lanes and a 4 foot paved shoulder (8 foot shoulder in total) from the east line of the development to Centennial Drive.
3. That 12 ½ Avenue shall be developed as a major collector street in conformance with City Standard ST-23. Developer shall be required to construct half-width street improvements and a 12 foot travel lane and a 4 foot paved shoulder (8 foot shoulder in total) along the west boundary of the subdivision fronting 12 ½ avenue. Improvements shall include installation of concrete curb, gutter, and sidewalk, landscaping, masonry block wall, streetlights, striping, signing, paving, and transitional paving as required.
4. That all interior private streets, located as shown on tentative subdivision map, shall be developed as residential streets in conformance with City Standard ST-32, with the following modifications:
 - a. Minimum street width shall be 27 feet.
 - b. No Parking shall be allowed on the street, only in off street parking indicated on the tentative map.
 - c. H.O.A. to maintain all interior private streets.
5. That the access streets to the interior of the subdivision from 12 ½ Avenue and Millennium Way shall be developed in conformance with City Standard ST-32.
 - a. The drive approach to Lot 22 shall be on the North end of its frontage and no more than 16 feet in width so that it shall not interfere with access to Millennium Way.
6. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of 12 ½ Avenue and Millennium Way for lots backing onto said streets:
 - a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform

grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Utilities and Engineer and Community Development Departments.

- b. Landscaping and irrigation system improvements along the development frontages of 12 ½ Avenue and Millennium Way. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Utilities and Engineer, Parks & Recreation, and Community Development Departments.
2. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.
3. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for Utilities and Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That the developer shall extend existing 8 inch diameter sanitary sewer main within Millennium Way to 12 ½ Ave. If Millennium Way is not constructed east of this development, developer will be required to extend and connect sewer system to Centennial Drive. Developer will be entitled to oversizing and a reimbursement agreement for work completed.
3. That the developer shall install a sewer main within 12 ½ avenue oversized to adequately provide flow and to compensate for future areas of development located adjacent to the subdivision.
4. That all sanitary sewer mains and appurtenances constructed within the limits of private streets shall be owned/maintained by the H.O.A.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Utilities and Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That the developer may be entitled to a refund for storm drainage/basin over-sizing in accordance with City Municipal Code Section 13.04 and any revisions thereof. Developer

shall submit competitive bid cost proposals to substantiate costs for storm drain main oversizing, if applicable, for Public Works Department review and approval prior to beginning construction.

3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.
4. That all storm drainage mains and appurtenances constructed within the limits of private streets shall be owned/maintained by the H.O.A.

Water System:

1. That the developer's engineer shall provide a Water System Master Plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the development.
2. That the developer shall extend a minimum 12 inch diameter water main from its current terminus along the Millennium Way property frontage to the west end of the proposed parcel per the City's water master plan. If Millennium Way is not constructed west of this development, developer will be required to extend and connect water system to Centennial Drive. Developer will be entitled to oversizing and a reimbursement agreement for work completed.
3. That the development is subject to a reimbursement memorandum in favor of The City of Hanford and on file in the office of the City Engineer. A refund to the City of Hanford for the installation of water system improvements located within 12 ½ Avenue, which provides a benefit to the developer, shall be paid to the City prior to the recording of a subdivision final map.
4. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of street lighting, decorative block fencing, and landscaping located along the property frontages of 12 ½ Avenue and Millennium Way located as shown on the tentative subdivision map.
2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision interior street lighting and decorative fencing.

City Development Impact Fees:

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

KINGS COUNTY DEPARTMENT OF PUBLIC HEALTH

Contact Troy Hommerding at Troy.Hommerding@co.kings.ca.us

Concerning questions you may have on the below conditions:

1. That coccidioides immitis, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and <http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

EXPIRATION

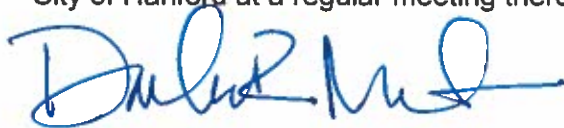
That the Planned Unit Development shall expire with the expiration of Vesting Tentative Map 915, which shall become null and void after 24 months has elapsed from the date of approval, unless a final map has recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision map is granted.

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

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

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 26th day of June 2018.



Darlene R. Mata, Secretary

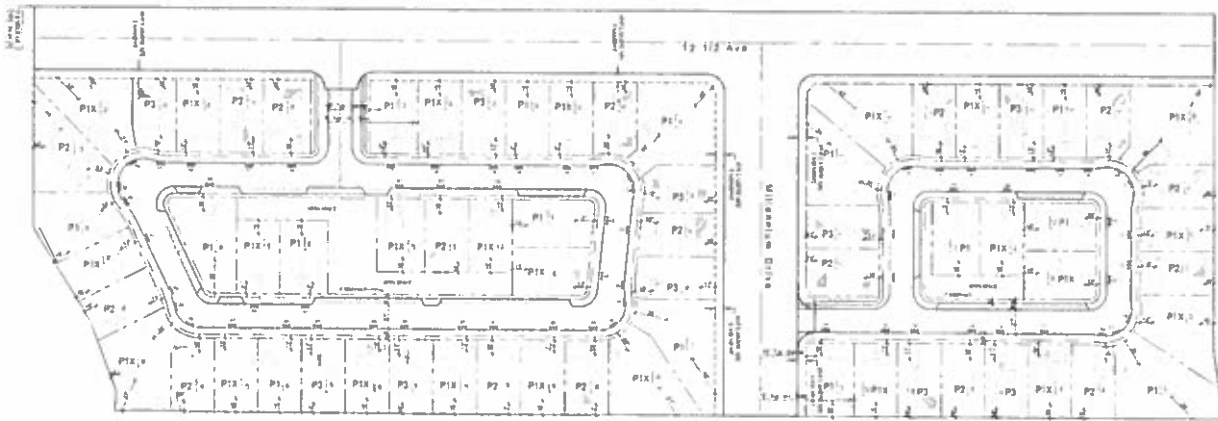
Exhibit A
Planned Unit Development No. 2018-01

Attachment: Signed Resolution No. 2018-15 (PUD 2018-01) (Planned Unit Development No. 2018-01 Amendment #1)

Site Summary

Gross Area:	14.12 ac	Phase 2	
Street Dedication:	3.04 ac	Plan 1 (1,648 SF):	9 du
Street Dedication (Int.):	1.47 ac	Plan 1X (2,183 SF):	15 du
Density:	4.6 du / ac (gross)	Plan 2 (2,519 SF):	9 du
	6.8 du / ac (net)	Plan 3 (2,732 SF):	7 du
		TOTAL	40 du

Phase 1	
Plan 1 (1,648 SF):	6 du
Plan 1X (2,183 SF):	9 du
Plan 2 (2,519 SF):	7 du
Plan 3 (2,732 SF):	4 du
TOTAL	26 du



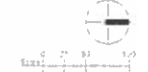
HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

CONCEPTUAL SITE PLAN

HANFORD, CALIFORNIA
KTGY # 20150973
2018-03-22

Architecture + Planning
17911 Von Karman Ave
Irvine, CA 92614
949.851.2133 / ktgy.com



**Exhibit B
Elevations and Floor Plans**

Attachment: Signed Resolution No. 2018-15 (PUD 2018-01) (Planned Unit Development No. 2018-01 Amendment #1)



HANFORD 14 SITE

OWNER / SUBDIVIDER:
Holly Hills Group
 PALM SPRINGS, CA

ARCHITECT:
KTGY
 IRVINE, CA



HANFORD - 14

Holly Hills Group
 480 E. Bogert Trail
 Palm Springs, CA 92264

Charles Schaefer

HANFORD, CALIFORNIA
 KTCY # 20150973

Permit Date:
 2018/02/15

Architecture + Planning
 17911 Van Kaman Ave.
 Irvine, CA 92614
 949 851 2133 / ktgy.com

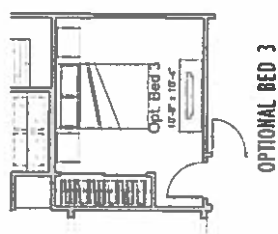
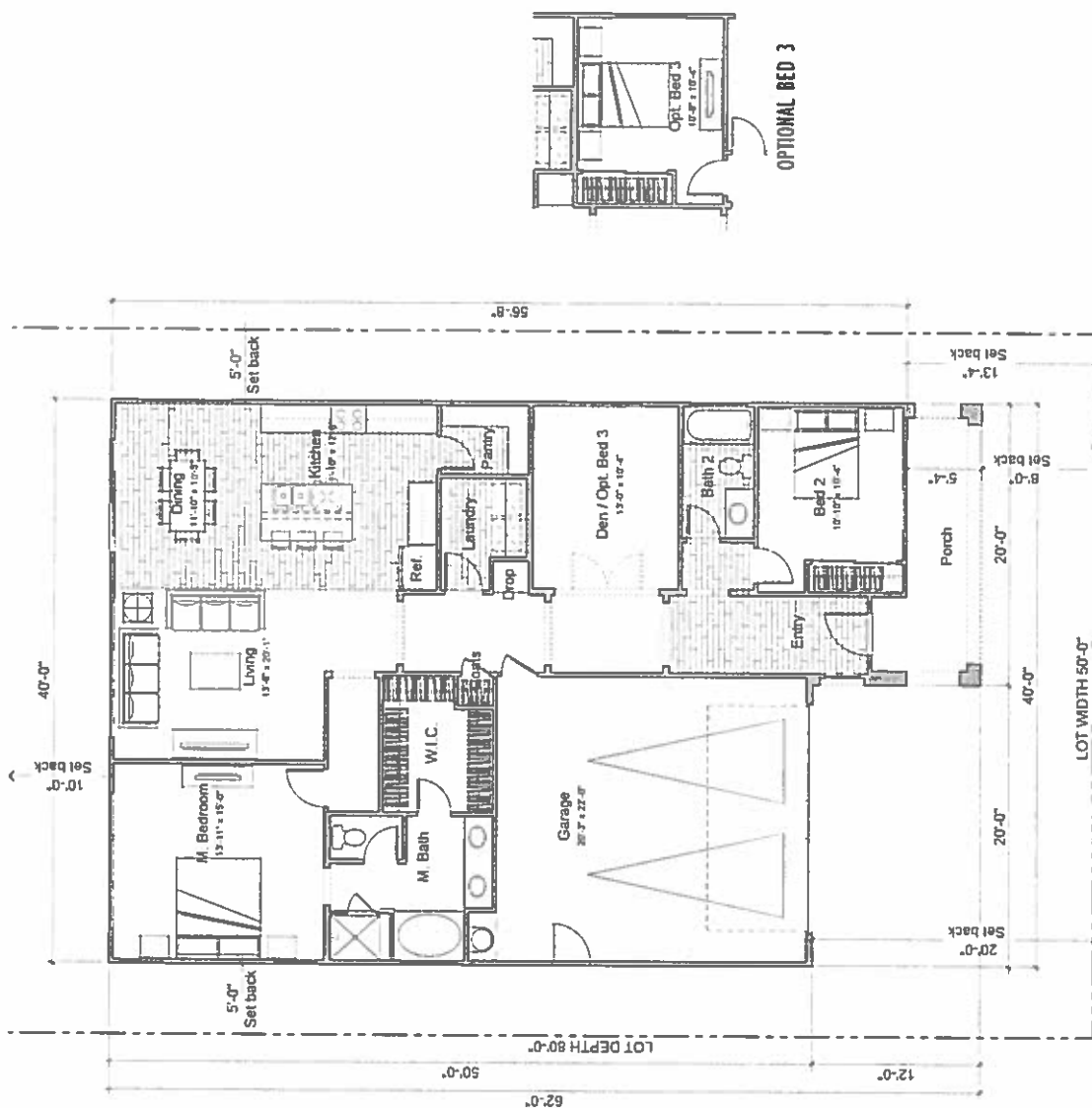


SHEET INDEX	
ARCHITECTURAL	
COVER SHEET	
SHEET INDEX	
A0.1	
A1.0	SITE PLAN & DATA
A2.0	PLAN 1 - FLOOR PLAN
A2.1	PLAN 1X - FLOOR PLAN
A2.2	PLAN 2 - FLOOR PLAN
A2.2	PLAN 3 - FLOOR PLAN
A3.0	PLAN 1 - TUSCAN FARMHOUSE
A3.1	PLAN 1 - TUSCAN FARMHOUSE
A3.2	PLAN 1 - ADOBE RANCH
A3.3	PLAN 1 - SPANISH A
A3.4	PLAN 1 - SPANISH B
A3.5	PLAN 2 - SPANISH C
A3.6	PLAN 2 - TUSCAN FARMHOUSE
A3.7	PLAN 2 - TUSCAN FARMHOUSE
A3.8	PLAN 2 - ADOBE RANCH
A3.9	PLAN 2 - SPANISH
A3.10	PLAN 3 - TUSCAN FARMHOUSE
A3.11	PLAN 3 - TUSCAN FARMHOUSE
A3.12	PLAN 3 - ADOBE RANCH
A3.13	PLAN 3 - SPANISH

HANFORD - 14
Holly Hills Group
 480 E. Bogert Trail
 Palm Springs, CA 92264

HANFORD, CALIFORNIA
KTGY # 20150973
KTGY
 Architecture + Planning
 17911 Van Haman Ave.
 Irvine, CA 92614
 949 851 2133 / ktgy.com

A0.1



HANFORD - 14

PLAN I - FLOOR PLAN A2.0

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

GRASSY LOT	44,500
IMPAVED LOT	111,500
TOTAL LOT	156,000
COVERAGE	48.52

HANFORD, CALIFORNIA
KTGY # 20150973

KTGY
17911 Van Kaman Ave.
Irvine, CA 92614
949 851 2133 / ktgy.com

Architecture + Planning
17911 Van Kaman Ave.
Irvine, CA 92614
949 851 2133 / ktgy.com





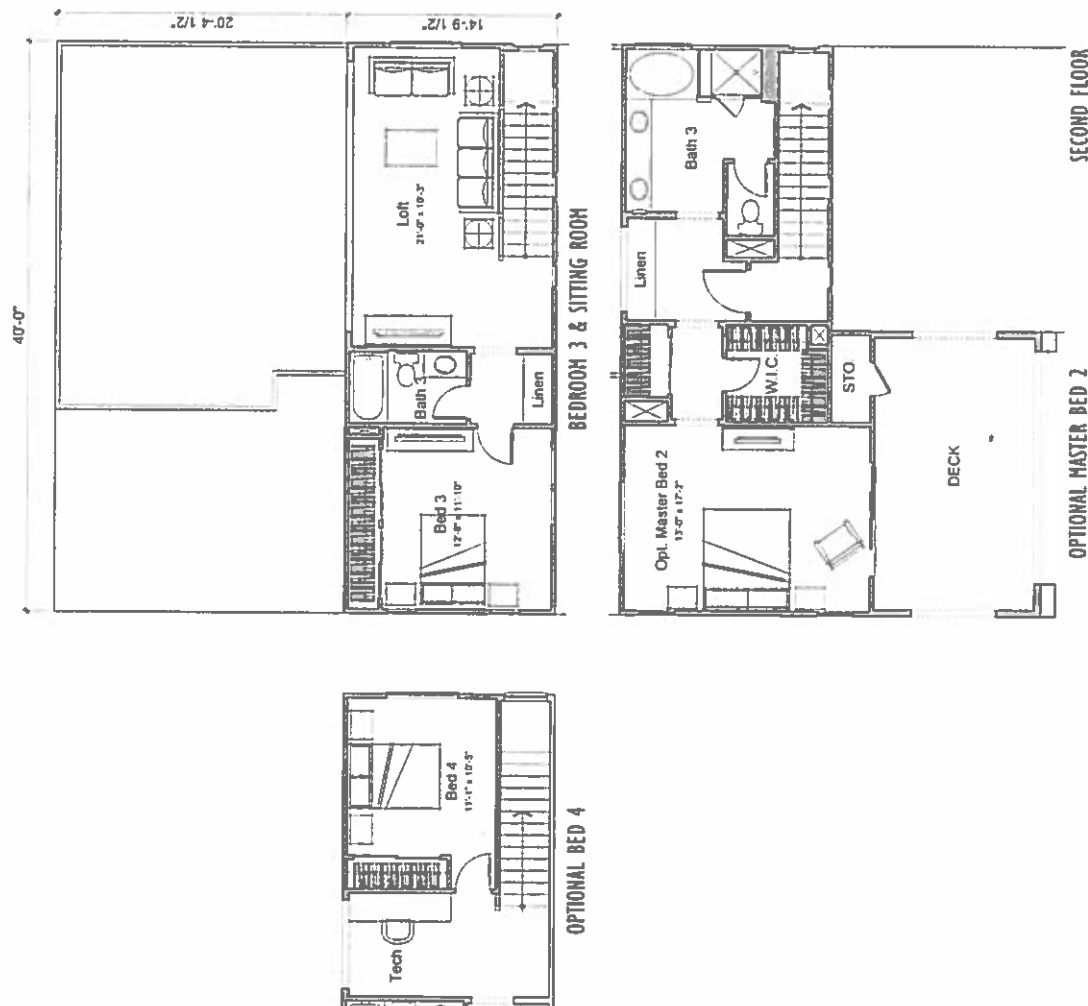
PLAN IX - FLOOR PLAN FIRST FLOOR A2.1

Architecture + Planning
17911 Von Kaman Ave.
Irvine, CA 92614
949.851.2133 / kiggy.com

Print Date: 08/10/2011 11:11:11 AM

HANFORD, CALIFORNIA
KTGY # 20150973

Q1055 SF	
FIRST FLOOR	1848 SQ FT
SECOND FLOOR	535 SQ FT
TOTAL TRNG	2383 SQ FT



HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

1011
FIRST FLOOR

PLAN 2- FLOOR PLAN

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949 851 2133 / kity.com

1980-1981

Plot Date-

HANFORD, CALIFORNIA

HANFORD, CALIFORNIA
KITG # 20150973

CIRCLES SF	
FIRST FLOOR	1147 SQ FT
SECOND FLOOR	1372 SQ FT
TOTAL INVNG	2519 SQ FT
OPT COVERED	275 SQ FT
PAID	

SECOND FLOOR

HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 3 - FLOOR PLAN

Architecture + Planning
117911 Von Kaman Ave.
Irvine, CA 92614
949.851.2133 / klgv.com

Print Date: 08/12/2013 14:00:00

STANFORD, CALIFORNIA
 DTG # 20150973

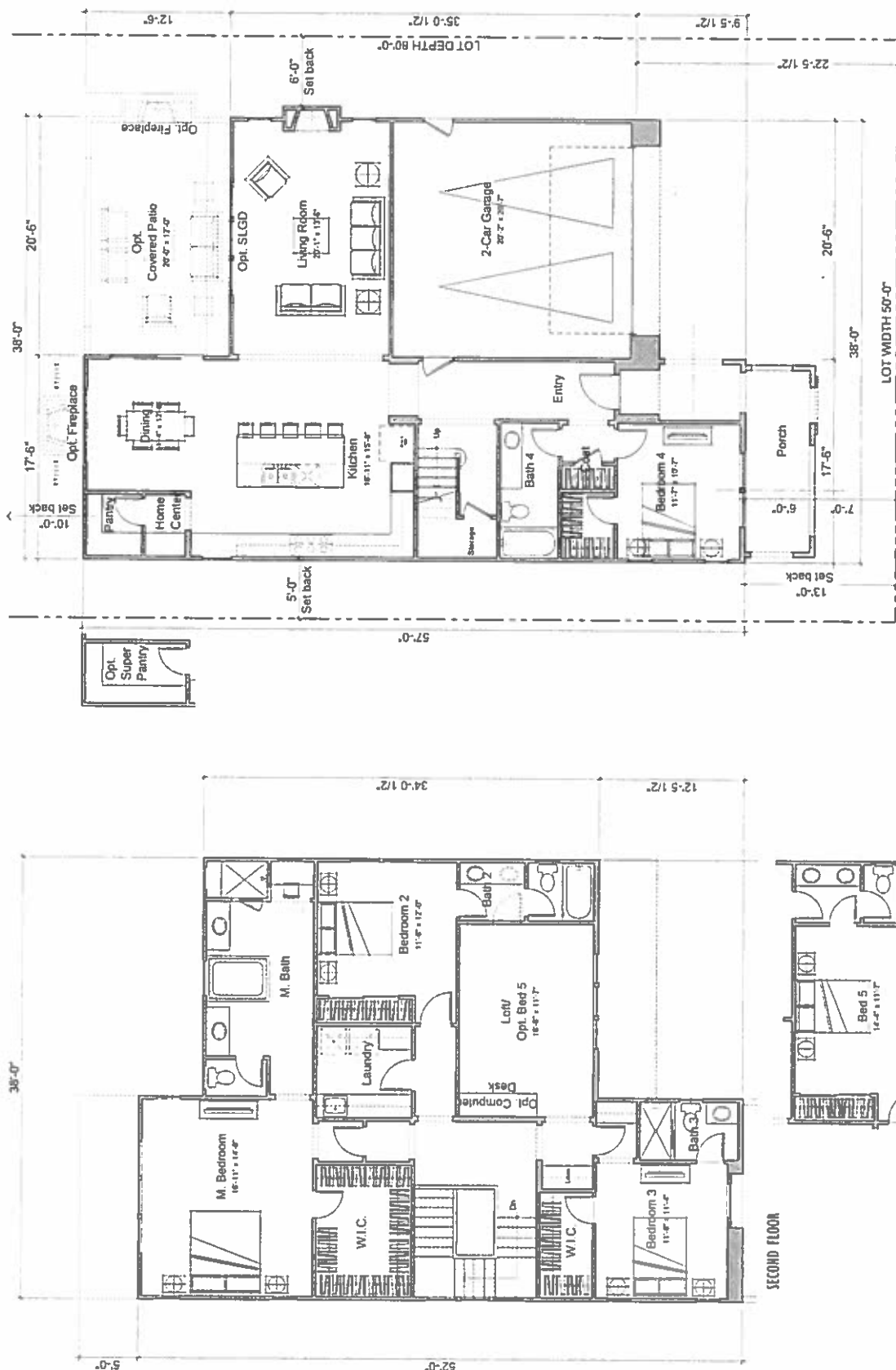
GRASSY		
FIRST FLOOR	1228 SQ FT	
SECOND FLOOR	1504 SQ FT	
TOTAL FLOOR	2732 SQ FT	
OPT COVERED PATIO	248 SQ FT	
GARAGE	431 SQ FT	

HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

Packet Pg. 146

Attachment: Signed Resolution No. 2018-15 (PUD 2018-01) (Planned Unit Development No. 2018-01 Amendment #1)





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 1 - TUSCAN FARMHOUSE A3.0

HANFORD, CALIFORNIA
KTGT # 20150973

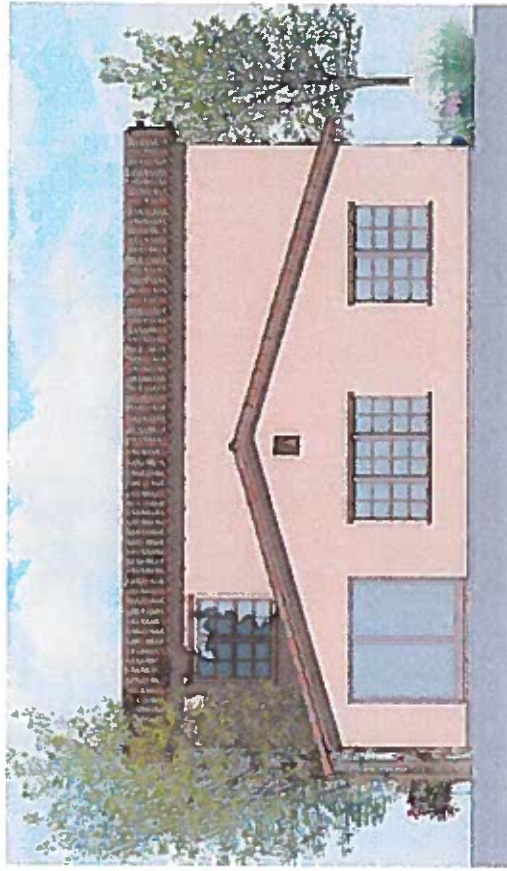
Plot Date:
2014.08.01
2013.03.11 / 18.04.2014

Architecture + Planning
17911 Von Karman Ave
Irvine, CA 92614
949.851.2133 / kgty.com





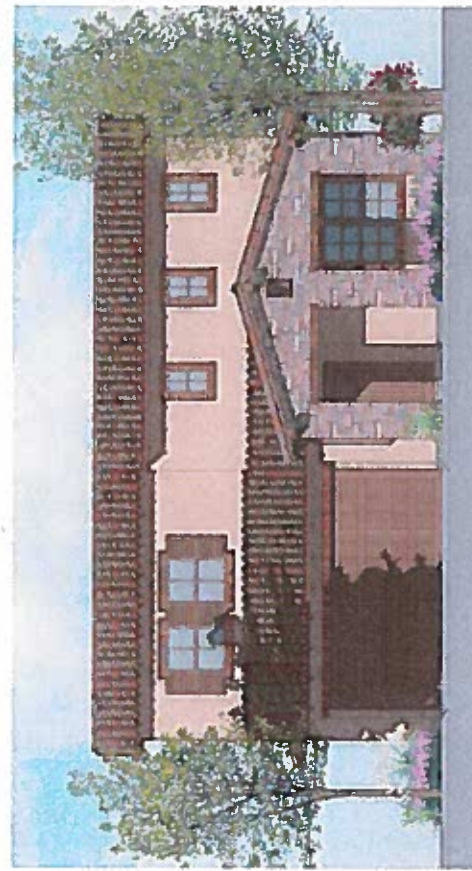
RIGHT



REAR



LEFT



FRONT

HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

HANFORD, CALIFORNIA

KTGY # 20150973
2015/08/01
2017/12/01 & 01/18/2018

10/17/2017 PENDING

Plot Date

Architecture + Planning
17911 Von Kaman Ave.
Irvine, CA 92614
949 661 2133 / ktgy.com

PLAN 1 - TUSCAN FARMHOUSE A3.1





HANFORD - 14

Holly Hills Group
480 E. Bogen Trail
Palm Springs, CA 92264

PLAN I - ADOBE RANCH

A3.2

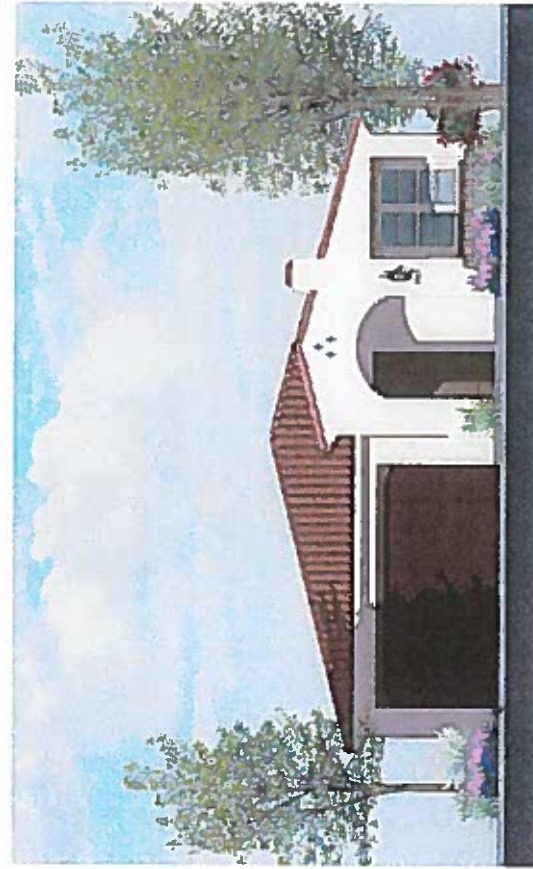
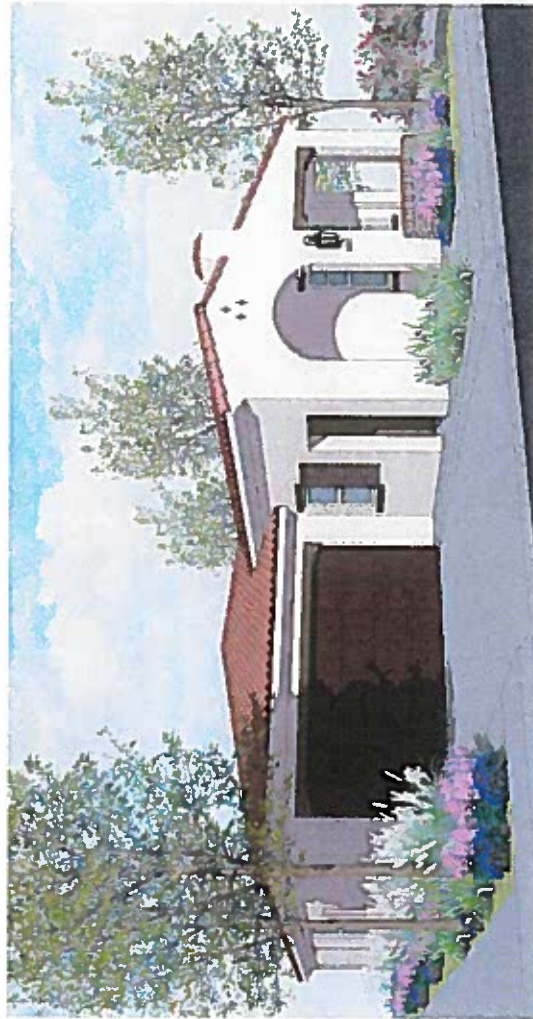
Architecture + Planning
17911 Von Kaman Ave.
Irvine, CA 92614
949 851 2133 / ktp.com

1617 2017 PLANS

Post Date:
2018-08-01
2017-12-01 / 16-12-01-17

HANFORD, CALIFORNIA
KTG # 20150973





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs CA 92264

PLAN I - SPANISH - A

Architecture + Planning
17511 Von Karman Ave.
Irvine, CA 92614
949 851 2133 / ktagy.com

Plot Date:
2014.08.01
2017.12.11 11:16:16 AM PST

HANFORD, CALIFORNIA
KITG # 20150973





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN I - SPANISH - B

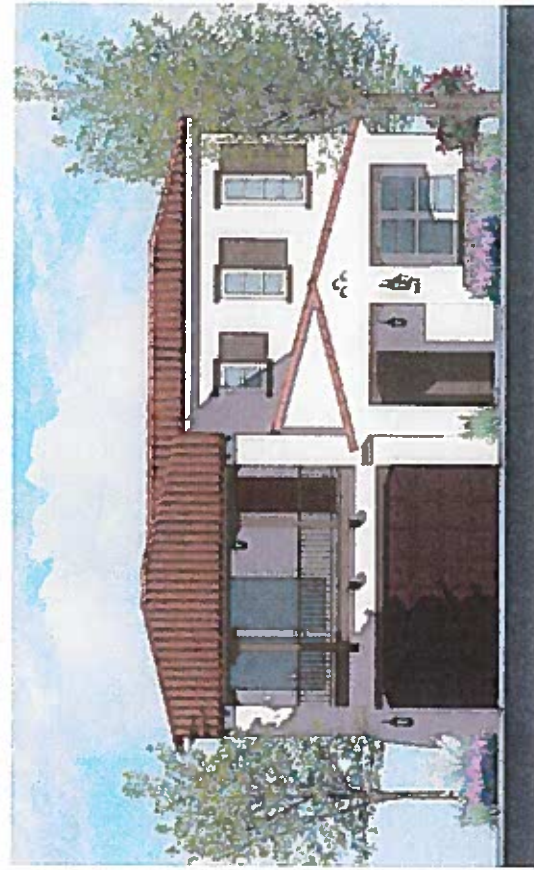
Architecture + Planning
17911 Van Korman Ave.
Irvine, CA 92614
949 851 2133 / kty.com

Permit Date:
2018.08.01
2017.03.11 1st Amendment

HANFORD, CALIFORNIA
KTGY # 20150973



A3.4



HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 1 - SPANISH - C

A3.5

Architecture + Planning
17911 Van Korman Ave.
Irvine, CA 92614
949 851 2133 / ktgy.com

Plot Date: 2018.05.21
2017.02.11 / 18.02.02.28

HANFORD, CALIFORNIA
KTGY # 20150973





HANFORD - 14

Holly Hills Group
480 E. Bogen Trail
Palm Springs, CA 92264

PLAN 2 - TUSCAN FARMHOUSE A3.6

HANFORD, CALIFORNIA
KTGY # 20150973

Plot Date:
2015.08.23
2015.08.11 11:10 AM PST

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949.851.2133 / ktgy.com

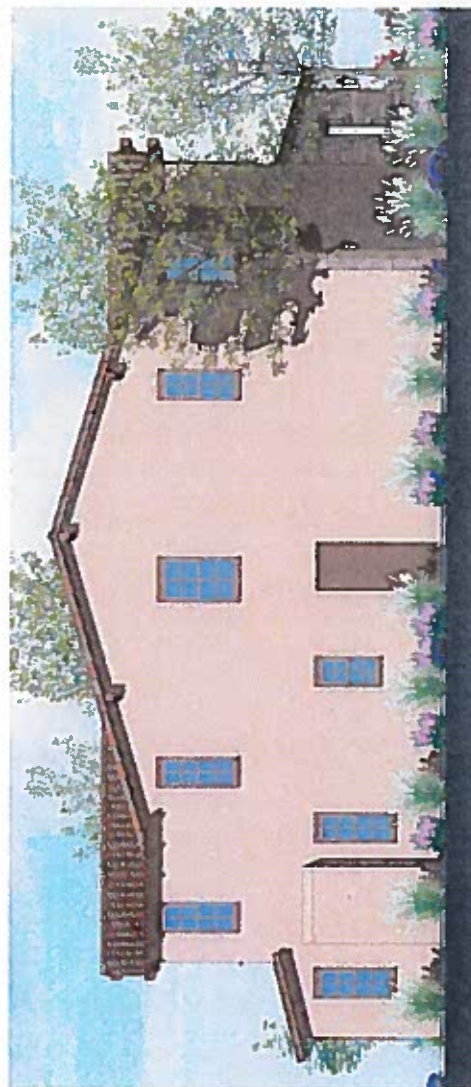




RIGHT



REAR



LEFT



FRONT

HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 2 - TUSCAN FARMHOUSE A3.7

HANFORD, CALIFORNIA
KTGY # 20150973

Post Date:
2014/08/21
2017/01/11 10:13AM CTZ

10/17/2017 PUDONLY

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949.851.2133 / ktgy.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 2 - ADOBE RANCH

A3.8

Architecture + Planning
17911 Von Karmel Ave.
Irvine, CA 92614
949 851 2133 / kty.com

10/10/17 (REVISED)

Plot Date:
2018.08.14
2017.10.11 / 10.10.17

HANFORD, CALIFORNIA
KIT # 20150973





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 2 - SPANISH

HANFORD, CALIFORNIA
KTGY # 20150973

Plot Date:
2014.08.03
2017.12.11 10:00 AM

Architecture + Planning
17911 Van Kampen Ave.
Irvine, CA 92614
949.851.2133 / ktgy.com

A3.9





HANFORD - 14

Holly Hills Group
480 E. Roger Trail
Palm Springs, CA 92264

PLAN 3 - TUSCAN FARMHOUSE A3.10

HANFORD, CALIFORNIA
KITGY # 20150973

Permit Date:
2016.06.01
2017.01.01 - 18.02.01.2017

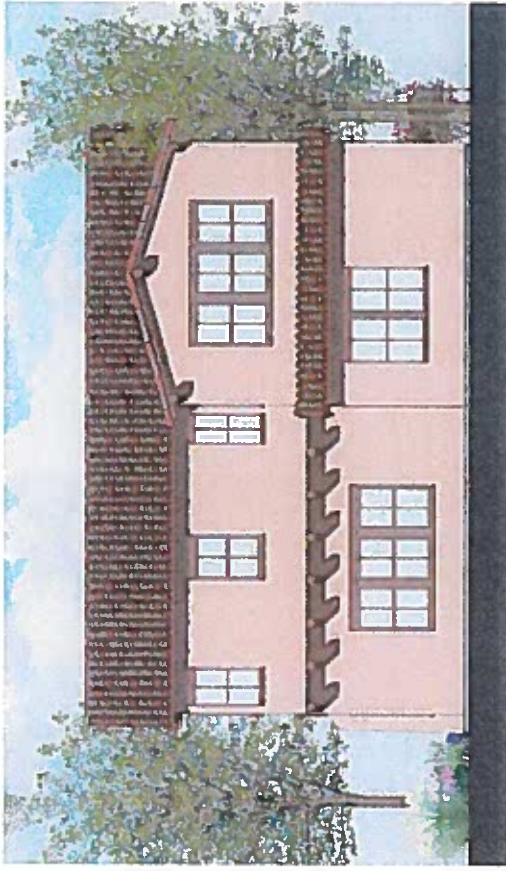
18.02.2017 P.2017.02.01

Architecture + Planning
17911 Van Kaman Ave.
Irvine, CA 92614
949.851.2133 / kty.com

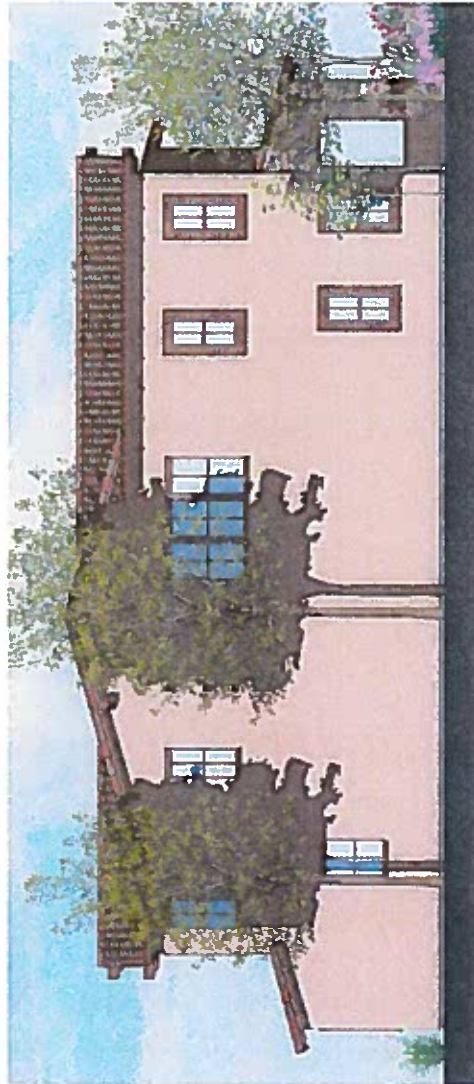




RIGHT



REAR



LEFT



FRONT

HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 3 - TUSCAN FARMHOUSE A3.11

HANFORD, CALIFORNIA
KIT # 20150973

Plot Date:
2014.08.21
2017.02.11 1.0 1/2 CUPA

12.12.2017 PG.00/01

Architecture + Planning
17911 Von Kaman Ave.
Irvine, CA 92614
949.851.2133 / ktpg.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs CA 92264

PLAN 3 - ADOBE RANCH

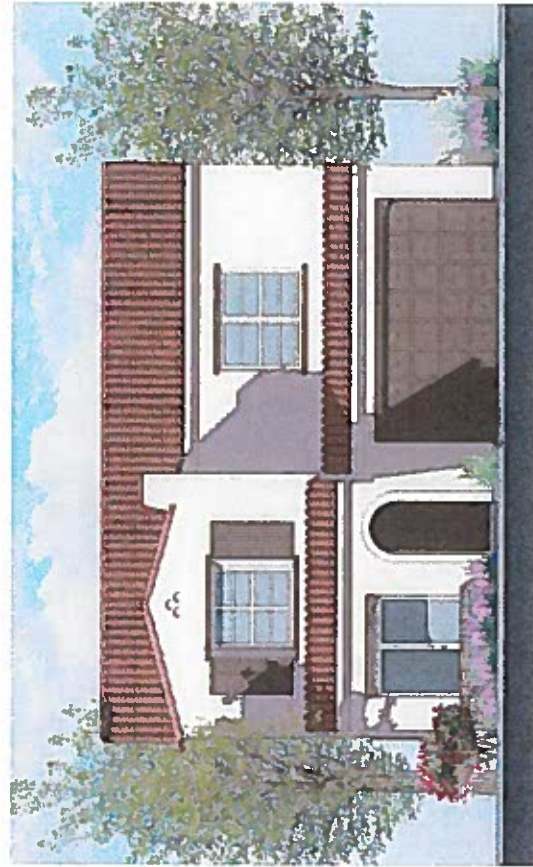
Architecture + Planning
17911 Von Kaman Ave.
Irvine, CA 92614
949 851 2133 / ktagy.com

Project Name
18123617 PROJECT

Project Date
2/14/18
2/14/18 11:18 AM

HANFORD, CALIFORNIA
KITG # 20150973





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 3 - SPANISH

HANFORD, CALIFORNIA
EUGT # 20150973

Plot Date:
2014.08.27
2017.08.14 1st Revision

1817 3617 PROJECT

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949 851 2133 / ktagy.com



A3.13

Exhibit C
Mitigation Monitoring and Reporting Program

Attachment: Signed Resolution No. 2018-15 (PUD 2018-01) (Planned Unit Development No. 2018-01 Amendment #1)

Vesting Tentative Tract 915 and Planned Unit Development No. 2018-01
Mitigation Measures
Mitigated Negative Declaration 2018-06

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project may potentially substantially degrade the existing visual character or quality of the site and its surroundings?	That the project is subject to the appropriate development standards of the Hanford Municipal Code and the approved elevations associated with the Planned Unit Development.	Developer to provide; City to require on site plan and building permits
MM Aesthetics 2	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That development is subject to the applicable provisions of the Hanford Municipal Code, such as section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare	Developer to provide; City to require on site plan and building permits
AGRICULTURE			
MM Agriculture 1.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	That a right-to-farm provision be recorded to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	City to require; Developer to disclose
AIR QUALITY			

MM Air Quality 1:	Project could potentially conflict with or obstruct implementation of the applicable air quality plan? The project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	That the development of the site is subject to the SJVAPCD Indirect Source Review (Rule 9510), since more than 50 residential units are proposed in the project area. The applicant is required to obtain permits demonstrating compliance with Rule 9510 or required to pay mitigation fees to the SJVAPCD.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 2	Project could potentially conflict with or obstruct implementation of the applicable air quality plan? The project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	That the project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 3	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	The project would be required to utilize effective dust control measures on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents.	Developer
CULTURAL RESOURCES			

MM Cultural Resources 1	The project could potentially cause a substantial adverse change in the significance of an archeological resource pursuant to Public Resources Code 15064.5? The project could potentially disturb human remains, including those interred outside of formal cemeteries?	1) That a Burial Treatment Plan be entered into by the applicant/property owner prior to any earth disturbing activities.	Developer to coordinate with the Tachi Yokut Tribe
GEOLOGY AND SOILS			
MM Geology 1:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction.	That the physical development of the project site comply with the applicable General Plan policies, as well as the California Building Code.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
MM Geology 2:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - landslides.	That a geotechnical and soil studies be prepared for the project.	Building Official to require; developer to conduct study
MM Geology 3:	That the project could result in substantial soil erosion or the loss of	That the physical development of the project site shall comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check	City to require; developer to comply

	topsoil?	and development review process.	
MM Geology 4-6	That the project could be located on a geological unit or soil that is unstable or that would become unstable as a result of the project and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?	1) That copies of a preliminary soil investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans. 2) that a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Department prior to acceptance of the development improvements or issuance of building permits, whichever occurs first 3) - That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed, in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.	
HAZARDS AND HAZARDOUS MATERIALS			
MM Hazards 1	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	The new development would be required to comply with applicable federal, state, and local regulations related to hazardous materials. Required compliance with these regulations would ensure impacts related to transport, use, and disposal of hazardous materials would be less than significant.	Developer
HYDROLOGY AND WATER QUALITY			
MM Hydrology 1 & 2	The project could potentially violate water quality standards or waste discharge requirements. Otherwise substantially degrade water quality?	1) All new development that disturbs more than one acre is required to comply with the General Permit Order No. 2012-006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer	City to require; Developer to provide

		systems and other waters of the United States; and inspect all BMPs;	
		2) New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.	
MM Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site.	New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.	City to require; Developer to provide
MM Hydrology 4	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.	Developer
MM Hydrology 5-7	The project could potentially create or contribute runoff water which would exceed the capacity of existing or planned stormwater	That the developer shall: 1. 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	Developer

	drainage systems or provide substantial additional sources of polluted runoff.	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. The applicant shall contact the SWRCB at www.swrch.ca.gov for further information; 2. A drainage/site improvement plan for the development shall be prepared by a licensed 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 the approved plan; 3. The 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.	
LAND USE AND PLANNING			
MM Land Use 1:	That the project may conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	That approval of the Planned Unit Development is required in order to develop the site, as proposed under Tentative Tract 915.	City to process variance
NOISE			
MM Noise 1:	Exposure of persons to or generation of noise levels	Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the	Residents and developer; Police

	in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	greatest extent feasible.	to enforce
MM Noise 2:	The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	Construction is limited to the hours between 7:00 a.m. and 10 p.m.	Developer; Police to enforce
PUBLIC FACILITIES			
MM Public Facilities 1:	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)	The project will be subject to Fire Impact Fees.	Developer to pay
MM Public Facilities 2	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Police)	The project will be subject to Police Impact Fees.	Developer to pay
MM Public Facilities 3	The project may result in substantial adverse physical impacts	That the project will be subject to School Impact Fees	Developer to pay

	associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (School)		
MM Public Facilities 4	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Park)	That the project will be subject to Park Impact Fees	Developer to pay
RECREATION			
MM Recreation 1	The project could potentially increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? That the project includes recreational facilities or requires the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.	That the project is subject to Park Impact Fees.	Developer to pay

TRANSPORTATION AND TRAFFICE		
MM Traffic 1-7	The project could conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation and relevant components of the circulation system. The project could conflict with an applicable congestion management program. The project could conflict with adopted policies, plans, or programs supporting alternative transportation.	1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map. 2. That Millennium Way shall be developed as a major collector street in conformance with City Standard ST-23. Improvements shall include installation of concrete curb, gutter, and sidewalk, landscaping, masonry block wall, streetlights, striping, and transitional paving as required. 3. That 12 ½ Avenue shall be developed as a major collector street in conformance with City Standard ST-23. Developer shall be required to construct half-width street improvements and a 12 foot travel lane and a 4 foot paved shoulder (8 foot shoulder in total) along the west boundary of the subdivision fronting 12 ½ avenue. Improvements shall include installation of concrete curb, gutter, and sidewalk, landscaping, masonry block wall, streetlights, striping, signing, paving, and transitional paving as required. 4. That all interior private streets, located as shown on tentative subdivision map, shall be developed as residential streets in conformance with City Standard ST-32, with the following modifications: - Minimum street width shall be 27 feet. - No Parking shall be allowed on the street, only in off street parking indicated on the tentative map. - H.O.A. to maintain all interior private streets. 5. That the access streets to the interior of the subdivision from 12 ½ Avenue and Millennium Way shall be developed in conformance with City Standard ST-32.

		6. The development is subject to a Transportation Impact Mitigation Fee.	
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	The project site would be required to implement water conservation measures	Developer
MM Utilities 2 and 4:	Would the project be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	That the development is subject to Refuse and Recycling Impact Fees;	Developer to pay and provide
MM Utilities 3	Would the project comply with federal, state, and local statutes related to solid waste?	That the future development is required to comply with all statutes and regulations related to solid waste.	Developer

RESOLUTION NO. 2018-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO VESTING TENTATIVE TRACT 915, A REQUEST TO SUBDIVIDE A 14.29-ACRE PARCEL INTO 66 RESIDENTIAL LOTS IN THE R-L-5 LOW-DENSITY RESIDENTIAL ZONE DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY. THE PROJECT IS LOCATED EAST OF 12 ½ AVENUE, WEST OF CENTENNIAL DRIVE (APN 011-020-046).

At a regular meeting of the City of Hanford Planning Commission duly called and held on June 26, 2018 on motion of Commissioner PERICO, seconded by Commissioner SANCHEZ, and duly carried, the following resolution was adopted:

WHEREAS, Vesting Tentative Tract 915, a request to subdivide a 14.29-acre parcel into 66 residential lots in the R-L-5 Low-Density Residential zone district with a planned unit development overlay, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17 of the Hanford Municipal Code; and

WHEREAS, the project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046); and

WHEREAS, the site will be developed, as shown in Vesting Tentative Tract 915, attached as **Exhibit A**; 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, in accordance with the California Environmental Quality Act (CEQA) guidelines, the project was evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2018-06 has been adopted; and

WHEREAS, all mitigation measures cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit B**, shall also be conditions of development; and

WHEREAS, all conditions of approval cited in the resolution approving Planned Unit Development No. 2018-01 shall also be conditions of approval of the tentative tract; 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 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act, and Hanford's Zoning Ordinance:

1. Consistency Finding:

Analysis: That a consistency finding can be made, because the subdivision proposed is consistent with the Zoning Ordinance requirements for the R-L-5 Low-Density Residential zone district with approval of the planned unit development overlay, Planned Unit

Development No. 2018-01. Approval of Planned Unit Development No. 2018-01, permits deviations from the requirements of the R-L-5 Low-Density Residential zone district for lot size, lot frontage, lot width, setbacks, and street-width.

2. Design Finding:

Analysis: That a design finding can be made, because the subdivision proposed is consistent with the Zoning Ordinance requirements for the R-L-5 Low-Density Residential zone district with approval of the planned unit development overlay, Planned Unit Development No. 2018-01. Approval of Planned Unit Development No. 2018-01, permits deviations from the requirements of the R-L-5 Low-Density Residential zone district for lot size, lot frontage, lot width, setbacks, and street-width.

3. Type of Development Finding:

Analysis: That the type of development proposed is consistent with the General Plan Low-Density Residential designation and the R-L-5 Low-Density Residential zone district. The applicant proposes single-family low-density residential, which is the primary development allowed within the R-L-5 Low-Density Residential designation.

4. Density Finding:

Analysis: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and 10 units per acre. The project has a density of 4.74 dwelling units per acre.

5. Environmental Finding:

Analysis: That an initial study was conducted and on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2018-06 has been prepared for the project.

6. Public Health Finding:

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

7. Improvements and Access Findings:

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

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission has determined that Vesting Tentative Tract 915 be approved, subject to the conditions below:

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office: (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 de Silva at (559)585-2578

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

General:

- ☒ That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
- ☒ That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
- ☒ That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.
- ☒ That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
- ☒ That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.
- ☒ That development conform to all applicable regulations of Section 17.10 Low-Density Residential for the R-L-5 zone district.
- ☒ That all conditions of Planned Unit Development No. 2018-01 shall also apply.

Zoning

- ☒ That all requirements of the R-L-5 Low-Density Residential zone district shall apply, except as modified under Planned Unit Development No. 2018-01, as follows:

Category	R-L-5 Standard	Applicant's Proposal
Minimum Lot Size	5,000 square feet	4,536 square feet – lot 11 (minimum)
Lot Frontage	40 feet	18.65 feet – lot 38 (minimum)
Lot Width	50 feet for interior lots and 60 feet for corner lots	Minimum 49.3 feet; minimum 53 feet on corner lots
Lot Depth	90 feet	No deviation requested – all lots meet the minimum 90 feet lot depth
Maximum coverage	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.
Setbacks	Front (livable) – 15 feet Front (garage) – 20 feet	Front (livable) – 12 feet minimum Front (garage) – 20 feet (no deviation requested)
	Rear – 20 feet for one-story with rear along landscape easement. Increase by 10 feet for buildings over one-story high	Rear (one –story) – 10 feet Rear (two-story) – 10 feet
	Side (interior) - 5 feet Side (street-side) – 10 feet	Side (interior) – 5 feet (no deviation requested) Side (street side) – 10 feet (no deviation requested)
Street Right-of-Way Width	60 feet	27 feet for interior streets

Architectural Conditions:

- ☒ That the residences within the development be developed in substantial compliance with Planned Unit Development No. 2018-01, attached as **Exhibit C** the architectural renderings, colors, floor plans etc., attached as **Exhibit D**.
- ☒ That any future changes to the architectural design features must maintain the overall integrity of the elevations approved and not detract from the consistent look and appearance of the development. Any changes shall be determined by the Community Development Director to be consistent with the original approved elevations.

Dwelling Units per Lot (Section 17.10.050)

- ☒ That not more than one dwelling unit shall be allowed on each lot, unless approved as an

accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit, in accordance with Section 17.60.030 of the Hanford Municipal Code.

Building Setback Area (Section 17.10.070)

- ☒ That no structure shall be placed within a building setback area.
- ☒ The front building setback area shall be 12 feet from the front lot line for livable space, as approved under Planned Unit Development No. 2018-01.
- ☒ That the front building setback be 20 feet for garages, carports, and other non-livable building space.
- ☒ That the rear building setback for one- and two-story structures shall be a minimum of 10 feet, as approved under Planned Unit Development No. 2018-01.
- ☒ That the side building setback area shall be five feet from an interior side lot line and ten feet from a street side property line.
- ☒ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Distance between Structures (Section 17.10.080)

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

Height of Structures (Section 17.10.090)

- ☒ The maximum structure height shall be 35 feet.

Driveways (Section 17.10.110)

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

Usable Open Space (Section 17.10.150)

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

Landscaping (Section 17.10.160)

- ☒ That landscaping be provided in accordance with Section 17.52 Landscape Standards of the Hanford Municipal Code.
- ☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.
- ☒ That two street trees, a minimum 15 gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two shall be planted 12 feet (no greater or no less) from the face of the front lot line street curb.
- ☒ That there shall be two additional street trees, a minimum 15 gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.
- ☒ That all species of trees shall be selected from a list approved by the City Parks and Recreation Commission.
- ☒ That each lot owner within Tentative Tract 915 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.
- ☒ That maintenance for the trees and lawn area may be included in the homeowners association.

Environmental Requirements:

- ☒ That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA-certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.
- ☒ That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.
- ☒ That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

Noise:

- ☒ That construction equipment is muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday through Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.
- ☒ That noise from fixed mechanical equipment, when measured at the property line, meets the standard of the Hanford Noise Element.

Rooftop Equipment HMC Section 17.50.100

- ☒ That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

Outdoor Lighting Standards HMC Section 17.50.140

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.
- ☒ That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
- ☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings (Section 17.50.130)

- ☒ That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:
 - ☒ Standard window and door awnings
 - ☒ Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

Dust Control:

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

BUILDING DIVISION

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

Soils:

1. That a preliminary soils report, prepared by a qualified soil's engineer, be provided to the Engineering and Building Departments prior to approval of Subdivision Improvement Plans.
2. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering Department and Building Division prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.
3. That the developer retain the design engineer to inspect and verify that grading within the subdivision was constructed as per the approved design, and a copy of the report be provided to the Building Division prior to building permit issuance.

Street Names and Addresses:

1. That street addresses for each lot, as provided by the Building Division, be included on the subdivision final map.
2. That street names, as shown on the tentative subdivision map, be included on the subdivision final maps.
3. That all single family dwellings within the subdivision have illuminated address numbers 2-¼ inches high or be within an illuminated area with 3-½ inch high address numbers installed on the front most part of the building leading to the entrance. In either case the address numbers shall be of contrasting colors with the background.
4. That all landscaping requires permits and must meet requirements at time of installation.

FIRE DEPARTMENT

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

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.
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: ____
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: **Ensure access roads are within the following turning radii, or utilize software to identify that the path of travel is adequate for this project.**
- a. 20 feet 1 inch inside turning radius
 - b. 44 feet 6 inch outside radius

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.
Access roads inside the development are 27 feet wide and will require no parking on the outside curbs of the development. Parking will only be allowed in the designated parking spaces identified on the site plan.
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.
24. ☐ Locked gates installed across fire department access roads:
- a. **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.
 - b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
 - c. 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.
 - d. 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.
25. ☐ 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.
26. ☐ 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.

27. ☐ 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.
28. ☐ 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.
29. ☐ ***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.
30. ☐ ***A fuel tank permit is required*** for underground and aboveground gasoline/LPG/Diesel.
31. ☐ Combustible high-piled storage over 12 feet ***requires a separate fire department review and permit.*** Contact the fire department for further information.

ENGINEERING DIVISION

Contact Assistant Engineer Joshua Tullsen at (559)585-2582
Concerning questions you may have on the following conditions:

Maps and Plans:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements, culverts and landscape improvements and all other infrastructure required to complete development. All plans shall be approved by the City Engineer and all other involved agencies before the release of the building permits.
2. That prior to beginning any construction or within ten (10) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and four (4) blue line copies of the approved set of construction plans and four (4) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) blue line copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING."

Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the Utilities and Engineer Department.
2. That all easements for irrigation ditches and / or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.
3. That all proposed landscape/public utility easements, located as shown on the tentative subdivision map, shall be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement shall meet or exceed the following minimum widths:
 - a.) 12 – ½ Ave – Ten feet
 - b.) Millennium Way – Ten feet
 - c.) All residential streets – Six feet (Utility Only)

Dedications:

1. That 12 ½ Avenue and Millennium Way, located along the property frontage as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.
2. That all other streets shown on the tentative subdivision map shall be considered as private streets and will be maintained by a homeowner's association (H.O.A) to be established prior to or concurrent with the recording of a final subdivision map.
3. That all proposed landscape and public utility easements, located as shown on the tentative subdivision map including the full private street being identified as a public utility easement shall be dedicated to the City for landscape and/or public utility purposes concurrent with the recording of a subdivision final map, unless modified herein.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.
2. That access from the development to the existing private drive on the 12 ½ avenue alignment shall be restricted.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.
2. That Millennium Way shall be developed as a major collector street in conformance with City Standard ST-23. Improvements shall include installation of concrete curb, gutter, and

sidewalk, landscaping, masonry block wall, streetlights, striping, signing, and transitional paving as required.

- a. That all of the improvements on Millennium Way, including landscaping and block walls, must be completed with the first phase of development.
 - b. If not currently constructed, Millennium Way will need to be constructed with two 12 foot travel lanes and a 4 foot paved shoulder (8 foot shoulder in total) from the east line of the development to Centennial Drive.
3. That 12 ½ Avenue shall be developed as a major collector street in conformance with City Standard ST-23. Developer shall be required to construct half-width street improvements and a 12 foot travel lane and a 4 foot paved shoulder (8 foot shoulder in total) along the west boundary of the subdivision fronting 12 ½ avenue. Improvements shall include installation of concrete curb, gutter, and sidewalk, landscaping, masonry block wall, streetlights, striping, signing, paving, and transitional paving as required.
4. That all interior private streets, located as shown on tentative subdivision map, shall be developed as residential streets in conformance with City Standard ST-32, with the following modifications:
 - a. Minimum street width shall be 27 feet.
 - b. No Parking shall be allowed on the street, only in off street parking indicated on the tentative map.
 - c. H.O.A. to maintain all interior private streets.
5. That the access streets to the interior of the subdivision from 12 ½ Avenue and Millennium Way shall be developed in conformance with City Standard ST-32.
 - a. The drive approach to Lot 22 shall be on the North end of its frontage and no more than 16 feet in width so that it shall not interfere with access to Millennium Way.
6. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of 12 ½ Avenue and Millennium Way for lots backing onto said streets:
 - a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Utilities and Engineer and Community Development Departments.
 - b. Landscaping and irrigation system improvements along the development frontages of 12 ½ Avenue and Millennium Way. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Utilities and Engineer, Parks & Recreation, and Community Development Departments.

2. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.
3. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for Utilities and Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That the developer shall extend existing 8 inch diameter sanitary sewer main within Millennium Way to 12 ½ Ave. If Millennium Way is not constructed east of this development, developer will be required to extend and connect sewer system to Centennial Drive. Developer will be entitled to oversizing and a reimbursement agreement for work completed.
3. That the developer shall install a sewer main within 12 ½ avenue oversized to adequately provide flow and to compensate for future areas of development located adjacent to the subdivision.
4. That all sanitary sewer mains and appurtenances constructed within the limits of private streets shall be owned/maintained by the H.O.A.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Utilities and Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That the developer may be entitled to a refund for storm drainage/basin over-sizing in accordance with City Municipal Code Section 13.04 and any revisions thereof. Developer shall submit competitive bid cost proposals to substantiate costs for storm drain main over-sizing, if applicable, for Public Works Department review and approval prior to beginning construction.
3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.
4. That all storm drainage mains and appurtenances constructed within the limits of private streets shall be owned/maintained by the H.O.A.

Water System:

1. That the developer's engineer shall provide a Water System Master Plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the development.
2. That the developer shall extend a minimum 12 inch diameter water main from its current terminus along the Millennium Way property frontage to the west end of the proposed parcel per the City's water master plan. If Millennium Way is not constructed west of this development, developer will be required to extend and connect water system to Centennial Drive. Developer will be entitled to oversizing and a reimbursement agreement for work completed.
3. That the development is subject to a reimbursement memorandum in favor of The City of Hanford and on file in the office of the City Engineer. A refund to the City of Hanford for the installation of water system improvements located within 12 ½ Avenue, which provides a benefit to the developer, shall be paid to the City prior to the recording of a subdivision final map.
4. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of street lighting, decorative block fencing, and landscaping located along the property frontages of 12 ½ Avenue and Millennium Way located as shown on the tentative subdivision map.
2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision interior street lighting and decorative fencing.

City Development Impact Fees:

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

KINGS COUNTY DEPARTMENT OF PUBLIC HEALTH

Contact Troy Hommerding at Troy.Hommerding@co.kings.ca.us

Concerning questions you may have on the below conditions:

1. That coccidioides immitis, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and <http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

EXPIRATION

That Vesting Tentative Map 915 shall become null and void after 24 months has elapsed from the date of approval, unless a final map has recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision map is granted.

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

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

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 26th day of June 2018.



Darlene R. Mata, Secretary

Exhibit A
Planned Unit Development No. 2018-01

Attachment: Signed Resolution No. 2018-16 (TT 915) (Planned Unit Development No. 2018-01 Amendment #1)

Site Summary

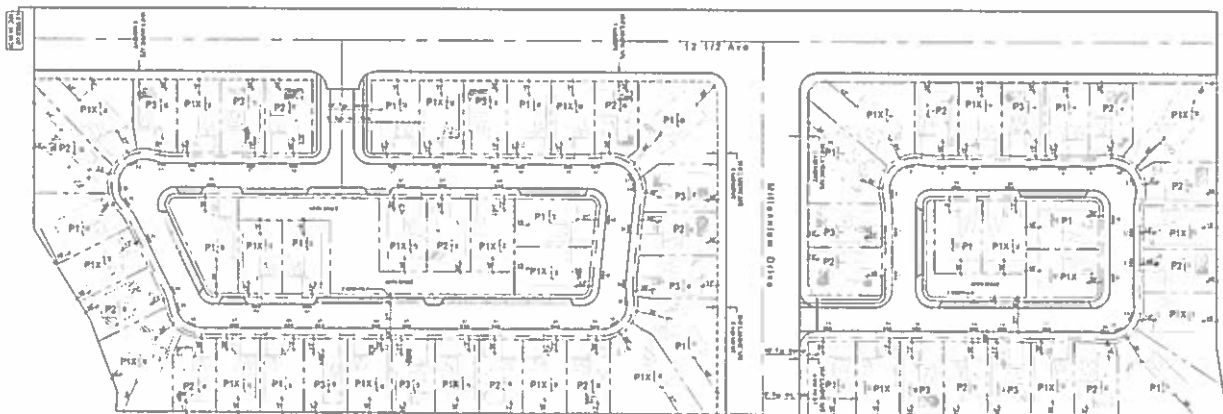
Gross Area: 14.12 ac
 Street Dedication: 3.04 ac
 Street Dedication (Int.): 1.47 ac
 Density: 4.6 du / ac (gross)
 6.8 du / ac (net)

Phase 2

Plan 1 (1,648 SF): 9 du
 Plan 1X (2,183 SF): 15 du
 Plan 2 (2,519 SF): 9 du
 Plan 3 (2,732 SF): 7 du
TOTAL 40 du

Phase 1

Plan 1 (1,648 SF): 6 du
 Plan 1X (2,183 SF): 9 du
 Plan 2 (2,519 SF): 7 du
 Plan 3 (2,732 SF): 4 du
TOTAL 26 du



HANFORD - 14

Holly Hills Group
 480 E Bogert Trail
 Palm Springs, CA 92264

CONCEPTUAL SITE PLAN

HANFORD, CALIFORNIA
 KTG # 20150973
 2018-03-22

Architecture + Planning
 17911 Von Karman Ave.
 Irvine, CA 92614
 949 851 2133 / ktp.com



Exhibit B
Elevations and Floor Plans

Attachment: Signed Resolution No. 2018-16 (TT 915) (Planned Unit Development No. 2018-01 Amendment #1)



HANFORD 14 SITE

OWNER / SUBDIVIDER:
Holly Hills Group
PALM SPRINGS, CA

ARCHITECT:
KTGY
IRVINE, CA



HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

HANFORD, CALIFORNIA
KIT # 20150973

Permit Date:
2015.08.03
2015.08.15 IS SUBMITTED

Architecture + Planning
17911 Von Kaman Ave.
Irvine, CA 92614
949.851.2133 / ktgy.com



SHEET INDEX

ARCHITECTURAL

A0.1	COVER SHEET SHEET INDEX
A1.0	SITE PLAN & DATA
A2.0	PLAN 1 - FLOOR PLAN
A2.1	PLAN 1X - FLOOR PLAN
A2.2	PLAN 2 - FLOOR PLAN
A2.2	PLAN 3 - FLOOR PLAN
A3.0	PLAN 1 - TUSCAN FARMHOUSE
A3.1	PLAN 1 - TUSCAN FARMHOUSE
A3.2	PLAN 1 - ADOBE RANCH
A3.3	PLAN 1 - SPANISH A
A3.4	PLAN 1 - SPANISH B
A3.5	PLAN 2 - SPANISH C
A3.6	PLAN 2 - TUSCAN FARMHOUSE
A3.7	PLAN 2 - TUSCAN FARMHOUSE
A3.8	PLAN 2 - ADOBE RANCH
A3.9	PLAN 2 - SPANISH
A3.10	PLAN 3 - TUSCAN FARMHOUSE
A3.11	PLAN 3 - TUSCAN FARMHOUSE
A3.12	PLAN 3 - ADOBE RANCH
A3.13	PLAN 3 - SPANISH

HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

HANFORD, CALIFORNIA
KITG # 20150973

Plot Date
2015.08.03
2017.08.01 11:00 AM PST

14112017.PLOT01

Architecture + Planning
17911 Von Karmann Ave.
Irvine, CA 92614
949.851.2133 / ktpy.com



A0.1

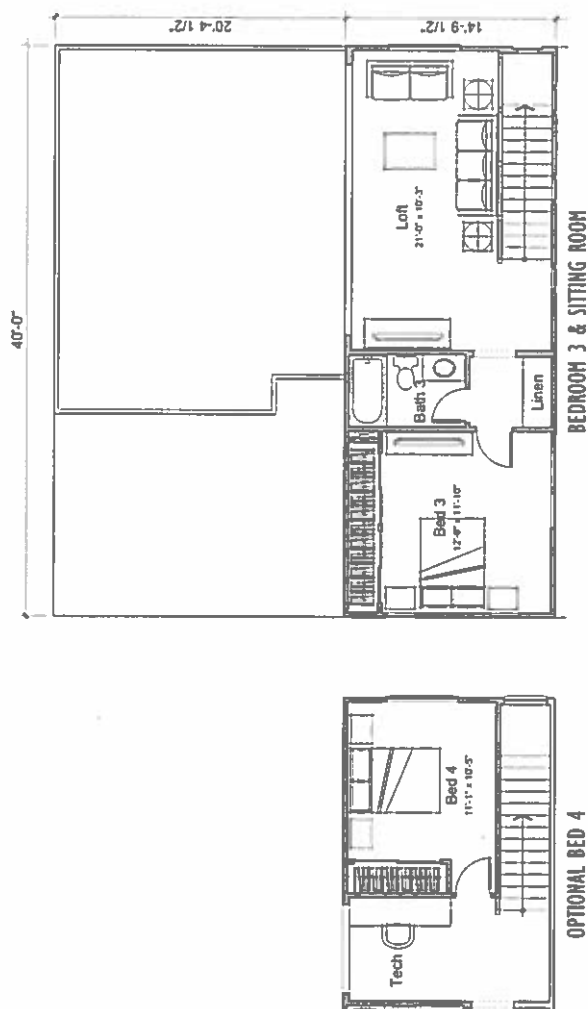
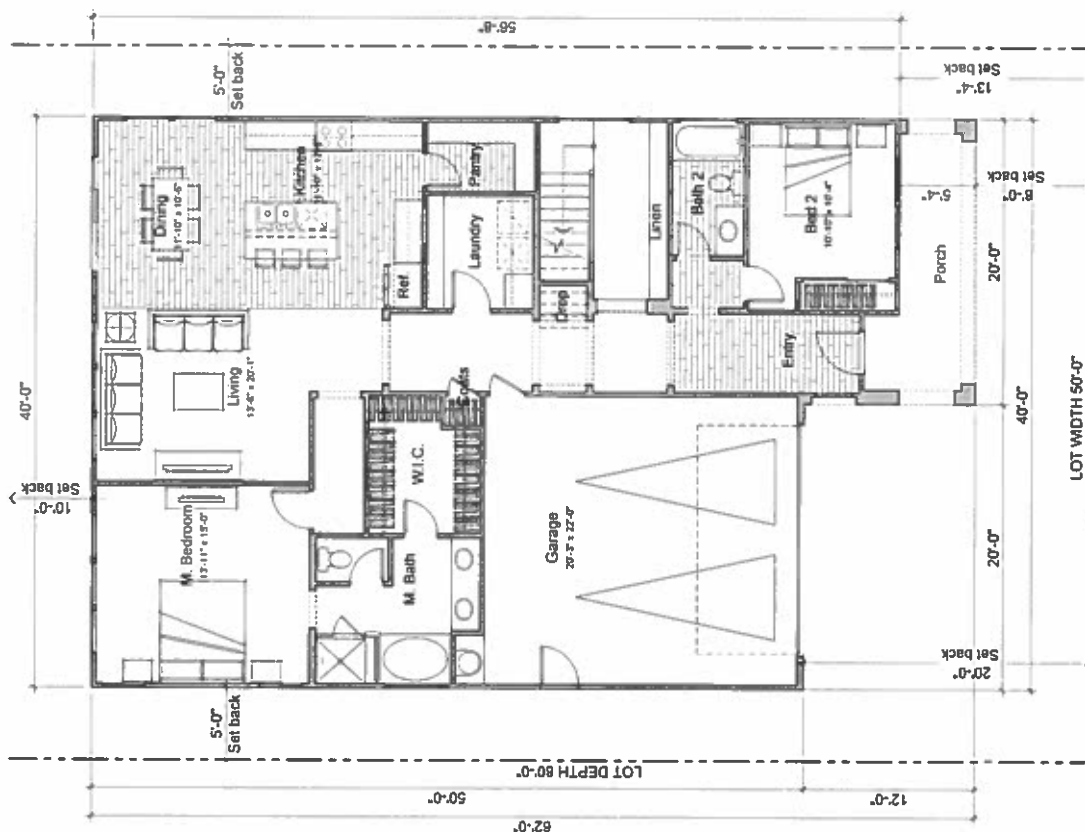
PLAN IX - FLOOR PLAN

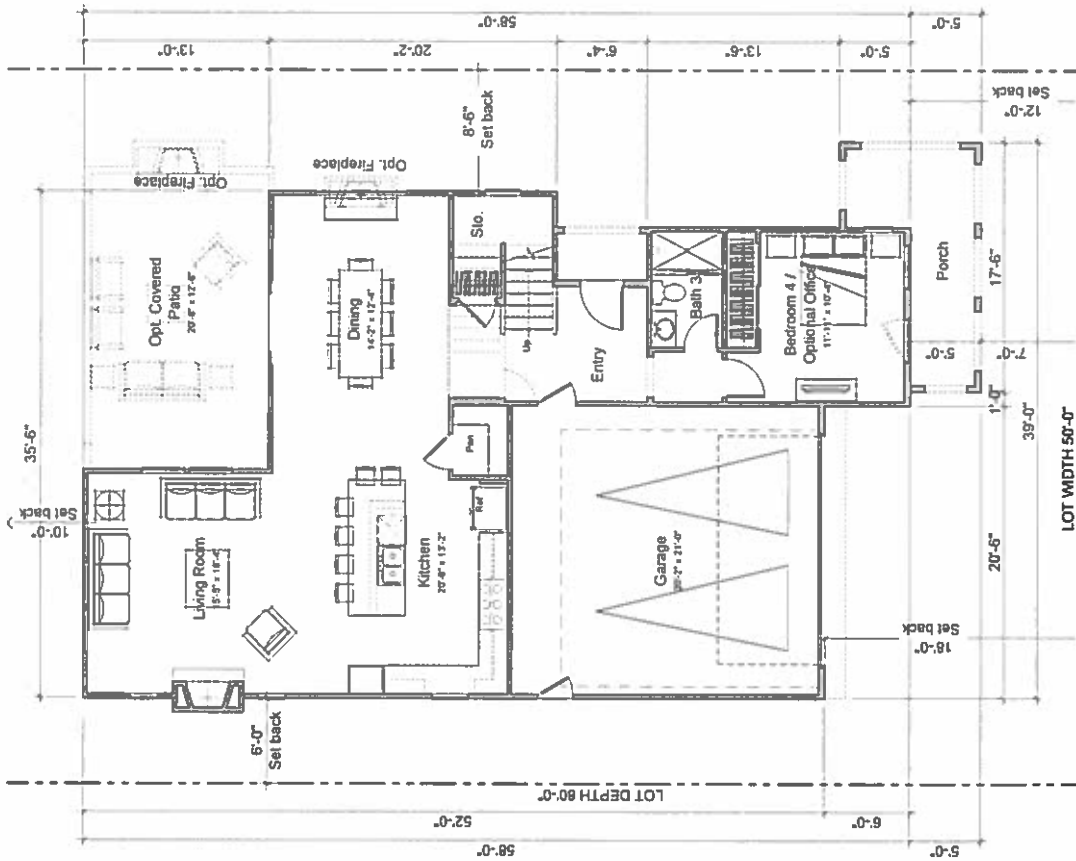
W0071 0N0720

7. 國際化

HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264





FIRST FLOOR

PLAN 2 - FLOOR PLAN A2.2

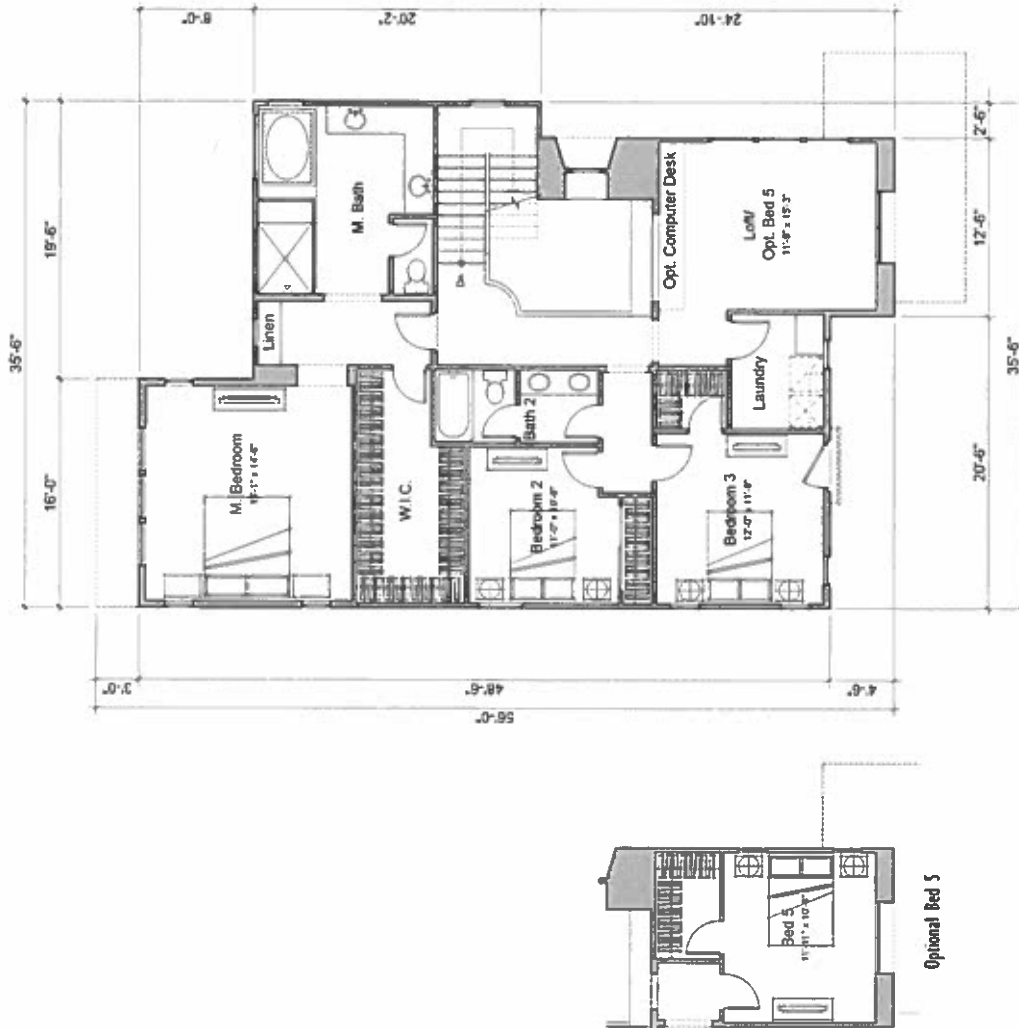


Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949 851 2133 / ktgy.com

Plot Date: 04/13/2017
Plot Date: 04/13/2017
Plot Date: 04/13/2017

HANFORD, CALIFORNIA
KTGY # 20150973

GROSS SF	
FIRST FLOOR	1147 SQ. FT.
SECOND FLOOR	3515 SQ. FT.
TOTAL FLOOR	4662 SQ. FT.
OPT COVERED PATIO	275 SQ. FT.
GARAGE	420 SQ. FT.



SECOND FLOOR

HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 3 - FLOOR PLAN

Architecture + Planning
117911 Von Kaman Ave.
Irvine, CA 92614
949 851 2133 / ktpy.com

1998年11月

1994

HAWAII, CALIFORNIA

HANFORD, CALIFORNIA
EIG # 20150973

GROSS SF	
FIRST FLOOR	1271 SQ. FT.
SECOND FLOOR	1504 SQ. FT.
TOTAL (MAG)	2775 SQ. FT.
NET COVERED PATIO	254 SQ. FT.
GARAGE	411 SQ. FT.

HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

Packet Pg. 198

Attachment: Signed Resolution No. 2018-16 (TT 915) (Planned Unit Development No. 2018-01 Amendment #1)



HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN I - TUSCAN FARMHOUSE A3.0

HANFORD, CALIFORNIA
KIT # 20150973

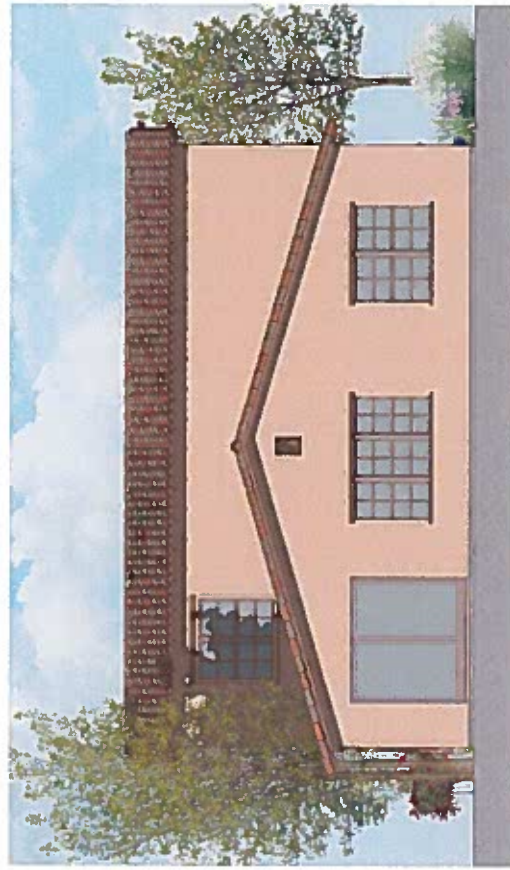
File Date: 06/12/2017 10:00AM
2017.08.02
2017.08.11 10:00AM

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949 851 2133 / kity.com





RIGHT



REAR



LEFT



FRONT

HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN I - TUSCAN FARMHOUSE A3.I

HANFORD, CALIFORNIA
KITGY # 20150973

Plan Date:
2015.08.03
2015.08.13 1.5.15.09.07.02

Architecture + Planning
17911 Van Kaman Ave.
Irvine, CA 92614
949.651.2133 / kity.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN I - ADOBE RANCH

A3.2

HANFORD, CALIFORNIA
KITGY # 20150973

Permit Date:
2015.08.23
2017.09.11 / 15.10.09.12.14

Architectural + Planning
17911 Von Kaman Ave.
Irvine, CA 92614
949.851.2133 / kity.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN I - SPANISH - A

A3.3

HANFORD, CALIFORNIA
KTGY # 20150973

Plot Date
2014.08.07
2017.06.11 - 1st Approval

Architecture + Planning
17511 Von Karman Ave.
Irvine, CA 92614
949.851.2133 / ktgy.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN I - SPANISH - B A3.4

HANFORD, CALIFORNIA
KITGY # 20150973

Plot Date:
2016.08.03
2017.08.11 1:50 PM PST

NO. 12, 2017 FUTURE

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949 651 2133 / kity.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 2 - TUSCAN FARMHOUSE A3.6

HANFORD, CALIFORNIA
KTGY # 20150973

Post Date:
2017.08.03
2017.08.11.13.00:00:00Z

08/11/2017 / 08/04/2017

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949.851.2133 / ktgy.com





RIGHT



REAR



LEFT



FRONT

HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 2 - TUSCAN FARMHOUSE A3.7

HANFORD, CALIFORNIA
KITC # 20150973

Plot Date:
2015.08.01
2017.06.11 / 13.08.2018

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949.851.2133 / ktpg.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 2 - ADOBE RANCH

A3.8

HANFORD, CALIFORNIA
KITGY # 20150973

Plot Date:
2014.08.03
2017.06.01 15.0% IMPROVISED

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949.651.2133 / kity.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 2 - SPANISH

HANFORD, CALIFORNIA
KITGY # 20150973

Plot Date:
2014.08.07
2017.10.11 / 1.08.2017.02.02

Architecture + Planning
17911 Van Korman Ave.
Irvine, CA 92614
949.851.2133 / kity.com



A3.9



HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 3 - TUSCAN FARMHOUSE A3.10

HANFORD, CALIFORNIA
KITGY # 20150973

Post Date:
2015.08.03
2015.08.11 - 03.20.2017.04

16.12.2017 PROJECT

Architecture + Planning
17911 Van Kaman Ave.
Irvine, CA 92614
949.651.2133 / kty.com

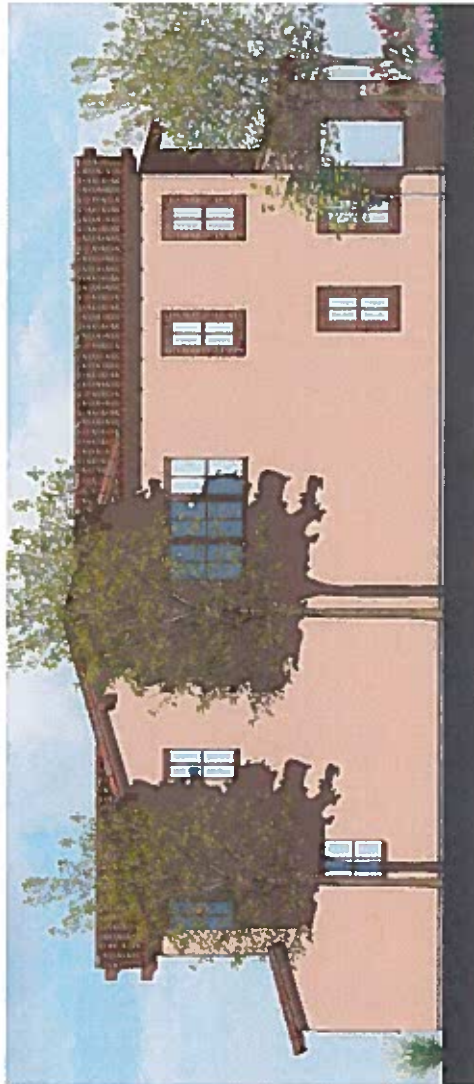




RIGHT



REAR



LEFT



FRONT

HANFORD - 14

Holly Hills Group
480 E Bogert Trail
Palm Springs, CA 92264

PLAN 3 - TUSCAN FARMHOUSE A3.11

HANFORD, CALIFORNIA
KITGY # 20150973

Plot Data
2015.08.03
2017.12.11 / 15.00.00.00

Architecture + Planning
17911 Van Kaman Ave.
Irvine, CA 92614
949.651.2133 / ktagy.com





HANFORD - 14

Holly Hills Group
480 E. Bogert Trail
Palm Springs, CA 92264

PLAN 3 - ADOBE RANCH

A3.12

HANFORD, CALIFORNIA
KITGY # 20150973

Plot Date:
2015.08.03
2017.08.11 1:15 PM PST

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949.851.2133 / kitgy.com





HANFORD - 14

Holly Hills Group
480 E Bogert Trail
Palm Springs, CA 92264

PLAN 3 - SPANISH

HANFORD, CALIFORNIA
KITGY # 20150473

Plot Date
2014.08.03
2014.08.03

Plot Date
09.22.2017

Architecture + Planning
17911 Von Karman Ave.
Irvine, CA 92614
949.851.2133 / ktagy.com



A3.13

Exhibit C
Mitigation Monitoring and Reporting Program

Attachment: Signed Resolution No. 2018-16 (TT 915) (Planned Unit Development No. 2018-01 Amendment #1)

Vesting Tentative Tract 915 and Planned Unit Development No. 2018-01
Mitigation Measures
Mitigated Negative Declaration 2018-06

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project may potentially substantially degrade the existing visual character or quality of the site and its surroundings?	That the project is subject to the appropriate development standards of the Hanford Municipal Code and the approved elevations associated with the Planned Unit Development.	Developer to provide; City to require on site plan and building permits
MM Aesthetics 2	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That development is subject to the applicable provisions of the Hanford Municipal Code, such as section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare	Developer to provide; City to require on site plan and building permits
AGRICULTURE			
MM Agriculture 1.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	That a right-to-farm provision be recorded to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	City to require; Developer to disclose
AIR QUALITY			

MM Air Quality 1:	Project could potentially conflict with or obstruct implementation of the applicable air quality plan? The project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	That the development of the site is subject to the SJVAPCD Indirect Source Review (Rule 9510), since more than 50 residential units are proposed in the project area. The applicant is required to obtain permits demonstrating compliance with Rule 9510 or required to pay mitigation fees to the SJVAPCD.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 2	Project could potentially conflict with or obstruct implementation of the applicable air quality plan? The project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	That the project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 3	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	The project would be required to utilize effective dust control measures on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents.	Developer
CULTURAL RESOURCES			

MM Cultural Resources 1	The project could potentially cause a substantial adverse change in the significance of an archeological resource pursuant to Public Resources Code 15064.5? The project could potentially disturb human remains, including those interred outside of formal cemeteries?	1) That a Burial Treatment Plan be entered into by the applicant/property owner prior to any earth disturbing activities.	Developer to coordinate with the Tachi Yokut Tribe
GEOLOGY AND SOILS			
MM Geology 1:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction.	That the physical development of the project site comply with the applicable General Plan policies, as well as the California Building Code.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
MM Geology 2:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - landslides.	That a geotechnical and soil studies be prepared for the project.	Building Official to require; developer to conduct study
MM Geology 3:	That the project could result in substantial soil erosion or the loss of	That the physical development of the project site shall comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check	City to require; developer to comply

	topsoil?	and development review process.	
MM Geology 4-6	That the project could be located on a geological unit or soil that is unstable or that would become unstable as a result of the project and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?	1) That copies of a preliminary soil investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans. 2) that a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Department prior to acceptance of the development improvements or issuance of building permits, whichever occurs first 3) - That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed, in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.	
HAZARDS AND HAZARDOUS MATERIALS			
MM Hazards 1	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	The new development would be required to comply with applicable federal, state, and local regulations related to hazardous materials. Required compliance with these regulations would ensure impacts related to transport, use, and disposal of hazardous materials would be less than significant.	Developer
HYDROLOGY AND WATER QUALITY			
MM Hydrology 1 & 2	The project could potentially violate water quality standards or waste discharge requirements. Otherwise substantially degrade water quality?	1) All new development that disturbs more than one acre is required to comply with the General Permit Order No. 2012-006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer	City to require; Developer to provide

		systems and other waters of the United States; and inspect all BMPs;	
		2) New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.	
MM Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.	City to require; Developer to provide
MM Hydrology 4	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.	Developer
MM Hydrology 5-7	The project could potentially create or contribute runoff water which would exceed the capacity of existing or planned stormwater	That the developer shall: 1. 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	Developer

	drainage systems or provide substantial additional sources of polluted runoff.	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. The applicant shall contact the SWRCB at www.swrch.ca.gov for further information; 2. A drainage/site improvement plan for the development shall be prepared by a licensed 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 the approved plan; 3. The 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.	
LAND USE AND PLANNING			
MM Land Use 1:	That the project may conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	That approval of the Planned Unit Development is required in order to develop the site, as proposed under Tentative Tract 915.	City to process variance
NOISE			
MM Noise 1:	Exposure of persons to or generation of noise levels	Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the	Residents and developer; Police

	in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	greatest extend feasible.	to enforce
MM Noise 2:	The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	Construction is limited to the hours between 7:00 a.m. and 10 p.m.	Developer; Police to enforce
PUBLIC FACILITIES			
MM Public Facilities 1:	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)	The project will be subject to Fire Impact Fees.	Developer to pay
MM Public Facilities 2	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Police)	The project will be subject to Police Impact Fees.	Developer to pay
MM Public Facilities 3	The project may result in substantial adverse physical impacts	That the project will be subject to School Impact Fees	Developer to pay

	associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (School)		
MM Public Facilities 4	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Park)	That the project will be subject to Park Impact Fees	Developer to pay
RECREATION			
MM Recreation 1	The project could potentially increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? That the project includes recreational facilities or requires the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.	That the project is subject to Park Impact Fees.	Developer to pay

TRANSPORTATION AND TRAFFICE		
MM Traffic 1-7	The project could conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation and relevant components of the circulation system. The project could conflict with an applicable congestion management program. The project could conflict with adopted policies, plans, or programs supporting alternative transportation.	1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map. 2. That Millennium Way shall be developed as a major collector street in conformance with City Standard ST-23. Improvements shall include installation of concrete curb, gutter, and sidewalk, landscaping, masonry block wall, streetlights, striping, and transitional paving as required. 3. That 12 ½ Avenue shall be developed as a major collector street in conformance with City Standard ST-23. Developer shall be required to construct half-width street improvements and a 12 foot travel lane and a 4 foot paved shoulder (8 foot shoulder in total) along the west boundary of the subdivision fronting 12 ½ avenue. Improvements shall include installation of concrete curb, gutter, and sidewalk, landscaping, masonry block wall, streetlights, striping, signing, paving, and transitional paving as required. 4. That all interior private streets, located as shown on tentative subdivision map, shall be developed as residential streets in conformance with City Standard ST-32, with the following modifications: - Minimum street width shall be 27 feet. - No Parking shall be allowed on the street, only in off street parking indicated on the tentative map. - H.O.A. to maintain all interior private streets. 5. That the access streets to the interior of the subdivision from 12 ½ Avenue and Millennium Way shall be developed in conformance with City Standard ST-32.

		6. The development is subject to a Transportation Impact Mitigation Fee.	
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	The project site would be required to implement water conservation measures	Developer
MM Utilities 2 and 4:	Would the project be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	That the development is subject to Refuse and Recycling Impact Fees;	Developer to pay and provide
MM Utilities 3	Would the project comply with federal, state, and local statutes related to solid waste?	That the future development is required to comply with all statutes and regulations related to solid waste.	Developer

Addendum No. 1 to
Initial Study/ Mitigated Negative Declaration No. 2018-06
Planned Unit Development No. 2018-01 Amendment #1
August 13, 2019

Overview

On June 26, 2018 the City of Hanford Planning Commission approved Planned Unit Development No. 2018-01 and Vesting Tentative Tract 915, for which an initial study was prepared and Mitigated Negative Declaration No. 2018-06 was adopted. A Notice of Determination was filed with Kings County on July 3, 2019. A request to amend Planned Unit Development No. 2018-01 was received on April 29, 2019, proposing the following changes:

1. The proposal for a rolled curb throughout the subdivision
2. A slight reduction in lot widths– the lot widths are less than those permitted under the originally approved planned unit development
3. Lot configuration changes to interior corner lots – specifically lots 10 – 11, 33 – 34, 37 – 38, and 48 – 49

Staff determined an addendum to Initial Study and Mitigated Negative Declaration No. 2014-02 would adequately address the amendments proposed under Planned Unit Development No. 2018-01 Amendment #1.

Purpose of an Addendum

The purpose of this addendum is to demonstrate that the addition of the TDSX unit proposed under Conditional Use Permit No. 2018-04 would not result in any of the conditions under which a subsequent Environmental Impact Report (EIR) or Negative Declaration would be required pursuant to Public Resources Code Section 21166 or CEQA Guidelines Sections 15162 and 15164.

CEQA and the CEQA Guidelines establish the type of environmental documentation that is required when changes to a project occur or new information arises after an EIR is certified or a Negative Declaration adopted for a project. CEQA Guidelines Section 15162 establishes criteria for determining whether more detailed information, such as the preparation of a Subsequent or Supplemental EIR, is needed, and Section 15164 defines the appropriate use of addendums to previous EIRs and negative declarations.

CEQA Guidelines Section 15162(a) states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project, which will require major revisions in the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(2) Substantial changes occur with respect to the circumstances under which the project is to be undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(3) *New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete shows any of the following:*

- a. The project will have one or more significant effects not discussed in the EIR.*
- b. Significant effects previously examined will be substantially more severe than shown in the previous EIR*
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure; or*
- d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more effects on the environment but the project proponents decline to adopt the mitigation measure.*

CEQA Guidelines Section 15164(b) states: “An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.”

The following analysis demonstrates that the amendments proposed under Planned Unit Development No. 2018-01 Amendment #1 do not raise any new environmental issues and requires only minor changes or additions to the previous Negative Declaration No. 2018-06 to satisfy the requirements of CEQA.

Project Description

Planned Unit Development No. 2018-01 Amendment #1

Planned Unit Development No. 2018-01 Amendment #1 is an amendment to the originally approved Planned Unit Development No. 2018-01. Due to changes to the originally approved planned unit development, the applicant was required to submit an amendment to the planned unit development, which requires approval by the Planning Commission.

Notable changes to the project include:

1. The proposal for a rolled curb throughout the subdivision
2. A slight reduction in lot widths– the lot widths are less than those permitted under the originally approved planned unit development
3. Lot configuration changes to interior corner lots – specifically lots 10 – 11, 33 – 34, 37 – 38, and 48 – 49

Conformance with the Standards of the R-L-5 Zone District, with approval of Planned Unit Development No. 2018-01 Amendment #1.

A planned unit development is requested, due to the deviation of the standards of the R-L-5 Low-Density Residential Zone District, as follows:

Category	R-L-5 Standard	Original PUD	Amendment #1
Minimum Lot Size	5,000 square feet	4,536 square feet – lot 11 (minimum)	4,521 square feet – lot 24 (minimum)
Lot Frontage	40 feet	18.65 feet – lot 38 (minimum)	31.05 feet curve length – lot 10; minimum 30 feet requested
Lot Width	50 feet for interior lots and 60 feet for corner lots	Minimum 49.3 feet; minimum 53 feet on corner lots	Requesting minimum 48 feet; and minimum 53 feet on corner lots
Lot Depth	90 feet	No deviation requested – all lots meet the minimum 90 feet lot depth	No deviation requested.
Maximum coverage	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.	Coverage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.
Setbacks	Front (livable) – 15 feet Front (garage) – 20 feet	Front (livable) – 12 feet minimum Front (garage) – 20 feet (no deviation requested)	Front (livable) – 12 feet minimum Front (garage) – 20 feet (no deviation requested)
	Rear – 20 feet for one-story with rear along landscape easement. Increase by 10 feet for buildings over one-story high	Rear (one –story) – 10 feet Rear (two-story) – 10 feet	Rear (one –story) – 10 feet Rear (two-story) – 10 feet No structure – including accessory structures shall be permitted to encroach into the 10 ft. rear-yard setback
	Side (interior) - 5 feet Side (street-side) – 10 feet	Side (interior) – 5 feet (no deviation requested) Side (street side) – 10 feet (no deviation requested)	Side (interior) – 5 feet (no deviation requested) Side (street side) – 10 feet (no deviation requested)
Patio	17.50.170 Exceptions in building setback A. architectural features, including without	Patios shall be setback 10 feet from the front property line	Patios shall be setback 10 feet from the front property line

	limitation, sills, chimneys, fireplaces, cornices and eaves, may extend into a required side building setback area, a required rear building setback area, or a space between structures, not more than 36 inches, and may extend into a required front building setback area not more than six feet. No building or projection thereof may extend into a public easement or right-of-way.		
Street Right-of-Way Width	60 feet	27 feet for interior streets	27.33 feet for interior streets

Lot Area and Density

The applicant proposes to deviate from the standard lot size of the R-L-5 Low-Density residential zone district to allow all lots in the subdivision to be under the 5,000 square-foot requirement. The minimum lot size proposed in the subdivision is 4,521 square feet. The deviation would not result in a density greater than that allowed by the General Plan Low-Density Residential designation. The Low-Density Residential designation is prescribed a density range between two and 10 units per acre by the General Plan. The project proposes 4.74 dwelling units per gross acre.

Lot Frontage

The applicant requests to be allowed to reduce the lot frontage to a minimum of 30 feet. Lots in the R-L-5 Low-Density Residential zone district require a minimum 40 feet of frontage. The applicant has provided verification on the conceptual layout that three refuse bins can be accommodated on site, despite the reduced lot frontage. The vehicle track plan confirms that there are

Lot Width

The applicant requests to deviate from the required 50-foot lot width on interior lots varies by two feet for subdivision. The majority of lots meet the required lot width for interior lots. The applicant proposes a minimum 53-foot lot width on corner lots. In the R-L-5 Low-Density Residential zone district, the minimum width for corner lots shall be 60 feet.

Lot Depth

The applicant does not propose a deviation to the minimum lot depth for the R-L-5 Low-Density Residential zone district, which is 90 feet. All lots in the subdivision are a minimum of 90 feet deep.

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. The applicant does not seek a deviation from the coverage maximum.

Setbacks

The applicant proposes to allow reduced front and rear setbacks under the planned unit development. The applicant proposes a minimum 12-foot setback to livable space for the subdivision. In the R-L-5 Low-Density Residential zone district, the minimum front-yard setback to livable space is 15 feet. The applicant proposes a minimum 10-foot setback to the rear property line for one- and two-story homes in the subdivision. In the R-L-5 Low-Density Residential zone district, the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet. The rear building setback area shall be increased by 10 feet for buildings over one-story high.

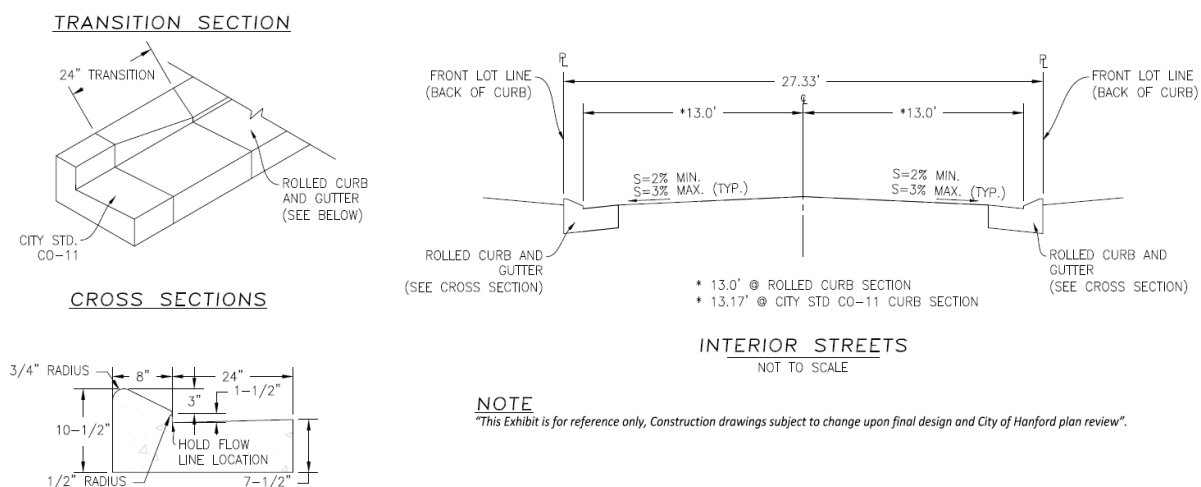
Due to the significant reduction in the rear-yard setback, staff recommends a condition of approval to limit any structures, including accessory structures, from being located in the rear 10 foot setback area.

The front building setback area shall be 20 feet for garages, carports, and other non-livable building space. The garage setback is met. The side building setback area shall be five feet from an interior side lot line and 10 feet from a street. Both the interior side and street-side setback are met. No deviation is proposed to the required garage, interior side, and street-side setbacks for the R-L-5 Low Density Residential zone district.

Street Standard

The applicant proposes a 27.33-foot wide street with rolled curb, as shown in the cross section below.

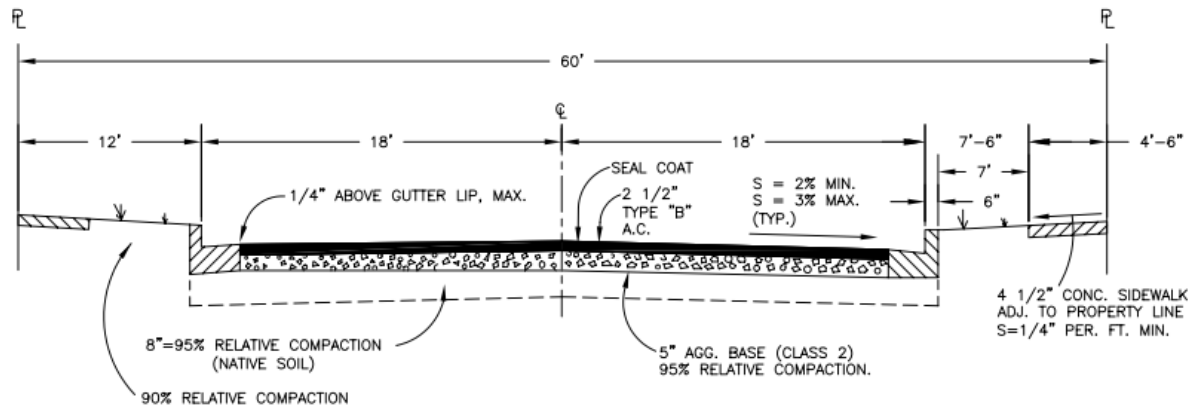
Figure 4
Street Cross Section



The vehicle track plan shown in Attachment 3, verifies that the street width proposed will not preclude refuse and fire trucks from accessing and navigating through the development.

The standard for residential streets requires 60 feet of right-of-way, as shown in Construction Standard ST-32 (see Figure 5, below). Since the street does not meet City standard, the street will be considered a private street to be maintained through a homeowners' association.

Figure 5
Construction Standard ST-32



Off-Street Parking

The applicant is not seeking a deviation to the parking requirement for single-family dwellings, which is two spaces per dwelling unit with at least one space covered. Additionally, 37 on-street parking spaces are provided throughout the subdivision.

Landscaped Areas

The applicant is not seeking a deviation to the landscape requirements for the R-L-5 Low-Density Residential zone district. All landscaping will be required to be provided as required by Section 17.10.150 Usable open space, Section 17.10.160 Landscaping, and Section 17.52 Landscape Standards.

The deviations requested must be approved under Planned Unit Development No. 2018-01 Amendment #1.

Environmental Analysis and Conclusions

The changes proposed to Planned Unit Development do not affect any of the environmental factors evaluated under Mitigated Negative Declaration No. 2018-06.

Conclusion

There is no substantial evidence that approval of Amendment #1 to Planned Unit Development No. 2018-01 would result in new significant environmental impact or impacts that would be more severe than described in the previous Negative Declaration No. 2018-06. Consequently, a subsequent or supplemental EIR or IS/MND is not required.



AGENDA STAFF REPORT

MEETING DATE: 9/10/2019	AGENDA SECTION: 3
--------------------------------	--------------------------

SUBJECT:

Planned Unit Development No. 2019-03: a request to allow cross-access, a shared driveway, and eliminated street frontage for the parcel proposed to be subdivided under Tentative Parcel Map No. 2019-05. Tentative Parcel Map No. 2019-05: a request to divide a 5.45-acre parcel into two parcels (Parcel 1: 3.49 acres; Parcel 2: 1.96 acres) for an existing shopping center in the MX-C Corridor Mixed Use zone district. The project is located at 550 N. 11th Avenue on the northwest corner of 11th Avenue and Lacey Boulevard (APN 010-500-011).

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - PUD 2019-03 TPM 2019-05
 Resolution No. 2019-17
 Resolution No. 2019-18
 Attachment 1 - PUD 2019-03/TPM 2019-05
 Attachment 2 - Notice of Exemption

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: Tuesday, September 10, 2019

PROJECT: **Planned Unit Development No. 2019-03:** a request to allow cross-access, a shared driveway, and eliminated street frontage for the parcel proposed to be subdivided under Tentative Parcel Map No. 2019-05.

Tentative Parcel Map No. 2019-05: a request to divide a 5.45-acre parcel into two parcels (Parcel 1: 3.49 acres; Parcel 2: 1.96 acres) for an existing shopping center in the MX-C Corridor Mixed Use zone district.

LOCATION: The project is located at 550 N. 11th Avenue on the northwest corner of 11th Avenue and Lacey Boulevard (APN 010-500-011).

PROJECT PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2019-17, approving Planned Unit Development No. 2019-03.
2. Adopt Resolution No. 2019-18, approving Tentative Parcel Map No. 2019-05.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2019-17, approving Planned Unit Development No. 2019-03.
2. I move to adopt Resolution No. 2019-18, approving Tentative Parcel Map No. 2019-05.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2019-05 is a request to divide a 5.45-acre parcel into two parcels. Parcel 1 will be 3.49 acres and Parcel 2 will 1.96 acres. The parcel to be divided is located in an existing shopping center on the northwest corner of 11th Avenue and Lacey Boulevard. Proposed Parcel 2 will not have street frontage, therefore a reciprocal access agreement and approval of the Planned Unit Development for shared access, eliminated street frontage, and a shared driveway is required.

See Tentative Parcel Map No. 2019-05 and Planned Unit Development No. 2019-03 – **Attachment 1.**

Project Location

The project is located on the northwest corner of 11th Avenue and Lacey Boulevard, specifically APN 010-500-011, which encompasses the building located at 550 N. 11th Avenue, a portion of the parking lot, and access points on 11th Avenue and Greenfield Avenue.

Figure 1: Land Use
(Property outlined in red)



Figure 2: General Plan Designation Corridor Mixed Use
(Property outlined in red)

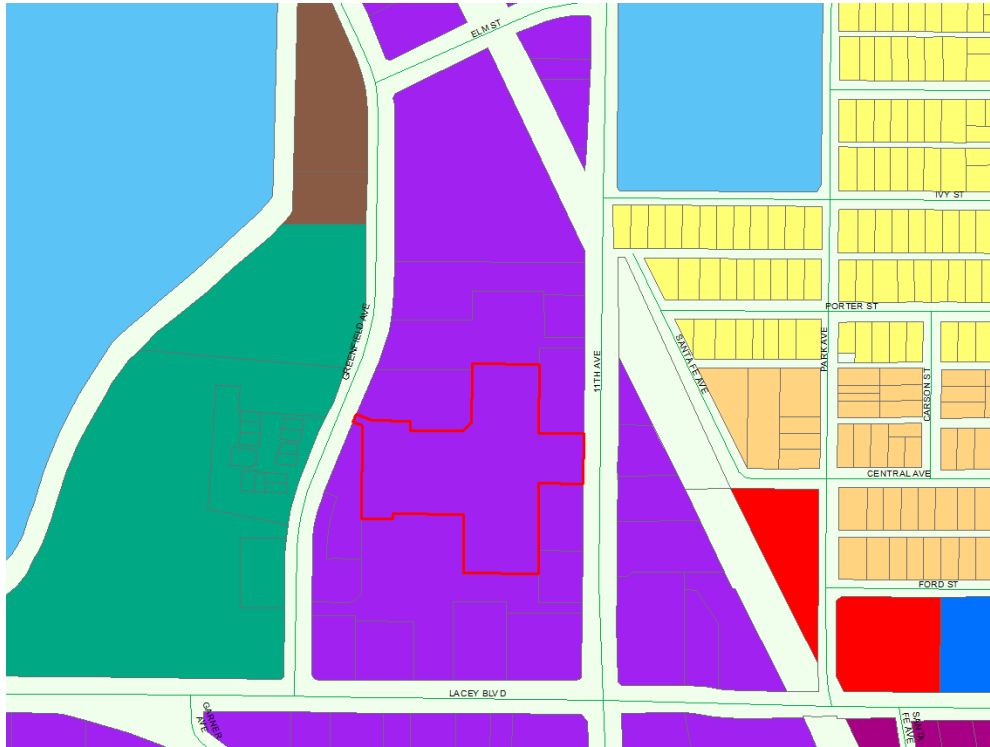
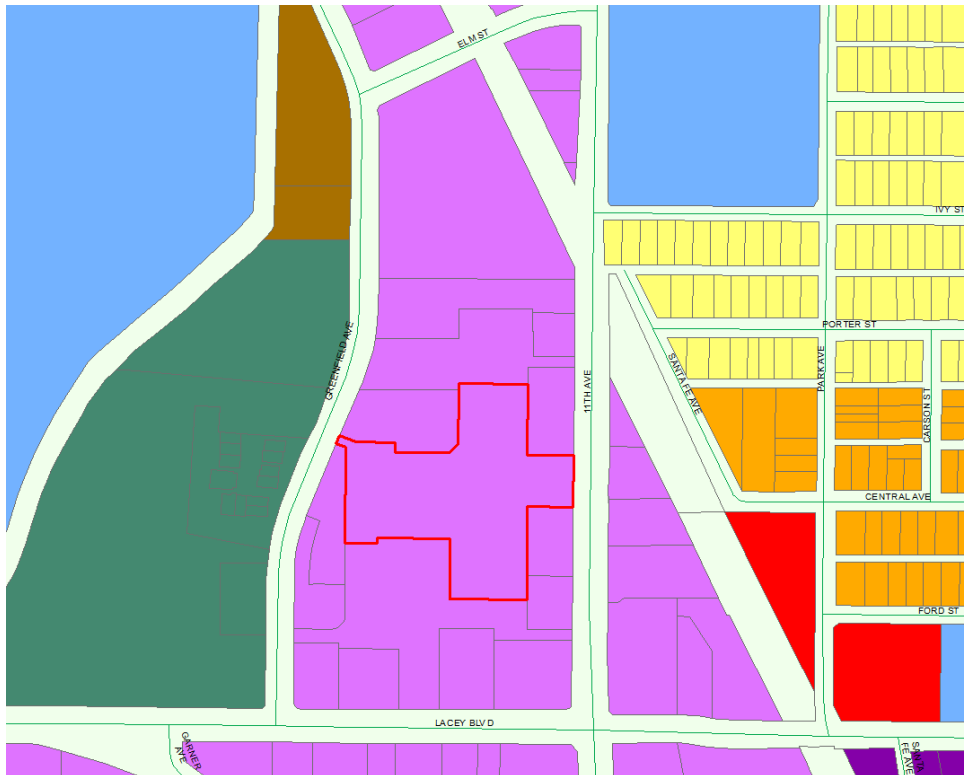


Figure 3: Zoning Designation MX-C Corridor Mixed Use
(Property outlined in red)



BACKGROUND

General Plan Designation

The General Plan designates the property as Corridor Mixed Use. The property is zoned MX-C Corridor Mixed Use, which corresponds with the General Plan Designation. According to General Plan Policy L65, the purpose of the Corridor Mixed Use Land Use Designation is to promote a mix of commercial, office, and multi-family residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. According to General Plan Policy L66, typical land uses in the Corridor Mixed Use designation include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The division of the lot is consistent with the General Plan. Building plans have been received for Smart and Final to occupy Parcel 1. The use is consistent with the General Plan by proposing a market in the Corridor Mixed Use designation. Future occupancy of Parcel 2 will be limited to the uses permitted and conditionally permitted in the MX-C Corridor Mixed Use zone district.

Zoning Designation

The site is zoned MX-C Corridor Mixed Use. The project has been evaluated for consistency with Section 17.26 of the Hanford Municipal Code, pertaining to the MX-C Corridor Mixed Use zone district, below.

PROJECT EVALUATION

Planned Unit Development No. 2019-03

In accordance with Section 17.82.010 of the Hanford Municipal Code, planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the Hanford Municipal Code. In certain instances, the objectives of the Municipal Code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone districts prescribed.

PUDs may be utilized to achieve one or more of the following objectives: (a checkmark denotes the applicable objectives sought by the applicant)

- To permit a site within more than one zone district to mix the permitted or conditionally permitted land uses of both zones within the site without regard to the zone district boundary;
- To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
- ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
- To permit variations to the standard local street cross-sections;

- To permit private streets and gated neighborhoods
- To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts.

Planned Unit Development No. 2019-03 is a request to deviate from the standards of the Hanford Municipal Code for the MX-C Corridor Mixed Use zone district to allow cross-access between sites, a shared driveway, and eliminated lot frontage for the parcel located at APN 010-500-011, proposed to be divided under Tentative Parcel Map No. 2019-05. Under Tentative Parcel Map No. 2019-05, Parcel 2 will not have street frontage, access will be limited to a shared access agreement. In the MX-C Corridor Mixed Use zone district, a minimum 40 feet of street frontage is required, unless a reciprocal use agreement for shared common access and parking areas is filed with the Kings County Recorder's Office. Shared access of the drive is proposed. Shared access is achieved through the planned unit development process.

Tentative Parcel Map No. 2019-05

Project Design			
	<u>Entire Site</u>	<u>Parcel 1</u>	<u>Parcel 2</u>
Area:	5.46 acres;	3.49 acres	1.96 acres
Street Frontage:	148.91 feet along 11 th Avenue; 25 feet along Greenfield Avenue	148.91 feet along 11 th Avenue; 25 feet along Greenfield Avenue	No street frontage
Width:	25 feet (minimum width); 625 feet (maximum width)	25 feet (minimum width); Approximately 405 feet (maximum width)	Approximately 124 feet (minimum width); 270.22 feet (maximum width);
Depth:	Approximately 662 feet	Approximately 662 feet	Approximately 528 feet
Sidewalk:	Sidewalks existing along 11 th Avenue and Greenfield Avenue	Sidewalks existing along 11 th Avenue and Greenfield Avenue	No sidewalks; no street frontage
Existing Use:	Existing Shopping Center	Future Smart and Final Location	Vacant
Proposed Use:	Split into two parcels	Retail – Smart and Final	Commercial

Conformance with the standards of the MX-C Corridor Mixed Use zone district

Planned Unit Development No. 2019-03 and Tentative Parcel Map No. 2019-05 have been evaluated in accordance with Section 17.26 of the Hanford Municipal Code.

17.26.030 Site Area

In the MX-C Corridor Mixed Use zone district the minimum site area shall be 5,000 square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80. Parcel 1 and 2 proposed under Tentative Parcel Map No. 2019-05 both exceed the 5,000 square foot minimum site area requirement. Both proposed parcels exceed the minimum site area of the MX-C Corridor Mixed Use zone district.

	<u>Entire Site</u>	<u>Parcel 1</u>	<u>Parcel 2</u>
Area:	5.46 acres;	3.49 acres	1.96 acres

17.26.040 Lot Dimensions

In the MX-C Corridor Mixed Use zone district, the minimum lot frontage shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County Recorder's office. Proposed Parcel 1 will have 148.91 feet of lot frontage along 11th Avenue and 25 feet of lot frontage on Greenfield Boulevard. Parcel 2 will not have street frontage, shared common access to the site will be provided through a reciprocal use agreement to be recorded with the Kings County Recorder's Office.

Approval of a planned unit development is required in order to deviate from the standards of the Hanford Municipal Code to allow shared common access and to eliminate street frontage for the proposed parcel.

	<u>Entire Site</u>	<u>Parcel 1</u>	<u>Parcel 2</u>
Street Frontage:	148.91 feet along 11 th Avenue; 25 feet along Greenfield Avenue	148.91 feet along 11 th Avenue; 25 feet along Greenfield Avenue	No street frontage

17.26.050 Coverage

The maximum coverage of a lot in the MX-C Corridor Mixed Use zone district shall be determined by the combined building setback requirements, open space requirements, and off-street parking requirements. The parcels are fully developed. An evaluation of the setbacks, open space requirements, and off-street parking appear below.

17.26.060 Building Setback Areas

In the MX-C Corridor Mixed Use zone district, no structure shall be placed within a building setback area. Setbacks are as follows:

Front Building Setback

The front building setback area shall be 15 feet. The structures are setback a minimum 235 feet from the front property line.

Rear Building Setback

The rear building setback may be zero feet from the rear lot line, except where the rear lot line abuts a public street, an R-L Low-Density Residential, R-M Medium-Density Residential, R-H High-Density Residential, O-R Office Residential, O Office, PF Public Facility, AP Airport Protection, or CO Conservation zone district. The property abuts a public street, therefore a 15-ft. rear-yard setback is required. The building is setback 50.83 feet off of the property line along Greenfield Avenue.

Side Building Setback

The side building setback area shall be zero feet from the side lot line, except where the side lot line abuts a public street, an R-L Low-Density Residential, R-M Medium-Density Residential, R-H High-Density Residential, O-R Office Residential, O Office, PF Public Facility, AP Airport Protection, or CO Conservation zone district. Both side property lines abut the MX-C Corridor Mixed Use zone district, therefore, the side building setback may be zero.

Since the building will be on a lot line with a zero setback, the buildings are required to be made into separate structures, independent of each other, including structural, fire, parapets, and utilities.

The site is fully developed and meets all required setbacks of the MX-C Corridor Mixed Use zone district.

17.26.070 Distances Between Structures

In the MX-C Corridor Mixed Use zone district, the minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code. There are no residential structures on the site.

17.26.080 Height of Structures

The maximum height of structures in the MX-C Corridor Mixed Use zone district shall be 50 feet. The building is 23 feet high and does not exceed the maximum of the zone district.

17.26.090 Driveways

Whenever possible, developments shall share driveways to minimize the number of driveways on public streets. The shopping center is fully developed with shared driveway access. No additional driveways are proposed through this application.

17.26.110 and 17.54 Off-Street Parking

Parking shall be provided at a ratio of one space per 300 sq. ft. for integrated shopping centers. Parcel 1 provides 168 parking stalls for the 34,380 sq. ft. building. Parcel 2 provides 118 parking stalls for the 24,036 sq. ft. building.

Parking Evaluation				
	Required Ratio	Building Sq. Ft.	Minimum Required	Stalls Provided
Parcel 1	1 space: 350 sq. ft.	34,380 sq. ft.	98	168
Parcel 2	1 space: 350 sq. ft.	24,036 sq. ft.	69	118

There is adequate parking provided for each parcel.

17.26.110 Usable Open Space

In the MX-C Corridor Mixed Use zone district, new commercial developments with a site area over one acre shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum 250 square feet per acre of site area. Since this is not a new commercial development, usable open space is not required.

17.26.120 Landscaping

In the MX-C Corridor Mixed Use zone district, landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street. The shopping center was developed as an integrated shopping center with shared landscaping. There is existing adequate landscaping provided for the shopping center.

All requirements of the MX-C Corridor Mixed Use zone district have been satisfied, in accordance with Section 17.26 of the Hanford Municipal Code.

FINDINGS FOR APPROVAL

Planned Unit Development No. 2019-03

Pursuant to Section 17.82.060 of the Hanford Municipal Code, six findings must be made before approval of the planned unit development application:

1. That the location and design of the planned unit development is in accordance with the purpose of this title.

Analysis: Location - That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. An infill development site means a parcel or group of parcels that make up a site that is vacant or underutilized and is surrounded by developed land or parcels on at least seventy-five percent of its perimeter. Infill development sites include previously developed sites that may/will be redeveloped. The property is substantially surrounded on all sides by development within the integrated shopping center.

Design and Purpose - That planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. In certain instances, the objectives of the municipal code may be achieved by development that does not conform in all respects with the land use pattern designated

on the zoning map or in the zone district prescribed. The planned unit development seeks to:

- Permit lot sizes, shapes, and layouts that would not otherwise be permitted by the standards of the MX-C Corridor Mixed Use zone district.

Additionally, the planned unit development is a mechanism to allow shared driveways, which is consistent with Section 17.26.090 Driveways of the Hanford Municipal Code, which states, "Wherever possible developments shall share driveways to minimize the number of driveways on public streets."

The design of Planned Unit Development No. 2019-03 is consistent with the objectives of Section 17.82.

2. That the planned unit development is being proposed to achieve one or more of the objectives identified in Section 17.82.030.

Analysis: That the planned unit development is requested, in order to achieve the following objectives identified in Section 17.82.030:

- ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
3. That the location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity.

Analysis: Location – The project site is located within an existing integrated shopping center located on the northwest corner of 11th Avenue and Lacey Boulevard (APN 010-500-011). The project is located in an area substantially surrounded by development. The location of the planned unit development will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity. The site is designated for Corridor Mixed Use development by the General Plan and has been evaluated for conformance with the standards of the Hanford Municipal Code.

Design and Conditions of Operation – 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. The project has been reviewed by the various City departments, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval.

4. That the location and design of the planned unit development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.

Analysis: The project site encompasses a parcel of an existing integrated shopping center, which is fully developed. Additional traffic is not anticipated. The project has been reviewed by the Public Works Department and improvements and conditions of approval have been placed on the project in order to mitigate the effects of the project on traffic, streets, and utilities.

5. That the planned unit development's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street

parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desired character consistent with the purpose of this title.

Analysis: The project has been evaluated for consistency with the requirements of Section 17.26 of the Hanford Municipal Code for the MX-C Corridor Mixed Use zone district. All requirements for site area, dimensions, site coverage, open space, height of structures, distance between structures, off-street parking and loading facilities, and landscaped areas have been met. The project will produce an environment of stable and desired character consistent with the purpose of this title.

The street design will not be impacted as a result of this development.

Population density refers to the number of dwelling units per gross acre, unless otherwise stated, for residential uses. Residential development is not proposed for the site.

6. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and harmonize with the existing and proposed land uses in the vicinity.

ANALYSIS: In accordance with Section 17.26.090 of the Hanford Municipal Code, whenever possible, developments in the MX-C Corridor Mixed Use zone district shall share driveways to minimize the number of driveways on public streets. The applicant proposes to divide the parcel located at 010-500-011 into two parcels, under Tentative Parcel Map No. 2019-05. Parcel 2, proposed under the tentative parcel map, will not have frontage onto a public street. Access will be through recordation of a shared access agreement. By permitting a shared driveway between the proposed parcels through the planned unit development process, the applicant is achieving a goal of the C-S Service Commercial zone district. The parcels will be ensured access through a recordation of a reciprocal use agreement through the Kings County Recorder's Office for shared use of the driveway.

Tentative Parcel Map No. 2019-05

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 Corridor Mixed Use. The intended use of proposed Parcels 1 and 2 is for commercial use, 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 Corridor Mixed Use. The site is designed in conformance with the Hanford Municipal Code Section 17.26, pertaining to the MX-C Corridor Mixed Use zone district. All development conforms to the requirements of the Hanford Municipal Code. Parcel 1 will be occupied by Smart and Final – a grocery store, which is an allowable use in the MX-C Corridor Mixed Use zone district. At this time, there is not a proposal

for a tenant of Parcel 2, however future occupancy will be limited to those uses permitted and conditionally permitted in the MX-C Corridor Mixed Use 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 divide the parcel located at 010-500-011 into two parcels within an existing integrated shopping center. The proposed parcels are both fully developed. 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 MX-C Corridor Mixed Use zone district.

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

Analysis: That the General Plan prescribes an average density of ten units per gross acre for the MX-C Corridor Mixed Use zone district, however, residential development is not proposed for the site.

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.

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 August 30, 2019 and mailed to property owners within 300 feet of the project site on August 29, 2019. 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. 2019-17, approving Planned Unit Development No. 2019-03.
2. Adopt Resolution No. 2019-18, approving Tentative Parcel Map No. 2019-05.

Applicant

Dale G. Mell & Associates
2090 N. Winery Avenue
Fresno, CA 93703

Owner

Highland Hanford LLC
1801 Tiburon Blvd; Suite 800
Tiburon, CA 94920

RESOLUTION NO. 2019-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO PLANNED UNIT DEVELOPMENT NO. 2019-03, A REQUEST TO ALLOW CROSS-ACCESS BETWEEN SITES A SHARED DRIVEWAY, AND ELIMINATED LOT FRONTAGE FOR THE PARCEL PROPOSED TO BE SUBDIVIDED UNDER TENTATIVE PARCEL MAP NO. 2019-05 IN THE MX-C CORRIDOR MIXED USE ZONE DISTRICT. THE PROJECT IS LOCATED AT 550 N. 11TH AVENUE ON THE NORTHWEST CORNER OF 11TH AVENUE AND LACEY BOULEVARD (APN 010-500-011).

At a regular meeting of the City of Hanford Planning Commission duly called and held on September 10, 2019, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Planned Unit Development No. 2019-03, a request to allow cross-access between sites, a shared driveway, and eliminated lot frontage for the parcel proposed to be subdivided under Tentative Parcel Map No. 2019-03, has been reviewed by the Planning Commission of the City of Hanford, in accordance with Title 17.82 of the Hanford Municipal Code; and

WHEREAS, the project is located at 550 N. 11th Avenue on the northwest corner of 11th Avenue and Lacey Boulevard (APN 010-500-011); and

WHEREAS, the site will be developed, as shown on Planned Unit Development No. 2019-03 and Tentative Parcel Map No. 2019-05, attached as **Exhibit A**; and

WHEREAS, staff, the various governmental departments, and the Planning Commission have given careful consideration to this planned unit development application and have made recommendations thereon; 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

WHEREAS, the project is exempt from further environmental review, in accordance with Section 15315, Minor Land Divisions of the California Environmental Quality Act (CEQA) Guidelines; and

THEREFORE, BE IT RESOLVED that the Planning Commission hereby makes the following findings pursuant to Section 17.82.060 of the Hanford Municipal Code:

1. That the location and design of the planned unit development is in accordance with the purpose of this title.

Analysis: Location - That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. An infill development site means a parcel or group of parcels that make up a site that is vacant or underutilized and is surrounded by developed land or parcels on at least seventy-five percent of its perimeter. Infill development sites include previously developed sites that may/will be redeveloped. The property is substantially surrounded on all sides by development within the integrated shopping center.

Design and Purpose - That planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. In certain instances, the objectives of the municipal code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The planned unit development seeks to:

- Permit lot sizes, shapes, and layouts that would not otherwise be permitted by the standards of the MX-C Corridor Mixed Use zone district.

Additionally, the planned unit development is a mechanism to allow shared driveways, which is consistent with Section 17.26.090 Driveways of the Hanford Municipal Code, which states, "Wherever possible developments shall share driveways to minimize the number of driveways on public streets."

The design of Planned Unit Development No. 2019-03 is consistent with the objectives of Section 17.82.

2. That the planned unit development is being proposed to achieve one or more of the objectives identified in Section 17.82.030.

Analysis: That the planned unit development is requested, in order to achieve the following objectives identified in Section 17.82.030:

- ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
3. That the location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity.

Analysis: Location – The project site is located within an existing integrated shopping center located on the northwest corner of 11th Avenue and Lacey Boulevard (APN 010-500-011). The project is located in an area substantially surrounded by development. The location of the planned unit development will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity. The site is designated for Corridor Mixed Use development by the General Plan and has been evaluated for conformance with the standards of the Hanford Municipal Code.

Design and Conditions of Operation – 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. The project has been reviewed by the various City departments, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval.

4. That the location and design of the planned unit development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.

Analysis: The project site encompasses a parcel of an existing integrated shopping center, which is fully developed. Additional traffic is not anticipated. The project has been reviewed by the Public Works Department and improvements and conditions of approval have been placed on the project in order to mitigate the effects of the project on traffic, streets, and utilities.

5. That the planned unit development's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desired character consistent with the purpose of this title.

Analysis: The project has been evaluated for consistency with the requirements of Section 17.26 of the Hanford Municipal Code for the MX-C Corridor Mixed Use zone district. All requirements for site area, dimensions, site coverage, open space, height of structures, distance between structures, off-street parking and loading facilities, and landscaped areas have been met. The project will produce an environment of stable and desired character consistent with the purpose of this title.

The street design will not be impacted as a result of this development.

Population density refers to the number of dwelling units per gross acre, unless otherwise stated, for residential uses. Residential development is not proposed for the site.

6. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and harmonize with the existing and proposed land uses in the vicinity.

ANALYSIS: In accordance with Section 17.26.090 of the Hanford Municipal Code, whenever possible, developments in the MX-C Corridor Mixed Use zone district shall share driveways to minimize the number of driveways on public streets. The applicant proposes to divide the parcel located at 010-500-011 into two parcels, under Tentative Parcel Map No. 2019-05. Parcel 2, proposed under the tentative parcel map, will not have frontage onto a public street. Access will be through recordation of a shared access agreement. By permitting a shared driveway between the proposed parcels through the planned unit development process, the applicant is achieving a goal of the C-S Service Commercial zone district. The parcels will be ensured access through a recordation of a reciprocal use agreement through the Kings County Recorder's Office for shared use of the driveway.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission has determined that Planned Unit Development No. 2019-03 shall be approved, subject to the conditions of approval for Tentative Parcel Map No. 2019-05, attached as **Exhibit B**, and the following conditions:

1. That 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 commented.

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 10th day of September 2019.

Darlene R. Mata, Secretary

Exhibit A
Planned Unit Development No. 2019-03 and Tentative Parcel Map No. 2019-05

Attachment: Resolution No. 2019-17 (TPM 2019-05 and PUD 2019-03)



SCALE: $r = .68$

[illegible]

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
84

SITE LOCATION: 592 N 11TH AVENUE
 ASSessor's PARCEL NO(S): 010-000-011
 BEING A PORTION OF SECTION 26,
 TOWNSHIP 18 SOUTH, RANGE 21 EAST,
 MOUNT DIABLO BASE & MERIDIAN

NOTES

OWEN
OF HENRY LLC
1001 HENRY ST. SUITE 200
BIRMINGHAM, AL 35203

PREPARED BY

 **DALU G. MILL
& ASSOCIATES**

AN ENGINEERING & SURVEYING SERVICE

3090 NORTH VANCE AVENUE, P.O. BOX 100, CALIFORNIA, ILLINOIS 60009
630 296 4000 • FAX 630 296 4000 • info@dalumill.com

PREPARED FOR:

BOB ARCHITECTURE
111 PACIFIC, SUITE 400
RYDE, CA 94111

DALE & WELLS
PROFESSIONAL LAND SURVEYORS
804 SOUTH
M 4113
SALT LAKE CITY, UTAH

JOB # 11-004-01
SHEET 1 OF 1
CANCELED BY: [illegible]
DATE: [illegible]
BY: [illegible]
REASON: [illegible]

Exhibit B
Conditions of Approval

Attachment: Resolution No. 2019-17 (TPM 2019-05 and PUD 2019-03)

PLANNING DEPARTMENT

Contact Senior 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. 2019-05 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 MX-C Corridor Mixed Use zone district.

BUILDING DIVISION
TPM 2019-05 (506-0417) Parcel Split Through Building
6-24-19
550 N 11th Ave

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 for any work being done:
 - 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 including C & D Recycle plan
 - 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.

7. 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.
8. 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.
9. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
10. That this is a TPM through an existing building, requiring the buildings to be made into separate structures independent of each other to include but not limited to: structural, fire, parapets and utilities.



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: TPM 2019-05 – 550 N 11th Avenue

General Requirements:

1. That Applicant 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.
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.

Water System:

1. That a separate water service assembly be installed to serve both Parcel A and B in conformance with City Standard WA-11. This improvement may be deferred until issuance of a building permit for either Parcel and shall be noted on the final parcel map.

Sewer Improvements:

1. That a sanitary sewer lateral be installed to serve both Parcel A and B in conformance with City Standard SS-23. This improvement may be deferred until issuance of a building permit for either Parcel and shall be noted on the final parcel map.

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 Storm Drainage 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 Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.
8. 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.

John Doyel

Utilities and Engineering Director (559) 585-2571

7/10/19

DATE

Attachment: Resolution No. 2019-17 (TPM 2019-05 and PUD 2019-03)

RESOLUTION NO. 2019-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO TENTATIVE PARCEL MAP NO. 2019-05, A REQUEST TO DIVIDE A 5.45-ACRE PARCEL INTO TWO PARCELS (PARCEL 1: 3.49 ACRES; PARCEL 2: 1.96 ACRES) FOR AN EXISTING SHOPPING CENTER IN THE MX-C CORRIDOR MIXED USE ZONE DISTRICT. THE PROJECT IS LOCATED AT 550 N. 11TH AVENUE ON THE NORTHWEST CORNER OF 11TH AVENUE AND LACEY BOULEVARD (APN 010-500-011).

At a regular meeting of the City of Hanford Planning Commission duly called and held on September 10, 2019, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Tentative Parcel Map No. 2019-05, a request to divide a 5.45-acre parcel into two parcels (Parcel 1: 3.49 acres; Parcel 2: 1.96 acres) for an existing shopping center in the MX-C Corridor Mixed Use zone district, has been reviewed by the Planning Commission of the City of Hanford, in accordance with Title 16.04 of the Hanford Subdivision Ordinance; and

WHEREAS, the project is located at 550 N. 11th Avenue on the northwest corner of 11th Avenue and Lacey Boulevard (APN 010-500-011); and

WHEREAS, the site will be developed, as shown on Planned Unit Development No. 2019-03 and Tentative Parcel Map No. 2019-05, attached as **Exhibit A**; and

WHEREAS, staff, the various governmental departments, and the Planning Commission have given careful consideration to this planned unit development application and have made recommendations thereon; 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

WHEREAS, the project is exempt from further environmental review, in accordance with Section 15315, Minor Land Divisions of the California Environmental Quality Act (CEQA) Guidelines; and

THEREFORE, BE IT RESOLVED that the Planning Commission hereby makes the 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 Corridor Mixed Use. The intended use of proposed Parcels 1 and 2 is for commercial use, 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 Corridor Mixed Use. The site is designed in conformance with the Hanford Municipal Code Section 17.26, pertaining to the MX-C Corridor Mixed Use zone district. All development conforms to the requirements of the Hanford Municipal Code. Parcel 1 will be occupied by Smart and Final – a grocery store, which is an allowable use in the MX-C Corridor Mixed Use zone district. At this time, there is not a proposal for a tenant of Parcel 2, however future occupancy will be limited to those uses permitted and conditionally permitted in the MX-C Corridor Mixed Use 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 divide the parcel located at 010-500-011 into two parcels within an existing integrated shopping center. The proposed parcels are both fully developed. 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 MX-C Corridor Mixed Use zone district.

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

Analysis: That the General Plan prescribes an average density of ten units per gross acre for the MX-C Corridor Mixed Use zone district, however, residential development is not proposed for the site.

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.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission has determined that Tentative Parcel Map No. 2019-03 shall be approved, subject to the conditions of approval, attached as **Exhibit B**, and the following conditions:

1. That 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 Hanford City Planning Commission by the following vote:

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

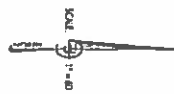
STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

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 10th day of September 2019.

Darlene R. Mata, Secretary

Exhibit A
Planned Unit Development No. 2019-03 and Tentative Parcel Map No. 2019-05

Attachment: Resolution No. 2019-18 (TPM 2019-05 and PUD 2019-03)

[illegible]

- 130 41. ASSISTANT MANAGER, THE NEW YORK PUBLIC LIBRARY
- 131
- 132
- 133
- 134
- 135
- 136
- 137
- 138
- 139
- 140
- 141
- 142
- 143
- 144
- 145
- 146
- 147
- 148
- 149
- 150
- 151
- 152
- 153
- 154
- 155
- 156
- 157
- 158
- 159
- 160
- 161
- 162
- 163
- 164
- 165
- 166
- 167
- 168
- 169
- 170
- 171
- 172
- 173
- 174
- 175
- 176
- 177
- 178
- 179
- 180
- 181
- 182
- 183
- 184
- 185
- 186
- 187
- 188
- 189
- 190
- 191
- 192
- 193
- 194
- 195
- 196
- 197
- 198
- 199
- 200
- 201
- 202
- 203
- 204
- 205
- 206
- 207
- 208
- 209
- 210
- 211
- 212
- 213
- 214
- 215
- 216
- 217
- 218
- 219
- 220
- 221
- 222
- 223
- 224
- 225
- 226
- 227
- 228
- 229
- 230
- 231
- 232
- 233
- 234
- 235
- 236
- 237
- 238
- 239
- 240
- 241
- 242
- 243
- 244
- 245
- 246
- 247
- 248
- 249
- 250
- 251
- 252
- 253
- 254
- 255
- 256
- 257
- 258
- 259
- 260
- 261
- 262
- 263
- 264
- 265
- 266
- 267
- 268
- 269
- 270
- 271
- 272
- 273
- 274
- 275
- 276
- 277
- 278
- 279
- 280
- 281
- 282
- 283
- 284
- 285
- 286
- 287
- 288
- 289
- 290
- 291
- 292
- 293
- 294
- 295
- 296
- 297
- 298
- 299
- 300
- 301
- 302
- 303
- 304
- 305
- 306
- 307
- 308
- 309
- 310
- 311
- 312
- 313
- 314
- 315
- 316
- 317
- 318
- 319
- 320
- 321
- 322
- 323
- 324
- 325
- 326
- 327
- 328
- 329
- 330
- 331
- 332
- 333
- 334
- 335
- 336
- 337
- 338
- 339
- 340
- 341
- 342
- 343
- 344
- 345
- 346
- 347
- 348
- 349
- 350
- 351
- 352
- 353
- 354
- 355
- 356
- 357
- 358
- 359
- 360
- 361
- 362
- 363
- 364
- 365
- 366
- 367
- 368
- 369
- 370
- 371
- 372
- 373
- 374
- 375
- 376
- 377
- 378
- 379
- 380
- 381
- 382
- 383
- 384
- 385
- 386
- 387
- 388
- 389
- 390
- 391
- 392
- 393
- 394
- 395
- 396
- 397
- 398
- 399
- 400
- 401
- 402
- 403
- 404
- 405
- 406
- 407
- 408
- 409
- 410
- 411
- 412
- 413
- 414
- 415
- 416
- 417
- 418
- 419
- 420
- 421
- 422
- 423
- 424
- 425
- 426
- 427
- 428
- 429
- 430
- 431
- 432
- 433
- 434
- 435
- 436
- 437
- 438
- 439
- 440
- 441
- 442
- 443
- 444
- 445
- 446
- 447
- 448
- 449
- 450
- 451
- 452
- 453
- 454
- 455
- 456
- 457
- 458
- 459
- 460
- 461
- 462
- 463
- 464
- 465
- 466
- 467
- 468
- 469
- 470
- 471
- 472
- 473
- 474
- 475
- 476
- 477
- 478
- 479
- 480
- 481
- 482
- 483
- 484
- 485
- 486
- 487
- 488
- 489
- 490
- 491
- 492
- 493
- 494
- 495
- 496
- 497
- 498
- 499
- 500
- 501
- 502
- 503
- 504
- 505
- 506
- 507
- 508
- 509
- 510
- 511
- 512
- 513
- 514
- 515
- 516
- 517
- 518
- 519
- 520
- 521
- 522
- 523
- 524
- 525
- 526
- 527
- 528
- 529
- 530
- 531
- 532
- 533
- 534
- 535
- 536
- 537
- 538
- 539
- 540
- 541
- 542
- 543
- 544
- 545
- 546
- 547
- 548
- 549
- 550
- 551
- 552
- 553
- 554
- 555
- 556
- 557
- 558
- 559
- 560
- 561
- 562
- 563
- 564
- 565
- 566
- 567
- 568
- 569
- 570
- 571
- 572
- 573
- 574
- 575
- 576
- 577
- 578
- 579
- 580
- 581
- 582
- 583
- 584
- 585
- 586
- 587
- 588
- 589
- 590
- 591
- 592
- 593
- 594
- 595
- 596
- 597
- 598
- 599
- 600
- 601
- 602
- 603
- 604
- 605
- 606
- 607
- 608
- 609
- 610
- 611
- 612
- 613
- 614
- 615
- 616
- 617
- 618
- 619
- 620
- 621
- 622
- 623
- 624
- 625
- 626
- 627
- 628
- 629
- 630
- 631
- 632
- 633
- 634
- 635
- 636
- 637

BEING A PORTION OF SECTION 26,
TOWNSHIP 18 SOUTH, RANGE 21 EAST.

Exhibit B
Conditions of Approval

Attachment: Resolution No. 2019-18 (TPM 2019-05 and PUD 2019-03)

PLANNING DEPARTMENT

Contact Senior 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. 2019-05 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 MX-C Corridor Mixed Use zone district.

BUILDING DIVISION
TPM 2019-05 (506-0417) Parcel Split Through Building
6-24-19
550 N 11th Ave

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 for any work being done:
 - 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 including C & D Recycle plan
 - 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.

7. 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.
8. 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.
9. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
10. That this is a TPM through an existing building, requiring the buildings to be made into separate structures independent of each other to include but not limited to: structural, fire, parapets and utilities.



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: TPM 2019-05 – 550 N 11th Avenue

General Requirements:

1. That Applicant 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.
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.

Water System:

1. That a separate water service assembly be installed to serve both Parcel A and B in conformance with City Standard WA-11. This improvement may be deferred until issuance of a building permit for either Parcel and shall be noted on the final parcel map.

Sewer Improvements:

1. That a sanitary sewer lateral be installed to serve both Parcel A and B in conformance with City Standard SS-23. This improvement may be deferred until issuance of a building permit for either Parcel and shall be noted on the final parcel map.

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 Storm Drainage 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 Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.
8. 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.

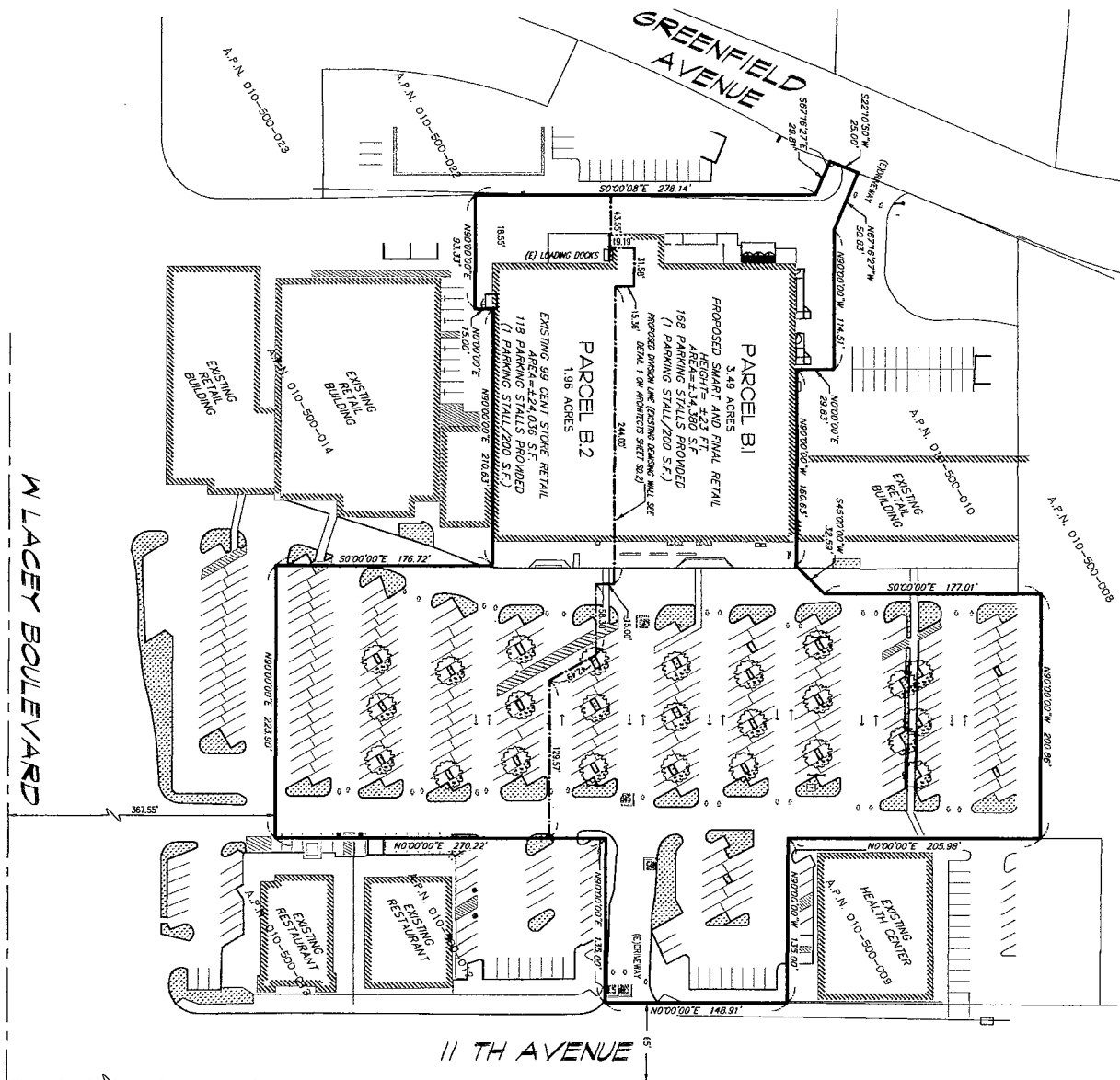
John Doyel

Utilities and Engineering Director (559) 585-2571

7/10/19

DATE

Attachment: Resolution No. 2019-18 (TPM 2019-05 and PUD 2019-03)



LEGAL DESCRIPTION

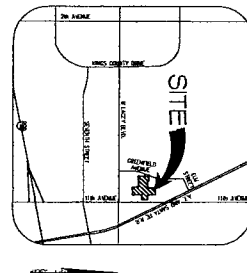
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HUNTERD, COUNTY OF KINGS, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1,
ACRES 0.00000000, BEING THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 21 EAST, SHERMAN VALLEY, BUTTE AND SAN JOAQUIN COUNTIES, CALIFORNIA, BEING THE SAME AS DESCRIBED AS CALIFORNIA, ACCORDING TO THE OFFICIAL MAP HAVING THEREON BEEN PARTICULARLY DESCRIBED AS PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809,

Notes

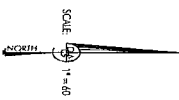
- 1 505 ADDRESS
- 2 1000 N. HAWKINS, HAWKINS, CA 94520-4400
- 3 ASSESSOR'S PARCEL MAP: 00-00-00-01-000
- 4 EXISTING ZONING: C-1
- 5 EXISTING LAND USE: COMMERCIAL / RETAIL
- 6 PROPOSED ZONING: C-1
- 7 PROPOSED LAND USE: NO CHANGE
- 8 PREPARED FROM RECORD DATA & FIELD SURVEYS
- 9 EXISTING STRUCTURES ON SITE AS SHOWN
- 10 EXISTING STREET IMPROVEMENTS AS SHOWN
- 11 THERE ARE NO EXISTING WELLS, SEPTIC TANKS, OR
12 OTHER SPECIAL FEATURES
- 13 ADDED FIELD NOTES PROVIDES THE OPTIMAL SCALE
14 FOR THE PROJECT. THE PROJECT IS A 1.5 ACRE
15 DEVELOPMENT OF A COMMERCIAL/RETAIL DEVELOPMENT
16 INCLUDING A 1.5 ACRE COMMERCIAL/RETAIL DEVELOPMENT
17 PLANNED FOR A COMMERCIAL/RETAIL DEVELOPMENT
18 DEVELOPMENT OF A COMMERCIAL/RETAIL DEVELOPMENT
19 DEVELOPMENT OF A COMMERCIAL/RETAIL DEVELOPMENT
20 DEVELOPMENT OF A COMMERCIAL/RETAIL DEVELOPMENT
21 DEVELOPMENT OF A COMMERCIAL/RETAIL DEVELOPMENT
22 DEVELOPMENT OF A COMMERCIAL/RETAIL DEVELOPMENT
23 DEVELOPMENT OF A COMMERCIAL/RETAIL DEVELOPMENT
24 DEVELOPMENT OF A COMMERCIAL/RETAIL DEVELOPMENT
25 DEVELOPMENT OF A COMMERCIAL/RETAIL DEVELOPMENT

LOCATION MAP

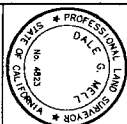


Outline

1801 THERON BLVD., SUITE 800
THERON, CA 94920



JOB # 18-044.01
DRAWING BY: dm
CHECKED BY: dm
SCALE: 1" = 60'
DATE: 08/27/18
DWG # 18-044.01T750
FIELD BOOK: XXX
DATE OF SURVEY: 12/12/15
LAST REVISION: 04/02/2019



PREPARED BY:

 **DALG & McELL**
& ASSOCIATES
ENGINEERING & SURVEYING SERVICES
2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703
(559) 292-4040 • FAX 251-9220 • EMAIL: STAFF@DALGMC.COM

PREPARED FOR:

MCG ARCHITECTURE
111 PACIFICA, SUITE 200
IRVINE, CA 92618

VESTING TENTATIVE PARCEL MAP NO.
'A PLANNED DEVELOPMENT' (IF APPLICABLE)

SITE LOCATION: 550 N 11TH AVENUE
ASSESSOR'S PARCEL NO(S): 010-500-011

BEING A PORTION OF SECTION 26,
TOWNSHIP 18 SOUTH, RANGE 21 EAST,
MOUNT DIABLO BASE

Notice of Exemption 2019-40

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

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

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

Project Title: Tentative Parcel Map No. 2019-05 and Planned Unit Development No. 2019-03

Project Location – 550 N. 11th Avenue (APN 010-500-011)

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

Description of Nature, Purpose and Beneficiaries of Project: Planned Unit Development No. 2019-03: a request to allow cross-access for the parcel proposed to be subdivided under Tentative Parcel Map No. 2019-05. Tentative Parcel Map No. 2019-05: a request to divide a 5.45-acre parcel into two parcels (Parcel 1: 3.49 acres; Parcel 2: 1.96 acres) for an existing shopping center in the MX-C Corridor Mixed Use zone district.

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

Name of Person or Agency Carrying Out Project: Dale Mell & Associates

Exempt Status: **(check one)**

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

Reasons why project is exempt:

Class 15 consists of the division of property into urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the general plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and 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: September 4, 2019 Title: Senior Planner

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

Attachment: Attachment 2 - Notice of Exemption (TPM 2019-05 and PUD 2019-03)



AGENDA STAFF REPORT

MEETING DATE: 9/10/2019	AGENDA SECTION: 4
--------------------------------	--------------------------

SUBJECT:

Planned Unit Development No. 2019-02: a request to allow cross-access for the future development of a 40-unit apartment complex, proposed under Site Plan Review No. 2019-29, within an existing shopping center and implement the mixed use provisions for the MX-N Neighborhood Mixed Use zone district. The project is located on the northwest corner of 10th Avenue and Fargo Avenue (APN 007-110-051, 007-110-053, -054, and -055).

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - Sterling Commercial
Resolution No. 2019-19
Attachment 1 - Site Plan Review No. 2019-29
Attachment 2 - SPR Approval Letter
Attachment 3 - Notice of Exemption

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, September 10, 2019**

PROJECT: **Planned Unit Development No. 2019-02:** a request to allow cross-access for the future development of a 40-unit apartment complex, proposed under Site Plan Review No. 2019-29, within an existing shopping center and implement the mixed use provisions for the MX-N Neighborhood Mixed Use zone district.

LOCATION: The project is located on the northwest corner of 10th Avenue and Fargo Avenue (APN 007-110-051, 007-110-053, -054, and -055).

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2019-19, approving Planned Unit Development No. 2019-02.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2019-19, approving Planned Unit Development No. 2019-02.

PROJECT DESCRIPTION

The project is a request by Sterling Commercial Properties to construct a two-story, 40 unit multi-family complex on a vacant site within the MX-N Neighborhood Mixed Use zone district. The project will have a shared driveway and cross-access within an existing shopping center.

Project Location

The project is located on the northwest corner of 10th Avenue and Fargo Avenue and pertains to the overall shopping center (APN 007-110-051, 007-110-053, -054, and -055). The property is zoned MX-N Neighborhood Mixed Use. Existing commercial developments within the project site include Dollar Tree and Rite-Aid.

Entitlement

Site Plan Review

The applicant submitted Site Plan Review No. 2019-29 for the project site, proposing to develop the vacant site into a two-story, 40-unit multi-family development; see Site Plan Review No. 2019-02, **Attachment 1**. Site Plan Review No. 2019-29 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter, **Attachment 2**.

Parcel Map Waiver

A parcel map waiver is required in order to merge the lots located at APN 007-110-054 and 007-110-055 to remove the lot line between the parcels.

Figure 1: Land Use
(Property outlined in red)



Figure 2: General Plan Designation
Neighborhood Mixed Use
(Property outlined in red)

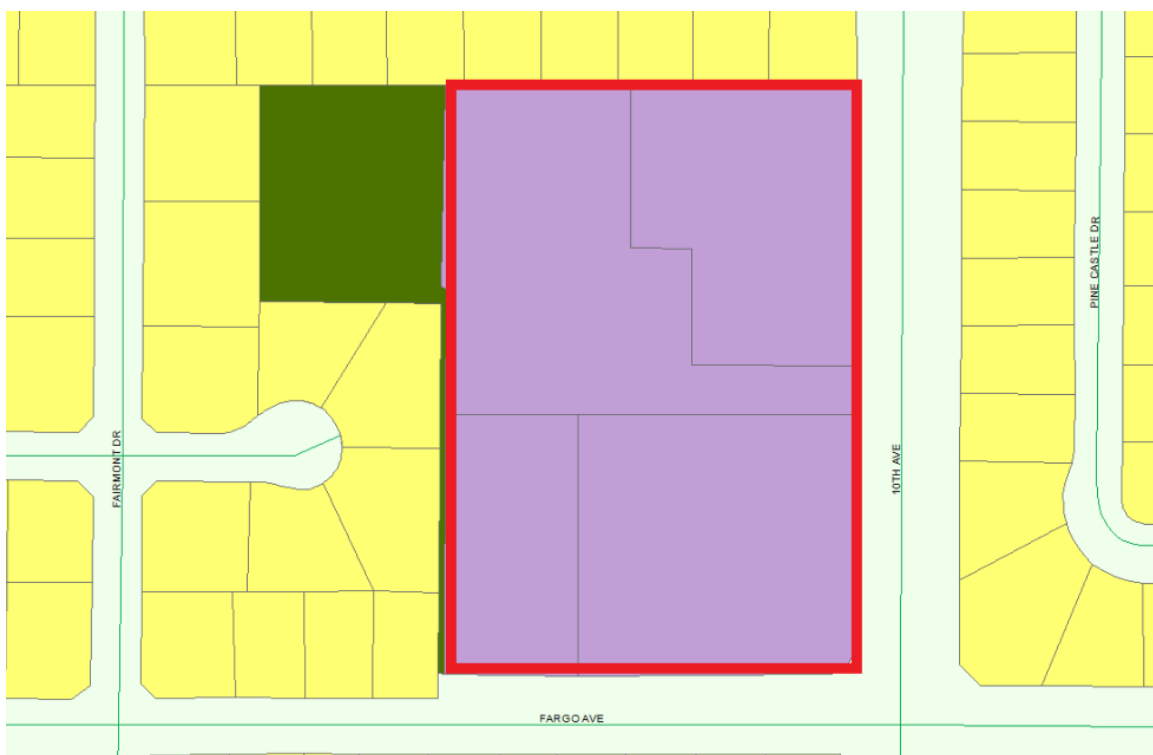
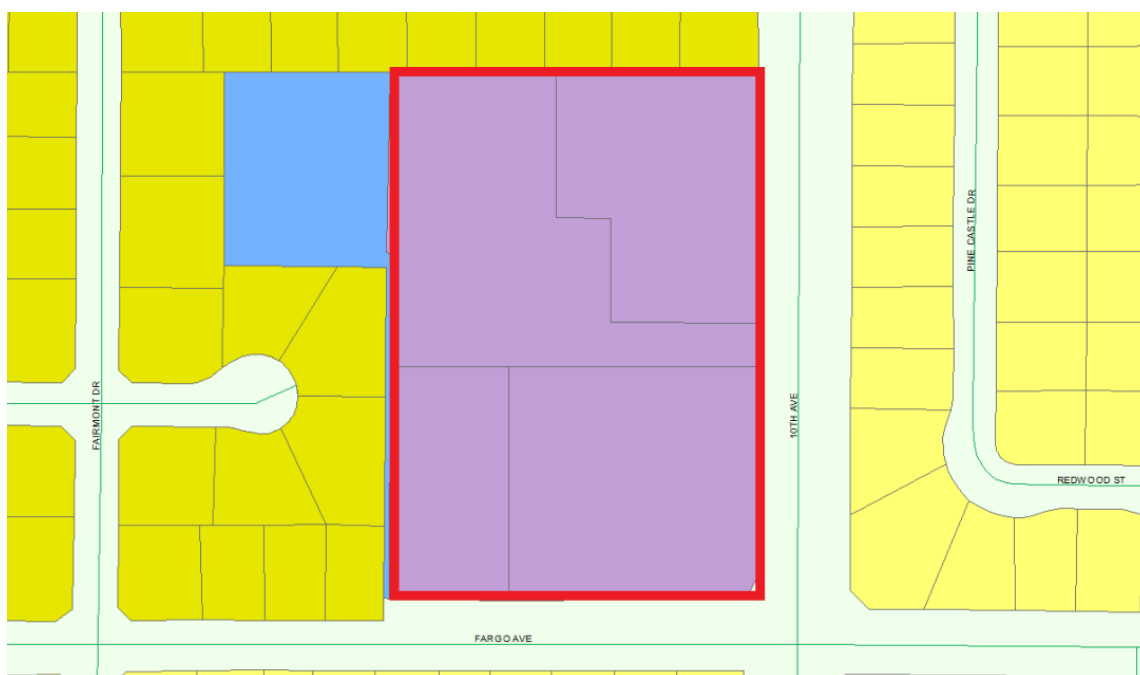


Figure 3: Zoning Designation
MX-N Neighborhood Mixed Use
(Property outlined in red)



BACKGROUND INFORMATION

General Plan Designation

The General Plan designates the property as Neighborhood Mixed Use. The property is zoned MX-C Corridor Mixed Use, which corresponds with the General Plan Designation. According to General Plan Policy L60, the purpose of the Neighborhood Mixed Use land use designation is to promote mixed-use commercial and multi-family residential areas that allow walking to and between the mix of uses. New development may be oriented towards an existing public street or a new street or civic space within the development site. In accordance with Land Use Policy L60, typical uses in the designation include multi-family dwellings along with businesses providing day-to-day goods and services for the surrounding and nearby residential neighborhoods. Commercial uses that would primarily serve a citywide or regional market area shall not be allowed. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, service stations, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. In accordance with General Plan Policy L64 horizontal mixed use developments within the Neighborhood Mixed land use designation shall provide a minimum of 30% and maximum of 70% of the site for multi-family residential dwellings.

The applicant's request to develop an apartment complex is consistent with the General Plan. The site also promotes horizontal mixed use. Horizontal mixed-use occurs when uses are placed next to each other, such as an apartment building that is adjacent to offices, restaurants, or retail shops.

Zoning Designation

The site is designated as MX-N Neighborhood Mixed Use. Multi-family is a permitted use in the MX-N Neighborhood Mixed Use zone district.

Figure 4: Land Use Table

Commercial, Office, and Industrial Use Table													
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed													
Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones	
	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF
												CO	Specific Land Use Standards (See identified Section)
H11 Multi-family dwelling, five (5) or more units per building					P	P	P						

Future development in the center will be limited to the uses permitted and conditionally permitted in the MX-N Neighborhood Mixed Use zone district.

PROJECT EVALUATION

Planned Unit Development No. 2019-02

In accordance with Section 17.82.010 of the Hanford Municipal Code, planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the Hanford Municipal Code. In certain instances, the objectives of the Municipal Code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone districts prescribed.

PUDs may be utilized to achieve one or more of the following objectives: (a checkmark denotes the applicable objectives sought by the applicant)

- To permit a site within more than one zone district to mix the permitted or conditionally permitted land uses of both zones within the site without regard to the zone district boundary;
- To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
- ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
- To permit variations to the standard local street cross-sections;
- To permit private streets and gated neighborhoods
- ✓ To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts.

Planned Unit Development No. 2019-02 is a request to allow cross-access between sites and a shared driveway for the overall shopping center. Shared access of the drive is proposed. Shared access is achieved through the planned unit development process. The planned unit development also seeks to implement the mixed use provisions in the MX-N Neighborhood Mixed Use zone district, which allows for the mix of uses within the zone.

Planned Unit Development No. 2019-02 and Site Plan Review No. 2019-29 have been evaluated for conformance with the standards of the MX-N Neighborhood Mixed Use zone district.

Conformance with the standards of the MX-N Neighborhood Commercial zone district

17.24.030 Site Area

In the MX-N Neighborhood Mixed Use zone district, the minimum site area shall be 5,000 square feet, unless a smaller site is approved with a conditional use permit, in accordance with Chapter 17.80.

The property to be developed as an apartment complex encompasses 2.72 acres. The entire shopping center is 5.85 acres. Both the individual development and entire shopping center exceed the minimum site area of the MX-N Neighborhood Mixed Use zone district.

17.24.040 Lot Dimensions

The minimum lot frontage in the MX-N Neighborhood Mixed Use zone district shall be 40 feet, unless a reciprocal-use agreement for shared common access and parking areas is recorded with the Kings County Recorder's Office. The parcels to be developed as a multi-family development have street frontage along Fargo Avenue and 10th Avenue. There is 124.93 feet of street frontage on Fargo Avenue. The site has 56.55 feet of street frontage on 10th Avenue.

The overall shopping center has approximately 420 feet of street frontage along Fargo Avenue and 603 feet of frontage on 10th Avenue. Both the individual development and entire shopping center exceed the minimum lot frontage of the MX-N Neighborhood Mixed Use zone district.

17.24.050 Coverage

The maximum coverage of the lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. All required building setbacks, landscaping, off-street parking and loading requirements were evaluated and mandated as part of the site plan review process.

17.24.060 Building Setback Area

No structure is permitted to be placed within a building setback area.

Front Building Setback

In the MX-N Neighborhood Mixed Use zone district, the front building setback area shall be a minimum of 15 feet. The building is setback 20 feet from the front property line on Fargo Avenue. The front-yard setback is met and exceeded.

Rear Building Setback

In the MX-N Neighborhood Mixed Use zone district, the rear building setback may be zero feet from the rear lot line, except that where the rear lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, the setback shall be 15 feet. The rear property line (northern property line) abuts an R-L-5 Low-Density Residential zone district. Therefore, the minimum setback shall be 15 feet from the rear property line. The building is setback 30 feet from the rear property line.

Side Building Setback

In the MX-N Neighborhood Mixed Use zone district, the side building setback may be zero feet from side lot lines, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, the setback shall be 15 feet. The rear property line (western property line) abuts an R-L-8 Low-Density Residential and PF Public Facility zone district. Therefore, the minimum setback shall be 15 feet from the side property line. The building is setback 15 feet from the side property line.

All setback requirements for the MX-N Neighborhood Mixed Use zone district have been satisfied.

17.24.070 Distances Between Structures

The minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code. There are no structures proposed to be located within 10 feet of the residential building.

17.24.080 Height of Structures

The maximum structure height in the MX-N Neighborhood Mixed Use zone district shall be 35 feet. The two-story apartment buildings will be 25 feet high. Any future development within the shopping center will be subject to the 35 feet height maximum.

17.24.090 Driveways

Whenever possible, developments in the MX-N Neighborhood Mixed Use zone district shall share driveways to minimize the number of driveways on public streets.

In accordance with Section 17.82.010 of the Hanford Municipal Code, planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the Hanford Municipal Code. In certain instances, the objectives of the Municipal Code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone districts prescribed. The planned unit development process can be used to permit lot pattern layouts that would otherwise not be permitted by the standards of the MX-N Neighborhood Mixed Use zone district. One goal for development in the MX-N Neighborhood Mixed zone district is to minimize the number of driveways on public streets by sharing driveways. By permitting a shared driveway within the existing shopping center and future multi-family development, through the planned unit development process, the applicant is achieving a goal of the MX-N Neighborhood Mixed Use zone district.

17.24.100 Off-Street Parking

The applicant proposes 78 parking stalls on site, three of which are ADA-accessible, as shown on approved Site Plan Review No. 2019-02 (**Attachment 1**). This exceeds the requirement of the Hanford Municipal Code Section 17.54.040 for multi-family developments.

Unit Type	Parking Space Requirement	Measuring unit	# of Stalls Required	Total Covered
1-bedroom unit	1.5 spaces; 50% covered	8 units	12	6
2-bedroom unit	1.75 spaces; 50% covered	16 units	28	14
3-bedroom unit	2 spaces; 50% covered	16 units	32	16
Community Space	1 stall per 300 sq. ft.	400 sq. ft.	1	0
Total Spaces Required:			73	36

The applicant provides 36 covered stalls, which is the minimum required, per the Hanford Municipal Code.

17.24.110 Usable open space

In the MX-N Neighborhood Mixed Use zone district, new commercial developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be 250 square feet per acre of lot area.

The commercial development within the project site is existing and not subject to the requirement for usable open space. Future commercial development within the center will be required to provide open space at the ratio prescribed by the Hanford Municipal Code, 250 square feet per one acre of lot area.

Lots with five or more dwelling units shall provide a usable open space area equal to five percent of the lot area. The project site is 2.72 acres (118,609 sq. ft.). Five percent of the total lot area equals 5,930 square feet. The applicant provides 6,800 square feet of open space for the multi-family development, which exceeds the minimum requirement of the MX-N Neighborhood Mixed Use zone district.

17.20.120 Landscaping

In the MX-N Neighborhood Mixed zone district, landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street.

A minimum of 15 feet of landscaping is provided along Fargo Avenue and 10th Avenue.

All requirements of the MX-N Neighborhood Mixed Use zone district, prescribed by Chapter 17.24 of the Hanford Municipal Code, are satisfied.

FINDINGS FOR APPROVAL

Planned Unit Development No. 2019-02

Pursuant to Section 17.82.060 of the Hanford Municipal Code, six findings must be made before approval of the planned unit development application:

1. That the location and design of the planned unit development is in accordance with the purpose of this title.

Analysis: Location - That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. The planned unit development pertains to a 5.46-acre development, which exceeds the minimum site area for a planned unit development.

Design and Purpose - That planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. In certain instances, the objectives of the municipal code may be achieved

by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The planned unit development seeks to:

- ✓ Permit lot sizes, shapes, and layouts that would not otherwise be permitted by the standards of the MX-N Neighborhood Mixed zone district.
- ✓ To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts.

One goal for new development in the MX-N Neighborhood Mixed Use zone district is to minimize the number of driveways on public streets by sharing driveways. By permitting a shared driveway between the existing commercial developments and the future apartment parcels through the planned unit development process, the applicant is achieving a goal of the MX-N Neighborhood Mixed Use zone district.

The planned unit development also seeks to implement the mixed use provisions in the MX-N Neighborhood Mixed Use zone district, which allows for the mix of uses within the zone. The implementation of mixed use developments achieves Goal L18 of the General Plan, which seeks to provide opportunities to design land uses that meets people's residential and shopping needs while reducing reliance on automobiles.

The design of Planned Unit Development No. 2019-02 is consistent with the objectives of Section 17.82.

2. That the planned unit development is being proposed to achieve one or more of the objectives identified in Section 17.82.030.

Analysis: That the planned unit development is requested, in order to achieve the following objectives identified in Section 17.82.030:

- ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
 - ✓ To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts.
3. That the location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity.

Analysis: Location - The project is located on the northwest corner of 10th Avenue and Fargo Avenue (APN 007-110-051, 007-110-053, -054, and -055). The location of the planned unit development will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity. The site is designated for Neighborhood Mixed Use development by the General Plan and has been evaluated for conformance with the standards of the Hanford Municipal Code.

Design and Conditions of Operation – 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. The project has been reviewed by

the various City departments, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval.

4. That the location and design of the planned unit development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.

Analysis: The project has been reviewed by the Public Works Department and improvements and conditions of approval have been placed on the project in order to mitigate the effects of the project on traffic, streets, and utilities.

5. That the planned unit development's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desired character consistent with the purpose of this title.

Analysis: That the project has been evaluated for consistency with the requirements of Section 17.26 of the Hanford Municipal Code for the MX-C Corridor Mixed Use zone district. All requirements for density, site area, dimensions, site coverage, open space, height of structures, distance between structures, off-street parking and loading facilities, and landscaped areas have been met. The project will produce an environment of stable and desired character consistent with the purpose of this title. The implementation of mixed use developments achieves Goal L18 of the General Plan, which seeks to provide opportunities to design land uses that meets people's residential and shopping needs while reducing reliance on automobiles.

6. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and harmonize with the existing and proposed land uses in the vicinity.

ANALYSIS: In accordance with Section 17.24.090 of the Hanford Municipal Code, whenever possible, developments in the MX-N Neighborhood Commercial zone district shall share driveways to share access within the existing commercial development and the future apartment development. By permitting a shared driveway between the properties within the center, the applicant is achieving a goal of the MX-N Neighborhood Mixed Use zone district. The parcels will be ensured access through a recordation of a reciprocal use agreement through the Kings County Recorder's Office for shared use of the driveway.

The Planned Unit Development proposes a combination of uses that will complement and harmonize within the MX-N Neighborhood Mixed Use zone district and promote a goal of the General Plan to promote horizontal mixed use development. The implementation of mixed use developments achieves Goal L18 of the General Plan, which seeks to provide opportunities to design land uses that meets people's residential and shopping needs while reducing reliance on automobiles.

PUBLIC COMMENT

A Notice of Public Hearing for the project was noticed in the local newspaper on August 30, 2019 and mailed to property owners within 300 feet of the project site on August 29, 2019. No comments have been received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

That the project is categorically exempt from further environmental review, in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15332 for In-Fill Development Projects. A Notice of Exemption has been prepared for the project (**Attachment 3**).

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2019-19, approving Planned Unit Development No. 2019-02.

Applicant/Owner:

Sterling Commercial
220 Newport Center Drive #11-377
Newport Beach, CA

RESOLUTION NO. 2019-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO PLANNED UNIT DEVELOPMENT NO. 2019-02, A REQUEST TO ALLOW CROSS-ACCESS FOR THE FUTURE DEVELOPMENT OF A 40-UNIT APARTMENT COMPLEX, PROPOSED UNDER SITE PLAN REVIEW NO. 2019-29, WITHIN AN EXISTING SHOPPING CENTER AND IMPLEMENT THE MIXED USE PROVISIONS FOR THE MX-N NEIGHBORHOOD MIXED USE ZONE DISTRICT. THE PROJECT IS LOCATED ON THE NORTHWEST CORNER OF 10TH AVENUE AND FARGO AVENUE (APN 007-110-051, 007-110-053, -054, AND -055).

At a regular meeting of the City of Hanford Planning Commission duly called and held on September 10, 2019, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Planned Unit Development No. 2019-02, a request to allow cross-access for the future development of a 40-unit apartment complex, proposed under Site Plan Review No. 2019-29, within an existing shopping center and implement the mixed use provisions for the MX-N Neighborhood Mixed Use zone district., has been reviewed by the Planning Commission of the City of Hanford, in accordance with Title 17.82 of the Hanford Municipal Code; and

WHEREAS, the project is located on the northwest corner of 10th Avenue and Fargo Avenue (APN 007-110-051, 007-110-053, -054, and -055); and

WHEREAS, the APN 007-110-054 and -055 of site will be developed, as shown on Site Plan Review No. 2019-29, attached as **Exhibit A** and subject to the conditions of approval, attached as **Exhibit B** ; and

WHEREAS, staff, the various governmental departments, and the Planning Commission have given careful consideration to this planned unit development application and have made recommendations thereon; 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

WHEREAS, the project is exempt from further environmental review, in accordance with Section 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines; and

THEREFORE, BE IT RESOLVED that the Planning Commission hereby makes the following findings pursuant to Section 17.82.060 of the Hanford Municipal Code:

1. That the location and design of the planned unit development is in accordance with the purpose of this title.

Analysis: Location - That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site.

The planned unit development pertains to a 5.46-acre development, which exceeds the minimum site area for a planned unit development.

Design and Purpose - That planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. In certain instances, the objectives of the municipal code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The planned unit development seeks to:

- Permit lot sizes, shapes, and layouts that would not otherwise be permitted by the standards of the MX-N Neighborhood Mixed zone district.
- To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts.

One goal for new development in the MX-N Neighborhood Mixed Use zone district is to minimize the number of driveways on public streets by sharing driveways. By permitting a shared driveway between the existing commercial developments and the future apartment parcels through the planned unit development process, the applicant is achieving a goal of the MX-N Neighborhood Mixed Use zone district.

The planned unit development also seeks to implement the mixed use provisions in the MX-N Neighborhood Mixed Use zone district, which allows for the mix of uses within the zone. The implementation of mixed use developments achieves Goal L18 of the General Plan, which seeks to provide opportunities to design land uses that meets people's residential and shopping needs while reducing reliance on automobiles.

The design of Planned Unit Development No. 2019-02 is consistent with the objectives of Section 17.82.

2. That the planned unit development is being proposed to achieve one or more of the objectives identified in Section 17.82.030.

Analysis: That the planned unit development is requested, in order to achieve the following objectives identified in Section 17.82.030:

- o To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
 - o To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts.
3. That the location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity.

Analysis: Location - The project is located on the northwest corner of 10th Avenue and Fargo Avenue (APN 007-110-051, 007-110-053, -054, and -055). The location of the planned unit development will not be detrimental to the public health, safety, or welfare of

the community to properties or improvements in the vicinity. The site is designated for Neighborhood Mixed Use development by the General Plan and has been evaluated for conformance with the standards of the Hanford Municipal Code.

Design and Conditions of Operation – 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. The project has been reviewed by the various City departments, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval.

4. That the location and design of the planned unit development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.

Analysis: The project has been reviewed by the Public Works Department and improvements and conditions of approval have been placed on the project in order to mitigate the effects of the project on traffic, streets, and utilities.

5. That the planned unit development's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desired character consistent with the purpose of this title.

Analysis: That the project has been evaluated for consistency with the requirements of Section 17.26 of the Hanford Municipal Code for the MX-C Corridor Mixed Use zone district. All requirements for density, site area, dimensions, site coverage, open space, height of structures, distance between structures, off-street parking and loading facilities, and landscaped areas have been met. The project will produce an environment of stable and desired character consistent with the purpose of this title. The implementation of mixed use developments achieves Goal L18 of the General Plan, which seeks to provide opportunities to design land uses that meets people's residential and shopping needs while reducing reliance on automobiles.

6. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and harmonize with the existing and proposed land uses in the vicinity.

ANALYSIS: In accordance with Section 17.24.090 of the Hanford Municipal Code, whenever possible, developments in the MX-N Neighborhood Commercial zone district shall share driveways to share access within the existing commercial development and the future apartment development. By permitting a shared driveway between the properties within the center, the applicant is achieving a goal of the MX-N Neighborhood Mixed Use zone district. The parcels will be ensured access through a recordation of a reciprocal use agreement through the Kings County Recorder's Office for shared use of the driveway.

The Planned Unit Development proposes a combination of uses that will complement and harmonize within the MX-N Neighborhood Mixed Use zone district and promote a goal of the General Plan to promote horizontal mixed use development. The implementation of mixed use developments achieves Goal L18 of the General Plan, which seeks to provide

opportunities to design land uses that meets people's residential and shopping needs while reducing reliance on automobiles.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission has determined that Planned Unit Development No. 2019-02 shall be approved, subject to the conditions of approval for Site Plan Review No. 2019-29, attached as **Exhibit B**, and the following conditions:

1. That a reciprocal access and parking agreement shall be developed for the project site and recorded with the Kings County Recorder's Office.
2. That 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 commented.

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 10th day of September 2019.

Darlene R. Mata, Secretary

Exhibit A
Site Plan Review No. 2019-29

Attachment: Resolution No. 2019-19 (PUD 2019-02 Sterling Commercial)

Exhibit B
Site Plan Review No. 2019-29 Conditions of Approval

Attachment: Resolution No. 2019-19 (PUD 2019-02 Sterling Commercial)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
SUE SORENSEN
VICEMAYOR
JOHN DRAXLER
COUNCIL MEMBERS
MARTIN DEVINE
FRANCISCO RAMIREZ
ART BRIENO
CITY MANAGER
MIKE OLMOS
CITY ATTORNEY
ROBERT M. DOWD

DATE: September 5, 2019

PROJECT: Site Plan Review 2019-29

APPLICANT: Sterling Commercial

LOCATION: NWC of 10th Avenue and Fargo Avenue
APN 007-110-054 and -055

PROPOSAL: 40-unit, 2-story multi-family development project

ZONING: MX-N Neighborhood Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: August 14, 2019

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
☐ Fire
☐ Solid Waste
☐ Wastewater

- ☐ Building
☐ Engineering
☐ Police
☐ 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
☐ Parking and Traffic Commission
☐ Other: _____
☒ Planning Commission PUD
☐ Parks and Recreation Commission

Signed,

Gabrielle Myers

Gabrielle Myers, Senior Planner
Community Development Department

September 5, 2019
DATE

Attachment: Resolution No. 2019-19 (PUD 2019-02 Sterling Commercial)

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. 2019-41**

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. 2019-29 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

Attachment: Resolution No. 2019-19 (PUD 2019-02 Sterling Commercial)

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: August 14, 2019

SITE PLAN NUMBER: SITE PLAN REVIEW NO. 2019-29 (FILE 502-1079)

CONTACT: Gabrielle Myers, Senior Planner: (559) 585-2578

General Plan Designation: Neighborhood Mixed Use

Zoning: MX-N Neighborhood Mixed Use

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.

Correction(s):

- N/a

Required Entitlements:

- Planned Unit Development – to be approved by Planning Commission
- Parcel Map Waiver – to remove the lot line between buildings
- Reciprocal parking and access agreement

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. 2019-29 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 Mixed Use Neighborhood zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-N zone and other nearby residential uses. At a minimum, this

shall be accomplished with a minimum 10-foot wide pedestrian path of travel between commercial sites and all residential sites within the MX-N zone.

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 (Section 17.24.060)

- ☒ That the appropriate setbacks be maintained, as follows:
- ☒ The front building setback area shall be 15 feet.
 - ☒ The rear building setback shall be 15 feet from the rear lot abutting an R-L zone district.
 - ☒ The side building setback shall be 15 feet from the side property line abutting an R-L and PF zone district
 - ☐ The street side building setback shall be 15 feet.

Height of Structures (Section 17.24.080)

- ☒ That the maximum structure height shall be 35 feet.

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall provide a minimum of 73 parking stalls on site, three of which are ADA-accessible, based on the ratio for multi-family residential units, as follows:

Unit Type	Parking Space Requirement	Measuring unit	# of Stalls Required	Total Covered
1-bedroom unit	1.5 spaces; 50% covered	8 units	12	6
2-bedroom unit	1.75 spaces; 50% covered	16 units	28	14
3-bedroom unit	2 spaces; 50% covered	16 units	32	16
Community Space	1 stall per 300 sq. ft.	400 sq. ft.	1	0
Total Spaces Required:			73	36

- ☒ That 36 stalls shall be covered parking stalls.
- ☒ 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).

☒ There shall be no more than four compact spaces adjacent to each other.

- ☒ 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).

- ☒ In the commercial zone district, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. **Parking areas are to have one tree placed at every four lineal parking stalls.**

Usable Open Space: (Section 17.24.110).

- ☐ That new commercial developments shall provide a common outdoor area, shaded sitting area for use by customers. The size of this area shall be a minimum 250 square feet per acre of site area.
- ☐ That lots with four or less dwelling units shall provide for a usable open space area of a minimum 300 square feet per dwelling unit. The open space shall be a minimum 15 feet wide.
- ☒ That lots with five or more dwelling units shall provide for a usable open space area equal to five percent of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

Signage: (Section 17.56).

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

Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
C-N, C-R, C-S, C-H, MX-N, MX-C, and O zones	No limit to number of signs per business establishment. Allowed square footage per building frontage is cumulative. Establishments with primary building frontage less than 300 feet: 2 sq. ft. per 1 lineal foot up to a maximum 350 sq. ft. along primary frontage. 50 sq. ft. allowed regardless of frontage length. Secondary building frontage: 1 sq. ft. per lineal foot up to a maximum 200 sq. ft. per secondary frontage. 35 sq. ft. allowed regardless of frontage length.	1 sign per establishment maximum. 40 sq. ft. maximum sign face size. 6 feet high maximum if set back 10 feet from property line. 5 feet high maximum if set back 5 feet from property line. 4 feet high maximum if set back 0 feet from property line. Sites with an integrated shopping center: 1 additional freestanding sign up to 350 sq. ft. Maximum height not greater than

Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
	Sites within 100 feet of State Route 198 may count the frontage facing State Route 198 as their primary frontage for the purpose of calculating maximum sign size.	1.5 times the average height of the building.

Landscaping: (Section 17.20.120 and 17.52).

- ☒ That landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.
- ☒ 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.

Fencing and Walls: (Section 17.24.130)

- ☒ That a block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L or PF zone district.

That no fence or wall shall be placed in front of or within any landscaped area located next to a street.

- ☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ 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.

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 building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That 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 30 feet.

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 2019-029 (502-1079) 40 Unit Apt Complex
8-14-19
600 Block of Fargo Ave

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 including C & D Recycle plan
 - 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/A.

6. That a school impact fee 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. (Submittals after Dec 31, 2019 will be under the 2019 codes).
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 separate water, sewer, electrical and gas services be provided to each building.
14. That the buildings will be addressed off of Fargo Ave based on final site plan review submittal.

Hanford Fire Department

Contact Battalion Chief David Sumaya @ 559-585-2545 or dsumaya@cityofhanfordca.com concerning questions that you may have on the following conditions.

Site Plan Review: 2019-29 / PUD 2019-02 - 509-0100

Date: 8/15/19

Project #: 502-1079 Hanford Apartments, Sterling Commercial Properties

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 bfarr@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.

A continuous fire loop connecting to the existing water supply at two separate locations shall be approved by the fire official.

Attachment: Resolution No. 2019-19 (PUD 2019-02 Sterling Commercial)

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:
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.
- Access road with a hydrant, the minimum road width shall be 26 feet exclusive of shoulders.
- Aerial fire apparatus access roads (CFC D105.1): Where the vertical distance between the grade and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. CFC D105.2: Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
- CFC D105.3 At least one of the required access routes meeting this condition shall be located with a minimum 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire official.
20. ☒ Access road turning radius for fire apparatus is as follows (show all four on plans)
- 20 feet 1 inch inside turning radius (inside rear wheel)
 - 36 feet 3 inch curb to curb (outside front wheel)
 - 44 feet 6 inch outside radius (outside front bumper)
 - 50 feet outside radius (outside bucket)
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.

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:
- a. **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.
 - b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
 - c. 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.
 - d. 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.
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.
31. ☐ ***A fuel tank permit is required*** for underground and aboveground gasoline/LPG/Diesel.
32. ☐ ***Combustible high-piled storage over 12 feet requires a separate fire department review and permit.*** Contact the fire department for further information.



City of Hanford

Department of Public Works

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

Utilities Division Comments

PROJECT: SPR# 19-29 – 40 Unit MFR – 10th Ave. and Fargo Ave.

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 Utilities and Engineering 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.

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 a master service to service the domestic uses for the project including water meters and meter boxes for domestic use. 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.
6. The new water service shall be installed in Fargo Avenue and shall be bored.

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 Fargo Avenue.

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

8/22/19
DATE

Attachment: Resolution No. 2019-19 (PUD 2019-02 Sterling Commercial)



City of Hanford

Department of Public Works

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

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. 2019-19 (PUD 2019-02 Sterling Commercial)

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

8/22/19
DATE



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: SPR# 19-29 – 40 Unit MFR – 10th Ave. and Fargo Ave.

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 **\$4,400.00** 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".

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

8/22/19
DATE

Attachment: Resolution No. 2019-19 (PUD 2019-02 Sterling Commercial)



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. 2019-19 (PUD 2019-02 Sterling Commercial)

John Doyel

Utilities and Engineering Director (559) 585-2571

8/22/19

DATE



City of Hanford

Department of Public Works

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

Curb, Gutter, and Sidewalk Requirements:

1. That the existing concrete curbs, gutters and sidewalk located along the Fargo 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 sidewalk installed in conformance with City Standard CO-11 and CO-15. The locations of any such curbs, gutters, and sidewalk required to be reconstructed shall be shown on the engineered site improvement plans.

Drive Approach Requirements:

1. 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.

Additional Requirements:

1. That the parcel lines be adjusted or removed so that the office isn't constructed on a property line/
2. A reciprocal ingress/egress easement is required for the secondary access point.

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: 40 Units Multi Family – Site Area: 2.72 Acres)**
 - A. That the development is subject to a **\$249,878.27 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 **\$64,670.80 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 **\$94,482.00 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.

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

8/22/19
DATE

Attachment: Resolution No. 2019-19 (PUD 2019-02 Sterling Commercial)



City of Hanford

Department of Public Works

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

- D. That the development is subject to a **\$24,571.67 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.
- E. That the development is subject to a **\$19,235.20 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 **\$12,113.60 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 **\$6,371.60 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 **\$111,710.40 Park Impact Fee** in accordance with City Resolution No. 05-64-R or any revisions thereof.

Attachment: Resolution No. 2019-19 (PUD 2019-02 Sterling Commercial)

John Doyel

Utilities and Engineering Director (559) 585-2571

8/22/19

DATE



City of Hanford

Department of Public Works

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

Refuse Division Comments

PROJECT: SPR# 19-29 – 40 Unit MFR – 10th Ave. and Fargo Ave.

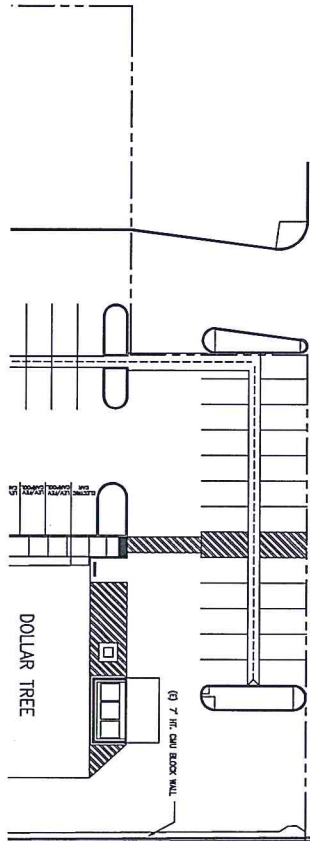
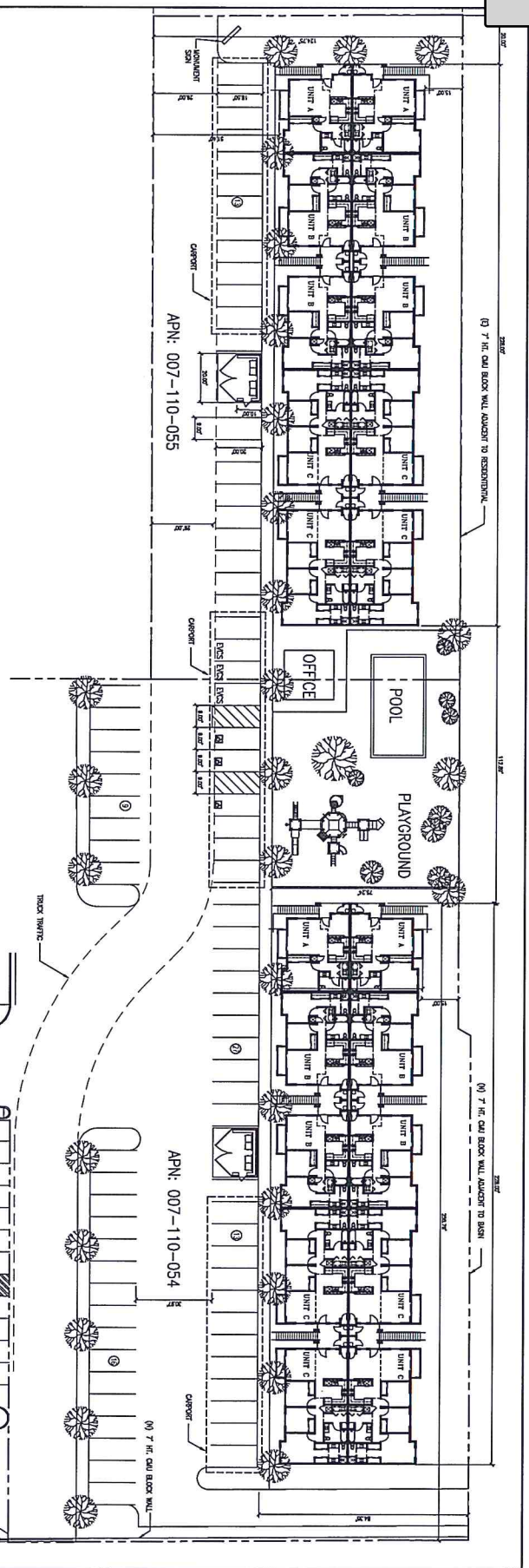
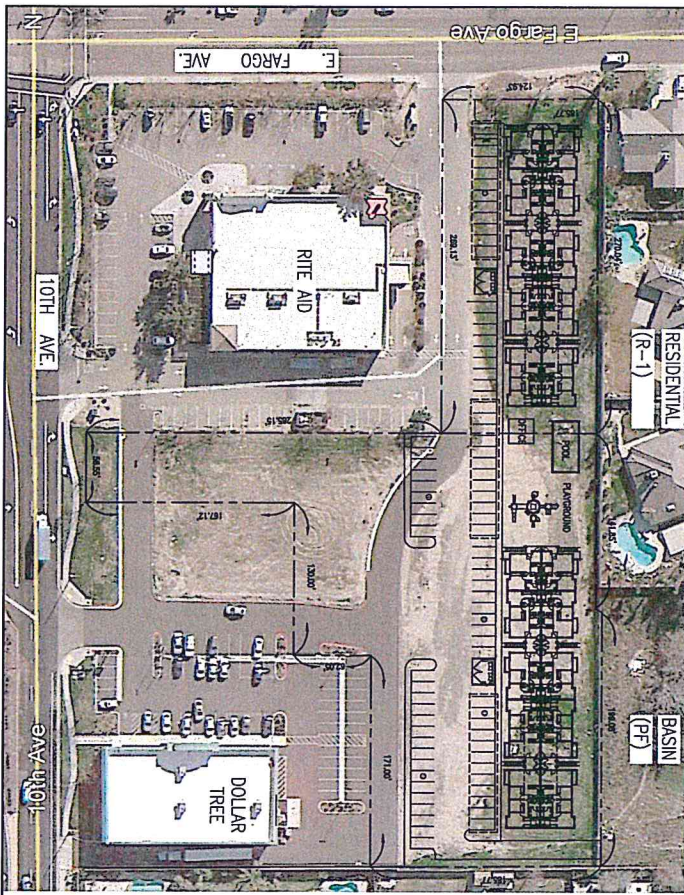
General Requirements:

1. That two 10' x 20' inside clear dimension masonry block refuse enclosures 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 enclosures. If enclosures will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41 that shall connect to a grease interceptor. The refuse enclosures shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosures 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. 2019-19 (PUD 2019-02 Sterling Commercial)

Jason Ridgeway
REFUSE SUPERINTENDENT (559) 585-2569

8/22/19
DATE



OPEN SPACE ANALYSIS
 PRICED ACREAGE: 2.72
 OPEN SPACE REQUIRED: 2,276,140-SQ-FT. X 0.05 = 1,138 SQ-FT.
 OPEN SPACE PROVIDED: 6,800 SQ-FT.

PARKING ANALYSIS
 TOTAL NO. OF UNITS: 40 UNITS
 1.5 PARKING SPACES / 1-20 UNIT 1,200 - 412 THURSDAY PARKING SPACES
 1.5 PARKING SPACES / 1-20 UNIT 1,200 - 412 THURSDAY PARKING SPACES
 2 PARKING SPACES / 1-20 UNIT 2,400 - 824 THURSDAY PARKING SPACES
 TOTAL NO. OF PARKING SPACES REQUIRED: 1,138-1,242
 (MIN. 25 SPACES ARE COVERED)
 TOTAL NO. OF ELECTRICAL VEHICLE CHARGING STATION (EVS): 270,000-4
 TOTAL NO. OF PARKING SPACE PROVIDED: 78
 TOTAL NO. OF ELECTRICAL VEHICLE CHARGING STATION (EVS): 270,000-4
 TOTAL NO. OF EVS PROVIDED: 3

BUILDING INFORMATION:
 CONSTRUCTION TYPE: TYPE V-A
 ALONE: 1 STORY, 60' BULK, HT. AND 3,400 SQ-FT./STORY
 DOLLAR TREE: 2-3 STORY, APPROX. 25' Ht. BULK, FOOT PRINT: 220'X245'-11,328 SQ-FT.
 2 BULK ON SITE TOTAL: 40 UNITS, (61)-20 UNIT, (105)-20 UNIT, (191)-20 UNIT

SITE AREA PER DWELLING UNIT CALC.
 PRICED ACREAGE: 2.72
 MINIMUM REQUIRED RESIDENTIAL SITE AREA PER DWELLING UNIT: 11,600 SQ-FT. /1,000 -26,500
 NUMBER OF UNIT PROVIDED: 40

REFUSE ANALYSIS
 40 UNITS/410 WOOD BULK/7 WOOD BULK
 (1) 1 WOOD BULK IS REQUIRED

SITE PLAN

UNIT TYPE:
 UNIT A: 1-20 APARTMENT, 625 SQ-FT.
 UNIT B: 2-20 APARTMENT, 1,100 SQ-FT.
 UNIT C: 3-20 APARTMENT, 1,200 SQ-FT.

PREPARED BY:
 Golden Valley
 405 West 19th Street, Suite 200
 Hanford, CA 93231
 Tel: (559) 225-2501
 Fax: (559) 225-2501

DATE:
 08/14/2019

PROJECT:
 Sterling Commercial Properties
 550 Robinson Street, Suite 100
 Hanford, CA 93231

DESIGNED BY:
 Golden Valley
 405 West 19th Street, Suite 200
 Hanford, CA 93231

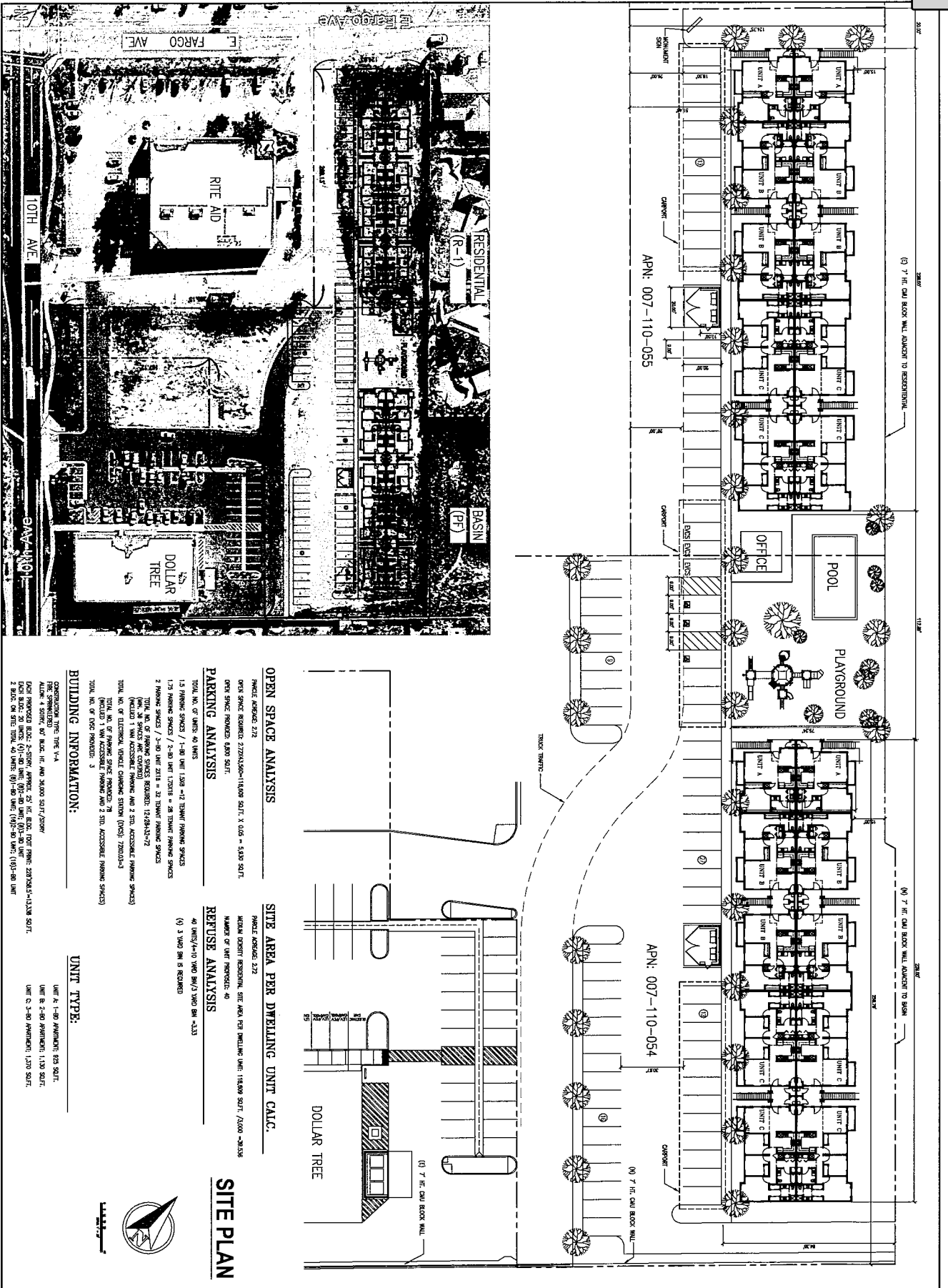
CHECKED BY:
 Golden Valley
 405 West 19th Street, Suite 200
 Hanford, CA 93231

APPROVED BY:
 Golden Valley
 405 West 19th Street, Suite 200
 Hanford, CA 93231

HANFORD APARTMENTS
STERLING COMMERCIAL PROPERTIES
 APN: 007-110-054 & 055

CITY OF HANFORD

CALIFORNIA



HANFORD APARTMENTS
STERLING COMMERCIAL PROPERTIES
APN: 007-110-054 & 055

CITY OF HANFORD

CALIFORNIA

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
SUE SORENSEN

VICE-MAYOR
JOHN DRAXLER

COUNCIL MEMBERS
MARTIN DEVINE
FRANCISCO RAMIREZ
ART BRIENO

CITY MANAGER
MIKE OLMO

CITY ATTORNEY
ROBERT M. DOWD

DATE: September 5, 2019

PROJECT: Site Plan Review 2019-29

APPLICANT: Sterling Commercial

LOCATION: NWC of 10th Avenue and Fargo Avenue
APN 007-110-054 and -055

PROPOSAL: 40-unit, 2-story multi-family development project

ZONING: MX-N Neighborhood Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: August 14, 2019

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 PUD |
| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,

Gabrielle Myers
 Gabrielle Myers, Senior Planner
 Community Development Department

September 5, 2019
 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. 2019-41**

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. 2019-29 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

Attachment: Attachment 2 - SPR Approval Letter (PUD 2019-02 Sterling Commercial)

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: August 14, 2019

SITE PLAN NUMBER: SITE PLAN REVIEW NO. 2019-29 (FILE 502-1079)

CONTACT: Gabrielle Myers, Senior Planner: (559) 585-2578

General Plan Designation: Neighborhood Mixed Use

Zoning: MX-N Neighborhood Mixed Use

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.

Correction(s):

- N/a

Required Entitlements:

- Planned Unit Development – to be approved by Planning Commission
- Parcel Map Waiver – to remove the lot line between buildings
- Reciprocal parking and access agreement

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. 2019-29 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 Mixed Use Neighborhood zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-N zone and other nearby residential uses. At a minimum, this

shall be accomplished with a minimum 10-foot wide pedestrian path of travel between commercial sites and all residential sites within the MX-N zone.

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 (Section 17.24.060)

- ☒ That the appropriate setbacks be maintained, as follows:
- ☒ The front building setback area shall be 15 feet.
 - ☒ The rear building setback shall be 15 feet from the rear lot abutting an R-L zone district.
 - ☒ The side building setback shall be 15 feet from the side property line abutting an R-L and PF zone district
 - ☐ The street side building setback shall be 15 feet.

Height of Structures (Section 17.24.080)

- ☒ That the maximum structure height shall be 35 feet.

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall provide a minimum of 73 parking stalls on site, three of which are ADA-accessible, based on the ratio for multi-family residential units, as follows:

Unit Type	Parking Space Requirement	Measuring unit	# of Stalls Required	Total Covered
1-bedroom unit	1.5 spaces; 50% covered	8 units	12	6
2-bedroom unit	1.75 spaces; 50% covered	16 units	28	14
3-bedroom unit	2 spaces; 50% covered	16 units	32	16
Community Space	1 stall per 300 sq. ft.	400 sq. ft.	1	0
Total Spaces Required:			73	36

- ☒ That 36 stalls shall be covered parking stalls.
- ☒ 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).
- ☒ There shall be no more than four compact spaces adjacent to each other.
- ☒ 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).
- ☒ In the commercial zone district, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. **Parking areas are to have one tree placed at every four lineal parking stalls.**

Usable Open Space: (Section 17.24.110).

- ☐ That new commercial developments shall provide a common outdoor area, shaded sitting area for use by customers. The size of this area shall be a minimum 250 square feet per acre of site area.
- ☐ That lots with four or less dwelling units shall provide for a usable open space area of a minimum 300 square feet per dwelling unit. The open space shall be a minimum 15 feet wide.
- ☒ That lots with five or more dwelling units shall provide for a usable open space area equal to five percent of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

Signage: (Section 17.56).

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

Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
C-N, C-R, C-S, C-H, MX-N, MX-C, and O zones	No limit to number of signs per business establishment. Allowed square footage per building frontage is cumulative. Establishments with primary building frontage less than 300 feet: 2 sq. ft. per 1 lineal foot up to a maximum 350 sq. ft. along primary frontage. 50 sq. ft. allowed regardless of frontage length. Secondary building frontage: 1 sq. ft. per lineal foot up to a maximum 200 sq. ft. per secondary frontage. 35 sq. ft. allowed regardless of frontage length.	1 sign per establishment maximum. 40 sq. ft. maximum sign face size. 6 feet high maximum if set back 10 feet from property line. 5 feet high maximum if set back 5 feet from property line. 4 feet high maximum if set back 0 feet from property line. Sites with an integrated shopping center: 1 additional freestanding sign up to 350 sq. ft. Maximum height not greater than

Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
	Sites within 100 feet of State Route 198 may count the frontage facing State Route 198 as their primary frontage for the purpose of calculating maximum sign size.	1.5 times the average height of the building.

Landscaping: (Section 17.20.120 and 17.52).

- ☒ That landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.
- ☒ 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.

Fencing and Walls: (Section 17.24.130)

- ☒ That a block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L or PF zone district.

That no fence or wall shall be placed in front of or within any landscaped area located next to a street.

- ☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ 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.

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 building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That 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 30 feet.

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 2019-029 (502-1079) 40 Unit Apt Complex
8-14-19
600 Block of Fargo Ave

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 including C & D Recycle plan
 - 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/A.

6. That a school impact fee 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. (Submittals after Dec 31, 2019 will be under the 2019 codes).
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 separate water, sewer, electrical and gas services be provided to each building.
14. That the buildings will be addressed off of Fargo Ave based on final site plan review submittal.

Hanford Fire Department

Contact Battalion Chief David Sumaya @ 559-585-2545 or dsumaya@cityofhanfordca.com concerning questions that you may have on the following conditions.

Site Plan Review: 2019-29 / PUD 2019-02 - 509-0100

Date: 8/15/19

Project #: 502-1079 Hanford Apartments, Sterling Commercial Properties

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 bfarr@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.

A continuous fire loop connecting to the existing water supply at two separate locations shall be approved by the fire official.

Attachment: Attachment 2 - SPR Approval Letter (PUD 2019-02 Sterling Commercial)

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:
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.
- Access road with a hydrant, the minimum road width shall be 26 feet exclusive of shoulders.
- Aerial fire apparatus access roads (CFC D105.1): Where the vertical distance between the grade and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. CFC D105.2: Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
- CFC D105.3 At least one of the required access routes meeting this condition shall be located with a minimum 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire official.
20. ☒ Access road turning radius for fire apparatus is as follows (show all four 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)
 - d. 50 feet outside radius (outside bucket)
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.

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:
- a. **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.
 - b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
 - c. 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.
 - d. 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.
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.
31. ☐ ***A fuel tank permit is required*** for underground and aboveground gasoline/LPG/Diesel.
32. ☐ ***Combustible high-piled storage over 12 feet requires a separate fire department review and permit.*** Contact the fire department for further information.



City of Hanford

Department of Public Works

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

Utilities Division Comments

PROJECT: SPR# 19-29 – 40 Unit MFR – 10th Ave. and Fargo Ave.

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 Utilities and Engineering 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.

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 a master service to service the domestic uses for the project including water meters and meter boxes for domestic use. 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.
6. The new water service shall be installed in Fargo Avenue and shall be bored.

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 Fargo Avenue.

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

8/22/19
DATE

Attachment: Attachment 2 - SPR Approval Letter (PUD 2019-02 Sterling Commercial)



City of Hanford

Department of Public Works

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

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 2 - SPR Approval Letter (PUD 2019-02 Sterling Commercial)

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

8/22/19
DATE



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: SPR# 19-29 – 40 Unit MFR – 10th Ave. and Fargo Ave.

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 **\$4,400.00** 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".

John Doyel

Utilities and Engineering Director (559) 585-2571

8/22/19

DATE

Attachment: Attachment 2 - SPR Approval Letter (PUD 2019-02 Sterling Commercial)



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: Attachment 2 - SPR Approval Letter (PUD 2019-02 Sterling Commercial)

John Doyel

Utilities and Engineering Director (559) 585-2571

8/22/19

DATE



City of Hanford

Department of Public Works

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

Curb, Gutter, and Sidewalk Requirements:

1. That the existing concrete curbs, gutters and sidewalk located along the Fargo 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 sidewalk installed in conformance with City Standard CO-11 and CO-15. The locations of any such curbs, gutters, and sidewalk required to be reconstructed shall be shown on the engineered site improvement plans.

Drive Approach Requirements:

1. 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.

Additional Requirements:

1. That the parcel lines be adjusted or removed so that the office isn't constructed on a property line/
2. A reciprocal ingress/egress easement is required for the secondary access point.

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: 40 Units Multi Family – Site Area: 2.72 Acres)**
 - A. That the development is subject to a **\$249,878.27 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 **\$64,670.80 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 **\$94,482.00 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.

John Doyel

Utilities and Engineering Director (559) 585-2571

8/22/19

DATE

Attachment: Attachment 2 - SPR Approval Letter (PUD 2019-02 Sterling Commercial)



City of Hanford

Department of Public Works

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

- D. That the development is subject to a **\$24,571.67 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.
- E. That the development is subject to a **\$19,235.20 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 **\$12,113.60 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 **\$6,371.60 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 **\$111,710.40 Park Impact Fee** in accordance with City Resolution No. 05-64-R or any revisions thereof.

Attachment: Attachment 2 - SPR Approval Letter (PUD 2019-02 Sterling Commercial)

John Doyel

Utilities and Engineering Director (559) 585-2571

8/22/19

DATE



City of Hanford

Department of Public Works

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

Refuse Division Comments

PROJECT: SPR# 19-29 – 40 Unit MFR – 10th Ave. and Fargo Ave.

General Requirements:

1. That two 10' x 20' inside clear dimension masonry block refuse enclosures 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 enclosures. If enclosures will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41 that shall connect to a grease interceptor. The refuse enclosures shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosures 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 2 - SPR Approval Letter (PUD 2019-02 Sterling Commercial)

Jason Ridgeway
REFUSE SUPERINTENDENT (559) 585-2569

8/22/19
DATE

Notice of Exemption 2019-41

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

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

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

Project Title: Planned Unit Development 19-05/Site Plan Review 2019-29

Project Location – City of Hanford

Project Location – City: Hanford

Project Location – County: Kings County

Description of Nature, Purpose and Beneficiaries of Project: **Planned Unit Development No. 2019-02:** a request to allow cross-access for the future development of a 40-unit apartment complex, proposed under Site Plan Review No. 2019-29, within an existing shopping center and implement the mixed use provisions for the MX-N Neighborhood Mixed Use zone district.

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

Name of Person or Agency Carrying Out Project: Sterling Construction Properties

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: 15332 In-Fill Development
☐ 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: September 10, 2019 Title: Senior Planner

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

Attachment: Attachment 3 - Notice of Exemption (PUD 2019-02 Sterling Commercial)