

AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, April 28, 2020

Video teleconference via Zoom. Planning Commissioners will attend remotely.

Zoom meeting information:

<https://us02web.zoom.us/j/84797742213?pwd=aTF0clpyVDJwMzd0ZVdreldKVWlvQT09>

(Limited virtual access.)

CALL TO ORDER

ROLL CALL

INVOCATION

FLAG SALUTE

PUBLIC COMMENT

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

CONSENT CALENDAR

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

- 1. Approval of the Minutes of the January 14, 2020 Meeting**
- 2. Approval of the Minutes of the February 11, 2020 Meeting**
- 3. TIME EXTENSION 2020-01, a request to extend the life of Tentative Tract 924 and Planned Unit Development No. 2017-01 for 24 months. The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115).**
- 4. TIME EXTENSION 2020-02, a request to extend the life of Tentative Tract 922 for 24 months. The property is located west of Mustang Drive and east of 13th Avenue (APN 009-030-161)**

PUBLIC HEARING

Zone Text Amendment No. 2020-01, a request to amend Title 17, Section 17.56.230 of the Hanford Municipal Code in order to expand on the City's existing mural regulations.

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: 4/28/2020	AGENDA SECTION: 1
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SUBJECT:

Approval of the Minutes of the January 14, 2020 Meeting

RECOMMENDATION:

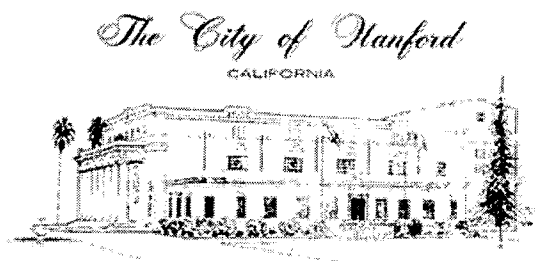
Approve the minutes of the January 14, 2020 meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

01-14-2020



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, January 14, 2020

CALL TO ORDER

In Chairperson PADEN's absence, Vice-Chair DOUGLAS called the meeting to order at 7:00 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	6:33 PM
Travis Paden		Absent	
Savino Perico		Absent	
Angel Vee Galvan		Present	6:34 PM
Jacob Sanchez		Present	6:28 PM
Jason Kemp Van Ee		Present	6:31 PM

INVOCATION

Kathryn Enloe, Executive Director, Crossroads Pregnancy Center

FLAG SALUTE

Commissioner GALVAN led the flag salute.

PUBLIC COMMENT

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None.

ELECTION OF 2020 CHAIR AND VICE-CHAIR

Vice-Chair DOUGLAS invited nominations for the 2020 Chair position.

Commissioner SANCHEZ nominated Commissioner DOUGLAS, and Commissioner GALVAN nominated Commissioner PADEN.

Because Commissioner DOUGLAS was elected in the first vote, no vote was conducted for the nomination of Commissioner PADEN.

RESULT:	APPROVED [3 TO 1]
AYES:	Douglas, Sanchez, Kemp Van Ee
NAYS:	Galvan
ABSENT:	Paden, Perico

Newly elected Chairperson DOUGLAS invited nominations for the position of 2020 Vice-Chair.

Commissioner GALVAN nominated Commissioner PADEN.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Douglas, Galvan, Sanchez, Kemp Van Ee
ABSENT:	Paden, Perico

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 [UNANIMOUS]
MOVER:	Jacob Sanchez
SECONDER:	Jason Kemp Van Ee
AYES:	Douglas, Galvan, Sanchez, Kemp Van Ee
ABSENT:	Paden, Perico

Approval of the Minutes of the December 10, 2019 Meeting

PUBLIC HEARING

Conditional Use Permit No. 2019-09, a request to convert a former auto center into an urgent care facility in the C-R Regional Commercial zone district and Variance No. 2019-03, a request to deviate from the standards of Section 17.18.130.B of the City of Hanford's Municipal Code, in order to remove the block wall requirement along the rear lot line. The project is located at 1545 Mall Drive (APN 011-060-032). [Continued from December 10, 2019.]

Chairperson DOUGLAS opened the public hearing at 7:10 p.m. and called for the staff report.

Senior Planner Myers presented the staff report, recommended approval of the project, and invited questions of staff.

Public Comment:

FAVOR

Dennis Ham, Hanford resident, requested clarification on the type of medical and dental services proposed.

Bob Ramos, Hanford resident, expressed a safety concern if the block wall is not required. Otherwise, he is not opposed to the project.

Applicant Bill Cummings explained that there are currently no fences adjacent to the property, and a block wall would be a stand-alone fence. The dental services would be typical of a dental office, with no general anesthesia. The offices would be open six or seven days a week, with approximate hours of 8:00 a.m. to 9:00 p.m.

OPPOSED

None

Community Development Director Mata added that she and Police Chief Sever went to the site. Chief Sever stated that the chain-link fence with slats would provide better security, as officers would be able to see through it and notice if anyone was loitering behind it.

Staff answered questions from Commissioners.

Chairperson DOUGLAS closed the public hearing at 7:21 p.m. and called for a motion.

Motion to adopt Resolution 2019-26, approving Conditional Use Permit No. 2019-09.

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

Motion to adopt Resolution No. 2019-31, approving Variance No. 2019-03.

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

GENERAL BUSINESS

Discussion of 2020 Planning Commission Calendar

Director Mata reported that City Council approved moving the Planning Commission meetings to 5:30 p.m. The next meeting (and all future regular meetings) will begin at that time.

Discussion decisions:

- Meetings scheduled during the weeks of Thanksgiving and Christmas 2020 will be canceled (November 24 and December 22).
- Director Mata will check with the Commissioners, in advance of meetings scheduled near holidays, to see if they prefer to cancel those meetings.

--When possible, staff will schedule meetings when there is more than one item to review. This is to respect the Commissioners' time, so that they do not have to come out to a meeting for just 15-20 minutes. The goal will be to have at least one meeting a month.

DIRECTOR'S COMMENTS

Director Mata announced that Smart & Final (11th & Lacey) is stocking and plans to open around the end of the month. She will notify the Commissioners when she has the date.

City Council is reviewing a replacement for Michael Johnston's vacant Commission seat. Director Mata anticipates that they will announce an appointment at a February Council meeting.

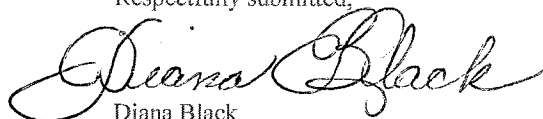
COMMISSIONERS' ITEMS OF INTEREST

Chairperson DOUGLAS thanked the Commissioners for the opportunity to serve as 2020 Chairperson.

ADJOURNMENT

Chairperson DOUGLAS adjourned the meeting at 7:31 p.m.

Respectfully submitted,



Diana Black
Recording Secretary



**AGENDA
STAFF REPORT**

MEETING DATE: 4/28/2020	AGENDA SECTION: 2
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SUBJECT:

Approval of the Minutes of the February 11, 2020 Meeting

RECOMMENDATION:

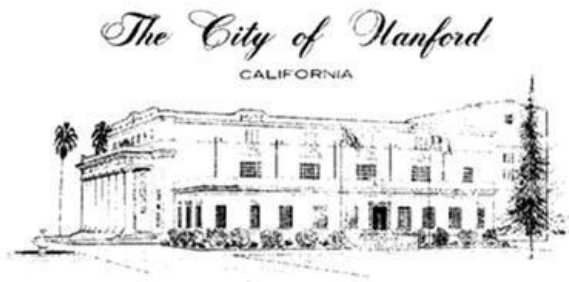
Approve the minutes of the February 11, 2020 meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

02-11-2020



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, February 11, 2020

CALL TO ORDER

Chairperson DOUGLAS called the meeting to order at 5:37 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	5:19 PM
Travis Paden		Present	5:21 PM
Savino Perico		Present	5:18 PM
Angel Vee Galvan		Absent	
Roger Snow		Present	5:15 PM
Jacob Sanchez		Absent	
Jason Kemp Van Ee		Absent	

INVOCATION

Lt. Jose Juarez, Salvation Army, led the invocation.

FLAG SALUTE

Chairperson DOUGLAS led the flag salute.

PUBLIC COMMENT

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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.

Approval of the Minutes of the January 14, 2020 Meeting

Due to lack of a quorum of commissioners eligible to vote on approval of the minutes of the January 14, 2020 meeting, no action was taken, and the item was moved to the next meeting.

PUBLIC HEARING

- 1. PROJECT: Conditional Use Permit No. 2019-06, a request to develop a religious institution and associated charter school in the MX-C Corridor Mixed Use zone district. LOCATION: The project is located north of Glendale Avenue, west of Aquifer Drive (APN 011-010-044).**

Chairperson DOUGLAS opened the public hearing at 5:42 p.m. and called for the staff report.

Senior Planner Myers presented the staff report. She noted that comments were just received today from the Tachi Yokut tribe, requesting that the construction firm receive a cultural presentation by Santa Rosa Rancheria prior to ground-disturbing activities. She stated that it is in the Planning Commissions purview to amend the resolution accordingly, should they choose to do so. She recommended approval of the project, and invited questions of staff.

Following questions of staff, Chairperson DOUGLAS opened Public Comment:

FAVOR

Dennis Townsend of Townsend Architectural Group, Porterville, spoke representing the applicant. He thanked staff for their work on the project, invited questions, and requested approval of the project.

Dennis Ham, Hanford resident, was not opposed to the project but asked why it was determined that a traffic study would not be required. He noted that the road surface is very rough in some areas near the project.

Applicant Dan Pereira stated that he had met with City representatives who stated that the City already has plans to widen the roadway and put in a turn lane.

OPPOSED

None.

Community Development Director Mata added that a traffic study of the city was done during the General Plan Update just a few years ago. She also stated that the City cannot require the applicants to surface the roadway beyond the front of their site.

Chairperson DOUGLAS closed the public hearing at 5:56 p.m. and called for a motion.

Motion to certify Mitigated Negative Declaration No. 2020-02 for the project.

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

Motion to adopt Resolution No. 2020-02, as amended, approving Conditional Use Permit No. 2019-06.

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

2. **Variance No. 2019-02, a request to deviate from the standards of the Hanford Municipal Code Section 17.56.090 (A), in order to allow a freestanding pylon sign to encroach within the required setbacks. The project is located at 1645 N. 12th Avenue (APN 010-320-120 and 010-320-121).**

Chairperson DOUGLAS opened the public hearing at 5:57 p.m. and called for the staff report.

Senior Planner Myers presented the staff report, recommended approval, and invited questions of staff.

Following questions of staff, Chairperson DOUGLAS opened Public Comment. There being no comments, he then closed the public hearing at 6:08 p.m. and called for a motion.

Motion to adopt Resolution No. 2020-01, approving Variance No. 2019-02.

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

GENERAL BUSINESS

None.

DIRECTOR'S COMMENTS

Director Mata reported that Commissioners SNOW and DOUGLAS will be attending the Planning Commissioners Academy in Sacramento, March 4-6. She mentioned that staff will notify the commissioners, in advance, of the date for the group photo of the Commissioners (following a regular meeting). She welcomed newly appointed Commissioner SNOW.

COMMISSIONERS' ITEMS OF INTEREST

There were no items.

ADJOURNMENT

Chairperson DOUGLAS adjourned the meeting at 6:12 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 4/28/2020	AGENDA SECTION: 3
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SUBJECT:

TIME EXTENSION 2020-01, a request to extend the life of Tentative Tract 924 and Planned Unit Development No. 2017-01 for 24 months. The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115).

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - Time Extension 2020-01
 Resolution No. 2020-04 TE 2020-01
 Attachment 1 - Tentative Tract 924
 Attachment 2 - Planned Unit Development No. 2017-01
 Attachment 3 - Planning Commission Staff Report January 9, 2018
 Attachment 4 - Appeal No. 2018-01 - Staff Report
 Attachment 5 - 18-09-R Signed
 Attachment 6 - 18-10-R Signed

CITY OF HANFORD PLANNING COMMISSION STAFF REPORT

MEETING DATE: Tuesday, April 28, 2020

PROJECT: **TIME EXTENSION 2020-01**, a request to extend the life of Tentative Tract 924 and Planned Unit Development No. 2017-01 for 24 months.

LOCATION: The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115).

PROJECT PLANNER: Gabrielle de Silva, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2020-04, approving Time Extension No. 2020-01.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2020-04, approving Time Extension No. 2020-01.

PROJECT PROPOSAL

Time Extension No. 2020-01 is a request by Clark Development Group to extend the life of Tentative Tract Map 924 and Planned Unit Development No. 2017-01 for 24 months, in order to extend the expiration of the tentative map to record a final map. If approved, the time extension would extend the expiration of the project from March 20, 2020 to March 20, 2022.

Tentative Tract Map 924 is attached – **Attachment 1**. Planned Unit Development is attached – **Attachment 2**.

BACKGROUND INFORMATION

Planned Unit Development No. 2017-01 and Tentative Tract 924 were heard by the Planning Commission as a public hearing item on Tuesday, January 9, 2018. Planning Commission denied the projects, due to an inability to make the required findings.

Appeal No. 2018-01, an appeal of the Planning Commission's denial of Vesting Tentative Tract 924 and Planned Unit Development No. 2017-01, was presented to the City Council on February 20, 2018. By a 4-1 vote, the City Council directed staff to bring back to City Council resolutions for approval based on making the required findings, specifically Finding No. 6, that the combination of different dwelling types, architectural appearances, and/or varieties of land uses in the proposed development will complement each other and harmonize with the existing and proposed land uses in the vicinity.

On March 20, 2018, the City Council adopted Resolution No. 18-09-R and 18-10-R upholding Appeal No. 2018-01; thus overturning the Planning Commission's denial and approving Planned Unit Development No. 207-01 and Tentative Tract 924.

Planned Unit Development No. 2017-01 is a request to deviate from the standards of the R-L-12 Low-Density Residential zone district to allow a 26-lot gated community with common open-space areas, reduced lot sizes, reduced setbacks, and a reduced street width for a private street.

Tentative Tract 924 is a request to subdivide a 4.19-acre parcel into 26 residential lots in the R-L-12 Low-Density Residential Zone District with a Planned Unit Development overlay.

The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115).

Figure 1: Land Use



Figure 2:
Zoning Designation- R-L-12

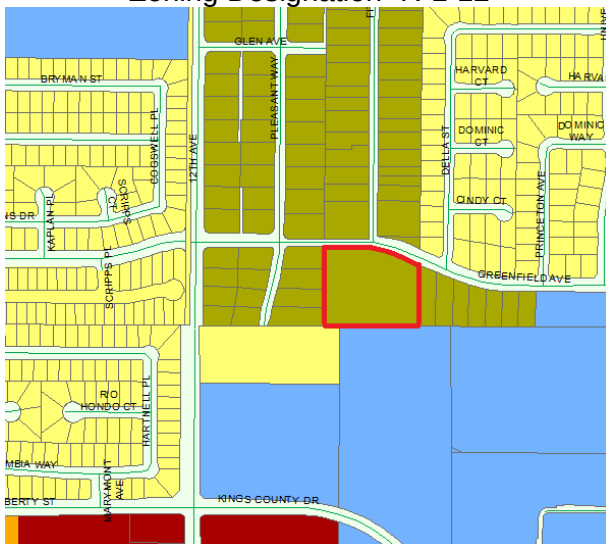
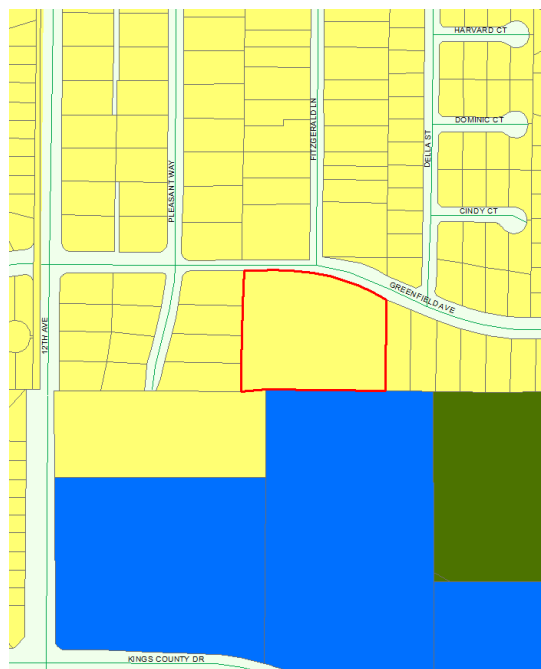


Figure 3: General Plan Designation
Low-Density Residential



A full analysis of Tentative Tract Map 924 and Planned Unit Development No. 2017-01 appears in the original Planning Commission staff report – **Attachment 3** and Appeal No. 2017-01 – **Attachment 4** for the Commission's review.

The City Council upheld Appeal No. 2018-01, thus overturning the denial of Tentative Tract 924 and Planned Unit Development No. 2017-01; thus approving the projects on March 20, 2018. Resolution 17-09-R and 17-10-R are attached for review – **Attachment 5 and 6**.

PROJECT EVALUATION

Due to the need to record a final map for the project, the applicant is requesting a 24-month time extension, thus extending the expiration of Tentative Tract 924 and subsequently, Planned Unit Development No. 2017-01 to March 20, 2022. In accordance with Section 17.82.100 of the Hanford Municipal Code, when any planned unit development permit that is approved in conjunction with a tentative subdivision map, pursuant to Title 16, the planned unit development shall not expire unless the tentative subdivision map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the planned unit development permit.

In accordance with Section 16.32.090 of the Subdivision Ordinance, "an approved or conditionally approved vesting tentative map shall expire at the end of the same time period, and shall be subject to the same extensions established by the California Government Code (Section 66452.6), as amended for non-vesting tentative maps. The total of all time extensions for vesting tentative maps shall not exceed three years, except when automatically extended, as provided by California Government Code Section 66452.6, as amended."

Analysis:

The map is consistent with the current General Plan Designation – Low-Density Residential and with approval of Planned Unit Development No. 2017-01 by the City Council, is consistent with the applicable zoning designation – R-L-12 Low-Density Residential. The Planning Commission may grant a total time extension of three years. The map has not been extended previously; therefore, the map is eligible for the 24-month requested extension.

No automatic State map extensions are applicable to this project.

The applicant has been diligent in working towards recordation of a final map for Tract 924. Staff received a final map for review on February 6, 2020. Improvement plans have not been submitted to staff, yet.

ENVIRONMENTAL ASSESSMENT

Mitigated Negative Declaration No. 2017-13 was adopted for the project on March 18, 2018, certifying that the project would not have a significant adverse impact on the environment with the incorporation of mitigation measures.

CONDITIONS OF APPROVAL

That a two-year time extension for Tentative Tract Map 924 and Planned Unit Development No. 2017-01 be approved, in accordance with the existing conditions in Resolution No. 18-09-R and 18-10-R, adopted March 20, 2018, and with the addition of the following conditions:

1. That the new expiration date of Tentative Tract Map 924 be March 20, 2022.
2. That the new expiration date of Planned Unit Development No. 2017-01 be March 20, 2022.
3. That all subdivision improvements shall conform to the City of Hanford Construction Standards, Specifications, Ordinances and Policies in effect on the date of the extension approval and shall be subject to fees currently in effect at time of development.

Applicant:

Clark Development Group
562 E. Fargo Avenue
Hanford, CA 93230

Property Owner:

C-C Investments
562 E. Fargo Avenue
Hanford, CA 93230

RESOLUTION NO. 2020-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING TIME EXTENSION NO. 2020-01, A REQUEST TO EXTEND THE LIFE OF TENTATIVE TRACT 924 AND PLANNED UNIT DEVELOPMENT NO. 2017-01 FOR 24-MONTHS. THE PROJECT PERTAINS TO PROPERTY LOCATED AT THE SOUTHERN INTERSECTION OF GREENFIELD AVENUE AND FITZGERALD LANE (APN 010-320-115).

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on April 28, 2020, by motion of Commissioner _____ seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Time Extension No. 2020-01, filed by Clark Development Group, proposing to extend the life of Tentative Tract 924 and Planned Unit Development No. 2017-01 for 24 months, has been reviewed by the Planning Commission of the City of Hanford as an advisory agency, in accordance with Title 16 of the Hanford Municipal Code;

WHEREAS, the project pertains to property located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115); and

WHEREAS, a time extension was requested by the applicant pursuant to City Council Resolution No. 17-09-R, 17-10-R, Hanford Municipal Code Section 17.70.250 and Section 66463.5(c) of the Subdivision Map Act; and

WHEREAS, in accordance with Section 16.32.090 of the Subdivision Ordinance, a vesting tentative map may be extended for a total time of three years, except when automatically extended, as provided by California Government Code Section 66452.6; and

WHEREAS, in accordance with Section 17.82.100 of the Hanford Municipal Code, when any planned unit development permit that is approved in conjunction with a tentative subdivision map pursuant to Title 16 the planned unit development shall not expire unless the tentative subdivision map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the planned unit development permit; and

WHEREAS, findings were made pursuant to Section 66474 of the Subdivision Map Act and Section 17.82.060 of the Hanford Municipal Code in City Council Resolutions No. 17-09-R and 17-10-R; and

THEREFORE, BE IT RESOLVED, that a two-year time extension for Tentative Tract Map 924 and Planned Unit Development No. 2017-01 be approved, in accordance with the existing conditions in Resolution No. 18-09-R and 18-10-R, adopted March 20, 2018, and with the addition of the following conditions:

1. That the new expiration date of Tentative Tract Map 924 be March 20, 2022.
2. That the new expiration date of Planned Unit Development No. 2017-01 be March 20, 2022.
3. That all subdivision improvements shall conform to the City of Hanford Construction Standards, Specifications, Ordinances and Policies in effect on the date of the extension approval and shall be subject to fees currently in effect at time of development.

Attachment: Resolution No. 2020-04 TE 2020-01 (Time Extension 2020-01)

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford on April 28, 2020 by the following vote:

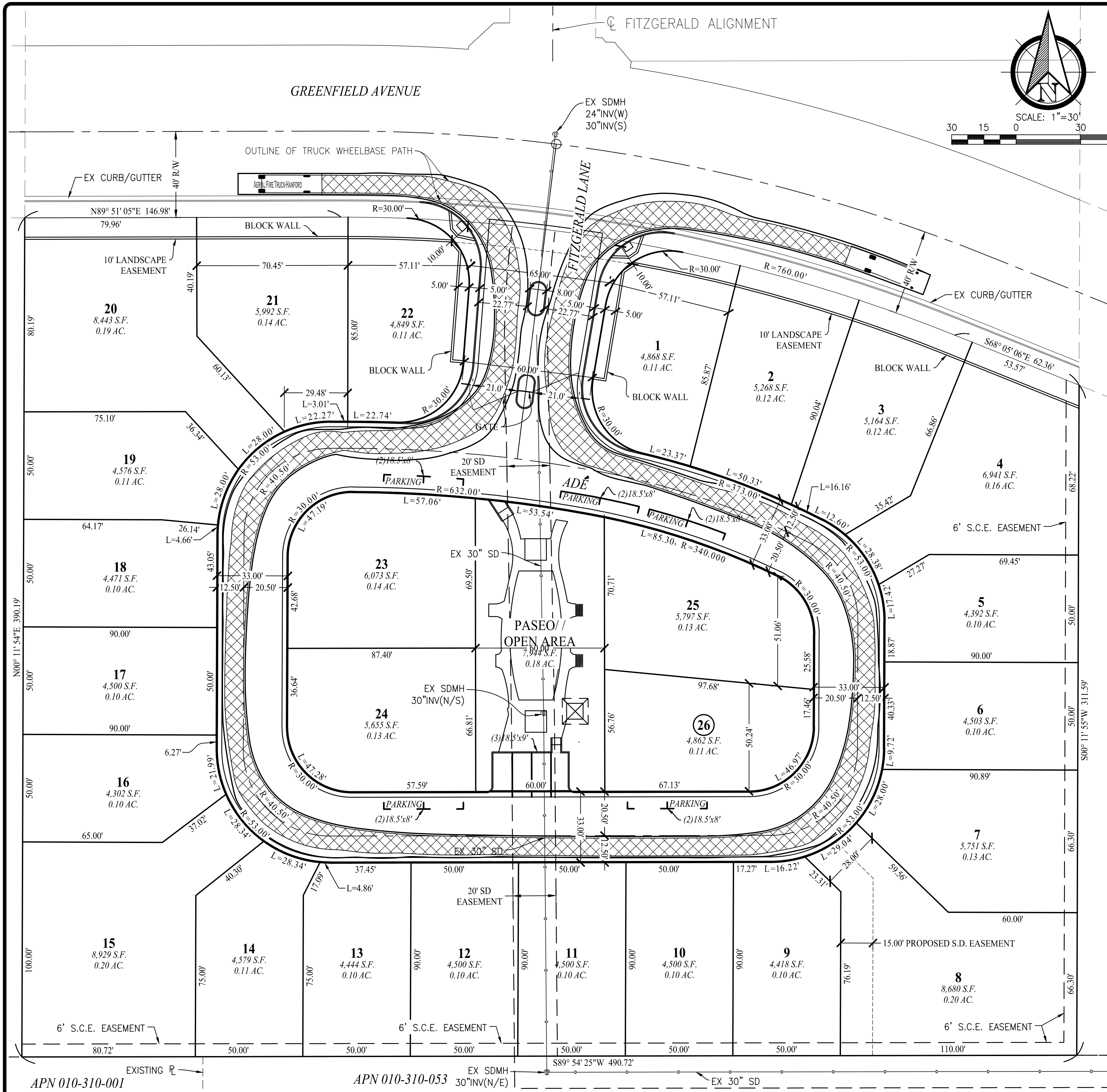
AYES: Commissioners
 NOES: Commissioners
 ABSTAIN: Commissioners
 ABSENT: Commissioners

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

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 28th day of April, 2020.

Darlene R. Mata, Secretary

Attachment: Resolution No. 2020-04 TE 2020-01 (Time Extension 2020-01)



VESTING TENTATIVE MAP
COUNTY TRACT 924
A PLANNED UNIT DEVELOPMENT
CITY OF HANFORD,
COUNTY OF KINGS,
STATE OF CALIFORNIA

LEGAL DESCRIPTION

A PORTION OF LOT 25 OF FITZGERALD SUBDIVISION, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF IN BOOK 2 AT PAGE 78 OF LICENSED SURVEYORS' PLATS, KINGS COUNTY RECORDS.

LOT INFORMATION

TOTAL LOTS: 26 LOTS
LOTS PER ACRE: 6.45

MINIMUM LOT SIZE: 4,302 S.F. (LOT 16)
MAXIMUM LOT SIZE: 8,929 S.F. (LOT 15)
AVERAGE LOT SIZE: 5,728± S.F.

AREA

TOTAL AREA: 4.189 AC. GR.

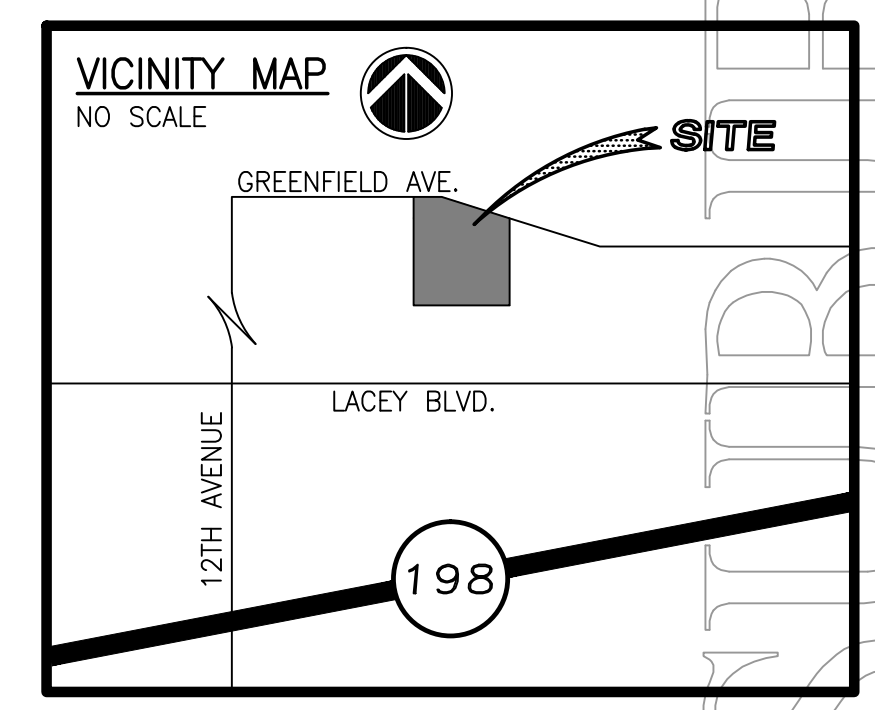
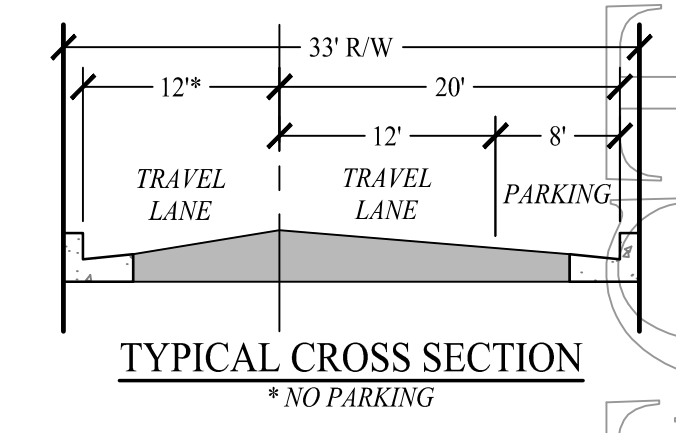
STREET DEDICATION
INTERIOR STREETS: 0.77 AC.

OWNER/APPLICANT

CLARK DEVELOPMENT GROUP LLC
ALEJANDRO CLARK
448 E. FARGO AVE
HANFORD, CA 93230

GENERAL INFORMATION

EXISTING ZONE	R-L-12
PROPOSED ZONE	R-L-12 (P.U.D.)
EXISTING USE	RESIDENCE
PROPOSED USE	GATED SINGLE FAMILY RESIDENTIAL
SEWER	CITY OF HANFORD
WATER	CITY OF HANFORD
STORM DRAIN	CITY OF HANFORD
A.P.N.	010-320-115
ELECTRIC	SCE
GAS	GAS CO.
TELEPHONE	AT&T
CATV	COMCAST



No.

Revision

Date

CLARK DEVELOPMENT GROUP LLC
448 E. FARGO AVE.
HANFORD, CA 93230

COUNTY TRACT 924
FOR
CLARK DEVELOPMENT

CIVIL ENGINEERS
ZUMWALT HANSEN INC.
LAND SURVEYORS

609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
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CHECKED BY: AD
INDEXED BY:
DATE: 3/9/2018
JOB NO.: 0763811
SHEET: 1 OF 1

Attachment 1 - Tentative Tract 924 (Time Extension 2020-01)

VESTING TENTATIVE SUBDIVISION MAP
COUNTY TRACT 924
A PLANNED UNIT DEVELOPMENT
CITY OF HANFORD
STATE OF CALIFORNIA

LEGAL DESCRIPTION

A PORTION OF LOT 25 OF FITZGERALD SUBDIVISION, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA. ACCORDING TO THE OFFICIAL PLAT THERE OF IN THE BOOK 2AT PAGE 78 OF LICENSED SURVEYORS' PLATS, KINGS COUNTY RECORDS.

LOT INFORMATION
TOTAL LOTS
LOTS PER ACRE:

27 LOTS
6.5

MINIMUM LOT SIZE: 4,500 S.F. (LOTS 14-17)
MAXIMUM LOT SIZE 8,639 S.F. (LOT 8)
AVERAGE LOT SIZE 5,355 +/- S.F.

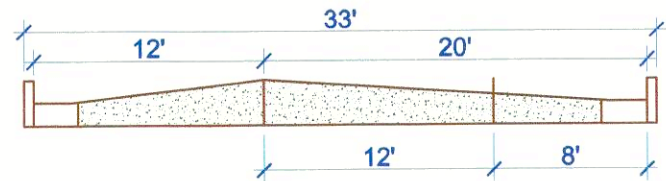
AREA
TOTAL AREA 4.189 AC. GR.

OWNER APPLICANT

CLARK DEVELOPMENT GROUP LLC
ALEJANDRO CLARK
448 E. FARGO AVE
HANFORD, CA 93230

GENERAL INFORMATION

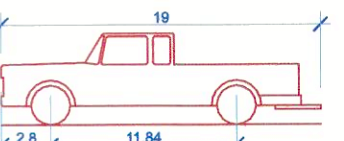
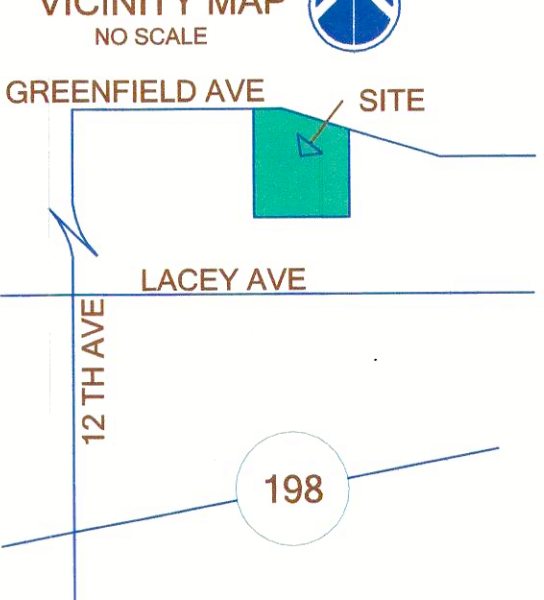
EXISTING ZONE	R-L-12
PROPOSED ZONE	R-L-12
EXISTING USE	RESIDENTIAL
PROPOSED USE	GATED SINGLE
FAMILY RESIDENTIAL	
SEWER, WATER, STORM DRAIN	
CITY OF HANFORD	
A.P.N.	010-320-115
ELECTRIC	SCE
GAS	GAS CO
TELEPHONE	AT&T
CATV	COMCAST



TYPICAL CROSS SECTION

ON STREET PARKING
12, 18.5' X 8' PROVIDED

VICINITY MAP



COPY OF Z 250
OVERALL LENGTH 19.900 FT
OVERALL WIDTH 6.660 FT
OVERALL BODY HEIGHT 4.300 FT
MIN GROUND CLEARANCE 1.115 FT
MAX TRACK WIDTH 5.690 FT
LOCK TO LOCK TIME 4.00 S
CURB TO CURB TURNING RADIUS 25.00 FT

PLACE d' BEAUMONT
A PLANNED UNIT DEVELOPMENT
FOR
CLARK DEVELOPMENT GROUP

T-SQUARED ARCHITECTS
2555 W. SAN JOSE AVE
FRESNO CA 93711
559-222-3992

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, January 9, 2018**

PROJECT: **Planned Unit Development No. 2017-01:** A request to deviate from the standards of the Hanford Municipal Code for the R-L-12 Low-Density Residential Zone District to allow a 26-lot gated community with common open space areas, reduced lot sizes, reduced setbacks, and a reduced street width for a private street.

Vesting Tentative Tract Map 924: A request to subdivide a 4.19-acre parcel into 26 residential lots in the R-L-12 Low-Density Residential Zone District with a Planned Unit Development overlay.

LOCATION: The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115).

PLANNER: Gabrielle de Silva, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Deny Planned Unit Development No. 2017-01, due to an inability to make the required findings, in accordance with Section 17.82.060 A. 6 of the Hanford Municipal Code.
2. Deny Tentative Tract 924, due to an inability to make the required findings, in accordance with Section 16.04.010 of the Hanford Subdivision Ordinance and Section 66474 of the Subdivision Map Act.

RECOMMENDED MOTION

1. I move to deny Planned Unit Development No. 2017-01, due to an inability to make the required findings, in accordance with Section 17.82.060 A. 6. of the Hanford Municipal Code.
2. I move to deny Tentative Tract 924, due to an inability to make the required findings, in accordance with Section 16.04.010 of the Hanford Subdivision Ordinance and Section 66474 of the Subdivision Map Act.

PROJECT DESCRIPTION

Under Planned Unit Development No. 2017-01 and Vesting Tentative Tract 924, the applicant proposes to subdivide a 4.19-acre parcel into a gated 26-residential lot community in the R-L-12 Low-Density Residential Zone District with a planned unit development overlay.

See Planned Unit Development No. 2017-01, attached as **Exhibit A**

See Planned Unit Development No. 2017-01's proposed elevations, attached as **Exhibit B**.

See Tentative Tract Map 924, attached as **Exhibit C**.

BACKGROUND INFORMATION

The site is designated by the General Plan as Low-Density Residential and zoned R-L-12 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-12 Low-Density Residential district requires a minimum 12,000 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.

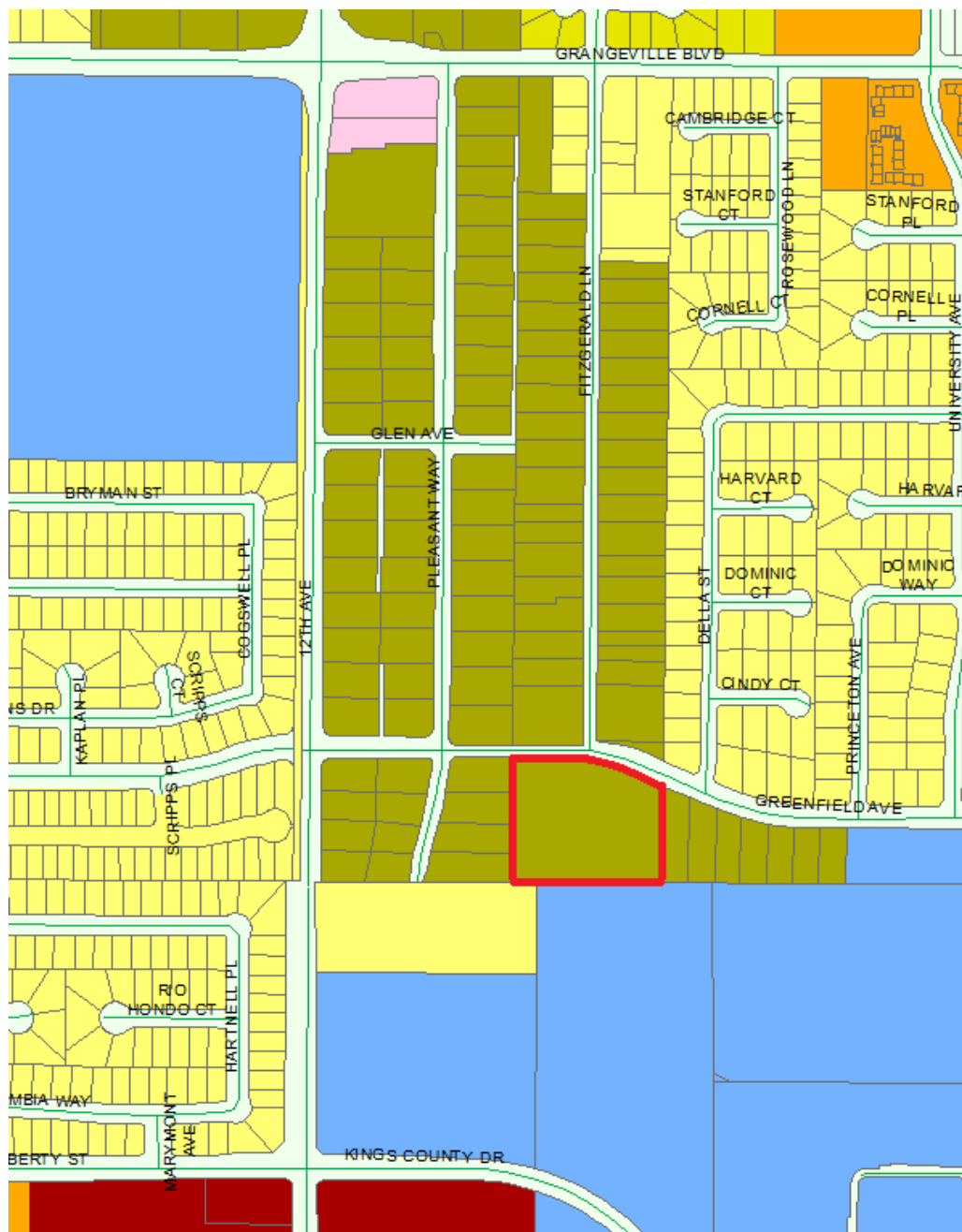
Figure 1

Land Use:

Note: the structures on site have a been demolished



Figure 2:
Zoning Designation
R-L-12



Adjacent Land Use and Zoning:

	General Plan Designation	Zoning Designation	Existing Land Use
North	Low Density Residential	R-L-12	Single-Family Residential Units
East	Low Density Residential	R-L-12	Single-Family Residential Units
South	Public Facility and Low-Density Residential	PF; R-L-5	Kings County Courthouse and Jail; Vacant
West	Low Density Residential	R-L-12	Single-Family Residential Units

PROJECT ANALYSIS

Planned Unit Development No. 2017-01

Planned Unit Development No. 2017-01 is a request to deviate from the standards of the Hanford Municipal Code for the R-L-12 Low-Density Residential Zone District to allow a 26-lot gated community with common open space areas, reduced lot sizes and configurations, reduced setbacks, and a reduced street width for a private street.

See proposed planned unit development, attached as **Exhibit A**.

See elevations, attached as **Exhibit B**.

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 on 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-12 Low-Density Residential Zone District, as follows:

Category	R-1-12 Standard	Applicant's Proposal
Minimum Lot Size	12,000 square feet	4,302 square feet (minimum)
Lot Frontage	40 feet	28 feet (minimum)
Lot Width	80 feet for interior lots and 90 feet for corner lots	50 feet (typical lot width)
Lot Depth	100 feet	85 feet (minimum)
Maximum coverage	50%	Varies
Setbacks	Front (livable) – 15 ft Front (garage) – 20 feet	Front (livable) – Front (garage) – 18 feet
	Rear – 15 feet for one-story Increase by 10 feet for buildings over one-story high	Rear (one –story) – 11 feet Rear (two-story) – 19 ft. 8 inches
	Side (interior) - 5 feet Side (street-side) – 10 feet	Side (interior) – 4 feet Side (street side) – 4 feet
Street Right-of-Way Width	60 feet	33 feet

Lot Area and Density

The applicant proposes to deviate from the standard lot size of the R-L-12 Low-Density residential zone district to allow all lots in the subdivision to be under the 12,000 square-foot requirement. The minimum lot size proposed in the subdivision is 4,302 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 6.45 dwelling units per acre.

Lot Frontage

The applicant requests to be allowed to reduce the lot frontage to a minimum of 28 feet. Lots in the R-L-12 Low-Density Residential zone district require a minimum 40 feet of frontage.

Lot Width and Depth

The applicant proposes a reduced lot width of 50 feet for the majority of lots in the subdivision. In the R-L-12 Low-Density Residential zone district the minimum lot width is 80 feet for interior lots and 75 feet for corner lots.

The applicant also proposes a reduced lot depth of 90 feet on the majority of lots in the subdivision. In the R-L-12 Low-Density Residential zone district the minimum lot depth shall be 100 feet.

Coverage

The maximum coverage of a lot in the R-L-12 Low-Density Residential zone district shall be 50%. The applicant is not seeking a deviation from the 50% coverage requirement.

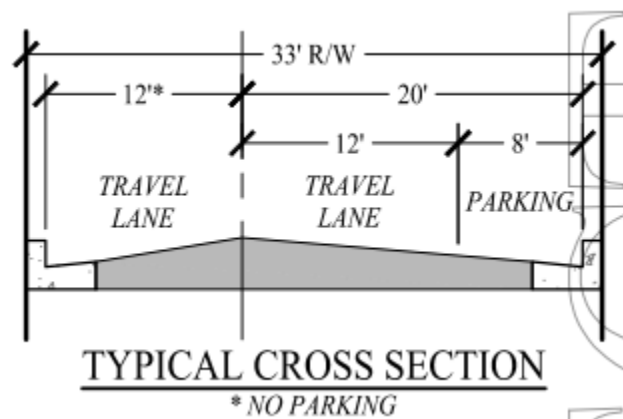
Setbacks

The applicant proposes to allow reduced setbacks under the planned unit development. The front setback to the garage proposed is 18 feet. The standard for the R-L-12 Low-Density Residential district is 20 feet. The applicant proposes four-foot setbacks for the side yard; the standard for the District is five feet. The minimum rear-yard setback proposed for one-story residences is 11 feet. The required rear-yard setback for a one-story home is 15 feet. The applicant proposes 19 feet 8 inches for the rear-yard setback for a two-story residence in the development. The required rear-yard setback for a two-story residence is 25 feet.

Street Standard

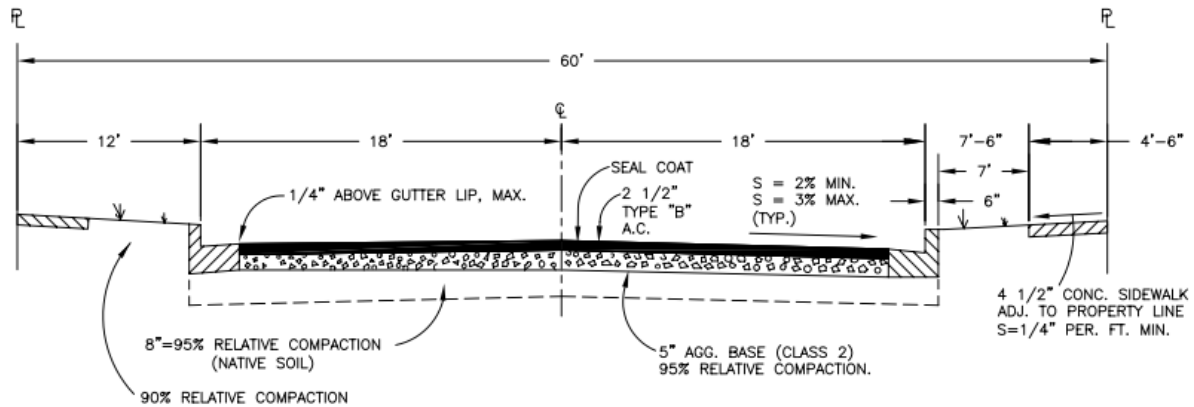
The applicant proposes a 33-foot wide street, as shown in the cross section below.

Figure 3
Street Cross Section



The standard for residential streets requires 60 feet of right-of-way, as shown in Construction Standard ST-32 (see Figure 4, 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 4
Construction Standard ST-32



Vesting Tentative Tract 924

Vesting Tentative Tract 924 is a request to subdivide a 4.19-acre parcel into 26 residential lots in the R-L-12 Low-Density Residential Zone District with a planned unit development overlay.

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

Project Design

Project applicable to: APN 010-320-115

Total Area: 4.19 acres

Number of Lots: 26 residential lots and a 6,638 square-foot open-space area

Number of Dwelling Units: 26 dwelling units

Units per acre: 6.45 dwelling units/acre

Potential population increase: 3.11 persons per household x 26 households = 81 persons

Lot Sizes

Smallest	Largest	Average	Required in R-L-12
4,302 sq. ft.	8,929 sq. ft.	5,728 sq. ft.	12,000 sq. ft.

The proposed lots do not meet the minimum lot sizes required for the R-L-12 Low-Density Residential zone district, which is 12,000 square feet. Due to the request to deviate from the standards of the R-L-12 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. All improvements would be required to meet the standards of Chapter 16.24 of the Hanford Municipal Code and the Public Works Standards and Specifications.

Since the interior streets do not meet the requirements of City Street Standard ST-32, due to a reduced a street width of 33 feet and the lack of sidewalks, the street is required to be maintained through a homeowners' association (HOA). 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

Easements are required to be designated on the final subdivision map, as required by the utility companies, and where needed for providing service to streetlights and landscape improvements, as designated by the Public Works Department.

An easement for storm drainage purposes is required to be dedicated to the City where necessary to facilitate the installation of storm drainage facilities to a proposed off-site storm drainage basin.

An easement for water mains and appurtenances is required to be located within private streets, shown on the final subdivision map, and dedicated to the City

The private street shown on the subdivision Tentative Map shall be maintained by a homeowner's association (H.O.A.) to be established prior to or concurrent with the recording of the final subdivision map.

A 10-foot wide landscape/public utility easement located along Greenfield Avenue is required to be dedicated to the City and shown on the final subdivision map.

Backup Parkway Improvements

A minimum six-foot-high decorative masonry block wall with continuous reinforced concrete footings is required to be constructed along the development frontage of Greenfield Avenue.

Landscape and irrigation system improvements are required to be installed along the development frontage of Greenfield Avenue.

Sewer Improvements

The developer is responsible for providing a program for maintenance, repair, and a replacement schedule for sewer mains and laterals located within the limits of the private streets maintained by the homeowners' association.

Storm Drainage Improvements

All drainage from the proposed development shall be directed to the streets, as shown on the tentative map. The development is subject to storm water development impact fees and

required to comply with all applicable standards of the State Water Resources Control Board, specifically related to the National Pollution Discharge Elimination System permit process.

Water System

Each lot proposed will be required to have a separate water service located at the back of the curb and gutter on the private street. The service to the lots shall be located within the utility easement and be maintained by the homeowner's association. All water service improvements constructed to serve the subdivision shall be designed in conformance with City Standards.

REQUIRED FINDINGS

Planned Unit Development No. 2017-01

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. 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, residential to the north, east, and west, and the Kings County Courthouse and Jail to the south.

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-12 Low-Density Residential zone district.
- permit lot sizes, shapes, and layouts that would not otherwise be permitted by the standards of the R-L-12 Low-Density Residential zone district.
- permit variations to the standard local street cross-sections by proposing a private street with reduced street width and without sidewalks, which will be maintained by a homeowners' association.
- permit private streets and gated neighborhoods.

The design of Planned Unit Development No. 2017-01 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 and gated neighborhoods

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 at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115). The project is located in an area substantially surrounded by residential development, with the Kings County Courthouse and Jail located to the south. 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 6.45 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-12 Low-Density Residential zone district to allow all lots in the subdivision to be under the 12,000 square-foot requirement, with the minimum lot size being 4,302 square feet.

Lot Frontage - The applicant also requests to be allowed to reduce the lot frontage to a minimum of 28 feet. Lots in the R-L-12 Low-Density Residential zone district require a minimum 40 feet of frontage. The reduced frontage still can accommodate refuse pick-up and will not produce an unstable character.

Lot Width and Depth - The applicant proposes a reduced lot width of 50 feet for the majority of lots in the subdivision. In the R-L-12 Low-Density Residential zone district the minimum lot width is 80 feet for interior lots and 75 feet for corner lots. The applicant proposes a reduced lot depth of 90 feet on the majority of lots in the subdivision. In the R-L-12 Low-Density Residential zone district the minimum lot depth shall be 100 feet. The reduced lot width and depth will not produce an unstable environment.

Site Coverage – The applicant is not seeking a deviation from the 50% coverage maximum requirement for the R-L-12 Low-Density Residential zone district.

Yard Spaces – The applicant proposes to allow reduced setbacks under the planned unit development. The front setback to the garage proposed is 18 feet, which can accommodate a vehicle to park in the drive-way. The standard setback to a garage for the R-L-12 Low-Density Residential district is 20 feet. The applicant proposes four-foot setbacks for the side yard; the standard for the district is five feet. The minimum rear-yard setback proposed for one-story residences is 11 feet. The required rear-yard setback for a one-story home is 15 feet. The applicant proposes 19 feet 8 inches for the rear-yard setback for a two-story residence in the development. The required rear-yard setback for a two-story residence is 25 feet. The reduced setbacks will not produce an unstable character and are still permissible, in accordance with the California Building Code.

Height of Structures – The applicant is not seeking a deviation from the height maximum of the R-L-12 Low-Density Residential zone district, which is 35 feet.

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. Off-street loading space is not required for residential uses.

Landscaped Areas – The applicant is not seeking a deviation to the landscape requirements for the R-L-12 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.

Street Design – The applicant proposes to deviate from the street standard by providing a 33-foot wide private street without sidewalks, 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.

The deviations proposed under Planned Unit Development No. 2017-01 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 within a gated community.

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.

Unable to Make Finding: The small-lot development is not harmonious with the existing development in the area. Lots within the vicinity range from 8,500 square feet to up to 35,000 square feet, with the majority of lots being around 20,000 square feet. The product presented is not complementary to the existing low-density residences in the vicinity and therefore, the finding cannot be made.

Vesting Tentative Tract 924

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:

Unable to Make Finding: A consistency finding cannot be made. The subdivision proposed is not consistent with the Zoning Ordinance requirements for the R-L-12 Low-Density Residential zone district. Without approval of Planned Unit Development No. 2017-01, deviations from the requirements of the R-L-12 Low-Density Residential zone district are not permissible. The subdivision proposes unapproved deviations to: lot size, lot frontage, lot width, lot depth, and street width.

2. Design Finding:

Unable to Make Finding: A design finding cannot be supported. The subdivision's proposed design is not consistent with the Zoning Ordinance requirements for the R-L-12 Low-Density Residential zone district. Without approval of Planned Unit Development No. 2017-01, deviations from the requirements of the R-L-12 Low-Density Residential zone district are not permissible. The subdivision proposes unapproved deviations to: lot size, lot frontage, lot width, lot depth, and street width, and

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-12 Low-Density Residential zone district. The applicant proposes single-family low-density residential, which is the primary development allowed within the R-L-12 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 6.45 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. 2017-13 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2017-13, and mitigation measures required of development are attached as **Exhibit G**.

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 November 20, 2017. Comments were received from the following agencies:

1. David Kemp - Southern California Gas Company
2. Sheriff David Robinson - Kings County Sheriff Department
3. Arnaud Marjollet and Brian Clements - San Joaquin Valley Air Pollution Control District
4. Gerry Mulligan - Hanford Elementary School District
5. Michael Navarro - Department of Transportation

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

Southern California Gas Company

David Kemp of the Southern California Gas Company provided consultation, stating, “the Southern California Gas Company would like to request that all private street (s), including at least 5 feet into the proposed lots on both sides of said street (s), be dedicated as a Public Utility Easement to facilitate our future gas main and service installation.

The Public Works Department has provided the following condition to satisfy the request of the Southern California Gas Company:

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

Kings County Sheriff Department (not environmental-assessment related comments)

Consultation was received from Sheriff David Robinson, stating:

“As the neighboring property occupant to the south, I just want all involved to be aware the property lies adjacent to the Kings County Jail property. We house minimum and maximum security inmates. We also will have our future headquarters building located on this property. Future plans for our lot include inmate exercise programs, inmate outdoor programs and activities inmate housing, employee parking and other future building or activities not yet known. 24/7 365 employee and inmate activities. Future chain-link or other types of fencing with secure razor wire at the top of the fencing. Lighting that will operate from dusk till dawn 365 days per year. We will have staff and vehicles that provide perimeter security multiple times per day. Lights and sirens, emergency generator operations.

As far as the project goes, I am ok with the plans, but would suggest notice be made to the above items for future reference and request any fencing requirements be made to not allow easy traversing over from one side to the other in either direction.”

Staff Analysis: Staff has shared the comments of the Sheriff with the project proponent, as requested. The request for razor wire fencing on the residential properties does not meet the City standard. Razor wire is prohibited in the City limits.

San Joaquin Valley Air Pollution Control District

Pre-consultation was received from the San Joaquin Valley Air Pollution Control District on November 27, 2017, through use of CEQA Connected, which is a web-based system designed to assist state and local agencies to streamline the CEQA commenting process during the early consultation, CEQA Connected provides comments related to air quality impacts, potential rules and regulations, and potential air quality improvements/mitigation measures based on the project description. Through CEQA Connected, an official comment letter is provided after inputting the project information. Comments were provided, as follows:

“The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of single family with a total of 26 dwelling units (Project), located

South of Greenfield Avenue at the end of Fitzgerald Lane (APN 010-320-115), in Hanford, CA. the District offers the following comments:

1. Significance Impact for Criteria Pollutants – The Project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that Project specific criteria pollutant emissions would have no significant adverse impact on air quality.

2. District Rule 9510 (Indirect Source Review) – at full build-out, the Project will not be equal to or exceed 50 residential dwelling units. Therefore, the Project is not subject to District Rule 9510.

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 mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees. 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. 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

4. 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 to 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 e-mail SBA@valleyair.org. Current www.valleyair.org/rules/1ruleslist.htm.

- 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 located 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 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 with 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/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly $\frac{1}{4}$ mile from stop to edge of development), and/or
 - a rail station located within a 20 minute walk (or roughly $\frac{1}{2}$ 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 increases 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."

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.

Hanford Elementary School District

Gerry Mulligan with the Hanford Elementary School District provided the following comment:

"I received the Vesting Tentative Tract 924 and Planned Unit Development No. 2017-01. The children living in the proposed project area in grades K-6 would be in Simas Elementary School area of attendance and children in grades 7-8 would be in the Woodrow Wilson Junior High School area of attendance.

Student enrollment at current Hanford Elementary School District schools is over capacity. The District must build additional schools if new residential development continues. The District currently has no future school sites. While we do approve the Vesting Tentative Tract No. 924 and Planned Unit Development No. 2017-01, we respectfully request the City of Hanford to consider schools in the approval of future development.

Staff Analysis: The various school districts truly govern where a new school site would be located and when it would be necessary to construct or expand facilities in order to adequately accommodate population growth. Elected governing school boards are responsible for budgeting and decision-making and the State Department of Education establishes school site and construction standards. The General Plan provides policy which focus on collaboration with school districts in determining new school locations and utilizing school facilities for general public needs. School districts would be able to utilize the General Plan along with other plans, standards, and codes to establish new school sites and to make decisions on school amenities and cohesiveness with the surrounding area. Further, a) Notwithstanding Section 65858, or Division 13 (commencing with Section 21000) of the Public Resources Code, or any other provision of state or local law, the following provisions shall be the exclusive methods of considering and mitigating impacts on school facilities that occur or might occur as a result of any legislative or adjudicative act, or both, by any state or local agency involving, but not limited to, the planning, use, or development of real property or any change of governmental organization or reorganization, as defined in Section 56021 or 56073: (1) Section 17620 of the Education Code. (2) Chapter 4.7 (commencing with Section 65970) of Division 1 of Title 7.

(b) The provisions of this chapter are hereby deemed to provide full and complete school facilities mitigation and, notwithstanding Section 65858, or Division 13 (commencing with Section 21000) of the Public Resources Code, or any other provision of state or local law, a state or local agency may not deny or refuse to approve a legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property or any change in governmental organization or reorganization, as defined in Section 56021 or 56073, on the basis that school facilities are inadequate.

Department of Transportation

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

“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 comment consistent with the State’s smart mobility goals and support a vibrant economy and sustainable communities:

1.) Per the Kings County Regional Bicycle Plan, Greenfield Avenue appears to be a Class II Bike Route along the project frontage. 12th Avenue appears to be a Class III Bike Route.

Caltrans seeks to reduce new vehicle miles traveled and therefore recommends the project proponent explore appropriate measures to minimize or mitigate transportation impacts through smart mobility and multimodal design by improving pedestrian, bike, and transit services or infrastructure.”

Staff Analysis: Under the Capital Improvement Program – Bicycle and Facility Improvements, the City has allocated \$565,000 in order to install new Class II and Class III bicycle paths within existing roadways in conformance with the City’s recently-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. Additionally, KART’s requested bus stop location has added an alternative transit method, which contributes to reducing vehicle miles traveled.

CONSULTATION

On December 19, 2017, 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 Rural Transit (KART)

Kings County Rural Transit (KART)

Consultation was received from KART on January 3, 2018, stating the following, “KART would like consideration for a bus stop, a section of sidewalk seven feet wide from curb to back of sidewalk. At seven feet by eight feet we can fit a sign and bench and meet four feet clearance. A copy of the consultation received from KART is attached, as **Exhibit H**.

Staff Analysis: Staff will include the comment as a condition of development of the project.

PUBLIC COMMENT

Noticing of the project was published in the newspaper on December 15, 2017 and mailed to property owners within 500 feet of the project site on December 14, 2017. The environmental impact report and notice of intent to adopt a mitigated negative declaration was made available to the public for a 20-day comment period, from December 15, 2017 to January 4, 2018. The following comments were received during the comment period:

1. Opposed – Rob and Daria Tuttrup, attached as **Exhibit D**.

Eight letters in favor of the project were received with the application on October 27, 2017. All letters of support are attached as **Exhibit E**.

1. Favor – Lynette George
2. Favor – Judith B. George
3. Favor – George Martinez
4. Favor – Carl Nelson
5. Favor – Jordan Nelson
6. Favor – George Medina
7. Favor – Patricia Medina
8. Favor – Rich Cornwell

A letter of the rationale behind the project was provided by the project architect, attached as **Exhibit F**.

ENVIRONMENTAL ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) guidelines, Planned Unit Development No. 2017-01 and Tentative Tract No. 924 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. 2017-13 has been prepared, attached as **Exhibit G**. A “Notice of Intent to Adopt a Mitigated Negative Declaration” was circulated for comment from December 15, 2017 – January 4, 2018.

In accordance with Section 15270 Projects which are Disapproved, a) CEQA does not apply to projects which a public agency rejects or disapproves. Therefore, should the Planning Commission decide to accept staff’s recommendation and deny Planned Unit Development No. 2017-01 and Tentative Tract 924, no action is required for Mitigated Negative Declaration No. 2017-13.

RECOMMENDATION

Planned Unit Development No. 2017-01

A planned unit development may be denied if the reviewing authority finds one or more of the findings in Section 17.82.60 cannot be made. Due to the inability to make the required finding 6, staff recommends that the Planning Commission deny approval of Planned Unit Development No. 2017-01.

Tentative Tract 924

A tentative tract map may be denied if the reviewing authority is unable to make the required findings, in accordance with Section 66474 of the Subdivision Map Act. Due to the inability to support finding 1 and 2, staff recommends that the Planning Commission deny Tentative Tract 924.

Direction to Staff

Should the Planning Commission choose to approve either proposed project, staff requests the Planning Commission make the required findings for approval, adopt Mitigated Negative Declaration No. 2017-13, and direct staff to prepare a revised resolution, incorporating the findings, and bring it back to the Commission at the following meeting for formal adoption.

**CITY OF HANFORD CITY COUNCIL
STAFF REPORT**

MEETING DATE: Tuesday, February 20, 2018

PROJECT: **APPEAL NO. 2018-01**, appealing the Planning Commission's denial of Planned Unit Development No. 2017-01 and Tentative Tract 924.

LOCATION: The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115).

STAFF RECOMMENDATION

Staff recommends that the City Council:

1. Adopt Resolution 18-08-R., denying Appeal No. 2018-01, upholding the Planning Commission's decision to deny Planned Unit Development No. 2017-01 and Tentative Tract 924.

RECOMMENDED MOTION

1. I move to adopt Resolution 18-08-R, denying Appeal No. 2018-01.

PROJECT PROPOSAL

Appeal No. 2018-01 is an appeal of the Planning Commission's denial of Vesting Tentative Tract 924 and Planned Unit Development No. 2017-01. The appeal application, made by Clark Development on January 11, 2018 is attached as **Exhibit A**.

Planned Unit Development No. 2017-01 is request to deviate from the standards of the Hanford Municipal Code for the R-L-12 Low-Density Residential Zone District to allow a 26-lot gated community with common open space areas, reduced lot sizes, reduced setbacks, and a reduced street width for a private street.

See Planned Unit Development No. 2017-01, attached as **Exhibit B**.

See Planned Unit Development No. 2017-01's proposed elevations, attached as **Exhibit C**.

Vesting Tentative Tract Map 924 is request to subdivide a 4.19-acre parcel into 26 residential lots in the R-L-12 Low-Density Residential Zone District with a Planned Unit Development overlay.

See Tentative Tract Map 924, attached as **Exhibit D**.

BACKGROUND INFORMATION

Planned Unit Development No. 2017-01 and Tentative Tract 924 were heard by the Planning Commission as a public hearing item on Tuesday, January 9, 2018. The Planning Commission staff report and exhibits are attached as **Exhibit E**.

During public comment six persons spoke in favor of the project and two persons spoke against. A copy of the minutes of the January 9, 2018 Planning Commission meeting are attached as **Exhibit F**.

Prior to the public hearing, eight letters were submitted in favor of the project, one letter of justification was submitted by the project's architect, as well as one letter in opposition of the project. All letters are included in the original staff report, **Exhibit E**. Two additional letter of were submitted provided prior to the public hearing and distributed to the Planning Commission, one in favor, one against, attached as **Exhibit G**.

FINDINGS EVALUATION

As analyzed in the staff report for Planned Unit Development No. 2017-01 and Tentative Tract 924, the following necessary findings were unable to be made.

Planned Unit Development No. 2017-01

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

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.

Unable to Make Finding: The small-lot development is not harmonious with the existing development in the area. Lots within the vicinity range from 8,500 square feet to up to 35,000 square feet, with the majority of lots being around 20,000 square feet. The product presented is not complementary to the existing low-density residences in the vicinity and therefore, the finding cannot be made.

A planned unit development may be denied if the reviewing authority finds one or more of the findings in Section 17.82.60 cannot be made. Due to the inability to make the required finding 6, staff recommended the Planning Commission deny approval of Planned Unit Development No. 2017-01.

Vesting Tentative Tract 924

Pursuant to Section 16.40.040 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:

Unable to Make Finding: A consistency finding cannot be made. The subdivision proposed is not consistent with the Zoning Ordinance requirements for the R-L-12 Low-Density Residential zone district. Without approval of Planned Unit Development No. 2017-01, deviations from the requirements of the R-L-12 Low-Density Residential zone district are not permissible. The subdivision proposes unapproved deviations to: lot size, lot frontage, lot width, lot depth, and street width.

2. Design Finding:

Unable to Make Finding: A design finding cannot be supported. The subdivision's proposed design is not consistent with the Zoning Ordinance requirements for the R-L-12 Low-Density Residential zone district. Without approval of Planned Unit Development No. 2017-01, deviations from the requirements of the R-L-12 Low-Density Residential zone district are not permissible. The subdivision proposes unapproved deviations to: lot size, lot frontage, lot width, lot depth, and street width.

A tentative tract map may be denied if the reviewing authority is unable to make the required findings, in accordance with Section 66474 of the Subdivision Map Act. Due to the inability to support finding 1 and 2, staff recommended the Planning Commission deny Tentative Tract 924.

During the January 9th meeting, the Planning Commission accepted staff's recommendation and denied Planned Unit Development No. 2017-01 and Tentative Tract 924, due to an inability to make the required findings by a 7,0 vote on each item.

See Resolution No. 2018-03, denying Planned Unit Development No. 2017-01, attached as **Exhibit H**.

See Resolution No. 2018-04, denying Tentative Tract 924, attached as **Exhibit I**.

ENVIRONMENTAL ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) guidelines, Planned Unit Development No. 2017-01 and Tentative Tract No. 924 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. 2017-13 was prepared. A "Notice of Intent to Adopt a Mitigated Negative Declaration" was circulated for comment from December 15, 2017 – January 4, 2018.

In accordance with Section 15270 Projects which are Disapproved, a) CEQA does not apply to projects which a public agency rejects or disapproves. Therefore, since the Planning Commission accepted staff's recommendation and denied Planned Unit Development No. 2017-01 and Tentative Tract 924, no action was taken on Mitigated Negative Declaration No. 2017-13.

PUBLIC COMMENTS

In accordance with Section 17.70.200 B, appeals to the City Council shall be conducted as a public hearing in accordance with the public hearing noticing and hearing procedures in Section 17.70. Therefore, the appeal and public hearing notice were published in the newspaper on February 9, 2018 and mailed to property owners within 500 feet on February 8, 2018. One comment has been received in opposition of Planned Unit Development No. 2017-01 and Tentative Tract 924 as of the date of the preparation of this staff report from Robert and Darla Tuttrup, attached as **Exhibit J**.

RECOMMENDATION

In accordance with Section 17.70.200 C., a decision on an application that has been appealed may be upheld, overturned, or modified. The appeal decision shall be adopted by resolution or other applicable document.

Staff recommends the City Council adopt Resolution 18-08-R, upholding the decision of the Planning Commission to deny Planned Unit Development and Tentative Tract 924, due to the inability to make the required findings.

Direction to Staff

Should the City Council choose to overturn the decision of the Planning Commission and approve the projects as proposed or modified, staff requests the City Council adopt Mitigated Negative Declaration No. 2017-13 and direct staff to prepare revised resolutions, incorporating conditions of approval, and bring it back to City Council at the following meeting for formal adoption.

RESOLUTION NO. 18-09-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD UPHOLDING THE APPEAL OF THE PLANNING COMMISSION'S DENIAL OF PLANNED UNIT DEVELOPMENT NO. 2017-01, THEREFORE APPROVING PLANNED UNIT DEVELOPMENT NO. 2017-01, A REQUEST TO DEVIATE FROM THE STANDARDS OF THE R-L-12 LOW-DENSITY RESIDENTIAL ZONE DISTRICT TO ALLOW A 26-LOT GATED COMMUNITY WITH COMMON OPEN SPACE AREAS, REDUCED LOT SIZES, REDUCED SETBACKS, AND A REDUCED STREET WIDTH FOR A PRIVATE STREET. THE PROJECT IS LOCATED AT THE SOUTHERN INTERSECTION OF GREENFIELD AVENUE AND FITZGERALD LANE (APN 010-320-115).

At a regular meeting of the City Council of the City of Hanford duly called and held on March 20, 2018, at 7:00 p.m., it was moved by Councilmember Sharp, and seconded by Councilmember Devine, and duly carried, that the following resolution be adopted:

WHEREAS, Planned Unit Development No. 2017-01, a request to deviate from the standards of the R-L-12 Low-Density Residential zone district to allow a 26-lot gated community with common open space areas, reduced lot sizes, reduced setbacks, and a reduced street width for a private street, was presented to the Planning Commission as a public hearing item on January 9, 2018, in accordance with Section 17.82 of the Hanford Municipal Code; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing of the Planning Commission on January 9, 2018, the Planning Commission was unable to make the finding 6 of Section 17.82.030 of the Hanford Municipal Code; and

WHEREAS, the Planning Commission adopted Resolution No. 2018-03, denying Planned Unit Development No. 2017-01 by a 7-0 vote on January 9, 2018; and

WHEREAS, the applicant, Clark Development Group, filed an appeal, appealing the decision of the Planning Commission to deny Planned Unit Development No. 2017-01 and Tentative Tract 924 to the City Council, in accordance with Section 17.70.200; and

WHEREAS, the City of Hanford City Council, at its regularly scheduled meeting on February 20, 2018, held a public hearing and received testimony and evidence for and against Appeal No. 2018-01, an appeal of the Planning Commission's denial of Planned Unit Development No. 2017-01 and Tentative Tract 924, filed by Clark Development Group, in accordance with Section 17.70.200 of the Hanford Municipal Code; and

WHEREAS, the City of Hanford City Council voted 4-1 to overturn the decision of the Planning Commission, thus approving Planned Unit Development No. 2017-01, and requested staff to prepare a resolution incorporating the required findings of Section 17.82.030, as follows:

Attachment: Attachemnt 5 - 18-09-R Signed (Time Extension 2020-01)

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, residential to the north, east, and west, and the Kings County Courthouse and Jail to the south.

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-12 Low-Density Residential zone district.
- permit lot sizes, shapes, and layouts that would not otherwise be permitted by the standards of the R-L-12 Low-Density Residential zone district.
- permit variations to the standard local street cross-sections by proposing a private street with reduced street width and without sidewalks, which will be maintained by a homeowners' association.
- permit private streets and gated neighborhoods.

The design of Planned Unit Development No. 2017-01 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 and gated neighborhoods
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 – That the project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115). The project is located in an area substantially surrounded by residential development, with the Kings County Courthouse and Jail located to the south. 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 – That 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: That 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 6.45 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-12 Low-Density Residential zone district to allow all lots in the subdivision to be under the 12,000 square-foot requirement, with the minimum lot size being 4,302 square feet.

Lot Frontage - The applicant also requests to be allowed to reduce the lot frontage to a minimum of 28 feet. Lots in the R-L-12 Low-Density Residential zone district require a minimum 40 feet of frontage. The reduced frontage still can accommodate refuse pick-up and will not produce an unstable character.

Lot Width and Depth - The applicant proposes a reduced lot width of 50 feet for the majority of lots in the subdivision. In the R-L-12 Low-Density Residential zone district the minimum lot width is 80 feet for interior lots and 75 feet for corner lots. The applicant proposes a reduced lot depth of 90 feet on the majority of lots in the subdivision. In the R-L-12 Low-Density Residential zone district the minimum lot depth shall be 100 feet. The reduced lot width and depth will not produce an unstable environment.

Site Coverage – The applicant is not seeking a deviation from the 50% coverage maximum requirement for the R-L-12 Low-Density Residential zone district.

Yard Spaces – The applicant proposes to allow reduced setbacks under the planned unit development. The front setback to the garage proposed is 18 feet, which can accommodate a vehicle to park in the drive-way. The standard setback to a garage for the R-L-12 Low-Density Residential district is 20 feet. The applicant proposes four-foot setbacks for the side yard; the standard for the district is five feet. The minimum rear-yard setback proposed for one-story residences is 11 feet. The required rear-yard setback for a one-story home is 15 feet. The applicant proposes 19 feet 8 inches for the rear-yard setback for a two-story residence in the development. The required rear-yard setback for a two-story residence is 25 feet. The reduced setbacks will not produce an unstable character and are still permissible, in accordance with the California Building Code.

Height of Structures – The applicant is not seeking a deviation from the height maximum of the R-L-12 Low-Density Residential zone district, which is 35 feet.

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. Off-street loading space is not required for residential uses.

Landscaped Areas – The applicant is not seeking a deviation to the landscape requirements for the R-L-12 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.

Street Design – The applicant proposes to deviate from the street standard by providing a 33-foot wide private street without sidewalks, 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.

The deviations proposed under Planned Unit Development No. 2017-01 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 within a gated community.

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 in accordance with the planned unit development proposed, there is a variety of housing type provided for varying lifestyles and preferences. The project offers a mix of lot sizes within an existing neighborhood. The project is considered infill and is supported by existing infrastructure. There is a wide variety of housing in the existing neighborhood, which have varying construction dates and lot sizes. One half a mile east of the project site along Greenfield, there are condominiums, which will complement the proposed development; and

WHEREAS, Planned Unit Development No. 2017-01 shall be developed in accordance with the layout presented in **Exhibit A**; and

WHEREAS, the development shall be constructed consistent with the approved elevations, attached as **Exhibit B**; and

WHEREAS, the development shall be constructed consistent with the approved floor plans, attached as **Exhibit C**; 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. 2017-13 has been adopted; and

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

WHEREAS, all conditions of approval cited in the resolution approving Tentative Tract 924 shall also be conditions of approval of the Planned Unit Development; and

WHEREAS, Planned Unit Development 2017-01 shall be expire with the expiration of Tentative Tract 924; and

THREFORE, BE IT RESOLVED that the City Council overturns the Planning Commission decision to deny Planned Unit Development No. 2017-01 and approves the project subject to the following conditions:

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 all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
- ☒ That the Planned Unit Development be developed consistent with the layout presented in attached **Exhibit A**.
- ☒ That the Planned Unit Development be developed consistent with the approved elevations, attached as **Exhibit B**.
- ☒ That the Planned Unit Development be developed consistent with the approved floor plans, attached as **Exhibit C**.
- ☒ That the Planned Unit Development is subject to the mitigations cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit D**.

- ☒ Each lot is restricted to the following floor plan (the lot numbers correspond to Tentative Tract Map No. 2017-01, attached as **Exhibit E**).

Lot Number	Floor Plan
1	B
2	C
3	B
4	C
5	B
6	B
7	B
8	C
9	B
10	B
11	A
12	B
13	A
14	B
15	C
16	A
17	C
18	B
19	B
20	C
21	C
22	B
23	C
24	C
25	C
26	C

Zoning:

1. That all requirements of the R-L-12 Low-Density Residential zone district shall apply, except as modified under Planned Unit Development No. 2017-01, as follows:

Category	R-1-12 Standard	Approved under PUD 2017-01
Minimum Lot Size	12,000 square feet	4,302 square feet (minimum)
Lot Frontage	40 feet	28 feet (minimum)
Lot Width	80 feet for interior lots and 90 feet for corner lots	50 feet (typical lot width)

Lot Depth	100 feet	85 feet (minimum)
Setbacks	Front (livable) – 15 ft Front (garage) – 20 feet	Front (livable) – 15 feet Front (garage) – 18 feet
Setbacks Street Right-of-Way Width	Rear – 15 feet for one-story Increase by 10 feet for buildings over one-story high	Rear (one –story) – 11 feet Rear (two-story) – 19 ft. 8 inches
	Side (interior) - 5 feet Side (street-side) – 10 feet	Side (interior) – 4 feet Side (street side) – 4 feet
	60 feet	33 feet

Architectural Conditions:

- ☒ That the residences within the development be developed in substantial compliance with the architectural renderings, colors, etc. approved by the City Council and attached as **Exhibit B**.
- **Note:** The fireplace and courtyard wall, shown on the elevations, is an optional feature available for purchase by the buyer. The fireplace and courtyard wall are not required of development.
- ☒ 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.

Coverage (Section 17.10.060)

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

Building Setback Area (Section 17.10.070)

- ☒ That no structure shall be placed within a building setback area.
- ☒ The front building setback area shall be 15 feet from the front lot line for livable space and 18 feet for garages, carports, and other non-livable building space, as permitted under Planned Unit Development No. 2017-01.

- ☒ That the rear building setback shall be a minimum 11 feet from the rear lot line for a one-story residence, as permitted under Planned Unit Development No. 2017-01.
- ☒ That the rear building setback shall be a minimum 19 feet eight inches from the rear lot line for a two-story residence, as permitted under Planned Unit Development No. 2017-01.
- ☒ That the side building setback shall be a minimum of four feet from the side property line (regardless of the number of stories), as permitted under Planned Unit Development No. 2017-01.
- ☒ 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.

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 one street tree, or two street trees on corner lots, a minimum 15 gallon size shall be planted on all lots less than 6,000 square feet.
- ☒ 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.

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 (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 (Section 17.50.140)

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

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

Tents, Tarps, and Other Coverings (Section 17.50.130)

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

Dust Control:

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

BUILDING DIVISION

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

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.

2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings, for reference)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan (for reference)
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution"
printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

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

- 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance, if not included on plans
 - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
5. That a school impact fee of \$3.48 (or revision thereof) for each square foot of new building area be paid when building permits are issued.

6. That all special inspection reports be submitted to the Building Division prior to final inspection.
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 Kings County Impact Fees shall apply at current rates.
9. That block walls and trash enclosures require separate submittals/permits through the Building Dept.

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. Access roads were approved via traffic modeling software.
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:
 - 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.
- ☒ Access roads 20-26 feet in width. Fire lanes shall be on both sides of the fire apparatus access roads. Fire lanes will be identified at the main entrance on both sides of the road.
- ☒ Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads. A fire lane will be identified on the curb on the north side of the paseo/open area to allow a left hand turn around the gate.
- ☐ 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.
24. ☒ Locked gates installed across fire department access roads: A Knox Key Switch, Model 2502 shall be installed on the main gate entrance.
- 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.

PUBLIC WORKS DEPARTMENT

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

Maps and Plans:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements, park 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) bond 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) bond 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 City Public Utilities and Engineer Department.
2. That an easement for storm drainage purposes be dedicated to the City where necessary to facilitate installation of storm drainage facilities to a proposed offsite storm drainage basin as shown on Tentative Subdivision Map, be dedicated to the City and be shown on the final subdivision map.
3. That all easements for irrigation ditches and/or irrigation pipelines be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of final subdivision map.
4. That a ten foot wide landscape/public utility easements located along Greenfield Avenue, as shown on Tentative Subdivision Map, be dedicated to the City and be shown on the final subdivision map.
5. Than an easement for water mains and appurtenances located within private streets be dedicated to the City and shown on the final subdivision map.

Dedications:

1. All private streets shown on the subdivision Tentative Map shall be maintained by a homeowner's association (H.O.A.) to be established prior to or concurrent with the recording of the final subdivision map.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and delineated on the subdivision final map.
2. That all access shall be restricted from lots at the property lines backing onto Greenfield Avenue shall be indicated on the subdivision final map

Public Utilities:

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.
2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.

Street Improvements:

1. That improvements consisting of sanitary sewers laterals, storm sewers mains, water mains, water services, street lights, valley gutters, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with the requirements of Chapter 16.24, "Improvements", of the Hanford Municipal Code, the City of Hanford Public Works Standards and Specifications, and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.
2. 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 33 feet
 - b. Construction of street sidewalks is not required
 - c. H.O.A. to maintain all interior private street.
3. That streetlights be installed throughout subdivision in conformance with City standard GE-56. Streetlights shall be located as designated by City Engineer. Street lights located within private streets shall be owned and maintained by the H.O.A.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Greenfield Avenue 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 Greenfield Avenue. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Utilities and Engineer, Parks & Recreation, and Community Development Departments.
2. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.
3. That the design of the decorative masonry wall and landscape plans shall be approved by the Community Development and Public Utilities and Engineer Departments prior to recording of the final subdivision map.
4. 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 all sanitary sewer system improvements constructed to serve the subdivision shall be designed in conformance with City Standards. The sewer main and laterals shall be located within the limits of private streets as shown on the approved plans, and shall be maintained by the homeowner's association.
2. That the developer shall provide a program for maintenance, repair, and replacement schedule for sewer main and laterals located within the limits of private streets and maintained by the homeowner's association.

Storm Drainage Improvements:

1. That all drainage from the proposed development shall be directed to the streets as shown on the site plan.
2. That the development is subject to a storm water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable.
3. That the development shall be required to comply with all applicable State of California Water Resources Control Board requirements specifically related to the National Pollution Discharge Elimination System permit process.
4. That Class 5 spun pipe shall be installed for use on private lots and streets within the development.

Water System:

1. That all water service improvements constructed to serve the subdivision shall be designed in conformance with City Standards.
2. Each lot is required to have a separate water service located at the back of the curb and gutter on the private street. The service to the lots shall be located within the utility easement and be maintained by the homeowner's association.

Homeowner's Association:

1. That the developer shall create a homeowner's association in conformance with State law that includes the private streets/alleys, sewer mains, and sewer laterals.
2. That the developer will prepare a maintenance, repair, and replacement schedule for the private street improvements, including paving and concrete v-gutter, sewer laterals, and water services within the private street and utility easement.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative block fencing, and landscaping located along the property frontage of Greenfield Avenue 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.

EXPIRATION

That the Planned Unit Development shall expire with the expiration of Vesting Tentative Map 924, 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.

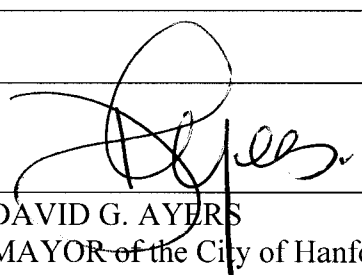
PASSED, ADOPTED AND APPROVED this 20th day of March, 2018 by the following vote:

AYES: Diane Sharp, Martin Devine, Justin Mendes, David Ayers

NOES: Sue Sorenson

ABSTAIN:

ABSENT:


DAVID G. AYERS
MAYOR of the City of Hanford

Attest:


JENNIFER GOMEZ

Attachment: Attachemnt 5 - 18-09-R Signed (Time Extension 2020-01)

Planned Unit Development 2017-01
Page 23 of 23

CITY CLERK

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

I, Jennifer Gomez, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 20th day of March, 2018.

Date: 03-21-18


City Clerk

Attachment: Attachemnt 5 - 18-09-R Signed (Time Extension 2020-01)

Exhibit A:

Planned Unit Development No. 2017-01

Attachment: Attachemnt 5 - 18-09-R Signed (Time Extension 2020-01)

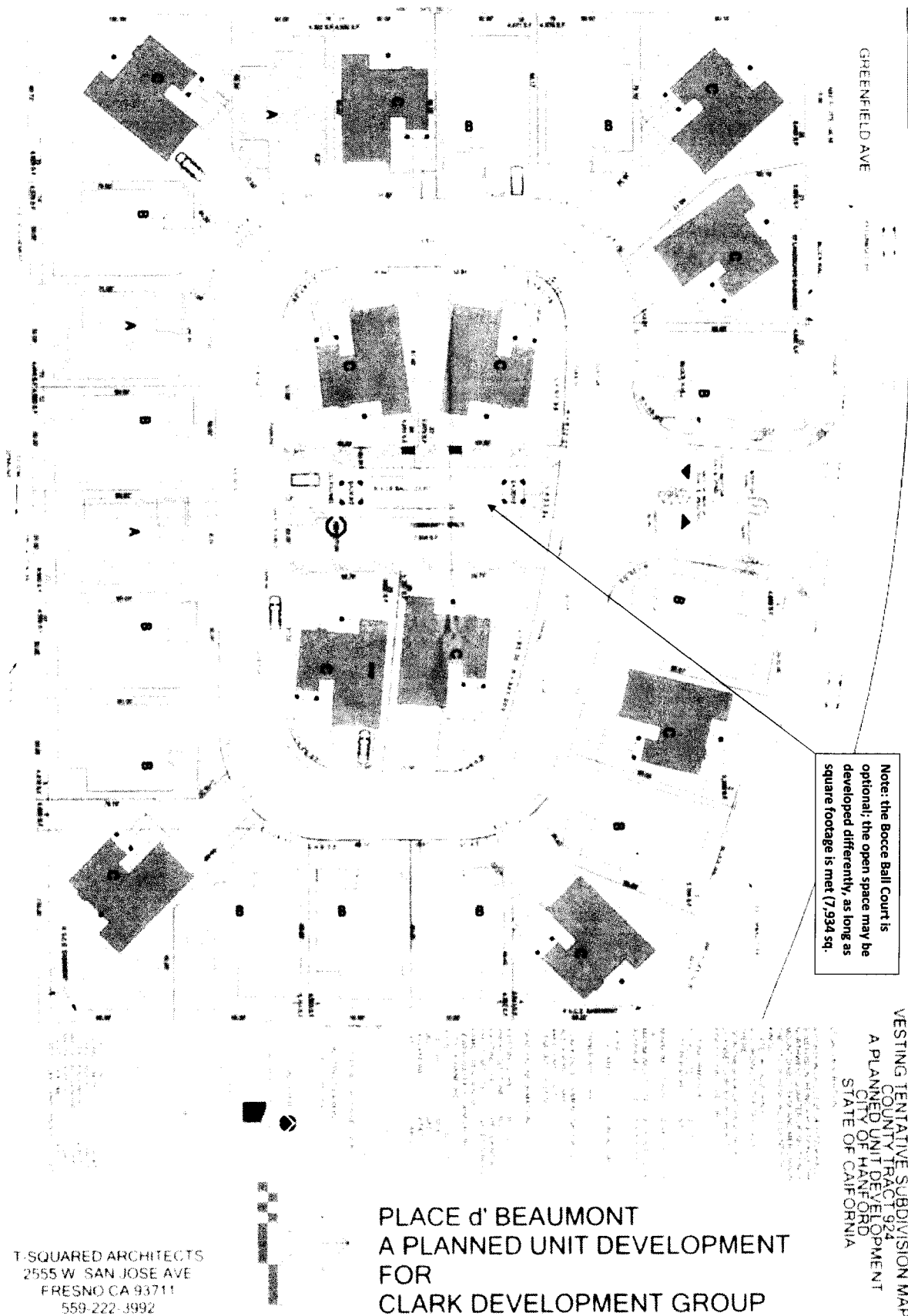
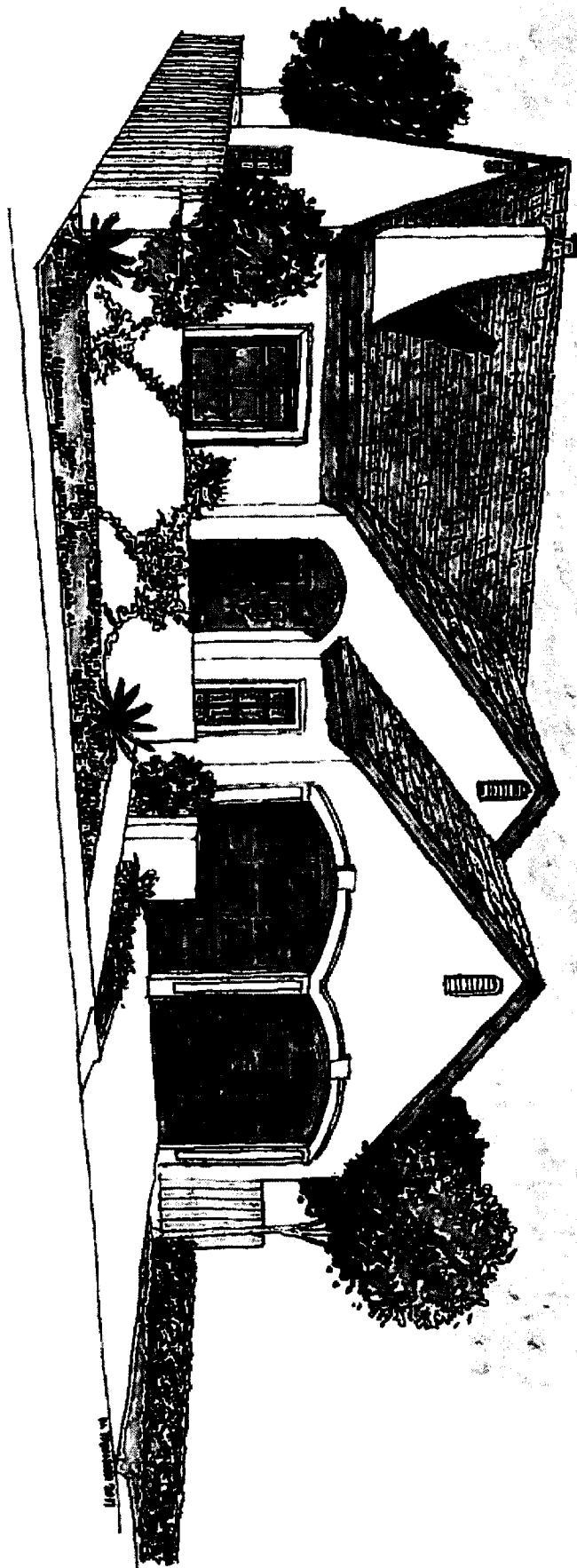


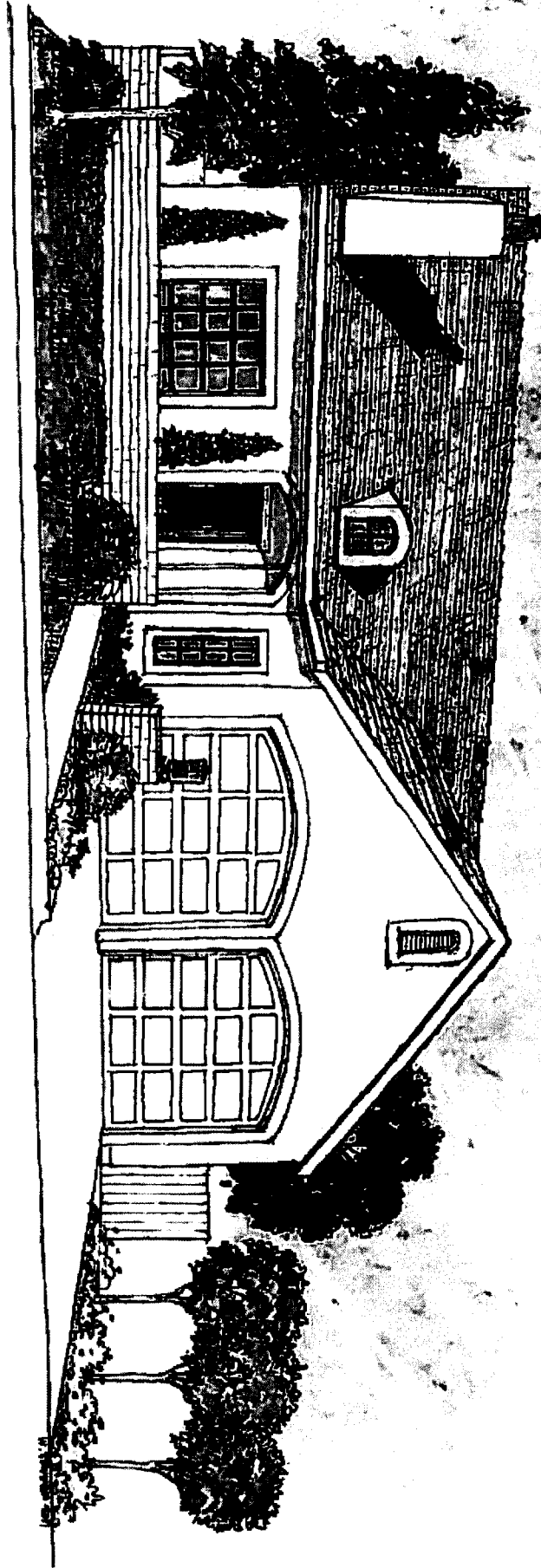
Exhibit B:
Elevations

Attachment: Attachemnt 5 - 18-09-R Signed (Time Extension 2020-01)

PLACE d' BEAUMONT - HANFORD CA. PLAN'A' ELEVATION #1

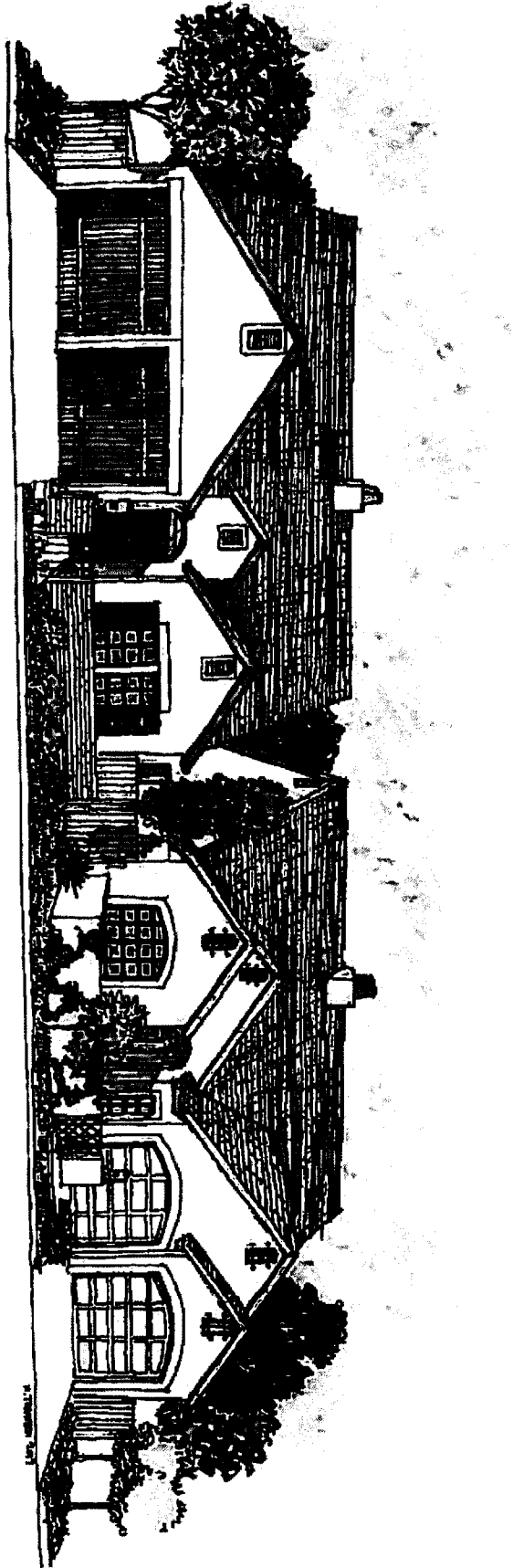
T² ARCHITECTS 2555 W. SAN JOSE AVE.
FRESNO, CA 93711





PLACE d' BEAUMONT - HANFORD CA. PLAN'A' ELEVATION TWO

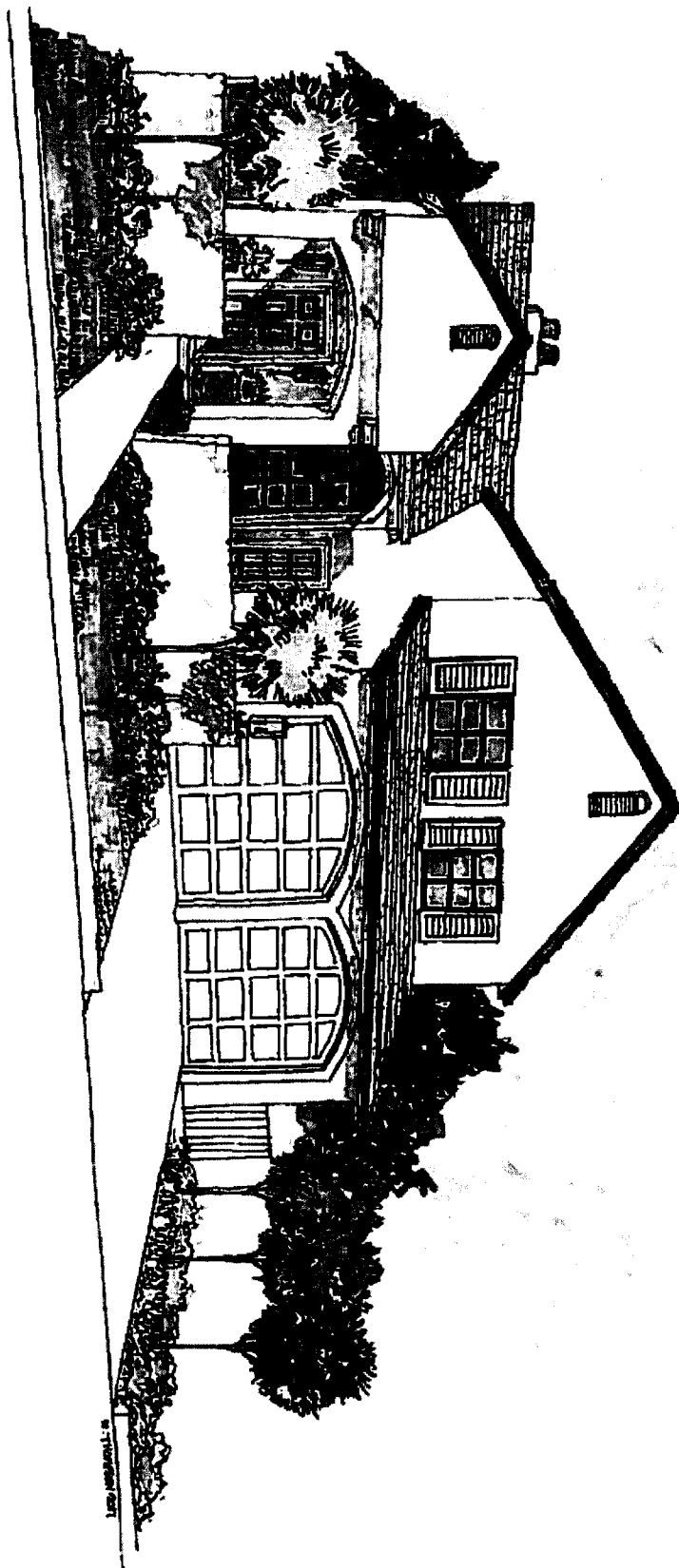
T² ARCHITECTS 2355 SAN JOSE AVE.
FRESNO CA 95711



PLACE d'BEAUMONT - HANFORD CA. PLANB

ELEVATIONS *1 d*2

T² ARCHITECTS 2555 W. CHANDLER AVE
FRESNO, CA 93711



PLACE d'BEAUMONT - HANFORD CA. PLAN C' ELEVATION #1

T² ARCHITECTS 2535 W. SAN JOSE AVE.
FRESNO, CA 93711

PLACE d'BEAUMONT HANFORD CA. PLAN C' MANSARD ELEVATION

T² ARCHITECTS 2833 N. SHULDRUP AVE.
FRESNO CA 93711

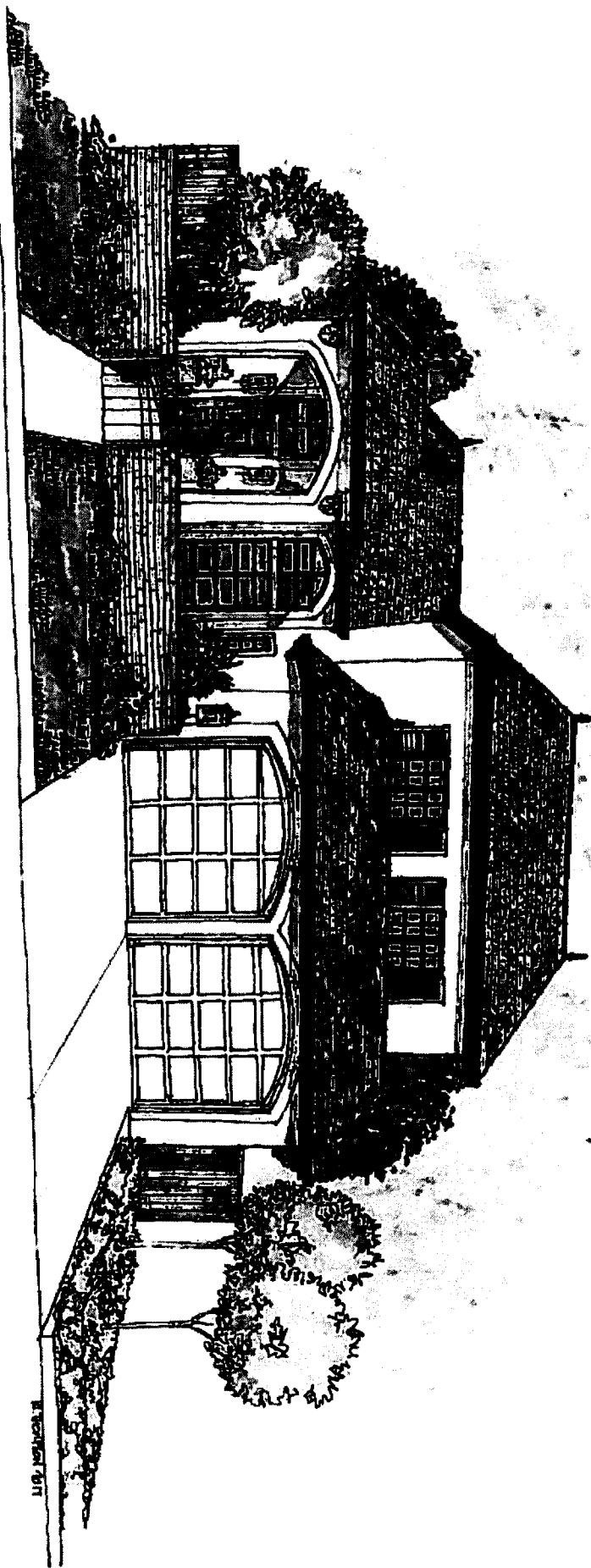
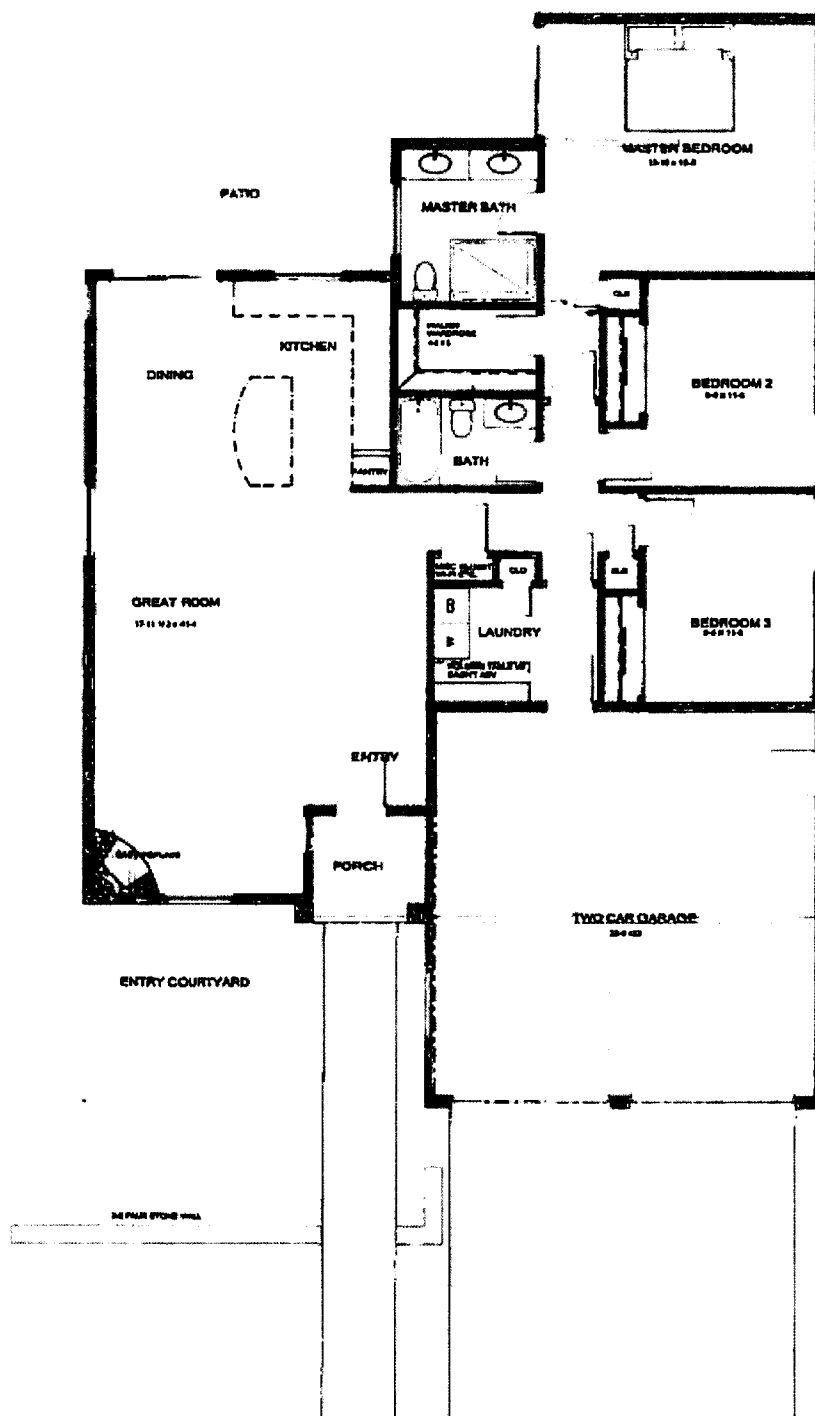
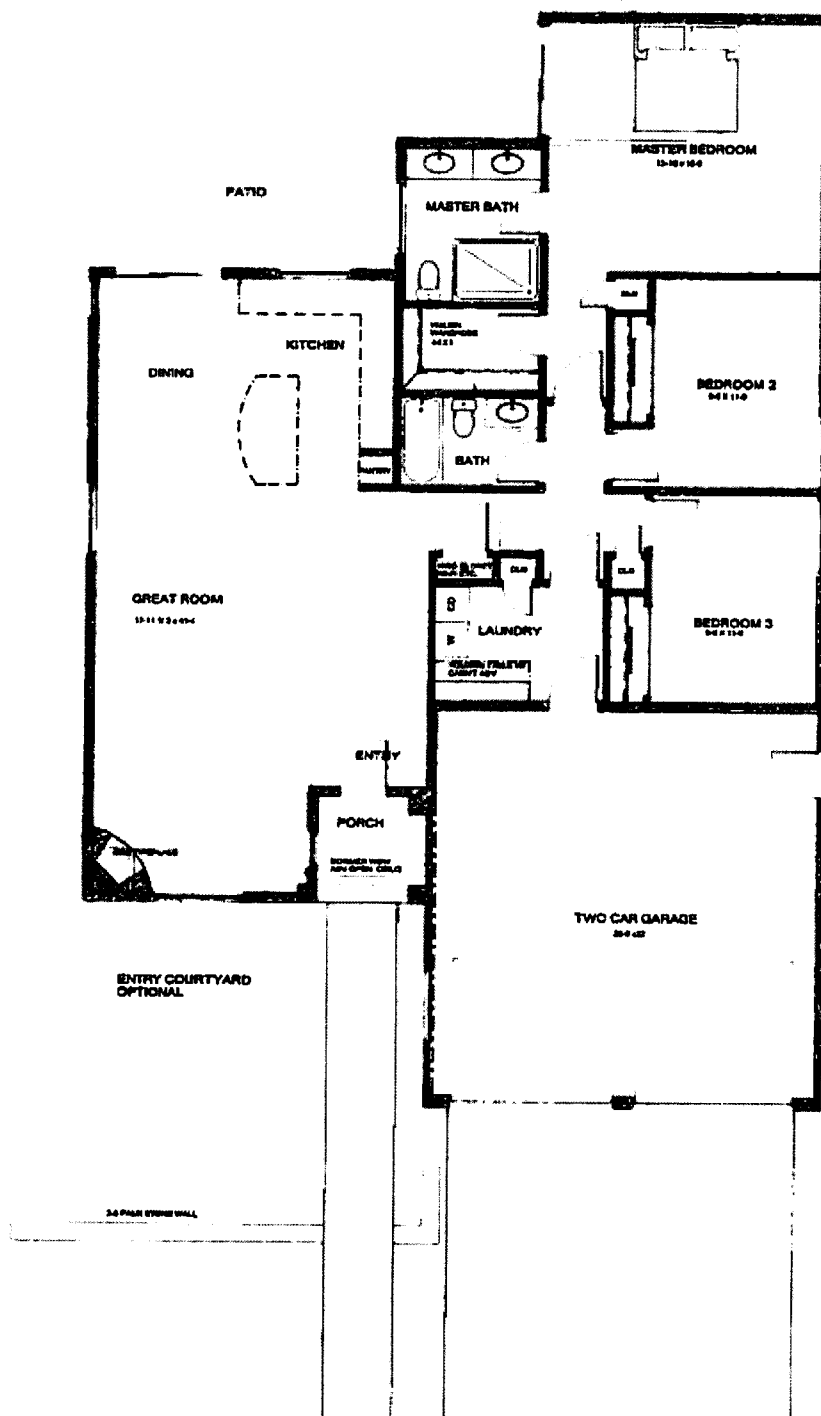


Exhibit C:
Floor Plans

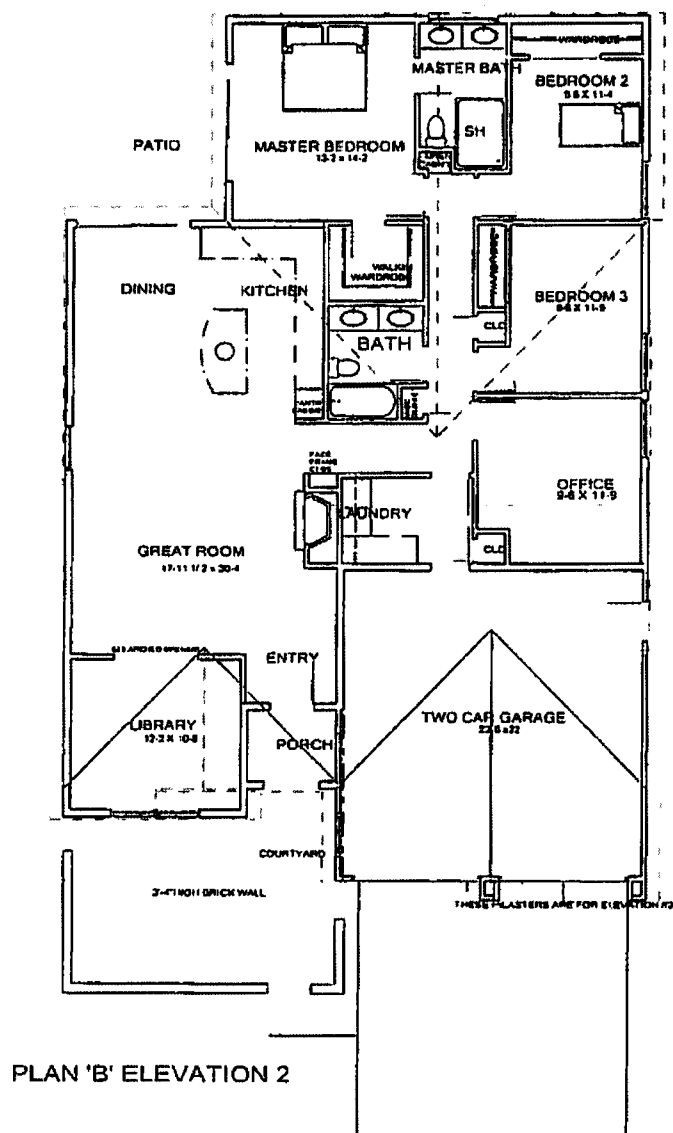
Attachment: Attachemnt 5 - 18-09-R Signed (Time Extension 2020-01)

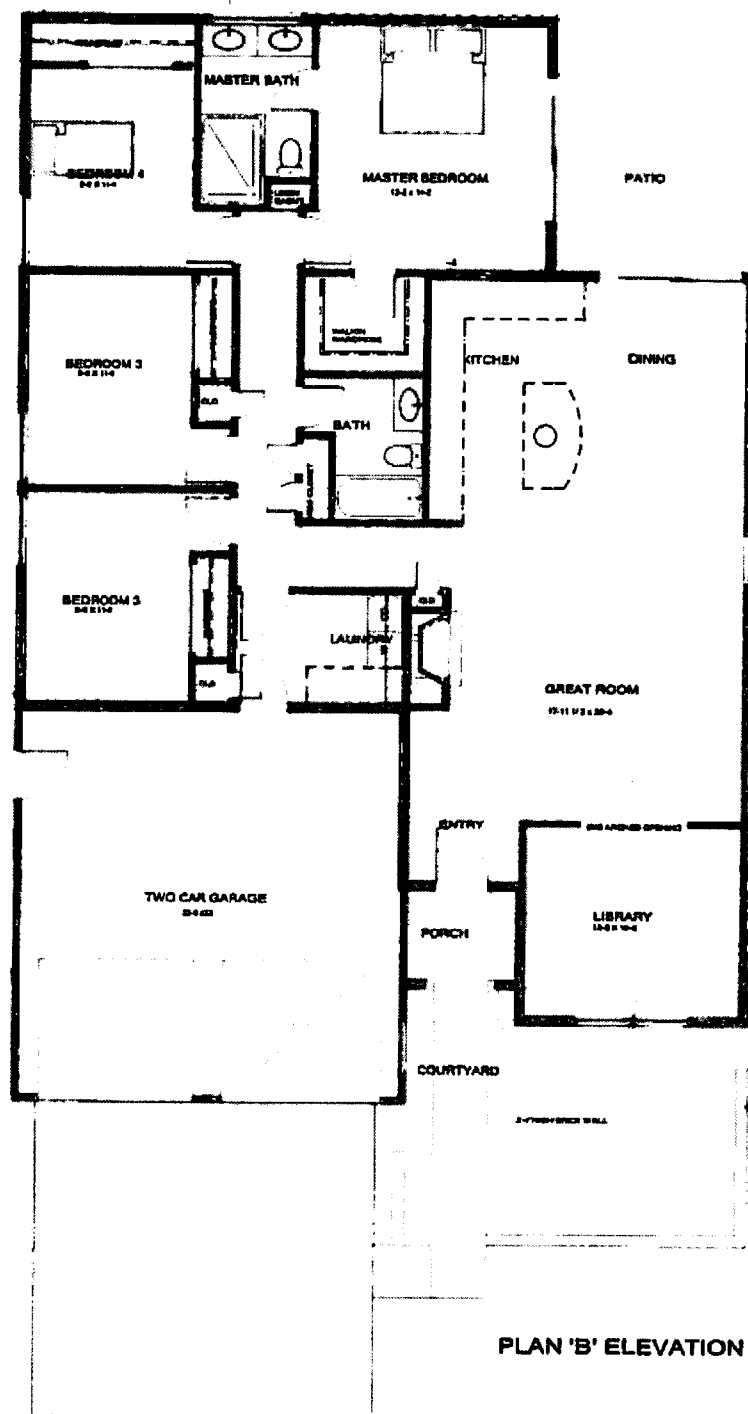


PLAN 'A' ELEVATION #1

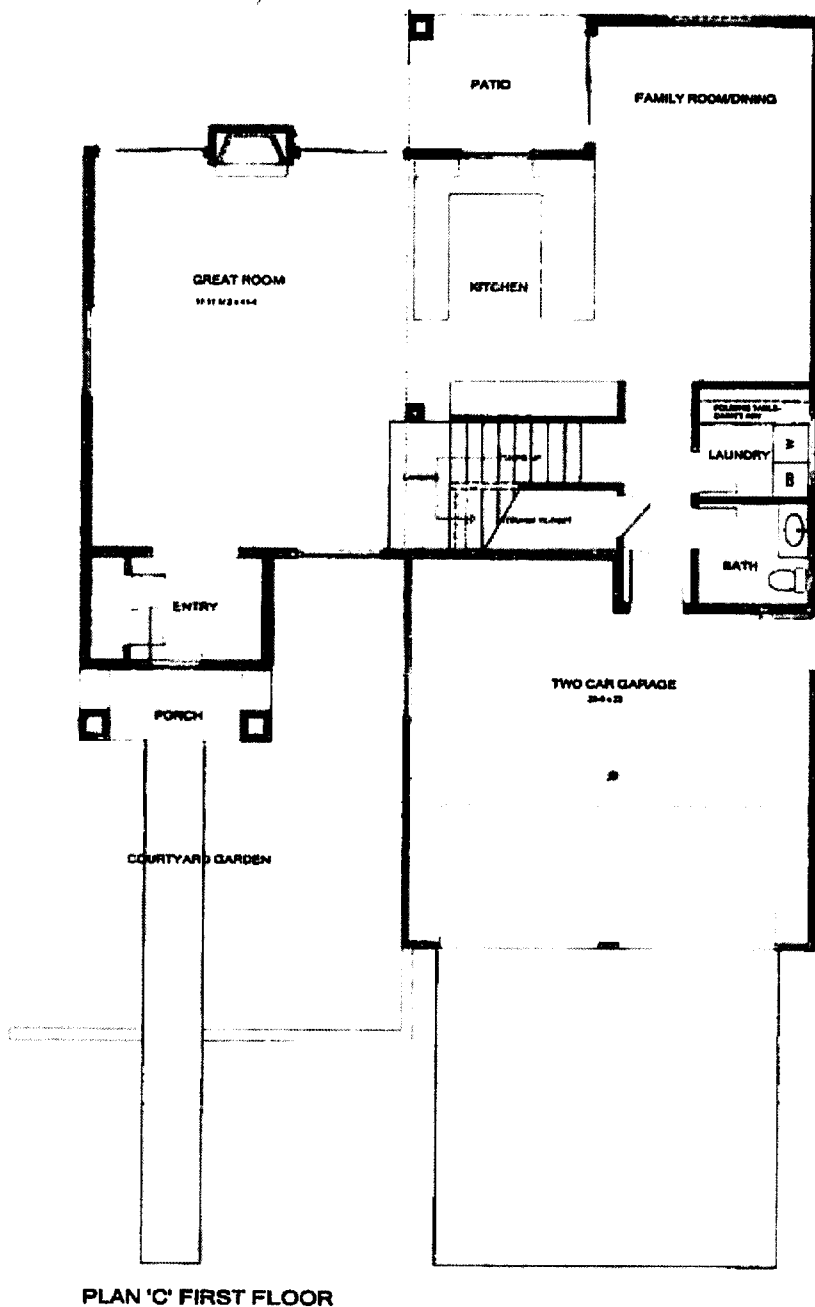


PLAN 'A' ELEVATION #2

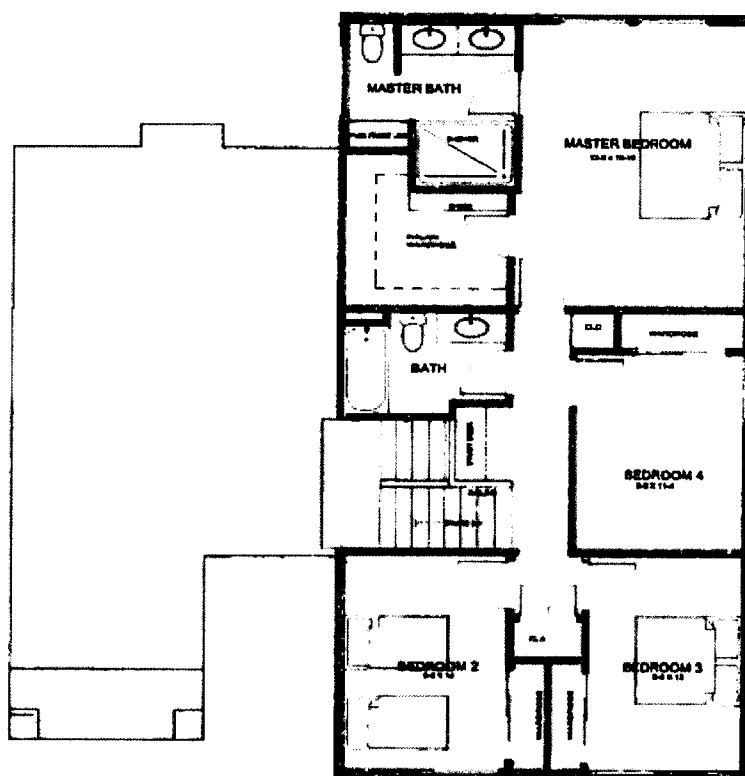




Attachment: Attachemnt 5 - 18-09-R Signed (Time Extension 2020-01)



PLAN 'C' FIRST FLOOR



PLAN 'C' SECOND FLOOR

Exhibit D:
Mitigation Monitoring and Reporting Program

Attachment: Attachemnt 5 - 18-09-R Signed (Time Extension 2020-01)

Tentative Tract 924 and Planned Unit Development No. 2017-01
Mitigation Measures
Mitigated Negative Declaration 2017-13

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 applicant develops the project consistent with the approved elevations for the project.	Developer
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 the physical development of the project site would be 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
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	That the applicant complies with the SJVAPCDDC Air Quality Plan and obtains any necessary permits through the SJVAPCD.	Developer to file application with San Joaquin Valley Air Pollution Control District

	standard?		
MM Air Quality 2:	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	The project proponent is 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 .	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?	That a Burial Treatment Plan be entered to 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 development of the project complies 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 as a required by the Building Official (if applicable).	Building Official to require; developer to conduct study
MM Geology 3:	That the project could result in substantial soil erosion or the loss of topsoil?	That the physical development of the project comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check and development review process.	City to require; developer to comply
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 physical development of the project site would be required to comply with applicable federal, state, and local regulations related to hazardous materials.	Developer
HYDROLOGY AND WATER QUALITY			
MM Hydrology 1 & 2	The project could potentially violate water quality standards or waste discharge requirements. That 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	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 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.	City to require; Developer to provide

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Facilities 1:	physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)		
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 associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Schools)	That the development of the project will be subject to School 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	That the development is required to pay Park Impact fees.	City to require; developer to provide or pay

	deterioration of the facility would occur or be accelerated?		
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?	That the development is required to implement water conservation measures	City to require and ensure compliance; developer and future occupants to adhere
MM Utilities 2:	Would the project comply with federal, state, and local statutes related to solid waste?	That the development is required to comply with all statutes and regulations related to solid waste.	City to require; developer to provide

Exhibit E:
Vesting Tentative Tract 924

Attachment: Attachemnt 5 - 18-09-R Signed (Time Extension 2020-01)



RESOLUTION NO. 18-10-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
UPHOLDING THE APPEAL OF PLANNING COMMISSION'S DENIAL OF VESTING
TENTATIVE TRACT 924, THEREFORE APPROVING VESTING TENTATIVE
TRACT 924, A REQUEST TO SUBDIVIDE A 4.19-ACRE PARCEL INTO 26
RESIDENTIAL LOTS IN THE R-L-12 LOW-DENSITY RESIDENTIAL ZONE
DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY. THE PROJECT
IS LOCATED AT THE SOUTHERN INTERSECTION OF GREENFIELD AVENUE
AND FITZGERALD LANE (APN 010-320-115).**

At a regular meeting of the City Council of the City of Hanford duly called and held on March 20, 2018, at 7:00 p.m., it was moved by Councilmember M. W. S. and seconded by Councilmember Devine, and duly carried, that the following resolution be adopted:

WHEREAS, Vesting Tentative Tract 924, a request to subdivide a 4.19-acre parcel into 26 residential lots in the R-L-12 Low-Density Residential Zone District with a Planned Unit Development overlay, was presented to the Planning Commission as a public hearing item on January 9, 2018, in accordance with Section 17.82 of the Hanford Municipal Code; and

WHEREAS, on the basis of the facts and evidence provided in the staff report, and the written and oral evidence presented at the public hearing of the Planning Commission on January 9, 2018, the Planning Commission was unable to make a consistency or design, in accordance with Section 16.40.040 of the Subdivision Ordinance and Section 66474 of the Subdivision Map Act; and

WHEREAS, the Planning Commission adopted Resolution No. 2018-04, denying Tentative Tract 924 by a 7-0 vote on January 9, 2018; and

WHEREAS, the applicant, Clark Development Group, filed an appeal, appealing the decision of the Planning Commission to deny Planned Unit Development No. 2017-01 and Tentative Tract 924 to the City Council, in accordance with Section 17.70.200; and

WHEREAS, the City of Hanford City Council, at its regularly scheduled meeting on February 20, 2018, held a public hearing and received testimony and evidence for and against Appeal No. 2018-01, an appeal of the Planning Commission's denial of Planned Unit Development No. 2017-01 and Tentative Tract 924, filed by Clark Development Group, in accordance with Section 17.70.200 of the Hanford Municipal Code; and

WHEREAS, the City of Hanford City Council voted 4-1 to overturn the decision of the Planning Commission, thus approving Vesting Tentative Tract 924, and requested staff to prepare a resolution incorporating the required findings of Section 16.04.040 of the Subdivision Ordinance and Section 66474 of the Subdivision Map Act, as follows:

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2020-01)

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-12 Low-Density Residential zone district with approval of the planned unit development overlay, Planned Unit Development No. 2017-01. Approval of Planned Unit Development No. 2017-01, permits deviations from the requirements of the R-L-12 Low-Density Residential zone district for lot size, lot frontage, lot width, lot depth, and street width.

2. Design Finding:

Analysis: That a design finding can be made, because the subdivision proposed is designed consistent with the Zoning Ordinance requirements for the R-L-12 Low-Density Residential zone district with approval of the planned unit development overlay, Planned Unit Development No. 2017-01. Approval of Planned Unit Development No. 2017-01, permits deviations from the requirements of the R-L-12 Low-Density Residential zone district for lot size, lot frontage, lot width, lot depth, 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-12 Low-Density Residential zone district. The applicant proposes single-family low-density residential, which is the primary development allowed within the R-L-12 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 6.45 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. 2017-13 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.

WHEREAS, Vesting Tentative Tract 924 shall be developed in accordance with the approved plan, attached as **Exhibit A**; 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. 2017-13 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. 2017-01 shall also be conditions of approval of Vesting Tentative Tract 924.

THEREFORE, BE IT RESOLVED that the City Council overturns the Planning Commission decision to deny Vesting Tentative Tract 924 and approves the project subject to the following conditions:

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

Vesting Tentative Tract 924

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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 Vesting Tentative Tract 924 be developed consistent with the approved tentative tract map, attached as **Exhibit A**.
- ☒ That the tentative tract is subject to the mitigations cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit B**.
- ☒ That all conditions of approval cited in the resolution approving Planned Unit Development No. 2017-01 shall also be conditions of approval of Vesting Tentative Tract 924.

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2020-01)

Vesting Tentative Tract 924

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☒ Each lot is restricted to the following floor plan:

Lot Number	Floor Plan
1	B
2	C
3	B
4	C
5	B
6	B
7	B
8	C
9	B
10	B
11	A
12	B
13	A
14	B
15	C
16	A
17	C
18	B
19	B
20	C
21	C
22	B
23	C
24	C
25	C
26	C

Zoning:

☒ That all requirements of the R-L-12 Low-Density Residential zone district shall apply, except as modified under Planned Unit Development No. 2017-01, as follows:

Category	R-1-12 Standard	Approved under PUD 2017-01
Minimum Lot Size	12,000 square feet	4,302 square feet (minimum)
Lot Frontage	40 feet	28 feet (minimum)
Lot Width	80 feet for interior lots and 90 feet for corner lots	50 feet (typical lot width)
Lot Depth	100 feet	85 feet (minimum)

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2020-01)

Setbacks	Front (livable) – 15 ft Front (garage) – 20 feet	Front (livable) – 15 feet Front (garage) – 18 feet
Setbacks Street Right-of-Way Width	Rear – 15 feet for one-story Increase by 10 feet for buildings over one-story high	Rear (one –story) – 11 feet Rear (two-story) – 19 ft. 8 inches
	Side (interior) - 5 feet Side (street-side) – 10 feet	Side (interior) – 4 feet Side (street side) – 4 feet
	60 feet	33 feet

Architectural Conditions:

- ☒ That the residences within the development be developed in substantial compliance with the architectural renderings, colors, etc. approved by the City Council and attached as **Exhibit C**.
- ☒ 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.

Coverage (Section 17.10.060)

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

Building Setback Area (Section 17.10.070)

- ☒ That no structure shall be placed within a building setback area.
- ☒ The front building setback area shall be 15 feet from the front lot line for livable space and 18 feet for garages, carports, and other non-livable building space, as permitted under Planned Unit Development No. 2017-01.
- ☒ That the rear building setback shall be a minimum 11 feet from the rear lot line for a one-story residence, as permitted under Planned Unit Development No. 2017-01.
- ☒ That the rear building setback shall be a minimum 19 feet eight inches from the rear lot line for a two-story residence, as permitted under Planned Unit Development No. 2017-01.

- ☒ That the side building setback shall be a minimum of four feet from the side property line (regardless of the number of stories), as permitted under Planned Unit Development No. 2017-01.
- ☒ 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.

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 one street tree, or two street trees on corner lots, a minimum 15 gallon size shall be planted on all lots less than 6,000 square feet.
- ☒ 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.

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 (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 (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed, or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That no lights or light fixtures shall flash, revolve, blink, or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.
- ☒ That building-mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

- ☒ That canopy ceiling light fixtures shall be recessed, or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
- ☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings (Section 17.50.130)

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

Dust Control:

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

BUILDING DIVISION

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:

- 4.1 1 copy of the City of Hanford Permit Application form
- 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings, for reference)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan (for reference)
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution"
printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

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

- 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance, if not included on plans
 - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
- 5. That a school impact fee of \$3.48 (or revision thereof) for each square foot of new building area be paid when building permits are issued.
- 6. That all special inspection reports be submitted to the Building Division prior to final inspection.
- 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 Kings County Impact Fees shall apply at current rates.
- 9. That block walls and trash enclosures require separate submittals/permits through the Building Dept.

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. Access roads were approved via traffic modeling software.
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:
 - 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.
 - ☒ Access roads 20-26 feet in width. Fire lanes shall be on both sides of the fire apparatus access roads. Fire lanes will be identified at the main entrance on both sides of the road.
 - ☒ Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads. A fire lane will be identified on the curb on the north side of the paseo/open area to allow a left hand turn around the gate.
 - ☐ 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.
24. ☒ Locked gates installed across fire department access roads: A Knox Key Switch, Model 2502 shall be installed on the main gate entrance.
- 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-foot 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.

PUBLIC WORKS DEPARTMENT

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

Maps and Plans:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements, park 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) bond 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) bond 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 City Public Utilities and Engineer Department.
2. That an easement for storm drainage purposes be dedicated to the City where necessary to facilitate installation of storm drainage facilities to a proposed offsite storm drainage basin as shown on Tentative Subdivision Map, be dedicated to the City and be shown on the final subdivision map.

3. That all easements for irrigation ditches and/or irrigation pipelines be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of final subdivision map.
4. That a ten foot wide landscape/public utility easements located along Greenfield Avenue, as shown on Tentative Subdivision Map, be dedicated to the City and be shown on the final subdivision map.
5. Than an easement for water mains and appurtenances located within private streets be dedicated to the City and shown on the final subdivision map.

Dedications:

1. All private streets shown on the subdivision Tentative Map shall be maintained by a homeowner's association (H.O.A.) to be established prior to or concurrent with the recording of the final subdivision map.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and delineated on the subdivision final map.
2. That all access shall be restricted from lots at the property lines backing onto Greenfield Avenue shall be indicated on the subdivision final map.

Public Utilities:

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.
2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.

Street Improvements:

1. That improvements consisting of sanitary sewers laterals, storm sewers mains, water mains, water services, street lights, valley gutters, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with the requirements of Chapter 16.24, "Improvements", of the Hanford Municipal Code, the City of Hanford Public Works Standards and Specifications, and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.

2. 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 33 feet
 - b. Construction of street sidewalks is not required
 - c. H.O.A. to maintain all interior private street.
3. That streetlights be installed throughout subdivision in conformance with City standard GE-56. Streetlights shall be located as designated by City Engineer. Street lights located within private streets shall be owned and maintained by the H.O.A.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Greenfield Avenue 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 Greenfield Avenue. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Utilities and Engineer, Parks & Recreation, and Community Development Departments.
2. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.
3. That the design of the decorative masonry wall and landscape plans shall be approved by the Community Development and Public Utilities and Engineer Departments prior to recording of the final subdivision map.
4. 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 all sanitary sewer system improvements constructed to serve the subdivision shall be designed in conformance with City Standards. The sewer main and laterals shall be located within the limits of private streets as shown on the approved plans, and shall be maintained by the homeowner's association.
2. That the developer shall provide a program for maintenance, repair, and replacement schedule for sewer main and laterals located within the limits of private streets and maintained by the homeowner's association.

Storm Drainage Improvements:

1. That all drainage from the proposed development shall be directed to the streets as shown on the site plan.
2. That the development is subject to a storm water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable.
3. That the development shall be required to comply with all applicable State of California Water Resources Control Board requirements specifically related to the National Pollution Discharge Elimination System permit process.
4. That Class 5 spun pipe shall be installed for use on private lots and streets within the development.

Water System:

1. That all water service improvements constructed to serve the subdivision shall be designed in conformance with City Standards.
2. Each lot is required to have a separate water service located at the back of the curb and gutter on the private street. The service to the lots shall be located within the utility easement and be maintained by the homeowner's association.

Homeowner's Association:

1. That the developer shall create a homeowner's association in conformance with State law that includes the private streets/alleys, sewer mains, and sewer laterals.
2. That the developer will prepare a maintenance, repair, and replacement schedule for the private street improvements, including paving and concrete v-gutter, sewer laterals, and water services within the private street and utility easement.

Assessment District:

Vesting Tentative Tract 924
Page 19 of 20

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative block fencing, and landscaping located along the property frontage of Greenfield Avenue 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.

EXPIRATION:

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2020-01)

Vesting Tentative Tract 924
Page 20 of 20

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

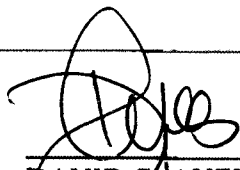
PASSED, ADOPTED AND APPROVED this 20th day of March, 2018 by the following vote:

AYES: Justin Mendes, Martin Deane, Diane Sharp, David Ayers

NOES: Sue Sorensen

ABSTAIN: _____

ABSENT: _____



DAVID G. AYERS
MAYOR of the City of Hanford

Attest:

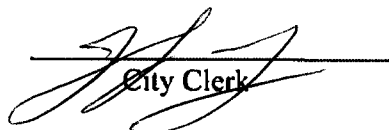


JENNIFER GOMEZ
CITY CLERK

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

I, Jennifer Gomez, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 20th day of March, 2018.

Date: 03-21-18



City Clerk

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2020-01)

Exhibit A:
Vesting Tentative Tract 924

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2020-01)



Exhibit B:
Mitigation Monitoring and Reporting Program

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2020-01)

Tentative Tract 924 and Planned Unit Development No. 2017-01
Mitigation Measures
Mitigated Negative Declaration 2017-13

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 applicant develops the project consistent with the approved elevations for the project.	Developer
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 the physical development of the project site would be 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
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	That the applicant complies with the SJVAPCDC Air Quality Plan and obtains any necessary permits through the SJVAPCD.	Developer to file application with San Joaquin Valley Air Pollution Control District

	standard?		
MM Air Quality 2:	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	The project proponent is subject to Regulation VII. 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/business/comply/PM10/compliance_PM10.htm .	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?	That a Burial Treatment Plan be entered to 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 development of the project complies 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 as a required by the Building Official (if applicable).	Building Official to require; developer to conduct study
MM Geology 3:	That the project could result in substantial soil erosion or the loss of topsoil?	That the physical development of the project comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check and development review process.	City to require; developer to comply
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 physical development of the project site would be required to comply with applicable federal, state, and local regulations related to hazardous materials.	Developer
HYDROLOGY AND WATER QUALITY			
MM Hydrology 1 & 2	The project could potentially violate water quality standards or waste discharge requirements. That 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	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 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.	City to require; Developer to provide

Packet Pg. 119

Facilities 1:	physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)		
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 associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Schools)	That the development of the project will be subject to School 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	That the development is required to pay Park Impact fees.	City to require, developer to provide or pay

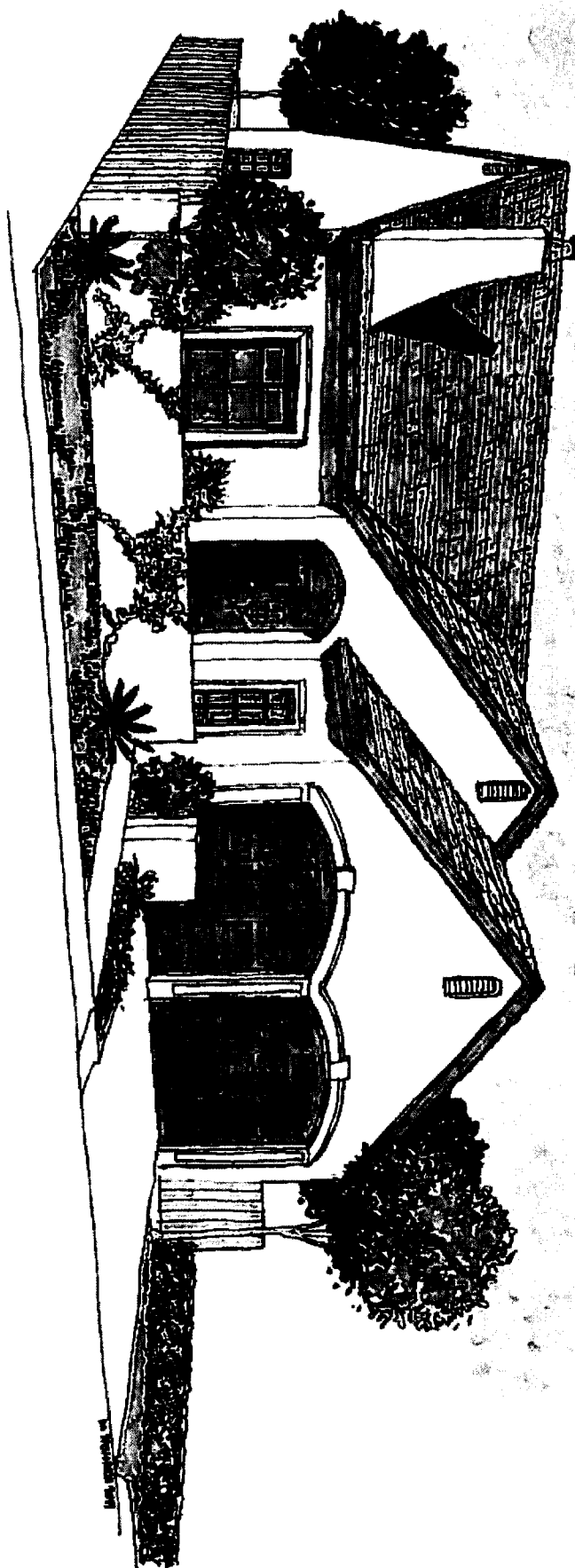
	deterioration of the facility would occur or be accelerated?		
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	That the development is required to implement water conservation measures	City to require and ensure compliance; developer and future occupants to adhere
MM Utilities 2:	Would the project comply with federal, state, and local statutes related to solid waste?	That the development is required to comply with all statutes and regulations related to solid waste.	City to require; developer to provide

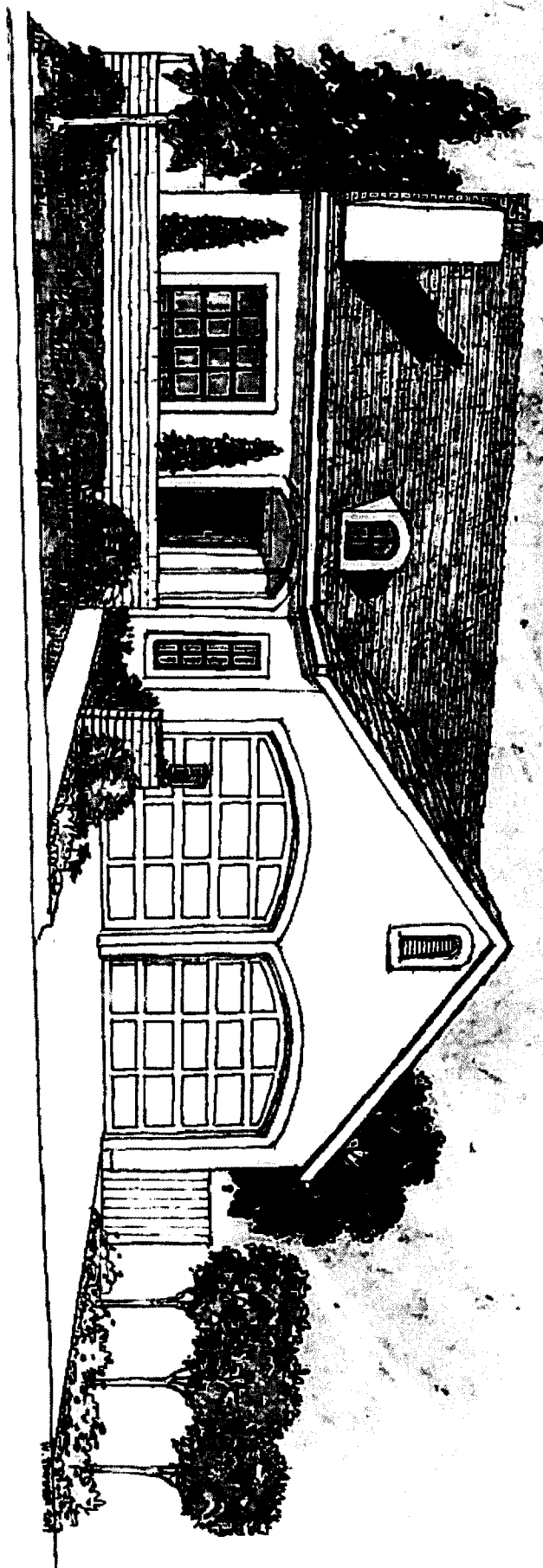
Exhibit C:
Elevations

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2020-01)

PLACE d' BEAUMONT - HANFORD CA. PLAN A ELEVATION #1

T² ARCHITECTS 2535 W SAN JOSE AVE.
FRESNO, CA 93711





PLACE d' BEAUMONT - HANFORD CA. PLAN'A' ELEVATION TWO

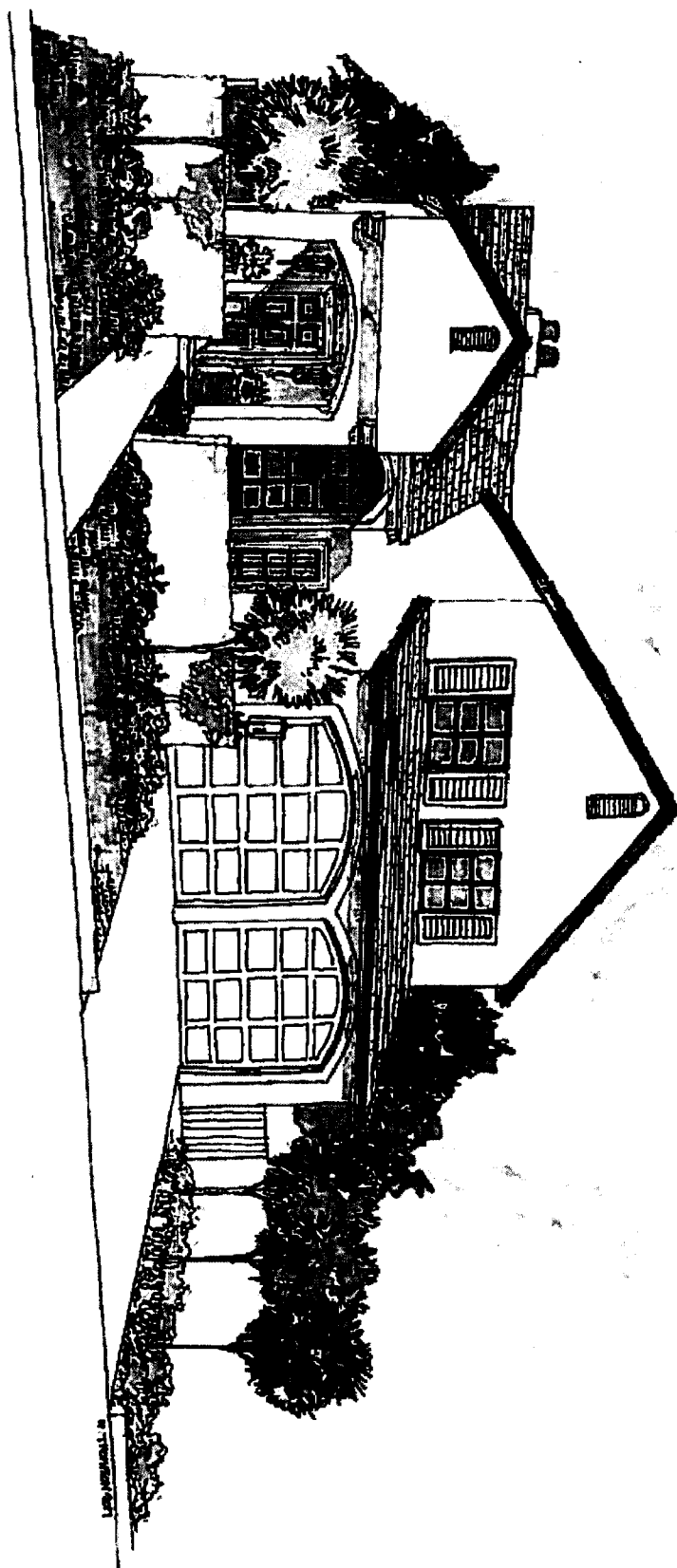
T⁹ ARCHITECTS 2055 SAN JOSE AVE.
FRESNO CA 93711



PLACE d'BEAUMONT - HANFORD CA. PLANB

ELEVATIONS 1 d 2

T² ARCHITECTS 2555 W. SNYDER AVE
FRESNO, CA 93711

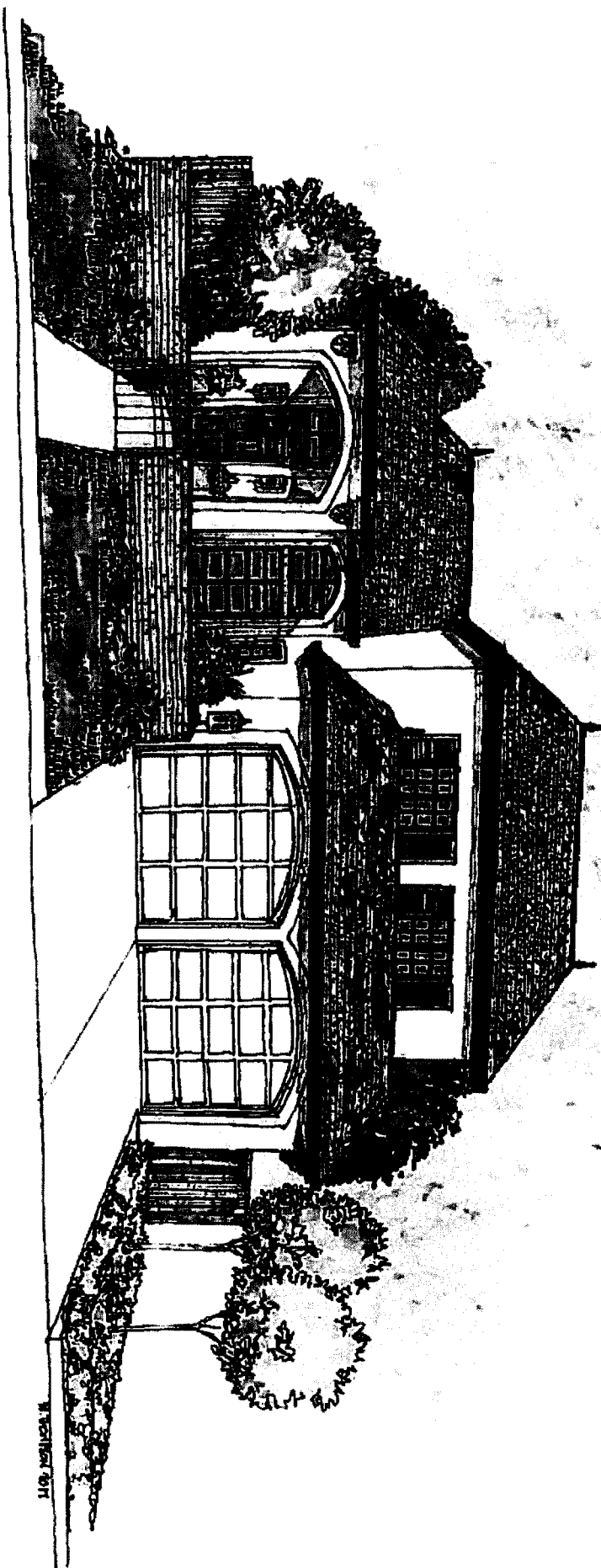


PLACE d'BEAUMONT - HANFORD CA. PLAN C' ELEVATION #1

T² ARCHITECTS 2555 W. 9th AVE.
FRESNO, CA 93711

PLACE d'BEAUMONT HANFORD CA. PLAN C' MANSARD ELEVATION

T² ARCHITECTS 2055 N. SHULDRANE.
FRESNO CA 93711





AGENDA STAFF REPORT

MEETING DATE: 4/28/2020	AGENDA SECTION: 4
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SUBJECT:

TIME EXTENSION 2020-02, a request to extend the life of Tentative Tract 922 for 24 months. The property is located west of Mustang Drive and east of 13th Avenue (APN 009-030-161)

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - Time Extension TT 922
 Resolution No 2020-05
 Attachment 1 - Tentative Tract 922
 Attachment 2 - Original Planning Commission Staff Report
 Attachment 3 - Resolution 18-12-R
 Attachment 4 - Final Map 922 Unit I

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: Tuesday, April 28, 2020

PROJECT: **TIME EXTENSION 2020-02**, a request to extend the life of Tentative Tract 922 Unit II for 24 months.

LOCATION: The property is located west of Mustang Drive and east of 13th Avenue (APN 009-030-161)

PROJECT PLANNER: Gabrielle de Silva, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2020-05, approving Time Extension No. 2020-02.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2020-05, approving Time Extension No. 2020-02.

PROJECT PROPOSAL

Time Extension No. 2020-02 is a request by Lennar Homes of California to extend the life of Tentative Tract Map 922 for 24 months, in order to record the second and final phase of Tract 922. If approved, the time extension would extend the expiration of the project from April 3, 2020 to April 3, 2022.

Tentative Tract Map 922 is attached – **Attachment 1**.

BACKGROUND INFORMATION

On April 3, 2018 the City Council approved Tentative Tract Map 922, filed by Lennar Homes of California, subdividing 49.64 acres into 194 residential lots. Unit II of Tentative Tract 922 is applicable to the property located east of 13th Avenue, west of Mustang Drive (APN 009-030-161).

Note: Typically, tentative tract map approvals are granted by the Planning Commission, however, since the project also involved a rezone, the project was forwarded to the City Council.

The project was evaluated for consistency with the General Plan designation – Low-Density Residential and the zone district – R-L-5 Low-Density Residential. The project is consistent with the General Plan and Zoning Ordinance. A full analysis of Tentative Tract 922 appears in the original Planning Commission staff report – **Attachment 2**, attached for the Commission's review. The City Council approved Tentative Tract 922 for two years, April 3, 2018 to April 3, 2020 under Resolution 18-12-R – attached as **Attachment 3**.

On July 12, 2019, Unit I of Tract 922 was recorded. A copy of the recorded final map is attached – **Attachment 4.**

Figure 1: Land Use – Unit II of TT 922

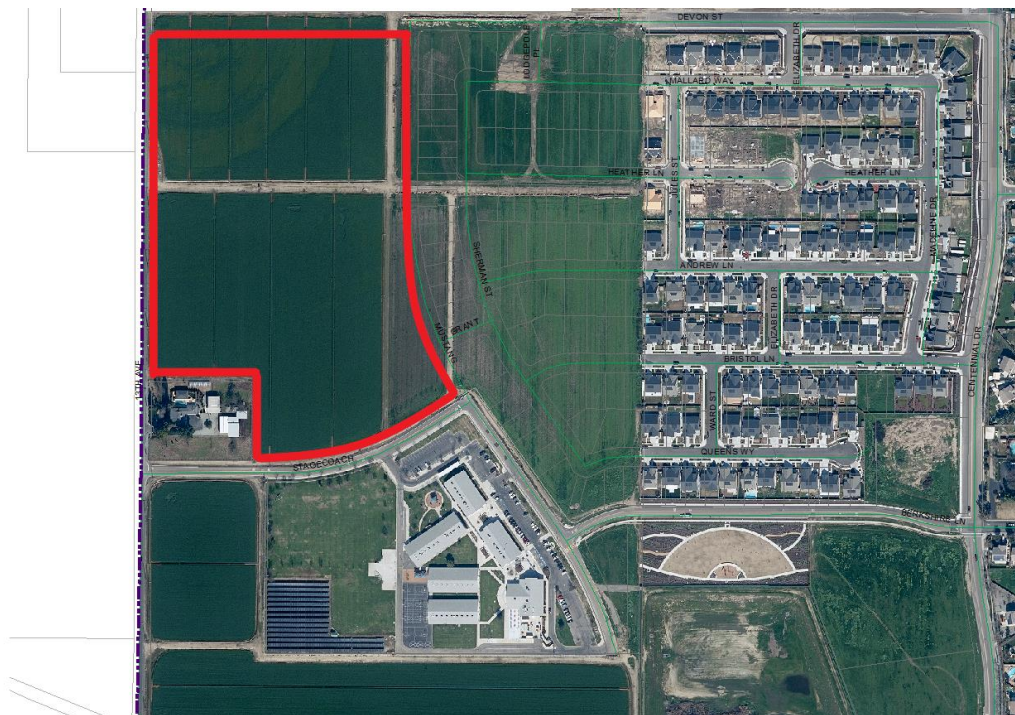


Figure 2: General Plan Designation
Low-Density Residential

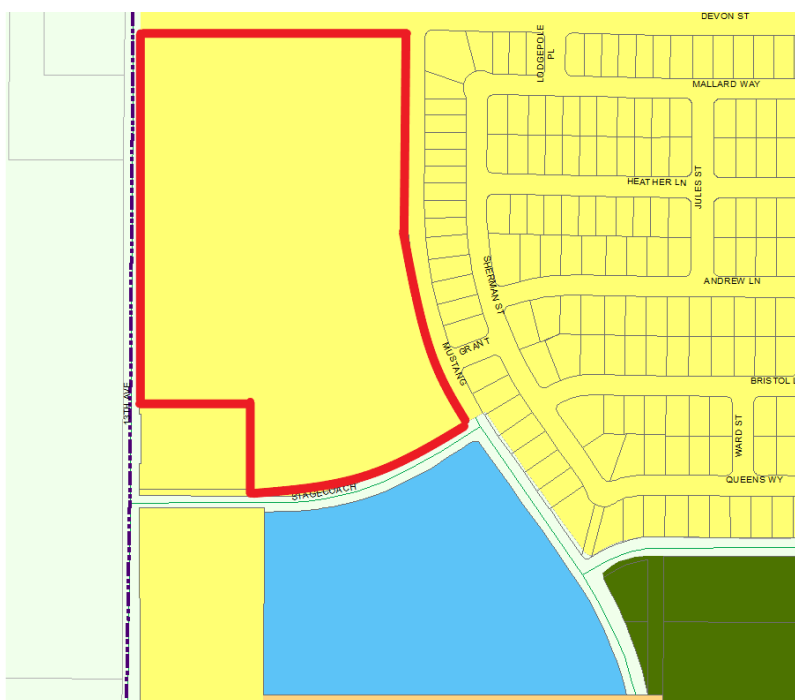
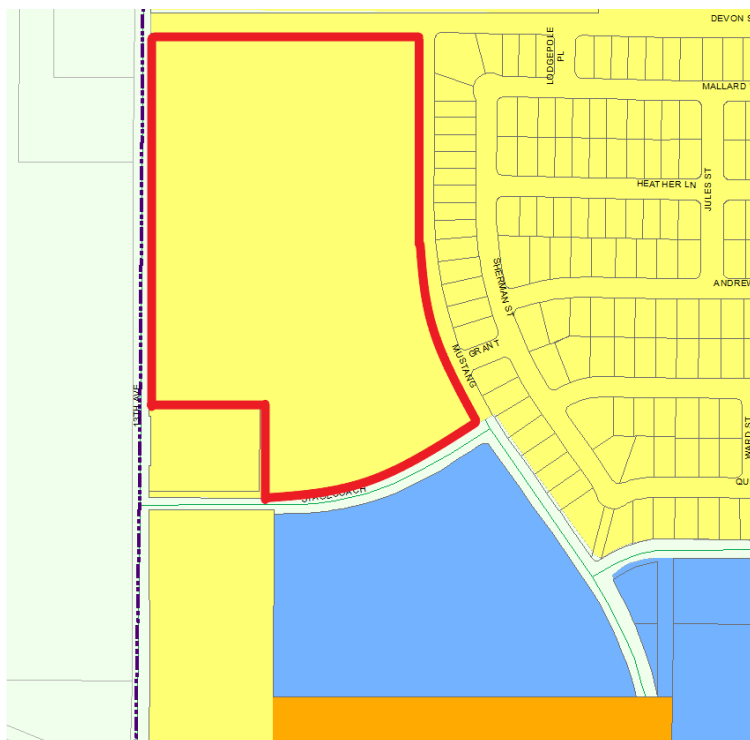


Figure 3: Zoning Designation
R-L-5 Low-Density Residential



PROJECT EVALUATION

Due to the need to record the final phase of Tract 922, the applicant is requesting a 24-month time extension, thus extending the expiration of Tentative Tract 922 from April 3, 2020 to April 3, 2022.

In accordance with Section 16.32.090 of the Subdivision Ordinance, “an approved or conditionally approved vesting tentative map shall expire at the end of the same time period, and shall be subject to the same extensions established by the California Government Code (Section 66452.6), as amended for non-vesting tentative maps. The total of all time extensions for vesting tentative maps shall not exceed three years, except when automatically extended, as provided by California Government Code Section 66452.6, as amended.”

Analysis:

The map is consistent with the current General Plan Designation – Low-Density Residential and the applicable zoning designation – R-L-5 Low-Density Residential. The Planning Commission may grant a total time extension of three years. The map has not been extended previously; therefore, the map is eligible for the 24-month requested extension.

No automatic State map extensions are applicable to this project.

The applicant has been diligent in recording the map and recorded Unit I of Tract 922 on July 12, 2019.

ENVIRONMENTAL ASSESSMENT

Mitigated Negative Declaration No. 2018-03 was adopted for the project on April 3, 2018, certifying that the project would not have a significant adverse impact on the environment with the incorporation of mitigation measures.

CONDITIONS OF APPROVAL

All conditions of the original approval, outlined in Resolution No. 18-12-R, shall apply. Additionally, all new conditions of Resolution No. 2020-05 shall apply, including the increase in impact fees to reflect the City's current fees.

Applicant/Owner

Lennar Homes of California
8080 N. Palm Avenue, Suite 110
Fresno, CA 93711

RESOLUTION NO. 2020-05

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
 APPROVING TIME EXTENSION NO. 2020-02, A REQUEST TO EXTEND THE LIFE OF
 TENTATIVE TRACT 922 FOR 24-MONTHS. THE PROJECT PERTAINS TO PROPERTY
 LOCATED WEST OF MUSTANG DRIVE AND EAST OF 13TH AVENUE (APN 009-030-161).**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on April 28, 2020 by motion of Commissioner _____ seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Time Extension No. 2020-02, filed by Lennar Homes of California, proposing to extend the life of Tentative Tract 922 for 24 months, has been reviewed by the Planning Commission of the City of Hanford as an advisory agency, in accordance with Title 16 of the Hanford Municipal Code;

WHEREAS, the project pertains to property located west of Mustang Drive and east of 13th Avenue (APN 009-030-161); and

WHEREAS, a time extension was requested by the applicant pursuant to City Council Resolution No. 18-12-R and Section 66463.5(c) of the Subdivision Map Act; and

WHEREAS, in accordance with Section 16.32.090 of the Subdivision Ordinance, a vesting tentative map may be extended for a total time of three years, except when automatically extended, as provided by California Government Code Section 66452.6; and

WHEREAS, findings were made pursuant to Section 66474 of the Subdivision Map Act in City Council Resolutions No. 18-12-R; and

THEREFORE, BE IT RESOLVED, that a two-year time extension for Tentative Tract Map 922 be approved, in accordance with the existing conditions in Resolution No. 18-12-R adopted April 3, 2018, and with the addition of the following conditions:

1. That the new expiration date of Tentative Tract Map 924 be April 3, 2022.
2. That all subdivision improvements shall conform to the City of Hanford Construction Standards, Specifications, Ordinances and Policies in effect on the date of the extension approval and shall be subject to fees currently in effect at time of development.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford on April 28, 2020 by the following vote:

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

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

Attachment: Resolution No 2020-05 (Time Extension 2020-02 TT 922)

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 28th day of April, 2020.

Darlene R. Mata, Secretary

VESTING TENTATIVE SUBDIVISION MAP
COUNTY TRACT NO. 922
CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

OWNER
CAL-CLARK FARMS, INC. A CALIFORNIA CORPORATION
P.O. BOX 22185
CARMEL, CA 93922

APPLICANT
LENNAR HOMES OF CALIFORNIA, INC.
8080 N. PALM AVE., SUITE 110
FRESNO, CA 93711

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE APPROVED GOVERNMENT TOWNSHIP PLATS THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER, ALSO BEING THE NORTHWEST CORNER OF PARCEL 1, AS SHOWN ON A MAP RECORDED IN BOOK 16 AT PAGE 15 OF PARCEL MAPS IN THE OFFICE OF THE KINGS COUNTY RECORDER; THENCE NORTH 89° 56' 17" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,582.15 FEET TO THE NORTHEAST CORNER OF PARCEL 2 OF SAID PARCEL MAP 16-15; THENCE SOUTH 0° 21' 52" WEST, ALONG THE EAST LINE OF LAST SAID PARCEL 2 AND PARCEL 4 OF SAID PARCEL MAP, A DISTANCE OF 2,032.96 FEET TO A POINT 17.12 FEET SOUTHERLY OF THE SOUTH LINE OF SAID PARCEL 2; THENCE SOUTH 89° 56' 32" WEST, PARALLEL WITH AND 17.12 FEET SOUTHERLY OF LAST SAID SOUTH LINE, A DISTANCE OF 107.25 FEET; THENCE ON A CURVE TO THE LEFT, CONCAVE WESTERLY IN WHICH THE CENTER POINT BEARS SOUTH 75° 27' 21" WEST, WITH A RADIUS OF 1,166.00 FEET, THROUGH A CENTRAL ANGLE OF 20° 47' 20", AN ARC LENGTH OF 423.07 FEET; THENCE, ON A TANGENT, NORTH 35° 20' 00" WEST, A DISTANCE OF 445.08 FEET; THENCE ON A TANGENT CURVE TO THE LEFT, CONCAVE SOUTHERLY WITH A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 87° 36' 45", AN ARC LENGTH OF 30.58 FEET; THENCE SOUTH 57° 03' 15" WEST, A DISTANCE OF 134.65 FEET; THENCE ON A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHERLY WITH A RADIUS OF 834.00 FEET, THROUGH A CENTRAL ANGLE OF 32° 53' 45", AN ARC LENGTH OF 478.83 FEET; THENCE ON A TANGENT SOUTH 89° 57' 00" WEST, A DISTANCE OF 437.62 FEET TO A POINT 68.00 FEET SOUTHERLY OF THE SOUTH LINE OF A PARCEL AS ADJUSTED PER LOT LINE ADJUSTMENT 03-01 AND RECORDED AS DOCUMENT NO. 0307109, SAID POINT BEING ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 0° 08' 05" EAST, ALONG THE LAST SAID WEST LINE, A DISTANCE OF 68.00 FEET TO THE SOUTHWEST CORNER OF LAST SAID PARCEL; THENCE NORTH 89° 57' 00" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 350.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 0° 08' 05" EAST, PARALLEL WITH AND 350.00 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHWEST QUARTER, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 248.92 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 89° 57' 00" WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 350.00 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 0° 08' 05" EAST, ALONG THE LAST SAID WEST LINE, A DISTANCE OF 1,172.30 FEET TO THE TRUE POINT OF BEGINNING.

GENERAL INFORMATION

EXISTING ZONE R-L-5
PROPOSED ZONE R-L-5
EXISTING USE VACANT
PROPOSED USE RESIDENTIAL
SEWER CITY OF HANFORD
WATER CITY OF HANFORD
STORM DRAIN EXISTING OFF-SITE BASIN
A.P.N. 009-030-147&135
ELECTRIC SCE
GAS GAS COMPANY
TELEPHONE AT&T
CABLE COMCAST

AREA

INTERIOR STREET DEDICATION: 10.91 AC.
EXTERIOR STREET DEDICATION: 5.58 AC.

PHASE I: 24.98 AC.
PHASE II: 24.66 AC.

TOTAL AREA: 49.64 AC.

LOT INFORMATION

	50' LOTS	60' LOTS	TOTAL
PHASE I:	51	44	95
PHASE II:	46	53	99
TOTAL LOTS:	97	+ 97	= 194

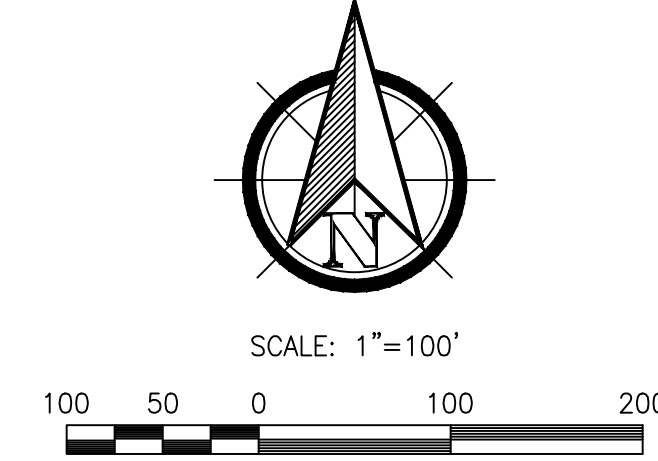
LOTS PER ACRE: 3.89

MINIMUM LOT SIZE: 5,050 S.F. (LOTS 181-185 & 188-192)
MAXIMUM LOT SIZE: 18,307 S.F. (LOT 121)
AVERAGE LOT SIZE: 7,482± S.F.

PER NEW ZONING ORDINANCE MINIMUM LOT WIDTH FOR R-L-5 IS 50' (55' CORNER LOTS)

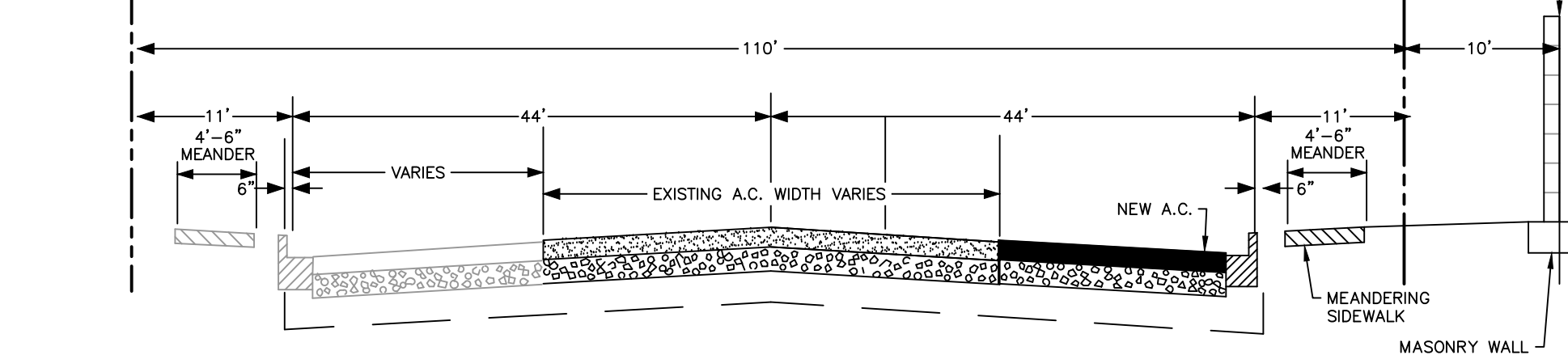
TOPO LEGEND

- C CONCRETE
- CR ASPHALT CROWN
- EP EDGE OF PAVEMENT
- FL FLOW LINE
- INV INVERT
- OG ORIGINAL GROUND
- SDM STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING CONCRETE
- EXISTING PAVEMENT
- EXISTING FENCE POST
- EXISTING IRRIGATION WELL
- EXISTING IRRIGATION STAND PIPE, SIZE AS NOTED
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING TIMBER BARRICADE



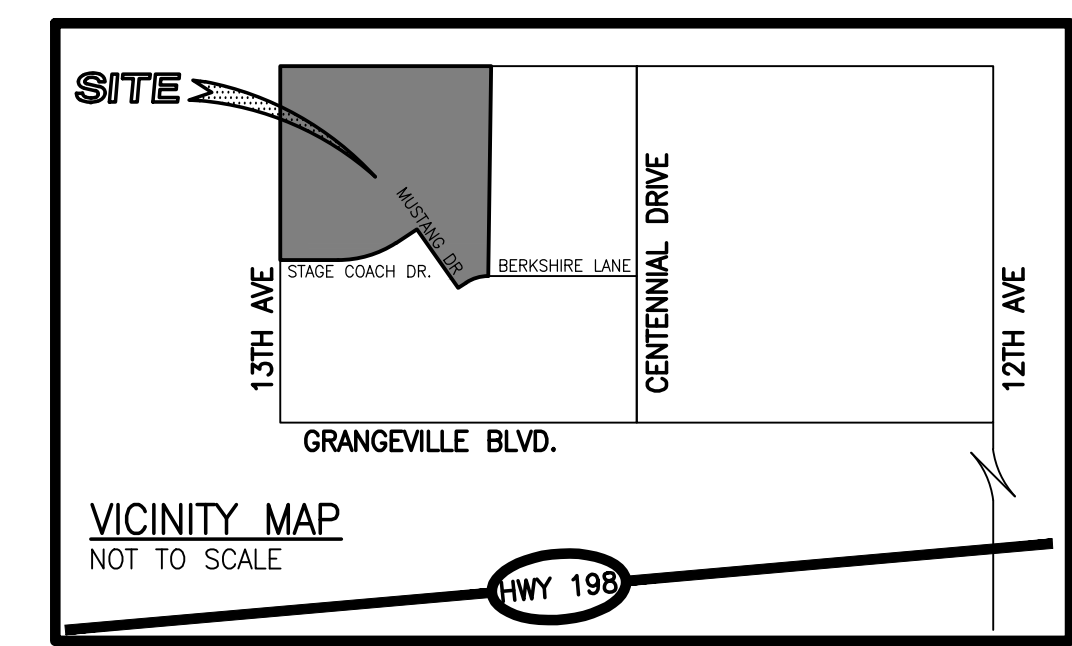
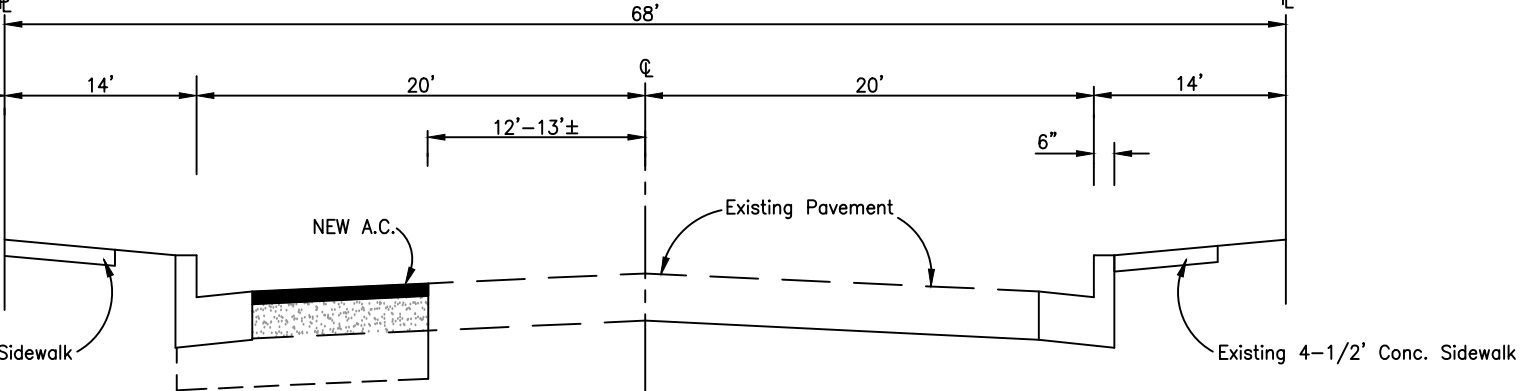
**SECTION A-A
13TH AVENUE**

Not to Scale
Per City Std. ST-18 (Looking North)
ULTIMATE



**SECTION D-D
STAGECOACH & MUSTANG DRIVE**

Not to Scale
Looking Northeast (Per City Std. ST-26)



LENNAR HOMES OF CALIFORNIA, INC.
8080 N. PALM AVE., SUITE 110
FRESNO, CA 93711

TENTATIVE SUBDIVISION MAP
FOR:
LENNAR HOMES OF CALIFORNIA, INC.

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

DRAWN BY: JRJ
CHECKED BY: AD
INDEXED BY:
DATE: 2/12/2018
JOB NO.: 0747222
SHEET: 1 OF 1



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

- PROJECT:** **Rezone No. 2017-04:** A request to rezone approximately 20 acres from R-L-12 Low-Density Residential to R-L-5 Low-Density Residential, in accordance with the General Plan designation for the area, Low-Density Residential.
- Vesting Tentative Tract 922:** A request to subdivide 49.64 acres into 194 residential lots in an area proposed to be zoned R-L-5 Low-Density Residential.
- Mitigated Negative Declaration No. 2018-03:** request 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 north of Stagecoach Drive and Mustang Drive, east of 13th Avenue, and west of Centennial Drive (APN 009-030-135, -145, and -147).
- PLANNER:** Gabrielle de Silva, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission

1. Recommend adoption of Mitigated Negative Declaration No. 2018-03 for the project to the City Council.
2. Adopt Resolution No. 2018-06, recommending approval of Rezone No. 2017-04 to the City Council.
3. Adopt Resolution No. 2018-07, recommending approval of Vesting Tentative Tract 922 to the City Council.

RECOMMENDED MOTION

1. I move to recommend adoption of Mitigated Negative Declaration No. 2018-03 for the project to the City Council.
2. I move to adopt Resolution No. 2018-06, recommending approval of Rezone No. 2017-04 to the City Council.
3. I move to adopt Resolution No. 2018-07, recommending approval of Vesting Tentative Tract 922 to the City Council.

PROJECT DESCRIPTION

Rezone No. 2017-04

The project is a request to rezone approximately 20 acres from R-L-12 Low-Density Residential to R-L-5 Low-Density Residential, in accordance with the General Plan designation for the area, Low-Density Residential.

Vesting Tentative Tract 916

The project is a request to subdivide 49.64 acres into 194 residential lots in an area proposed to be zoned R-L-5 Low-Density Residential.

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

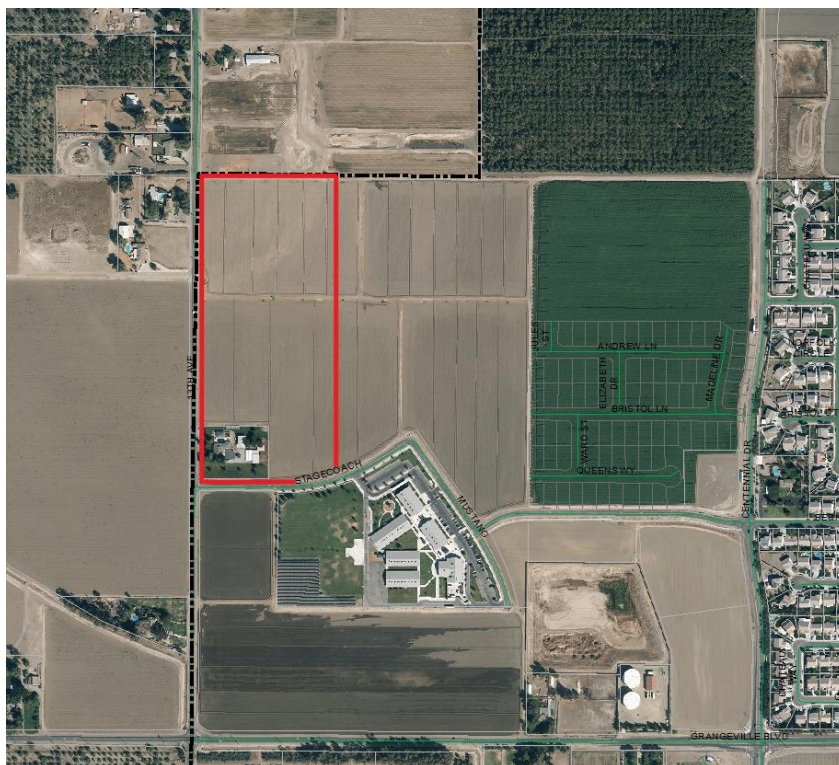
BACKGROUND INFORMATION

Project Location

The project is located north of Stagecoach Drive and Mustang Drive, east of 13th Avenue, west of Centennial Drive.

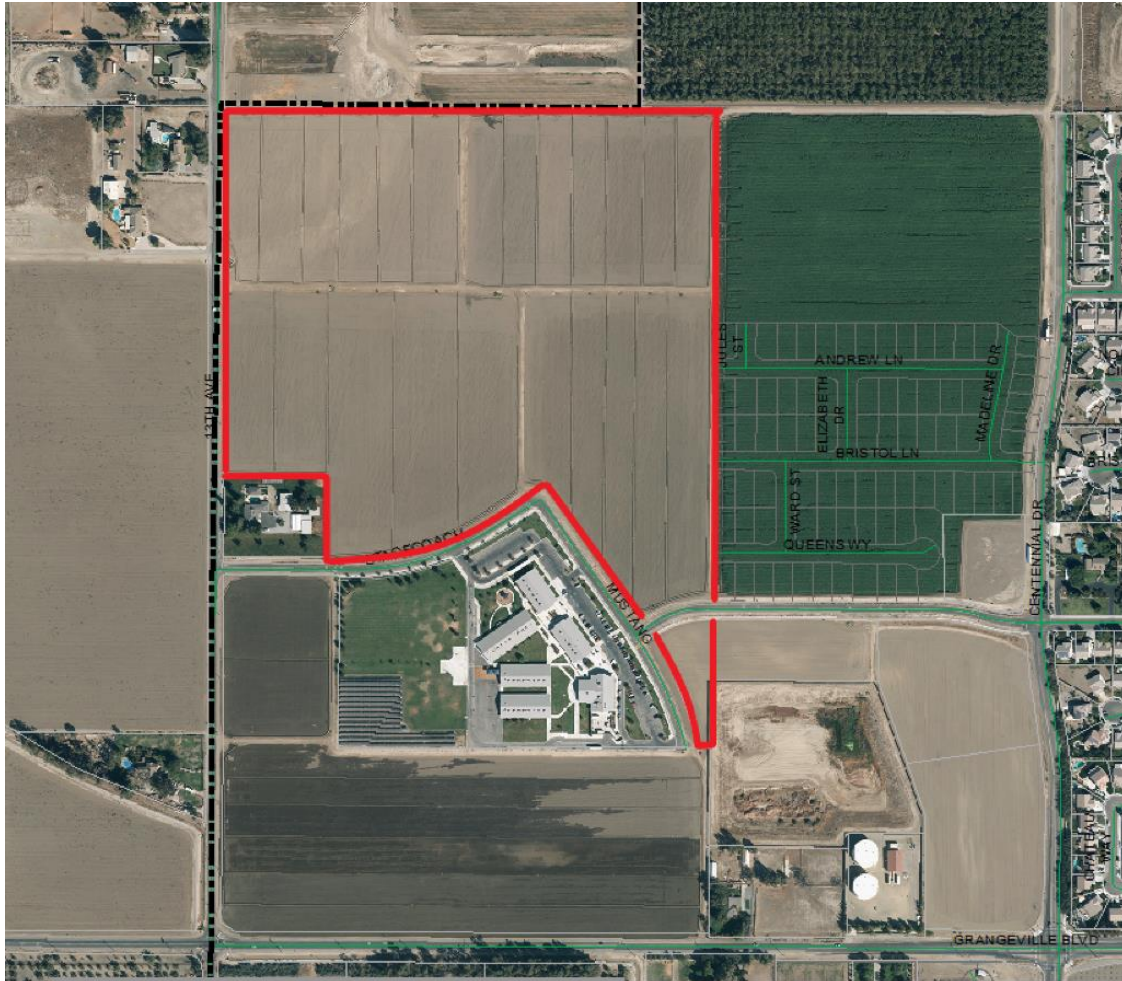
The rezone applies to APN 009-030-145 and a portion of 009-030-147, outlined in red below.

Figure 1 – Aerial
 Rezone No. 2017-04



The vesting tentative tract applies to APN 009-030-135 and -147, outlined in red below.

Figure 2: Aerial
 Vesting Tentative Tract 922



Existing Land Use

The majority of the project area is comprised of vacant land, there is one large-lot residence on APN 009-030-145. Although included in the rezone application, the large lot residence is labeled as “not a part” on the subdivision map.

General Plan and Zoning Designation

The site is designated by the General Plan as Low-Density Residential and Public Facility (Figure 3) and presently zoned R-L-12 Low-Density Residential, R-L-5 Low-Density Residential, and P-F Public Facility (Figure 4). A General Plan designation of Low-Density Residential allows a density range between two and 10 units per acre. 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.

Figure 3: General Plan Designation
 Low-Density Residential and Open Space

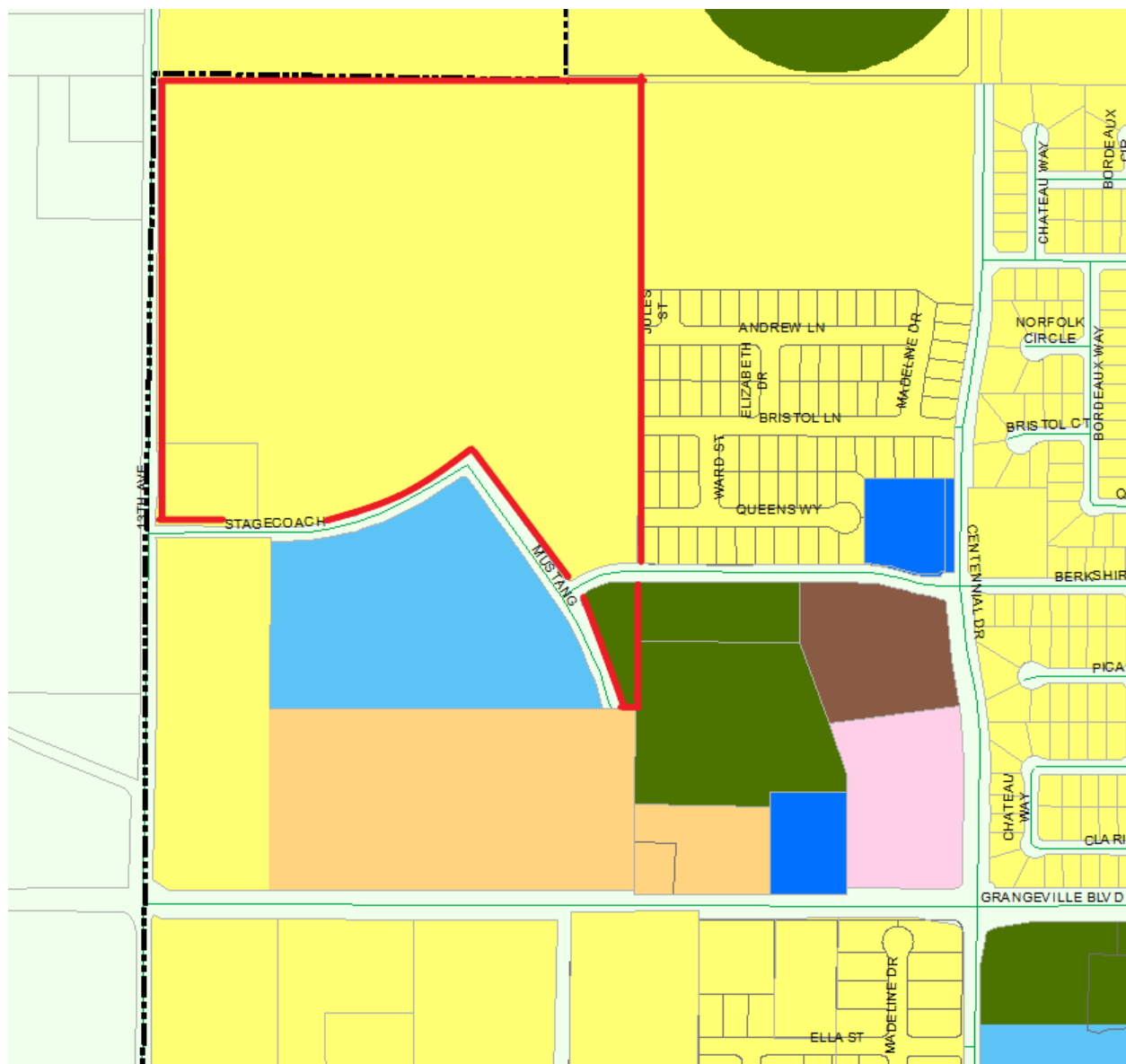
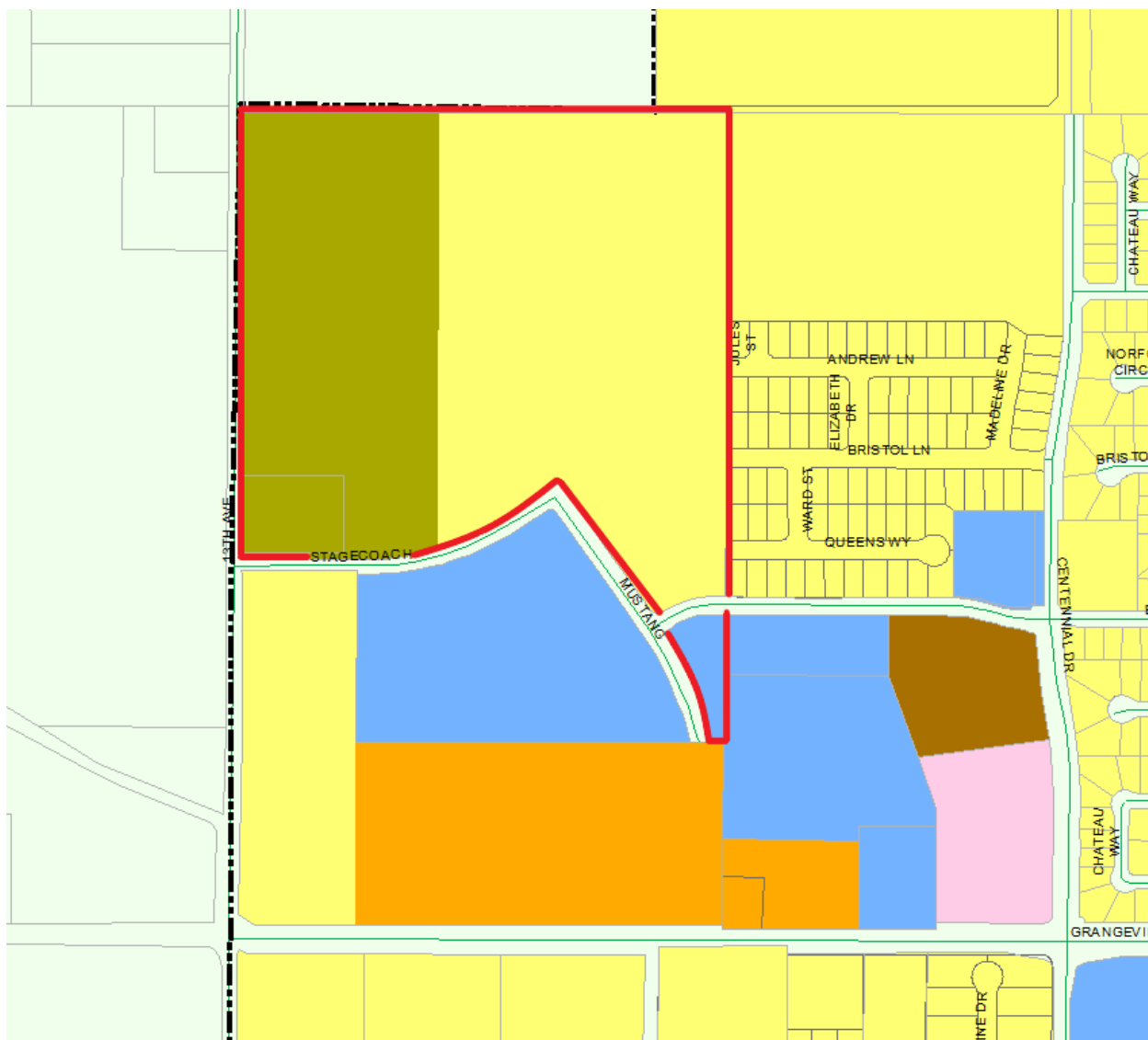


Figure 4: Zoning Designation - R-L-12 and R-L-5 Low-Density Residential and P-F Public Facility
 (Property outlined in red)



Adjacent Land Use and Zoning:

	Land Use	Zoning	General Plan Designation
North:	Vacant and Residential	County AL-10	Low-Density Residential
South:	School	P-F	Public Facility
East:	Residential	R-L-5	Low-Density Residential
West:	Agriculture	County AL-10	Not within GP

Project Description

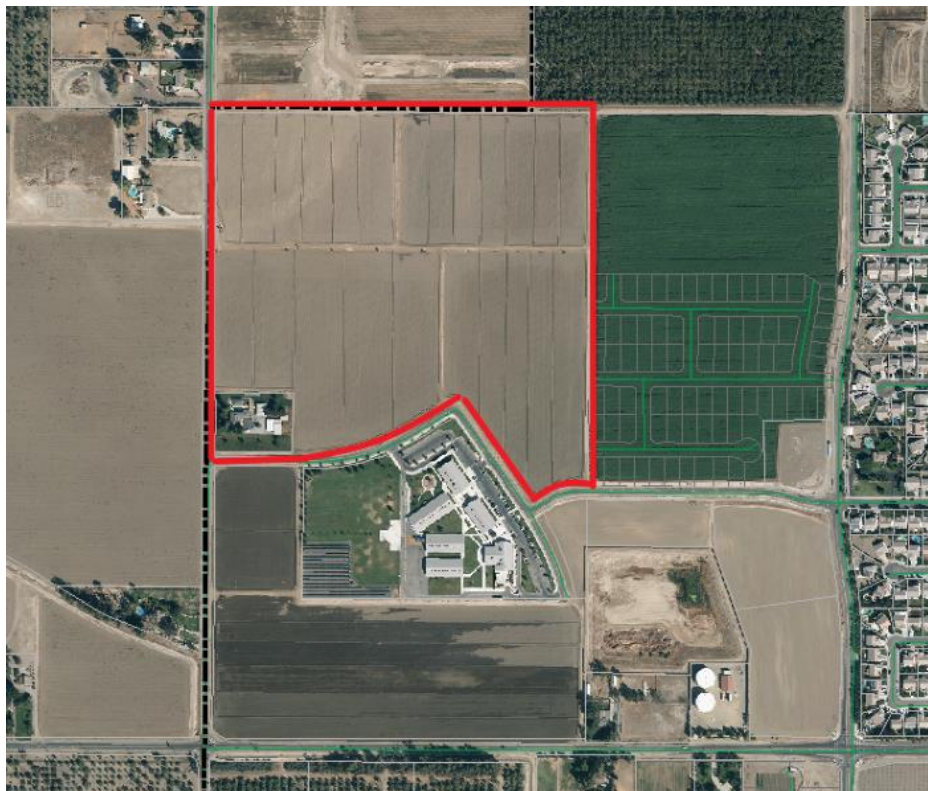
Rezone No. 2017-04

The applicant requests to change the designation on approximately 20 acres from R-L-12 Low-Density Residential to R-L-5 Low-Density Residential, in accordance with the General Plan designation for the area, Low-Density Residential.

Background

Under Annexation No. 151, the area outlined below (Figure 5) was annexed into the City and pre-zoned R-1-6, in accordance with the Low-Density Residential General Plan designation for the area and R-L-12, in accordance with the Very Low-Density Residential designation. Under the previous General Plan, a 1/8-mile Very-Low Density Residential buffer was required along the city limits, in order to provide a transition between the rural County designation and the urban residential designation of the City. With the elimination of the Very-Low Density Residential designation in the General Plan adopted April 24, 2017, it was anticipated, the area's zoning would be reflective of the Low-Density Residential land use designation and be zoned R-L-5 Low-Density Residential. However, due to the timing of the annexation's approval by the Local Area Formation Commission (LAFCO), the General Plan Update maps did not reflect the change in zoning. Annexation No. 151 was approved by LAFCO on March 22, 2017. Unfortunately, changing the map was not feasible, since on March 14, 2017, the Planning Commission had already recommended approval of the General Plan update to the City Council. This rezone request is mostly a clean-up item, due to the timing circumstance.

Figure 5: Aerial of Annexation 151



The property located at APN 009-030-145 and a portion of 009-030-147 are currently zoned R-L-12 Low-Density Residential, in accordance with the General Plan designation for the property, Low-Density Residential.

Figure 6: Current Zoning
 R-L-12 Low-Density Residential

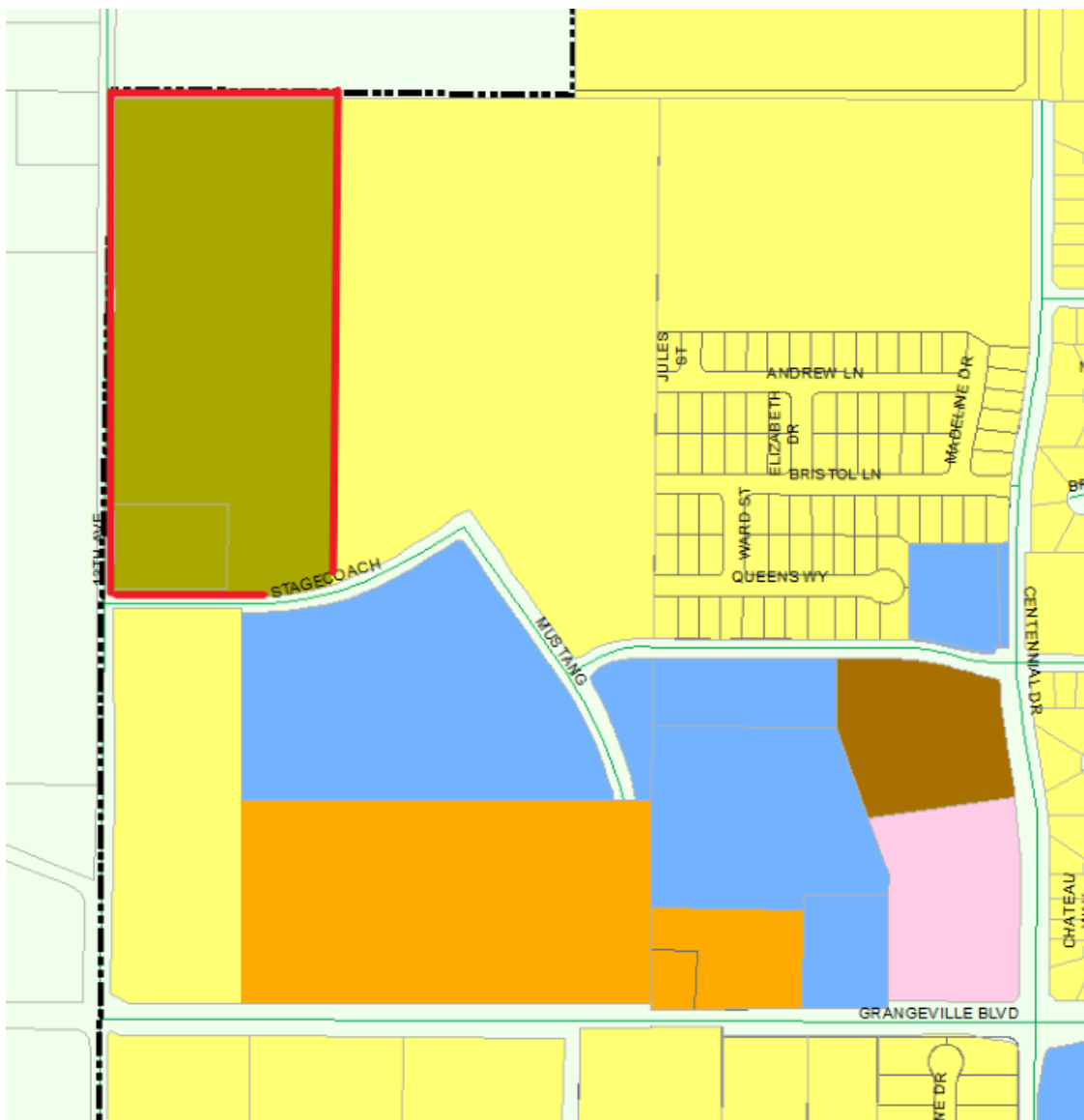
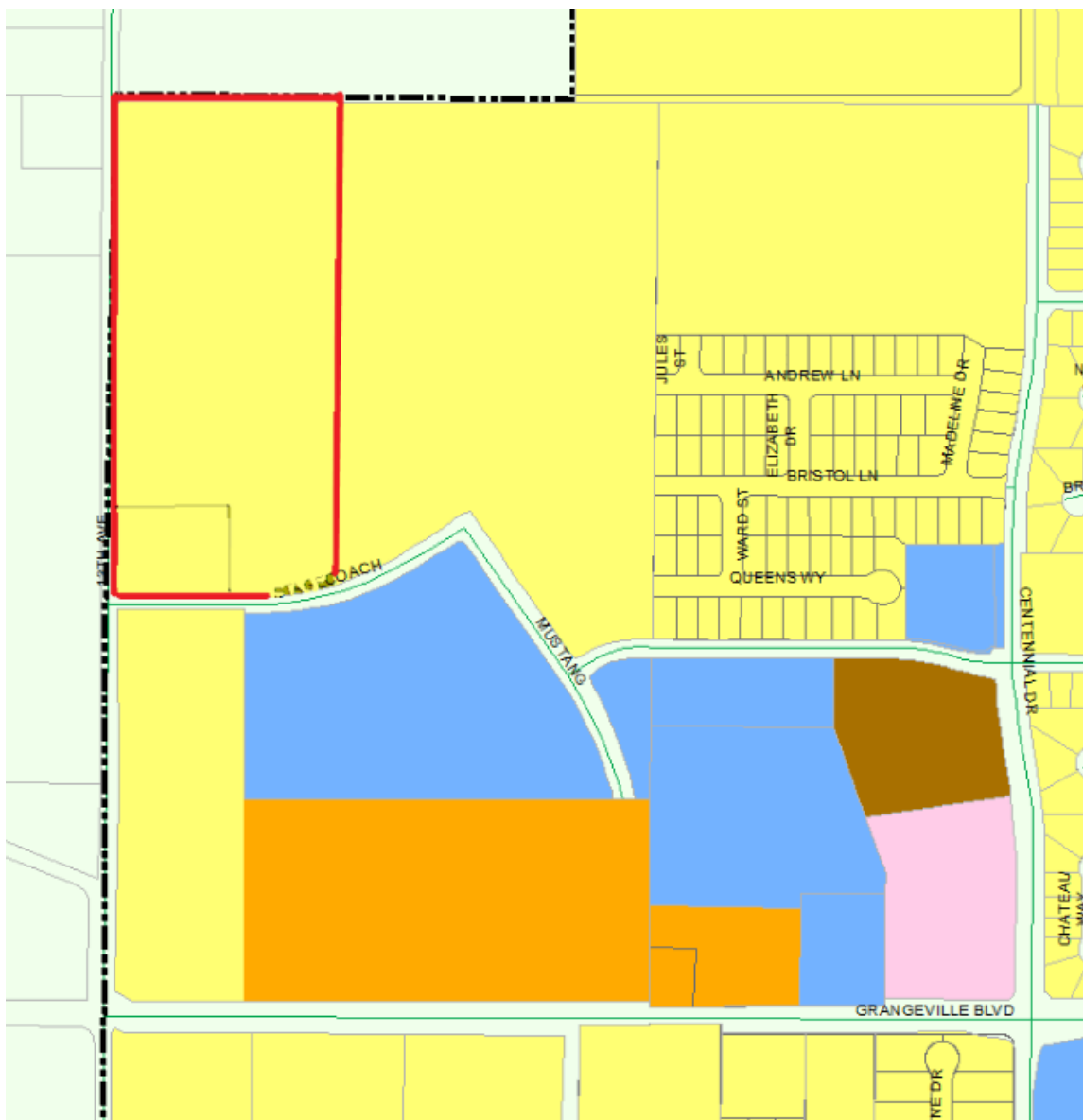


Figure 7: Zoning Proposed under Rezone No. 2017-04
 R-L-5 Low-Density Residential



The rezone of the 20 acres from R-L-12 Low-Density Residential to R-L-5 Low-Density Residential is consistent with the General Plan designation for the property, Low-Density Residential.

The project is consistent with the goals, policies, and objectives of the General Plan, specifically, the following sections:

Goal L8: Provide a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options.

Goal L9: Provide distinctive neighborhoods that preserve and enhance the quality of life for residents.

Policy L18 Compatibility with Surrounding Neighborhoods

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

Policy L19 Minimum and Maximum Residential Densities

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

Policy L27 Mix of Densities in Neighborhoods

Encourage mixing of residential densities and lot sizes within neighborhoods.

Policy L29: Agriculture

Recognize the right of agriculture to exist and continue to operate in proximity to the new residential development on the fringes of the city. Deed restrictions may be required which inform future residents of the right of agriculture to continue within the limits of the law without interference or protest from nearby property owners.

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

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

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

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

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

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

Vesting Tentative Tract 922:

The project is a request to subdivide 49.64 acres into 194 residential lots in in an area proposed to be zoned R-L-5 Low-Density Residential.

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

Project applicable to: APN 009-030-147 and 009-030-135

Total Area: 49.64 acres

Number of Lots: 194 residential lots

Number of Dwelling Units: 194

Units per acre: 3.89 units per acre

Potential population increase: 3.11 persons per household x 194 households = 603 persons

Lot Sizes

Smallest	Largest	Average	Required in R-L-5
5,050 sq. ft.	18,307 sq. ft.	7,482 sq. ft.	5,000 sq. ft.

All proposed lots meet or exceed minimum depth, width, and area requirements of the R-L-5 Low-Density Residential Zone District.

Lot Area

The tentative tract features lots which meet and exceed the standard lot size of the R-L-5 Low-Density Residential zone district, which is 5,000 square feet. The smallest lot in the subdivision is 5,050 square feet. The average lot size is 7,482 square feet.

Density

The density of the subdivision is 3.89 units per acre, which is within the allowable density range prescribed by the General Plan for the Low-Density Residential zone district, which is between two and 10 units per acre.

Lot Frontage

All lots within the subdivision meet and exceed the required 40 feet of lot frontage minimum in the R-L-5 Low-Density Residential zone district. The majority of lots in the subdivision have between 50 and 60 feet of lot frontage.

Lot Width and Depth

In the R-L-5 Low-Density Residential zone district, the minimum lot width is 50 feet for interior lots and 60 feet for corner lots. The applicant's proposal meets the requirement, with the majority of lots between 50 and 60 feet wide. In the R-L-5 Low-Density Residential zone district, the minimum lot depth is 90 feet. The applicant meets the required depth for all lots.

Streets/Circulation

Street improvements include the following:

- Construction of residential streets within the subdivision to City Street Standard ST-32;
- Development of 13th Avenue as a major arterial in conformance to City Street Standard ST-17 and ST-18;

- Development of Devon Street as a major collector, in conformance with City Standards ST-17 and ST-23;
- Development of North Mustang Drive as a collect, in conformance with City Standards ST-17 and ST-26;
- Construction of the north side of West Stagecoach Drive as a minor collector street, in conformance with City Standard ST-17 and ST-26;
- Construction of West Berkshire Lane as a minor collector street, in conformance with City Standard ST-17 and ST 26;

Backup Parkway Improvements

The developer will design and construct a minimum six-foot high decorative masonry block wall and landscaping/irrigation system improvements along the development frontages 13th Avenue, Devon Street, West Stagecoach Drive, North Mustang Drive, and West Berkshire Lane for lots backing onto said streets.

Sewer Improvements

The developer's engineer will provide a sanitary sewer master plan, complete with calculations for the entire subdivision prior to recording a subdivision final map for the development. The developer will extend the existing sewer within West Stagecoach Drive to 13th Avenue.

Storm Drainage Improvements

The developer's engineer will provide a storm drainage master plan, complete with calculations for the entire subdivision prior to recording a subdivision final map for the development. All drainage from the subdivision will be retained in the retention basin shown on the subdivision map. The basin expansion will be required to be constructed in conformance with City Standards and the entrance to the basin will be relocated to North Mustang Drive.

Water System

The developer's engineer will provide a Water System Master Plan, complete with calculations for the entire subdivision, prior to recording a subdivision final map for the development. A minimum 12-inch diameter water main and appurtenances will be required to be extended within the future alignment of North Mustang Drive, from West Stagecoach Drive to Devon Street, and within Devon Street, from the eastern limits of the subdivision to 13th Avenue, and within 13th Avenue, from West Stagecoach Drive to Devon Street. The developer will be required to extend existing water within West Stagecoach Drive to 13th Avenue.

Easements and Dedications

All easements will be designated on the final subdivision map, as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Utilities and Engineering Division. A 10-foot utility and landscape easement will be provided along 13th Avenue, Devon Street, North Mustang Drive, West

Stagecoach Drive, and West Berkshire Lane. A six-foot public utility and landscape easement will be provided along all residential streets.

FINDINGS FOR APPROVAL

Rezone No. 2017-04

Pursuant to Section 17.86.030, before a zone change may be approved, all of the following findings shall be made by the reviewing authority:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and this title;

Analysis: That Rezone No. 2017-04 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistency with Goal L8 and L9, Policy L18, L19, L27, L29, L31, L32, and L33.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community;

Analysis: That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Department, and other involved departments. Any mitigation required for public health and safety were applied to the proposal and required in the mitigation monitoring and reporting program.

3. That the amendment would maintain the appropriate balance of land uses within the City;

Analysis: That the rezone is consistent with the General Plan, for which the land use balance was evaluated and established. The rezone of the property from R-L-12 Low-Density Residential to R-L-5 Low-Density Residential is consistent with the General Plan designation for the area, Low-Density Residential.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding land uses.

Analysis: That the R-L-5 Low-Density Residential zoning proposed would be compatible with the existing surrounding R-L-5 Low-Density Residential zones surrounding the property to the east and south and the AL-10 Limited Agricultural 10 district to the north and west. As a mitigation measure, the property located at APN 009-030-147, to be developed under Vesting Tentative Tract 922, is required to have a right-to-farm provision recorded with the recording of the final subdivision map(s) to ensure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.

Tentative Tract Map 922:

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

1. Consistency Finding:

ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District, which is 5,000 square feet. The minimum lot size within the subdivision is 5,050 square feet. The average lot size is 7,482 square feet.

2. Design Finding:

ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District, which is 5,000 square feet. The minimum lot size within the subdivision is 5,050 square feet. The average lot size is 7,482 square feet.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for low-density residential-type development, proposed under Vesting Tentative Tract 922, in accordance with the General Plan and Zoning designation for the property, R-L-5 Low-Density Residential development.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and 10 units per acre. The project has a density of 3.89 dwelling units per acre.

5. Environmental Finding:

ANALYSIS: That an initial study/environmental assessment 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. 2018-03 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2018-03, and mitigation measures required of development are attached as **Exhibit B**.

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Tentative Tract 922 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.

ENVIRONMENTAL ASSESSMENT

That an initial study/environmental assessment 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. 2018-03 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2018-03, and mitigation measures required of development are attached as **Exhibit B**.

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. Comments were received from the following agencies:

1. Kings County Community Development Agency, Planning Division
2. Department of Public Health, Division of Environmental Health Services
3. San Joaquin Valley Air Pollution Control District

Responses to comments are addressed within the initial study and are as follows:

Kings County Community Development Agency, Planning Division

During pre-consultation, Alex Hernandez, of the Kings County Community Development Agency, Planning Division, provided the following, "The properties involved in the project are within the City of Hanford and borders the unincorporated area of Kings County, to the North and the West of the subject properties, the zoning is Limited Agricultural (AL-10).

The Kings County Board of Supervisors has adopted a "Right to Farm" Ordinance, which among the other things declares that normal and usual farming operations and activities are not a nuisance. The ordinance requires that in unincorporated areas, activities such as rezoning, land divisions, zoning permits, building permits (for new residences), and transfers of property must be accompanied by recording a notice and disclosure statement. A copy of the County's "Right to Farm" Ordinance, which applies to the unincorporated area of the County is provided for your information.

Neighboring residents should be prepared for the inherent and potential inconveniences and discomforts often associated with normal and usual agricultural activities and operations. They should also be aware that the County will not take any nuisance abatement actions against any normal and usual farming operations." The letter is attached to this initial study.

Analysis: As a mitigation measure, the developer is required to record a right-to-farm provision with the recording of the final subdivision map(s) 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.

Department of Public Health, Division of Environmental Health Services

During pre-consultation, Troy Hommerding, of the Kings County Department of Public Health provided the following:

- a) *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.
- b) If hazardous materials at or above threshold reporting quantities (55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a gas) will be kept on site during the construction phase, a Hazardous Materials Business Plan must be filed online at <http://cers.calepa.ca.gov> within 30 days of beginning operations. Hazardous materials are broadly defined, and include fuel, lubricants, antifreeze, motor vehicle batteries, welding gases, paints, solvents, glues, agricultural chemicals, etc. Please contact our office if you require assistance with the online registration process.
- c) Any quantities of hazardous wastes generated by the construction operation must be managed in accordance with Federal, State, and local laws and regulations. Hazardous wastes cannot be disposed of into the municipal waste stream or onsite sewage disposal system. The owner/operator must contact our office at with any questions regarding proper management and reporting of hazardous wastes, such as waste oil/filters, associated with this operation.

Analysis: As a mitigation measure, 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.

San Joaquin Valley Air Pollution Control District

Pre-consultation was received from the San Joaquin Valley Air Pollution Control District on February 15, 2018, through use of CEQA Connected, which is a web-based system designed to assist state and local agencies to streamline the CEQA commenting process during the early consultation, CEQA Connected provides comments related to air quality impacts, potential rules and regulations, and potential air quality improvements/mitigation measures based on the project description. Through CEQA Connected, an official comment letter was provided after inputting the project information. Comments were provided, as follows:

“The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of single family with a total of 194 dwelling units (Project), located at The project is located north of Mustang Drive and Stagecoach Drive and east of 13th Avenue (APN 009-030-145, -147 and 009-370-145) in Hanford, CA.

The District offers the following comments:

1. Significance Impact for Annual Criteria Pollutants 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 microns 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) - At full build-out, the Project will be equal to or exceed 50 residential dwelling units. Therefore, the District concludes that the Project is subject to District Rule 9510. 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 mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees 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>.
3. 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
4. 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 to 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 e-mail SBA@valleyair.org. Current District rules can be found online at the District's website at: www.valleyair.org/rules/1ruleslist.htm.
5. 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/cegaconnected/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 improved 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 with 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/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly $\frac{1}{4}$ mile from stop to edge of development), and/or
 - A rail station located within a 20 minute walk (or roughly $\frac{1}{2}$ 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 increases 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.

Analysis: the following conditions are incorporated as mitigation measures in order to address the comments provided by the San Joaquin Valley Air Pollution Control District.

MM Air Quality 1: That the applicant complies with the SJVAPCDC Air Quality Plan and obtains any necessary permits through the SJVAPCD.

MM Air Quality 2: The project proponent is 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.

MM Air Quality 3: The project is subject to District Rule 9510, which is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. The applicant is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.

PUBLIC COMMENTS

Noticing of the project was published in the newspaper on February 16, 2018 and mailed to property owners within 500 feet of the project site on February 15, 2018. The initial study and notice of intent to adopt a mitigated negative declaration was made available to the public for a 20-day comment period, from February 16, 2018 to March 8, 2018. No public comments have been received, as of the date of the preparation of this staff report.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend adoption of Mitigated Negative Declaration No. 2018-03 for the project to the City Council.
2. Adopt Resolution No. 2018-06, recommending approval of Rezone No. 2017-04 to the City Council.
3. Adopt Resolution No. 2018-07, recommending approval of Vesting Tentative Tract 922 to the City Council.

RESOLUTION NO. 18-12-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING VESTING TENTATIVE TRACT 922, A REQUEST TO SUBDIVIDE 49.64 ACRES INTO 194 RESIDENTIAL LOTS IN AN AREA PROPOSED TO BE ZONED R-L-5 LOW-DENSITY RESIDENTIAL. THE PROJECT IS LOCATED EAST OF 13TH AVENUE, NORTH OF STAGECOACH DRIVE, AND NORTH OF MUSTANG DRIVE (APN 009-030-147 AND 009-030-135).

At a regular meeting of the City Council of the City of Hanford, duly called to order and held on April 3, 2018, at 7:00 p.m., it was moved by Council Member Mendes, and seconded by Council Member Sorensen, and duly carried that the following resolution be adopted:

WHEREAS, Vesting Tentative Tract 922, filed by Lennar Central Valley, a request to subdivide approximately 49.64 acres into 194 residential lots in an area proposed to be zoned R-L-5 Low-Density Residential, as shown in attached Exhibit A. The project is located east of 13th Avenue, north of Stagecoach Drive and north of Mustang Drive (APN 009-030-0147 and 009-030-135); and

WHEREAS, the proposed tentative tract map was presented to the Planning Commission of the City of Hanford; and

WHEREAS, the City of Hanford Planning Commission, at its regularly scheduled meeting on March 13, 2018, held a public hearing and received testimony and evidence for and against the proposed tentative tract map. After closing the public hearings, the Planning Commission, by resolution, recommended that the City Council of the City of Hanford approve Vesting Tentative Tract Map 922; and

WHEREAS, the City Council of the City of Hanford, at its regularly scheduled meeting on April 3, 2018, held a public hearing and received testimony and evidence regarding proposed Vesting Tentative Tract 922; and

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

Attachment: Attachment 3 - Resolution 18-12-R (Time Extension 2020-02 TT 922)

WHEREAS, the City Council of the City of Hanford finds that no significant environmental impacts would result from the proposed project with the incorporation of mitigations, as presented in the Mitigation Monitoring and Reporting Program, attached as Exhibit B; and

WHEREAS, Mitigated Negative Declaration No.2018-03 was prepared and adopted; and

WHEREAS, on the basis of the application for the vesting tentative tract map, the documentation and information provided in the staff report, and the evidence and testimony submitted at the public hearing, the City Council of the City of Hanford hereby makes the following findings, in accordance with Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act:

1. Consistency Finding:

ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District, which is 5,000 square feet. The minimum lot size within the subdivision is 5,050 square feet. The average lot size is 7,482 square feet.

2. Design Finding:

ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District, which is 5,000 square feet. The minimum lot size within the subdivision is 5,050 square feet. The average lot size is 7,482 square feet.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for low-density residential-type development, proposed under Vesting Tentative Tract 922, in accordance with the General Plan and Zoning designation for the property, R-L-5 Low-Density Residential development.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and 10 units per acre. The project has a density of 3.89 dwelling units per acre.

5. Environmental Finding:

ANALYSIS: That an initial study/environmental assessment 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. 2018-03 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 for Tentative Tract 922 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

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

THEREFORE, BE IT RESOLVED that Vesting Tentative Tract 922 be approved subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the City Attorney: (559) 584-6656

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

Defense and Indemnification Provisions:

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.

PLANNING DEPARTMENT

Contact Associate Planner Gabrielle de Silva (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 Vesting Tentative Tract 922 be developed consistent with the approved tentative tract map, attached as **Exhibit A**.
- ☒ That the tentative tract is subject to the mitigations cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit B**.

Zoning:

- ☒ That all requirements of the R-L-5 Low-Density Residential district shall apply.

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.

Coverage (Section 17.10.060)

- ☒ That the maximum overage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.

Building Setback Area (Section 17.10.070)

- ☒ That no structure shall be placed within a building setback area.
- ☒ The front building setback area shall be 15 feet from the front lot line for livable space and 20 feet for garages, carports, and other non-livable building space.
- ☒ That the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet.

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

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

Distance between Structures (Section 17.10.080)

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

Height of Structures (Section 17.10.090)

☒ The maximum structure height shall be 35 feet.

Driveways (Section 17.10.110)

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

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

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

Usable Open Space (Section 17.10.150)

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

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

Environmental Requirements:

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

Noise:

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

Rooftop Equipment HMC Section 17.50.100

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

ENGINEERING DIVISION

Contact Assistant Engineer Samantha Long at (559)585-2556

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

Maps and Plans:

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

Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Utilities and Engineer Department.
2. That all easements for irrigation ditches and / or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.
3. That all proposed landscape/public utility easements, located as shown on the tentative subdivision map, shall be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement shall meet or exceed the following minimum widths:

- a.) 13th Ave– Ten feet
- b.) Devon Street – Ten feet
- c.) N. Mustang Drive – Ten feet
- d.) W. Stagecoach Drive – Ten feet
- e.) W. Berkshire Lane – Ten feet
- f.) All residential streets – Six feet

Dedications:

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.
2. That all proposed landscape public utility easements, located as shown on the tentative subdivision map shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map, unless modified herein.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.
2. That all access shall be restricted from lots at the property lines backing onto 13th Ave, Devon Street, W. Stagecoach Drive, N. Mustang Drive, and W. Berkshire Lane shall be indicated on the subdivision final map.

Street Improvements:

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

2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following:
 - a. 13th Ave shall be developed as an major arterial street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST-17 and ST-18 and as follows:
 1. Traffic index used for the design of street structural section shall be a minimum of 10.0.
 2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of 13th Avenue, from W. Stagecoach Drive to the northern limits of subdivision, concurrent with the submittal of development improvement plans. Reconstruction of 13th Avenue between W. Stagecoach Drive and the north boundary of subdivision (or another form of mitigation as approved by the City Engineer) will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, half width street construction on the east side of 13th Avenue, including pavement reconstruction of existing roadway if applicable, plus a 16 foot wide concrete curbed and landscaped raised median with a protected southbound left turn lane at Devon Street and Stagecoach Drive, and a minimum 12 foot Southbound travel lane and a 4 foot paved shoulder west of the median, including pavement reconstruction of roadway if applicable, and all street signing, striping and transition paving as required.
 - b. Devon Street shall be developed as a major collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:
 1. Traffic index used for the design of street structural section shall be a minimum of 8.0.
 2. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, half width street construction south of the centerline, plus a 12 foot westbound travel lane and 4 foot paved shoulder north of the centerline, including pavement

reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. (Raised median island not required).

3. A left-hand turn pocket will be required for southbound traffic to Devon Street.
- c. N. Mustang Drive shall be developed as a collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-26, and as follows:
 1. Traffic index used for the design of street structural section shall be a minimum of 7.0.
 2. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, street paving, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required.
- d. Construction of the north side of W. Stagecoach Drive shall be completed in conformance with City Standards ST-17 and ST-26 as a "Minor Collector Street" from N. Mustang Drive to the west boundary of the subdivision. A left-hand turn pocket will be required for southbound traffic to W. Stagecoach Drive.
- e. Construction of the W. Berkshire Lane shall be completed in conformance with City Standards ST-17 and ST-26 as a "Minor Collector Street" from east boundary of the subdivision to N. Mustang Drive.
1. 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.
2. That a traffic signal be installed at the intersection of 13th Ave and Devon Street at the time of the construction of the development unless a focused traffic study is conducted and the analysis determines that the traffic signal does not to meet the required warrants with the development of the subdivision. *Based on the findings identified in the project Traffic Signal Warrant Study prepared by the firm of Peter's Engineering Group, a traffic signal will not be required to be installed at the intersection of 13th Avenue and Devon Street with the development of the subdivision.*

3. That the developer shall attempt to acquire additional street right-of-way along the "Existing Residence" frontage and make street improvements. City to reimburse for offsite right-of-way and improvement cost.
4. That development is subject to a transportation mitigation impact fee as required by City Municipal Code section 15.48 and any revisions thereof. Developer shall be entitled to a credit towards their development impact fee for permanent street improvements constructed by developer within 13th Ave, consisting of curb & gutter, street striping, signing and street paving from gutter lip to edge of the existing 13th Ave street sections. If applicable, developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing 13th Ave street section. Transitional paving improvements beyond the development limits, that are not considered to be a permanent improvements and the reconstruction of the existing 13th Ave street section, if required, will not be subject to a credit. Developer shall submit competitive bid proposals to substantiate the cost of reimbursable items for City Public Utilities and Engineer Department review and approval prior to beginning construction. All documentation materials submitted for reimbursement consideration shall be well organized and tabulated for convenient reference by Public Utilities and Engineer' staff. Improvement quantities and costs proposed for reimbursement must be clearly identified in the documentation provided, and not combined or aggregated with non-reimbursable subdivision improvement costs. Appropriate graphic exhibits referenced to the subdivision improvement plans shall also be provided as needed to facilitate the reimbursement review process.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of 13th Avenue, Devon Street, W. Stagecoach Drive, N. Mustang Drive, and W. Berkshire Lane for lots backing onto said streets:
 - a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be

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

- b. A 4 1/2 foot wide meandering detached sidewalk along the development frontages of 13th Avenue, Devon Street, W. Stagecoach Drive, N. Mustang Drive, and W. Berkshire Lane.
 - c. Landscaping and irrigation system improvements along the development frontages of 13th Avenue, Devon Street, W. Stagecoach Drive, N. Mustang Drive, and W. Berkshire Lane. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Utilities and Engineer, Parks & Recreation, and Community Development Departments.
2. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.
 3. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.
 4. That a covenant including each residential lot within the subdivision and requiring care and maintenance of local street park strip landscape improvements along the individual lot frontage(s) by the homeowners thereof shall be recorded concurrent with the final map.

Neighborhood Park Improvements:

1. That the developer shall consult with City Parks & Recreation and Utilities and Engineering staff prior to the design and construction of park facility improvements. The design and construction of park facility improvements shall be concurrent with the first phase of development. Park improvements shall include, but may not be limited to: Recreational areas, decorative landscaping and irrigation system improvements, drinking fountains, park benches, decorative security lights and trash receptacles. The developer shall retain the services of a licensed landscape architect to design all park facility improvements.

2. That the development is subject to a park development mitigation impact fee as required by City Municipal Code Section 15.44 and any revisions thereof. Developer shall be entitled to a credit towards the subdivision park impact fee obligation for all park improvements constructed by the developer in accordance with the Municipal Code. Developer shall submit competitive bid cost proposals to substantiate cost for reimbursable items for City Public Utilities and Engineering department review and approval prior to beginning construction. Reimbursement for park land acquisition costs shall be determined based upon the market value of the property at the time of filing the tentative subdivision map with the city as per Section 66480 of the Subdivision Map Act.

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for City 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 sewer within W. Stagecoach to 13th Ave.
3. That the developer may be entitled to a refund for sewer main over-sizing in accordance with City Municipal Code Section 13.08. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Utilities and Engineering Department for review and approval. The developer shall submit competitive bid proposals to substantiate costs for sewer main over-sizing for City Utilities and Engineering Department review and approval prior to beginning construction.
4. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.08 for sewer system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said sewer system improvements for Public Utilities and Engineering Department review and approval prior to beginning construction.

Storm Drainage Improvements:

1. That 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 all drainage from proposed development shall be retained in retention drainage basin located as shown on the tentative subdivision map. The basin expansion shall be constructed in conformance with City Standards and the entrance to the basin shall be relocated to N. Mustang Drive.
3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

Water System:

1. That 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. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That a minimum 12 inch diameter water main and appurtenances shall be extended within the future alignment of N. Mustang Drive, from W. Stagecoach Drive to Devon Street, and within Devon Street, from the eastern limits of subdivision to 13th Avenue, and within 13th Ave, from W. Stagecoach Drive to Devon Street. Improvements shall conform to the City's water master plan.
3. That the developer shall extend existing water within W. Stagecoach to 13th Ave.
4. That the developer may be entitled to a refund for water main over-sizing in accordance with City Municipal Code Section 13.04. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Utilities and Engineer Department for review and approval. The developer shall submit competitive bid

proposals to substantiate costs for water main over-sizing for City Public Utilities and Engineer Department review and approval prior to beginning construction.

5. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said water system improvements for Public Utilities and Engineer Department review and approval prior to beginning construction.
6. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative block fencing, and landscaping located along the property frontages of 13th Avenue, Devon Street, W. Stagecoach Drive, N. Mustang Drive, and W. Berkshire Lane 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.

EXPIRATION:

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hanford hereby approves Vesting Tentative Tract 922. Passed and adopted at a regular meeting of the City Council of the City of Hanford, duly called and held on April 3, 2018, by the following vote:

AYES: Justin Mendes, Sue Sorensen, Diane Sharp, Martin Devine, David Ayers

NOES: _____

ABSTAIN: _____

ABSENT: _____



DAVID G. AYERS
MAYOR of the City of Hanford

Attest:



JENNIFER GOMEZ
CITY CLERK

STATE OF CALIFORNIA)

COUNTY OF KINGS) ss

CITY OF HANFORD)

I, Jennifer Gomez, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 3rd day of April, 2018.

Date: 04-04-18



City Clerk

Exhibit A
Vesting Tentative Tract 922

Attachment: Attachment 3 - Resolution 18-12-R (Time Extension 2020-02 TT 922)



Exhibit B
Mitigation Monitoring and Reporting Program

Attachment: Attachment 3 - Resolution 18-12-R (Time Extension 2020-02 TT 922)

Tentative Tract 922 and Rezone No. 2017-04
Mitigation Measures
Mitigated Negative Declaration 2018-03

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 developer develop the project consistent with the Hanford Municipal Code and Tree Ordinance	Developer
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 the physical development of the project site would be 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
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	That the applicant complies with the SJVAPCDC Air Quality Plan and obtains any necessary permits through the SJVAPCD.	Developer to file application with San Joaquin Valley Air Pollution Control District

	standard?		Developer
MM Air Quality 2:	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	The project proponent is 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 .	
MM Air Quality 3	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?	The project is subject to District Rule 9510, which is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. The applicant is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.	Developer
MM Air Quality 4	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	That 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.	

	standard?		
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 15064.57 The project could potentially disturb human remains, including those interred outside of formal cemeteries?	That a Burial Treatment Plan be entered to 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 development of the project complies 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 as a required by the Building Official (if applicable).	Building Official to require, developer to conduct study

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environment?

NOISE			
MM Noise 1:	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extent feasible.	Residents and developer, Police 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 of 7 a.m. to 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	The project will be subject to police impact fees.	Developer to pay

	facilities. (Police)		
MM Public Facilities 3	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. (Schools)	That the development of the project will be subject to School 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 development is required to pay Park Impact fees.	City to require; developer to provide or pay
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?	That the development is required to implement water conservation measures	City to require and ensure compliance; developer and future occupants to adhere
MM Utilities 2:	Would the project comply with federal, state, and local statutes related to	That the development is required to comply with all statutes and regulations related to solid waste.	City to require; developer to provide

	solid waste?		
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OWNER'S STATEMENT

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITH THE SUBDIVISION SHOWN UPON THIS MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY AND THAT WE CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN ON THIS MAP AND DO HEREBY DEDICATE IN FEE TO PUBLIC USE ALL OF THE STREETS, EASEMENTS, AND LOT "B" FOR STORM DRAIN PURPOSES, AND LOTS A & C FOR PARK PURPOSES AS SHOWN UPON THIS MAP. WE DEDICATE IN FEE TO PUBLIC USE FOR STREET PURPOSES THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "FUTURE STREETS", RESERVING TO OURSELVES FOR THE USE OF OURSELVES AND THE SUCCESSIVE OWNERS, ALL ORDINARY USES OF SAID LAND UNTIL SUCH TIME AS THE PROPER LEGISLATIVE BODY SHALL ACCEPT DEDICATION OF, OR ACQUIRE ADDITIONAL RIGHT OF WAY, TO CONSTITUTE THE PERMANENT WIDTH AND/OR EXTENSIONS OF THOSE STREETS HAVING A PARTIAL WIDTH AND/OR DEAD-ENDING, AS SHOWN HEREON.

LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION

BY: Mike Miller
MIKE MILLER, VICE PRESIDENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF FRESNO

ON May 16, 2019 BEFORE ME, Christine Collins
NOTARY PUBLIC, PERSONALLY APPEARED Mike Miller

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER **PENALTY OF PERJURY** UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Christine Collins
(PRINT NAME) CHRISTINE COLLINS

MY COMMISSION NO. 2131344 MY COMMISSION EXPIRES 10/17/2019

PRINCIPAL OFFICE IN COUNTY OF FRESNO

LEGAL DESCRIPTION

Unit 1

A portion of the Southwest Quarter of Section 22, Township 18 South, Range 21 East, Mount Diablo Base & Meridian, according to approved Government Township Plats thereof, in the City of Hanford, County of Kings, State of California described as follow:

Beginning at the Northwest corner of said Southwest Quarter, also being the Northwest corner of Parcel 1, as shown on a map recorded in Book 16 at Page 15 of Parcel Maps in the Office of the Kings County Recorder;

Thence North 89° 56' 17" East, along the North line of said Southwest Quarter, a distance of 1,582.15 feet to the Northeast corner of Parcel 2 of said Parcel Map 16-15;

Thence South 0° 21' 52" West, along the East line of last said Parcel 2, a distance of 65.00 feet to a point which is also the Northwest corner of Lot 141 of Silver Oaks Addition III, Unit II, County Tract 887 as shown on that certain map recorded in Book 26, at Page 8 of Licensed Land Surveyor's Plats in the Office of the Kings County Recorder;

Thence North 89° 56' 17" East along the North line of said Lot 141, a distance of 65.00 feet to the Northeast corner thereof;

Thence South 0° 00' 03" West, along the East line of said Lot 141, a distance of 126.34 feet to the Southeast corner thereof;

Thence North 89° 59' 57" West, along the South line of said Lot 141, a distance of 65.80 feet to the Southwest corner thereof, also being a point on said East line of Parcel 2;

Thence South 0° 21' 52" West, along the East line of last said Parcel 2 and Parcel 4 of said Parcel Map, a distance of 1,841.69 feet to a point 17.12 feet southerly of the South line of said Parcel 2;

Thence South 89° 56' 32" West, parallel with and 17.12 feet Southerly of last said South line, a distance of 51.56 feet;

Thence on a curve to the left, concave Westerly in which the center point bears South 76° 06' 36" West, with a radius of 1,220.00 feet, through a central angle of 17° 02' 12", an arc length of 362.76 feet;

Thence, departing said curve on a line tangent, North 33° 06' 10" West, a distance of 92.63 feet;

Thence North 35° 20' 00" West, a distance of 448.00 feet;

Thence on a tangent curve to the right, concave North Easterly, with a radius of 1180.00 feet, through a central angle of 3° 21' 31", an arc length of 69.17 feet;

Thence South 57° 03' 15" West a distance of 35.00 feet;

Thence on a curve to the right, concave the Easterly, whose central angle bears North 57° 59' 59" East, through a central angle of 31° 56' 18", with a radius of 1,215.00 feet, an arc length of 677.28 feet;

Thence North 0° 03' 43" West, on a tangent, a distance of 488.84 feet;

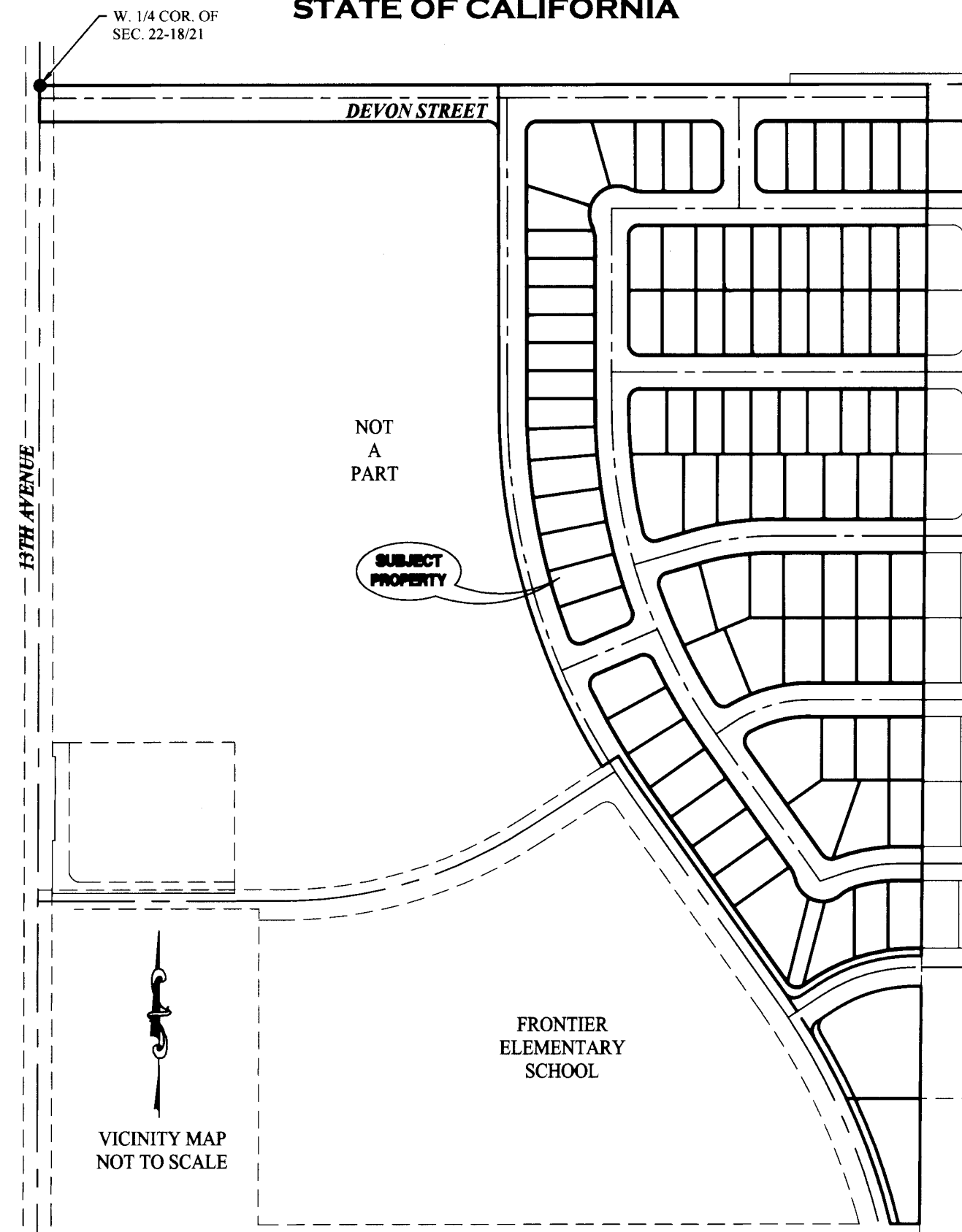
Thence on a tangent curve to the left, concave the Southwest, through a central angle of 90°, with a radius of 20.00 feet, an arc length of 31.42 feet;

Thence on a tangent, South 89° 56' 17" West, parallel with and 65.00 feet Southerly of the North line of said Parcel 1, a distance of 797.46 feet to a point on the West line of said Southwest Quarter, being 65.00 feet Southerly of the Northwest corner thereof;

Thence North 0° 08' 05" East a distance of 65.00 feet to the Point of Beginning;

Containing 25.08 Acres more or less;

Excepting therefrom those areas lying within West Stagecoach Drive, North Mustang Drive, and Berkshire Lane, as described in a deed from Pioneer Union Elementary School District to the City of Hanford and recorded as Document number 1107030, KCR.

LENNAR HOMES**UNIT 1****COUNTY TRACT NO. 922****CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA****TAX COLLECTOR'S STATEMENT**

THIS IS TO CERTIFY THAT THE PROVISIONS OF ARTICLE 8 OF CHAPTER 4 OF THE GOVERNMENT CODE HAVE BEEN COMPLIED WITH REGARDING DEPOSITS.

DATE: May 16, 2019

JAMES P. ERB, CPA; DIRECTOR OF FINANCE

BY: Alba M. Silva, deputy

NOTE:

A ONE-HALF INTEREST IN AND TO ALL OIL, GAS, HYDROCARBON SUBSTANCES AND OTHER MINERALS WITHIN OR UNDERLYING THIS SUBDIVISION WAS EXCEPTED IN THE DEED FROM SECURITY FIRST NATIONAL BANK OF LOS ANGELES, A NATIONAL BANKING ASSOCIATION, TO JESSIE ANDERSON JR., ET UX, RECORDED NOVEMBER 26, 1958 IN BOOK 723 AT PAGE 591 OF OFFICIAL RECORDS AS DOCUMENT #10943. AFFECTS LOT 141 OF TRACT 887, UNIT II, L.S.P. 26-08, K.C.R.

ENGINEER'S STATEMENT

THIS MAP CONSISTING OF FIVE SHEETS WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MR. BILL WALLS OF LENNAR FRESNO, INC., IN THE MONTH OF MARCH, 2018. I HEREBY STATE THAT ALL OF THE MONUMENTS ARE OF THE CHARACTER, AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE ONE YEAR AFTER THE RECORDING OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS 7th DAY OF May, 2019.

John A. Zumwalt
JOHN A. ZUMWALT, R.C.E. 21489

ACTING CITY SURVEYOR

I, JOHN B. HARDIN, HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THE ANNEXED MAP, THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT, AND IN ACCORDANCE WITH SECTIONS 66425 THROUGH 66450, INCLUSIVE, OF THE GOVERNMENT CODE.

John B. Hardin
JOHN B. HARDIN, R.C.E. 21753
ACTING FOR THE CITY OF HANFORD

DATED THIS 26th DAY OF JUNE, 2019.

CITY ENGINEER'S STATEMENT

I, JOHNATHAN L. DOYEL, HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THE ANNEXED MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF ANY LOCAL ORDINANCES AND SECTIONS 66425 THROUGH 66450 OF THE GOVERNMENT CODE, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH.

DATED THIS 8th DAY OF July, 2019.

Johnathan L. Doyel
JOHNATHAN L. DOYEL, CITY ENGINEER R.C.E. 62044

CITY CLERK'S CERTIFICATE

I HEREBY STATE THAT AT A REGULAR MEETING OF THE HANFORD CITY COUNCIL HELD ON THE 17, DAY OF June, 2019, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED APPROVING THIS MAP AND SUBDIVISION AND ACCEPTING, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE GENERAL PUBLIC, THE STREETS AND EASEMENTS AS INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP.

DATED THIS 5th DAY OF July, 2019.

Sarah Martinez
SARAH MARTINEZ, CITY CLERK

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE HANFORD PLANNING COMMISSION IN ACCORDANCE WITH THE REQUIREMENTS OF LAW IN DULY AUTHORIZED MEETING HELD MARCH 13, 2018.

DATED THIS 5th DAY OF July, 2019.

Darlene Mata
DARLENE MATA, COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S CERTIFICATE

FEE BOOK NO. 1910710 FEE PAID \$46.00
RECORDED AT THE REQUEST OF ZUMWALT-HANSEN & ASSOCIATES, INC. ON THIS 12th DAY OF July, 2019, AT 35 MINUTES PAST 9 O'CLOCK IN VOLUME 26 OF LICENSED SURVEYOR'S PLATS, AT PAGE 47, KINGS COUNTY RECORDS.

KRISTINE LEE, KINGS COUNTY RECORDER

BY: Michael R. Hawkins
DEPUTY

CIVIL ENGINEERS
**ZUMWALT
HANSEN**
LAND SURVEYORS

609 N. IRWIN ST. HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 0747224

SHEET ONE OF FIVE SHEETS

LENNAR HOMES
UNIT 1

COUNTY TRACT NO. 922
CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., BEARS N 89° 59' 41" W PER P.M. 19-65, K.C.R.

SURVEYOR'S NOTE

ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED

MONUMENT NOTE:

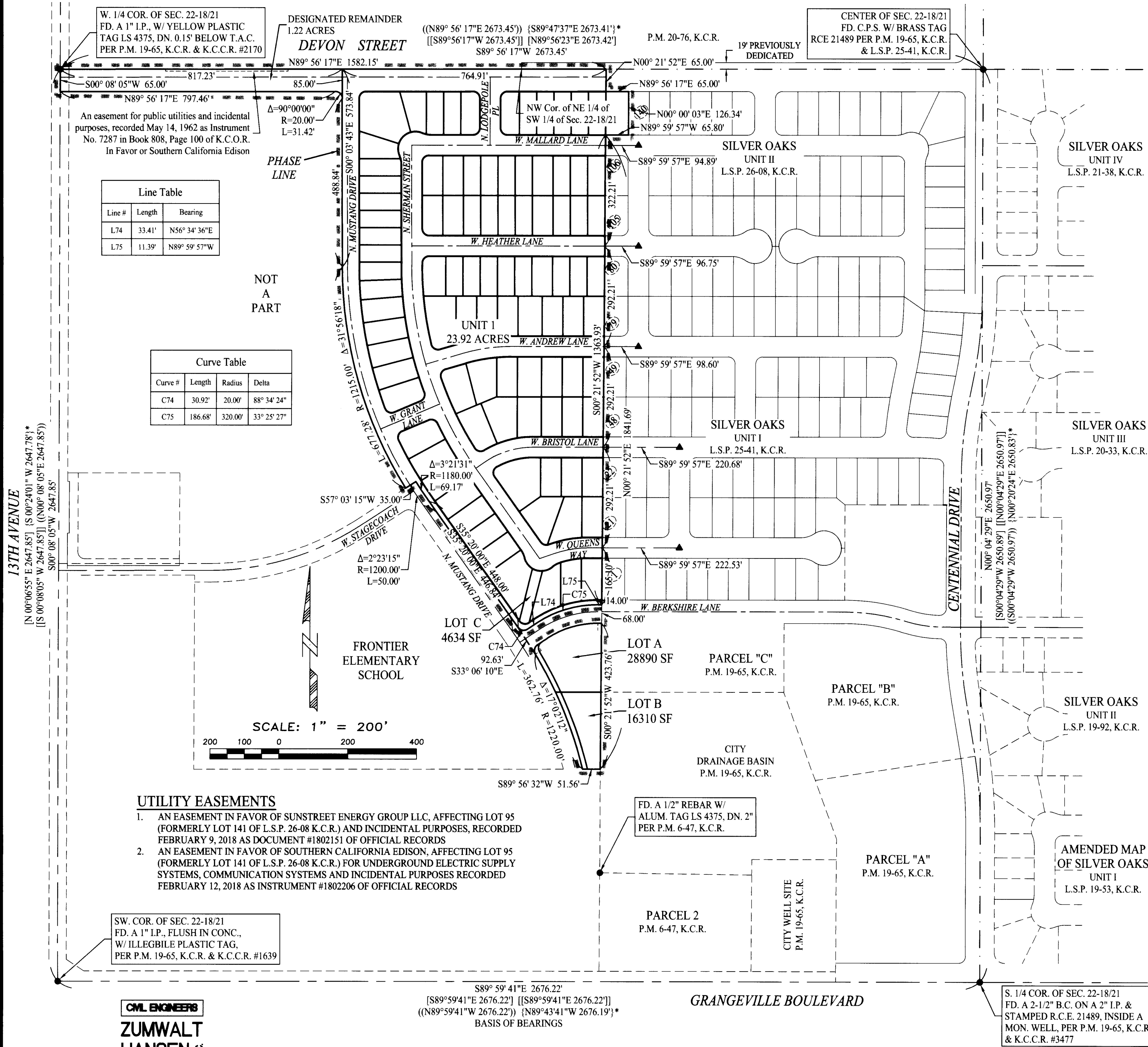
SIDE AND REAR LOT CORNERS ADJACENT TO N. MUSTANG DR., DEVON ST. & BERKSHIRE LN. ARE MONUMENTED BY 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED R.C.E. 21489, SET 6"± DEEP, ON THE LOT LINE A DISTANCE OF 14.00' (PERPENDICULAR) FROM THE SIDE OR REAR CORNER.

SPECIAL MONUMENT NOTE:

ALL FRONT CORNERS ADJACENT TO STREETS ARE MONUMENTED AS WITNESS CORNERS, SET ON THE P.U.E. LINE AND ARE MARKED BY 1/2" REBAR, 30" LONG WITH RED PLASTIC TAG STAMPED "CONT. PT., R.C.E. 21489", AND SET 6"± DEEP, EXCEPT AS SHOWN OTHERWISE.

LEGEND

- FOUND MONUMENT AS NOTED
- ▲ FOUND 2-1/2" BRASS CAP STAMPED R.C.E. 21489, ON A 2" I.P., INSIDE A MON. WELL
- FOUND 1/2" REBAR WITH PLASTIC TAG, R.C.E. 21489, DN. 0.5'±
- ⊙ SET STEEL SPIKE WITH BRASS TAG, R.C.E. 21489, FLUSH IN PAVEMENT
- SET 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, 6" DEEP
- SET 1" I.P., 18" LONG, IN CONCRETE, 6" DEEP, W/TAG R.C.R. 21489
- △ SET 2"x24" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN MONUMENT WELL, MONUMENT WELL SET FLUSH IN PAVEMENT.
- LOT CORNERS ARE MARKED WITH 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, SET 6" DEEP
- INDICATES 6' PUBLIC UTILITY EASEMENT
- △ INDICATES NOW OFFERED FOR DEDICATION AS PUBLIC STREETS
- [] RECORD DATA PER PM 19-65, K.C.R.
- [] RECORD DATA PER LSP 21-53, K.C.R.
- { } RECORD DATA PER LSP 23-41, K.C.R.
- (()) RECORD DATA PER LSP 25-41, K.C.R.
- * DISTANCE WAS CONVERTED FROM GRID TO GROUND BY A MULTIPLIER OF 1.0000506282 PER L.S.P. 23-41 K.C.R.
- () INDICATES STREET ADDRESSES
- /// ACCESS DENIED TO MUSTANG DRIVE, DEVON STREET, AND BERKSHIRE LANE
- EXTERIOR BOUNDARY OF THE LAND WITHIN THE SUBDIVISION
- K.C.R. KINGS COUNTY RECORDS
- K.C.C.R. KINGS COUNTY CORNER RECORD
- K.C.O.R. KINGS COUNTY OFFICIAL RECORDS
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF



CML ENGINEERS
ZUMWALT
HANSEN &
LAND SURVEYORS

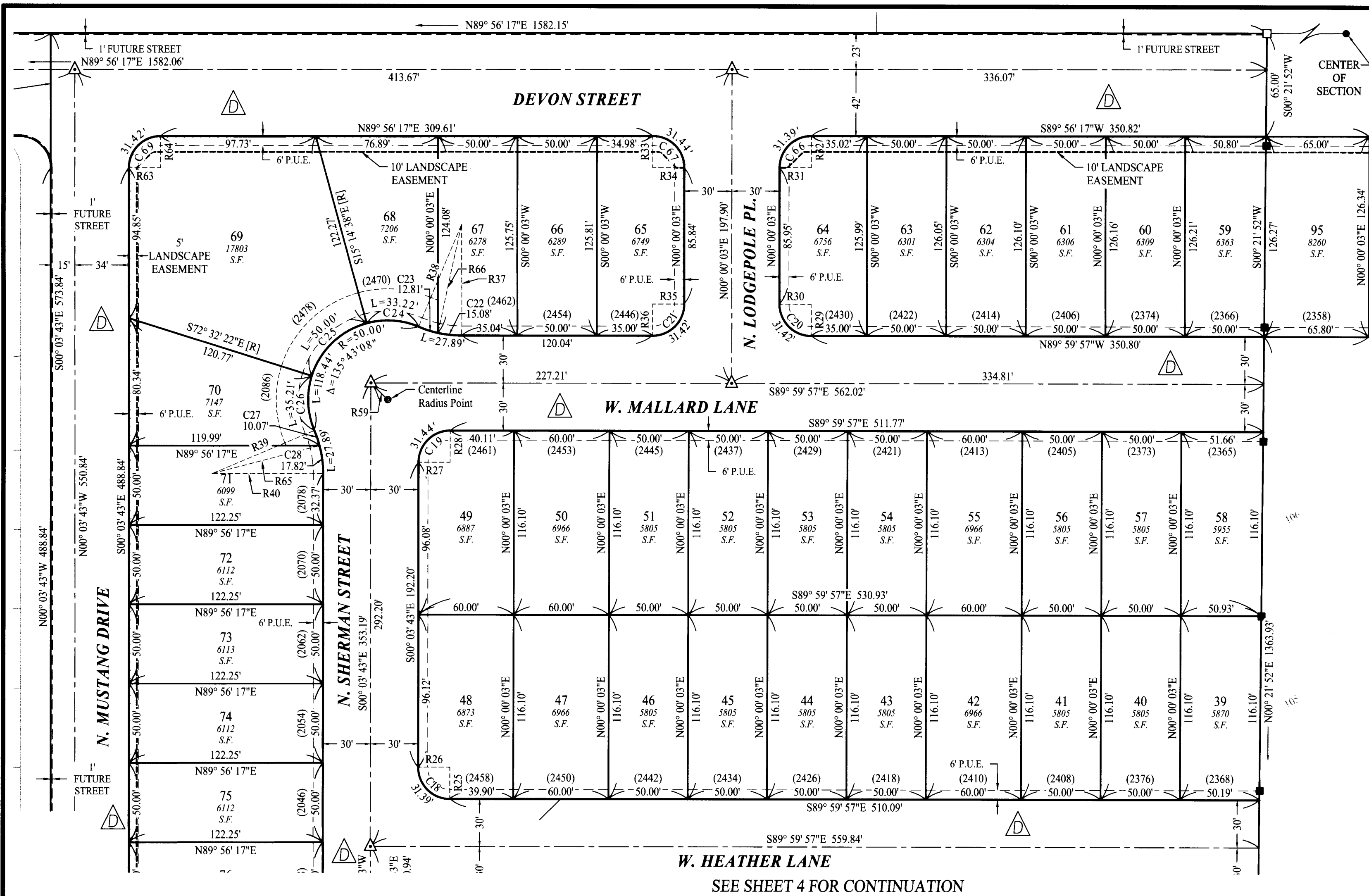
609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 0747224

SHEET TWO OF FIVE SHEETS



LENNAR HOMES UNIT 1

COUNTY TRACT NO. 922
CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., BEARS N 89° 59' 41" W PER P.M. 19-65, K.C.R.

SURVEYOR'S NOTE

ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED

MONUMENT NOTE:

SIDE AND REAR LOT CORNERS ADJACENT TO N. MUSTANG DR., DEVON ST. & BERKSHIRE LN. ARE MONUMENTED BY 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED R.C.E. 21489, SET 6"± DEEP, ON THE LOT LINE A DISTANCE OF 14.00' (PERPENDICULAR) FROM THE SIDE OR REAR CORNER.

NOTE:

A PEDESTRIAN AND FIRE ACCESS EASEMENT WERE CREATED BY AND IS SHOWN ON DOCUMENT NUMBER 1706010. SAID PEDESTRIAN EASEMENT WAS NEVER USED, NEVER HAD FACILITIES CONSTRUCTED THEREIN AND NO LONGER SERVES A PURPOSE.

OMISSION ON HERE IN MAP IS INTENDED WHICH CONSTITUTES ABANDONMENT PER SECTION 66499.20.2 OF THE GOVERNMENT CODE DUE TO THE STREET DEDICATION AND CREATION OF "LOT C".

SPECIAL MONUMENT NOTE:

ALL FRONT CORNERS ADJACENT TO STREETS ARE MONUMENTED AS WITNESS CORNERS, SET ON THE P.U.E. LINE AND ARE MARKED BY 1/2" REBAR, 30" LONG WITH RED PLASTIC TAG STAMPED "CONT. PT., R.C.E. 21489", AND SET 6"± DEEP, EXCEPT AS SHOWN OTHERWISE.

LEGEND

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- ▲ FOUND 2-1/2" BRASS CAP STAMPED R.C.E. 21489, ON A 2" I.P., INSIDE A MON. WELL
- FOUND 1/2" REBAR WITH PLASTIC TAG, R.C.E. 21489, DN. 0.5'±
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- SET 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, 6" DEEP
- SET 1" I.P., 18" LONG, IN CONCRETE, 6" DEEP, W/TAG R.C.R. 21489
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- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

Curve Table			
Curve #	Length	Radius	Delta
C18	31.39'	20.00'	89° 56' 14"
C19	31.44'	20.00'	90° 03' 46"
C20	31.42'	20.00'	89° 59' 59"
C21	31.42'	20.00'	90° 00' 00"
C22	15.08'	70.00'	12° 20' 30"
C23	12.81'	70.00'	10° 29' 11"
C24	33.22'	50.00'	38° 04' 22"
C25	50.00'	50.00'	57° 17' 45"
C26	35.21'	50.00'	40° 21' 02"
C27	10.07'	70.00'	8° 14' 22"
C28	17.82'	70.00'	14° 35' 20"
C66	31.39'	20.00'	89° 56' 14"
C67	31.44'	20.00'	90° 03' 46"
C69	31.42'	20.00'	90° 00' 00"

Radial Line Table	
Line #	Bearing
R25	S00° 00' 03"W
R26	S89° 56' 17"W
R27	S89° 56' 17"W
R28	S00° 00' 03"W
R29	S00° 00' 04"W
R30	N89° 59' 57"E
R31	N89° 59' 57"W
R32	S00° 03' 43"E
R33	S00° 03' 43"E
R34	S89° 59' 57"E

Radial Line Table	
Line #	Bearing
R35	N89° 59' 57"W
R36	N00° 00' 03"E
R37	N00° 00' 03"E
R38	N22° 49' 44"E
R39	S67° 06' 36"W
R40	S89° 56' 17"W
R63	N89° 56' 17"E
R64	S00° 03' 43"E
R65	S75° 20' 57"W
R66	N12° 20' 34"E

Line Table		
Line #	Length	Bearing
R59	15.00'	S45° 01' 50"E

CIVIL ENGINEERS
**ZUMWALT
HANSEN & ASSOCIATES**
LAND SURVEYORS

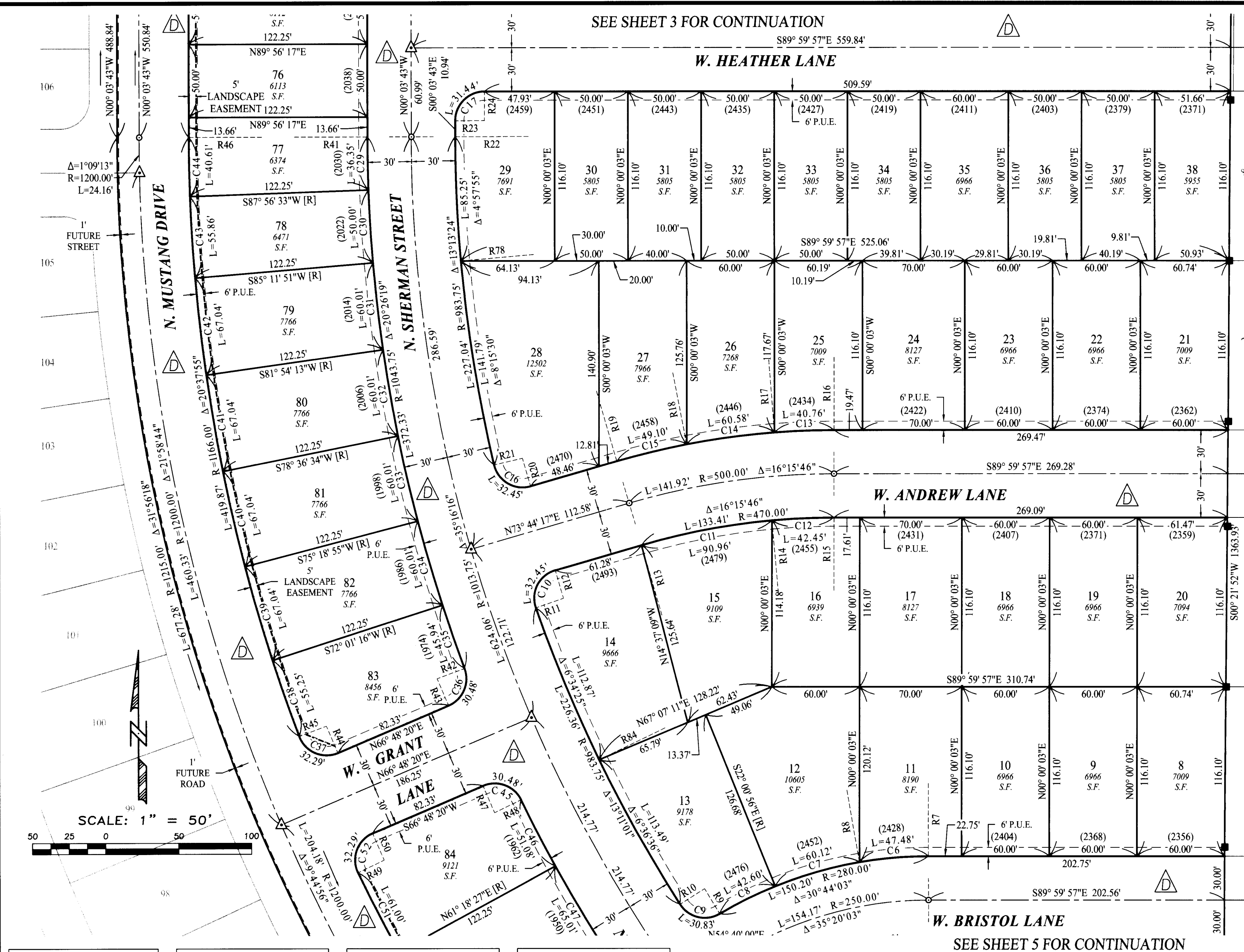
609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 0747224

SHEET THREE OF FIVE SHEETS



Curve Table			
Curve #	Length	Radius	Delta
C6	47.48'	280.00'	9° 42' 54"
C7	60.12'	280.00'	12° 18' 05"
C8	42.60'	280.00'	8° 43' 04"
C9	30.83'	20.00'	88° 18' 59"
C10	32.45'	20.00'	92° 58' 16"
C13	40.76'	530.00'	4° 24' 24"
C14	60.58'	530.00'	6° 32' 55"
C15	49.10'	530.00'	5° 18' 27"

Curve Table			
Curve #	Length	Radius	Delta
C16	32.45'	20.00'	92° 58' 36"
C17	31.44'	20.00'	90° 03' 46"
C29	36.35'	1043.75'	1° 59' 44"
C30	50.00'	1043.75'	2° 44' 42"
C31	60.01'	1043.75'	3° 17' 39"
C32	60.01'	1043.75'	3° 17' 39"
C33	60.01'	1043.75'	3° 17' 39"
C34	60.01'	1043.75'	3° 17' 39"

Curve Table			
Curve #	Length	Radius	Delta
C35	45.94'	1043.75'	2° 31' 18"
C36	30.48'	20.00'	87° 18' 21"
C37	32.29'	20.00'	92° 30' 02"
C38	55.25'	1166.00'	2° 42' 55"
C39	67.04'	1166.00'	3° 17' 39"
C40	67.04'	1166.00'	3° 17' 39"
C41	67.04'	1166.00'	3° 17' 39"
C42	67.04'	1166.00'	3° 17' 39"

Curve Table			
Curve #	Length	Radius	Delta
C43	55.86'	1166.00'	2° 44' 42"
C44	40.61'	1166.00'	1° 59' 44"
C45	30.48'	20.00'	87° 18' 21"
C46	51.08'	1043.75'	2° 48' 14"
C47	65.01'	1043.75'	3° 34' 07"
C51	61.00'	1166.00'	2° 59' 50"
C52	32.29'	20.00'	92° 30' 02"

Radial Line Table	
Line #	Bearing
R7	S00° 00' 03"W
R8	N09° 42' 51"W
R9	S30° 44' 00"E
R10	N57° 34' 59"E
R11	S70° 46' 01"W
R12	S16° 15' 43"E
R13	S16° 15' 43"E

Radial Line Table	
Line #	Bearing
R14	S05° 10' 25"E
R15	S00° 00' 03"W
R16	S00° 00' 03"W
R17	N04° 24' 21"W
R18	S10° 57' 16"E
R19	S16° 15' 43"E
R20	N16° 15' 43"W

Radial Line Table	
Line #	Bearing
R21	S76° 42' 53"W
R22	S89° 56' 17"W
R23	S89° 56' 17"W
R24	S00° 00' 03"W
R41	S89° 56' 17"W
R42	N69° 29' 58"E
R43	N23° 11' 40"W

Radial Line Table	
Line #	Bearing
R44	S23° 11' 40"E
R45	N69° 18' 22"E
R46	N89° 56' 17"E
R47	S23° 11' 40"E
R48	N64° 06' 41"E
R49	S64° 18' 17"W
R50	S23° 11' 40"E

Radial Line Table	
Line #	Bearing
R78	S84° 58' 22"W
R84	S64° 11' 36"W

LENNAR HOMES UNIT 1

COUNTY TRACT NO. 922
CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., BEARS N 89° 59' 41" W PER P.M. 19-65, K.C.R.

SURVEYOR'S NOTE

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MONUMENT NOTE:

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609 N. IRWIN ST. HANFORD, CA. 93230

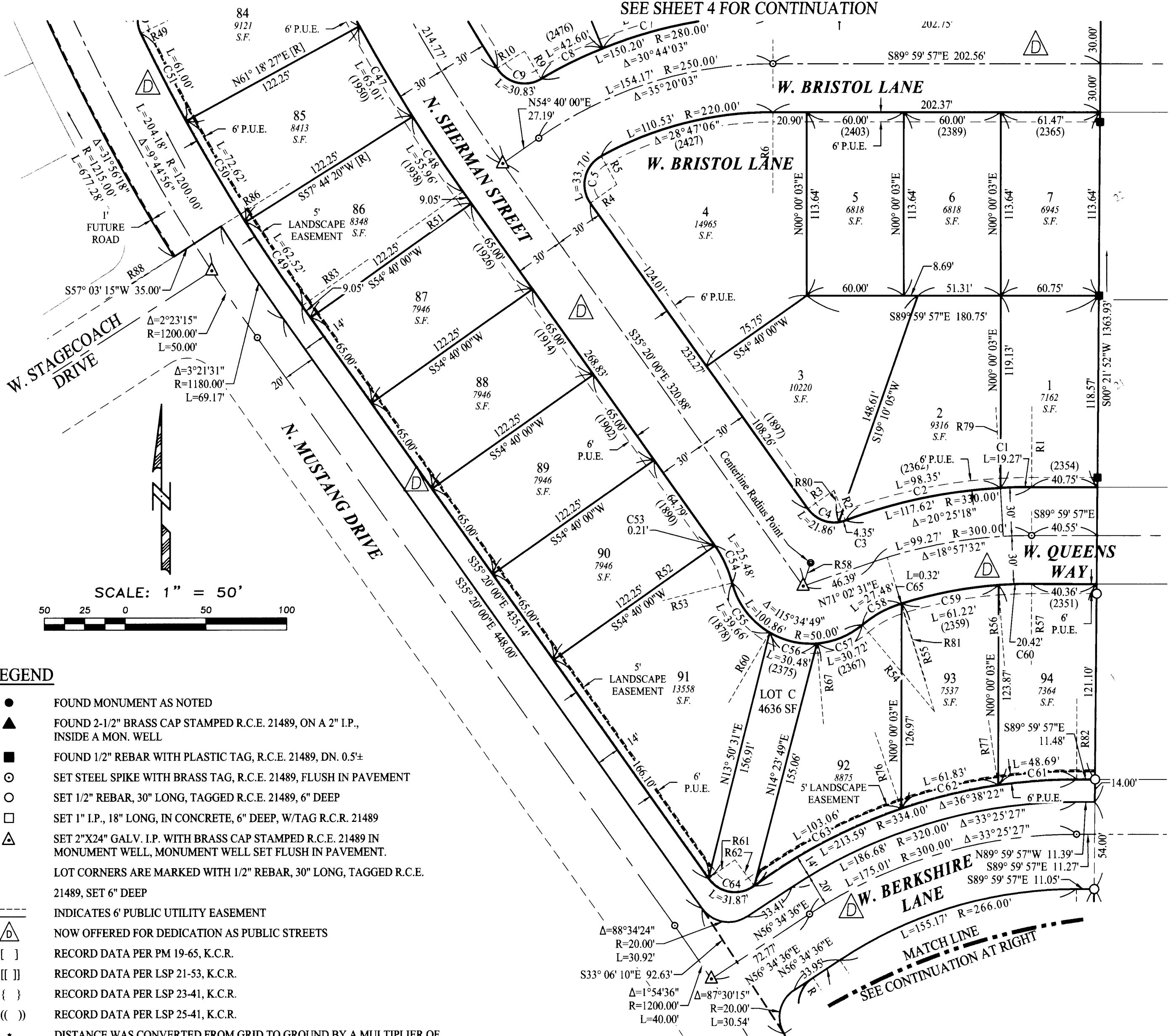
PH. (559) 582-1056

FILE NO. 0747224

SHEET FOUR OF FIVE SHEETS

CIVIL ENGINEERS
**ZUMWALT
HANSEN &
LAND SURVEYORS**

Radial Line Table	
Line #	Bearing
R1	N00° 00' 03"E
R2	N20° 25' 15"W
R3	N54° 40' 00"E
R4	S54° 40' 00"W
R5	S28° 47' 03"E
R6	S00° 00' 03"W
R9	S30° 44' 00"E
R10	N57° 34' 59"E
R51	N54° 40' 00"E
R52	S54° 50' 31"W
R53	N75° 41' 39"E
R54	N39° 53' 10"W
R55	S17° 23' 35"E
R56	N04° 19' 59"W
R57	N00° 00' 03"E
R58	N17° 51' 16"E
R60	N30° 14' 34"E
R61	N54° 40' 00"E
R62	N36° 38' 18"W
R67	N04° 41' 05"W
R76	S18° 57' 32"E
R77	S08° 21' 06"E
R79	S03° 20' 39"E
R80	N07° 57' 16"W
R81	N17° 19' 27"W
R82	S00° 00' 03"W
R83	S54° 51' 54"W
R86	N58° 01' 32"E
R88	N57° 59' 59"E
R89	S33° 25' 24"E
R90	N59° 02' 41"E
R91	S00° 00' 03"W
R92	S33° 25' 24"E
R93	S65° 14' 52"W
R94	S76° 06' 36"W
R95	N76° 16' 12"E



Curve Table				Curve Table				Curve Table				Curve Table			
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C1	19.27'	330.00'	3° 20' 42"	C47	65.01'	1043.75'	3° 34' 07"	C55	39.66'	50.00'	45° 27' 06"	C62	61.83'	334.00'	10° 36' 26"
C2	98.35'	330.00'	17° 04' 36"	C48	55.96'	1043.75'	3° 04' 20"	C56	30.48'	50.00'	34° 55' 39"	C63	103.06'	334.00'	17° 40' 46"
C3	4.35'	20.00'	12° 27' 58"	C49	62.52'	1166.00'	3° 04' 20"	C57	30.72'	50.00'	35° 12' 04"	C64	31.87'	20.00'	91° 18' 19"
C4	21.86'	20.00'	62° 37' 17"	C50	72.62'	1166.00'	3° 34' 07"	C58	27.48'	70.00'	22° 29' 34"	C65	0.32'	270.00'	0° 04' 08"
C5	33.70'	20.00'	96° 32' 57"	C51	61.00'	1166.00'	2° 59' 50"	C59	61.22'	270.00'	12° 59' 28"				
C8	42.60'	280.00'	8° 43' 04"	C53	0.21'	70.00'	0° 10' 30"	C60	20.42'	270.00'	4° 20' 03"				
C9	30.83'	20.00'	88° 18' 59"	C54	25.48'	70.00'	20° 51' 09"	C61	48.69'	334.00'	8° 21' 09"				

LENNAR HOMES UNIT 1

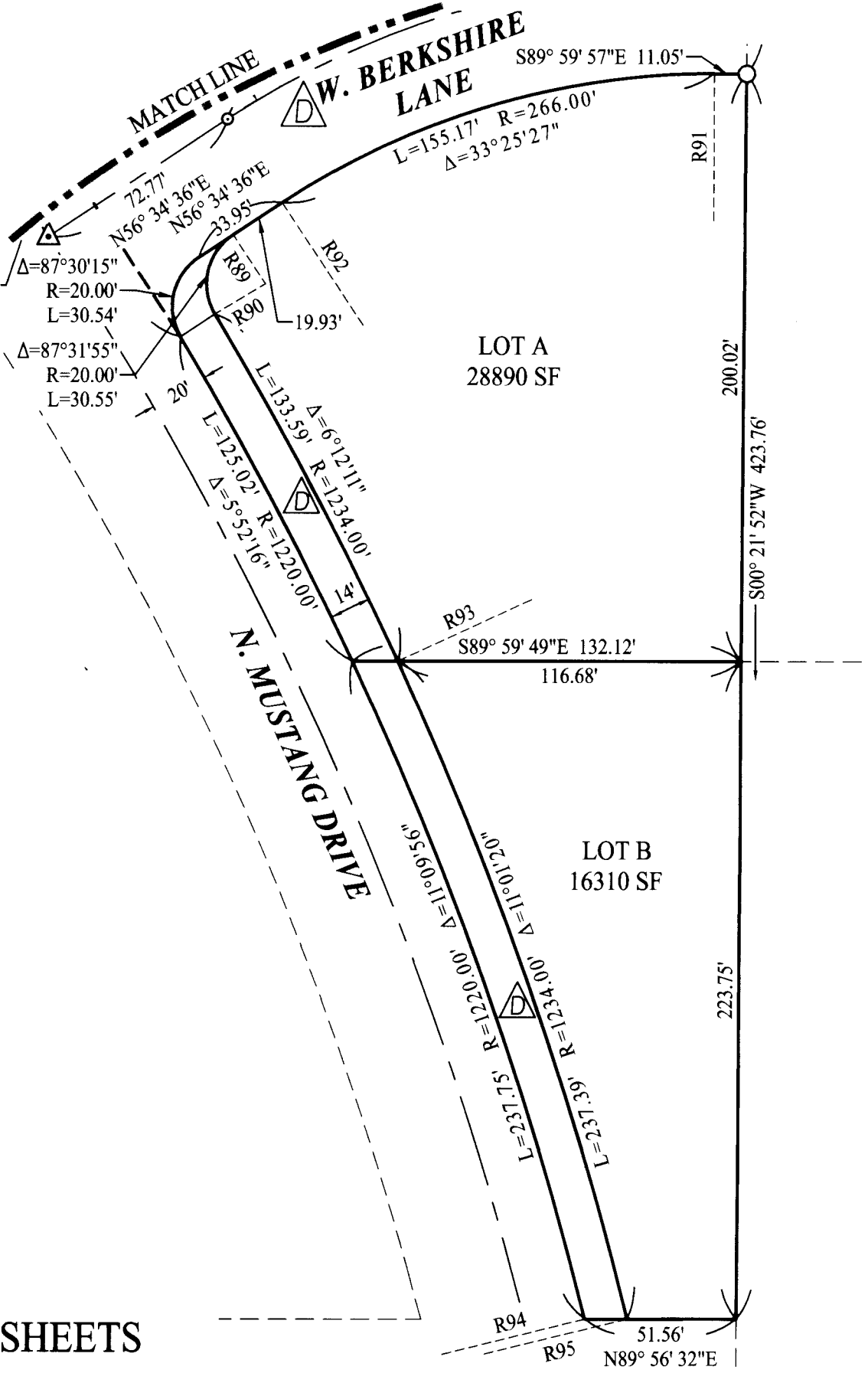
COUNTY TRACT NO. 922
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CML ENGINEERS
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609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 0747224

SHEET FIVE OF FIVE SHEETS



AGENDA STAFF REPORT

MEETING DATE: 4/28/2020	AGENDA SECTION:
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SUBJECT:

Zone Text Amendment No. 2020-01, a request to amend Title 17, Section 17.56.230 of the Hanford Municipal Code in order to expand on the City's existing mural regulations.

See staff report attached.

FISCAL IMPACT:**ATTACHMENTS:**

Staff Report MCA No. 2020-01

Resolution No. 2020-03

Attachment 1: mural ordinance update

Attachment 2: Notice of Exemption 2020-12

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, April 28, 2020**

PROJECT: **Zone Text Amendment No. 2020-01**, a request to amend Title 17, Section 17.56.230 of the Hanford Municipal Code in order to expand on the City's existing mural regulations.

PLANNER: Mark Manha, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2020-03, recommending approval of Zone Text Amendment No. 2020-01 to the City Council.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2020-03, recommending approval of Zone Text Amendment No. 2020-01 to the City Council.

PROJECT DESCRIPTION

The project is a request to amend Title 17, Section 17.56.230 of the Hanford Municipal Code in order to expand on the City's existing mural regulations.

The proposed additions are shown in **bold**, deletions are shown as ~~strikeouts~~, as follows:

1. Adding an introduction to Section 17.56.230 stating the purpose of this section:
 - a. **"The purpose of regulating murals is to ensure the continued visual aesthetic of the community, by allowing for compatible artistic and creative expression through murals in appropriate locations and designs. The review criteria seek to establish guidance as to the compatibility and appropriateness of the theme, location and design of murals, with minimal intrusion into artistic expression and/or the substantive, personal or political expressive content of the artwork."**
2. Expanding the City's definition of a wall mural in Section 17.56.230(A) Wall Mural Definition:
 - a. **"Wall mural" or "mural" means an art form consisting of paint applied to a wall surface depicting a scene, personal experience or observation. A wall mural is to be public art, not for the purpose of identifying, advertising or drawing attention to a particular business, service or economic activity. For the purpose of regulation, hand painted signs on walls that contain commercial speech are considered signs and are not considered murals. Wall painting that has not been approved through a Mural Permit is considered graffiti."**

3. Clarifying Section 17.56.230(D) Placement, pertaining to the placement of a wall mural on a surface:
 - a. "Wall murals must be painted directly onto an exterior wall surface. Wall murals may not be prefabricated and thereafter mounted onto a building. Wall murals may occupy an entire single wall on which the mural is applied. The wall mural must be architecturally incorporated into the building so that it does not appear to be a sign attached to the building or have the appearance that the structure is ancillary to the mural. The wall mural may not be mounted on the building roof or extend above the cornice of a flat roof or above the roof eave of a gable or mansard roof. **A mural may not be painted onto an unpainted historic surface, such as brick.**"
4. Deleting text in Section 17.56.230(I)(1) pertaining to specific subject matter permitted for wall murals:
 - a. "The subject matter of the wall mural shall be of historical significance regarding the growth and development of the City of Hanford and its surrounding environs. ~~Wall murals can also include buildings, land or seascapes, crop or farm animal depictions or mechanical history depictions.~~"
5. Adding a requirement for a safety plan for artists to Section 17.56.230(I)(8):
 - a. **"8. Have a plan for painting the mural that insures the safety of painters and the public, and that does not impede public access. In the event that the safety plan submitted is not being adhered to, and the City has identified a safety risk to either the artist and/or the public, the City has the right to stop work until such time that safety issues or concerns are addressed by the artist."**
6. Creating Section 17.56.230(I)(9) from the text in Section 17.56.230(I)(8) and expanding on how murals shall be vandal and graffiti resistant:
 - a. **"8- 9. To the extent feasible, the mural shall be vandal and graffiti resistant by using an approved graffiti/UV coating."**

BACKGROUND INFORMATION

At the Hanford City Council meeting on January 21, 2020, Council directed city staff to revise Section 17.56.230, *Wall mural placement and design criteria*, of the Hanford Municipal Code.

PROJECT EVALUATION

The revised ordinance was developed based on an evaluation of the current mural ordinance. It was determined that the ordinance needed to be revised in order to include details such as a purpose, information regarding graffiti-proof coating, and the subject matter of permitted murals.

The revisions to Section 17.56.230 are consistent with the General Plan, specifically Policy E8, which states, "Support local arts and cultural activities that contribute to the local economy, enrich residents' lives, and strengthen a sense of community." The revisions to the Wall Mural Placement and Design Criteria will add clarification to the mural regulations and ensure murals promote a

strengthened sense of community. The revisions to Section 17.56.230 of the Hanford Municipal Code are attached in **Attachment 1**.

FINDINGS FOR APPROVAL

Zone Text Amendment No. 2020-01

In taking action on a Zone Text Amendment, the Planning Commission must make the appropriate findings, in accordance with Section 17.86.030 of the Hanford Municipal Code:

1. The amendment is internally consistent with the goals, objectives, and policies of the General Plan and this title;

ANALYSIS: That according to General Plan Policy E8, the City of Hanford shall support local arts and cultural activities that can contribute to the local economy, enrich residents' lives, and strengthen a sense of community. The revision of Section 17.56.230 of the Hanford Municipal Code is consistent with the policies of the General Plan as it continues the support of local arts activities that may enrich residents' lives and strengthen a sense of community.

2. The amendment would not be detrimental to the public health, safety, or welfare of the community;

ANALYSIS: That the revision of Section 17.56.230 of the Hanford Municipal Code is not detrimental to the public health, safety, or welfare of the community. One revision of the ordinance outlines the need to ensure the safety of the artists and the public in order to receive a wall mural permit. The Municipal Code already contains existing mural design criteria that must be satisfied in order for the City Council to approve a wall mural permit in order to prevent the artists from creating a detriment to the public health, safety, or welfare of the community.

3. The amendment would maintain the appropriate balance of land uses within the City;

ANALYSIS: That the amendment will not affect the balance of land uses within the City of Hanford. The zone text amendment pertains to mural regulations, only.

4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses;

ANALYSIS: That the zone text amendment applies to wall murals in all zone districts and will not propose a change in land uses.

PUBLIC COMMENTS

Noticing of the public hearing for the Zone Text Amendment was published in the newspaper on April 17, 2020. The City of Hanford has not received comments on the project as of the preparation of this report.

ENVIRONMENTAL ASSESSMENT

Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) guidelines, the project is exempt from environmental review. A Notice of Exemption has been prepared and is attached as **Attachment 2**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2020-03, recommending approval of Zone Text Amendment No. 2020-01 to the City Council.

Project Applicant:

City of Hanford
317 N. Douty St.
Hanford, CA 93230

RESOLUTION NO. 2020-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONE TEXT AMENDMENT NO. 2020-01, A REQUEST TO AMEND TITLE 17, SECTION 17.56.230 OF THE HANFORD MUNICIPAL CODE IN ORDER TO EXPAND ON THE CITY'S EXISTING MURAL REGULATIONS.

At a regular meeting of the City of Hanford Planning Commission duly called and held on April 28, 2020 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Zone Text Amendment No. 2020-01, a request to amend Title 17, Section 17.56.230 of the Hanford Municipal Code in order to expand on the City's existing mural regulations as attached in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.86 of the Hanford Municipal Code; and

WHEREAS, staff, the various governmental departments, and the Planning Commission have given careful consideration to this zone text amendment and have made recommendations thereon; and

WHEREAS, the project is exempt from environmental review, per Section 15061(b)(3) of the California Environmental Quality Act of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.86.030 of the Hanford Municipal Code:

1. The amendment is internally consistent with the goals, objectives, and policies of the General Plan and this title;

ANALYSIS: That according to General Plan Policy E8, the City of Hanford shall support local arts and cultural activities that can contribute to the local economy, enrich residents' lives, and strengthen a sense of community. The revision of Section 17.56.230 of the Hanford Municipal Code is consistent with the policies of the General Plan as it continues the support of local arts activities that may enrich residents' lives and strengthen a sense of community.

2. The amendment would not be detrimental to the public health, safety, or welfare of the community;

ANALYSIS: That the revision of Section 17.56.230 of the Hanford Municipal Code is not detrimental to the public health, safety, or welfare of the community. One revision of the ordinance outlines the need to ensure the safety of the artists and the public in order to receive a wall mural permit. The Municipal Code already contains existing mural design criteria that must be satisfied in order for the City Council to approve a wall mural permit in order to prevent the artists from creating a detriment to the public health, safety, or welfare of the community.

3. The amendment would maintain the appropriate balance of land uses within the City;

ANALYSIS: That the amendment will not affect the balance of land uses within the City of Hanford. The zone text amendment pertains to mural regulations, only.

4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses;

ANALYSIS: That the zone text amendment applies to wall murals in all zone districts and will not propose a change in land uses.

THEREFORE, BE IT RESOLVED that the City of Hanford Planning Commission recommends approval to the City Council of Zone Text Amendment No. 2020-01.

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 28th day of April 2020.

Darlene R. Mata, Secretary

Exhibit A
Section 17.56.230 of the Hanford Municipal Code – as amended per MCA 2020-01

17.56.230 Wall mural placement and design criteria.

The purpose of regulating murals is to ensure the continued visual aesthetic of the community, by allowing for compatible artistic and creative expression through murals in appropriate locations and designs. The review criteria seek to establish guidance as to the compatibility and appropriateness of the theme, location and design of murals, with minimal intrusion into artistic expression and/or the substantive, personal or political expressive content of the artwork .

- A. **Wall Mural Definition.** "Wall mural" or "mural" means an art form consisting of paint applied to a wall surface depicting a scene, personal experience or observation. A wall mural is to be public art, not for the purpose of identifying, advertising or drawing attention to a particular business, service or economic activity. **For the purpose of regulation, hand painted signs on walls that contain commercial speech are considered signs and are not considered murals. Wall painting that has not been approved through a Mural Permit is considered graffiti.**
- B. **Maximum Number of Murals per Site.** One mural per structure. In unique circumstances, whereby the design of the mural(s) and structure are enhanced by additional murals, more than one (1) mural per structure may be approved.
- C. **No Advertising.** Words and/or images may not be incorporated within the mural which specifically identifies or reflects the business, products and/or services provided by any business service or economic activity.
- D. **Placement.** Wall murals must be painted directly onto an exterior wall surface. Wall murals may not be prefabricated and thereafter mounted onto a building. Wall murals may occupy an entire single wall on which the mural is applied. The wall mural must be architecturally incorporated into the building so that it does not appear to be a sign attached to the building or have the appearance that the structure is ancillary to the mural. The wall mural may not be mounted on the building roof or extend above the cornice of a flat roof or above the roof eave of a gable or mansard roof. **A mural may not be painted onto an unpainted historic surface, such as brick.**
- E. **Timing.** A wall mural must be completed within ninety (90) days after the date painting commences. The final anti-graffiti protective clear-coat must be applied within this (ninety) 90-day period. Time extensions may be granted by the Community Development Director in thirty (30) day increments up to a maximum of sixty (60) days upon a showing of good cause.
- F. **Lighting.** Wall murals shall not be illuminated unless such lighting is incidentally and indirectly illuminated from surrounding street and building lighting.
- G. **Ownership/Maintenance.** Maintenance of the wall mural is the responsibility of the property owner. It shall be the property owner's responsibility to remove the wall mural if it is not maintained as required. Proper maintenance shall include periodic painting so that the wall mural does not exhibit chipping, peeling or fading and other required maintenance as identified in conditions of approval issued by the Community Development Director. Wall murals not maintained at all times as required shall be deemed a nuisance. In addition

to its other remedies, the City shall have the right to require removal of the wall mural and if the wall mural is not removed within the time period designated by the City, the City shall have the right to remove the wall mural at the property owner's expense.

- H. **Application and Permitting Process.** No person shall paint a wall mural on the exterior of any structure or change any existing mural on the exterior of any structure prior to the issuance of a wall mural permit issued by the City Council. An application for a wall mural permit shall be submitted on the form prescribed by the Community Development Director and shall include a colored detailed drawing or sketch of the mural plus any other information as prescribed on the application form. The application must be made by the owner of the structure or include the written consent of the owner of the structure consenting to the painting of the wall mural on the structure consistent with the mural identified in the application. Applications for wall murals located within the Central Parking and Business Improvement District will be submitted to the Main Street Hanford Design Review Committee for a recommendation.
- I. **Design Criteria.** An application for a wall mural permit must satisfy the following criteria:
1. The subject matter of the wall mural shall be of historical significance regarding the growth and development of the City of Hanford and its surrounding environs. ~~Wall murals can also include buildings, land or seascapes, crop or farm animal depictions or mechanical history depictions.~~
 2. The colors used in the wall mural shall be complimentary and harmonious with exterior colors of the structure and consistent with historical color pallet. Fluorescent colors are not in keeping with the historical color pallet.
 3. The paint and/or materials to be used and applied on the structure shall be appropriate for use in an outdoor locale for an artistic rendition and shall be of a permanent or long lasting variety.
 4. The proposed wall mural shall exhibit exceptional design quality and incorporate high quality materials that enhance the overall development and appearance of the site.
 5. The proposed wall mural shall be well integrated with the buildings and other elements of the property and be harmonious with surrounding historic character.
 6. The proposed wall mural, by its design, construction and location, shall not have a substantial adverse effect on abutting property or the permitted use thereof, and will contribute to the City's unique character and quality of life.
 7. The wall mural shall be designed and painted by, or supervised by, someone with sufficient knowledge in the design of such projects and the application of paints for such projects.
 8. **Have a plan for painting the mural that insures the safety of painters and the public, and that does not impede public access. In the event that the safety plan submitted is not being adhered to, and the City has identified a safety risk to either the artist and/or the public, the City has the right to stop work until such time that safety issues or concerns are addressed by the artist.**

89. To the extent feasible, the mural shall be vandal and graffiti resistant by using an approved graffiti/UV coating. .

- J. Conditions of Approval. The City Council shall identify conditions of approval to the issuance of a wall mural permit.
- K. Hold Harmless. As a condition of approval of any wall mural permit, the applicant, the owner of the structure and the artist shall agree pursuant to language prepared by the City to indemnify, defend, and hold the City of Hanford its officials, officers, employees and agents harmless from and against any and all damages or liabilities of whatever nature arising out of or in connection with the wall mural. (Ord. 17-04, 2017)

17.56.230 Wall mural placement and design criteria.

The purpose of regulating murals is to ensure the continued visual aesthetic of the community, by allowing for compatible artistic and creative expression through murals in appropriate locations and designs. The review criteria seek to establish guidance as to the compatibility and appropriateness of the theme, location and design of murals, with minimal intrusion into artistic expression and/or the substantive, personal or political expressive content of the artwork .

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- B. Maximum Number of Murals per Site. One mural per structure. In unique circumstances, whereby the design of the mural(s) and structure are enhanced by additional murals, more than one (1) mural per structure may be approved.
- C. No Advertising. Words and/or images may not be incorporated within the mural which specifically identifies or reflects the business, products and/or services provided by any business service or economic activity.
- D. Placement. Wall murals must be painted directly onto an exterior wall surface. Wall murals may not be prefabricated and thereafter mounted onto a building. Wall murals may occupy an entire single wall on which the mural is applied. The wall mural must be architecturally incorporated into the building so that it does not appear to be a sign attached to the building or have the appearance that the structure is ancillary to the mural. The wall mural may not be mounted on the building roof or extend above the cornice of a flat roof or above the roof eave of a gable or mansard roof. **A mural may not be painted onto an unpainted historic surface, such as brick.**
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- F. Lighting. Wall murals shall not be illuminated unless such lighting is incidentally and indirectly illuminated from surrounding street and building lighting.
- G. Ownership/Maintenance. Maintenance of the wall mural is the responsibility of the property owner. It shall be the property owner's responsibility to remove the wall mural if it is not maintained as required. Proper maintenance shall include periodic painting so that the wall mural does not exhibit chipping, peeling or fading and other required maintenance as identified in conditions of approval issued by the Community Development Director. Wall murals not maintained at all times as required shall be deemed a nuisance. In addition

to its other remedies, the City shall have the right to require removal of the wall mural and if the wall mural is not removed within the time period designated by the City, the City shall have the right to remove the wall mural at the property owner's expense.

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 - 1. The subject matter of the wall mural shall be of historical significance regarding the growth and development of the City of Hanford and its surrounding environs. ~~Wall murals can also include buildings, land or seascapes, crop or farm animal depictions or mechanical history depictions.~~
 - 2. The colors used in the wall mural shall be complimentary and harmonious with exterior colors of the structure and consistent with historical color pallet. Fluorescent colors are not in keeping with the historical color pallet.
 - 3. The paint and/or materials to be used and applied on the structure shall be appropriate for use in an outdoor locale for an artistic rendition and shall be of a permanent or long lasting variety.
 - 4. The proposed wall mural shall exhibit exceptional design quality and incorporate high quality materials that enhance the overall development and appearance of the site.
 - 5. The proposed wall mural shall be well integrated with the buildings and other elements of the property and be harmonious with surrounding historic character.
 - 6. The proposed wall mural, by its design, construction and location, shall not have a substantial adverse effect on abutting property or the permitted use thereof, and will contribute to the City's unique character and quality of life.
 - 7. The wall mural shall be designed and painted by, or supervised by, someone with sufficient knowledge in the design of such projects and the application of paints for such projects.
 - 8. Have a plan for painting the mural that insures the safety of painters and the public, and that does not impede public access. In the event that the safety plan submitted is not being adhered to, and the City has identified a safety risk to either the artist and/or the public, the City has the right to stop work until such time that safety issues or concerns are addressed by the artist.

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- J. Conditions of Approval. The City Council shall identify conditions of approval to the issuance of a wall mural permit.
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Notice of Exemption 2020-12

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: Zone Text Amendment 2020-01

Project Location – City of Hanford

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

Description of Nature, Purpose and Beneficiaries of Project: Zone Text Amendment No. 2020-01: a request to amend Title 17, Section 17.56.230 of the Hanford Municipal Code in order to expand on the City's existing mural regulations.

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

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

Exempt Status: (check one)

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

Reasons why project is exempt:

The proposed ordinance is exempt under Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed project is a text amendment that is not associated with a physical development; therefore, there are no physical impacts that will result from the project.

Lead Agency

Contact Person: Mark Manha Area Code/ Telephone: (559) 585-2583

Signature: _____ Date: April 28, 2020 Title: Assistant Planner

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

Attachment: Attachment 2: Notice of Exemption 2020-12 (MCA 2020-01)