

AMENDED AGENDA

PLANNING COMMISSION of the CITY OF HANFORD

**COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, December 8, 2020**

Video teleconference via Zoom. Planning Commissioners will attend remotely.

Zoom meeting information:

<https://us02web.zoom.us/j/82646339593?pwd=RGxDZ2JjTE5LVklNZXhHQ0w4b1I5Zz09>

CALL TO ORDER

ROLL CALL

INVOCATION

FLAG SALUTE

PUBLIC COMMENT

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

CONSENT CALENDAR

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

Approval of the November 10, 2020 Meeting

PUBLIC HEARING

Variance No. 2020-04, a request to deviate from the setback standards of the Hanford Municipal Code Section 17.14, in order to permit required covered and uncovered parking spaces and a trash enclosure within the rear-yard setback for a multi-family development in the R-H High Density Residential zone district. The project is located at the southwest corner of Berkshire Lane and Centennial Drive (APN 009-030-143).

DIRECTOR'S COMMENTS

COMMISSIONER'S ITEMS OF INTEREST

ADJOURNMENT

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

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

APPEALS:

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



**AGENDA
STAFF REPORT**

MEETING DATE: 12/8/2020	AGENDA SECTION:
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SUBJECT:

Approval of the November 10, 2020 Meeting

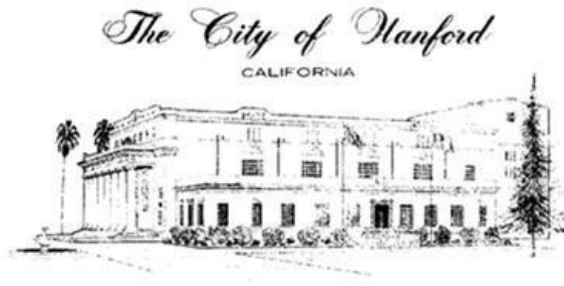
RECOMMENDATION:

Approve the minutes of the November 10, 2020 meeting.

FISCAL IMPACT:

ATTACHMENTS:

11-10-2020



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty Street
5:30 p.m., Tuesday, November 10, 2020

CALL TO ORDER

Chairperson DOUGLAS called the meeting to order at 5:30 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	4:56 PM
Travis Paden		Present	4:43 PM
Savino Perico		Present	4:42 PM
Angel Vee Galvan		Present	4:44 PM
Roger Snow		Present	4:55 PM
Jacob Sanchez		Present	4:41 PM
Jason Kemp Van Ee		Absent	

INVOCATION

Commissioner PADEN provided the invocation.

FLAG SALUTE

Commissioner PADEN 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.

Motion to Approve the Consent Calendar.

RESULT:	APPROVED [5 TO 0]
MOVER:	Travis Paden
SECONDER:	Angel Vee Galvan
AYES:	Douglas, Paden, Perico, Galvan, Snow
ABSTAIN:	Sanchez
ABSENT:	Kemp Van Ee

Approval of the Minutes of the October 27, 2020 Meeting

PUBLIC HEARING

Modifications to Live Oak Development Agreement (Amendment 2): a request to modify the existing Development Agreement for the Live Oak Development and extend the expiration of the Development Agreement for five years. **Modifications to Planned Unit Development (PUD) No. 2005-04:** a request to modify the PUD/Master Plan to delete requirements for affordable housing units (consistent with Development Agreement Amendment 1), amend the goals and policies of the Live Oak Master Plan, update Municipal Code references to reflect the 2017 Municipal Code, and allow for increased lot density within a portion of the development. **Modifications to Vesting Tentative Tract 865, 881, and 912:** a request to remove the requirement for affordable housing units from the resolution, consistent with the Live Oak Development Agreement. **Modifications to Vesting Tentative Tract 909:** a request to remove the requirement for affordable housing units from the resolution, consistent with the Live Oak Development Agreement; modify language regarding park improvements consistent with the Development Agreement; and increase the number of residential lots from 642 to 719 units. The project is generally located in the southwest quadrant of the City of Hanford, east of 13th Avenue, west of 11th Avenue, north of Houston Avenue. APN (011-040-017 to -020; 011-110-016, -022, -029, and 030; 011-540-001 through -099)

Chairperson DOUGLAS opened the public hearing at 5:38 p.m. and called for the staff report. Senior Planner Myers presented the staff report, recommended approval of the resolutions, and invited questions of staff.

Following questions of staff, Chairperson DOUGLAS opened Public Comment

FAVOR

Jim Robinson, of San Joaquin Valley Homes, shared a PowerPoint presentation, requested approval of the resolutions, and invited questions.

Norman Allinder, representing Forebay Farms, noted that he has worked on this project since 2004. He requested approval.

OPPOSED

Alfred Marquez, who lives on Wishon, stated that the real estate agent did not inform him of this project when he purchased his property. He asked if these will be single-story or two-story homes.

Sandy Perez, does not want affordable housing near her property, stating that she has lived at this location for 25 years and will sell her property to move 15 miles out of town.

Mr. Robinson answered questions from Commissioners. Senior Planner Myers replied to Mr. Marquez that the houses can be either single story or two-story.

Chairperson DOUGLAS closed the public hearing at 6:16 p.m. and called for a motion.

Motion to adopt Resolution 2020-15, recommending approval of Planned Unit Development No. 2005-04 Amendment #1 to the City Council.

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

Motion to adopt Resolution 2020-16, recommending approval of an amendment to Tentative Tract 865 to the City Council.

RESULT:	APPROVED [5 TO 1]
MOVER:	Savino Perico
SECONDER:	Jacob Sanchez
AYES:	Douglas, Perico, Galvan, Snow, Sanchez
NAYS:	Paden
ABSENT:	Kemp Van Ee

Motion to adopt Resolution No. 2020-17, recommending approval of an amendment to Tentative Tract 881 to the City Council.

RESULT:	APPROVED [5 TO 1]
MOVER:	Savino Perico
SECONDER:	Jacob Sanchez
AYES:	Douglas, Perico, Galvan, Snow, Sanchez
NAYS:	Paden
ABSENT:	Kemp Van Ee

Motion to adopt Resolution No. 2020-18, recommending approval of an amendment to Tentative Tract 909 to the City Council.

RESULT:	APPROVED [4 TO 2]
MOVER:	Savino Perico
SECONDER:	Jacob Sanchez
AYES:	Douglas, Perico, Galvan, Sanchez
NAYS:	Paden, Snow
ABSENT:	Kemp Van Ee

Motion to adopt Resolution 2020-19, recommending approval of an amendment to Tentative Tract 912 to the City Council.

RESULT:	APPROVED [4 TO 2]
MOVER:	Jacob Sanchez
SECONDER:	Savino Perico
AYES:	Douglas, Perico, Galvan, Sanchez
NAYS:	Paden, Snow
ABSENT:	Kemp Van Ee

DIRECTOR'S COMMENTS

Senior Planner Myers reminded the Commissioners that the November 24, 2020 meeting had been canceled.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner PADEN asked about the upcoming closing of East Lacey and the railroad on Elm. Public Works Director John Doyel stated that East Lacey will be closed for five days, for installation of the 9th Avenue trunk main. The railroad on Elm Street will be closed until November 11. He also stated that Fargo will be closed for a few weeks.

ADJOURNMENT

Chairperson DOUGLAS adjourned the meeting at 6:26 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 12/8/2020	AGENDA SECTION:
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SUBJECT:

Variance No. 2020-04, a request to deviate from the setback standards of the Hanford Municipal Code Section 17.14, in order to permit required covered and uncovered parking spaces and a trash enclosure within the rear-yard setback for a multi-family development in the R-H High Density Residential zone district. The project is located at the southwest corner of Berkshire Lane and Centennial Drive (APN 009-030-143).

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - VAR 2020-04

Resolution No. 2020-20

Attachment 1: SPR No. 2020-32 Site Plan

Attachment 2: SPR 2020-32 Approval Letter

Attachment 3: Elevations

Attachment 4: Notice of Exemption No. 2020-46

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, December 8, 2020**

PROJECT: **Variance No. 2020-04**, a request to deviate from the setback standards of the Hanford Municipal Code Section 17.14, in order to permit required covered and uncovered parking spaces and a trash enclosure within the rear-yard setback for a multi-family development in the R-H High Density Residential zone district.

LOCATION: The project is located at the southwest corner of Berkshire Lane and Centennial Drive (APN 009-030-143).

PLANNER: Mark Manha, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2020-20, approving Variance No. 2020-04.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2020-20, approving Variance No. 2020-04.

PROJECT DESCRIPTION

The project is a request to deviate from the standards of the Hanford Municipal Code Section 17.14, in order to permit required covered and uncovered parking spaces and a trash enclosure within the rear-yard setback for a multi-family development.

In accordance with the Hanford Municipal Code Section 17.14.130, off-street parking shall be provided on the site for each use, as prescribed in Chapter 17.54. Required parking spaces may not be provided within any front, side, or rear building setback area. The applicant proposes to locate required parking spaces six feet from the rear property line, encroaching 19 feet into the required rear-yard setback area. In accordance with the Hanford Municipal Code Section 17.50.090, suitable area shall be provided on-site for collection of trash and recyclable materials for all multifamily residential uses; refuse storage areas shall be adequately screened from view. No structure shall be placed within a building setback area. The applicant proposes to locate the trash enclosure 11 feet from the rear property line, encroaching four feet into the required rear-yard setback area.

Project Location

The project is located on a vacant property at the southwest corner of Berkshire Lane and Centennial Drive (APN 009-030-143) (see Figure 1, below). The General Plan designates the property as High Density Residential (see Figure 2, below). The property is zoned R-H High Density Residential, which corresponds with the General Plan designation (see Figure 3, below).

Figure 1:
Land Use (Property outlined in red)



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

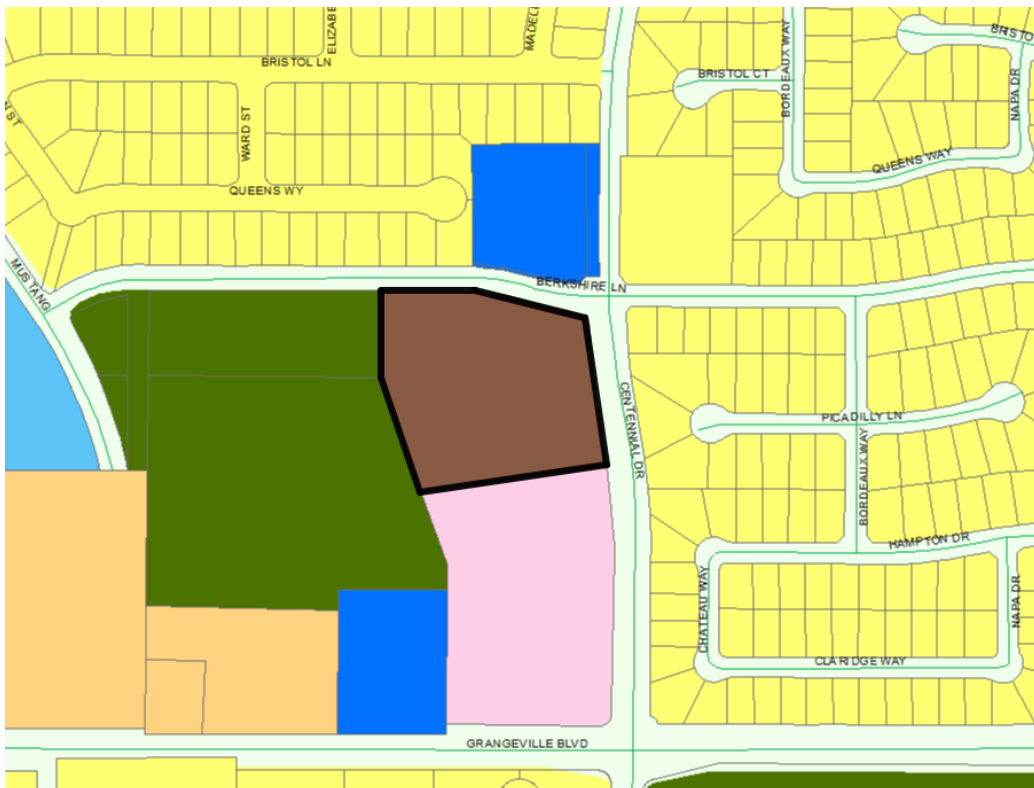
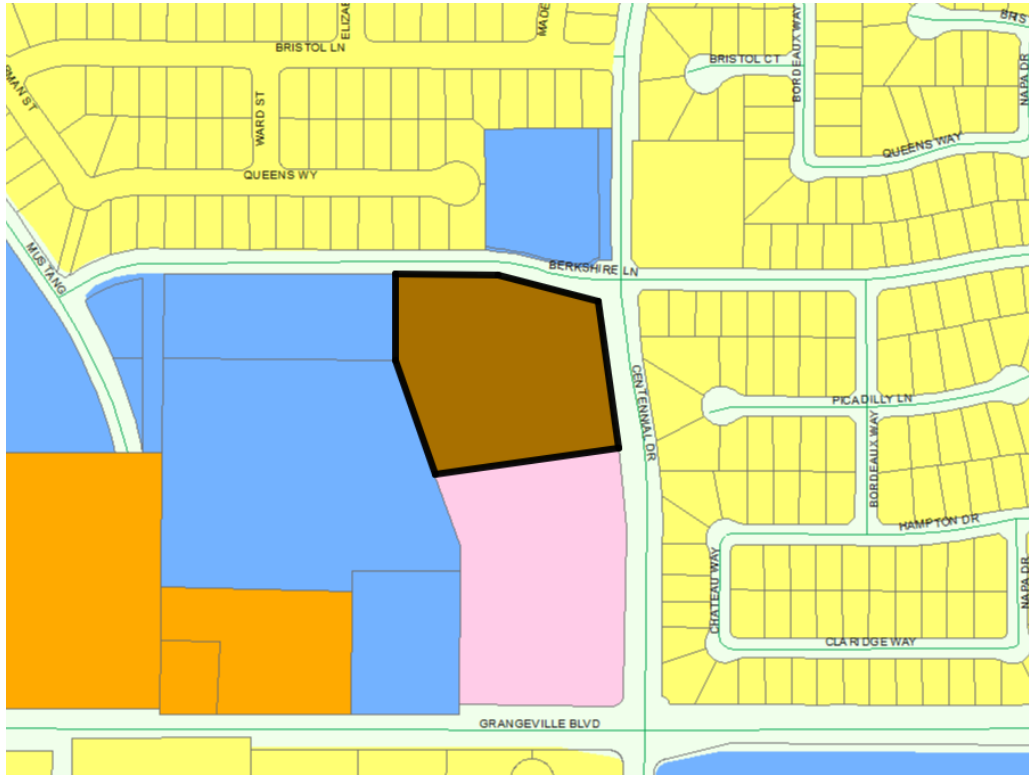


Figure 3:
Zoning Designation (Property outlined in bold)
R-H High Density Residential



Entitlement

The applicant submitted Site Plan Review No. 2020-32 for the project, proposing to develop the vacant site into a 92-unit multi-family residential complex with a clubhouse, pool, and resident courtyard (see **Attachment 1**). Site Plan Review No. 2020-32 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter (see **Attachment 2**). All conditions of approval cited in the site plan review approval letter are also conditions of approval of this Variance application.

Elevations of the proposed development are attached (see **Attachment 3**).

Variance No. 2020-04

The project is a request to deviate from the standards of the Hanford Municipal Code Section 17.14, in order to permit required covered and uncovered parking spaces and a trash enclosure within the rear-yard setback for a multi-family development.

In accordance with the Hanford Municipal Code Section 17.14.130, off-street parking shall be provided on the site for each use, as prescribed in Chapter 17.54. Required parking spaces may not be provided within any front, side, or rear building setback area. The applicant proposes to locate required parking spaces six feet from the rear property line, encroaching 19 feet into the

required rear-yard setback area. In accordance with the Hanford Municipal Code Section 17.50.090, suitable area shall be provided on-site for collection of trash and recyclable materials for all multifamily residential uses; refuse storage areas shall be adequately screened from view. No structure shall be placed within a building setback area. The applicant proposes to locate the trash enclosure 11 feet from the rear property line, encroaching four feet into the required rear-yard setback area.

Under the previous 2002 Zoning Ordinance, parking was allowed to be located within the rear-yard setbacks. When the Zoning Ordinance was updated in June 2017, parking within the front, side, and rear building setback area became prohibited. Prior to the updating of the Municipal Code, multiple multi-family projects were permitted to locate parking within the rear-yard setback area.

Example 1: Site Plan Review No. 2015-05 – Bajun American Properties. Under Site Plan Review No. 2015-05, parking was permitted to be located within the 25-foot rear-yard setback area for a multi-family development in the R-H High Density Residential zone district. (Note: the site plan has since expired).

Figure 4: Bajun Apartments



Example 2: Condominium project located on Greenfield Drive and Cameron Street. The project features parking within the rear-yard setback area.

Figure 5: Condominium Project



The City requires setbacks between structures for several reasons:

Safety:

Maintaining setbacks between building and uses is important for safety reasons. Having adequate setbacks between structures and uses provides access for the Fire Department to reach fires, in cases of emergency. The Fire Department has reviewed the application and determined that the reduced setback provided by the applicant will not be detrimental to safety.

Noise:

Setbacks also are in place to reduce noise impacts. Locating parking and the trash enclosure as proposed will not impact noise to neighboring properties, neither of which have any inhabitable structures on site. All noise generated from the property would be required to meet the Noise Emission standards prescribed by the General Plan.

Preventing Crowding:

Another reason setbacks are required by the City is to reduce crowding and provide separation between uses and structures. The neighboring properties do not contain any structures adjacent to the rear lot line. A chain link fence adjacent to the existing basin and a wrought iron fence adjacent to the existing park will provide a barrier between the multi-family development and the

basin and park to the west. All residential buildings meet and exceed the required setbacks for the R-H High Density Residential zone district.

Providing Open Space Areas:

Within the City of Hanford, there are requirements for open space – this is generally accommodated in the required setback area. In the R-H High Density Residential zone district on lots with five or more dwelling units, the open space requirement is five percent of the lot area. Five percent of the lot area is 9,572.3 sq. ft. The applicant proposes to provide 11,183 sq. ft. of usable open space. Silver Oaks Park does not count toward the open space requirement, but is adjacent to the site and will provide additional open space for residents to use.

Allowing the variance will not have impacts to safety, noise, the prevention of crowding, or providing open space areas.

The proposed location of the parking spaces and trash enclosure within the rear setback area will allow the adjacent drive aisle to maintain a width of 26 feet in order for vehicles to have a sufficient turning radius when entering and exiting parking spaces, as required by Public Works City Standard GE-29. The parking spaces and trash enclosure meet the minimum size requirements as required by Hanford Municipal Code Section 17.54.110 and Public Works City Standard GE-35, respectively.

The variance can be supported by staff, due to the previous granting of Variances No. 2018-01 and 2018-04, for similar projects. In May 2018 and February 2019, the Planning Commission granted approval of Variances No. 2018-01 and 2018-04, respectively, allowing parking to be located within the 25-foot rear-yard setback. The lots possessed similar unique configurations. Variance No. 2018-04 also allowed a trash enclosure to be located approximately 12.5 feet from the rear property line, when the required minimum setback is 15 feet; the configuration of the parking and trash enclosure along the rear lot line is similar to this proposal. See Figures 6 and 7.

Figure 6: Variance No. 2018-01 Project Site

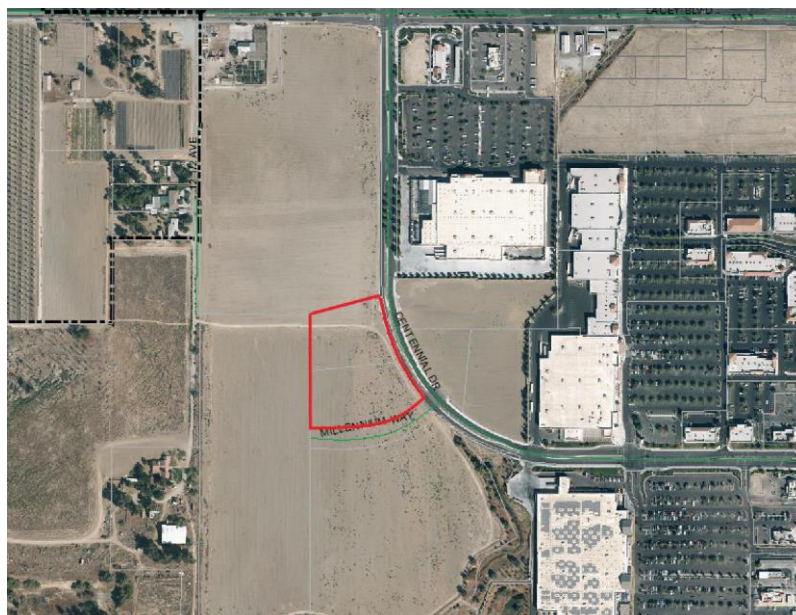
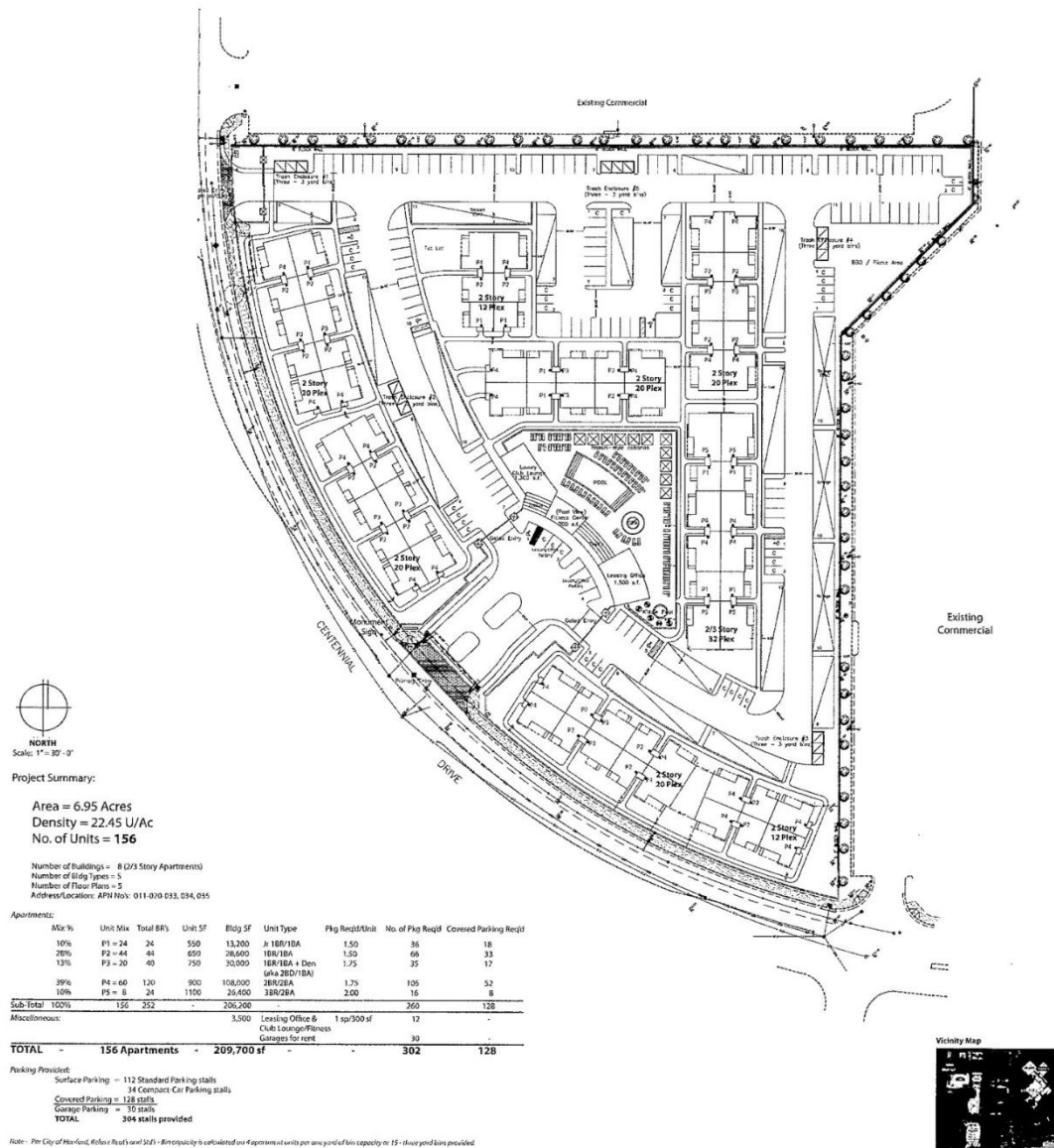


Figure 7: Variance No. 2018-04 Site Plan



IDE Arc

1000 SF MIN (MAX) 500 SF
www.idealark.com

Centennial West Apartments

Hanford, CA

Technical Site Plan

October 1, 2018

PAYNTER

REALTY & INVESTMENTS, INC.

14011 Grand Blvd., Suite 200
Hanford, CA 93230
Tel: 559.833.8777

In accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standard of the Hanford Municipal Code, when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The granting of Variance No. 2020-04 would be consistent with the purpose of the variance process, as other

properties in the vicinity and within the same zone district enjoy the privilege of allowing parking and a trash enclosure within the rear-yard setback area.

PROJECT EVALUATION

Site Plan Review No. 2020-32 was reviewed for conformance with the standards set forth in Section 17.14 for the High Density Residential zone district.

17.14.030 Lot Area

The minimum lot area in the R-H High Density Residential zone district shall be 5,000 square feet. The subject property is 4.395 acres, which exceeds the minimum lot area requirement for the R-H High Density Residential zone district.

17.14.040 Lot Dimensions

In the R-H High Density Residential zone district, the minimum lot frontage shall be 40 feet. The project site has approximately 331 feet of street frontage along Centennial Drive. The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots. The project site is a corner lot. The width of the site varies; the maximum width is approximately 472 feet. The minimum lot depth shall be 90 feet. The depth of the lot varies; the maximum depth is approximately 456 feet. The property exceeds the lot frontage, width, and depth requirements for the R-H High Density Residential zone district.

17.14.050 Site Area per Dwelling Unit

In the R-H High Density Residential zone district, the minimum site area per dwelling unit shall be 1,500 square feet. The project proposes 92 dwelling units for the 4.395-acre site (191,446 sq. ft.), which would require approximately 3.17 acres (138,000 sq. ft.) of site area, minimum. The request to construct 92 multi-family dwelling units can be supported by the total size of the parcel.

17.14.060 Coverage

The maximum coverage of the lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. All required building setbacks, landscaping, off-street parking and loading requirements were evaluated and mandated as part of the site plan review process. A deviation from the required rear setback area for covered and uncovered parking spaces and a trash enclosure can be supported, as demonstrated in the findings below. The requirements for landscaping and off-street parking are achieved by the project proposed.

17.14.070 Building Setback Area

No structure is permitted within a building setback area.

Front-Building Setback

In the R-H High Density Residential zone district, the front building setback area shall be 15 feet from the front lot line for livable building space and 20 feet for garages, carports, and other non-livable building space. On corner lots, the lot line adjoining the shorter street frontage shall be the

front lot line. Therefore, the front property line is along Centennial Drive. All residential livable building space is set back from the property line a minimum of 15 feet, two inches. There are no garages or carports proposed along the front property line. This satisfies the requirement of the R-H High Density Residential zone district.

Rear-Building Setback

The rear building setback in the R-H High Density Residential zone district shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet. The rear building setback area shall be increased by 10 feet for buildings over one-story high. The rear property is along the western property line. There is not a landscape easement along the rear property. Since the proposed multi-family units exceed one-story, a 25-foot setback is required along the rear property line.

The applicant proposes to locate required parking spaces and carports six feet from the rear property line, encroaching into the 25-foot rear-yard setback. Additionally, the applicant proposes to locate the trash enclosure 11 feet from the rear property line, encroaching four feet into the required setback area. For this reason, a variance is sought by the applicant.

Side-Building Setback

The side building setback area shall be five feet from an interior lot line and 10 feet from a street-side property line. The interior side building setback is 26.5 feet and the street-side building setback along Berkshire Lane is 10 feet nine inches, both of which exceed the side setback requirements for the R-H High Density Residential zone district.

17.14.080 Distances Between Structures

The minimum distance between structures shall be 10 feet, except as provided by the building code. All structures are separated by a minimum distance of 10 feet.

17.14.090 Height of Structures

The maximum height of structures in the R-H High Density Residential zone district is 35 feet. The maximum proposed height is 35 feet, which satisfies the height requirement for the R-H High Density Residential zone district.

17.14.100 Driveways

The width of a driveway and any paved area in the R-H High Density Residential zone district shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot. Due to the size of the development, two entrances are required to the site. The location and size of the entrances have been approved by the Engineering Division. The cumulative width of the entrances is significantly below the 40% lot-width maximum.

17.14.130 Off-Street Parking

The applicant proposes to develop 92 multi-family residential units. There will be 34 one-bedroom units, 46 two-bedroom units, and 12 three-bedroom units. Additionally, there will be a clubhouse, totaling 1,754 square feet.

Parking is required for each unit type and the community building, as follows:

Unit Type	Parking Space Requirement	Measuring unit	# of Stalls Required	Total Covered
1-bedroom unit	1.5 spaces; 50% covered	34 units	51	26
2-bedroom unit	1.75 spaces; 50% covered	46 units	81	41
3-bedroom unit	2 spaces; 50% covered	12 units	24	12
Community Space	1 stall per 300 sq. ft.	1,754 sq. ft.	6	0
Total Spaces Required:			162	79

The applicant provides 184 total parking spaces for the site, 87 of which are covered and five of which are ADA-accessible, which satisfies the parking requirement of the Hanford Municipal Code Section 17.54.040.

According to the Hanford Municipal Code Section 17.14.130, required parking spaces may not be provided within any front, side, or rear building setback area. Parking, including covered carports, is proposed within the rear-yard setback, set back six feet along the western property line. The applicant proposes to deviate from the Hanford Municipal Code Section 17.14.130, in order to permit required covered and uncovered parking spaces within the 25-foot rear-yard setback.

17.14.140 Usable Open Space

In the R-H High Density Residential zone district, lots with five or more dwelling units shall provide for a usable open space area equal to five percent of the lot area. The site requires a minimum of 9,572.3 sq. ft. of usable open space. A resident courtyard and pool deck area create a usable open space area that is 11,183 sq. ft., which exceeds the usable open space requirement for lots with more than five dwelling units in the R-H High Density Residential zone district.

17.14.150 Landscaping

In the R-H High Density Residential zone district, except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) 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. Landscaping will be provided by the applicant in all yard and setback areas visible from each street.

17.14.160 Screening, Fences, and Walls

According to the Hanford Municipal Code Sections 17.50.110 and 17.50.120, “no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty percent (50%) or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director;” and fences and walls in the R-H zone district shall be constructed or installed along a rear lot line not exceeding seven feet in height, along an interior side lot line not exceeding seven feet in height beginning at 10 feet from the front lot line, along the street side lot line not exceeding seven feet in height beginning at 25 feet from the front lot

line on a corner lot (with a five-foot setback from the street side lot line on a reverse corner lot), along a front lot line not exceeding three feet in height or four feet in height when the upper one foot is 50% or more open, and 10 feet back from the front lot line not exceeding six feet in height. The applicant is proposing to construct a wrought iron fence along the interior side lot line as well as the northern portion of the rear lot line adjacent to the existing park, and a chain link fence along the rear setback adjacent to the existing basin; all proposed fencing is six feet in height. All proposed fencing shall meet the fence regulations stated in the Hanford Municipal Code.

17.14.180 General Provisions and Standards

In the R-H High Density Residential zone district, structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50 of the Hanford Municipal Code. Section 17.50.090 states that suitable area shall be provided on-site for collection of trash and recyclable materials for all multifamily residential uses. Refuse storage areas shall be adequately screened from view. The refuse area enclosure shall be designed to meet the minimum recommended dimensional standards as determined by the City Engineer. The applicant proposes to construct three trash enclosures on site, as shown in **Attachment 1**. Engineering has approved the size and location of the proposed trash enclosures. However, the trash enclosure located near the rear lot line extends into the required setback area. According to the Hanford Municipal Code Section 17.14.070(A), “no structure shall be placed within a building setback area.” The applicant proposes to deviate from this regulation in order to permit a trash enclosure within the required setback area.

All requirements of the R-H High Density Residential zone district, prescribed by Chapter 17.14 of the Hanford Municipal Code, are satisfied, with the exception of the rear-yard setback requirement. The applicant proposes covered and uncovered parking as well as a trash enclosure to encroach into the required rear-yard setback. For this reason, the variance has been submitted.

FINDINGS FOR APPROVAL

Variance No. 2020-04

In taking action on a Variance, the Planning Commission must make the appropriate findings, in accordance with Section 17.84.050 of the Hanford Municipal Code:

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

ANALYSIS: That the special circumstances applicable to the property are the shape of the site and the surrounding uses. In accordance with the Hanford Municipal Code, on a corner lot, the front lot line is the shorter lot line abutting a street. The shorter lot line on this property is along Centennial Drive, by approximately 125 feet; therefore, Centennial Drive is the front property line, and the property line parallel is deemed the rear property line. The lot configuration is not a typical corner lot shape; therefore, restricting parking and the trash enclosure within the required rear-yard setback presents a hardship for the property owner to develop the lot without eliminating residential units or required parking, or reducing the width of the adjacent drive aisle. The use of the neighboring site to the west is unique, as well. The rear property line abuts a city basin and park. The rationale supporting a 25-foot rear-yard setback is to lessen the impact of parking, noise, and trash enclosure inconveniences on

neighboring residents. However, given the use of the neighboring site as a basin and park, it is unlikely a resident would be negatively impacted by the reduction in setback. Therefore, encroachment of the covered and uncovered parking spaces and trash enclosure in the rear setback area can be supported.

2. That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the vicinity and that are in the same zone district and denied to the property for which the variance is sought;

ANALYSIS: That prior to the update of the Hanford Municipal Code in June 2017, parking was allowed to be located within the rear-yard setback area. There are other properties within the same zone district that possess the right to locate parking within the rear-yard setback area. There are other properties within the vicinity that possess the right to locate a trash enclosure within a required setback area. Additionally, two variances have been approved since the 2017 Municipal Code adoption allowing parking spaces and a trash enclosure to encroach into the required rear-yard setback. The variances applied to multi-family projects in the R-H High-Density Residential zone district, as well. The variance is necessary for the preservation and enjoyment of that property right possessed by other properties within the same vicinity and R-H High Density Residential zone designation.

3. That the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and that are in the same zone district in which the property is located;

ANALYSIS: That allowing covered and uncovered parking as well as a trash enclosure to encroach within the required rear setback area will not create a safety hazard. The Fire Department has reviewed the application and determined that the setbacks provided by the applicant will not be detrimental to safety. Additionally, the Building Division has reviewed the application and determined that the setbacks provided by the applicant will not conflict with the requirements of the California Building Code. The Refuse Division has approved the size and location of the trash enclosures on site and is able to provide pick-up within the locations proposed. Locating parking and the trash enclosure adjacent to the existing basin and park will not impact noise to neighboring properties. Neither property has any inhabitable structures on site. The applicant proposes to install a wrought iron fence along the rear lot line adjacent to the existing park and a chain link fence adjacent to the existing basin, which will provide a physical barrier between the existing uses and the development site.

4. That the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and that are in the same land use district in which such property is located;

ANALYSIS: That typical R-H High Density Residential lots do not share the configuration unique to this lot. Since the property has an irregular shape, it is difficult to meet the setbacks of the site without eliminating residential units or required parking, or reducing the width of the adjacent drive aisle. Additionally, variances have been granted for similar situations in the past. The granting of this variance does not constitute a special privilege, because this lot faces a limitation others do not possess and preserves the right granted to other properties to encroach into the rear setback area. The use of the neighboring site to the west is unique, as well. The rear property line abuts a city basin and park. The rationale supporting a 25-foot rear-yard setback is to lessen the impact of parking, noise, and trash enclosure

inconveniences on neighboring residents. However, given the use of the neighboring site as a basin and park, it is unlikely a resident would be negatively impacted by the reduction in setback. Therefore, encroachment of the covered and uncovered parking spaces and trash enclosure in the rear setback area can be supported.

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

ANALYSIS: That the variance applies to the rear setback area for covered and uncovered parking spaces as well as a trash enclosure associated with a 92-unit multi-family development. Multi-family residences are a permitted use in the R-H High Density Residential zone district. All other development regulations specified in Section 17.14 for the R-H High Density Residential zone district have been met.

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

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property is the shape of the property and the surrounding uses. In accordance with the Hanford Municipal Code, on a corner lot, the front lot line means the shorter lot line abutting a street. The shorter lot line is along Centennial Drive, by approximately 125 feet; therefore, Centennial Drive is the front property line and the property line parallel is deemed the rear property line. The lot configuration is not a typical corner lot shape; therefore, prohibiting parking within the rear-yard setback presents a hardship for the property owner to develop the lot without eliminating residential units or required parking spaces, or reducing the width of the drive aisle. The use of the neighboring site to the west is unique, as well. The rear property line abuts a park and city basin. The rationale supporting a 25-foot rear-yard setback is to lessen the impact of parking, noise, and trash enclosure inconveniences on neighboring residents. However, given the use of the neighboring site as a basin and park, it is unlikely a resident would be negatively impacted by the reduction in setback. Therefore, encroachment of the parking stalls (both covered and uncovered) and trash enclosure in the rear setback can be supported. Additionally, variances have been granted for similar situations in the past.

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

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Residential Land Use Designations Goal L8, which aims to provide a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options.

PUBLIC COMMENTS

A Notice of Public Hearing for the project was noticed in the local newspaper on November 25, 2020 and mailed to property owners within 300 feet of the project site on November 24, 2020. No comments were received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

That this project is categorically exempt from further environmental review, as per Section 15332 In-Fill Development Projects of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 4**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2020-20 approving Variance No. 2020-04.

Applicant:

Santa Lucia Ventures I
5118 E. Clinton Way, Suite 201
Fresno, CA 93727

Property Owner:

Cal Clark Farms, Inc.
PO Box 221815
Carmel, CA 93922

RESOLUTION NO. 2020-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO VARIANCE NO. 2020-04, A REQUEST TO PERMIT REQUIRED COVERED AND UNCOVERED PARKING SPACES AND A TRASH ENCLOSURE WITHIN THE REAR-YARD SETBACK FOR A MULTI-FAMILY DEVELOPMENT IN THE R-H HIGH DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT THE SOUTHWEST CORNER OF BERKSHIRE LANE AND CENTENNIAL DRIVE (APN 009-030-143).

At a regular meeting of the City of Hanford Planning Commission duly called and held on December 8, 2020 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Variance No. 2020-04, a request to deviate from the setback standards of the Hanford Municipal Code Section 17.14, in order to permit required covered and uncovered parking spaces and a trash enclosure within the rear-yard setback for a multi-family development in the R-H High Density Residential zone district, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.84 of the Hanford Municipal Code; and

WHEREAS, the project is located at the southwest corner of Berkshire Lane and Centennial Drive (APN 009-030-143); and

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

WHEREAS, the project is exempt from environmental review, per Section 15332 In-Fill Development Projects 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 17.84.050 of the Hanford Municipal Code:

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

ANALYSIS: That the special circumstances applicable to the property are the shape of the site and the surrounding uses. In accordance with the Hanford Municipal Code, on a corner lot, the front lot line is the shorter lot line abutting a street. The shorter lot line on this property is along Centennial Drive, by approximately 125 feet; therefore, Centennial Drive is the front property line, and the property line parallel is deemed the rear property line. The lot configuration is not a typical corner lot shape; therefore, restricting parking and the trash enclosure within the required rear-yard setback presents a hardship for the property owner to develop the lot without eliminating residential units or required parking, or reducing the width of the adjacent drive aisle. The use of the neighboring site to the west is unique, as well. The rear property line abuts a city basin and park. The rationale supporting a 25-foot rear-yard setback is to lessen the impact of parking, noise, and trash enclosure inconveniences on neighboring residents. However, given the use of the neighboring site as a basin and park, it

is unlikely a resident would be negatively impacted by the reduction in setback. Therefore, encroachment of the covered and uncovered parking spaces and trash enclosure in the rear setback area can be supported.

2. That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the vicinity and that are in the same zone district and denied to the property for which the variance is sought;

ANALYSIS: That prior to the update of the Hanford Municipal Code in June 2017, parking was allowed to be located within the rear-yard setback area. There are other properties within the same zone district that possess the right to locate parking within the rear-yard setback area. There are other properties within the vicinity that possess the right to locate a trash enclosure within a required setback area. Additionally, two variances have been approved since the 2017 Municipal Code adoption allowing parking spaces and a trash enclosure to encroach into the required rear-yard setback. The variances applied to multi-family projects in the R-H High-Density Residential zone district, as well. The variance is necessary for the preservation and enjoyment of that property right possessed by other properties within the same vicinity and R-H High Density Residential zone designation.

3. That the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and that are in the same zone district in which the property is located;

ANALYSIS: That allowing covered and uncovered parking as well as a trash enclosure to encroach within the required rear setback area will not create a safety hazard. The Fire Department has reviewed the application and determined that the setbacks provided by the applicant will not be detrimental to safety. Additionally, the Building Division has reviewed the application and determined that the setbacks provided by the applicant will not conflict with the requirements of the California Building Code. The Refuse Division has approved the size and location of the trash enclosures on site and is able to provide pick-up within the locations proposed. Locating parking and the trash enclosure adjacent to the existing basin and park will not impact noise to neighboring properties. Neither property has any inhabitable structures on site. The applicant proposes to install a wrought iron fence along the rear lot line adjacent to the existing park and a chain link fence adjacent to the existing basin, which will provide a physical barrier between the existing uses and the development site.

4. That the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and that are in the same land use district in which such property is located;

ANALYSIS: That typical R-H High Density Residential lots do not share the configuration unique to this lot. Since the property has an irregular shape, it is difficult to meet the setbacks of the site without eliminating residential units or required parking, or reducing the width of the adjacent drive aisle. Additionally, variances have been granted for similar situations in the past. The granting of this variance does not constitute a special privilege, because this lot faces a limitation others do not possess and preserves the right granted to other properties to encroach into the rear setback area. The use of the neighboring site to the west is unique, as well. The rear property line abuts a city basin and park. The rationale supporting a 25-foot rear-yard setback is to lessen the impact of parking, noise, and trash enclosure inconveniences on neighboring residents. However, given the use of the neighboring site as

a basin and park, it is unlikely a resident would be negatively impacted by the reduction in setback. Therefore, encroachment of the covered and uncovered parking spaces and trash enclosure in the rear setback area can be supported.

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

ANALYSIS: That the variance applies to the rear setback area for covered and uncovered parking spaces as well as a trash enclosure associated with a 92-unit multi-family development. Multi-family residences are a permitted use in the R-H High Density Residential zone district. All other development regulations specified in Section 17.14 for the R-H High Density Residential zone district have been met.

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

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property is the shape of the property and the surrounding uses. In accordance with the Hanford Municipal Code, on a corner lot, the front lot line means the shorter lot line abutting a street. The shorter lot line is along Centennial Drive, by approximately 125 feet; therefore, Centennial Drive is the front property line and the property line parallel is deemed the rear property line. The lot configuration is not a typical corner lot shape; therefore, prohibiting parking within the rear-yard setback presents a hardship for the property owner to develop the lot without eliminating residential units or required parking spaces, or reducing the width of the drive aisle. The use of the neighboring site to the west is unique, as well. The rear property line abuts a park and city basin. The rationale supporting a 25-foot rear-yard setback is to lessen the impact of parking, noise, and trash enclosure inconveniences on neighboring residents. However, given the use of the neighboring site as a basin and park, it is unlikely a resident would be negatively impacted by the reduction in setback. Therefore, encroachment of the parking stalls (both covered and uncovered) and trash enclosure in the rear setback can be supported. Additionally, variances have been granted for similar situations in the past

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

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Residential Land Use Designations Goal L8, which aims to provide a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options.

THEREFORE, BE IT RESOLVED that Variance No. 2020-04 be approved, subject to the conditions of approval for Site Plan Review No. 2020-32, attached as **Exhibit B**.

EXPIRATION

That this Variance become null and void two (2) years after the effective date of approval, unless, prior to the expiration, the use for which the permit was approved has commenced. Prior to

expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension will be taken to the Planning Commission, who may extend the expiration of the permit by one year.

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 8th day of December, 2020.

Darlene R. Mata, Secretary

Attachment: Resolution No. 2020-20 (VAR 2020-04)

Exhibit A
Site Plan

Attachment: Resolution No. 2020-20 (VAR 2020-04)

IDEPA
DESIGN PARTNERS
ARCHITECTS
7070 1st Avenue
San Francisco, CA 94133
415.774.7000
www.idepa.com

Harford Apartments

02 Site Plan



VICINITY MAP

Street	Width	Speed Limit	Notes
1st Street	12'	25 MPH	
2nd Street	12'	25 MPH	
3rd Street	12'	25 MPH	
4th Street	12'	25 MPH	
5th Street	12'	25 MPH	
6th Street	12'	25 MPH	
7th Street	12'	25 MPH	
8th Street	12'	25 MPH	
9th Street	12'	25 MPH	
10th Street	12'	25 MPH	
11th Street	12'	25 MPH	
12th Street	12'	25 MPH	
13th Street	12'	25 MPH	
14th Street	12'	25 MPH	
15th Street	12'	25 MPH	
16th Street	12'	25 MPH	
17th Street	12'	25 MPH	
18th Street	12'	25 MPH	
19th Street	12'	25 MPH	
20th Street	12'	25 MPH	
21st Street	12'	25 MPH	
22nd Street	12'	25 MPH	
23rd Street	12'	25 MPH	
24th Street	12'	25 MPH	
25th Street	12'	25 MPH	
26th Street	12'	25 MPH	
27th Street	12'	25 MPH	
28th Street	12'	25 MPH	
29th Street	12'	25 MPH	
30th Street	12'	25 MPH	
31st Street	12'	25 MPH	
32nd Street	12'	25 MPH	
33rd Street	12'	25 MPH	
34th Street	12'	25 MPH	
35th Street	12'	25 MPH	
36th Street	12'	25 MPH	
37th Street	12'	25 MPH	
38th Street	12'	25 MPH	
39th Street	12'	25 MPH	
40th Street	12'	25 MPH	
41st Street	12'	25 MPH	
42nd Street	12'	25 MPH	
43rd Street	12'	25 MPH	
44th Street	12'	25 MPH	
45th Street	12'	25 MPH	
46th Street	12'	25 MPH	
47th Street	12'	25 MPH	
48th Street	12'	25 MPH	
49th Street	12'	25 MPH	
50th Street	12'	25 MPH	
51st Street	12'	25 MPH	
52nd Street	12'	25 MPH	
53rd Street	12'	25 MPH	
54th Street	12'	25 MPH	
55th Street	12'	25 MPH	
56th Street	12'	25 MPH	
57th Street	12'	25 MPH	
58th Street	12'	25 MPH	
59th Street	12'	25 MPH	
60th Street	12'	25 MPH	
61st Street	12'	25 MPH	
62nd Street	12'	25 MPH	
63rd Street	12'	25 MPH	
64th Street	12'	25 MPH	
65th Street	12'	25 MPH	
66th Street	12'	25 MPH	
67th Street	12'	25 MPH	
68th Street	12'	25 MPH	
69th Street	12'	25 MPH	
70th Street	12'	25 MPH	
71st Street	12'	25 MPH	
72nd Street	12'	25 MPH	
73rd Street	12'	25 MPH	
74th Street	12'	25 MPH	
75th Street	12'	25 MPH	
76th Street	12'	25 MPH	
77th Street	12'	25 MPH	
78th Street	12'	25 MPH	
79th Street	12'	25 MPH	
80th Street	12'	25 MPH	
81st Street	12'	25 MPH	
82nd Street	12'	25 MPH	
83rd Street	12'	25 MPH	
84th Street	12'	25 MPH	
85th Street	12'	25 MPH	
86th Street	12'	25 MPH	
87th Street	12'	25 MPH	
88th Street	12'	25 MPH	
89th Street	12'	25 MPH	
90th Street	12'	25 MPH	
91st Street	12'	25 MPH	
92nd Street	12'	25 MPH	
93rd Street	12'	25 MPH	
94th Street	12'	25 MPH	
95th Street	12'	25 MPH	
96th Street	12'	25 MPH	
97th Street	12'	25 MPH	
98th Street	12'	25 MPH	
99th Street	12'	25 MPH	
100th Street	12'	25 MPH	

PROJECT DATA & INFORMATION

PROJECT DATA & INFORMATION

PROJECT NAME: Harford Apartments

PROJECT ADDRESS: 1234 5th Street, San Francisco, CA 94103

PROJECT TYPE: Multi-Family Residential

PROJECT SIZE: 100,000 sq. ft.

PROJECT PHASE: Construction

PROJECT OWNER: Harford Apartments LLC

PROJECT ARCHITECT: IDEPA Architects

PROJECT ENGINEER: Harford Engineering

PROJECT LANDSCAPE ARCHITECT: Harford Landscape Architects

PROJECT HISTORIC ARCHITECT: Harford Historic Architects

PROJECT PLANNING: Harford Planning

PROJECT LEGAL: Harford Legal

PROJECT FINANCE: Harford Finance

PROJECT MARKETING: Harford Marketing

PROJECT OPERATIONS: Harford Operations

PROJECT MAINTENANCE: Harford Maintenance

PROJECT SECURITY: Harford Security

PROJECT COMPLIANCE: Harford Compliance

PROJECT SUSTAINABILITY: Harford Sustainability

PROJECT COMMUNITY: Harford Community

PROJECT TRANSPORTATION: Harford Transportation

PROJECT UTILITIES: Harford Utilities

PROJECT ENVIRONMENT: Harford Environment

PROJECT CLIMATE: Harford Climate

PROJECT ENERGY: Harford Energy

PROJECT WATER: Harford Water

PROJECT AIR: Harford Air

PROJECT SOIL: Harford Soil

PROJECT VEGETATION: Harford Vegetation

PROJECT ANIMALS: Harford Animals

PROJECT PLANTS: Harford Plants

PROJECT FUNGI: Harford Fungi

PROJECT BACTERIA: Harford Bacteria

PROJECT VIRUSES: Harford Viruses

PROJECT PARASITES: Harford Parasites

PROJECT INSECTS: Harford Insects

PROJECT MAMMALS: Harford Mammals

PROJECT BIRDS: Harford Birds

PROJECT REPTILES: Harford Reptiles

PROJECT AMPHIBIANS: Harford Amphibians

PROJECT FISH: Harford Fish

PROJECT MOLLUSCS: Harford Molluscs

PROJECT ARACHNIDS: Harford Arachnids

PROJECT NELEMAL: Harford Nelemal

PROJECT PROTISTS: Harford Protists

PROJECT PLANTS: Harford Plants

PROJECT ANIMALS: Harford Animals

PROJECT FUNGI: Harford Fungi

PROJECT BACTERIA: Harford Bacteria

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PROJECT MOLLUSCS: Harford Molluscs

PROJECT ARACHNIDS: Harford Arachnids

PROJECT NELEMAL: Harford Nelemal

PROJECT PROTISTS: Harford Protists

Exhibit B
Site Plan Review Approval Letter – Conditions of Approval

Attachment: Resolution No. 2020-20 (VAR 2020-04)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
JOHN DRAXLER
VICE-MAYOR
FRANCISCO RAMIREZ
COUNCIL MEMBERS
MARTIN DEVINE
ART BRIENO
SUE SORENSEN
CITY MANAGER
MARIO CIFUENTEZ II
CITY ATTORNEY
ROBERT M. DOWD

DATE: November 4, 2020

PROJECT: Site Plan Review 2020-32 (502-1133)

APPLICANT: Greg Quiring (Santa Lucia Ventures I)

LOCATION: SW corner of Berkshire Lane and Centennial Drive
(APN 009-030-143)

PROPOSAL: 2 & 3-story apartment buildings

ZONING: R-H High Density Residential

SITE PLAN REVIEW COMMITTEE REVIEW DATE: October 14, 2020

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

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

☒ **REVISE AND PROCEED**

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

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

Signed,

Mark Manha

Mark Manha, Assistant Planner
Community Development Department

November 4, 2020
DATE

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2020-46**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval No. 2020-32 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: October 14, 2020

SITE PLAN NUMBER: 2020-32 (FILE 502-1133)

CONTACT: Mark Manha, Assistant Planner. (559) 585-2583

General Plan Designation: High-Density Residential

Zoning: R-H High-Density Residential

Other Special Districts: N/A

Planning Division Recommendation: ☒ Revise and Proceed ☐ Resubmit

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

Correction(s):

- Parking and trash enclosure encroach into rear setback. Already applied for variance to deviate from this standard.

Required Entitlements:

- Variance

R-H High-Density Residential - all checked comments shall apply

General:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2020-32 with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
- ☒ That mechanical equipment shall be located a minimum of five feet from a side lot line that adjoins a neighboring side lot line.
- ☒ That above or below ground swimming pools shall be set back five feet from all lot lines.

- ☒ That decks, balconies, and other types of platforms with a floor height over two feet high shall be set back five feet from the rear and interior side lot lines and 10 feet from the street side lot line.

Cultural Resources:

- ☒ That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

Site Area per Dwelling Unit: (17.14.050)

- ☒ That the minimum site area per dwelling unit shall be fifteen hundred (1,500) square feet.

Coverage: (17.14.060)

- ☒ That the maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

Building Setback Areas: (17.14.070)

- ☒ That the appropriate setbacks be maintained:
- ☒ Front (Centennial Drive): 15 feet from the front lot line for livable building space and 20 feet for garages, carports, and other non-livable building space
 - ☒ Rear: 15 feet (for one-story structures), 25 feet (for structures over one-story)
 - ☒ Interior Side: 5 feet
 - ☒ Street Side (Berkshire Lane): 10 feet

Distances between Structures: (Section 17.14.080)

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

Height of Structures: (Section 17.14.090)

- ☒ That the maximum structure height shall be 35 feet.
- ☒ That exceptions to height limitations include: penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, air-conditioning equipment, or similar equipment required to operate and maintain buildings, and fire and parapet walls, skylights, towers, spires, cupolas, road signs (where permitted), flagpoles, chimneys, smokestacks, televising and radio masts, or similar structures may be erected above the height limit, but shall not be allowed for the purpose of providing additional floor space.

Usable Open Space: (Section 17.14.140)

- ☐ That lots with four or less dwelling units shall provide for a usable open space area of a minimum 300 square feet per dwelling unit. The open space shall be a minimum of 15 feet wide.
- ☒ That lots with five or more dwelling units shall provide for a usable open space area equal to five percent of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site. **The usable open space area shall be a minimum of 9,572.3 sq. ft.**

Off Street Parking: (Section 17.14.130 and 17.54)

- ☒ That the applicant shall provide 162 parking stalls on site (minimum), five of which are ADA-accessible. Per the Hanford Municipal Code Section 17.54.040, parking shall be provided, as follows:

Unit Type	Parking Space Requirement	Measuring unit	# of Stalls Required	Total Covered
1-bedroom unit	1.5 spaces; 50% covered	34 units	51	26
2-bedroom unit	1.75 spaces; 50% covered	46 units	81	41
3-bedroom unit	2 spaces; 50% covered	12 units	24	12
Community Space	1 stall per 300 sq. ft.	1,754 sq. ft.	6	0
Total Spaces Required:			162	79

- ☒ That a minimum of 79 stalls shall be covered parking stalls.
- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and eight feet in width, and **marked for compact cars** (Section 17.54.110 B. and C).
- ☒ That there shall be no more than four compact spaces adjacent to each other.
- ☒ That motorcycle spaces shall be a minimum size of four (4) feet by eight (8) feet.
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ That the required parking spaces may not be provided within any front, side, or rear building setback area.
- ☒ That all parking areas shall have ingress and egress to and from a street or alley as required by the City's standard specifications.

- ☒ That sufficient room for turning and maneuvering vehicles shall be provided on the site.
- ☒ That developed parking areas are to be utilized by all vehicles associated with or visiting the site.
- ☒ That the parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.
- ☒ That entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the Site Plan Review Committee.
- ☒ That parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.
- ☒ That no commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.
- ☒ That parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, except that long-term storage areas for vehicles in the C-S, I-L and I-H zone districts may be surfaced with rock, gravel, granite or solid paving.
- ☒ That parking areas shall be designed to the City's standard specifications and approval by the City Engineer.
- ☒ That in all R-L zones and in the R-M, R-H, and OR zones a front setback area and a street side setback area of a corner lot shall not to be paved or used for parking except for an access driveway leading to an allowed parking area beyond the front or street side setback area.

Signage: (Section 17.56)

- ☒ That any/all signs proposed for this development shall be subject to the requirements and standards prescribed in Chapter 17.56 of the Hanford Municipal Code. **A separate application is required.**
- ☒ Permanent signage for R-H zones with five or more residences per site:
 - ☒ Building Signs -
 - ☒ 1 sign per street frontage maximum
 - ☒ 30 sq. ft. maximum size per sign
 - ☒ Placement a minimum five feet below roofline
 - ☒ External illumination only
 - ☒ Freestanding signs -
 - ☒ 1 sign per site maximum
 - ☒ 20 sq. ft. maximum size
 - ☒ 6 feet high maximum
 - ☒ External illumination only

Fencing and Walls: (Sections 17.50.110 and 17.50.120)

- ☒ That fences and walls in the R-H zone district shall be constructed or installed in accordance with the following:
 - ☒ Along a rear lot line not exceeding seven feet in height.
 - ☒ Along an interior side lot line not exceeding seven feet in height beginning at 10 feet from the front lot line.
 - ☒ On a corner lot along the street side lot line not exceeding seven feet in height beginning at 25 feet from the front lot line. On a reverse corner lot, the fence or wall is to be set back from the street side lot line five feet. On a reverse corner lot, the rear lot line fence is not to extend beyond the five-foot street side building setback area.
 - ☒ On a corner lot when a residence is constructed with its front access facing the street side lot line of a corner lot, a six-foot-high fence is to be placed 10 feet behind the front property line. The street corner 45-degree angle line of sight is to be maintained as described in subsection H of this section. When the front of the house fronts the street side lot line a fence exceeding three or four feet in height as described in subsections E and F of this section is to be set back 10 feet from the street side lot line.
 - ☒ Along a front lot line not exceeding three feet in height.
 - ☒ Along a front lot line not exceeding four feet in height when the upper one foot is fifty percent (50%) or more open.
 - ☐ Along a front lot line an open chain link fence up to seven feet in height may be located in conjunction with a public or quasi-public playground or park use.
 - ☒ A six-foot fence or wall may be located in a front building setback area when set back 10 feet from the front lot line. Except in the case of a corner lot, the fence wall shall begin a 45-degree angle at a point 25 feet from the front lot line located on the street side lot line.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Landscaping: (Section 17.52.060)

- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 - ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
 - ☒ The size of groundcover at planting shall be one (1) gallon or larger.
 - ☒ Groundcover shall be designed to have 100 percent coverage within two (2) years.
 - ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening and/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscape Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.
- ☒ That all building setback areas and open space areas required which are visible from the public right-of-way shall be landscaped.

- ☒ That in order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the required parkway:
 - ☒ Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots six thousand (6,000) square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.
 - ☐ One (1) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots less than six thousand (6,000) square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.
 - ☒ There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

Trash Collection Areas: (Section 17.50.090)

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

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 the height of freestanding light fixtures including freestanding parking lot fixtures shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed the following:
 - ☒ Eighteen (18) feet in height, when located within fifty (50) feet of any residential zone district;
 - ☐ Twenty-five (25) feet in height when located within fifty-one (51) to one hundred fifty (150) feet of any residential zone district;
 - ☐ Thirty (30) feet in height when located more than one hundred fifty (150) feet from any residential zone district;
 - ☐ Fifty (50) feet in height when located in the RC regional commercial zone or freestanding light fixtures for public outdoor recreational facilities.
- ☒ That in addition to the general outdoor lighting standards stated in subsection D, the following additional requirements shall apply to outdoor lighting fixtures in the R-L, R-M, R-H, and OR zone districts:
 - ☒ Mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
 - ☒ Freestanding light fixtures, including freestanding parking lot 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
SPR 2020-032(502-1133) 92 Unit Apt Complex
10-14-2020

1600 Block of North Centennial Blvd

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

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings, for reference)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan (for reference)
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

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

- 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance including C & D Recycle plan
 - 4.3.8 Compliance with the City of Hanford Landscape Ordinance
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B/A.

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.
7. That all special inspection reports be submitted to the Building Division prior to final inspection.
8. That all construction shall conform to the **Most Current Edition** (2019) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
9. That Kings County Impact Fees shall apply at current rates.
10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
11. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
12. That block walls, carports, EV chargers and trash enclosures require separate submittals/permits through the Building Dept.
13. That separate water, sewer, electrical and gas services be provided to each building.
14. That the buildings will be addressed off of Centennial Blvd based on final site plan review submittal.

Hanford Fire Department

Contact Fire Marshal Christy Whittington @ 559-585-2594 or cwhittington@cityofhanfordca.com concerning questions that you may have on the following conditions.

SPR 2020-32

502-1133

- Provide a Key Box for all structures and gates. Location shall be approved by Hanford Fire Department. 2019 California Fire Code 506.1
- Structures and facility shall be provided with an Automatic Fire Sprinkler System. Sprinkler plans shall be submitted and, once approved, installed by a state licensed sprinkler contractor. 2019 California Fire Code Section 903
- Structures and facility shall be provided with an Automatic Fire Alarm System. Sprinkler plans shall be submitted and, once approved, installed by a state licensed sprinkler contractor. 2019 California Fire Code Section 907
- Facility to provide minimum 2A10BC type fire extinguishers. Provide location and number of fire extinguishers to be installed. 2019 California Fire Code Section 906
- All exiting shall comply with California Fire and Building Code requirements. Requirements shall comply with section 10 of the 2019 California Fire Code.
- Posting of Occupant Load sign shall be provided if room or spaces used for Assembly, Classroom, dining, or similar purposes having an occupant load of fifty (50) or more persons. Sign shall be placed in a conspicuous location and near the main exit. 2019 California Fire Code 1004.9
- Provide fire flow and hydrant information for structures that meet California Fire Codes and City of Hanford water criteria of the Public Works Construction Standards.
- Provide premises identification for all structures and shall be visible from the street. A minimum four (4) inch numbering on contrasting background. 2019 California Fire Code 505.1
- Provide minimum 150 feet to all portions of a facility as measured by an approved route around the exterior of the building. Approved fire apparatus access roadways shall be provided to comply with this requirement. 2019 California Fire Code 503.1.1
- If fire access roadway is to be installed, provide information on Fire Lane signage and red curbing of fire lane. A minimum of twenty (20) foot clear width shall be provide. 2019 California Fire Code, section 503.3



City of Hanford

Department of Public Works

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

Utilities Division Comments

PROJECT: SPR 2020-32 (502-1133) – Hanford Apartments at Centennial & Berkshire (APN 009-030-143)

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2570. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.
2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required. All new services shall come off Centennial Drive and shall be bored.
3. That the developer shall furnish and install new water service assemblies as required to serve the project for purposes of fire suppression, domestic consumption, and landscape irrigation purposes, including meters and backflow or detector/check devices as applicable, all in accordance with City Standards.
4. That the developer shall furnish and install an onsite fire suppression pipeline system in accordance with Fire Department requirements, which shall have two points of connection to the public water system, as follows: Fire service connections shall be made to the existing public water main located within Centennial Drive and Berkshire Lane and shall be bored.

Bob Williams
UTILITIES SUPERINTENDENT (559) 585-2564

11/03/2020
DATE

Attachment: Resolution No. 2020-20 (VAR 2020-04)



City of Hanford Department of Public Works

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5. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all services provided, including fire service lines.
6. That all backflow prevention assemblies shall be tested and approved prior to being placed in service by a certified technician, with a copy of test results being provided to the City Utility Division.
7. That all existing water wells be abandoned in conformance with State of California Department of Health Services Standards.
8. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off of domestic water flows.

Sewer:

1. That the developer shall size sewer service lateral(s) to serve the project site in accordance with requirements of the Uniform Plumbing Code, latest edition. (Minimum six-inch lateral size.). All new services shall come off Berkshire Lane and shall be bored.
2. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure.

Bob Williams
UTILITIES SUPERINTENDENT (559) 585-2564

11/03/2020
DATE

Attachment: Resolution No. 2020-20 (VAR 2020-04)



City of Hanford

Department of Public Works

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Engineering Division Comments

PROJECT: SPR 2020-32 (502-1133) – Hanford Apartments at Centennial & Berkshire (APN 009-030-143)

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **\$4,400.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
3. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately-owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.
2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2582

11/03/2020
DATE

Attachment: Resolution No. 2020-20 (VAR 2020-04)



City of Hanford Department of Public Works

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Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.

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

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.
2. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.
3. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.
4. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2582

11/03/2020
DATE

Attachment: Resolution No. 2020-20 (VAR 2020-04)



City of Hanford Department of Public Works

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Easement Requirements:

1. That a 10-foot easement be granted to the City of Hanford for Landscape and Irrigation purposes along the frontage of Centennial Drive and W. Berkshire Lane.
2. That any easements for irrigation ditches and/or pipelines located on the project site shall be legally relinquished or relocated to the satisfaction of the City Engineer prior to issuance of permits.

Street Improvements:

1. That the property frontage along W. Berkshire Lane shall be improved as a Minor Collector Street in conformance with City Standards ST-17 and ST-26 with a detached 4'-6" wide concrete sidewalk constructed in accordance with City Standard CO-15.
2. That the property frontage along Centennial Drive shall be improved as a Major Collector Street in conformance with City Standards ST-17 and ST-23 with a meandering 4'-6" wide concrete sidewalk constructed in accordance with City Standard CO-15. Temporary offsite street improvements shall also be constructed along the west side of Centennial Drive south of the project boundary as necessary to provide a safe transition to existing street improvements.
3. That street lights shall be installed along the property frontages of W. Berkshire Lane and Centennial Drive in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by the City Engineer.

Curb, Gutter and Sidewalk Requirements:

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

Drive Approach Requirements:

1. That the project entrances on W. Berkshire Lane and Centennial Drive may be located as shown on the site plan. Drive approaches shall be constructed in accordance with City Standard CO-39.

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2582

11/03/2020
DATE

Attachment: Resolution No. 2020-20 (VAR 2020-04)



City of Hanford Department of Public Works

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

2. All driveway approaches shall be provided with a minimum of 4' ADA access around and in the back of each driveway approach. Drive approaches equipped with easy access curb returns shall be provided with ADA-compliant curb ramps as shown on proposed site plan.

Parking Lot Requirements:

1. That the design and construction of the parking lot improvements shall conform to City Standards GE-29 and GE-32.
2. That the driveway providing access to the trash enclosure be constructed to comply with City Std. requirements for structural capacity to handle the trash trucks.

Soils Report Requirements:

1. That copies of a preliminary soils investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans.
2. That a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Departments prior to acceptance of the development improvements or issuance of building permits, whichever occurs first.
3. That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 6, 2020. All fees are payable prior to issuance of building permits. (92 Multi-Family Units – Site Area: 4.395 Acres).
- A. That the development is subject to a **\$246,465.74 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.
- B. That the development is subject to a **\$75,789.60 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2582

11/03/2020
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City of Hanford Department of Public Works

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

- C. That the development is subject to a **\$139,974.32 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.
- D. That the development is subject to a **\$261,541.28 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.
- E. That the development is subject to a **\$13,931.44 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.
- F. That the development is subject to a **\$12,827.56 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- G. That the development is subject to a **\$13,680.00 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- H. That the development is subject to a **\$195,579.21 Park Impact Fee** in accordance with City Resolution No. 05-64-R or any revisions thereof.
- I. That the development is subject to a **\$7,622.25 12th Ave Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

Attachment: Resolution No. 2020-20 (VAR 2020-04)

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2582

11/03/2020
DATE



City of Hanford Department of Public Works

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

Refuse Division Comments

PROJECT: SPR 2020-32 (502-1133) – Hanford Apartments at Centennial & Berkshire (APN 009-030-143)

General Requirements:

1. That four (4) 10' x 20' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' wide/6" thick concrete apron. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE-41. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That the applicant shall participate in all available waste recycling & reuse programs including the new requirement for food waste separate bin service (if applicable).
6. That all onsite vehicle drive aisles and parking lot areas subject to refuse truck use for trash enclosure access shall be constructed in accordance with City Standard GE-32 Industrial Parking Lot pavement requirements to provide an adequate pavement structure section for refuse truck use.

James Ross
REFUSE SUPERINTENDENT (559) 585-2569

11/03/2020
DATE

Attachment: Resolution No. 2020-20 (VAR 2020-04)

PROJECT DATA & INFORMATION

PROPOSED LAND USE - RENTAL APARTMENTS

SITE DATA	
ASSESOR PARCEL NUMBER	009-030-143
ZONING	R-H/ HIGH DENSITY RESIDENTIAL
SITE AREA	4.395 ACRES/ 191,446 SF (gross area)
MINIMUM SITE AREA	1,500 SF x 92 UNITS = 138,000 SF
OPEN SPACE (5% REQ'D)	191,446 SF x .05 = 9,572.3 SF REQ'D 15,851 SF / 8.28% PROVIDED
BUILDING FOOTPRINT	42,052 SF (LIVING SPACE)
LOT COVERAGE	43,204 SF/160,529 = 26.91 %
TOTAL BUILDING AREA	88,774 SF
TOTAL PROPOSED DWELLING UNITS	92 UNITS/ 87,020 SF
PARKING :	
34 (1-BRD) x 1.5	= 51 REQ'D SPACES
46 (2-BRD) x 1.75	= 81 REQ'D SPACES
12 (3-BRD) x 2	= 24 REQ'D SPACES
92 TOTAL UNITS	156 REQ'D SPACES 182 SPACES + 2 motorcycles PROVIDED

50% MIN. COVERED PARKING REQ'D :
156 x .50 = **78 COVERED SPACES REQ'D / 87 COVERED SPACES PROVIDED**

ACCESSIBLE SPACES REQUIRED PER CBC TABLE 11a :
2% OF REQ'D. PARKING FOR ASSIGNED SPACES = 104 x .02 = 2.08
5% OF REQ'D. PARKING FOR UNASSIGNED SPACES = 52 x .05 = 2.6
= 5 ADA SPACES REQ'D (1 VAN ACCESSIBLE) / 5 ADA PROVIDED (1 COVERED)

EV FUTURES REQUIRED PER CALGREEN (10% OF TOTAL PARKING) = 184 x .10 = 18.4
= 19 FUTURE EV REQ'D / 19 FUTURE EV PROVIDED

Parking Count		BUILDING CONSTRUCTION	
	Qty	CONSTRUCTION TYPE:	TYPE V
ADA	4 *	ALLOWABLE BUILDING HEIGHT:	35'
C	42	PROPOSED BUILDING HEIGHT:	35'
COVERED PARKING	61 *	ACTUAL BUILDING AREA:	88,774 SF
FEV	19 *		
M	2 *		
P	55		
VAN	1		
	184		
* 1 ADA COVERED 13 COVERED FEV and 12 COVERED COMPACT TOTAL COVERED PARKING: 87		Pool and Clubhouse	
		Zone Name	Area (SF)
		Clubhouse	1,754
		Pool Deck Area	5,065
			6,819 sq ft
Building Breakdown		Gross Areas per Floor	
BLDG A - 2 STORY = 30,178 SF			Area (SF)
BLDG B - 2 STORY = 14,900 SF		First Floor	36,950
BLDG C - 3 STORY = 22,911 SF		Second Floor	36,950
BLDG D - 3 STORY = 19,031 SF		Third Floor	13,120
CLUBHOUSE - 1 STORY = 1,754 SF			87,020 sq ft

UNIT MIX					
Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
1 BR	1-Bed Apartment	1	34	781	26,554
2 BR	2-Bed Apartment	2	46	991	45,586
3 BR	3-Bed Apartment	3	12	1,292	15,504
		162	92		87,644 sq ft

VICINITY MAP

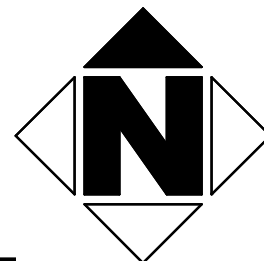


Site Plan
A0.1

PLOT DATE: 9/24/2020
M20200 Hanford Apts SD



02 Site Plan
SCALE: 1" = 30'



City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
JOHN DRAXLER
VICE-MAYOR
FRANCISCO RAMIREZ
COUNCIL MEMBERS
MARTIN DEVINE
ART BRIENO
SUE SORENSEN
CITY MANAGER
MARIO CIFUENTEZ II
CITY ATTORNEY
ROBERT M. DOWD

DATE: November 4, 2020

PROJECT: Site Plan Review 2020-32 (502-1133)

APPLICANT: Greg Quiring (Santa Lucia Ventures I)

LOCATION: SW corner of Berkshire Lane and Centennial Drive
(APN 009-030-143)

PROPOSAL: 2 & 3-story apartment buildings

ZONING: R-H High Density Residential

SITE PLAN REVIEW COMMITTEE REVIEW DATE: October 14, 2020

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

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

☒ **REVISE AND PROCEED**

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

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

Signed,

Mark Manha, Assistant Planner
Community Development Department

November 4, 2020
DATE

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2020-46**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval No. 2020-32 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: October 14, 2020

SITE PLAN NUMBER: 2020-32 (FILE 502-1133)

CONTACT: Mark Manha, Assistant Planner. (559) 585-2583

General Plan Designation: High-Density Residential

Zoning: R-H High-Density Residential

Other Special Districts: N/A

Planning Division Recommendation: ☒ Revise and Proceed ☐ Resubmit

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

Correction(s):

- Parking and trash enclosure encroach into rear setback. Already applied for variance to deviate from this standard.

Required Entitlements:

- Variance

R-H High-Density Residential - all checked comments shall apply

General:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2020-32 with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
- ☒ That mechanical equipment shall be located a minimum of five feet from a side lot line that adjoins a neighboring side lot line.
- ☒ That above or below ground swimming pools shall be set back five feet from all lot lines.

- ☒ That decks, balconies, and other types of platforms with a floor height over two feet high shall be set back five feet from the rear and interior side lot lines and 10 feet from the street side lot line.

Cultural Resources:

- ☒ That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

Site Area per Dwelling Unit: (17.14.050)

- ☒ That the minimum site area per dwelling unit shall be fifteen hundred (1,500) square feet.

Coverage: (17.14.060)

- ☒ That the maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

Building Setback Areas: (17.14.070)

- ☒ That the appropriate setbacks be maintained:
- ☒ Front (Centennial Drive): 15 feet from the front lot line for livable building space and 20 feet for garages, carports, and other non-livable building space
 - ☒ Rear: 15 feet (for one-story structures), 25 feet (for structures over one-story)
 - ☒ Interior Side: 5 feet
 - ☒ Street Side (Berkshire Lane): 10 feet

Distances between Structures: (Section 17.14.080)

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

Height of Structures: (Section 17.14.090)

- ☒ That the maximum structure height shall be 35 feet.
- ☒ That exceptions to height limitations include: penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, air-conditioning equipment, or similar equipment required to operate and maintain buildings, and fire and parapet walls, skylights, towers, spires, cupolas, road signs (where permitted), flagpoles, chimneys, smokestacks, televising and radio masts, or similar structures may be erected above the height limit, but shall not be allowed for the purpose of providing additional floor space.

Usable Open Space: (Section 17.14.140)

- ☐ That lots with four or less dwelling units shall provide for a usable open space area of a minimum 300 square feet per dwelling unit. The open space shall be a minimum of 15 feet wide.
- ☒ That lots with five or more dwelling units shall provide for a usable open space area equal to five percent of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site. **The usable open space area shall be a minimum of 9,572.3 sq. ft.**

Off Street Parking: (Section 17.14.130 and 17.54)

- ☒ That the applicant shall provide 162 parking stalls on site (minimum), five of which are ADA-accessible. Per the Hanford Municipal Code Section 17.54.040, parking shall be provided, as follows:

Unit Type	Parking Space Requirement	Measuring unit	# of Stalls Required	Total Covered
1-bedroom unit	1.5 spaces; 50% covered	34 units	51	26
2-bedroom unit	1.75 spaces; 50% covered	46 units	81	41
3-bedroom unit	2 spaces; 50% covered	12 units	24	12
Community Space	1 stall per 300 sq. ft.	1,754 sq. ft.	6	0
Total Spaces Required:			162	79

- ☒ That a minimum of 79 stalls shall be covered parking stalls.
- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and eight feet in width, and **marked for compact cars** (Section 17.54.110 B. and C).
- ☒ That there shall be no more than four compact spaces adjacent to each other.
- ☒ That motorcycle spaces shall be a minimum size of four (4) feet by eight (8) feet.
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ That the required parking spaces may not be provided within any front, side, or rear building setback area.
- ☒ That all parking areas shall have ingress and egress to and from a street or alley as required by the City's standard specifications.

- ☒ That sufficient room for turning and maneuvering vehicles shall be provided on the site.
- ☒ That developed parking areas are to be utilized by all vehicles associated with or visiting the site.
- ☒ That the parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.
- ☒ That entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the Site Plan Review Committee.
- ☒ That parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.
- ☒ That no commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.
- ☒ That parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, except that long-term storage areas for vehicles in the C-S, I-L and I-H zone districts may be surfaced with rock, gravel, granite or solid paving.
- ☒ That parking areas shall be designed to the City's standard specifications and approval by the City Engineer.
- ☒ That in all R-L zones and in the R-M, R-H, and OR zones a front setback area and a street side setback area of a corner lot shall not to be paved or used for parking except for an access driveway leading to an allowed parking area beyond the front or street side setback area.

Signage: (Section 17.56)

- ☒ That any/all signs proposed for this development shall be subject to the requirements and standards prescribed in Chapter 17.56 of the Hanford Municipal Code. **A separate application is required.**
- ☒ Permanent signage for R-H zones with five or more residences per site:
 - ☒ Building Signs -
 - ☒ 1 sign per street frontage maximum
 - ☒ 30 sq. ft. maximum size per sign
 - ☒ Placement a minimum five feet below roofline
 - ☒ External illumination only
 - ☒ Freestanding signs -
 - ☒ 1 sign per site maximum
 - ☒ 20 sq. ft. maximum size
 - ☒ 6 feet high maximum
 - ☒ External illumination only

Fencing and Walls: (Sections 17.50.110 and 17.50.120)

- ☒ That fences and walls in the R-H zone district shall be constructed or installed in accordance with the following:
 - ☒ Along a rear lot line not exceeding seven feet in height.
 - ☒ Along an interior side lot line not exceeding seven feet in height beginning at 10 feet from the front lot line.
 - ☒ On a corner lot along the street side lot line not exceeding seven feet in height beginning at 25 feet from the front lot line. On a reverse corner lot, the fence or wall is to be set back from the street side lot line five feet. On a reverse corner lot, the rear lot line fence is not to extend beyond the five-foot street side building setback area.
 - ☒ On a corner lot when a residence is constructed with its front access facing the street side lot line of a corner lot, a six-foot-high fence is to be placed 10 feet behind the front property line. The street corner 45-degree angle line of sight is to be maintained as described in subsection H of this section. When the front of the house fronts the street side lot line a fence exceeding three or four feet in height as described in subsections E and F of this section is to be set back 10 feet from the street side lot line.
 - ☒ Along a front lot line not exceeding three feet in height.
 - ☒ Along a front lot line not exceeding four feet in height when the upper one foot is fifty percent (50%) or more open.
 - ☐ Along a front lot line an open chain link fence up to seven feet in height may be located in conjunction with a public or quasi-public playground or park use.
 - ☒ A six-foot fence or wall may be located in a front building setback area when set back 10 feet from the front lot line. Except in the case of a corner lot, the fence wall shall begin a 45-degree angle at a point 25 feet from the front lot line located on the street side lot line.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Landscaping: (Section 17.52.060)

- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 - ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
 - ☒ The size of groundcover at planting shall be one (1) gallon or larger.
 - ☒ Groundcover shall be designed to have 100 percent coverage within two (2) years.
 - ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening and/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscape Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.
- ☒ That all building setback areas and open space areas required which are visible from the public right-of-way shall be landscaped.

- ☒ That in order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the required parkway:
 - ☒ Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots six thousand (6,000) square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.
 - ☐ One (1) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots less than six thousand (6,000) square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.
 - ☒ There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

Trash Collection Areas: (Section 17.50.090)

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

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 the height of freestanding light fixtures including freestanding parking lot fixtures shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed the following:
 - ☒ Eighteen (18) feet in height, when located within fifty (50) feet of any residential zone district;
 - ☐ Twenty-five (25) feet in height when located within fifty-one (51) to one hundred fifty (150) feet of any residential zone district;
 - ☐ Thirty (30) feet in height when located more than one hundred fifty (150) feet from any residential zone district;
 - ☐ Fifty (50) feet in height when located in the RC regional commercial zone or freestanding light fixtures for public outdoor recreational facilities.
- ☒ That in addition to the general outdoor lighting standards stated in subsection D, the following additional requirements shall apply to outdoor lighting fixtures in the R-L, R-M, R-H, and OR zone districts:
 - ☒ Mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
 - ☒ Freestanding light fixtures, including freestanding parking lot 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
SPR 2020-032(502-1133) 92 Unit Apt Complex
10-14-2020

1600 Block of North Centennial Blvd

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

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
 2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
 3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
 4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings, for reference)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan (for reference)
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
- **** Each structure will be considered a separate submittal. Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable. ****
- 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance including C & D Recycle plan
 - 4.3.8 Compliance with the City of Hanford Landscape Ordinance
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
 5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B/A.

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.
7. That all special inspection reports be submitted to the Building Division prior to final inspection.
8. That all construction shall conform to the **Most Current Edition** (2019) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
9. That Kings County Impact Fees shall apply at current rates.
10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
11. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
12. That block walls, carports, EV chargers and trash enclosures require separate submittals/permits through the Building Dept.
13. That separate water, sewer, electrical and gas services be provided to each building.
14. That the buildings will be addressed off of Centennial Blvd based on final site plan review submittal.

Hanford Fire Department

Contact Fire Marshal Christy Whittington @ 559-585-2594 or cwhittington@cityofhanfordca.com concerning questions that you may have on the following conditions.

SPR 2020-32

502-1133

- Provide a Key Box for all structures and gates. Location shall be approved by Hanford Fire Department. 2019 California Fire Code 506.1
- Structures and facility shall be provided with an Automatic Fire Sprinkler System. Sprinkler plans shall be submitted and, once approved, installed by a state licensed sprinkler contractor. 2019 California Fire Code Section 903
- Structures and facility shall be provided with an Automatic Fire Alarm System. Sprinkler plans shall be submitted and, once approved, installed by a state licensed sprinkler contractor. 2019 California Fire Code Section 907
- Facility to provide minimum 2A10BC type fire extinguishers. Provide location and number of fire extinguishers to be installed. 2019 California Fire Code Section 906
- All exiting shall comply with California Fire and Building Code requirements. Requirements shall comply with section 10 of the 2019 California Fire Code.
- Posting of Occupant Load sign shall be provided if room or spaces used for Assembly, Classroom, dining, or similar purposes having an occupant load of fifty (50) or more persons. Sign shall be placed in a conspicuous location and near the main exit. 2019 California Fire Code 1004.9
- Provide fire flow and hydrant information for structures that meet California Fire Codes and City of Hanford water criteria of the Public Works Construction Standards.
- Provide premises identification for all structures and shall be visible from the street. A minimum four (4) inch numbering on contrasting background. 2019 California Fire Code 505.1
- Provide minimum 150 feet to all portions of a facility as measured by an approved route around the exterior of the building. Approved fire apparatus access roadways shall be provided to comply with this requirement. 2019 California Fire Code 503.1.1
- If fire access roadway is to be installed, provide information on Fire Lane signage and red curbing of fire lane. A minimum of twenty (20) foot clear width shall be provide. 2019 California Fire Code, section 503.3



City of Hanford Department of Public Works

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

Utilities Division Comments

PROJECT: SPR 2020-32 (502-1133) – Hanford Apartments at Centennial & Berkshire (APN 009-030-143)

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2570. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.
2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required. All new services shall come off Centennial Drive and shall be bored.
3. That the developer shall furnish and install new water service assemblies as required to serve the project for purposes of fire suppression, domestic consumption, and landscape irrigation purposes, including meters and backflow or detector/check devices as applicable, all in accordance with City Standards.
4. That the developer shall furnish and install an onsite fire suppression pipeline system in accordance with Fire Department requirements, which shall have two points of connection to the public water system, as follows: Fire service connections shall be made to the existing public water main located within Centennial Drive and Berkshire Lane and shall be bored.

Bob Williams
UTILITIES SUPERINTENDENT (559) 585-2564

11/03/2020
DATE

Attachment: Attachment 2: SPR 2020-32 Approval Letter (VAR 2020-04)



City of Hanford Department of Public Works

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5. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all services provided, including fire service lines.
6. That all backflow prevention assemblies shall be tested and approved prior to being placed in service by a certified technician, with a copy of test results being provided to the City Utility Division.
7. That all existing water wells be abandoned in conformance with State of California Department of Health Services Standards.
8. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off of domestic water flows.

Sewer:

1. That the developer shall size sewer service lateral(s) to serve the project site in accordance with requirements of the Uniform Plumbing Code, latest edition. (Minimum six-inch lateral size.). All new services shall come off Berkshire Lane and shall be bored.
2. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure.

Bob Williams
UTILITIES SUPERINTENDENT (559) 585-2564

11/03/2020
DATE

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City of Hanford

Department of Public Works

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Engineering Division Comments

PROJECT: SPR 2020-32 (502-1133) – Hanford Apartments at Centennial & Berkshire (APN 009-030-143)

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **\$4,400.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
3. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately-owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.
2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2582

11/03/2020
DATE

Attachment: Attachment 2: SPR 2020-32 Approval Letter (VAR 2020-04)



City of Hanford Department of Public Works

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Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.

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

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.
2. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.
3. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.
4. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.

Luis Verdugo
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Easement Requirements:

1. That a 10-foot easement be granted to the City of Hanford for Landscape and Irrigation purposes along the frontage of Centennial Drive and W. Berkshire Lane.
2. That any easements for irrigation ditches and/or pipelines located on the project site shall be legally relinquished or relocated to the satisfaction of the City Engineer prior to issuance of permits.

Street Improvements:

1. That the property frontage along W. Berkshire Lane shall be improved as a Minor Collector Street in conformance with City Standards ST-17 and ST-26 with a detached 4'-6" wide concrete sidewalk constructed in accordance with City Standard CO-15.
2. That the property frontage along Centennial Drive shall be improved as a Major Collector Street in conformance with City Standards ST-17 and ST-23 with a meandering 4'-6" wide concrete sidewalk constructed in accordance with City Standard CO-15. Temporary offsite street improvements shall also be constructed along the west side of Centennial Drive south of the project boundary as necessary to provide a safe transition to existing street improvements.
3. That street lights shall be installed along the property frontages of W. Berkshire Lane and Centennial Drive in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by the City Engineer.

Curb, Gutter and Sidewalk Requirements:

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

Drive Approach Requirements:

1. That the project entrances on W. Berkshire Lane and Centennial Drive may be located as shown on the site plan. Drive approaches shall be constructed in accordance with City Standard CO-39.

Luis Verdugo
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2. All driveway approaches shall be provided with a minimum of 4' ADA access around and in the back of each driveway approach. Drive approaches equipped with easy access curb returns shall be provided with ADA-compliant curb ramps as shown on proposed site plan.

Parking Lot Requirements:

1. That the design and construction of the parking lot improvements shall conform to City Standards GE-29 and GE-32.
2. That the driveway providing access to the trash enclosure be constructed to comply with City Std. requirements for structural capacity to handle the trash trucks.

Soils Report Requirements:

1. That copies of a preliminary soils investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans.
2. That a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Departments prior to acceptance of the development improvements or issuance of building permits, whichever occurs first.
3. That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 6, 2020. All fees are payable prior to issuance of building permits. (92 Multi-Family Units – Site Area: 4.395 Acres).
- A. That the development is subject to a **\$246,465.74 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.
- B. That the development is subject to a **\$75,789.60 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2582

11/03/2020
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City of Hanford Department of Public Works

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- C. That the development is subject to a **\$139,974.32 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.
- D. That the development is subject to a **\$261,541.28 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.
- E. That the development is subject to a **\$13,931.44 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.
- F. That the development is subject to a **\$12,827.56 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- G. That the development is subject to a **\$13,680.00 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- H. That the development is subject to a **\$195,579.21 Park Impact Fee** in accordance with City Resolution No. 05-64-R or any revisions thereof.
- I. That the development is subject to a **\$7,622.25 12th Ave Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

Attachment: Attachment 2: SPR 2020-32 Approval Letter (VAR 2020-04)

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2582

11/03/2020
DATE



City of Hanford Department of Public Works

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

Refuse Division Comments

PROJECT: SPR 2020-32 (502-1133) – Hanford Apartments at Centennial & Berkshire (APN 009-030-143)

General Requirements:

1. That four (4) 10' x 20' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' wide/6" thick concrete apron. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE-41. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That the applicant shall participate in all available waste recycling & reuse programs including the new requirement for food waste separate bin service (if applicable).
6. That all onsite vehicle drive aisles and parking lot areas subject to refuse truck use for trash enclosure access shall be constructed in accordance with City Standard GE-32 Industrial Parking Lot pavement requirements to provide an adequate pavement structure section for refuse truck use.

James Ross
REFUSE SUPERINTENDENT (559) 585-2569

11/03/2020
DATE

Attachment: Attachment 2: SPR 2020-32 Approval Letter (VAR 2020-04)





1.45



15



1.5



1



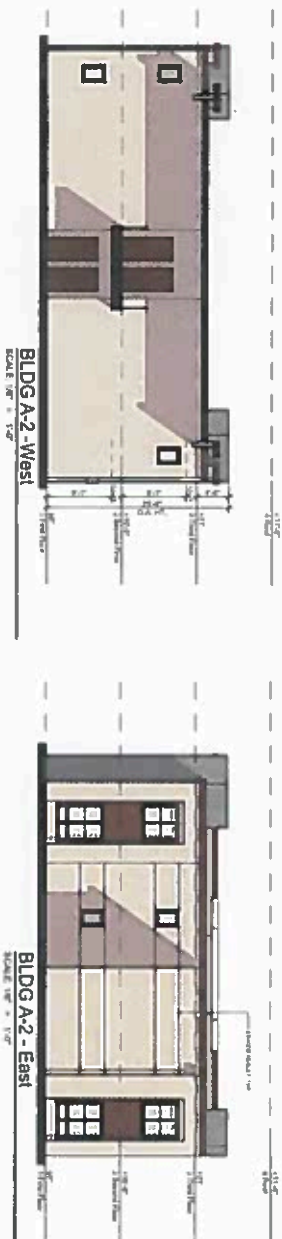
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KIPPA
ARCHITECTS

Exterior Elevations

A5.1

PL0T DATE 8/24/2020
M22200 Hanford Apts SO



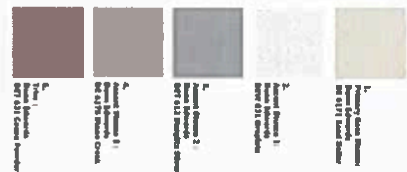
Hanford Apartments

Exterior Elevations
A5.2





BLDG D - East
SCALE 1/8" = 1'-0"



BLDG D - West
SCALE 1/8" = 1'-0"



BLDG D - South
SCALE: 1/8" = 1'-0"



BLDG D - North
FOOTING - 1'-0"

Notice of Exemption 2020-46

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: Variance No. 2020-04

Project Location – Southwest corner of Berkshire Ln. and Centennial Dr.
(APN 009-030-143)

Project Location – City: Hanford

Project Location – County: Kings County

Description of Nature, Purpose and Beneficiaries of Project: Variance 2020-04: a request to a request to deviate from the setback standards of the Hanford Municipal Code Section 17.14, in order to permit required covered and uncovered parking spaces and a trash enclosure within the rear-yard setback for a multi-family development in the R-H High Density Residential zone district.

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

Name of Person or Agency Carrying Out Project: Santa Lucia Ventures I

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: 15332 In-Fill Development Projects
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines. The project meets the following conditions stated in Section 15332: the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

Lead Agency

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

Signature: _____ Date: December 8, 2020 Title: Assistant Planner

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

Attachment: Attachment 4: Notice of Exemption No. 2020-46 (VAR 2020-04)