

AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty Street
5:30 p.m., Tuesday, January 12, 2021

Video teleconference via zoom. Planning commissioners will attend remotely.

Zoom meeting information:

<https://us02web.zoom.us/j/88009237180?pwd=WGxwV0tsOUhTMFpmdU1nMXZtbm13Zz09>

CALL TO ORDER

ROLL CALL

INVOCATION

FLAG SALUTE

PUBLIC COMMENT

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

CONSENT CALENDAR

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

Approval of the Minutes of the December 8, 2020 Meeting

PUBLIC HEARING

Variance No. 2020-03, a request to deviate from the standards set forth in Section 17.60.070(C)(2), in order to locate a drive-thru pick-up window within 150 feet of a residentially-zoned property in the C-N Neighborhood Commercial zone district. The project is located at 1705 W. Hanford Armona Road (APN 011-090-003, 011-090-002, and 011-090-033).

GENERAL BUSINESS

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

ADJOURNMENT

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

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

APPEALS:

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



**AGENDA
STAFF REPORT**

MEETING DATE: 1/12/2021	AGENDA SECTION:
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SUBJECT:

Approval of the Minutes of the December 8, 2020 Meeting

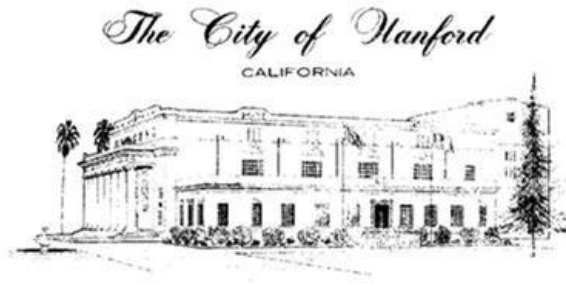
RECOMMENDATION:

Approve the minutes of the December 8, 2020 meeting.

FISCAL IMPACT:

ATTACHMENTS:

12-08-2020



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty Street
5:30 p.m., Tuesday, December 8, 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	
Travis Paden		Absent	
Savino Perico		Present	
Angel Vee Galvan		Present	
Roger Snow		Present	
Jacob Sanchez		Present	
Jason Kemp Van Ee		Present	

INVOCATION

There was no invocation.

FLAG SALUTE

There was no 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.

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

Approval of the November 10, 2020 Meeting

Motion to approve the Consent Calendar.

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).

Chairperson DOUGLAS opened the public hearing at 5:38 p.m. and called for the staff report.

Assistant Planner Manha presented the staff report, recommended approval, and invited questions of staff.

Following questions of staff, Chairperson DOUGLAS opened Public Comment:

IN FAVOR

Applicant Greg Quiring expressed eagerness to provide a first-class project in Hanford. He commented that this will be one of the first solar-powered projects in the area.

OPPOSED

None.

Commissioner SNOW inquired about the energy efficiency of the project, and Mr. Quiring added that anything electrical will be solar-powered, including water heaters and pool equipment.

Chairperson DOUGLAS closed the public hearing at 5:53 p.m. and called for a motion.

Motion to adopt Resolution 2020-20, approving Variance No. 2020-04.

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

DIRECTOR'S COMMENTS

This was the final meeting for both Commissioner GALVAN and Commissioner PERICO, as their terms would expire December 31, 2020. Senior Planner Myers expressed appreciation for their support of the community and thanked them for their service as Planning Commissioners.

COMMISSIONERS' ITEMS OF INTEREST

There were no items of interest.

ADJOURNMENT

Chairperson DOUGLAS adjourned the meeting at 5:58 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 1/12/2021	AGENDA SECTION:
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SUBJECT:

Variance No. 2020-03, a request to deviate from the standards set forth in Section 17.60.070(C)(2), in order to locate a drive-thru pick-up window within 150 feet of a residentially-zoned property in the C-N Neighborhood Commercial zone district. The project is located at 1705 W. Hanford Armona Road (APN 011-090-003, 011-090-002, and 011-090-033).

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - VAR 2020-03

Resolution No. 2021-01

Attachment 1: Site Plan (Rev 1)

Attachment 2: SPR 2020-29 Approval Letter

Attachment 3: Notice of Exemption No. 2020-43

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, January 12, 2021**

PROJECT: **Variance No. 2020-03**, a request to deviate from the standards set forth in Section 17.60.070(C)(2), in order to locate a drive-thru pick-up window within 150 feet of a residentially-zoned property in the C-N Neighborhood Commercial zone district.

LOCATION: The project is located at 1705 W. Hanford Armona Road (APN 011-090-003, 011-090-002, and 011-090-033).

PLANNER: Mark Manha, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2021-01, approving Variance No. 2020-03.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2021-01, approving Variance No. 2020-03.

PROJECT DESCRIPTION

The project is a request to deviate from the standards set forth in Section 17.60.070(C)(2), in order to locate a drive-thru pick-up window within 150 feet of a residentially-zoned property in the C-N Neighborhood Commercial zone district. The applicant proposes to place a drive-thru lane approximately 100 feet from a property in the R-M Medium Density Residential zone district. Section 17.60.070(C)(2) states that, for all uses with drive-thru pick-up windows in the C-N Neighborhood Commercial zone district, all buildings and drive-thru lanes are required to be located at least 150 feet from a residentially-zoned property or a property designated for residential uses pursuant to the General Plan.

Project Location

The proposed project is located at 1705 W. Hanford Armona Road (APN 011-090-003, 011-090-002, and 011-090-033) (see Figure 1, below). The General Plan designates the property as Neighborhood Commercial (see Figure 2, below). The property is zoned C-N Neighborhood Commercial, which corresponds with the General Plan designation (see Figure 3, below).

Entitlement

The applicant submitted Site Plan Review No. 2020-29, a proposal to demolish an existing structure and construct a drive-thru restaurant, a water store, a liquor store, leasable space, and associated improvements (see **Attachment 1**). Site Plan Review No. 2020-29 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 for this variance application.

Parcel Map Waiver

A parcel map waiver is required in order to remove the lot lines between the three existing parcels. The parcel map waiver shall record prior to building final.

Figure 1:
Land Use (property outlined in red)



Figure 2:
General Plan Designation (property outlined in bold)
Neighborhood Commercial

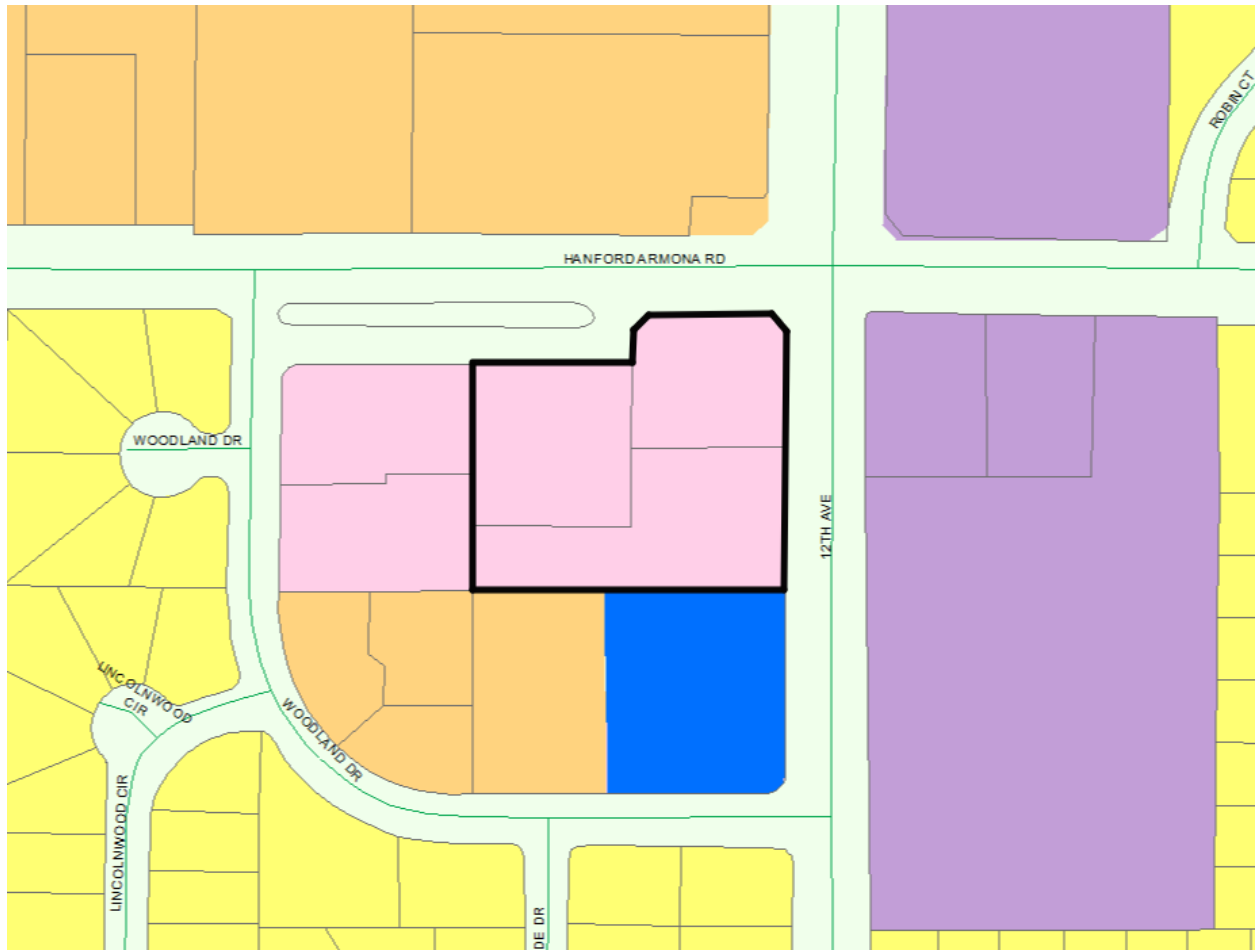
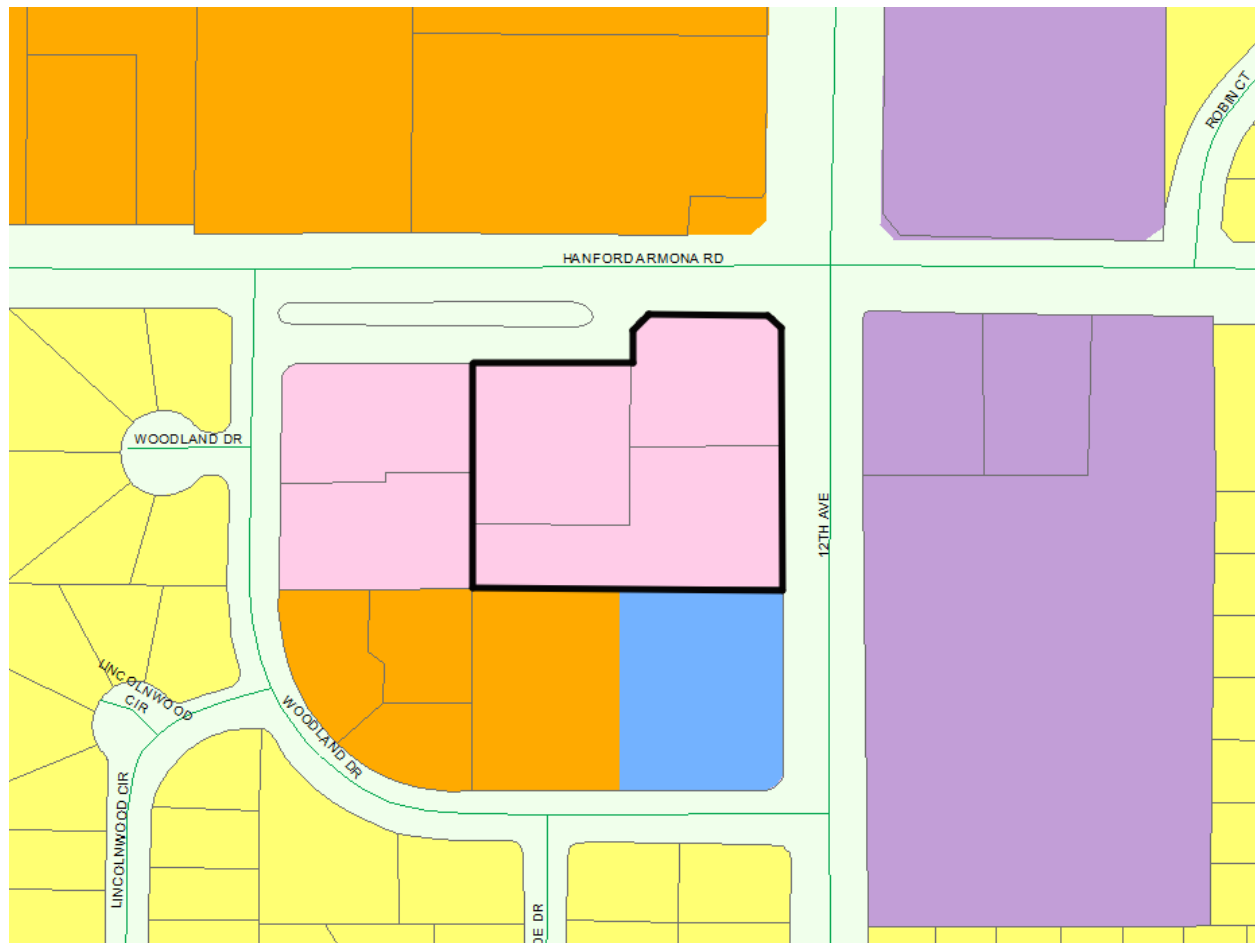


Figure 3:
Zoning Designation (property outlined in bold)
C-N Neighborhood Commercial



PROJECT EVALUATION

Conformance with the standards of the C-N Neighborhood Commercial zone district

Site Plan Review No. 2020-29 was reviewed for conformance with the standards set forth in Section 17.16 for the Neighborhood Commercial zone district.

17.16.030 Site Area

The minimum site area shall be three acres. The site may be divided into multiple separate lots if a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office. Existing sites of less than three acres may be developed in accordance with the specifications of Section 17.16 of the Hanford Municipal Code. The combined size of the subject property is 1.46 acres, which is less than the required minimum site area. However, the site is already existing; therefore, the site may be developed in accordance with Section 17.16.

17.16.040 Lot Dimensions

In the C-N Neighborhood Commercial zone district, the minimum lot frontage shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office. The project site has approximately 144 feet 2 inches of frontage along Hanford Armona Road and 240 feet five inches of frontage along 12th Avenue. The site exceeds the lot frontage requirement for the C-N Neighborhood Commercial zone district.

17.16.050 Coverage

The maximum coverage of the lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. All required building setback area, open space, and off-street parking and loading requirements were evaluated and mandated as part of the site plan review process.

17.16.060 Building Setback Areas

No structure is permitted within a building setback area.

Front-Building Setback

In the C-N Neighborhood Commercial zone district, the front building setback area shall be 15 feet. On corner lots, the lot line adjoining the shorter street frontage shall be the front lot line. Therefore, the front lot line is along Hanford Armona Road. All buildings are set back from the front lot line a minimum of 15 feet, which satisfies the requirement of the C-N Neighborhood Commercial zone district.

Rear-Building Setback

The rear building setback may be zero feet from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the rear building setback shall be 15 feet. The rear is along the southern lot line, which is adjacent to a property in the R-M Medium Density Residential zone district and a property in the PF Public Facilities zone district; therefore, the required building setback area is 15 feet. All buildings are set back from the rear lot line a minimum of 15 feet three inches, which satisfies the requirement of the C-N Neighborhood Commercial zone district.

Side-Building Setback

The side building setback area shall be zero feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the side building setback area shall be 15 feet. The interior side building setback, which is adjacent to two properties in the C-N Neighborhood Commercial zone district, is zero feet. The street-side building setback along 12th Avenue is 15 feet. Both of these setbacks satisfy the side setback requirements for the C-N Neighborhood Commercial zone district.

17.16.070 Distances Between Structures

The minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code. All structures are separated by a minimum distance of 10 feet. No residential structures are proposed on site.

17.16.080 Height of Structures

The maximum height of structures in the C-N Neighborhood Commercial zone district is 35 feet. The maximum proposed height is 33 feet eight inches, which satisfies the height requirement for the C-N Neighborhood Commercial zone district.

17.16.090 Driveways

In the C-N Neighborhood Commercial zone district, wherever possible, developments shall share driveways to minimize the number of driveways on public streets. New driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer. The applicant proposes to remove all existing driveways on site and construct two new driveways. There is one new driveway located along each street; each new driveway is 30 feet in width. The location and size of the driveways have been approved by the Engineering Division. This satisfies the driveway requirements for the C-N Neighborhood Commercial zone district.

17.16.100 Off-Street Parking

The applicant proposes to provide 56 parking spaces for the site, three of which will be ADA-accessible and six of which will be clean air/vanpool/EV spaces. There is 19,542 square feet of building space proposed for the site. Section 17.54.040 of the Hanford Municipal Code requires one space per 350 square feet of building space for integrated shopping centers. An integrated shopping center is defined as “a combination of three (3) or more business establishments permitted or conditional permitted in the zone district in which they are located where off-street parking, landscaping, lighting, or other features are developed, managed and maintained jointly.” A minimum of 56 parking spaces is required based on the following calculation:

Calculation:

19,542 sq. ft. ÷ 350 sq. ft. = 55.8, which rounds up to 56 parking spaces required

All parking spaces meet the minimum size requirement of 18.5 feet in length x nine feet in width and are located outside of any required setback area. The project meets the parking requirements for the C-N Neighborhood Commercial zone district.

17.16.110 Usable Open Space

In the C-N Neighborhood Commercial zone district, new developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum 250 square feet per acre of site area. Since the site is approximately 1.46 acres, the site requires a minimum of 365 square feet of usable open space based on the following calculation:

Calculation

1.46 acres x 250 square feet = 365 square feet of usable open space required

The project includes a usable open space area of 365 square feet, which meets the usable open space requirement for the C-N Neighborhood Commercial zone district.

17.16.120 Landscaping

Landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street. All building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped. In all commercial zone districts, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least 10 feet. All proposed landscaping meets the requirements for the C-N Neighborhood Commercial zone district.

17.16.130 Screening, Fences, and Walls

Properties in the C-N Neighborhood Commercial zone district shall meet the screening, fences, and walls standards of Section 17.16.130, as well as Section 17.50.110 of the Hanford Municipal Code. According to Section 17.50.110, “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.” The project does not propose to place any hedge, shrub, fence, or wall within the 25 feet corner sight triangle. No proposed hedge, shrub, fence, or wall placed along the front or street side property line will create a traffic or pedestrian hazard. According to Section 17.16.130, “a block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.” Since the rear lot line abuts a property in the R-M Medium Density Residential zone district and a property in the PF Public Facilities zone district, a block wall is required along the rear lot line. Due to the construction of a fire station adjacent to this property in 2019, a block wall already exists on a portion of the rear lot line. The applicant is proposing to construct the remainder of the required block wall, as well as an additional block wall along the interior side lot line. The project satisfies all screening, fence, and wall regulations for the C-N Neighborhood Commercial zone district.

17.16.140 Signs

All signage must follow the standards set in Chapter 17.56 of the Hanford Municipal Code. For permanent building signs, there is no limit to the number of signs allowed for each business; the allowed square footage per building frontage is cumulative. Establishments with a primary building frontage less than 300 feet may have a sign with a size of two square feet per one lineal foot up to a maximum of 350 square feet along the primary frontage, with 50 square feet allowed regardless of frontage length. Secondary building frontages may have signage with a size of one square foot per lineal foot up to a maximum of 200 square feet per secondary frontage, with 35 square feet allowed regardless of frontage length. For permanent freestanding signs, a maximum of one sign is allowed per establishment. The face of the sign may be a maximum of 40 square feet, with a height of: six feet if set back 10 feet from the property line, five feet if set back five feet from the property line, and four feet if set back zero feet from the property line. An additional freestanding sign is permitted on sites within an integrated shopping center. This additional sign may be up to 350 square feet in size, with a maximum height not greater than 1.5 times the average height of the building.

Signage requires a separate application and will be evaluated at the time of submittal.

17.16.150 General Provisions and Standards

In the C-N Neighborhood Commercial 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 commercial 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 a trash enclosure on site, as shown in **Attachment 1**. The Engineering Division has approved the size and location of the proposed trash enclosure.

All requirements of the C-N Neighborhood Commercial zone district, prescribed by Chapter 17.16 of the Hanford Municipal Code, are satisfied.

In addition to the zoning requirements for all properties in the C-N Neighborhood Commercial zone district, the project proposes to construct an off-street loading facility and a drive-thru pick-up window.

17.54.120 and 17.54.130 Off-Street Loading Facilities

Off-street loading facilities are typically provided for buildings that have a gross floor area of 10,000 square feet or more and intended for a use that typically receives or delivers goods. The loading facility shall have sufficient space to accommodate the maximum expected size of vehicles used to load and unload, have sufficient room for the maneuvering of vehicles on site, and not be located within the front building setback area. The proposed loading facility is located outside of the required front setback area and provides sufficient space for vehicles to load, unload, and maneuver on site, meeting the requirements for off-street loading facilities.

17.60.070 Drive-thru Pick-up Windows

Properties with drive-thru pick-up windows must meet the standards set in Section 17.60.070 of the Hanford Municipal Code. The drive-thru restaurant meets all of the standards for drive-thru pick-up windows located in any permitted zone district, and will be located on a parcel one-half acre in size or in a group of adjoining parcels with reciprocal access easements that collectively are at least one-half acre in size once the Parcel Map Waiver is completed. However, properties with drive-thru pick windows in the C-N Neighborhood Commercial zone district have additional standards to meet. Since this property is located in the C-N Neighborhood Commercial zone district, hours of operation shall be limited to 6:30 a.m. and 10:00 p.m. on weekdays and weekends, and all buildings and drive-thru lanes shall be located a minimum of 150 feet from residentially zoned properties or properties designated for residential uses pursuant to the General Plan. The proposed drive-thru lane is located approximately 100 feet from the lot in the R-M Medium Density Residential zone district located across Hanford Armona Road, as shown in Figure 3. For this reason, the variance has been submitted.

Variance No. 2020-03

The project is a request to locate a drive-thru pick-up window within 150 feet of a residentially-zoned property. In accordance with the Hanford Municipal Code Section 17.60.070(C)(2), all buildings and drive-thru lanes in the C-N Neighborhood Commercial zone district shall be located

a minimum of 150 feet from residentially zoned property or property designated for residential uses pursuant to the General Plan. The applicant proposes to locate a drive-thru lane approximately 100 feet from a property located in the R-M Medium Density Residential zone district, encroaching approximately 50 feet into the required distance area.

Currently, two existing drive-thru pick-up windows in the C-N Neighborhood Commercial zone district are located closer than 150 feet to residential properties. Both 810 W. Grangeville Blvd. (McDonald's) and 1718 N. 11th Ave. (Taco Bell) are located approximately 45 and 100 feet from residentially zoned properties or properties designated for residential uses, respectively.

There are three properties that are residentially zoned or designated for residential uses located within 150 feet of McDonald's:

Site Address	Current Zone Designation	Use	Approximate Distance from Drive-thru
1737 Emma Lee Ln.	R-M Medium Density Residential	Vacant lot	45 feet
1753 Emma Lee Ln.	R-M Medium Density Residential	Duplex	95 feet
807 W. Grangeville Blvd.	R-L-5 Low Density Residential	Single-family residence	125 feet

There are two properties that are residentially zoned or designated for residential uses located within 150 feet of Taco Bell:

Site Address	Current Zone Designation	Use	Approximate Distance from Drive-thru
1721 N. 11 th Ave.	O-R Office Residential	Single-family residence	100 feet
1725 N. 11 th Ave.	R-L-5 Low Density Residential	Single-family residence	115 feet

McDonald's was approved under Site Plan Review 2000-16 and Taco Bell was approved under Site Plan Review 2005-054. Both restaurants are now considered legally existing, nonconforming. According to Section 17.90.040(A) of the Hanford Municipal Code, "a structure shall be deemed nonconforming if it was lawfully erected prior to the adoption or amendment of this title, but which now does not meet all of the provisions, standards, and requirements of this title applicable to structures."

The residentially-zoned property within the 150-foot range of the proposed drive-thru is currently under development. The Planning Commission approved Conditional Use Permit No. 2018-14, a request by KCAO to add one modular classroom, for that site. For drive-thru pick-up windows permitted in other zone districts, the distance requirement from existing residential uses and residential zone districts is only 50 feet. The extra distance is required for this zone district in order to reduce noise and traffic impacts further on any neighboring residential properties. This zone district is intended to provide goods and services for nearby residential neighborhoods, while not providing any residential units within the zone district. Typically, residentially-zoned properties adjacent to the C-N Neighborhood Commercial zone district are used for residences with full-time inhabitants. The adjacent site to this project will not have any residences; children in the center-based program on site will receive services only from 7:30 a.m. – 5:30 p.m. Since the adjacent

use is not residential, staff can support the encroachment of the drive-thru restaurant into the required distance area. The proposed block wall three feet in height and landscaping will provide a sufficient buffer between the two properties to reduce noise impacts. The drive-thru will accommodate four vehicles before the ordering speaker and two vehicles after, aiding in the prevention of any traffic overflow into nearby residential areas.

There are also two existing residences adjacent to this project. However, they are both over 150 feet away from the drive-thru restaurant. Locating the drive-thru restaurant in any other space on site would place it within 150 feet of either residential property. Since the intention of the extra distance for drive-thru pick-up windows in the C-N Neighborhood Commercial zone district is to provide a greater distance from residences, the proposed location of the restaurant is the only option without being within 150 feet of an existing residence.

The modular classroom site is also less than 150 feet from a drive-thru car wash located across 12th Avenue. The drive-thru car wash is located in the MX-N Neighborhood Mixed Use zone district, which permits any drive-thru lanes to be 50 feet from residential properties. The drive-thru car wash lane is approximately 120 feet from the residentially-zoned site, close to the same distance as the drive-thru restaurant. Any impacts from the drive-thru for the restaurant will be similar to those of the drive-thru for the car wash.

FINDINGS FOR APPROVAL: VARIANCE NO. 2020-03

Variance No. 2020-03

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 circumstance applicable to this property is the surrounding use. Drive-thru pick-up windows in the C-N Neighborhood Commercial are not permitted to be located within 150 feet of residentially zoned property or property designated for residential uses. For drive-thru pick-up windows permitted in other zone districts, the distance requirement from existing residential uses and residential zone districts is only 50 feet. The extra distance is required for this zone district in order to reduce noise and traffic impacts further on any neighboring residential properties. Since the residentially-zoned lot within 150 feet of the drive-thru is a modular classroom under development, it is unlikely for any residents to be impacted negatively by the drive-thru restaurant in its proposed location. Two existing drive-thru pick-up windows at 810 W. Grangeville Blvd. and 1718 N. 11th Ave. are located within a 150-foot range of residentially zoned properties or properties designated for residential uses.

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 there are multiple drive-thru pick-up windows located less than 150 feet from residentially zoned property or property designated for residential uses. Both 810 W.

Grangeville Blvd. (McDonald's) and 1718 N. 11th Ave. (Taco Bell) are located in the C-N Neighborhood Commercial zone district and are located approximately 45 and 100 feet from residentially zoned property or property designated for residential uses, respectively. Approval of this variance application would allow the applicant to enjoy a substantial property right possessed by other properties in the vicinity that are in the same zone district.

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 reducing the required distance of a drive-thru pick-up window in the C-N Neighborhood Commercial zone district from an adjacent property in a residential zone district will not create a safety hazard. The Fire Department has reviewed the application and determined that the location of the drive-thru provided by the applicant will not be detrimental to safety. Additionally, the Building Division has reviewed the application and determined that the location of the drive-thru provided by the applicant will not conflict with the requirements of the California Building Code. The applicant will provide a 3-foot-high block wall and landscaping between the two properties, which will create a physical barrier and reduce noise impacts between the proposed drive-thru and the modular classroom. The drive-thru will accommodate four vehicles before the ordering speaker and two vehicles after, aiding in the prevention of any traffic overflow into nearby residential areas.

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 the granting of this variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity in the same zone district, because the surrounding residential lot within 150 feet of the drive-thru pick-up window does not contain a typical residential use. Other drive-thru pick-up windows in the C-N Neighborhood Commercial zone district are located within 150 feet of residentially-zoned properties or properties designated for residential uses; they do not share the surroundings unique to this lot. Given the use of the neighboring site as a modular classroom, it is unlikely a resident would be negatively impacted by the reduction in distance. Therefore, encroachment of the drive-thru restaurant into the required distance from any residential zone can be supported. There are multiple drive-thru pick-up windows in the C-N Neighborhood Commercial zone district located less than 150 feet from residentially zoned property or property designated for residential uses.

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 this variance is a request to locate a drive-thru pick-up window within 150 feet of a residentially-zoned property in the C-N Neighborhood Commercial zone district. The uses proposed for the site, a drive-thru restaurant, a water store, and a liquor store, are permitted by right in the C-N Neighborhood Commercial zone district. Future tenants of the lease space will be evaluated to ensure conformance with the land uses permitted or conditionally permitted in the C-N Neighborhood Commercial zone district.

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 this property is the surrounding use. Drive-thru pick-up windows in the C-N Neighborhood Commercial are not permitted to be located within 150 feet of residentially zoned property or property designated for residential uses. For drive-thru pick-up windows permitted in other zone districts, the distance requirement from existing residential uses and residential zone districts is only 50 feet. The extra distance is required for this zone district in order to reduce noise and traffic impacts further on any neighboring residential properties. Since the residentially-zoned lot within 150 feet of the drive-thru is a modular classroom under development, it is unlikely for any residents to be impacted negatively by the drive-thru restaurant in its proposed location. Two existing drive-thru pick-up windows at 810 W. Grangeville Blvd. and 1718 N. 11th Ave. are located within a 150-foot range of residentially zoned properties or properties designated for residential uses.

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 Policy L42, which establishes this zone district to provide convenience commercial and neighborhood shopping centers serving a localized market that provide a range of necessary day-to-day retail goods and services.

PUBLIC COMMENTS

A Notice of Public Hearing for a Variance was noticed in the local newspaper on December 31, 2020 and mailed to property owners within 300 feet of the project site on December 30, 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 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 3**.

CONDITIONS OF APPROVAL

The following conditions of approval shall be applied to the use:

Variance No. 2020-03:

1. That any changes or expansion of the uses on site shall be reviewed by the Community Development Department and subject to the necessary entitlement process.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2021-01, approving Variance No. 2020-03.

Applicant/Property Owner:

Kuldeep S. Sidhu & Sukhminder Kaur
15085 S. West Ave.
Caruthers, CA 93609

RESOLUTION NO. 2021-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO VARIANCE NO. 2020-03, A REQUEST TO DEVIATE FROM THE STANDARDS SET FORTH IN SECTION 17.60.070(C)(2), IN ORDER TO LOCATE A DRIVE-THRU PICK-UP WINDOW WITHIN 150 FEET OF A RESIDENTIALLY-ZONED PROPERTY IN THE C-N NEIGHBORHOOD COMMERCIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 1705 W. HANFORD ARMONA ROAD (APN 011-090-003, 011-090-002, AND 011-090-033).

At a regular meeting of the City of Hanford Planning Commission duly called and held on January 12, 2021 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Variance No. 2020-03, a request to deviate from the standards set forth in Section 17.60.070(C)(2), in order to locate a drive-thru pick-up window within 150 feet of a residentially-zoned property in the C-N Neighborhood Commercial 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 1705 W. Hanford Armona Road (APN 011-090-003, 011-090-002, and 011-090-033); 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 circumstance applicable to this property is the surrounding use. Drive-thru pick-up windows in the C-N Neighborhood Commercial are not permitted to be located within 150 feet of residentially zoned property or property designated for residential uses. For drive-thru pick-up windows permitted in other zone districts, the distance requirement from existing residential uses and residential zone districts is only 50 feet. The extra distance is required for this zone district in order to reduce noise and traffic impacts further on any neighboring residential properties. Since the residentially-zoned lot within 150 feet of the drive-thru is a modular classroom under development, it is unlikely for any residents to be impacted negatively by the drive-thru restaurant in its proposed location. Two existing drive-thru pick-up windows at 810 W. Grangeville Blvd. and 1718 N. 11th Ave. are located within a 150-foot range of residentially zoned properties or properties designated for residential uses.

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 there are multiple drive-thru pick-up windows located less than 150 feet from residentially zoned property or property designated for residential uses. Both 810 W. Grangeville Blvd. (McDonald's) and 1718 N. 11th Ave. (Taco Bell) are located in the C-N Neighborhood Commercial zone district and are located approximately 45 and 100 feet from residentially zoned property or property designated for residential uses, respectively. Approval of this variance application would allow the applicant to enjoy a substantial property right possessed by other properties in the vicinity that are in the same zone district.

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 reducing the required distance of a drive-thru pick-up window in the C-N Neighborhood Commercial zone district from an adjacent property in a residential zone district will not create a safety hazard. The Fire Department has reviewed the application and determined that the location of the drive-thru provided by the applicant will not be detrimental to safety. Additionally, the Building Division has reviewed the application and determined that the location of the drive-thru provided by the applicant will not conflict with the requirements of the California Building Code. The applicant will provide a 3-foot-high block wall and landscaping between the two properties, which will create a physical barrier and reduce noise impacts between the proposed drive-thru and the modular classroom. The drive-thru will accommodate four vehicles before the ordering speaker and two vehicles after, aiding in the prevention of any traffic overflow into nearby residential areas.

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 the granting of this variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity in the same zone district, because the surrounding residential lot within 150 feet of the drive-thru pick-up window does not contain a typical residential use. Other drive-thru pick-up windows in the C-N Neighborhood Commercial zone district are located within 150 feet of residentially-zoned properties or properties designated for residential uses; they do not share the surroundings unique to this lot. Given the use of the neighboring site as a modular classroom, it is unlikely a resident would be negatively impacted by the reduction in distance. Therefore, encroachment of the drive-thru restaurant into the required distance from any residential zone can be supported. There are multiple drive-thru pick-up windows in the C-N Neighborhood Commercial zone district located less than 150 feet from residentially zoned property or property designated for residential uses.

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 this variance is a request to locate a drive-thru pick-up window within 150 feet of a residentially-zoned property in the C-N Neighborhood Commercial zone district. The

uses proposed for the site, a drive-thru restaurant, a water store, and a liquor store, are permitted by right in the C-N Neighborhood Commercial zone district. Future tenants of the lease space will be evaluated to ensure conformance with the land uses permitted or conditionally permitted in the C-N Neighborhood Commercial zone district.

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 this property is the surrounding use. Drive-thru pick-up windows in the C-N Neighborhood Commercial are not permitted to be located within 150 feet of residentially zoned property or property designated for residential uses. For drive-thru pick-up windows permitted in other zone districts, the distance requirement from existing residential uses and residential zone districts is only 50 feet. The extra distance is required for this zone district in order to reduce noise and traffic impacts further on any neighboring residential properties. Since the residentially-zoned lot within 150 feet of the drive-thru is a modular classroom under development, it is unlikely for any residents to be impacted negatively by the drive-thru restaurant in its proposed location. Two existing drive-thru pick-up windows at 810 W. Grangeville Blvd. and 1718 N. 11th Ave. are located within a 150-foot range of residentially zoned properties or properties designated for residential uses.

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 Policy L42, which establishes this zone district to provide convenience commercial and neighborhood shopping centers serving a localized market that provide a range of necessary day-to-day retail goods and services.

THEREFORE, BE IT RESOLVED that Variance No. 2020-03 be approved, subject to the conditions of approval for Site Plan Review No. 2020-29, attached as **Exhibit B**, and the condition below:

1. That any changes or expansion of the uses on site shall be reviewed by the Community Development Department and subject to the necessary entitlement process.

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 12th day of January, 2021.

Darlene R. Mata, Secretary

Attachment: Resolution No. 2021-01 (VAR 2020-03)

Exhibit A
Site Plan

Attachment: Resolution No. 2021-01 (VAR 2020-03)

Exhibit B
Site Plan Review Approval Letter – Conditions of Approval

Attachment: Resolution No. 2021-01 (VAR 2020-03)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 319 NORTH DOUTY STREET



MAYOR
JOHN DRAXLER

VICE MAYOR
FRANCISCO RAMIREZ

COUNCIL MEMBERS
MARTIN DEVINE
ART BRIENO
SUE SORENSEN

CITY MANAGER
MARIO CIFUENTES II

CITY ATTORNEY
ROBERT M. DOWD

DATE: December 2, 2020

PROJECT: Site Plan Review 2020-29 (502-1130) Revision 1

APPLICANT: Kuldeep S. Sidhu & Sukhminder Kaur

LOCATION: 1705 W. Hanford Armona Rd. (APN 011-090-003, -002, -033)

PROPOSAL: Retail shopping center

ZONING: C-N Neighborhood Commercial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: October 7, 2020; November 18, 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
☐ Fire
☐ Solid Waste
☐ Wastewater

☐ Building
☐ Engineering
☐ Police
☐ Parks and Recreation

☒ **REVISE AND PROCEED**

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

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

Signed,

Mark Manha

Mark Manha, Assistant Planner
Community Development Department

December 2, 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. 2020-43**

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. 2020-29 Revision 1 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 7, 2020; November 18, 2020

SITE PLAN NUMBER: 2020-29 (FILE 502-1130) REVISION 1

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

General Plan Designation: Neighborhood Commercial

Zoning: C-N Neighborhood Commercial

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.

Condition(s):

- A change of building occupancy type in the future will require Site Plan Review. Fire sprinkler determinations will be decided in the lease space at time of occupancy proposal.
- All drive thru lanes and associated buildings shall be located a minimum of 150 feet from residentially zoned property or property designated for residential uses pursuant to the General Plan. Already applied for variance to deviate from this standard.

Required Entitlements:

- Variance for drive thru
- Parcel Map Waiver to combine parcels

C-N Neighborhood Commercial - all checked comments shall apply:

General Requirements:

- ☒ 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. 2020-29 with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except

Attachment: Resolution No. 2021-01 (VAR 2020-03)

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 (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- ☒ That no business, service, or processes that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

Cultural Resources:

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

Building Setback Areas: (Section 17.16.060)

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback area shall be 15 feet. (Hanford Armona Rd.)
 - ☒ The rear building setback may be zero feet from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-M, R-H, O-R, O, PF, AP, or CO zone district, then the rear building setback area shall be 15 feet, measured from the rear property line.
 - ☒ The side building setback area may be zero, except where the side lot line abuts a public street or an R-L, R-M, R-H, O-R, O, PF, AP, or CO zone district, then the side building setback area shall be 15 feet, measured from the side property line. (12th Ave.)

Distances Between Structures: (Section 17.16.070)

- ☒ That the minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code.

Height of Structures: (Section 17.16.080)

- ☒ That the maximum structure height shall be 35 feet.

Driveways: (Section 17.16.090)

- ☒ That wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- ☒ That new driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

Usable Open Space: (Section 17.16.110)

- ☒ That new developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum 250 square feet per acre of site area. A minimum of 365 square feet of usable open space is required for this site, based on this calculation:

Calculation:

1.46 acres x 250 sq. ft. per acre of site area = **365 sq. ft. of usable open space minimum**

Off Street Parking: (Section 17.54)

- ☒ That a minimum of 56 parking spaces shall be maintained for the site, one of which is ADA-accessible, based on the ratio 1 space per 350 square feet for an integrated shopping center.

Calculation:

16,120 sq. ft. of building space + 3,422 sq. ft. of building space = 19,542 sq. ft. of building space

19,542 sq. ft. of building space ÷ 350 sq. ft. = 55.8

55.8 rounds up to **56 parking spaces minimum**

- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).
- ☒ There shall be no more than four compact spaces adjacent to each other.
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ That all parking spaces, whether required by this chapter or in addition that which is required, shall be located on a lot or parcel behind the front building setback and outside of a street side yard setback, except that vehicles may park on a paved driveway in the front building setback area. This requirement applies to both covered and uncovered parking areas.
- ☒ That in all commercial zone districts, not less than five percent (5%) of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one (1) tree placed at every four (4) lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least ten (10) feet.
- ☒ 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.

Off Street Loading Facilities: (Section 17.54.130)

- ☒ That each loading berth shall have a length, width, and overhead clearance sufficient to accommodate fully the maximum expected size of vehicles used in loading or unloading operations.
- ☒ That sufficient room for the turning and maneuvering of vehicles shall be provided on the site.
- ☒ That entrances and exits shall be provided at locations approved by the City Engineer.
- ☒ That the loading area, access drives and aisles shall be paved so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, with the design and specifications of such work subject to City standards and the approval of the City Engineer.
- ☒ That bumper rails or other barriers shall be provided where needed for safety or to protect property as determined by the Site Plan Review Committee.
- ☒ That if the loading area is illuminated, lighting shall be deflected away from abutting sites so as not to cause annoying glare to such sites.
- ☒ That loading areas not permitted in front yards. A loading area shall not be located in a required front setback area. A loading area may be located in a required side or rear setback area.
- ☒ That no commercial repair work, washing or servicing of vehicles shall be conducted in an off-street loading area.

Signage: (Section 17.56)

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

Landscaping: (Section 17.16.120 and 17.52)

- ☒ Landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street.
- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 - ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
 - ☒ The size of groundcover at planting shall be one (1) gallon or larger.
 - ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.

- ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Fencing and Walls: (Section 17.16.130 and 17.50.110)

- ☒ That a block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Drive-thru Pick-up Windows: (Section 17.60.070)

- ☒ That all uses with a drive-thru pick-up window shall meet the following standards:
 - ☒ Drive-thru lanes shall be located outside of all building setback areas and all required landscaped areas.
 - ☒ Drive-thru lanes shall be designed, located, and constructed in a manner that avoids trapping vehicle emissions in a confined space.
 - ☒ Drive-thru lanes shall be located a minimum of 50 feet from existing residential uses and from residential zone districts and must be separated from residential areas by buildings, extensively landscaped areas, or decorative block walls.

- ☒ Drive-thru lanes shall be constructed with the necessary vehicle stacking capacity so that vehicles using the drive-thru lane do not overflow into the on-site parking aisles or public streets.
- ☒ Drive-thru lanes shall be shielded in a manner approved by the City to eliminate vehicle headlight glare into adjoining land and on-coming traffic approaching the drive-thru site property.
- ☒ The installation of a drive-thru pick-up window and associated improvements shall not reduce the number of required parking spaces below the minimum zoning requirement for parking upon the drive-thru site property.
- ☒ Drive-thru lanes shall not be located adjacent to outdoor patio or eating areas.
- ☒ Drive-thru lanes shall not block or interfere with access to parking lot spaces, and shall function independent of parking lots aisles.
- ☒ Drive-thru lanes shall not extend onto adjoining property unless the owner of the drive-thru site property obtains a written easement or other irrevocable right from the adjoining landowner to construct improvements upon and use the adjoining property for the drive-thru use including, without limitations, the stacking of vehicles and the right to maintain, repair, replace and remove such improvements. The written document shall be executed by the owner of the drive-thru site property and the owner of the adjoining property and recorded against title to the adjoining property prior to commencement of construction of improvements upon the drive-thru site property.
- ☒ A use with a single drive-thru lane shall accommodate a minimum of six (6) vehicle stacking spaces per lane with a minimum of four (4) stacking spaces before the ordering speaker and two (2) stacking spaces after the ordering speaker. Each vehicle stacking space in a drive-thru lane shall be a minimum of twenty (20) feet in length.
- ☐ A use with drive-thru lanes on each side of the store (two (2) lanes) shall accommodate a minimum of four (4) vehicle stacking spaces per lane with a minimum of two (2) stacking spaces before the ordering speaker and two (2) stacking spaces after the ordering speaker in each drive-thru lane. Each vehicle stacking space in a drive-thru lane shall be a minimum of twenty (20) feet in length.
- ☒ Speaker noise levels measured at the property line shall not exceed applicable City noise standards.
- ☒ That in addition to the development standards for all uses with drive-thru pick-up windows uses, a restaurant with a drive-thru pick-up window shall be located on a parcel at least one-half (1/2) acre in size or in a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than one-half (1/2) acre in size.
- ☒ That in addition to the development standards for all uses with drive-thru pick-up windows and the development standards for restaurants with drive-thru pick-up windows, the following development standards are required for all uses with drive-thru pick-up windows in the Neighborhood Commercial zone district:

- ☒ Unless otherwise restricted by a conditional use permit issued in accordance with Chapter 17.80, hours of operation of the drive-thru use shall be limited to 6:30 a.m. and 10:00 p.m. on weekdays and weekends.
- ☒ All buildings and drive-thru lanes shall be located a minimum of one hundred fifty (150) feet from residentially zoned property or property designated for residential uses pursuant to the General Plan.

Trash Collection Areas: (Section 17.50.090)

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

Outdoor Lighting Standards: (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That 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 the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 18 feet, when located within 50 feet of any residential zone district.
- ☒ That the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:
 - ☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.
 - ☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.

- ☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass

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 2020-029(502-1130) Retail Shopping Center
9-30-2020
1020 & 1040 S 12th Ave

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

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

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

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

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 and trash enclosures require separate submittals/permits through the Building Dept.
13. That the address will be assigned during the permit process.
14. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2019 California Building Code, Section 1803.
15. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
16. Food establishments and trash enclosures will require grease interceptors.

Hanford Fire Department

Contact Fire Marshal Christy Whittington @ 559-585-2595 or cwhittington@cityofhanfordca.com concerning questions that you may have on the following conditions.

SPR 2020-29

502-1130

- 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 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
- If cooking occurs that produces grease laden vapors, a commercial cooking fire extinguishing system shall be provided. Plans shall be submitted and, once approved, system shall be installed by a state licensed system contractor. 2019 California Fire Code Section 904
- 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 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 located in a conspicuous place and near the main exit. 2019 California Fire Code 1004.9



City of Hanford

Department of Public Works

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

Utilities Division Comments

PROJECT: SPR 2020-29 (502-1130) EZ Stop Plaza 2 – APN 011-090-002

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition.

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 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 12th Avenue 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 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 Hanford-Armona Road or 12th Avenue and shall be bored.
5. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all services provided, including fire service lines.

Bob Williams
UTILITIES SUPERINTENDENT (559) 585-2564

12/02/2020
DATE

Attachment: Resolution No. 2021-01 (VAR 2020-03)



City of Hanford

b

Department of Public Works

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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.

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 12th Avenue and shall be bored.
2. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure.

Attachment: Resolution No. 2021-01 (VAR 2020-03)

Bob Williams

UTILITIES SUPERINTENDENT (559) 585-2564

12/02/2020

DATE



Department of Public Works

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Engineering Division Comments

PROJECT: SPR 2020-29 (502-1130) EZ Stop Plaza 2 – APN 011-090-002

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **\$5,700.00** Grading Plan Review fee in accordance with City Resolution No. 19-41-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. 19-41-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 Hanford Engineering Division four (4) bond copies of the approved set of

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2582

12/02/2020
DATE

Attachment: Resolution No. 2021-01 (VAR 2020-03)



Department of Public Works

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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.

Curb, Gutter and Sidewalk Requirements:

1. That the existing concrete curbs, gutters and sidewalk located along the 12th Avenue and Hanford-Armona Road 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.

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2582

12/02/2020
DATE

Attachment: Resolution No. 2021-01 (VAR 2020-03)



City of Hanford

Department of Public Works

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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 Standard. requirements for structural capacity to handle the refuse trucks.

Driveway Approach:

1. The driveway approaches along 12th Avenue and Hanford-Armona Road shall be constructed per City Standard CO-41.
2. All driveway approaches along 12th Avenue and Hanford-Armona Road that are not being utilized shall be removed and replaced with City Standard curb, gutter, and sidewalk.

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 98-14, 04-08, 04-11, and 05-16, 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. **(Building: 19,542 sq. ft.– Site Area: 1.46 Acres).**
 - A. That the development is subject to a **\$551,804.83 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 19-41-R, or any revisions thereof.
 - B. That the development is subject to a **\$20,274.84 Water System Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
 - C. That the development is subject to a **\$13,712.63 Wastewater System Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
 - D. That the development is subject to a **\$6,225.83 Storm Water System Impact Fee** in accordance with City Resolution No. 19-41-R, or any revisions thereof.
 - E. That the development is subject to a **\$8,784.14 Fire Protection Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
 - F. That the development is subject to a **\$11,699.80 Police Protection Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2582

12/02/2020
DATE

Attachment: Resolution No. 2021-01 (VAR 2020-03)



City of Hanford

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- G. That the development is subject to a **\$6,550.83 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
- H. That the development is **NOT** subject to **Park Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.

Attachment: Resolution No. 2021-01 (VAR 2020-03)

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2582

12/02/2020
DATE



City of Hanford

Department of Public Works

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

Refuse Division Comments

PROJECT: SPR 2020-29 (502-1130) EZ Stop Plaza 2 – APN 011-090-002

General Requirements:

1. That one 10' x 50' inside clear dimension masonry block refuse enclosure with a drain connected to the sanitary sewer line and 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" wide x 12" thick 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.

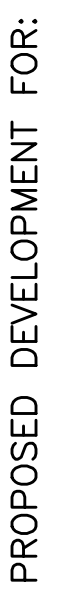
Attachment: Resolution No. 2021-01 (VAR 2020-03)

James Ross
(559) 585-2569

12/02/2020
DATE


$$1'' = 20' - 0''$$

8K



EZ STOP PLAZA 2
SOUTHWEST CORNER 12TH AVE. & HANFORD ARMONA RD.
A.P.N.: 011-090-002, 003, 033

SHEET TITLE:
SITE PLAN

DRAFTING BY

DARREN VERDEGAAL

5500 10TH AVENUE HANFORD, CA 93230
ph. (559) 381-9472
email: darren@verdegaldesigns.com

OWNER:
KULDEEP S. SIDHU & SUKHMINDER KAUR
15085 S WEST AVE.
CARUTHERS CA 93609
(559) 246-8158
ALLSTARMINIMART1947@GMAIL.COM

[illegible]

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 319 NORTH DOUTY STREET



MAYOR
JOHN DRAXLER

VICE MAYOR
FRANCISCO RAMIREZ

COUNCIL MEMBERS
MARTIN DEVINE
ART BRIENO
SUE SORESEN

CITY MANAGER
MARIO CIFUENTEZ II

CITY ATTORNEY
ROBERT M. DOWD

DATE: December 2, 2020

PROJECT: Site Plan Review 2020-29 (502-1130) Revision 1

APPLICANT: Kuldeep S. Sidhu & Sukhminder Kaur

LOCATION: 1705 W. Hanford Armona Rd. (APN 011-090-003, -002, -033)

PROPOSAL: Retail shopping center

ZONING: C-N Neighborhood Commercial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: October 7, 2020; November 18, 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

December 2, 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. 2020-43**

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. 2020-29 Revision 1 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

Attachment: Attachment 2: SPR 2020-29 Approval Letter (VAR 2020-03)

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: October 7, 2020; November 18, 2020

SITE PLAN NUMBER: 2020-29 (FILE 502-1130) REVISION 1

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

General Plan Designation: Neighborhood Commercial

Zoning: C-N Neighborhood Commercial

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.

Condition(s):

- A change of building occupancy type in the future will require Site Plan Review. Fire sprinkler determinations will be decided in the lease space at time of occupancy proposal.
- All drive thru lanes and associated buildings shall be located a minimum of 150 feet from residentially zoned property or property designated for residential uses pursuant to the General Plan. Already applied for variance to deviate from this standard.

Required Entitlements:

- Variance for drive thru
- Parcel Map Waiver to combine parcels

C-N Neighborhood Commercial - all checked comments shall apply.

General Requirements:

- ☒ 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. 2020-29 with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except

upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

- ☒ That mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- ☒ That no business, service, or processes that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

Cultural Resources:

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

Building Setback Areas: (Section 17.16.060)

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback area shall be 15 feet. (Hanford Armona Rd.)
 - ☒ The rear building setback may be zero feet from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-M, R-H, O-R, O, PF, AP, or CO zone district, then the rear building setback area shall be 15 feet, measured from the rear property line.
 - ☒ The side building setback area may be zero, except where the side lot line abuts a public street or an R-L, R-M, R-H, O-R, O, PF, AP, or CO zone district, then the side building setback area shall be 15 feet, measured from the side property line. (12th Ave.)

Distances Between Structures: (Section 17.16.070)

- ☒ That the minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code.

Height of Structures: (Section 17.16.080)

- ☒ That the maximum structure height shall be 35 feet.

Driveways: (Section 17.16.090)

- ☒ That wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- ☒ That new driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

Usable Open Space: (Section 17.16.110)

- ☒ That new developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum 250 square feet per acre of site area. A minimum of 365 square feet of usable open space is required for this site, based on this calculation:

Calculation:

1.46 acres x 250 sq. ft. per acre of site area = **365 sq. ft. of usable open space minimum**

Off Street Parking: (Section 17.54)

- ☒ That a minimum of 56 parking spaces shall be maintained for the site, one of which is ADA-accessible, based on the ratio 1 space per 350 square feet for an integrated shopping center.

Calculation:

16,120 sq. ft. of building space + 3,422 sq. ft. of building space = 19,542 sq. ft. of building space

19,542 sq. ft. of building space ÷ 350 sq. ft. = 55.8

55.8 rounds up to **56 parking spaces minimum**

- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).
- ☒ There shall be no more than four compact spaces adjacent to each other.
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ That all parking spaces, whether required by this chapter or in addition that which is required, shall be located on a lot or parcel behind the front building setback and outside of a street side yard setback, except that vehicles may park on a paved driveway in the front building setback area. This requirement applies to both covered and uncovered parking areas.
- ☒ That in all commercial zone districts, not less than five percent (5%) of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one (1) tree placed at every four (4) lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least ten (10) feet.
- ☒ 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.

Off Street Loading Facilities: (Section 17.54.130)

- ☒ That each loading berth shall have a length, width, and overhead clearance sufficient to accommodate fully the maximum expected size of vehicles used in loading or unloading operations.
- ☒ That sufficient room for the turning and maneuvering of vehicles shall be provided on the site.
- ☒ That entrances and exits shall be provided at locations approved by the City Engineer.
- ☒ That the loading area, access drives and aisles shall be paved so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, with the design and specifications of such work subject to City standards and the approval of the City Engineer.
- ☒ That bumper rails or other barriers shall be provided where needed for safety or to protect property as determined by the Site Plan Review Committee.
- ☒ That if the loading area is illuminated, lighting shall be deflected away from abutting sites so as not to cause annoying glare to such sites.
- ☒ That loading areas not permitted in front yards. A loading area shall not be located in a required front setback area. A loading area may be located in a required side or rear setback area.
- ☒ That no commercial repair work, washing or servicing of vehicles shall be conducted in an off-street loading area.

Signage: (Section 17.56)

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

Landscaping: (Section 17.16.120 and 17.52)

- ☒ Landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street.
- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
- ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 - ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
- ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
 - ☒ The size of groundcover at planting shall be one (1) gallon or larger.
 - ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.

- ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Fencing and Walls: (Section 17.16.130 and 17.50.110)

- ☒ That a block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Drive-thru Pick-up Windows: (Section 17.60.070)

- ☒ That all uses with a drive-thru pick-up window shall meet the following standards:
 - ☒ Drive-thru lanes shall be located outside of all building setback areas and all required landscaped areas.
 - ☒ Drive-thru lanes shall be designed, located, and constructed in a manner that avoids trapping vehicle emissions in a confined space.
 - ☒ Drive-thru lanes shall be located a minimum of 50 feet from existing residential uses and from residential zone districts and must be separated from residential areas by buildings, extensively landscaped areas, or decorative block walls.

- ☒ Drive-thru lanes shall be constructed with the necessary vehicle stacking capacity so that vehicles using the drive-thru lane do not overflow into the on-site parking aisles or public streets.
- ☒ Drive-thru lanes shall be shielded in a manner approved by the City to eliminate vehicle headlight glare into adjoining land and on-coming traffic approaching the drive-thru site property.
- ☒ The installation of a drive-thru pick-up window and associated improvements shall not reduce the number of required parking spaces below the minimum zoning requirement for parking upon the drive-thru site property.
- ☒ Drive-thru lanes shall not be located adjacent to outdoor patio or eating areas.
- ☒ Drive-thru lanes shall not block or interfere with access to parking lot spaces, and shall function independent of parking lots aisles.
- ☒ Drive-thru lanes shall not extend onto adjoining property unless the owner of the drive-thru site property obtains a written easement or other irrevocable right from the adjoining landowner to construct improvements upon and use the adjoining property for the drive-thru use including, without limitations, the stacking of vehicles and the right to maintain, repair, replace and remove such improvements. The written document shall be executed by the owner of the drive-thru site property and the owner of the adjoining property and recorded against title to the adjoining property prior to commencement of construction of improvements upon the drive-thru site property.
- ☒ A use with a single drive-thru lane shall accommodate a minimum of six (6) vehicle stacking spaces per lane with a minimum of four (4) stacking spaces before the ordering speaker and two (2) stacking spaces after the ordering speaker. Each vehicle stacking space in a drive-thru lane shall be a minimum of twenty (20) feet in length.
- ☐ A use with drive-thru lanes on each side of the store (two (2) lanes) shall accommodate a minimum of four (4) vehicle stacking spaces per lane with a minimum of two (2) stacking spaces before the ordering speaker and two (2) stacking spaces after the ordering speaker in each drive-thru lane. Each vehicle stacking space in a drive-thru lane shall be a minimum of twenty (20) feet in length.
- ☒ Speaker noise levels measured at the property line shall not exceed applicable City noise standards.
- ☒ That in addition to the development standards for all uses with drive-thru pick-up windows uses, a restaurant with a drive-thru pick-up window shall be located on a parcel at least one-half (1/2) acre in size or in a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than one-half (1/2) acre in size.
- ☒ That in addition to the development standards for all uses with drive-thru pick-up windows and the development standards for restaurants with drive-thru pick-up windows, the following development standards are required for all uses with drive-thru pick-up windows in the Neighborhood Commercial zone district:

- ☒ Unless otherwise restricted by a conditional use permit issued in accordance with Chapter 17.80, hours of operation of the drive-thru use shall be limited to 6:30 a.m. and 10:00 p.m. on weekdays and weekends.
- ☒ All buildings and drive-thru lanes shall be located a minimum of one hundred fifty (150) feet from residentially zoned property or property designated for residential uses pursuant to the General Plan.

Trash Collection Areas: (Section 17.50.090)

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

Outdoor Lighting Standards: (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That 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 the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 18 feet, when located within 50 feet of any residential zone district.
- ☒ That the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:
 - ☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.
 - ☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.

- ☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass

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 2020-029(502-1130) Retail Shopping Center
9-30-2020
1020 & 1040 S 12th Ave

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

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

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

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

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 and trash enclosures require separate submittals/permits through the Building Dept.
13. That the address will be assigned during the permit process.
14. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2019 California Building Code, Section 1803.
15. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
16. Food establishments and trash enclosures will require grease interceptors.

Hanford Fire Department

Contact Fire Marshal Christy Whittington @ 559-585-2595 or cwhittington@cityofhanfordca.com concerning questions that you may have on the following conditions.

SPR 2020-29

502-1130

- 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 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
- If cooking occurs that produces grease laden vapors, a commercial cooking fire extinguishing system shall be provided. Plans shall be submitted and, once approved, system shall be installed by a state licensed system contractor. 2019 California Fire Code Section 904
- 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 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 located in a conspicuous place and near the main exit. 2019 California Fire Code 1004.9



City of Hanford

Department of Public Works

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Utilities Division Comments

PROJECT: SPR 2020-29 (502-1130) EZ Stop Plaza 2 – APN 011-090-002

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition.

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 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 12th Avenue 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 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 Hanford-Armona Road or 12th Avenue and shall be bored.
5. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all services provided, including fire service lines.

Bob Williams
UTILITIES SUPERINTENDENT (559) 585-2564

12/02/2020
DATE

Attachment: Attachment 2: SPR 2020-29 Approval Letter (VAR 2020-03)



Department of Public Works

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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.

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 12th Avenue and shall be bored.
2. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure.

Attachment: Attachment 2: SPR 2020-29 Approval Letter (VAR 2020-03)

Bob Williams
UTILITIES SUPERINTENDENT (559) 585-2564

12/02/2020
DATE



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Engineering Division Comments

PROJECT: SPR 2020-29 (502-1130) EZ Stop Plaza 2 – APN 011-090-002

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **\$5,700.00** Grading Plan Review fee in accordance with City Resolution No. 19-41-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. 19-41-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 Hanford Engineering Division four (4) bond copies of the approved set of

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2582

12/02/2020
DATE

Attachment: Attachment 2: SPR 2020-29 Approval Letter (VAR 2020-03)



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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.

Curb, Gutter and Sidewalk Requirements:

1. That the existing concrete curbs, gutters and sidewalk located along the 12th Avenue and Hanford-Armona Road 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.

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2582

12/02/2020
DATE

Attachment: Attachment 2: SPR 2020-29 Approval Letter (VAR 2020-03)



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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 Standard. requirements for structural capacity to handle the refuse trucks.

Driveway Approach:

1. The driveway approaches along 12th Avenue and Hanford-Armona Road shall be constructed per City Standard CO-41.
2. All driveway approaches along 12th Avenue and Hanford-Armona Road that are not being utilized shall be removed and replaced with City Standard curb, gutter, and sidewalk.

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 98-14, 04-08, 04-11, and 05-16, 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. **(Building: 19,542 sq. ft.– Site Area: 1.46 Acres).**
 - A. That the development is subject to a **\$551,804.83 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 19-41-R, or any revisions thereof.
 - B. That the development is subject to a **\$20,274.84 Water System Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
 - C. That the development is subject to a **\$13,712.63 Wastewater System Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
 - D. That the development is subject to a **\$6,225.83 Storm Water System Impact Fee** in accordance with City Resolution No. 19-41-R, or any revisions thereof.
 - E. That the development is subject to a **\$8,784.14 Fire Protection Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
 - F. That the development is subject to a **\$11,699.80 Police Protection Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2582

12/02/2020
DATE

Attachment: Attachment 2: SPR 2020-29 Approval Letter (VAR 2020-03)



City of Hanford

Department of Public Works

d

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

- G. That the development is subject to a **\$6,550.83 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
- H. That the development is **NOT** subject to **Park Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.

Attachment: Attachment 2: SPR 2020-29 Approval Letter (VAR 2020-03)

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2582

12/02/2020
DATE



City of Hanford

Department of Public Works

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Refuse Division Comments

PROJECT: SPR 2020-29 (502-1130) EZ Stop Plaza 2 – APN 011-090-002

General Requirements:

1. That one 10' x 50' inside clear dimension masonry block refuse enclosure with a drain connected to the sanitary sewer line and 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" wide x 12" thick 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.

Attachment: Attachment 2: SPR 2020-29 Approval Letter (VAR 2020-03)

James Ross
(559) 585-2569

12/02/2020
DATE

Notice of Exemption 2020-43

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. 2020-03

Project Location – 1705 W. Hanford Armona Rd.
(APN 011-090-003, 011-090-002, and 011-090-033)

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

Description of Nature, Purpose and Beneficiaries of Project: Variance 2020-03: a request to deviate from the standards set forth in Section 17.60.070 (C)(2), in order to locate a drive-thru pick-up window within 150 feet of a residentially-zoned property in the C-N Neighborhood Commercial zone district.

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

Name of Person or Agency Carrying Out Project: Kuldeep S. Sidhu & Sukhminder Kaur

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: January 12, 2021 Title: Assistant Planner

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

Attachment: Attachment 3: Notice of Exemption No. 2020-43 (VAR 2020-03)