

AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty Street
5:30 p.m., Tuesday, March 23, 2021

Commissioners will meet in person in the Council Chambers. Due to social distancing restrictions, there will be a limited number of audience seats. The meeting will also be livestreamed on the City's website:
<http://livestream.hanford.city>

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 March 9, 2021 Meeting

PUBLIC HEARING

1. **Tentative Parcel Map No. 2021-01: a request to subdivide a 19,290 sq. ft. (0.44 acres) parcel into two 9,645 sq. ft. (0.22 acres) parcels for single-family residential use in the O-R Office Residential zone district. The property is located at 811 W. Seventh St. (APN 012-271-003). Staff recommends continuance of the item to April 27, 2021.**
2. **Conditional Use Permit No. 2021-02, a request to add two residential units to a multi-family development, for a total of four units, on an 18,720 sq. ft. lot in the O-R Office Residential zone district. The project is located at 1119 and 1121 W. Seventh Street (APN 012-281-004).**

GENERAL BUSINESS

Finding of General Plan Consistency for the declaration of surplus and disposition of real city property for future residential development, located on Idlewood Way, west of Greenbrier Drive (APN 011-490-001 through -004). The properties proposed to be declared surplus are vacant.

DIRECTOR'S COMMENTS

COMMISSIONER'S ITEMS OF INTEREST

ADJOURNMENT

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

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

APPEALS:

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



**AGENDA
STAFF REPORT**

MEETING DATE: 3/23/2021	AGENDA SECTION:
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SUBJECT:

Approval of the Minutes of the March 9, 2021 Meeting

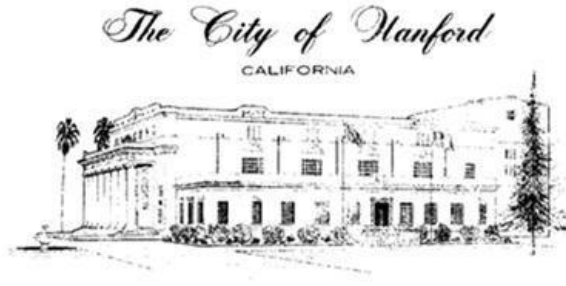
RECOMMENDATION:

Approve the minutes of the March 9, 2021 meeting.

FISCAL IMPACT:

ATTACHMENTS:

03-09-21



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty Street
5:30 p.m., Tuesday, March 9, 2021

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	5:05 PM
Travis Paden		Present	
Roger Snow		Present	5:09 PM
Jacob Sanchez		Present	4:57 PM
Jason Kemp Van Ee		Present	5:10 PM
Martin Devine		Present	
Parmbir Johal		Present	

INVOCATION

Commissioner PADEN led the invocation.

FLAG SALUTE

Commissioner Kemp Van Ee led the flag salute.

PUBLIC COMMENT

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

There were no comments.

INTRODUCTION OF NEW COMMISSIONERS

Chairperson DOUGLAS introduced and welcomed the two new commissioners: Martin Devine and Parmbir Johal.

ELECTION OF 2021 CHAIR AND VICE-CHAIR

ELECTION OF CHAIR

Commissioner KEMP VAN EE nominated Commissioner SANCHEZ, who was elected by a 5-2 roll call vote.

ELECTION OF VICE-CHAIR

Newly elected Chairperson SANCHEZ nominated Commissioner KEMP VAN EE, who was then elected by unanimous roll call vote.

Following the elections, Commissioner DOUGLAS passed the gavel to Chairperson SANCHEZ, who presided over the remainder of the meeting.

CONSENT CALENDAR

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

Motion to approve the Consent Calendar.

RESULT:	APPROVED [5 TO 0]
MOVER:	Travis Paden
SECONDER:	Jacob Sanchez
AYES:	Douglas, Paden, Snow, Sanchez, Kemp Van Ee
ABSTAIN:	Devine, Johal

PUBLIC HEARING

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

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

There being no questions, Chairperson SANCHEZ opened Public Comment. There were no comments from the public. Commissioner DOUGLAS stated that he was happy for a new business to open downtown.

Chairperson SANCHEZ called for a motion.

Motion to adopt Resolution No. 2021-02, approving Conditional Use Permit No. 2020-07.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Martin Devine, Commissioner
SECONDER:	Travis Paden
AYES:	Douglas, Paden, Snow, Sanchez, Kemp Van Ee, Devine, Johal

DIRECTOR'S COMMENTS

Senior Planner Myers welcomed Commissioners DEVINE and JOHAL and stated that there most likely will be a meeting on Tuesday, March 23.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner DOUGLAS thanked everyone for their support this past year, including the Commissioners, Planning staff, and IT Manager Eric Forcey.

Commissioner PADEN noted an issue with poor Internet reception in the south end of town, which is a problem for many students. Senior Planner Myers stated that she will mention it to City Manager Mario Cifuentez.

ADJOURNMENT

Chairperson SANCHEZ adjourned the meeting at 5:46 p.m.

Respectfully submitted,

Diana Black
Recording Secretary

Attachment: 03-09-21 (03-09-2021 Minutes)



AGENDA STAFF REPORT

MEETING DATE: 3/23/2021	AGENDA SECTION: 1
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SUBJECT:

Tentative Parcel Map No. 2021-01: a request to subdivide a 19,290 sq. ft. (0.44 acres) parcel into two 9,645 sq. ft. (0.22 acres) parcels for single-family residential use in the O-R Office Residential zone district. The property is located at 811 W. Seventh St. (APN 012-271-003). Staff recommends continuance of the item to April 27, 2021.

See attached.

FISCAL IMPACT:

ATTACHMENTS:

staff report - continuation request

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, March 23, 2021**

PROJECT: **Tentative Parcel Map No. 2021-01:** a request to subdivide a 19,290 sq. ft. (0.44 acres) parcel into two 9,645 sq. ft. (0.22 acres) parcels for single-family residential use in the O-R Office Residential zone district.

LOCATION: The property is located at 811 W. Seventh St. (APN 012-271-003).

PROJECT PLANNER: Mark Manha, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Continue the Public Hearing for Tentative Parcel Map No. 2021-01 to the April 27, 2021 Planning Commission meeting.

RECOMMENDED MOTION

1. I move to continue the Public Hearing for Tentative Parcel Map No. 2021-01 to the April 27, 2021 Planning Commission meeting.

DISCUSSION

Staff is requesting additional time to evaluate a potential right-of-way abandonment for the property. Staff is requesting to continue the project to the April 27th Planning Commission meeting. Continuance to a date certain will not require the re-noticing of the public hearing.

Attachment: staff report - continuation request (TPM 2021-01)



AGENDA STAFF REPORT

MEETING DATE: 3/23/2021	AGENDA SECTION: 2
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SUBJECT:

Conditional Use Permit No. 2021-02, a request to add two residential units to a multi-family development, for a total of four units, on an 18,720 sq. ft. lot in the O-R Office Residential zone district. The project is located at 1119 and 1121 W. Seventh Street (APN 012-281-004).

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

CUP 2021-02 Staff Report
 Resolution No. 2021-04
 Attachment 1 Site Plan Review No. 2021-02
 Attachment 2 Site Plan Review Comments
 Attachment 3 Notice of Exemption
 Attachment 4 - Potential Elevations

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, March 23, 2021**

PROJECT: **Conditional Use Permit No. 2021-02**, a request to add two residential units to a multi-family development, for a total of four units, on an 18,720 sq. ft. lot in the O-R Office Residential zone district.

LOCATION: The project is located at 1119 and 1121 W. Seventh Street (APN 012-281-004).

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2021-04, approving Conditional Use Permit No. 2021-02.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2021-04, approving Conditional Use Permit No. 2021-02.

PROJECT DESCRIPTION

The project is a request to add two units to a multi-family development site, for an overall total of four units, on an 18,720-square-foot lot. lot in the O-R Office Residential zone district, as shown in **Attachment 1**. Four units on a site requires approval of a conditional use permit in the O-R Office Residential zone district, see Figure 1, below.

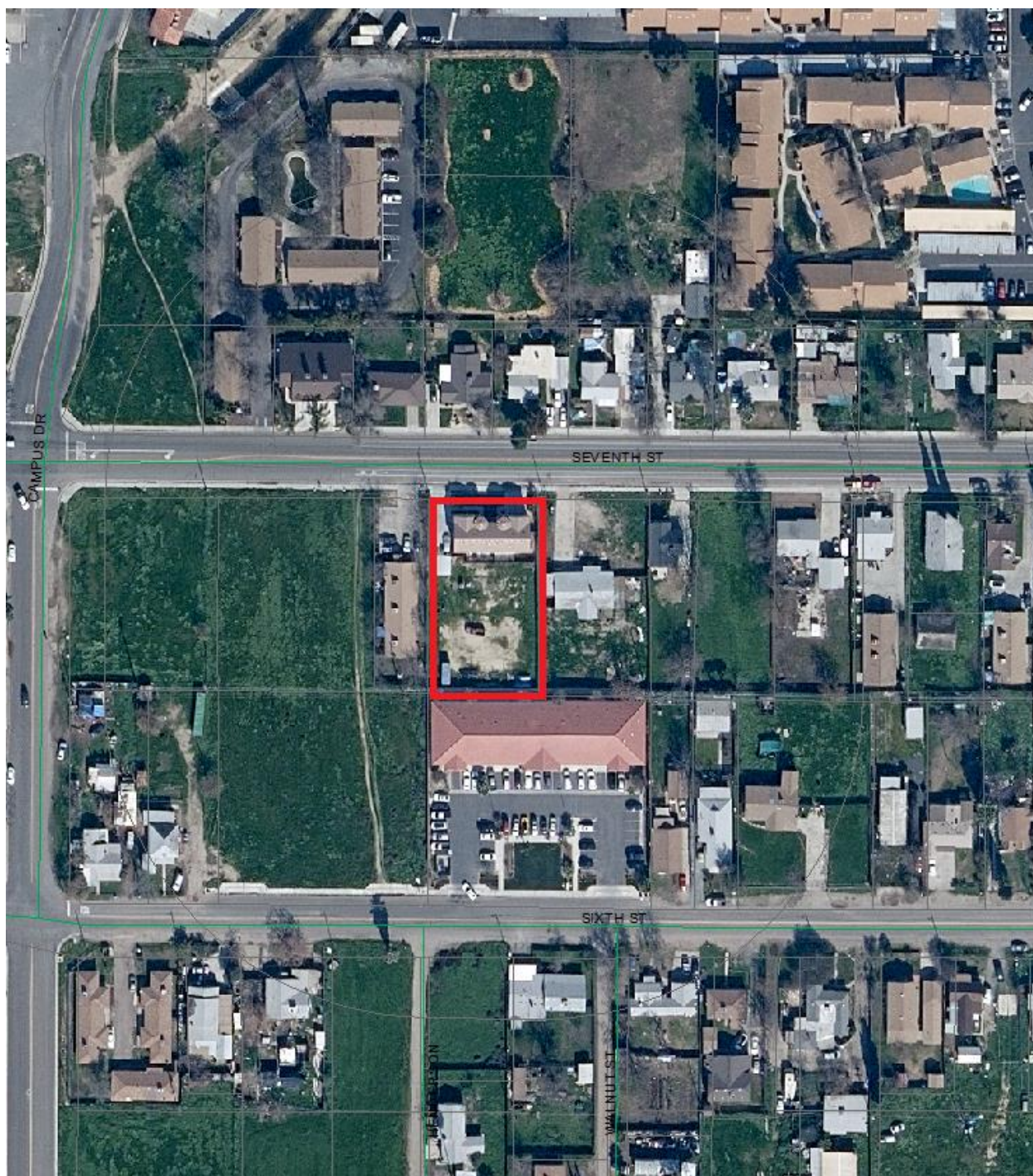
Figure 1: Land Use Table

Commercial, Office, and Industrial Use Table												
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed												
Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones
	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	
H10 Multi-family dwelling, three (3) or four (4) units per building (triplex or fourplex)					P	P	P	C				

Project Location

The proposed project is located at 1119 and 1121 W. Seventh Street (APN 012-281-004) (see Figure 2, below). The project is proposed on a multi-family site, which has previously been developed with a duplex. The site is located south of Seventh Street, between Campus Drive and 11th Avenue.

Figure 2: Aerial



Entitlement

Site Plan Review 2009-13

In 2009, under Site Plan Review No. 2009-13, a proposal to develop the site with five units total, three single-family units and one duplex was approved.

Building permit FY11-0083 was approved for the development of the duplex on site and finalized in 2017.

FY11-0084 was submitted for the development of one of the single-family units on site in 2010, but expired due to inactivity on May 9, 2011.

In the time since the submittal and approval of Site Plan Review No. 2009-13, the City has adopted a new General Plan and Zoning Ordinance (effective date June 1, 2017). In accordance with the current Zoning Ordinance (2017), in the O-R Office Residential zone district, five (5) units on a site is not permitted (see table below – Figure 3).

Table 17.08.030

Commercial, Office, and Industrial Zone Use Table																
P = Use Is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use Is Not Allowed																
	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See Identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
H	Residential Uses															
H9	Multifamily dwelling, 2 units per building (duplex)					P	P	P	P							
H10	Multifamily dwelling, 3 or 4 units per building (triplex or fourplex)					P	P	P	C							
H11	Multifamily dwelling, 5 or more units per building					P	P	P								
H15	Single-family dwelling, attached					P	P	P								
H16	Single-family dwelling, detached					P	P	P	P				P			

“Multi-family dwelling” means a building or group of buildings in one complex with multiple separate housing units. A multi-family dwelling can have two units (a duplex,) three units (a triplex,) four units (a fourplex,) or five or more units.

In accordance with Table 17.08.030, a maximum of four units for a site can be permitted with approval of a conditional use permit in the O-R Office Residential zone district.

Site Plan Review No. 2021-02/Conditional Use Permit No. 2021-02

The applicant has submitted Site Plan Review No. 2021-01 for the project, proposing the construction of two units on the site, for a total of four (see **Attachment 1**). Site Plan Review No. 2021-02 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 conditional use permit application.

BACKGROUND INFORMATION

General Plan Designation

The General Plan designates the property as Office Residential (see Figure 2, below). According to the General Plan Policy L79, the purpose of the Office Residential Land Use designation is to preserve and enhance existing residential structures by allowing them to convert to offices, bed and breakfast inns, or a combination of office and residential units. The project proposes two residential units, for a total of four units, for the site. The proposal is consistent with the General Plan by providing residential units for the Office Residential designation.

Figure 2:
General Plan Designation (property outlined in red)
Office Residential

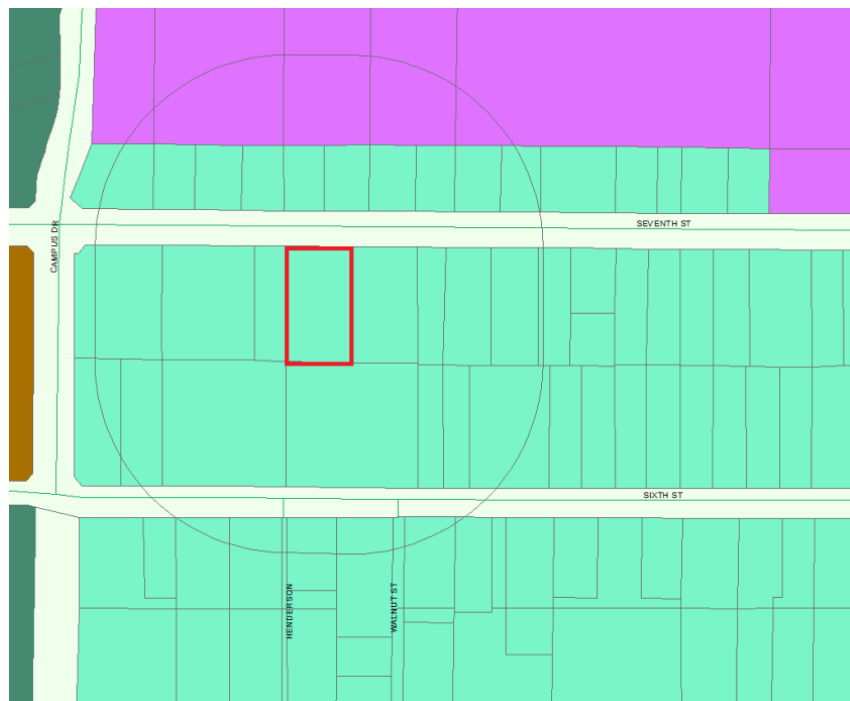


Zoning Designation

The property is zoned O-R Office Residential, which corresponds with the General Plan designation (see Figure 3, below). The applicant seeks to add two residential units, for a total of four units, to an existing multi-family site. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, multifamily dwelling, 3 or 4 units (triplex or fourplex) requires a conditional use permit in the O-R Office Residential zone district.

Multi-family dwelling” means a building or group of buildings in one complex with multiple separate housing units. A multi-family dwelling can have two units (a duplex,) three units (a triplex,) four units (a fourplex,) or five or more units.

Figure 3:
Zoning Designation (property outlined in red)
O-R Office Residential



The project proposal has been evaluated for conformance with the standards of the Hanford Municipal Code, Section 17.30 O-R Office Residential zone district.

PROJECT EVALUATION

Conformance with the standards of the O-R Office Residential zone district

17.30.030 Lot Area

In the O-R Office Residential zone district, the minimum lot area shall be five thousand (5,000) square feet. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of Chapter 17.30 of the Municipal Code. The subject property

is 18,720 square feet. The property exceeds the lot area requirement for the O-R Office Residential zone district.

17.30.040 Lot Dimensions

In the O-R Office Residential zone district, the minimum lot frontage shall be 40 feet, the minimum lot width shall be 60 feet for corner lots, and the minimum lot depth shall be 90 feet. The project site is an interior lot and has approximately 102.82 feet of width and street frontage along Seventh Street. The lot is approximately 182.06 feet in depth. The property exceeds the lot frontage, width, and depth requirement for the O-R Office Residential zone district.

17.30.050 Site Area per Dwelling Unit

In the O-R Office Residential zone district, the minimum site area per dwelling unit shall be three thousand (3,000) square feet. The applicant proposes to add two units to the residential site, which already has an existing duplex, for a combined total of four units on site. Using the ratio one unit per 3,000 square feet, a total of 12,000 square feet would be required for development of four units on a site. The lot size is 18,720, which exceeds the required site area per dwelling unit for the O-R Office Residential zone district.

17.30.060 Coverage

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

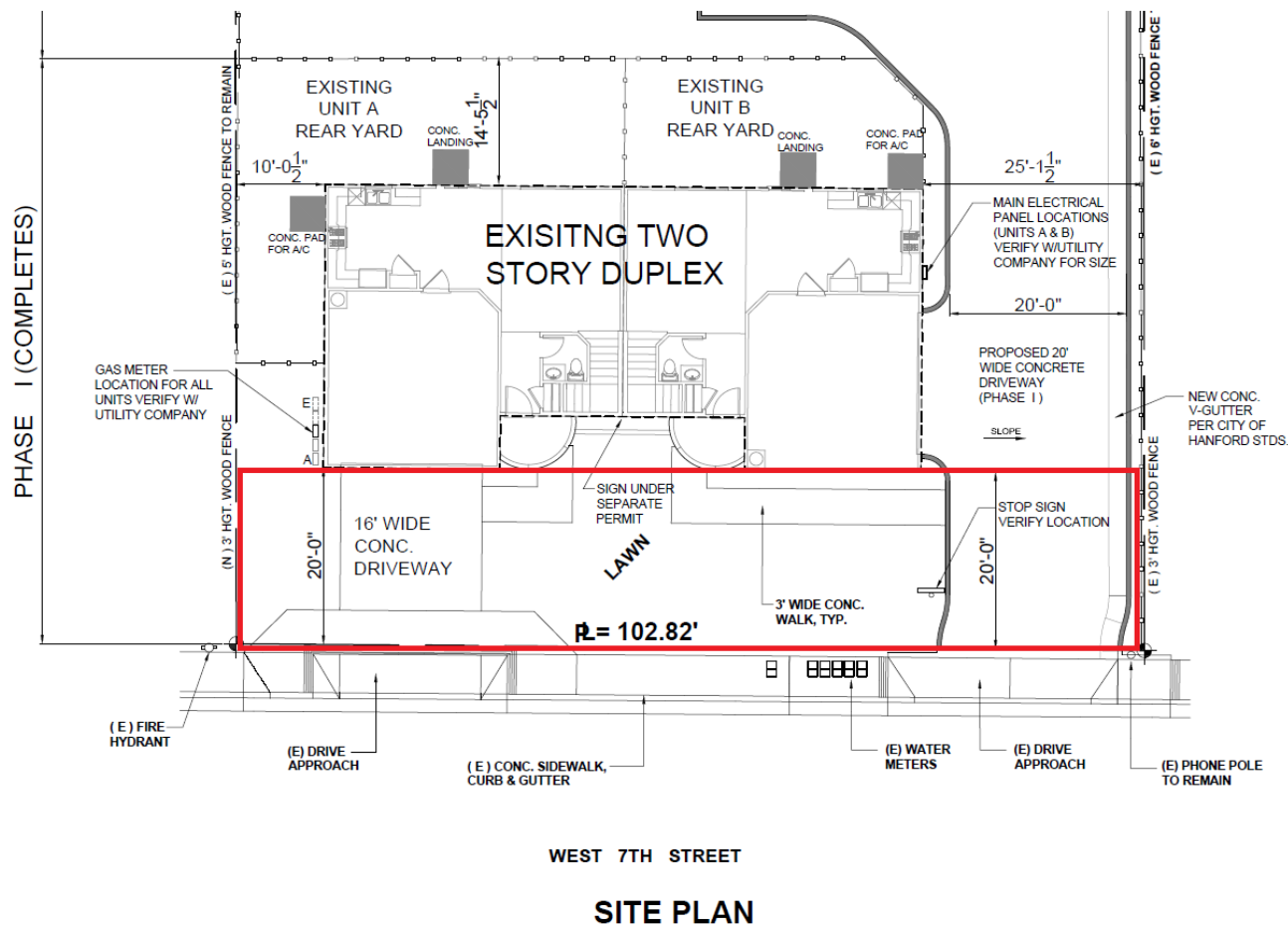
17.30.070 Building Setback Area

No structure is permitted to be placed within a building setback area.

Front-Building Setback

In the O-R Office Residential zone district, the front building setback area shall be 15 feet from the front lot line for livable building space and 20 feet for garages, carports, and other non-livable building space. The front duplex, which has already been approved and constructed, is setback 20 feet from the front property line along Seventh Street, which satisfies the requirement of the O-R Office Residential zone district (see Figure 4).

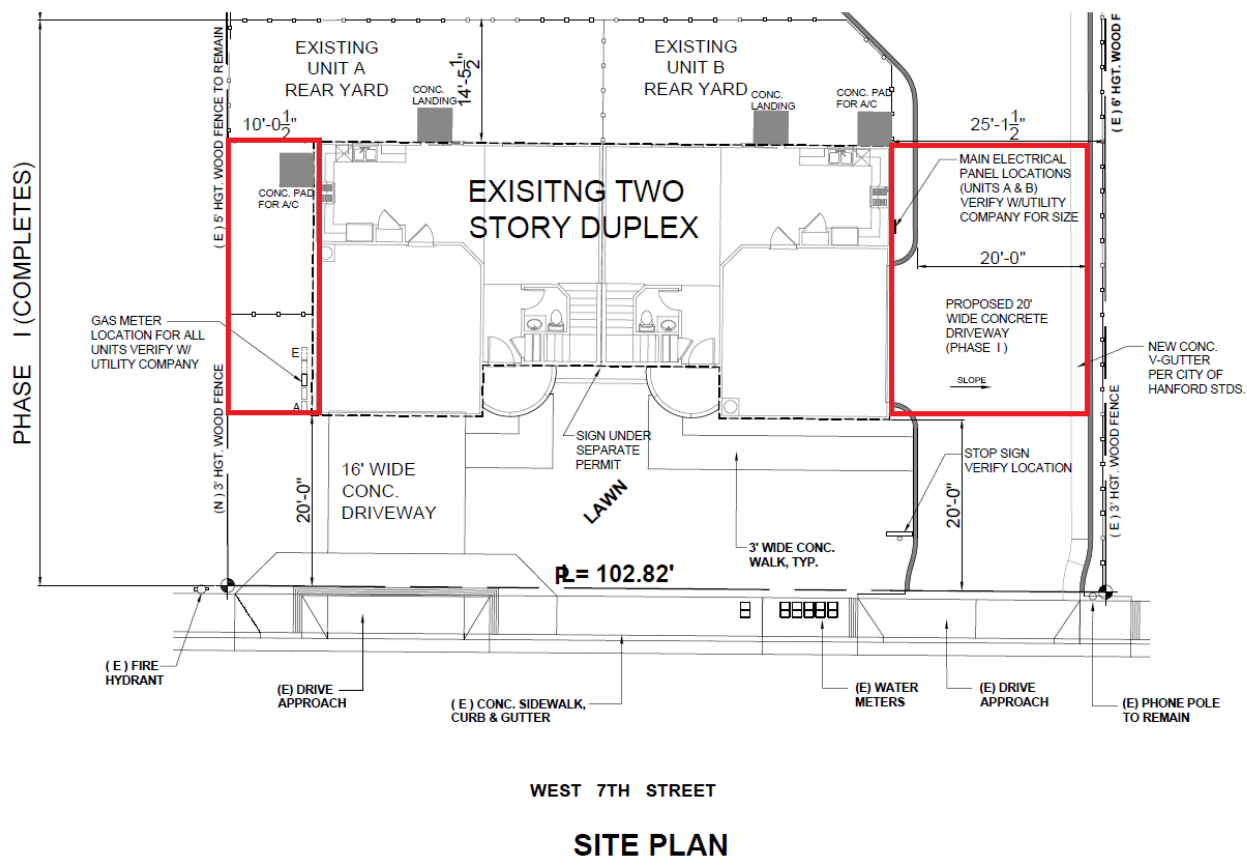
Figure 4
Front-Yard Setback



Side-Building Setback

The side building setback area shall be five (5) feet from an interior side lot line. Both the proposed structures and the existing duplex meet and exceed the required setback. The duplex, which has already been approved and constructed, is setback 10 feet and a ½ an inch from the eastern property line and 25 feet and one and a ½ inches from the western property line.

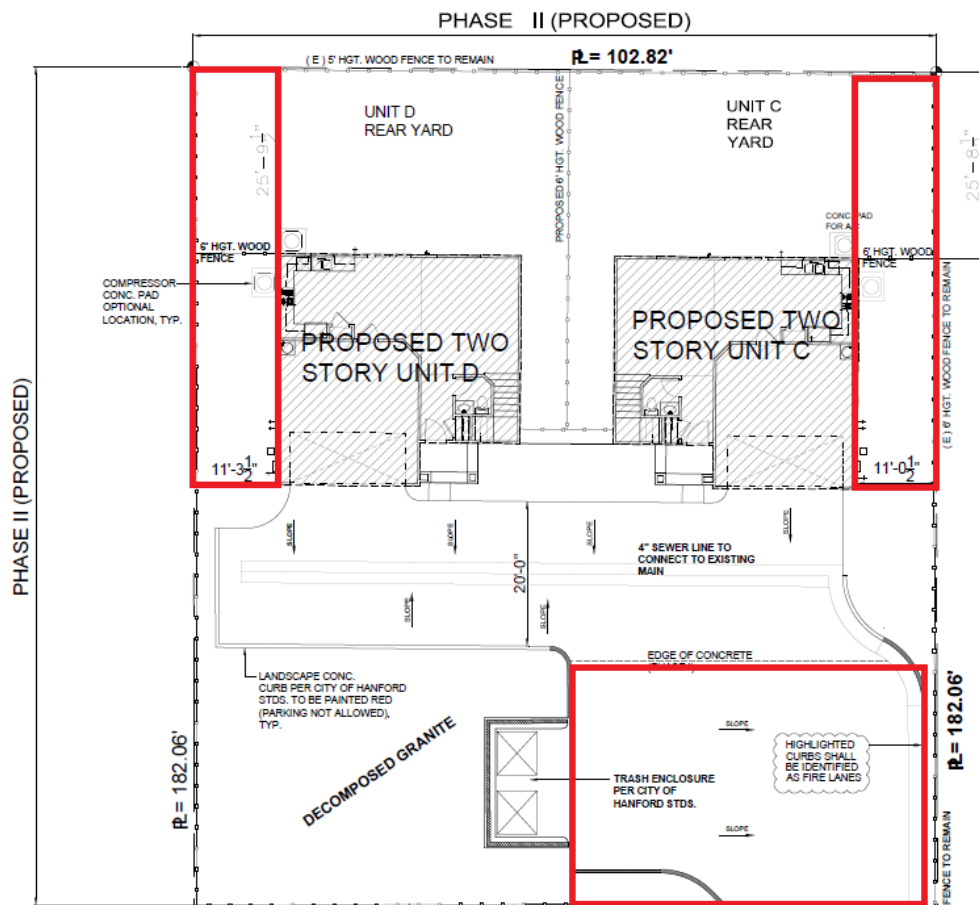
Figure 5
Duplex Side-Yard Setback



The two units proposed to be added and the trash enclosure will provide an adequate side yard setback from the eastern and western property lines (See Figure 6). Unit C is proposed to be located 11 feet and a 1/2 inch from the western property line. Unit D is proposed to be located 11 feet and three and a 1/2 inches from the eastern property line. The trash enclosure will be located approximately 50 feet from the western property line.



Figure 6
Proposed Units/Enclosure Side-Yard Setback



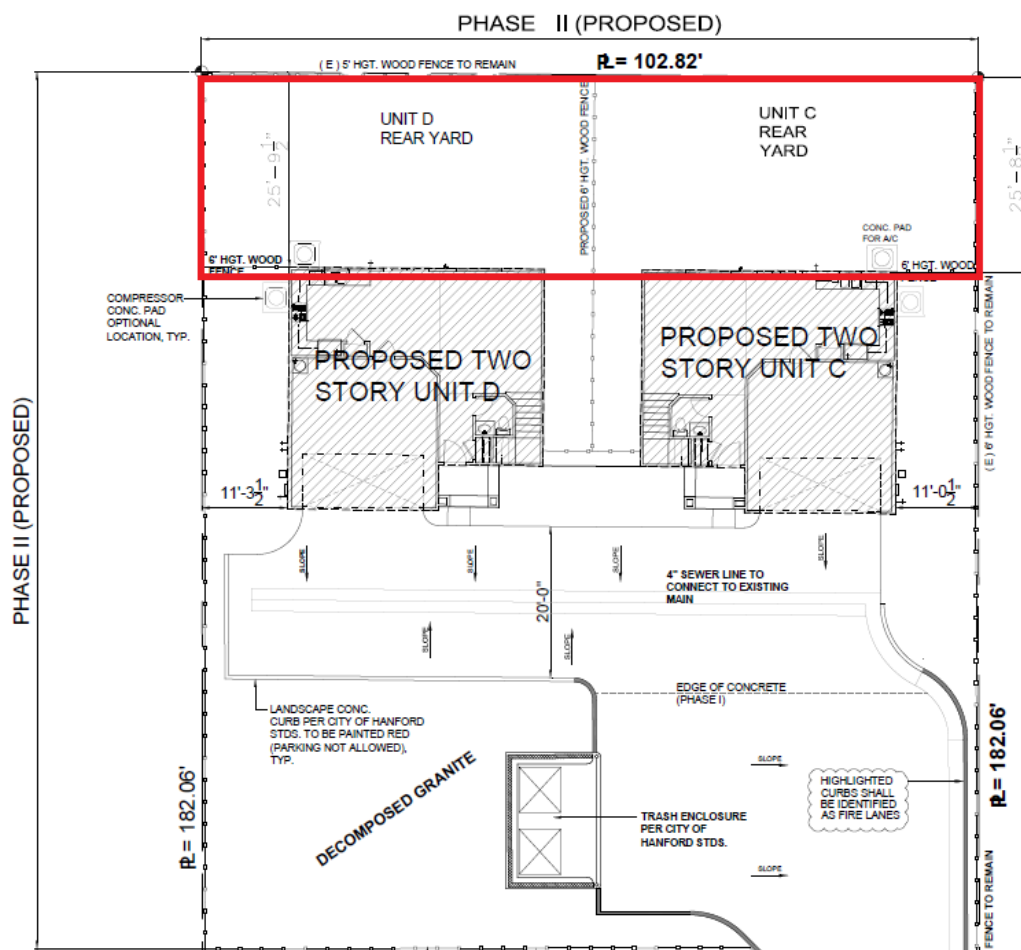
The interior side building setbacks, existing and proposed, meet and exceed the five-foot side yard setback requirements for the O-R Office Residential zone district.

Rear-Building Setback

In the O-R Office Residential zone district, the rear building setback shall be fifteen feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet. The rear building setback area shall be increased by 10 feet for buildings over one story high. There is not a landscape easement on the rear lot line. The structure proposed is two-stories high. Therefore, the required rear-yard setback shall be 25 feet from the rear property line.

The two units proposed to be added will provide an adequate rear-yard setback from the property lines (See Figure 7). Unit C is proposed to be located 25 feet and eight and a 1/2 inches from the rear property line. Unit D is proposed to be located 25 feet and nine and a 1/2 inches from the rear line.

Figure 7
Proposed Units Rear-Yard Setback



All required front, side, and rear-yard setbacks are observed and provided.

17.30.080 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 residential unit are separated by a width exceeding 10 feet. The duplex provides the appropriate separation, as allowed under Fire and Building codes.

17.30.090 Height of Structures

The maximum height of structures in the O-R Office Residential zone district is 35 feet. The proposed units are two-story structures with a proposed overall height of 24.5 feet. The structures proposed and the existing duplex do not exceed the height limitations of the zone district.

17.30.110 Driveways

The width of a driveway and any paved area in the O-R Office Residential zone district shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. The site has two driveways on Seventh Street. The width of the eastern driveway is sixteen feet. The width of the western driveway is 20 feet. The cumulative total of the driveway width is 36 feet. Since the total lot frontage is 102.82 feet, the cumulative driveway width is approximately 35%, which is within the allowable limit.

17.30.140 Off-Street Parking

Parking for multi-family uses shall be provided, as shown in Figure 8:

Figure 8
Table [17.54.040](#)

Number of Parking Spaces	
Land Use	Parking Space Requirement
Multifamily dwelling, Studio or SRO (no bedroom)	1 space per dwelling unit
Multifamily dwelling, 1-bedroom	1.5 spaces per dwelling unit; at least 50% of the spaces shall be covered parking
Multifamily dwelling, 2-bedroom	1.75 spaces per dwelling unit; 50% of the spaces shall be covered parking
Multifamily dwelling, 3 or more bedrooms	2 spaces per dwelling unit; 50% of the spaces shall be covered parking

The two units proposed to be added each have three bedrooms. The existing duplex units each have three bedrooms, as well. Therefore, two spaces shall be provided per dwelling unit, with a requirement to cover 50% of the spaces.

Calculation:

4 units x 2 spaces per unit = 8 parking spaces required (4 of which shall be covered spaces)

Each unit within the existing duplex has a two-car garage. The two units proposed be added to the site each feature a two-car garage, as well. Therefore, a total of eight parking spaces, all of which are covered, are provided for the site. This satisfies the requirement for the use proposed.

17.30.150 Usable Open Space

Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

Based on the requirement to provide 300 square feet of open space per unit, a total of 1,200 square feet would be required for the four-unit multi-family project. A total of approximately 3,052 square feet is dedicated to usable open space on the site. This satisfies the requirement to provide 300 square feet of open space per unit.

17.30.160 Landscaping

There is existing landscaping on the property, as shown on Site Plan Review No. 2021-02 in **Attachment 1**. In accordance with Chapter 17.30.160 of the City of Hanford's Municipal Code, except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces. As shown on the site plan, all areas not used for approved driveways or parking areas are landscaped, as required. There are no changes proposed to the existing landscaping. See Figure 9, below.

Figure 9:
Existing Landscaping



17.30.170 Screening, Fences, and Walls

There is an existing six-foot high fence along the western property line of the site. There is a five-foot fence on the rear and eastern side property line. A portion of the side property lines have a three-foot fence near Seventh Street.

Front-Yard Fencing

According to the Municipal Code, Sections 17.50.110 and 17.50.120, no hedge, shrub, fence, or wall exceeding the three feet in height, or four feet in height if the upper one foot is fifty percent (50%) or more open shall be planted, placed, or maintained along a front property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director. The existing fencing satisfies this requirement.

Rear- and Interior-Side Fencing

In accordance with Section 17.50.120(A) and (B), fencing along a rear lot shall not exceed seven feet in height; and fencing along an interior side lot line shall not exceed seven feet in height beginning at 10 feet from the front lot line. The existing five-foot and six-foot-high fencing on the rear and interior side property lines of the subject parcel are permissible, in accordance with the provisions set forth in 17.50.120 of the Hanford Municipal Code. The applicant proposes to maintain the existing fencing along the rear and interior side property lines.

17.30.190 General Provisions and Standards

In the O-R Office Residential zone district, structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50 of the Hanford Municipal Code. A suitable area shall be provided on-site for collection of trash and recyclable materials; refuse storage areas shall be adequately screened from view and designed to meet the minimum recommended dimensional standards as determined by the City Engineer. A trash enclosure shall be constructed on-site, as shown in **Attachment 1**.

All requirements of the O-R Office Residential zone district, prescribed by Chapter 17.30 of the Hanford Municipal Code, are satisfied.

FINDINGS FOR APPROVAL: CONDITIONAL USE PERMIT NO. 2020-03

Conditional Use Permit No. 2020-03

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

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

ANALYSIS: That the proposed use, a multi-family development with four units, will not impair the integrity and character of the O-R Office Residential zone district. The use is consistent with the regulations set forth in Chapter 17.30 of the City of Hanford's Municipal Code for the O-R Office Residential zone district and similar to surrounding residential uses in the vicinity. The use of multi-family, three or four units (triplex or four-plex) is listed as a permitted use with the approval of a Conditional Use Permit in the O-R Office Residential zone district, as prescribed in the Land Use Table in Section 17.08.030.

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

ANALYSIS: That the proposed use, a multi-family development with four units, is compatible with existing and future permitted land uses in the O-R Office Residential zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.30 for the O-R Office Residential zone district.

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

ANALYSIS: That in accordance with General Plan Policy L79, the Office Residential land use designation should be established to allow a combination of office and residential units. The proposal is consistent with the General Plan by proposing multi-family units.

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

ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

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

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of Chapter 17.30 of the City of Hanford's Municipal Code for the O-R Office Residential zone district. The multi-family development, with four units, is compliant with the Hanford Municipal Code. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2021-02 and the resolution.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on March 12, 2021 and mailed to property owners within 300 feet of the project site on March 11, 2021. No comments were received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

That this project is categorically exempt from further environmental review, as per Section 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2021-04, approving Conditional Use Permit No. 2021-02.

Applicant and Property Owner:

Saul Velasquez
3948 N. University Street
Visalia, CA 93291

RESOLUTION NO. 2021-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 2021-02, A REQUEST TO CONSTRUCT TWO RESIDENTIAL UNITS ON A MULTI-FAMILY SITE, FOR A TOTAL OF FOUR UNITS IN THE O-R OFFICE RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 1119 AND 1121 W. SEVENTH STREET (APN 012-281-004)

At a regular meeting of the City of Hanford Planning Commission duly called and held on March 23, 2021 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2021-02, a request to add two residential units to a multi-family development, for a total of four units, on an 18,720 sq. ft. lot in the O-R Office Residential zone district, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.80 of the Hanford Municipal Code; and

WHEREAS, the project is located at 1119 and 1121 W. Seventh Street (APN 012-281-004); 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 17.80.030 of the Hanford Municipal Code:

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

ANALYSIS: That the proposed use, a multi-family development with four units, will not impair the integrity and character of the O-R Office Residential zone district. The use is consistent with the regulations set forth in Chapter 17.30 of the City of Hanford's Municipal Code for the O-R Office Residential zone district and similar to surrounding residential uses in the vicinity. The use of multi-family, three or four units (triplex or four-plex) is listed as a permitted use with the approval of a Conditional Use Permit in the O-R Office Residential zone district, as prescribed in the Land Use Table in Section 17.08.030.

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

ANALYSIS: That the proposed use, a multi-family development with four units, is compatible with existing and future permitted land uses in the O-R Office Residential zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.30 for the O-R Office Residential zone district.

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

ANALYSIS: That in accordance with General Plan Policy L79, the Office Residential land use designation should be established to allow a combination of office and residential units. The proposal is consistent with the General Plan by proposing multi-family units.

4. There will not be significant effects upon the quality of the environment and natural resources;
ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared.

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

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of Chapter 17.30 of the City of Hanford's Municipal Code for the O-R Office Residential zone district. The multi-family development, with four units, is compliant with the Hanford Municipal Code. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2021-02 and this resolution.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 2021-02 be approved, subject to the conditions of approval for Site Plan Review No. 2021-02, attached as **Exhibit B**.

EXPIRATION

That this Conditional Use Application Permit 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 23rd day of March 2021.

Darlene R. Mata, Secretary

Exhibit A
Site Plan

Attachment: Resolution No. 2021-04 (CUP 2021-01 Valasquez)

Exhibit B
Site Plan Review Approval Letter – Conditions of Approval

Attachment: Resolution No. 2021-04 (CUP 2021-01 Valasquez)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
FRANCISCO RAMIREZ
VICEMAYOR
DIANE SHARP
COUNCIL MEMBERS
JOHN DRAXLER
KALISH MORROW
ARTHUR BRIENO
CITY MANAGER
MARIO CIFUENTEZ II
CITY ATTORNEY
ROBERT M. DOWD

DATE: March 18, 2021

PROJECT: Site Plan Review 2021-02 (502-1145)

APPLICANT: Saul Velasquez

LOCATION: 1119 W. Seventh Street (APN 012-281-004)

PROPOSAL: adding 2 units to a multi-family site for a total of 4 units overall

ZONING: O-R Office Residential

SITE PLAN REVIEW COMMITTEE REVIEW DATE: February 10, 2021; March 3, 2021

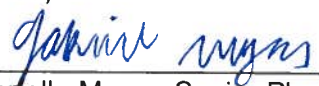
Enclosed for your review are the comments and decisions of the Site Plan Review Committee. Please review all comments, since they may impact your project:

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

☒ **REVISE AND PROCEED**

- ☒ Approved subject to the following and the attached conditions of approval.
- ☒ Submit plans for a building permit between the hours of 8:00 a.m. and 4:00 p.m.
- ☒ Your Plans must be reviewed by:
- | | |
|---|--|
| ☐ City Council | ☒ Planning Commission CUP |
| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,



Gabrielle Myers, Senior Planner
Community Development Department

March 18, 2021
DATE

Attachment: Resolution No. 2021-04 (CUP 2021-01 Valasquez)

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. 2021-20**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ PLANNING
- ☒ BUILDING
- ☒ ENGINEERING
- ☒ SOLID WASTE
- ☒ UTILITIES
- ☐ 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. 2021-02 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: February 10, 2021; March 3, 2021

SITE PLAN NUMBER: SITE PLAN REVIEW NO. 2021-02 REVISION 1

CONTACT: Gabrielle Myers, Senior Planner: (559) 585-2578

General Plan Designation: Office Residential

Zoning: O-R

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.

Corrections

none

Required Entitlements:

- Conditional Use Permit Required for four-units in the O-R Office Residential zone district.

O-R Office Residential - all checked comments shall apply:

General:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2021-02/Conditional Use Permit No. 2021-01 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.

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.

Dwelling Units per Lot (Section 17.30.050)

- ☒ That the minimum site area per dwelling unit shall be 3,000 square feet.

Coverage (Section 17.30.060)

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

Building Setback Area (Section 17.30.070)

- ☒ That no structure shall be placed within a building setback area.
- ☒ The front building setback area shall be 15 feet from the front lot line for livable space and 20 feet for garages, carports, and other non-livable building space.
- ☒ That the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet.
- ☒ The rear building setback area shall be increased by 10 feet for buildings over one-story high.
- ☐ That the rear building setback area may be reduced to a minimum of five if the lot is converted to non-residential use and the rear lot line is adjacent to an alley.
- ☒ That the side building setback area shall be five feet from an interior side lot line and ten feet from a street side property line.
- ☐ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Distance between Structures (Section 17.30.080)

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

Height of Structures (Section 17.10.090)

- ☒ The maximum structure height shall be 35 feet.

Conversion to Non-Residential Use (Section 17.30.100)

That when an existing building that has been used as a residence is partially or fully converted to non-residential uses, the following standards shall apply:

- ☐ That no exterior alterations or additions shall be permitted that significantly alters the original architectural style of the building.
- ☐ That exterior alterations or additions to buildings shall be minimized to the extent possible.

Driveways (Section 17.30.110)

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

Other Setback Standards (Section 17.30.130)

- ☒ That mechanical equipment shall be located a minimum of five feet from a side lot line that adjoins a neighboring side lot line.
- ☐ That garages or carports opening onto an alley shall be set back twenty-five feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- ☐ That garages and carports opening onto the street side lot line of a corner lot shall be setback 20 feet from the street side lot line.

Off-Street Parking (Section 17.30.140 and 17.54)

- ☒ **That the applicant shall provide 8 parking stalls on site.** Per the Hanford Municipal Code Section 17.54.040, parking for office uses shall be provided at a ratio of two stalls per unit (three-bedroom, multi-family unit)

Calculation:

4 units x 2 stalls per unit (3 bedroom) = 8 stalls total; 50% of which are covered parking spaces.

- ☐ That single-family dwellings shall provide a minimum of one covered and one uncovered parking space.
- ☒ **That required parking spaces may not be provided within any front or side building setback area.** The rear of the lot may be used for parking for non-residential uses where there is access from an alley.
- ☒ 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).

Usable Open Space (Section 17.30.150)

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

Landscaping (Section 17.30.160 and 17.52)

- ☒ That landscaping be provided in accordance with Section 17.52 Landscape Standards of the Hanford Municipal Code.
- ☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

Environmental Requirements:

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

Noise:

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

Rooftop Equipment (Section 17.50.100)

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

Outdoor Lighting Standards (Section 17.50.140)

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

Tents, Tarps, and Other Coverings (Section 17.50.130)

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

Dust Control:

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

BUILDING DIVISION
SPR 2021-002 (502-1145 Add Two SFD
3-11-21
1119 & 1121 W Seventh Street

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 a school impact fee for each square foot of new building area be paid when building permits are issued.

6. That all special inspection reports be submitted to the Building Division prior to final inspection.
7. That all construction shall conform to **the Most Current Edition** (2019) of the California Building or Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
8. That Kings County Impact Fees shall apply at current rates.
9. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
10. That the Address will be 1119 (east bldg.) & 1121 (west bldg.) W Seventh Street.



City of Hanford

Department of Public Works

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

Utilities Division Comments

PROJECT: SPR 2021-02 (502-1145) – Duplex – 1119 & 1121 W Seventh St

General:

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

Water:

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

Bob Williams
UTILITIES SUPERVISOR (559) 585-2560

03/18/2021
DATE

Attachment: Resolution No. 2021-04 (CUP 2021-01 Valasquez)



City of Hanford

Department of Public Works

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

Sewer:

1. If an existing sanitary sewer lateral is not serviceable, the developer shall furnish and install a minimum four-inch diameter sanitary sewer lateral to serve each of the buildings on project site located as shown on approved Site Plan. New sewer lateral shall be connected to the sanitary sewer main located within Seventh Street and shall be bored.
2. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure.

Attachment: Resolution No. 2021-04 (CUP 2021-01 Valasquez)

Bob Williams
UTILITIES SUPERVISOR (559) 585-2560

03/18/2021
DATE



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: SPR 2021-02 (502-1145) – Duplex – 1119 & 1121 W Seventh St

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 **\$1,800.00** 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.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.
2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of

Luis Verdugo
Assistant Engineer (559) 585-2582

03/18/2021
DATE

Attachment: Resolution No. 2021-04 (CUP 2021-01 Valasquez)



City of Hanford

Department of Public Works

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

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.

Attachment: Resolution No. 2021-04 (CUP 2021-01 Valasquez)

Luis Verdugo
Assistant Engineer (559) 585-2582

03/18/2021
DATE



City of Hanford

Department of Public Works

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Curb, Gutter, and Sidewalk Requirements:

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

Driveway Approach Requirements:

1. That the existing drive approaches located along the project frontage may remain in place provided they are in conformance with City Standard CO-39 and ADA requirements.

Parking Requirements:

1. That the design and construction of the parking lot improvements shall conform to with 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.

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 6, 2020. All fees are payable prior to issuance of building permits. **(Building area: 3,104 sf – Office Residential – Site Area: 0.43 Acres)**
 - A. That the development is subject to a **\$5,357.94 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 **\$3,463.13 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 **\$4,679.28 Wastewater System Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.

Luis Verdugo
Assistant Engineer (559) 585-2582

03/18/2021
DATE

Attachment: Resolution No. 2021-04 (CUP 2021-01 Valasquez)



City of Hanford

Department of Public Works

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

- D. That the development is **NOT** subject to a **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 **\$581.38 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 **\$1,904.78 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- G. That the development is subject to a **\$2,280.00 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
(Based on 2 – residential containers, one for trash and one for recycle for four dwelling units)

Attachment: Resolution No. 2021-04 (CUP 2021-01 Valasquez)

Luis Verdugo
Assistant Engineer (559) 585-2582

03/18/2021
DATE



City of Hanford

Department of Public Works

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

Refuse Division Comments

PROJECT: SPR 2021-02 (502-1145) – Duplex – 1119 & 1121 W Seventh St

General Requirements:

1. That a 10' x 20' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs. 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.

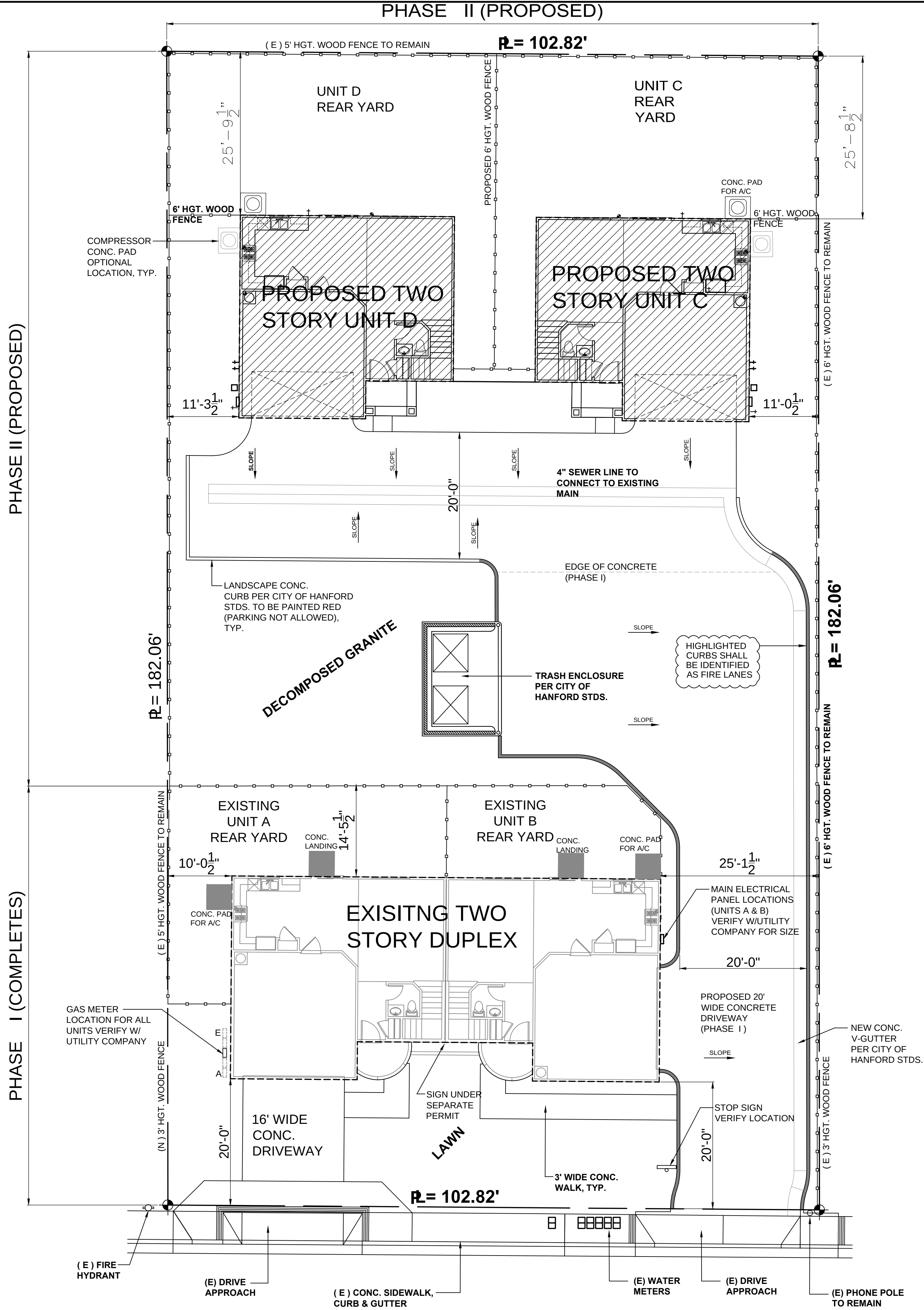
Attachment: Resolution No. 2021-04 (CUP 2021-01 Valasquez)

Russ Sterling
REFUSE SUPERINTENDENT (559) 585-2565

03/18/2021
DATE

NOTES:

- All construction shall meet the 2019 Energy Standards
- Room thermostats shall be capable of being set to space temperature set points from 55F to 85F and shall be capable of operating the heating and cooling in sequence. Thermostats shall be adjustable to provide a temperature range of up to 10F between full heating and full cooling being supplied and have the capability of terminating all heating at a temperature no more than 70F and cooling at a temperature of not less than 70F.
 - A maintenance label shall be affixed to mechanical equipment, and a maintenance manual shall be provided for the owner's use. The label shall clearly indicate the routine maintenance actions which must be performed to maintain the equipment in efficient operating condition, or indicate by number which maintenance or operational manuals explain the maintenance requirements in greater detail.
 - All equipment shall comply with the State of California Energy Conservation Standards. Equipment manufacturers and suppliers shall provide all necessary data for compliance. Data shall include full and partial capacity inputs and performance data under all models of operations and ambient conditions. Provide compliance certificates with equipment submittal.
 - All space heating and hot water piping and supply air ducts shall be insulated in accordance with the State of California Energy Conservation Standards.
 - Service hot water piping shall be insulated in accordance with section T20-1521 (c) of the California Energy Conservation Standards.
 - Shower heads and faucets shall have flow control devices to limit flow to a maximum of 1.8 GPM.
 - All insulating materials shall be certified by the manufacturer to comply with the California Quality Standards for Insulating Material, and shall be installed in compliance with the flamespread rating and smoke density requirements of sections 707.3 of the 2019 California Building Code.
 - The California residential energy conservation standards have been reviewed and the design, drawings and calculations comply substantially with these standards.
 - All construction shall comply with the latest edition of the California Building Code or as amended by the local governing agency. And all other applicable codes.
 - DO NOT SCALE DRAWINGS : Written dimensions shall take precedence over scaled dimensions.
 - Contractor shall check and verify all dimensions and conditions at the job site and report any errors, omissions, or possible discrepancies to the Architect and Engineer prior to commencing any work. Special care shall be given to the site and building layout thereon. Such conflicts and discrepancies must be resolved prior to bidding, material ordering or progress of any further project construction. Otherwise all items shall be performed as intended by the Architect at the Contractor's expense. Costs of additional design work necessitated by selection of an option or due to errors or omissions in construction, shall be borne by the Contractor.
 - In the event of a conflict between items indicated on the plans and / or the specifications or conflicts with the code requirements applying to the same item, that note, code or specification which provides a more complete job shall take precedence and must be complied with. The Architect shall be immediately notified of such conflicts.
 - The Contractor shall notify the Architect when conflicts or discrepancies occur on any of the contract documents. Such conflicts and discrepancies must be resolved prior to material ordering or progress of any further project construction.
 - Where no specific detail is shown, the construction shall be identical or similar to that indicated for like cases of construction on the project. Should any questions arise, contact the owner for clarification prior to commencement of work.
 - SAFETY NOTES :
 - It is the responsibility of the Contractor to comply with all pertinent sections (as they apply to this project) of the "Construction Safety Orders" issued by the State of California, latest edition and all "O.S.H.A." requirements. The Owner, Engineer or Architect does not accept any responsibility for the Contractor's failure to comply with these requirements.
 - The Contractor shall be responsible for the adequate design of all forms and shoring required on this project. Adequate bracing shall be provided for the building or portions thereof to maintain the structural integrity of the building during all phases of construction.
 - The General Contractor shall provide temporary barricades, fencing, warning signs, etc. to insure job site safety.
 - It is the responsibility of the General Contractor to assure and oversee that he, his employees, and all Sub-Contractors follow all applicable codes, regulations and all Cal-O.S.H.A. standards in the complete progression of this project. The General Contractor shall coordinate details with other trades. All discrepancies must 10. be immediately brought to the attention of the Owner.
 - The Contractor shall assume sole and complete responsibility and costs arising from this design if :
 - The Contractors or Owner make changes on said design without the prior written approval of the Architect.
 - The design load for the intended use is changed without the prior written approval of the Architect.
 - If any other change is implemented which materially alters the project from the original design proposal.
 - The Owner or Contactor opts to use inferior quality materials and/or workmanship.
 - Labor is not in good workmanship. The Sub-Contractors to be used in each trade shall be a qualified journeymen in their own field and shall be capable of performing construction practices as per manufacturer's specifications and in accordance with all applicable codes and regulations. These plans shall be used as a minimum construction guideline only.
 - These drawings are not complete until they have been reviewed and accepted by the Local Governing Building Officials.



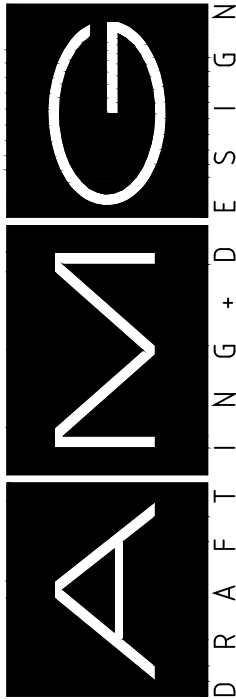
WEST 7TH STREET

SITE PLAN



All design and ideas on these drawings are for use on the specified project and are not to be duplicated or published in any form without the written consent of AMG Drafting + Design

Ph. (559) 308-8101
amgdrafting@att.net
Alex M. Guzman



REVISIONS

PROPOSED APARTMENT UNIT FOR:

SAUL VELAZQUEZ

1119 W. SEVENTH STREET HANFORD, CA 93239

Date: JUNE/2020
Dwn. by: AM
Chk. by: AMG
Scale: 1" = 10'
Job # 20-033
Sheet

G.1

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
FRANCISCO RAMIREZ
VICE MAYOR
DIANE SHARP
COUNCIL MEMBERS
JOHN DRAXLER
KALISH MORROW
ARTHUR BRIENO
CITY MANAGER
MARIO CIFUENTEZ II
CITY ATTORNEY
ROBERT M. DOWD

DATE: March 18, 2021

PROJECT: Site Plan Review 2021-02 (502-1145)

APPLICANT: Saul Velasquez

LOCATION: 1119 W. Seventh Street (APN 012-281-004)

PROPOSAL: adding 2 units to a multi-family site for a total of 4 units overall

ZONING: O-R Office Residential

SITE PLAN REVIEW COMMITTEE REVIEW DATE: February 10, 2021; March 3, 2021

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

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

☒ **REVISE AND PROCEED**

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

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

Signed,


 Gabrielle Myers, Senior Planner
 Community Development Department

March 18, 2021
 DATE

Attachment: Attachment 2 Site Plan Review Comments (CUP 2021-01 Velasquez)

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. 2021-20**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ PLANNING
- ☒ BUILDING
- ☒ ENGINEERING
- ☒ SOLID WASTE
- ☒ UTILITIES
- ☐ 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. 2021-02 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: February 10, 2021; March 3, 2021

SITE PLAN NUMBER: SITE PLAN REVIEW NO. 2021-02 REVISION 1

CONTACT: Gabrielle Myers, Senior Planner: (559) 585-2578

General Plan Designation: Office Residential

Zoning: O-R

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.

Corrections

none

Required Entitlements:

- Conditional Use Permit Required for four-units in the O-R Office Residential zone district.

O-R Office Residential - all checked comments shall apply:

General:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2021-02/Conditional Use Permit No. 2021-01 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.

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.

Dwelling Units per Lot (Section 17.30.050)

- ☒ That the minimum site area per dwelling unit shall be 3,000 square feet.

Coverage (Section 17.30.060)

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

Building Setback Area (Section 17.30.070)

- ☒ That no structure shall be placed within a building setback area.
- ☒ The front building setback area shall be 15 feet from the front lot line for livable space and 20 feet for garages, carports, and other non-livable building space.
- ☒ That the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet.
- ☒ The rear building setback area shall be increased by 10 feet for buildings over one-story high.
- ☐ That the rear building setback area may be reduced to a minimum of five if the lot is converted to non-residential use and the rear lot line is adjacent to an alley.
- ☒ That the side building setback area shall be five feet from an interior side lot line and ten feet from a street side property line.
- ☐ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Distance between Structures (Section 17.30.080)

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

Height of Structures (Section 17.10.090)

- ☒ The maximum structure height shall be 35 feet.

Conversion to Non-Residential Use (Section 17.30.100)

That when an existing building that has been used as a residence is partially or fully converted to non-residential uses, the following standards shall apply:

- ☐ That no exterior alterations or additions shall be permitted that significantly alters the original architectural style of the building.
- ☐ That exterior alterations or additions to buildings shall be minimized to the extent possible.

Driveways (Section 17.30.110)

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

Other Setback Standards (Section 17.30.130)

- ☒ That mechanical equipment shall be located a minimum of five feet from a side lot line that adjoins a neighboring side lot line.
- ☐ That garages or carports opening onto an alley shall be set back twenty-five feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- ☐ That garages and carports opening onto the street side lot line of a corner lot shall be setback 20 feet from the street side lot line.

Off-Street Parking (Section 17.30.140 and 17.54)

- ☒ **That the applicant shall provide 8 parking stalls on site.** Per the Hanford Municipal Code Section 17.54.040, parking for office uses shall be provided at a ratio of two stalls per unit (three-bedroom, multi-family unit)

Calculation:

4 units x 2 stalls per unit (3 bedroom) = 8 stalls total; 50% of which are covered parking spaces.

- ☐ That single-family dwellings shall provide a minimum of one covered and one uncovered parking space.
- ☒ **That required parking spaces may not be provided within any front or side building setback area.** The rear of the lot may be used for parking for non-residential uses where there is access from an alley.
- ☒ 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).

Usable Open Space (Section 17.30.150)

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

Landscaping (Section 17.30.160 and 17.52)

- ☒ That landscaping be provided in accordance with Section 17.52 Landscape Standards of the Hanford Municipal Code.
- ☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

Environmental Requirements:

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

Noise:

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

Rooftop Equipment (Section 17.50.100)

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

Outdoor Lighting Standards (Section 17.50.140)

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

Tents, Tarps, and Other Coverings (Section 17.50.130)

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

Dust Control:

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

BUILDING DIVISION
SPR 2021-002 (502-1145 Add Two SFD
3-11-21
1119 & 1121 W Seventh Street

* 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 a school impact fee for each square foot of new building area be paid when building permits are issued.

6. That all special inspection reports be submitted to the Building Division prior to final inspection.
7. That all construction shall conform to **the Most Current Edition** (2019) of the California Building or Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
8. That Kings County Impact Fees shall apply at current rates.
9. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
10. That the Address will be 1119 (east bldg.) & 1121 (west bldg.) W Seventh Street.



City of Hanford

Department of Public Works

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

Utilities Division Comments

PROJECT: SPR 2021-02 (502-1145) – Duplex – 1119 & 1121 W Seventh St

General:

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

Water:

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

Bob Williams
UTILITIES SUPERVISOR (559) 585-2560

03/18/2021
DATE

Attachment: Attachment 2 Site Plan Review Comments (CUP 2021-01 Valasquez)



City of Hanford

Department of Public Works

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

Sewer:

1. If an existing sanitary sewer lateral is not serviceable, the developer shall furnish and install a minimum four-inch diameter sanitary sewer lateral to serve each of the buildings on project site located as shown on approved Site Plan. New sewer lateral shall be connected to the sanitary sewer main located within Seventh Street and shall be bored.
2. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure.

Attachment: Attachment 2 Site Plan Review Comments (CUP 2021-01 Valasquez)

Bob Williams
UTILITIES SUPERVISOR (559) 585-2560

03/18/2021
DATE



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: SPR 2021-02 (502-1145) – Duplex – 1119 & 1121 W Seventh St

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 **\$1,800.00** 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.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.
2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of

Luis Verdugo
Assistant Engineer (559) 585-2582

03/18/2021
DATE

Attachment: Attachment 2 Site Plan Review Comments (CUP 2021-01 Valasquez)



City of Hanford

Department of Public Works

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

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.

Attachment: Attachment 2 Site Plan Review Comments (CUP 2021-01 Valasquez)

Luis Verdugo
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03/18/2021
DATE



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Curb, Gutter, and Sidewalk Requirements:

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

Driveway Approach Requirements:

1. That the existing drive approaches located along the project frontage may remain in place provided they are in conformance with City Standard CO-39 and ADA requirements.

Parking Requirements:

1. That the design and construction of the parking lot improvements shall conform to with 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.

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 6, 2020. All fees are payable prior to issuance of building permits. **(Building area: 3,104 sf – Office Residential – Site Area: 0.43 Acres)**
 - A. That the development is subject to a **\$5,357.94 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 **\$3,463.13 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 **\$4,679.28 Wastewater System Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.

Luis Verdugo
Assistant Engineer (559) 585-2582

03/18/2021
DATE

Attachment: Attachment 2 Site Plan Review Comments (CUP 2021-01 Valasquez)



City of Hanford

Department of Public Works

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- D. That the development is **NOT** subject to a **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 **\$581.38 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 **\$1,904.78 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- G. That the development is subject to a **\$2,280.00 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
(Based on 2 – residential containers, one for trash and one for recycle for four dwelling units)

Attachment: Attachment 2 Site Plan Review Comments (CUP 2021-01 Valasquez)

Luis Verdugo
Assistant Engineer (559) 585-2582

03/18/2021
DATE



City of Hanford

Department of Public Works

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

Refuse Division Comments

PROJECT: SPR 2021-02 (502-1145) – Duplex – 1119 & 1121 W Seventh St

General Requirements:

1. That a 10' x 20' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs. 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.

Attachment: Attachment 2 Site Plan Review Comments (CUP 2021-01 Valasquez)

Russ Sterling
REFUSE SUPERINTENDENT (559) 585-2565

03/18/2021
DATE

Notice of Exemption 2021-20

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: Conditional Use Permit 2021-02

Project Location – 1119 and 1121 W. Seventh Street
(APN 012-281-004)

Project Location – City: Hanford

Project Location – County: Kings County

Description of Nature, Purpose and Beneficiaries of Project: Site Plan Review and Conditional Use Permit No. 2021-02 a request to add two residential units to an existing multi-family site for a total of four residential units on a site.

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

Name of Person or Agency Carrying Out Project: Saul Velasquez

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.

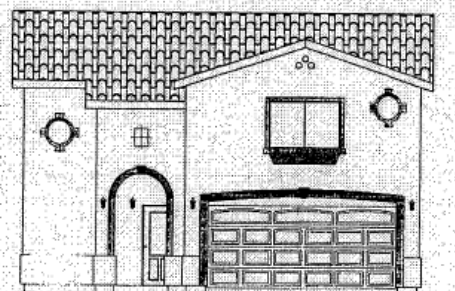
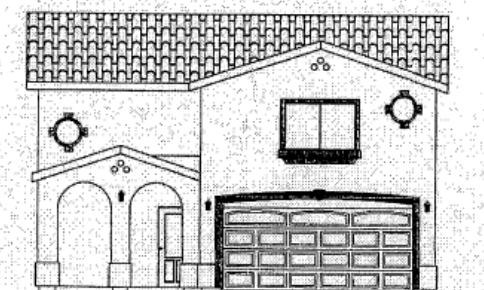
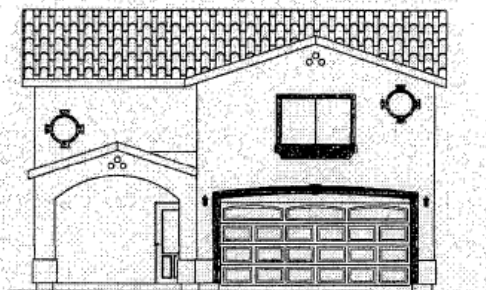
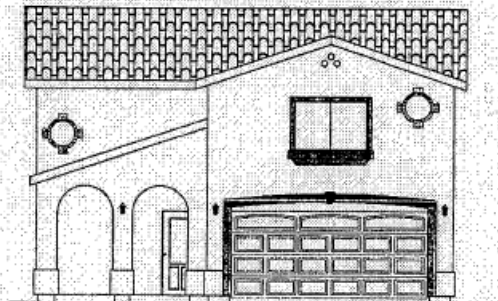
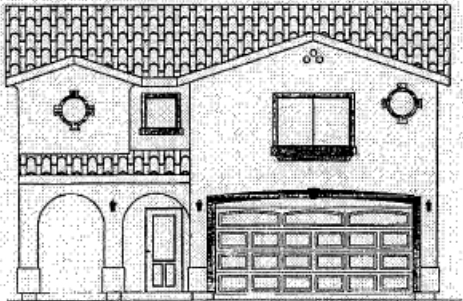
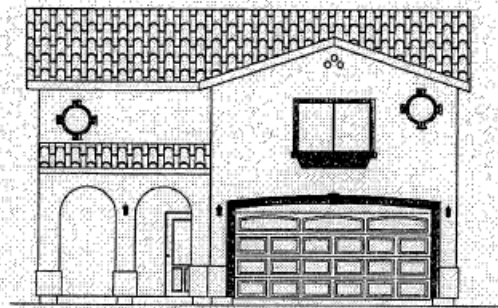
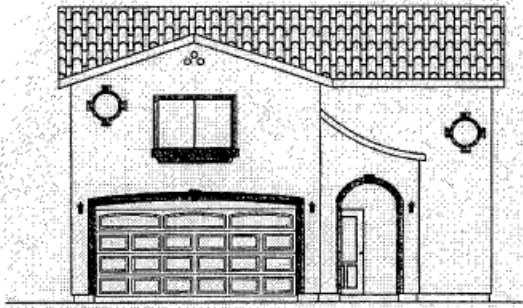
Lead Agency

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

Signature: _____ Date: March 23, 2021 Title: Senior Planner

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

Attachment: Attachment 3 Notice of Exemption (CUP 2021-01 Valasquez)





AGENDA STAFF REPORT

MEETING DATE: 3/23/2021	AGENDA SECTION:
--------------------------------	------------------------

SUBJECT:

Finding of General Plan Consistency for the declaration of surplus and disposition of real city property for future residential development, located on Idlewood Way, west of Greenbrier Drive (APN 011-490-001 through -004). The properties proposed to be declared surplus are vacant.

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

Finding of Consistency - Idlewood Lots
Attachment 1 - Notice of Exemption
Government Code Section 65402

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
March 23, 2021**

PROJECT: Finding of General Plan Consistency for the declaration of surplus and disposition of real city property for future residential development, located on Idlewood Way, west of Greenbrier Drive (APN 011-490-001 through -004). The properties proposed to be declared surplus are vacant.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission find that the declaration of the properties as surplus and disposition of the properties for residential development is consistent with the 2035 General Plan, adopted April 24, 2017, in accordance with Government Code Section 65402.

RECOMMENDED MOTION

I move to find the declaration of surplus and disposition of the lots, totaling 0.52 acres (22,451 square feet), APN 011-0490-001 through -004, is consistent with the General Plan, adopted April 24, 2017, in accordance with Government Code Section 65402.

BACKGROUND

The subject property is comprised of four vacant lots which were dedicated to the City of Hanford with the development of Greenbrier Gardens, Tract 876. The lots were dedicated to the City of Hanford by the subdivision developer, Rhetorical Flourish, LLC on March 29, 2019. In accordance with Resolution No 2006-22, approving Tentative Tract 876, four buildable lots were required to be dedicated to the City of Hanford for use in its affordable housing program. With the elimination of the Redevelopment Agency, the City of Hanford does not have the staff, nor resources, to fulfill the intended obligation.

See Figure 1 and 2, showing the project aerial and location.

Please note: The aerials show a former construction office and associated paved parking stall, which existed during development of Greenbrier Gardens, but has since been removed.

Figure 1: Aerial

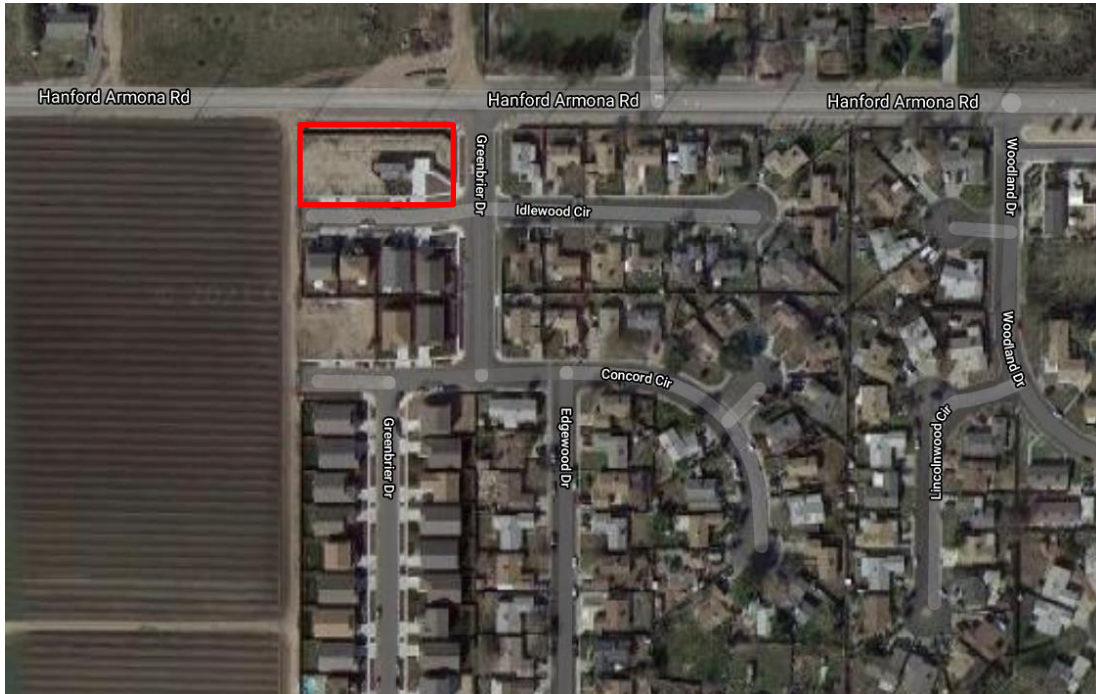


Figure 2: Aerial (zoom)



Finding of Consistency
Page 3 of 5

The site is designated in the General Plan as Low-Density Residential (see Figure 3) and zoned R-L-5 Low-Density Residential (see Figure 4), in accordance with the General Plan.

Figure 3: General Plan Designation (outlined in red)
Low-Density Residential

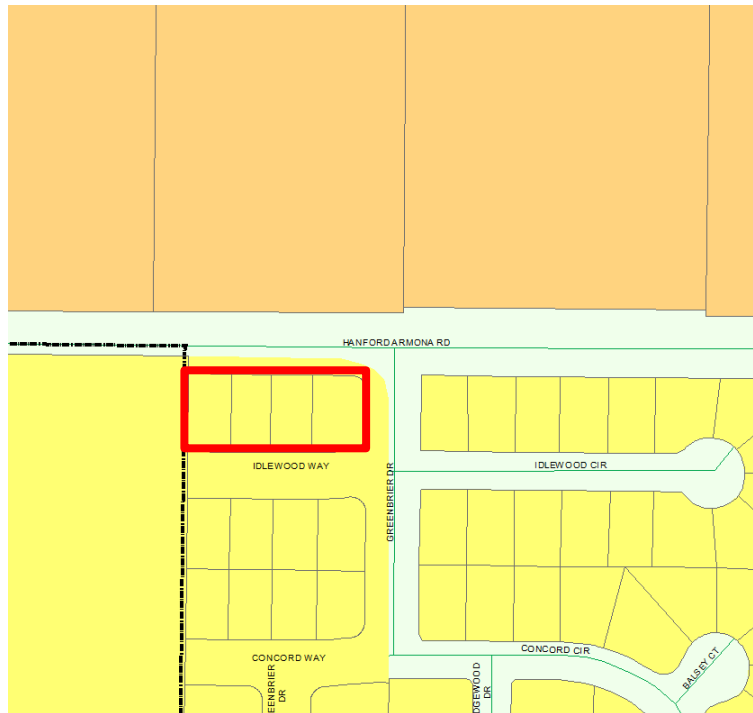
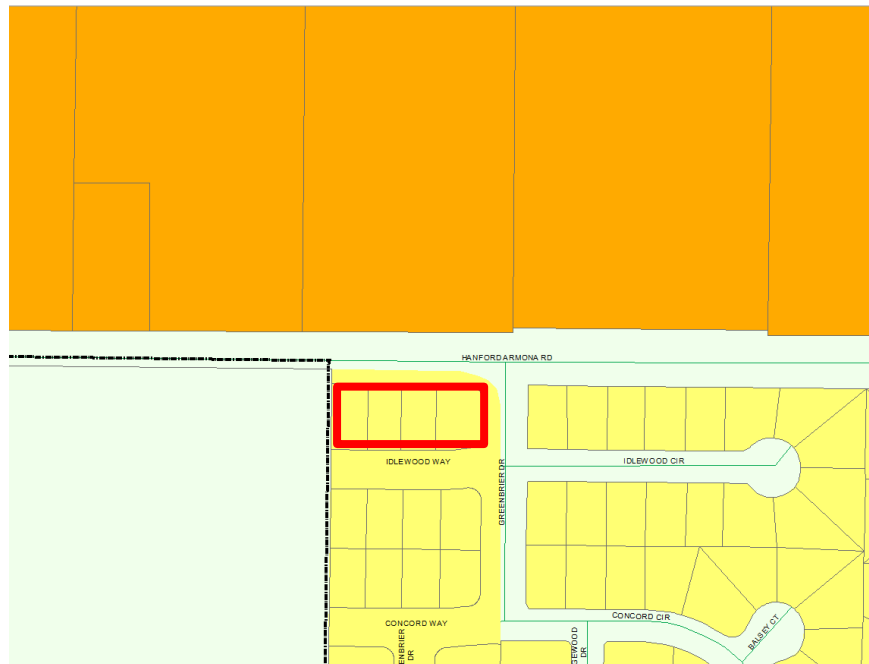


Figure 4: Zoning (outline in red)
R-L-5 Low-Density Residential



PROJECT EVALUATION

Project Proposal

Self-Help Enterprises (SHE) and Habitat for Humanity of Tulare/Kings (Habitat) request that the City of Hanford make the four vacant lots available for a joint development of affordable owner-occupied homes. SHE and Habitat will construct four homes. One home would be constructed through Habitat's Homeownership program and three would be constructed through SHE's Infill New Construction program within 18 months of the title being transferred.

Each organization will record a 30-year affordability covenant for the lots. This covenant will be assumed by future homeowners through a resale covenant or recapture provision to ensure that the lots remain affordable during the 30-year duration.

General Plan Consistency

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

The following goals and policies are excerpts from the 2035 General Plan, adopted April 24, 2017. They are applicable with respect to the proposed property disposition and support the disposition of the properties for development of affordable housing.

Land Use Goal L6: [Provide] a wide range of housing choices that insure opportunities for a variety of age groups, lifestyles, and income levels.

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

Policy L115 Housing Diversity: Encourage residential developments to have households with a diverse range of income levels.

Section 3.10.2 Complete Neighborhoods

Complete neighborhoods meet the daily needs of residents and provide a mix of amenities, including pedestrian- and bicycle-friendly streets, parks, community centers, day care centers, community gardens, affordable housing, and neighborhood commercial and service uses.

Policy L111 Complete Neighborhoods: Promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents.

Policy H67 Complete Communities: Support the concept of complete communities by requiring a mix of housing types that meet a variety of lifestyles and incomes.

Finding of Consistency
Page 5 of 5

Analysis: The proposed declaration of the properties as surplus and their proposed disposition is consistent with the above listed goals and policies, as the lots are proposed to be sold to Self-Help Enterprises and Habitat for Humanity for the development of affordable owner-occupied homes.

PROCESS

In accordance with Government Code Section 65402, the following steps must be taken, in order to complete the request proposed:

1. Planning Commission must determine that the declaration of the lots as surplus and disposition of the lots is consistent with the General Plan.
2. The City Council must declare the property as surplus and instruct staff to send notice to the required public entities and agencies.
3. Staff prepares and mails notice of the surplus properties to the necessary housing, open space, and school entities and agencies for a 60-day notice period.
4. Following the 60-day notice period, if none of the notified agencies or entities express interest in the property, the disposition of the property can be approved by the City Council, as requested.

FUTURE REVIEWS AND ACTIONS

A Planning Commission finding that declaration of the lots as surplus and the disposition of the property is consistent with the General Plan in no way serves as any prior/pre-approval or commitment to future approvals of a development project. The role of the Planning Commission is to find the declaration as surplus and disposition of the four residential lots is consistent with the 2035 General Plan in accordance with Government Code Section 65402, it is not approval or recommendation of approval to sell the land.

ENVIRONMENTAL ASSESSMENT

Pursuant to Section 15312 of the California Environmental Quality Act Guidelines (CEQA), the sale of surplus government property is considered exempt from further environmental review, see **Attachment 1**.

Notice of Exemption 2021-21

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: Declaration of Surplus/Disposition of Real Property

Project Location – Idlewood Way, west of Greenbrier Drive
(APN 011-490-001, -002, -003, and -004)

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

Description of Nature, Purpose and Beneficiaries of Project: The acquisition of land for future development of a new park with Prop 68 grant funding.

Name of Public Agency Approving Project: City of Hanford

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

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: **15312 Surplus Government Property Sales**
☐ 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 15312 of the California Environmental Quality Act (CEQA) Guidelines. Class 12 consists of sales of surplus government properties, except for parcels of land located in an area of statewide, regional, or areawide concern, identified in Section 15206 (b)(4). The property is not located in an area of statewide, regional, or areawide concern.

Lead Agency

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

Signature: _____ Date: March 23, 2021 Title: Senior Planner

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

Attachment: Attachment 1 - Notice of Exemption (Idlewood Finding of Consistency)

State of California**GOVERNMENT CODE****Section 65402**

65402. (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.

If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonments for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonments for street widening, or alignment projects are of a minor nature.

(b) A county shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another county or within the corporate limits of a city, if such city or other county has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, and a city shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another city or in unincorporated territory, if such other city or the county in which such unincorporated territory is situated has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. The provisions of this paragraph (b) shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature if the legislative body having the real property within its boundaries so provides by ordinance or resolution.

(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. If the planning agency disapproves the location, purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the local agency.

Local agency as used in this paragraph (c) means an agency of the state for the local performance of governmental or proprietary functions within limited boundaries. Local agency does not include the state, or county, or a city.

(Amended by Stats. 1974, Ch. 700.)