

AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty Street
5:30 p.m., Tuesday, October 26, 2021

Commissioners will meet in person in the Council Chambers. 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.*

PUBLIC HEARING

- 1. Variance No. 2021-03, a request to deviate from the standards of the Hanford Municipal Code Section 17.26.120(B), in order to provide a maximum of five feet of landscaping along the street frontage for a convenience store with fuel sales in the MX-C Corridor Mixed Use zone district. The project is located at 711 E. Lacey Blvd. (APN 016-011-012).**

2. **Variance No. 2021-05, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district. The project is located at 1305 W. Kenny Thompson Court (APN 011-110-022). The subject site is lot 35 of Tract 865, which has not been assigned its own assessor's parcel number yet. The APN provided is for the parcel, overall, pre-subdivision.**
3. **Variance No. 2021-06, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district. The project is located at 1300 W. Poppysprings Court (APN 011-110-022). The subject site is lot 72 of Tract 865, which has not been assigned its own assessor's parcel number yet. The APN provided is for the parcel, overall, pre-subdivision.**

GENERAL BUSINESS

Finding of General Plan Consistency for the declaration of surplus and disposition of real city property for future residential development, located on Kensington Way, between Richardson Way and Leland Way (APN 008-192-011). The property proposed to be declared surplus is vacant.

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

ADJOURNMENT

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

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

APPEALS:

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



AGENDA STAFF REPORT

MEETING DATE: 10/26/2021	AGENDA SECTION: 1
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SUBJECT:

Variance No. 2021-03, a request to deviate from the standards of the Hanford Municipal Code Section 17.26.120(B), in order to provide a maximum of five feet of landscaping along the street frontage for a convenience store with fuel sales in the MX-C Corridor Mixed Use zone district. The project is located at 711 E. Lacey Blvd. (APN 016-011-012).

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - VAR 2021-03

Resolution No. 2021-24

Attachment 1: Site Plan

Attachment 2: SPR 2021-24 Approval Letter

Attachment 3: Notice of Exemption No. 2021-72

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, October 26, 2021**

PROJECT: **Variance No. 2021-03**, a request to deviate from the standards of the Hanford Municipal Code Section 17.26.120(B), in order to provide a maximum of five feet of landscaping along the street frontage for a convenience store with fuel sales in the MX-C Corridor Mixed Use zone district.

LOCATION: The project is located at 711 E. Lacey Blvd. (APN 016-011-012).

PLANNER: Mark Manha, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2021-24, approving Variance No. 2021-03.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2021-24, approving Variance No. 2021-03.

PROJECT DESCRIPTION

The project is a request to deviate from the standards of the Hanford Municipal Code Section 17.26.120(B), in order to provide a maximum of five feet of landscaping along the street frontage for a convenience store with fuel sales.

In accordance with the Hanford Municipal Code Section 17.26.120(B), landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street. The applicant proposes to provide five feet of landscaping along the lot lines adjoining Lacey Blvd. and 10th Ave.

Project Location

The project is located at 711 E. Lacey Blvd. (APN 016-011-012) (see Figure 1, below). The General Plan designates the property as Corridor Mixed Use (see Figure 2, below). The property is zoned MX-C Corridor Mixed Use, which corresponds with the General Plan designation (see Figure 3, below).

Figure 1:
Land Use (Property outlined in red)



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



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



Entitlement

The applicant submitted Site Plan Review No. 2021-24 for the project, proposing to relocate the existing convenience store and parking on site, replace the existing fuel canopies, and add one gas pump to each fuel island (see **Attachment 1**). Site Plan Review No. 2021-24 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter (see **Attachment 2**). All conditions of approval cited in the site plan review approval letter are also conditions of approval of this Variance application.

PROJECT EVALUATION

Site Plan Review No. 2021-24 was reviewed for conformance with the standards set forth in Section 17.26 for the Corridor Mixed Use zone district.

17.26.030 Site Area

The minimum site area shall be 5,000 square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80. The subject property is 22,091 square feet, which exceeds the minimum lot area requirement for the MX-C Corridor Mixed Use zone district.

17.26.040 Lot Dimensions

The minimum lot frontage shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office. The project site has approximately 165 feet of lot frontage along Lacey Blvd. and approximately 115 feet of lot frontage along 10th Ave. The property exceeds the lot frontage requirement for the MX-C Corridor Mixed Use zone district.

17.26.050 Coverage

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

17.26.060 Building Setback Area

No structure is permitted within a building setback area.

Front-Building Setback

In the MX-C Corridor Mixed Use zone district, the front building setback area shall be 15 feet from the front lot line. On corner lots, the lot line adjoining the shorter street frontage shall be the front lot line. Therefore, the front lot line is along 10th Ave. All structures are set back from the front lot line a minimum of 15 feet. This satisfies the requirement of the MX-C Corridor Mixed Use zone district.

Rear-Building Setback

The rear building setback in the MX-C Corridor Mixed Use zone district shall be 15 feet from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the rear building setback shall be 15 feet. The rear lot line is not adjacent to a public street or any of the listed zone districts; therefore, the setback may be zero feet. The applicant proposes to locate the structure adjacent to the rear lot line, which satisfies the requirement of the MX-C Corridor Mixed Use zone district.

Side-Building Setback

The side building setback area shall be zero feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the side building setback area shall be 15 feet. The interior side lot line adjacent to the alley is not adjacent to a public street or any of the listed zone districts; therefore, the setback may be zero feet. The applicant proposes to locate the structure adjacent to the interior side lot line.

The street-side lot line is adjacent to a public street, Lacey Blvd. A 15-foot setback is required along a public street. All structures are located at least 15 feet from the street-side lot line, except for the overhang of the fuel canopy closest to Lacey Blvd. Overhangs are permitted to encroach into a required side setback area not more than three feet per Hanford Municipal Code Section 17.50.170(A). The overhang exceeds the requirement by encroaching into the required setback area by seven feet. Since the existing canopy currently encroaches seven feet into the required setback area, and the replacement canopy will replicate the existing canopy and not encroach further into the setback area, staff is permitting the replacement as is. Similarly, Administrative Approval No. 2001-21 permitted the replacement of a canopy located within the front setback area. Under the 1994 Hanford Municipal Code, an overhang was permitted to encroach into a required front setback area not more than six feet. The front setback requirement was 15 feet. The canopy overhang was located approximately three feet from the front lot line. This exceeded the requirement at the time, but was approved by staff.

17.26.070 Distances Between Structures

The minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code. There are no residential structures existing or proposed for this site.

17.26.080 Height of Structures

The maximum height of structures in the MX-C Corridor Mixed Use zone district is 50 feet. The maximum proposed height is 24 feet, which satisfies the height requirement for the MX-C Corridor Mixed Use zone district.

17.26.090 Driveways

Wherever possible, developments shall share driveways to minimize the number of driveways on public streets. New driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer. There are three existing driveways on site. The applicant is proposing to remove one driveway along Lacey Blvd. and reconstruct the remaining two in order to meet current City standards. The Engineering Division approved the location and size of the driveways. This satisfies the driveway requirements for the MX-C Corridor Mixed Use zone district.

17.26.100 Off-Street Parking

The applicant proposes to provide 12 parking spaces on site, one of which will be ADA-accessible. There is 2,800 square feet of building space proposed for the site. Section 17.54.040 of the Hanford Municipal Code requires one space per 300 square feet of building space for all retail uses. A minimum of nine parking spaces is required based on the following calculation:

Calculation:

2,800 square feet of building space ÷ 300 square feet = 9.3, which rounds down to 9 parking spaces minimum

All parking spaces meet the minimum size requirement of 18.5 feet in length x nine feet in width and are located outside of any required setback areas. The project meets the parking requirements for the MX-C Corridor Mixed Use zone district.

17.26.110 Usable Open Space

In the MX-C Corridor Mixed Use zone district, new commercial developments with a site area over one acre shall provide a common outdoor, shaded sitting area for use by customers. The site is not over one acre; therefore, no usable open space is required.

17.26.120 Landscaping

In the MX-C Corridor Mixed Use zone district, landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street. The applicant is proposing to provide only five feet of landscaping adjacent to the lot lines adjoining Lacey Blvd. and 10th Ave., reducing the amount of landscaping required by 10 feet. For this reason, the variance has been submitted.

17.26.130 Screening, Fences, and Walls

Properties in the MX-C Corridor Mixed Use zone district shall meet the screening, fences, and walls standards of Section 17.26.130, as well as Section 17.50.110 of the Hanford Municipal Code. According to Section 17.50.110, "no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty percent (50%) or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director." Any proposed hedge or shrub in the landscaped area within the 25 feet corner sight triangle shall be at most either three feet in height, or four feet if the upper one foot is 50% or more open. According to Section 17.16.130, "a block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district." Since the property does not abut any of the listed zone districts, no block wall is required. The applicant will maintain the existing wall along the rear and interior side lot lines. The project satisfies all screening, fence, and wall regulations for the MX-C Corridor Mixed Use zone district.

17.26.140 Signs

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

There is an existing permanent freestanding sign near the intersection of Lacey Blvd. and 10th Ave. The sign exceeds the permitted maximum height of four feet when a permanent freestanding sign is located less than five feet from a property line and the site is not within an integrated shopping center. An integrated shopping center means a combination of three (3) or more business establishments permitted or conditional permitted in the zone district in which they are located where off-street parking, landscaping, lighting, or other features are developed, managed and maintained jointly. This site only has one business and therefore is not within an integrated shopping center. Nonconforming signs may be displayed and maintained as stated in Hanford Municipal Code Section 17.56.250. The applicant will continue to display and maintain the existing freestanding sign near the intersection.

Any proposed signage requires a separate application and will be evaluated at the time of submittal.

17.26.150 General Provisions and Standards

In the MX-C Corridor Mixed Use zone district, structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50 of the Hanford Municipal Code. Section 17.50.090 states that suitable area shall be provided on-site for collection of trash and recyclable materials for all multifamily residential uses. Refuse storage areas shall be adequately screened from view. The refuse area enclosure shall be designed to meet the minimum recommended dimensional standards as determined by the City Engineer. The applicant proposes to construct three trash enclosures on site, as shown in **Attachment 1**. Engineering has approved the size and location of the proposed trash enclosure.

All requirements of the MX-C Corridor Mixed Use zone district, prescribed by Chapter 17.26 of the Hanford Municipal Code, are satisfied, with the exception of the landscape requirement. The applicant proposes to provide five feet of landscaping along Lacey Blvd. and 10th Ave., a reduction from the requirement of 15 feet of landscaping. For this reason, the variance has been submitted.

Variance No. 2021-03

The project is a request to deviate from the standards of the Hanford Municipal Code Section 17.26.120(B), in order to provide a maximum of five feet of landscaping along the street frontage for a convenience store with fuel sales.

In accordance with Hanford Municipal Code Section 17.26.120(B), landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street. The applicant proposes to provide five feet of landscaping along the lot lines adjoining Lacey Blvd. and 10th Ave. The last entitlement for this property was in 1994. At the time, the installation of 15 feet of landscaping along public streets was not required for the site.

Due to the reconfiguration of the site, landscaping is required to be provided in accordance with current zoning regulations. However, only a portion of the site will be altered. While the convenience store will be relocated, the gas pumps will remain in place. To maintain an adequate drive aisle for vehicle access to each gas pump and general access to the existing underground gasoline storage tanks, the applicant cannot provide 15 feet of landscaping. The applicant will still provide five feet of landscaping to enhance the appearance of the development. Other properties in the vicinity and in the same zone district have minimal or no landscaping on site. The Chevron

gas station at 398 S. 11th Ave. is located in the MX-C Corridor Mixed Use zone district and maintains approximately five feet of landscaping along its front and street-side lot lines.

In accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code, when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The granting of Variance No. 2021-03 would be consistent with the purpose of the variance process, as providing 15 feet of landscaping along the front and street-side lot lines will inhibit vehicle access to the gas pumps and general access to the underground gasoline storage tanks.

FINDINGS FOR APPROVAL

Variance No. 2021-03

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

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

ANALYSIS: That the special circumstance applicable to the property is the configuration of the site. While the applicant will relocate the convenience store, the existing gas pumps will remain in place. Providing 15 feet of landscaping along the front and street-side lot lines will inhibit vehicle access to the gas pumps and general access to the underground gasoline storage tanks. Therefore, reducing the required amount of landscaping along the front and street-side lot lines can be supported.

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

ANALYSIS: That previously, 15 feet of landscaping adjacent to a public street was not required for this property. There are other properties within the same zone district that maintain five feet of landscaping along public streets. The Chevron gas station at 398 S. 11th Ave. is located in the MX-C Corridor Mixed Use zone district and maintains approximately five feet of landscaping along its front and street-side lot lines. The variance is necessary for the preservation and enjoyment of that property right possessed by other properties within the same vicinity and MX-C Corridor Mixed Use zone designation.

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

ANALYSIS: That maintaining less than the required amount of landscaping along the front and street-side lot lines will not create a safety hazard. The Fire Department has reviewed the application and determined that the configuration of the site provided by the applicant will not be detrimental to safety. Additionally, the Building Division has reviewed the application and

determined that the proposal will not conflict with the requirements of the California Building Code. The Public Works Department has reviewed the application and determined that the proposed amount of landscaping will not conflict with drive aisle requirements for vehicles to access the existing gas pumps. The applicant will still provide five feet of landscaping to enhance the appearance of the development.

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

ANALYSIS: That other surrounding developments do not share the existing configuration of the site. Other properties in the vicinity in the same land use district do not require vehicles to access existing gas pumps located near the front and street-side lot lines. The granting of this variance does not constitute a special privilege, because this lot faces a limitation others do not possess. Providing 15 feet of landscaping along the front and street-side lot lines will inhibit vehicle access to the existing gas pumps and general access to the underground gasoline storage tanks. Therefore, reducing the required amount of landscaping along the front and street-side lot lines can be supported.

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

ANALYSIS: That the variance applies to the required amount of landscaping along the front and street-side lot lines for a property with a convenience store with fuel sales. A convenience store with fuel sales is a permitted use in the MX-C Corridor Mixed Use zone district. All other development regulations specified in Section 17.26 for the MX-C Corridor Mixed Use zone district have been satisfied.

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

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property is the configuration of the site. While the applicant will relocate the convenience store, the existing gas pumps will remain in place. Providing 15 feet of landscaping along the front and street-side lot lines will inhibit vehicle access to the gas pumps and general access to the underground gasoline storage tanks. Therefore, reducing the required amount of landscaping along the front and street-side lot lines can be supported.

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

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Policy L66, which defines the uses allowed in the Corridor Mixed Use land use designation to include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets,

small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged

PUBLIC COMMENTS

A Notice of Public Hearing for the project was noticed in the local newspaper on October 15, 2021 and mailed to property owners within 300 feet of the project site on October 14, 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 15302 Replacement or Reconstruction of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2021-24 approving Variance No. 2021-03.

Applicant:

Prabh Singh
1680 W. Hanford Armona Rd.
Hanford, CA 93230

Property Owner:

Hanford Tri-Mart Inc.
711 E. Lacey Blvd.
Hanford, CA 93230

RESOLUTION NO. 2021-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO VARIANCE NO. 2021-03, A REQUEST TO DEVIATE FROM THE STANDARDS OF THE HANFORD MUNICIPAL CODE SECTION 17.26.120(B), IN ORDER TO PROVIDE A MAXIMUM OF FIVE FEET OF LANDSCAPING ALONG THE STREET FRONTAGE FOR A CONVENIENCE STORE WITH FUEL SALES IN THE MX-C CORRIDOR MIXED USE ZONE DISTRICT. THE PROJECT IS LOCATED AT 711 E. LACEY BLVD. (APN 016-011-012).

At a regular meeting of the City of Hanford Planning Commission duly called and held on October 26, 2021 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Variance No. 2021-03, a request to a request to deviate from the standards of the Hanford Municipal Code Section 17.26.120(B), in order to provide a maximum of five feet of landscaping along the street frontage for a convenience store with fuel sales in the MX-C Corridor Mixed Use zone district, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.84 of the Hanford Municipal Code; and

WHEREAS, the project is located at 711 E. Lacey Blvd. (APN 016-011-012); 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 15302 Replacement or Reconstruction of the California Environmental Quality Act of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.84.050 of the Hanford Municipal Code:

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

ANALYSIS: That the special circumstance applicable to the property is the configuration of the site. While the applicant will relocate the convenience store, the existing gas pumps will remain in place. Providing 15 feet of landscaping along the front and street-side lot lines will inhibit vehicle access to the gas pumps and general access to the underground gasoline storage tanks. Therefore, reducing the required amount of landscaping along the front and street-side lot lines can be supported.

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

ANALYSIS: That previously, 15 feet of landscaping adjacent to a public street was not required for this property. There are other properties within the same zone district that maintain five feet of landscaping along public streets. The Chevron gas station at 398 S. 11th Ave. is located in the MX-C Corridor Mixed Use zone district and maintains approximately five feet of landscaping along its front and street-side lot lines. The variance is necessary for the preservation and enjoyment of that property right possessed by other properties within the same vicinity and MX-C Corridor Mixed Use zone designation.

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

ANALYSIS: That maintaining less than the required amount of landscaping along the front and street-side lot lines will not create a safety hazard. The Fire Department has reviewed the application and determined that the configuration of the site provided by the applicant will not be detrimental to safety. Additionally, the Building Division has reviewed the application and determined that the proposal will not conflict with the requirements of the California Building Code. The Public Works Department has reviewed the application and determined that the proposed amount of landscaping will not conflict with drive aisle requirements for vehicles to access the existing gas pumps. The applicant will still provide five feet of landscaping to enhance the appearance of the development.

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

ANALYSIS: That other surrounding developments do not share the existing configuration of the site. Other properties in the vicinity in the same land use district do not require vehicles to access existing gas pumps located near the front and street-side lot lines. The granting of this variance does not constitute a special privilege, because this lot faces a limitation others do not possess. Providing 15 feet of landscaping along the front and street-side lot lines will inhibit vehicle access to the existing gas pumps and general access to the underground gasoline storage tanks. Therefore, reducing the required amount of landscaping along the front and street-side lot lines can be supported.

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

ANALYSIS: That the variance applies to the required amount of landscaping along the front and street-side lot lines for a property with a convenience store with fuel sales. A convenience store with fuel sales is a permitted use in the MX-C Corridor Mixed Use zone district. All other development regulations specified in Section 17.26 for the MX-C Corridor Mixed Use zone district have been satisfied.

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

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in

the same zoning district. The special circumstance applicable to the property is the configuration of the site. While the applicant will relocate the convenience store, the existing gas pumps will remain in place. Providing 15 feet of landscaping along the front and street-side lot lines will inhibit vehicle access to the gas pumps and general access to the underground gasoline storage tanks. Therefore, reducing the required amount of landscaping along the front and street-side lot lines can be supported.

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

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Policy L66, which defines the uses allowed in the Corridor Mixed Use land use designation to include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged.

THEREFORE, BE IT RESOLVED that Variance No. 2021-03 be approved, subject to the conditions of approval for Site Plan Review No. 2021-24, attached as **Exhibit B**.

EXPIRATION

That this Variance become null and void two (2) years after the effective date of approval, unless, prior to the expiration, the use for which the permit was approved has commenced. Prior to expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension will be taken to the Planning Commission, who may extend the expiration of the permit by one year.

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

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

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

I, **Gabrielle Myers**, Acting Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 26th day of October, 2021.

Gabrielle Myers, Acting Secretary

Exhibit A
Site Plan

Attachment: Resolution No. 2021-24 (VAR 2021-03)



Exhibit B

Site Plan Review Approval Letter – Conditions of Approval

Attachment: Resolution No. 2021-24 (VAR 2021-03)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
FRANCISCO RAMIREZ
VICEMAYOR
DIANE SHARP
COUNCIL MEMBERS
AMANDA SALTRAY
KALISH MORROW
ART BRIENO
CITY MANAGER
MARIO CIFUENTEZ

DATE: September 10, 2021

PROJECT: Site Plan Review 2021-24 (502-1169) Revision 1

APPLICANT: Prabh Singh

LOCATION: 711 E. Lacey Blvd. (APN 016-011-012)

PROPOSAL: Reconstruct convenience store site

ZONING: MX-C Corridor Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: July 14, 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

☐ Fire

☐ Solid Waste

☐ Wastewater

☐ Building

☐ Engineering

☐ Police

☐ Parks and Recreation

☒ **REVISE AND PROCEED**

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

☐ City Council

☐ Parking and Traffic Commission

☐ Other: _____

☒ Planning Commission **VAR**

☐ Parks and Recreation Commission

Signed,

Mark Manha

Mark Manha, Assistant Planner
Community Development Department

September 10, 2021
DATE

Attachment: Resolution No. 2021-24 (VAR 2021-03)

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. 2021-72**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval No. 2021-24 Revision 1 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: July 14, 2021

SITE PLAN NUMBER: 2021-24 (FILE 502-1169) REVISION 1

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

General Plan Designation: Corridor Mixed Use

Zoning: MX-C Corridor Mixed Use

Other Special Districts: N/A

Planning Division Recommendation: ☒ Revise and Proceed ☐ Resubmit

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

Correction(s):

- The fuel canopy along Lacey Blvd. shall not extend into the required setback area (15 feet) more than 3 feet. The applicant has already applied for a variance to deviate from this standard.
- Landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street. The applicant has already applied for a variance to deviate from this standard.

Required Entitlements:

- Variance

MX-C Corridor Mixed Use - 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. 2021-24 Revision 1 with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

- ☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.
- ☒ Mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- ☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.
- ☒ That the Mixed Use Corridor zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-C zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

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

Building Setback Areas: (Section 17.26.060)

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback shall be 15 feet.
 - ☒ The rear building setback may be **zero feet** from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be 15 feet.
 - ☒ The side building setback area shall be zero feet, except **where the side lot line abuts a public street** or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district **then the side building setback area shall be 15 feet.**
- ☒ That **architectural features, including without limitation, sills, chimneys, fireplaces, cornices and eaves, may extend into a required side building setback area, a required rear building setback area, or a space between structures, not more than thirty-six (36) inches, and may extend into a required front building setback area not more than six (6) feet; provided, that where an architectural feature extends more than twenty-four (24) inches into a required side building setback area, such extension shall meet all fire and building code requirements. No building or projection thereof may extend into a public easement or right-of-way.**

Distances Between Structures: (Section 17.26.060)

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

Height of Structures: (Section 17.26.080)

- ☒ That the maximum structure height shall be 50 feet.

Driveways: (Section 17.26.090)

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

Off Street Parking: (Section 17.54)

- ☒ That a minimum of nine spaces, one of which shall be ADA-accessible, shall be maintained for the site, based on the ratio "1 space per 300 square feet of the gross square feet of the building" for all retail uses.

Calculation:

$$2,800 \text{ square feet of building space} \div 300 \text{ square feet} = 9.3$$

9.3 rounds down to **9 parking spaces minimum**

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

- ☒ That all parking areas shall have ingress and egress to and from a street or alley as required by the City's standard specifications.
- ☒ That sufficient room for turning and maneuvering vehicles shall be provided on the site.
- ☒ That developed parking areas are to be utilized by all vehicles associated with or visiting the site.
- ☒ That the parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.
- ☒ That entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the Site Plan Review Committee.
- ☒ That parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.
- ☒ That no commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.
- ☒ That parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, except that long-term storage areas for vehicles in the C-S, I-L and I-H zone districts may be surfaced with rock, gravel, granite or solid paving.
- ☒ That in the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved areas of these driveways shall not exceed fifty percent (50%) of the front yard landscaped area.

Usable Open Space: (Section 17.26.110)

- ☐ That new commercial developments with a site area over one (1) acre shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.
- ☐ That 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.
- ☐ That lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

Signage: (Section 17.56)

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

Landscaping: (Section 17.26.120 and 17.52)

- ☒ **That landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street.**
- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 - ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
 - ☒ The size of groundcover at planting shall be one (1) gallon or larger.
 - ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
 - ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.

- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Fencing and Walls: (Section 17.26.130 and 17.50.110)

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

Trash Collection Areas: (Section 17.50.090)

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

Outdoor Lighting Standards: (Section 17.50.140)

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

- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 30 feet.
- ☒ That the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:
 - ☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.
 - ☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.
 - ☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Dust Control:

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

BUILDING DIVISION
SPR 2021-024(502-1169) Convenience Store-Gas Station
7-29-21
711 E Lacey Blvd

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

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

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

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

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

Hanford Fire Department

Contact Fire Marshal Christy Whittington @ 559-585-2594 or cwhittington@cityofhanfordca.com

concerning questions that you may have on the following conditions.

Site Plan Review: SPR 2021-024

Date: September 8, 2021

Project #: 502-1169 (Hanford Tri Mart)

General Instructions

1. Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.
2. All fire protection systems must be installed and operational prior to occupying the building.
3. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department. To schedule appointments for inspections, please call **559-585-2545**.
4. Scope of work shall be clearly stated on all plans submitted for permit.
5. All deferred submittals shall be listed on the building plan title page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

The following comments are applicable if checked:

1. ☐ No comments.
2. ☐ This project must comply with latest applicable codes.
3. ☒ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2019 Ca.Fire Code. Provide most current fire flow information for this location.
4. ☒ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.
5. ☐ Based on the occupancy classification, an automatic sprinkler system is required for this project. **A separate fire department permit is required.** Please contact the Building department for submittal process.
6. ☒ Any fuel dispensing facilities shall comply with California Fire Code for fuel pumps and structures. **A separate Fire & Building department permit shall be submitted.**
7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser inside of it and shall have the following building elements:
 - At least one man door shall be provided- only exterior door(s) are allowed
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' X 4' room.
 - One-hour rated construction
 - Fire Sprinkler head coverage required

Attachment: Resolution No. 2021-24 (VAR 2021-03)

- Normal and emergency back-up lighting shall be installed inside the fire riser room.
- The exterior of the fire riser door shall have permanent signage stating **FIRE RISER ROOM** in a contrasting color to background.
- For existing buildings: please contact the Fire Department.

8. ☐ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. **A separate fire department permit is required** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the Building Department for submittal process.
9. ☐ A hydrant will be required within 50 feet of the Fire Department connection. **Knox FDC Locking Caps** are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.
10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road (as measured by an approved route around the exterior of the building) on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☒ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☐ Number of additional hydrants necessary for this project: _____
14. ☐ Fire hydrant spacing shall be as follows:
- Section 507 or as required by appendix C of the 2019 CFC.
15. ☒ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
16. ☐ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings (as measured by an approved route around the exterior of the building or facility).
17. ☐ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards. See attached detail.

18. ☐ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.
19. ☒ Access road turning radius for fire apparatus is as follows:
- 20 feet, 1 inch inside turning radius
 - 44 feet, 6 inch outside radius
20. ☐ Additional access roads may be required per CFC 2019 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
21. ☐ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
22. ☒ Areas identified as “Fire Lanes” must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
- **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
 - **Access roads 26 to less than 32 feet in width:** Fire lanes shall be on one side of the fire apparatus access roads.
 - **Access roads 32 feet in width or more:** No fire lanes required.
23. ☒ Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING - FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
24. ☐ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
25. ☐ Locked gates installed across fire department access roads:
- **Manual gates** with a chain lock require a **Knox Padlock** to be installed on them; or a **Knox Box** shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box. (See www.knoxbox.com for current models)
 - **Electric Gates** shall be equipped with an electric **Knox Key Switch**, at the gate location.
 - In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.

- At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.

26. ☒ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com. If there is an existing Know Box installed, contact the Fire Department to determine if it will suffice.
27. ☒ All address numbers shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.

Size of Address Numbers:

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

28. ☒ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I hood. ***A separate permit is required for the Type I hood.*** Contact the **Building** department for submittal information.
29. ☒ All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.
30. ☐ ***A separate permit is required*** for all hazardous material and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.
31. ☒ ***A fuel tank permit is required*** for underground and aboveground gasoline/LPG/Diesel.
32. ☐ Combustible high-piled storage over 12 feet ***requires a separate fire department review and permit.*** Contact the fire department for further information.
33. ☐ Provide a Knox Box for all structures and gates. In accordance to the 2019 CFC 506.1. Location shall be approved by Hanford Fire Department.
34. ☐ Provide premises identification for all structures. Shall be visible from the street. A minimum of four (4) inch numbering on contrasting background. In accordance to the 2019 CFC 505.1
35. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I Hood. In accordance with the California Mechanical Code, and an automatic fire extinguishing system that is listed and labeled for its intended use.

36. ☒ Insulated liquid carbon dioxide systems used in beverage dispensing applications with more than 100 pounds (45.4kg) of carbon dioxide shall comply with 2019 CFC 5307.3.1
37. ☒ Facility to provide minimum 2A10BC type fire extinguishers. Provide location and number of fire extinguishers to be installed in accordance to CFC 906.
38. ☒ All exiting shall comply with California Fire and Building Code requirements. Requirements shall comply with section 10 of the 2019 CFC 1004.9
39. ☐ Posting of Occupant Load sign shall be provided if room or spaces used for Assembly, Classroom, Dining, or similar purposes having an occupant load of fifty (50) or more persons. Sign shall be placed in conspicuous location and near the main exit in accordance to CFC 1004.9



City of Hanford

Department of Public Works

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Utilities Division Comments

PROJECT: SPR 2021-24 (502-1169) – 711 E. Lacey Blvd – TRI Mart

General:

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

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.
2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required. All new services shall come off Centennial Drive and shall be bored.
3. That the developer shall furnish and install new water service assemblies as required to serve the project for purposes of fire suppression, domestic consumption, and landscape irrigation purposes, including meters and backflow or detector/check devices as applicable, all in accordance with City Standards.
4. That the developer shall furnish and install an onsite fire suppression pipeline system in accordance with Fire Department requirements, which shall have two points of connection to the public water system, as follows: Fire service connections shall be made to the existing public water main located within 10th Avenue and Lacey Boulevard.
5. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all services provided, including fire service lines.

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2582

08/31/21
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Attachment: Resolution No. 2021-24 (VAR 2021-03)



City of Hanford

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6. That all backflow prevention assemblies shall be tested and approved prior to being placed in service by a certified technician, with a copy of test results being provided to the City Utility Division.

Sewer:

1. That the developer shall size sewer service lateral(s) to serve the project site in accordance with requirements of the California Plumbing Code, latest edition. (Minimum six-inch lateral size.). All new services shall come off 10th Avenue.

Attachment: Resolution No. 2021-24 (VAR 2021-03)

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Engineering Division Comments

PROJECT: SPR 2021-24 (502-1169) – 711 E. Lacey Blvd – TRI Mart

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **\$4,200.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
2. 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

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construction plans, and two (2) bound sets of the approved construction specifications, if any.

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

Drainage Requirements:

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

Curb, Gutter and Sidewalk Requirements:

1. That the existing concrete curbs, gutters and sidewalk located along 10th Avenue and Lacey Boulevard project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curbs, gutters and sidewalk installed in conformance with City Standards CO-11 and CO-15. The locations of any such curbs, gutters and sidewalks required to be reconstructed shall be shown on the engineered site improvement plans.

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2. That the existing accessibility ramp located at the corner of 10th Avenue and Lacey Boulevard may remain in place provided they are in conformance with City Standard CO-30 and ADA requirements.

Parking Lot Requirements:

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

Driveway Approach:

1. The driveway approaches along 10th Avenue and Lacey Boulevard shall be constructed per City Standard CO-41.

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. **(2,800ft² Convenience Store – Site Area: 0.51 Acres).**

- A. That the development is subject to a **\$58,862.68 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof. (4 – New Fueling Positions)
- B. That the development is **NOT** subject to a **Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.
- C. That the development is **NOT** subject to a **Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.
- D. That the development is **NOT** subject to a **Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.
- E. That the development is **NOT** subject to a **Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.
- F. That the development is **NOT** subject to a **Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

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- G. That the development is **NOT** subject to a **Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- H. That the development is **NOT** subject to a **Park Impact Fee** in accordance with City Resolution No. 05-64-R or any revisions thereof.

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Refuse Division Comments

PROJECT: SPR 2021-24 (502-1169) – 711 E. Lacey Blvd – TRI Mart

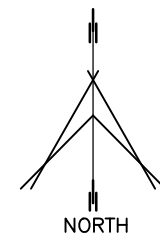
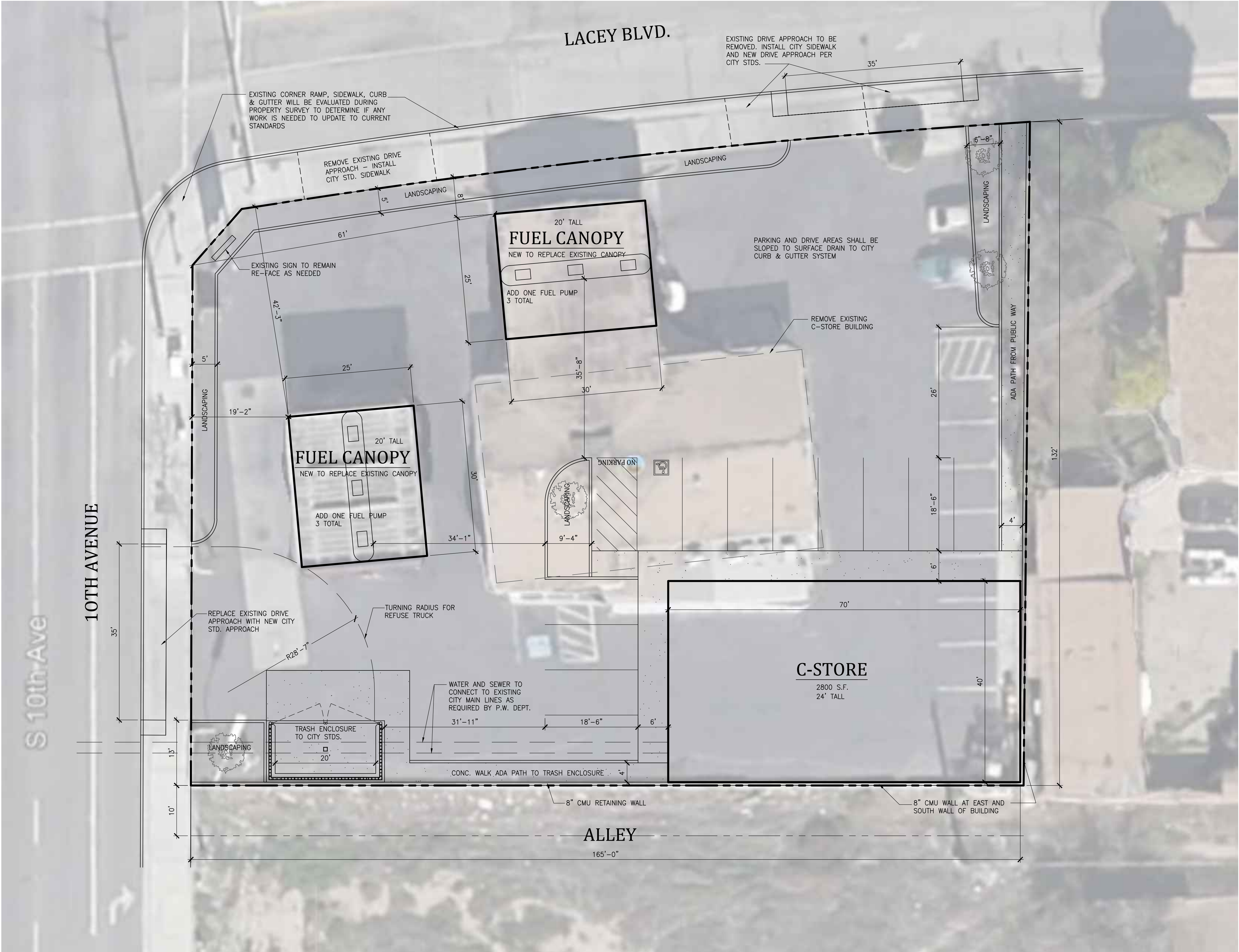
General Requirements:

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

Attachment: Resolution No. 2021-24 (VAR 2021-03)

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DATE



SITE PLAN

1"=10'-0" 8K

MARK	DATE	DESCRIPTION

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

PROPOSED DEVELOPMENT FOR:
TRI-MART
711 LACEY BLVD.
A.P.N.: 016-011-012
SHEET NO.:
SITE PLAN

PROJECT NO:
DATE: 8-12-21
SHEET NUMBER
1
OF

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
FRANCISCO RAMIREZ
VICEMAYOR
DIANE SHARP

COUNCIL MEMBERS
AMANDA SALTRAY
KALISH MORROW
ART BRIENO

CITY MANAGER
MARIO CIFUENTEZ

DATE: September 10, 2021

PROJECT: Site Plan Review 2021-24 (502-1169) Revision 1

APPLICANT: Prabh Singh

LOCATION: 711 E. Lacey Blvd. (APN 016-011-012)

PROPOSAL: Reconstruct convenience store site

ZONING: MX-C Corridor Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: July 14, 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

☐ Fire

☐ Solid Waste

☐ Wastewater

☐ Building

☐ Engineering

☐ Police

☐ Parks and Recreation

☒ **REVISE AND PROCEED**

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

☐ City Council

☐ Parking and Traffic Commission

☐ Other: _____

☒ Planning Commission **VAR**

☐ Parks and Recreation Commission

Signed,

Mark Manha

Mark Manha, Assistant Planner
Community Development Department

September 10, 2021
DATE

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2021-72**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval No. 2021-24 Revision 1 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: July 14, 2021

SITE PLAN NUMBER: 2021-24 (FILE 502-1169) REVISION 1

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

General Plan Designation: Corridor Mixed Use

Zoning: MX-C Corridor Mixed Use

Other Special Districts: N/A

Planning Division Recommendation: ☒ Revise and Proceed ☐ Resubmit

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

Correction(s):

- The fuel canopy along Lacey Blvd. shall not extend into the required setback area (15 feet) more than 3 feet. The applicant has already applied for a variance to deviate from this standard.
- Landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street. The applicant has already applied for a variance to deviate from this standard.

Required Entitlements:

- Variance

MX-C Corridor Mixed Use - 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. 2021-24 Revision 1 with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

- ☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.
- ☒ Mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- ☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.
- ☒ That the Mixed Use Corridor zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-C zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

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

Building Setback Areas: (Section 17.26.060)

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback shall be 15 feet.
 - ☒ The rear building setback may be **zero feet** from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be 15 feet.
 - ☒ The side building setback area shall be zero feet, except **where the side lot line abuts a public street** or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district **then the side building setback area shall be 15 feet.**
- ☒ That **architectural features, including without limitation, sills, chimneys, fireplaces, cornices and eaves, may extend into a required side building setback area, a required rear building setback area, or a space between structures, not more than thirty-six (36) inches, and may extend into a required front building setback area not more than six (6) feet; provided, that where an architectural feature extends more than twenty-four (24) inches into a required side building setback area, such extension shall meet all fire and building code requirements. No building or projection thereof may extend into a public easement or right-of-way.**

Distances Between Structures: (Section 17.26.060)

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

Height of Structures: (Section 17.26.080)

- ☒ That the maximum structure height shall be 50 feet.

Driveways: (Section 17.26.090)

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

Off Street Parking: (Section 17.54)

- ☒ That a minimum of nine spaces, one of which shall be ADA-accessible, shall be maintained for the site, based on the ratio "1 space per 300 square feet of the gross square feet of the building" for all retail uses.

Calculation:

$$2,800 \text{ square feet of building space} \div 300 \text{ square feet} = 9.3$$

9.3 rounds down to **9 parking spaces minimum**

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

- ☒ That all parking areas shall have ingress and egress to and from a street or alley as required by the City's standard specifications.
- ☒ That sufficient room for turning and maneuvering vehicles shall be provided on the site.
- ☒ That developed parking areas are to be utilized by all vehicles associated with or visiting the site.
- ☒ That the parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.
- ☒ That entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the Site Plan Review Committee.
- ☒ That parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.
- ☒ That no commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.
- ☒ That parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, except that long-term storage areas for vehicles in the C-S, I-L and I-H zone districts may be surfaced with rock, gravel, granite or solid paving.
- ☒ That in the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved areas of these driveways shall not exceed fifty percent (50%) of the front yard landscaped area.

Usable Open Space: (Section 17.26.110)

- ☐ That new commercial developments with a site area over one (1) acre shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.
- ☐ That 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.
- ☐ That lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

Signage: (Section 17.56)

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

Landscaping: (Section 17.26.120 and 17.52)

- ☒ **That landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street.**
- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 - ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
 - ☒ The size of groundcover at planting shall be one (1) gallon or larger.
 - ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
 - ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.

- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Fencing and Walls: (Section 17.26.130 and 17.50.110)

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

Trash Collection Areas: (Section 17.50.090)

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

Outdoor Lighting Standards: (Section 17.50.140)

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

- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 30 feet.
- ☒ That the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:
 - ☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.
 - ☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.
 - ☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Dust Control:

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

BUILDING DIVISION
SPR 2021-024(502-1169) Convenience Store-Gas Station
7-29-21
711 E Lacey Blvd

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

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

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

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

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

Attachment: Attachment 2: SPR 2021-24 Approval Letter (VAR 2021-03)

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

Hanford Fire Department

Contact Fire Marshal Christy Whittington @ 559-585-2594 or cwhittington@cityofhanfordca.com

concerning questions that you may have on the following conditions.

Site Plan Review: SPR 2021-024

Date: September 8, 2021

Project #: 502-1169 (Hanford Tri Mart)

General Instructions

1. Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.
2. All fire protection systems must be installed and operational prior to occupying the building.
3. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department. To schedule appointments for inspections, please call **559-585-2545**.
4. Scope of work shall be clearly stated on all plans submitted for permit.
5. All deferred submittals shall be listed on the building plan title page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

The following comments are applicable if checked:

1. ☐ No comments.
2. ☐ This project must comply with latest applicable codes.
3. ☒ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2019 Ca.Fire Code. Provide most current fire flow information for this location.
4. ☒ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.
5. ☐ Based on the occupancy classification, an automatic sprinkler system is required for this project. **A separate fire department permit is required.** Please contact the Building department for submittal process.
6. ☒ Any fuel dispensing facilities shall comply with California Fire Code for fuel pumps and structures. **A separate Fire & Building department permit shall be submitted.**
7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser inside of it and shall have the following building elements:
 - At least one man door shall be provided- only exterior door(s) are allowed
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' X 4' room.
 - One-hour rated construction
 - Fire Sprinkler head coverage required

Attachment: Attachment 2: SPR 2021-24 Approval Letter (VAR 2021-03)

- Normal and emergency back-up lighting shall be installed inside the fire riser room.
- The exterior of the fire riser door shall have permanent signage stating **FIRE RISER ROOM** in a contrasting color to background.
- For existing buildings: please contact the Fire Department.

8. ☐ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. **A separate fire department permit is required** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the Building Department for submittal process.
9. ☐ A hydrant will be required within 50 feet of the Fire Department connection. **Knox FDC Locking Caps** are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.
10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road (as measured by an approved route around the exterior of the building) on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☒ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☐ Number of additional hydrants necessary for this project: _____
14. ☐ Fire hydrant spacing shall be as follows:
- Section 507 or as required by appendix C of the 2019 CFC.
15. ☒ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
16. ☐ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings (as measured by an approved route around the exterior of the building or facility).
17. ☐ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards. See attached detail.

18. ☐ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.
19. ☒ Access road turning radius for fire apparatus is as follows:
- 20 feet, 1 inch inside turning radius
 - 44 feet, 6 inch outside radius
20. ☐ Additional access roads may be required per CFC 2019 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
21. ☐ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
22. ☒ Areas identified as “Fire Lanes” must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
- **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
 - **Access roads 26 to less than 32 feet in width:** Fire lanes shall be on one side of the fire apparatus access roads.
 - **Access roads 32 feet in width or more:** No fire lanes required.
23. ☒ Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING - FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
24. ☐ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
25. ☐ Locked gates installed across fire department access roads:
- **Manual gates** with a chain lock require a **Knox Padlock** to be installed on them; or a **Knox Box** shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box. (See www.knoxbox.com for current models)
 - **Electric Gates** shall be equipped with an electric **Knox Key Switch**, at the gate location.
 - In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.

- At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.

26. ☒ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com. If there is an existing Know Box installed, contact the Fire Department to determine if it will suffice.
27. ☒ All address numbers shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.

Size of Address Numbers:

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

28. ☒ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I hood. ***A separate permit is required for the Type I hood.*** Contact the **Building** department for submittal information.
29. ☒ All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.
30. ☐ ***A separate permit is required*** for all hazardous material and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.
31. ☒ ***A fuel tank permit is required*** for underground and aboveground gasoline/LPG/Diesel.
32. ☐ Combustible high-piled storage over 12 feet ***requires a separate fire department review and permit.*** Contact the fire department for further information.
33. ☐ Provide a Knox Box for all structures and gates. In accordance to the 2019 CFC 506.1. Location shall be approved by Hanford Fire Department.
34. ☐ Provide premises identification for all structures. Shall be visible from the street. A minimum of four (4) inch numbering on contrasting background. In accordance to the 2019 CFC 505.1
35. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I Hood. In accordance with the California Mechanical Code, and an automatic fire extinguishing system that is listed and labeled for its intended use.

36. ☒ Insulated liquid carbon dioxide systems used in beverage dispensing applications with more than 100 pounds (45.4kg) of carbon dioxide shall comply with 2019 CFC 5307.3.1
37. ☒ Facility to provide minimum 2A10BC type fire extinguishers. Provide location and number of fire extinguishers to be installed in accordance to CFC 906.
38. ☒ All exiting shall comply with California Fire and Building Code requirements. Requirements shall comply with section 10 of the 2019 CFC 1004.9
39. ☐ Posting of Occupant Load sign shall be provided if room or spaces used for Assembly, Classroom, Dining, or similar purposes having an occupant load of fifty (50) or more persons. Sign shall be placed in conspicuous location and near the main exit in accordance to CFC 1004.9



City of Hanford

Department of Public Works

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

Utilities Division Comments

PROJECT: SPR 2021-24 (502-1169) – 711 E. Lacey Blvd – TRI Mart

General:

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

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.
2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required. All new services shall come off Centennial Drive and shall be bored.
3. That the developer shall furnish and install new water service assemblies as required to serve the project for purposes of fire suppression, domestic consumption, and landscape irrigation purposes, including meters and backflow or detector/check devices as applicable, all in accordance with City Standards.
4. That the developer shall furnish and install an onsite fire suppression pipeline system in accordance with Fire Department requirements, which shall have two points of connection to the public water system, as follows: Fire service connections shall be made to the existing public water main located within 10th Avenue and Lacey Boulevard.
5. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all services provided, including fire service lines.

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2582

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Attachment: Attachment 2: SPR 2021-24 Approval Letter (VAR 2021-03)



City of Hanford

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6. That all backflow prevention assemblies shall be tested and approved prior to being placed in service by a certified technician, with a copy of test results being provided to the City Utility Division.

Sewer:

1. That the developer shall size sewer service lateral(s) to serve the project site in accordance with requirements of the California Plumbing Code, latest edition. (Minimum six-inch lateral size.). All new services shall come off 10th Avenue.

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Engineering Division Comments

PROJECT: SPR 2021-24 (502-1169) – 711 E. Lacey Blvd – TRI Mart

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **\$4,200.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
2. 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

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construction plans, and two (2) bound sets of the approved construction specifications, if any.

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

Drainage Requirements:

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

Curb, Gutter and Sidewalk Requirements:

1. That the existing concrete curbs, gutters and sidewalk located along 10th Avenue and Lacey Boulevard project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curbs, gutters and sidewalk installed in conformance with City Standards CO-11 and CO-15. The locations of any such curbs, gutters and sidewalks required to be reconstructed shall be shown on the engineered site improvement plans.

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2. That the existing accessibility ramp located at the corner of 10th Avenue and Lacey Boulevard may remain in place provided they are in conformance with City Standard CO-30 and ADA requirements.

Parking Lot Requirements:

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

Driveway Approach:

1. The driveway approaches along 10th Avenue and Lacey Boulevard shall be constructed per City Standard CO-41.

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. **(2,800ft² Convenience Store – Site Area: 0.51 Acres).**

- A. That the development is subject to a **\$58,862.68 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof. (4 – New Fueling Positions)
- B. That the development is **NOT** subject to a **Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.
- C. That the development is **NOT** subject to a **Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.
- D. That the development is **NOT** subject to a **Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.
- E. That the development is **NOT** subject to a **Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.
- F. That the development is **NOT** subject to a **Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

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- G. That the development is **NOT** subject to a **Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- H. That the development is **NOT** subject to a **Park Impact Fee** in accordance with City Resolution No. 05-64-R or any revisions thereof.

Attachment: Attachment 2: SPR 2021-24 Approval Letter (VAR 2021-03)

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Refuse Division Comments

PROJECT: SPR 2021-24 (502-1169) – 711 E. Lacey Blvd – TRI Mart

General Requirements:

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

Attachment: Attachment 2: SPR 2021-24 Approval Letter (VAR 2021-03)

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Notice of Exemption 2021-72

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

☒ County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

From: City of Hanford
317 North Douty Street
Hanford, CA 93230

Project Title: Variance No. 2021-03

Project Location – 711 E. Lacey Blvd. (APN 016-011-012)

Project Location – City: Hanford

Project Location – County: Kings County

Description of Nature, Purpose and Beneficiaries of Project: Variance 2021-03: a request to deviate from the standards of the Hanford Municipal Code Section 17.26.120(B), in order to provide a maximum of five feet of landscaping along the street frontage for a convenience store with fuel sales in the MX-C Corridor Mixed Use zone district.

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

Name of Person or Agency Carrying Out Project: Prabh Singh

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: 15302 Replacement or Reconstruction
☐ 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 15302 of the California Environmental Quality Act (CEQA) Guidelines. Section 15302 states that Class 2 consists of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The project involves the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.

Lead Agency

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

Signature: _____ Date: October 26, 2021 Title: Assistant Planner

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

Attachment: Attachment 3: Notice of Exemption No. 2021-72 (VAR 2021-03)



AGENDA STAFF REPORT

MEETING DATE: 10/26/2021	AGENDA SECTION: 2
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SUBJECT:

Variance No. 2021-05, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district. The project is located at 1305 W. Kenny Thompson Court (APN 011-110-022). The subject site is lot 35 of Tract 865, which has not been assigned its own assessor's parcel number yet. The APN provided is for the parcel, overall, pre-subdivision.

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - Var. 2021-05

Resolution No. 2021-25

Attachment 1 - FY 22-0194

Attachment 2 - Live Oak Master Plan Low-Density Standards

Attachment 3 - Notice of Exemption

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, October 26, 2021**

PROJECT: **Variance No. 2021-05**, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district.

LOCATION: The project is located at 1305 W. Kenny Thompson Court (APN 011-110-022). The subject site is lot 35 of Tract 865, which has not been assigned its own assessor's parcel number yet. The APN provided is for the parcel, overall, pre-subdivision.

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2021-25, approving Variance No. 2021-05.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2021-25, approving Variance No. 2021-05.

PROJECT DESCRIPTION

The project is a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for a single-family home on an irregular corner lot in the R-L-5 Low-Density Residential zone district.

In accordance with Section 17.10.070 E, the side building setback area shall be ten feet from a street-side property line. In accordance with Section 17.10.070 F, 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.

The applicant submitted building permit FY22-0194 for the development of the subject site as a three-bedroom single-family residence in Tract 865, Sterling Oaks. FY22-0194 is attached, **Attachment 1**.

The street-side setback area provided is insufficient. The required setback is 10 feet, measured from the easement. The provided setback is eight feet and three inches.

Project Location

The project is located at 1305 W. Kenny Thompson Court (Lot 35) in Tract 865, Sterling Oaks, which is a tract within the Live Oak Master Planned Community. Since Tract 865 was recently recorded, an individual assessor's parcel number (APN) has not been created for the subject parcel, yet. The subject lot is shown, highlighted in yellow, below.

Figure 1: Lot Location (shown in yellow)

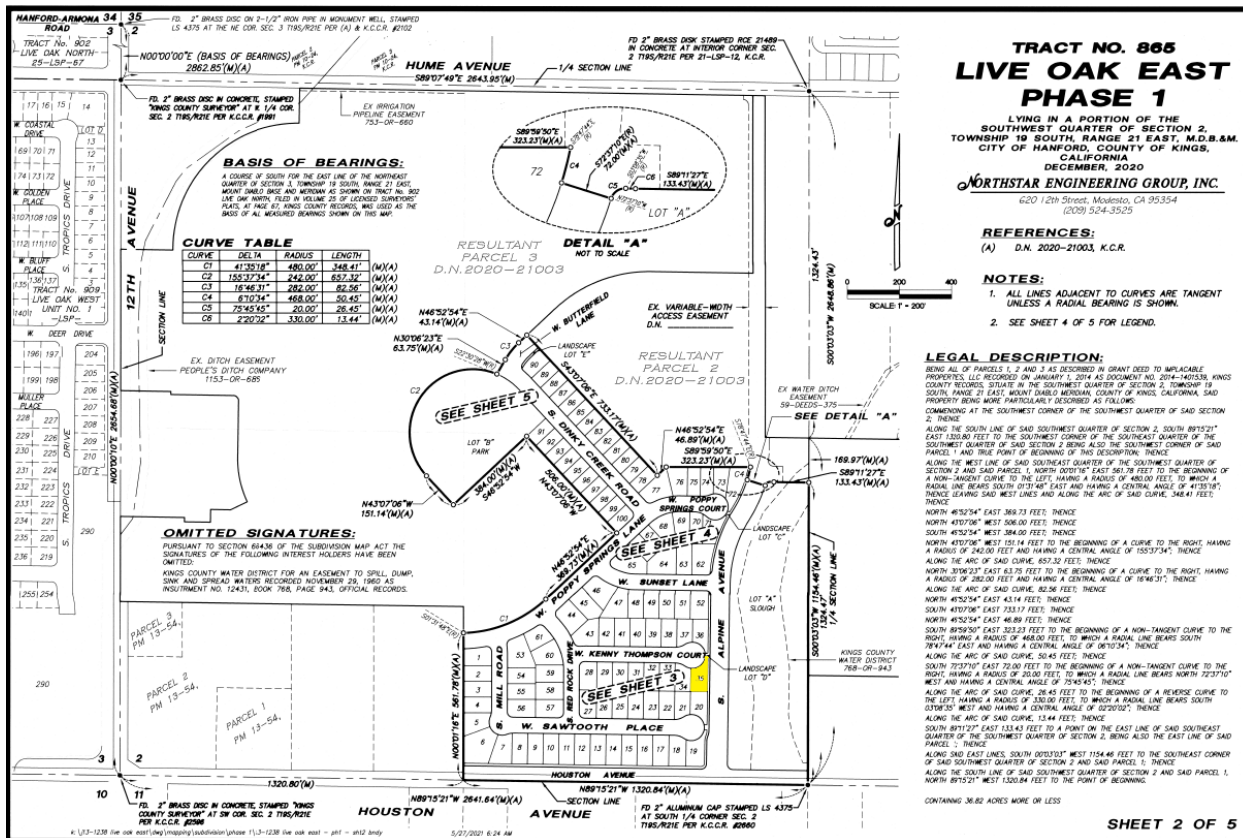
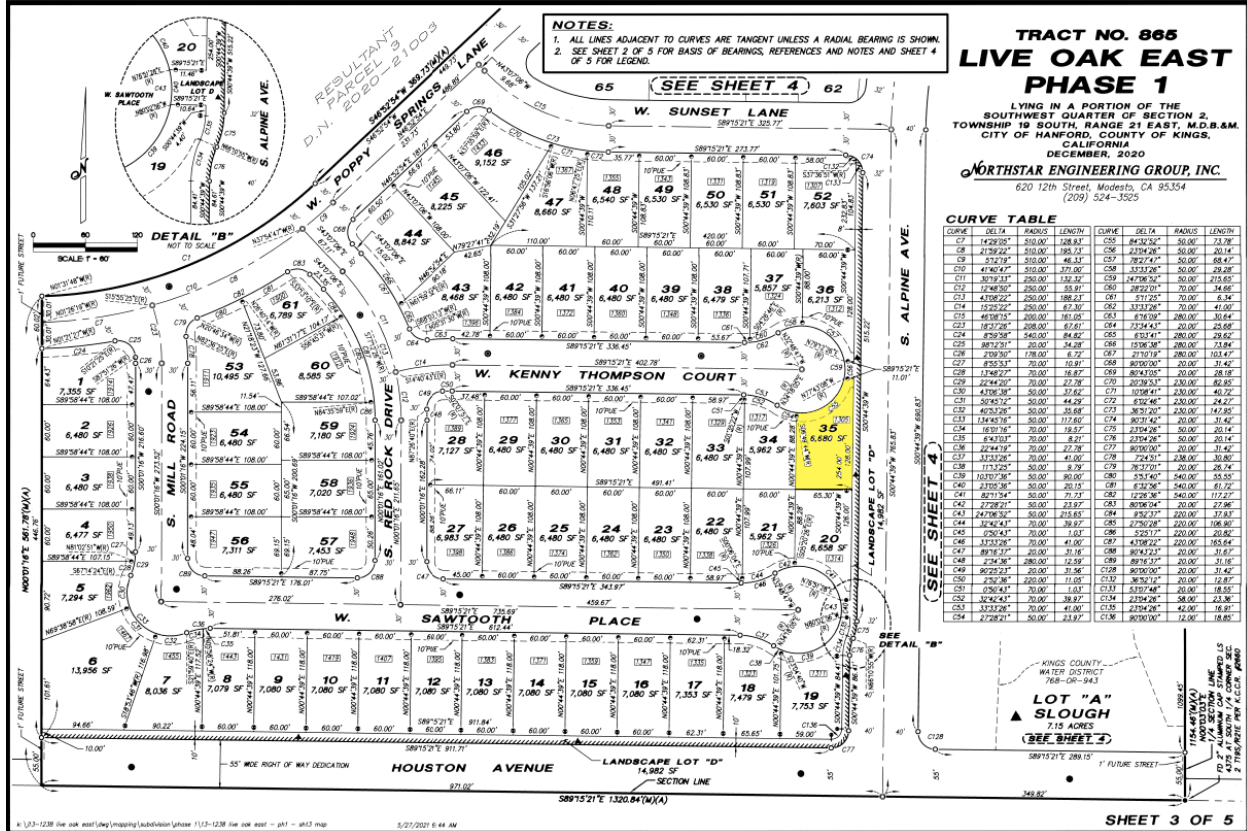


Figure 2: Lot Location (shown in yellow)



The General Plan designates the property as Low-Density Residential (see Figure 3, below). The property is zoned R-L-5 Low-Density Residential, which corresponds with the General Plan designation (see Figure 4, below).

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

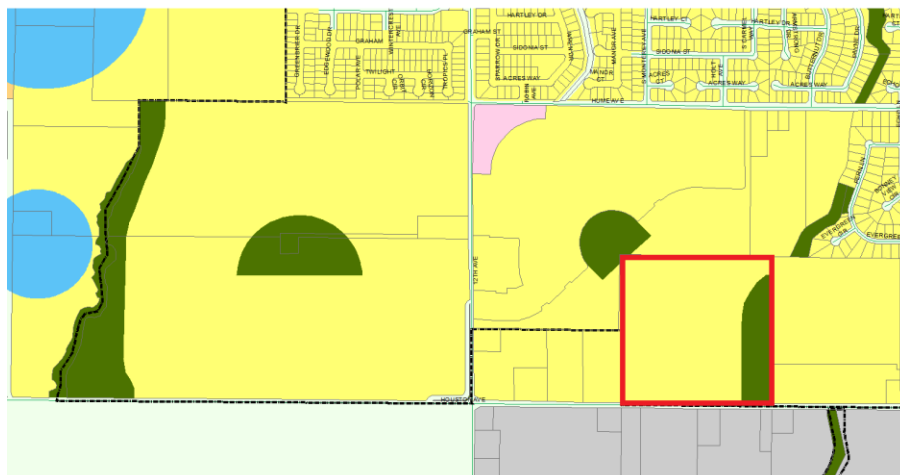
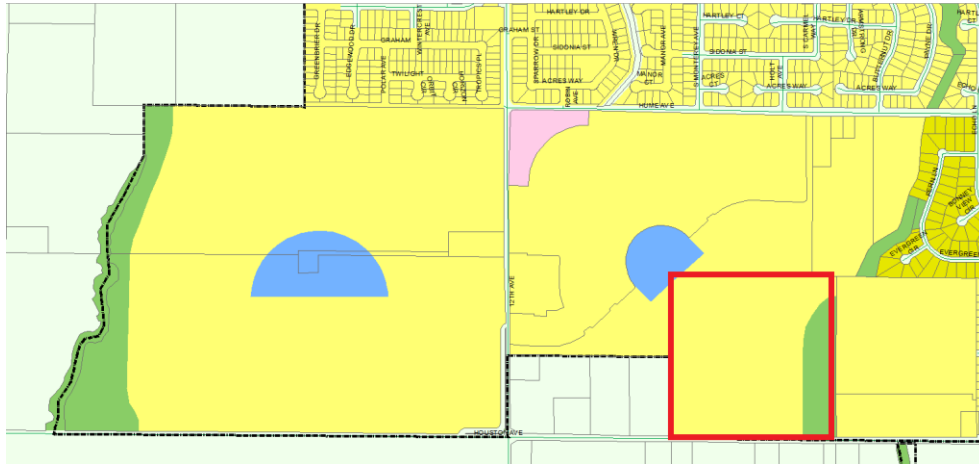


Figure 4:
Zoning Designation (Property outlined in red)
Low-Density Residential



Entitlement

The applicant submitted building permit FY22-0194 for development of the site as a single-family residence – **Attachment 1**. The subject site is a single-family residential lot within the Live Oak Master Planned Community, approved under Planned Unit Development No. 2005-04 and Tentative Tract 865.

The Live Oak Master Plan contains varying development standards (see **Attachment 2**); however, the Master Plan does not allow a deviation from the street-side setback. In accordance with the Master Plan, the street-side setback on a corner lot shall be 10 feet, consistent with the Hanford Municipal Code.

PROJECT EVALUATION

Compliance with Hanford Municipal Code and Live Oak Master Plan

Building Permit FY22-0194 was reviewed for conformance with the standards of the Live Oak Development Master Plan and the regulations set forth in Section 17.10 for the Low-Density Residential zone district, where the Master Plan was silent.

The Live Oak Master Plan was approved through Planned Unit Development No. 2005-04 and supersedes the regulations of the Hanford Municipal Code.

17.10.030 Lot Area

The minimum lot area in the R-L-5 Low-Density Residential zone district and in the Live Oak Master Plan shall be 5,000 square feet.

The subject property is 6,680, which exceeds the minimum lot area requirement for the R-L-5 Low-Density Residential zone district and the Live Oak Master Plan.

17.10.040 Lot Dimensions

In the R-L-5 Low Density Residential zone district, lot dimensions shall be as follows:

Lot frontage: 40 feet
 Lot width: 50 feet for interior lots and 60 feet for corner lots
 Lot depth: 90 feet

In accordance with the Live Oak Master Plan, lot dimensions shall be as follows:

Lot Frontage: 55 feet minimum (local streets)
 40 feet minimum (radial streets)
 Lot Width: 65 feet minimum for a corner lot (measured at front yard setback)
 50 feet minimum for a radial lot (measured at front yard setback)
 Depth: 90 feet

The lot's radial frontage is 73.78 feet. The lot's width is 73.78 feet, measured at the front setback. The lot's depth is 128 feet. The lot satisfies the standards for the R-L-5 Low-Density Residential zone district and the Live Oak Master Plan.

17.10.050 Dwelling Units Per Lot

Dwelling units per lot are not addressed in the Live Oak Master Plan, therefore, the regulations of the R-L-5 Low-Density Residential zone district would apply. In the R-L-5 Low-Density Residential zone district, not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit in accordance with Section [17.60.030](#).

The applicant proposes one single-family residential unit for the project site.

17.10.060 Coverage

Coverage is not limited in the Live Oak Master Plan; therefore, the regulations of the R-L-5 Low-Density Residential zone district would apply. The maximum coverage of the lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. All required building setbacks, landscaping, off-street parking and loading requirements were evaluated and mandated as part of the building permit review process. A deviation from the required street-side setback is requested and can be supported, as demonstrated in the findings below.

17.10.070 Building Setback Area

In the R-L-5 Low Density Residential zone district, building setbacks shall be as follows:

Front Yard:	Livable	15 feet
	Garage	20 feet

Rear Yard:	One-Story	15 feet; 20 feet where there is a landscape easement
	Two-Story	25 feet; 30 feet where there is a landscape easement
Side Yard:	Interior	5 feet
	Street-Side	10 feet*

**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.*

In accordance with the Live Oak Master Plan, building setbacks shall be as follows:

Front Yard:	Porch	10 feet
	Livable	15 feet
	Garage	20 feet
Rear Yard:	One-Story	15 feet
	Multi-Story	5 feet additional per story
Side Yard:	Interior	5 feet
	Street-Side	10 feet
	Garage	20 feet (side entry)
	Porch	10 feet

Front-Yard Setback:

The proposed residence's garage is setback 20-feet and three inches from the front property line. The livable space is setback approximately 39 feet from the closest point of the residence to the front property line. This satisfies the required front-yard setback for the garage and livable space of the Live Oak Master Plan and R-L-5 Low-Density Residential standards.

Rear-Yard Setback:

The proposed residence is setback 20 feet from the rear property line. Since the residence is single-story, this satisfies the required rear-yard setback for the Live Oak Master Plan and R-L-5 Low-Density Residential standards.

Interior Side-Yard Setback:

The proposed residence is setback seven feet from the interior side-yard property line. This satisfies the required interior side-yard setback of the Live Oak Master Plan and R-L-5 Low-Density Residential standards.

Street-Side Side-Yard Setback:

Per the requirements of the Live Oak Master Plan and the R-L-5 Low-Density Residential zone district, a 10 foot-side-yard setback shall be provided on the street-side property line. The applicant provides an eight-foot-three-inch side-yard setback along the property line adjoining Alpine Avenue. The applicant seeks a variance to the street-side setback area for the lot line adjoining Alpine Avenue. Staff is able to support the variance request, as demonstrated in the variance findings, below.

17.10.080 Distances Between Structures

Per the requirements of the Live Oak Master Plan and the R-L-5 Low-Density Residential zone district, the minimum distance between structures shall be 10 feet, except as provided by the building code. There is only one structure proposed on site. Future structures would be required to meet the provided separation requirements.

17.10.090 Height of Structures

Per the requirements of the Live Oak Master Plan, the maximum building height, measured from finished floor elevation, shall be as follows:

Primary Unit:	35 feet
Accessory Structure:	25 feet
Accessory structure with a Residential Unit:	30 feet

In the R-L-5 Low-Density Residential zone district, the maximum height of structures is 35 feet.

The proposed single-story residence is 12 feet and one inch, measured from the grade to horizontal plate line height of the entry way, which does not exceed the required height of the Live Oak Master Plan or R-L-5 Low-Density Residential zone district.

17.10.100 Driveways

The width of a driveway and any paved area in the R-L-5 Low-Density Residential zone district shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot.

The driveway is 16-feet wide and is approximately 21.7% of the width of the lot's street frontage. Therefore, the proposed driveway does not exceed the required driveway standards of the R-L-5 Low-Density residential zone district. Driveway standards are not addressed in the Live Oak Master Plan.

17.10.130 Off-Street Parking

In the R-L-5 Low-Density Residential zone district, single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter [17.54](#).

According to the Live Oak Master Plan, two parking spaces shall be provided per unit. Spaces are required to be covered and provided within a garage or carport.

The applicant provides a two-car garage for the proposed residence.

17.10.140 Usable Open Space

In the R-L-5 Low-Density Residential zone district, each lot shall provide for a usable open space area of a minimum four hundred (400) square feet that is a minimum fifteen (15) feet wide.

Open space requirements are not addressed in the Live Oak Master Plan.

The applicant provides a 20-feet-by-65-feet (1,300 square feet) open space area in the backyard, which satisfied the requirement of the R-L-5 Low-Density Residential zone district.

17.10.150 Landscaping

In the R-L-5 Low-Density Residential zone district, except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area, or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces. Required landscaping is to be installed within six (6) months after occupancy of the residence and continually maintained.

In accordance with the Live Oak Master Plan, 30% of the lot shall be landscaped. The applicant has submitted landscape plans for the Sterling Oaks subdivision consistent with the requirements of the Live Oak Master Plan.

All requirements of the R-L-5 Low-Density Density Residential zone district and the Live Oak Master Plan are satisfied, with the exception of the street-side side-yard setback requirement, for which a variance is sought.

Reasons for Setbacks

The City requires setbacks between for several reasons:

Safety:

Maintaining setbacks between buildings and uses is important for safety reasons. Having adequate setbacks between structures and uses provides access for the Fire Department to reach fires, in cases of emergency. In this case, the variance is applicable to the street-side side-yard setback area. There is not a concern regarding the separation of uses for Fire Department access.

The residential structure will be setback 20 feet from Alpine Avenue, the setback is a combination of public right-of-way, an eight-foot landscape easement, and an eight-foot-three-inch setback.

Noise:

Setbacks also are in place to reduce noise impacts. The setback reduction pertains to the street-side lot line, which will not create noise issues. All noise generated from the property would be required to meet the Noise Emission standards prescribed by the General Plan.

Preventing Crowding:

Another reason setbacks are required by the City is to reduce crowding and provide separation between uses and structures.

The reduction of the street-side side-yard setback will not create a crowding issue, since it will not affect the distance between the proposed residential structure and any other nearby structure. Additionally, a block wall will be provided between the residence and the public street, further separating uses.

There is an eight-foot landscape easement with a block wall along the street-side side-yard lot line on Alpine Avenue. The block wall and landscape easement will serve to provide significant distance between the residence and the public right-of-way.

Providing Open Space Areas:

Within the City of Hanford, there are requirements for open space – this is generally accommodated in the required setback area. The applicant provides an adequate open-space area in the rear property, which totals 1,300 square feet, which far exceeds the required 400-square-foot open-space requirement for the R-L-5 Low-Density Residential zone district.

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

In accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standard of the Hanford Municipal Code, when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The granting of Variance No. 2021-05 would be consistent with the purpose of the variance process, as the special circumstance applicable to the property pertains to the configuration of the corner lot. Although the has street frontage on two streets, Kenny Thompson Court and Alpine Avenue, the site is only accessible through the Kenny Thompson Court frontage, since there is a block wall and landscape easement along the Alpine Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

FINDINGS FOR APPROVAL

Variance No. 2020-04

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

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

ANALYSIS: That the special circumstances applicable to the property pertains to the configuration of the corner lot. Although the has street frontage on two streets, Kenny Thompson Court and Alpine Avenue, the site is only accessible through the Kenny Thompson Court frontage, since there is a block wall and landscape easement along the Alpine Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

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

ANALYSIS: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity in the same zone district. Although

the property has frontage on two public streets, since the property only has access through one frontage, Kenny Thompson Court, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback.

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

ANALYSIS: That allowing the reduced street-side side-yard setback will not create a safety hazard. The residential structure will be setback 20 feet from Alpine Avenue, the setback is a combination of public right-of-way, an eight-foot landscape easement, and an eight-foot-three-inch setback. The various departments reviewed the proposal and conditioned the project, accordingly.

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

ANALYSIS: That typical R-L-5 Low-Density Residential lots do not share the configuration unique to this lot. Although the property has street frontage on two public streets, since the property only has access through one frontage, Kenny Thompson Court, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback. Since the property is not accessible through the Alpine Avenue frontage, the street-side side-yard setbacks are not necessary.

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

ANALYSIS: That the variance applies to the street-side side-yard setback area for a single-family residence. The use of a single-family residence is a permitted use in the R-L-5 Low-Density Residential zone district.

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

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property pertains to the configuration of the lot. Although the has street frontage on two streets, Kenny Thompson Court and Alpine Avenue, the site is only accessible through the Kenny Thompson Court frontage, since there is a block wall and landscape easement along the Alpine Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

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

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically,

Residential Land Use Designations Goal L8, which aims to provide a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options.

PUBLIC COMMENTS

A Notice of Public Hearing for the project was noticed in the local newspaper on October 16, 2021 and mailed to property owners within 300 feet of the project site on October 15, 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 15303, New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2021-25, approving Variance No. 2021-05.

Applicant/Owner:

San Joaquin Valley Homes
5607 Avenida de los Robles
Visalia, CA 93291

RESOLUTION NO. 2021-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
APPROVING VARIANCE NO. 2021-05, VARIANCE NO. 2021-05, A REQUEST TO DEVIATE
FROM THE STANDARDS OF THE HANFORD MUNICIPAL CODE SECTION 17.10.070 E, IN
ORDER TO REDUCE THE STREET-SIDE SETBACK FOR AN IRREGULAR CORNER LOT
IN THE R-L-5 LOW-DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED
AT 1305 W. KENNY THOMPSON COURT (APN 011-110-022). THE SUBJECT SITE IS LOT
35 OF TRACT 865, WHICH HAS NOT BEEN ASSIGNED ITS OWN ASSESSOR'S PARCEL
NUMBER YET.

At a regular meeting of the City of Hanford Planning Commission duly called and held on
October 26, 2021 on motion of Commissioner , seconded by Commissioner
, and duly carried, the following resolution was adopted:

WHEREAS, Variance No. 2021-05, a request to deviate from the standards of the Hanford
Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular
corner lot in the R-L-5 Low-Density Residential zone district, as shown in **Exhibit A**, has been
reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.84 of the
Hanford Municipal Code, and

WHEREAS, the project is located at 1305 W. Kenny Thompson Court (APN 011-110-022).
The subject site is lot 35 of Tract 865, which has not been assigned its own assessor's parcel
number yet; and

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

WHEREAS, the project is exempt from environmental review, per Section 15303 New
Construction and Conversion of Small Structures of the California Environmental Quality Act of
the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been
prepared; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the
written and oral evidence presented at the public hearing, the Planning Commission hereby
makes the following findings pursuant to Section 17.84.050 of the Hanford Municipal Code:

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

ANALYSIS: That the special circumstances applicable to the property pertains to the
configuration of the corner lot. Although the has street frontage on two streets, Kenny
Thompson Court and Alpine Avenue, the site is only accessible through the Kenny Thompson
Court frontage, since there is a block wall and landscape easement along the Alpine Avenue
frontage. The limited frontage from one side is similar to an interior lot, for which there is only
a five-foot setback.

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

ANALYSIS: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity in the same zone district. Although the property has frontage on two public streets, since the property only has access through one frontage, Kenny Thompson Court, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback.

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

ANALYSIS: That allowing the reduced street-side side-yard setback will not create a safety hazard. The residential structure will be setback 20 feet from Alpine Avenue, the setback is a combination of public right-of-way, an eight-foot landscape easement, and an eight-foot-three-inch setback. The various departments reviewed the proposal and conditioned the project, accordingly.

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

ANALYSIS: That typical R-L-5 Low-Density Residential lots do not share the configuration unique to this lot. Although the property has street frontage on two public streets, since the property only has access through one frontage, Kenny Thompson Court, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback. Since the property is not accessible through the Alpine Avenue frontage, the street-side side-yard setbacks are not necessary.

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

ANALYSIS: That the variance applies to the street-side side-yard setback area for a single-family residence. The use of a single-family residence is a permitted use in the R-L-5 Low-Density Residential zone district.

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

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property pertains to the configuration of the lot. Although the has street frontage on two streets, Kenny Thompson Court and Alpine Avenue, the site is only accessible through the Kenny Thompson Court frontage, since there is a block wall and landscape easement along the Alpine Avenue

frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

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

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

THEREFORE, BE IT RESOLVED that Variance No. 2021-05 be approved, subject to the conditions of approval, below:

1. That the subject site be developed, as shown in Exhibit A – FY22-0137.
2. That all development shall conform to the standards of the Hanford Municipal Code, except where modified by the Live Oak Master Plan Design Standards and this resolution.

EXPIRATION

That this Variance become null and void two (2) years after the effective date of approval, unless, prior to the expiration, the use for which the permit was approved has commenced. Prior to expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension will be taken to the Planning Commission, who may extend the expiration of the permit by one year.

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

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

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

I, **Gabrielle Myers**, Acting Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 26th day of October 2021.

Gabrielle Myers, Acting Secretary

Exhibit A
FY22-0194

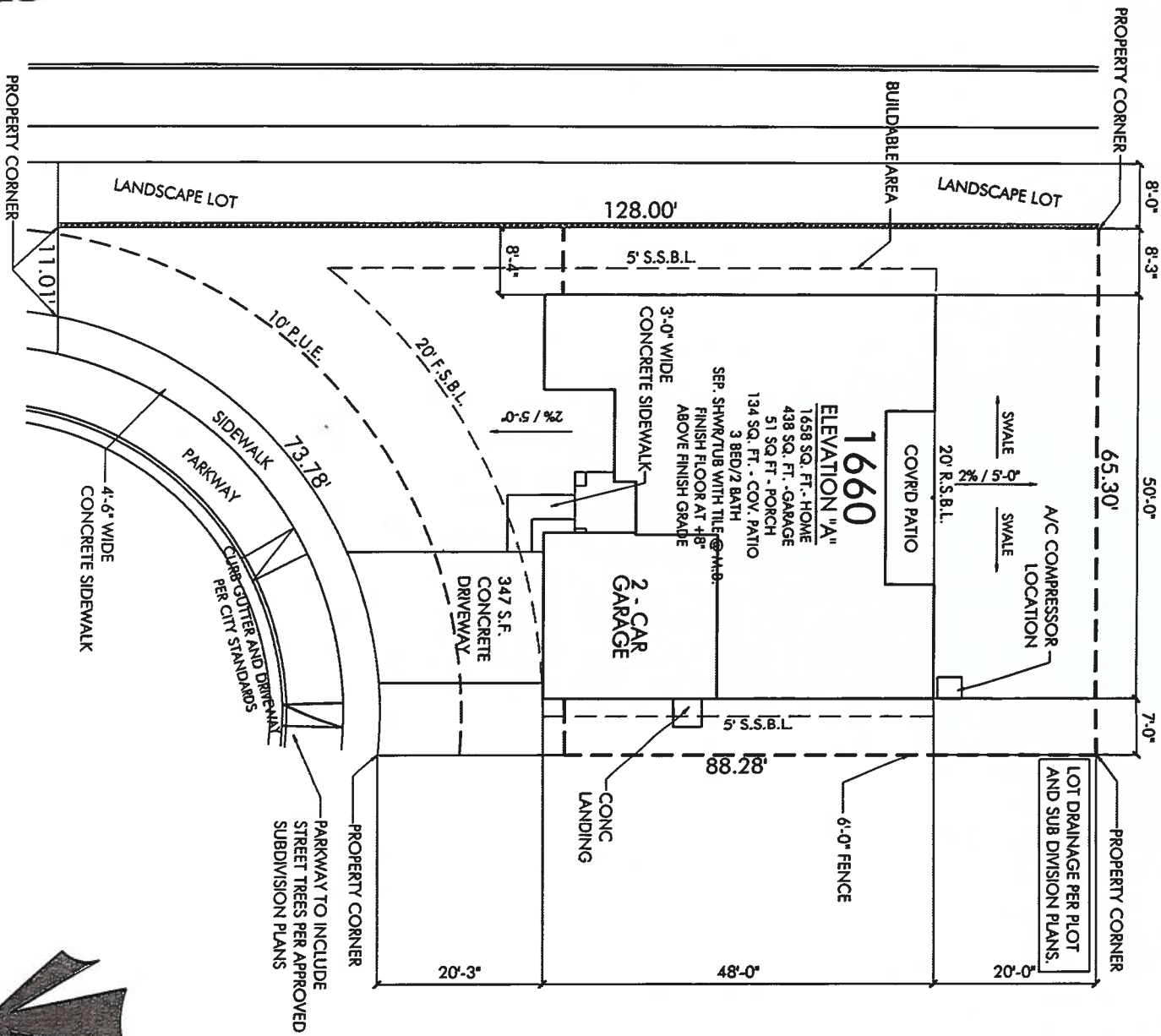


San Joaquin Valley
HOMES

5607 AVE DE LOS ROBLES
VISALIA, CA 93291
Voice 559-732-2660

RECOMMENDED SPECIFICATIONS:

1. 6 CUBIC YARDS 3" THICK LAYER OF LANDSCAPE MULCH
 2. 25% WITH MAXIMUM 500 SQ. FT. WARM SEASON BERMUDA GRASS TURF
- I AGREE TO COMPLY WITH THE MWELO PRESCRIPTIVE COMPLIANCE OPTION
- 2009 SF FRONT YARD LANDSCAPE - TURF NOT TO EXCEED 500 SF
 - 391 SF FRONT YARD HARDCAPE



SITE PLAN

ADDRESS: 1305 W. KENNY THOMPSON CT
APN:

NORTH
1" = 20'

LOT: 35

STERLING OAKS

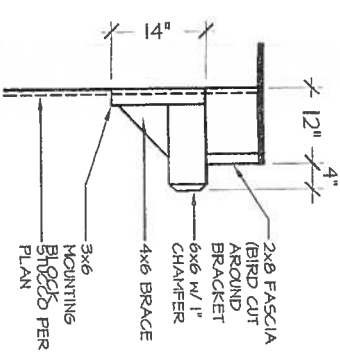
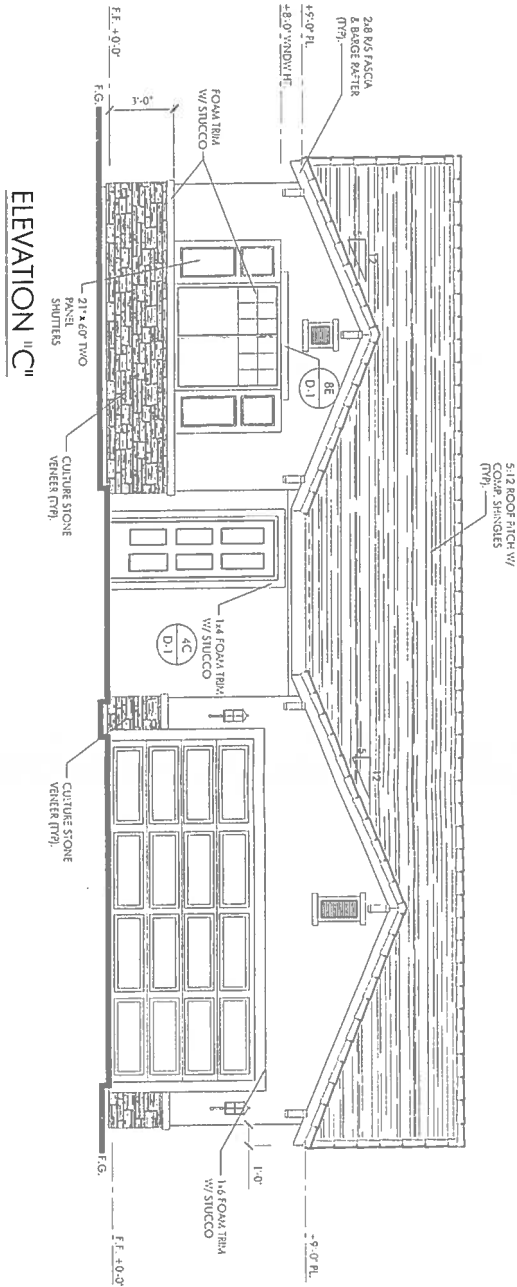
HANFORD

BUYERS SIGNATURE

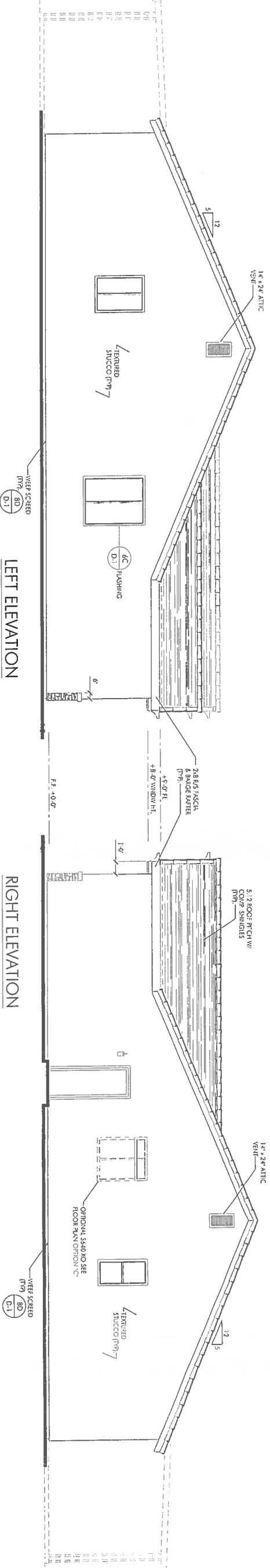
ALL DIMENSIONS SHOWN ARE WITHIN +/- .8%

APPROVAL DATE

4/23/2024
B.m 6/3

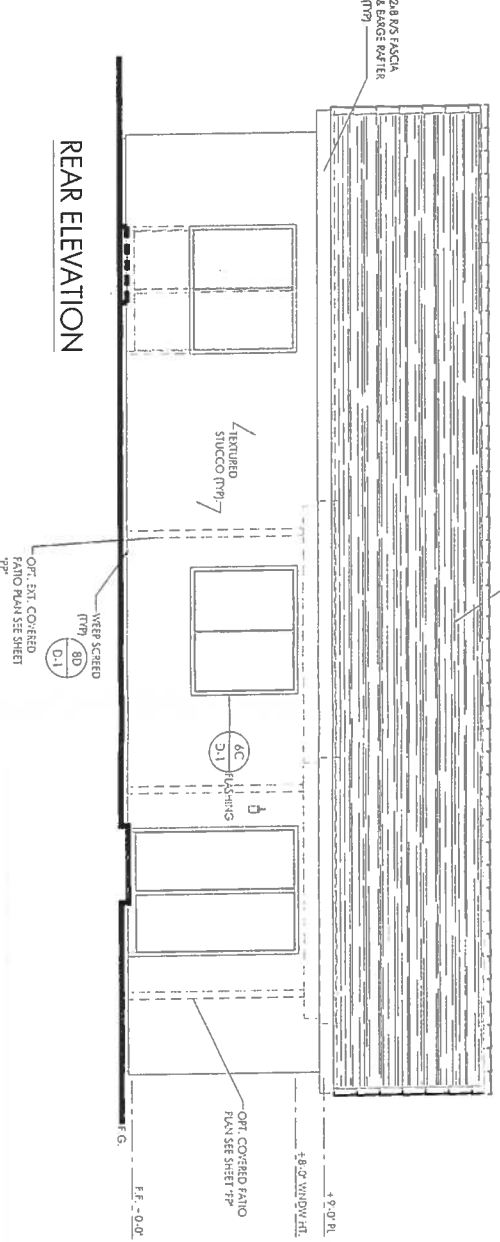


OUTRIGGER DETAIL AT EAVE



LEFT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

- EXTERIOR FINISH NOTES:
1. 1/2\"/>
 2. 1/2\"/>
 3. 1/2\"/>
 4. 1/2\"/>
 5. 1/2\"/>
 6. 1/2\"/>
 7. 1/2\"/>
 8. 1/2\"/>
 9. 1/2\"/>
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San Joaquin Valley HOMES

5607 AVE. DE LOS ROBLES
VISALIA, CA 93291
Voice 559-732-2660
Fax 559-732-2999
email - rmerrill@sjvhomes

DRAWN BY:	D. NILSSON
SCALE:	1/4" = 1'-0"
DRAWN DATE:	11-30-2020
REF. DATE:	11-23-2020
CHECKED BY:	D. NILSSON

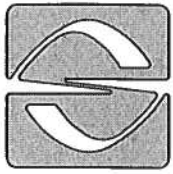
REVISIONS:

PLAN 1440

HANFORD
EXTERIOR
ELEVATION "C"

REAR ELEVATION
RIGHT .S.D.C. = D

A-6CR



San Joaquin Valley HOMES

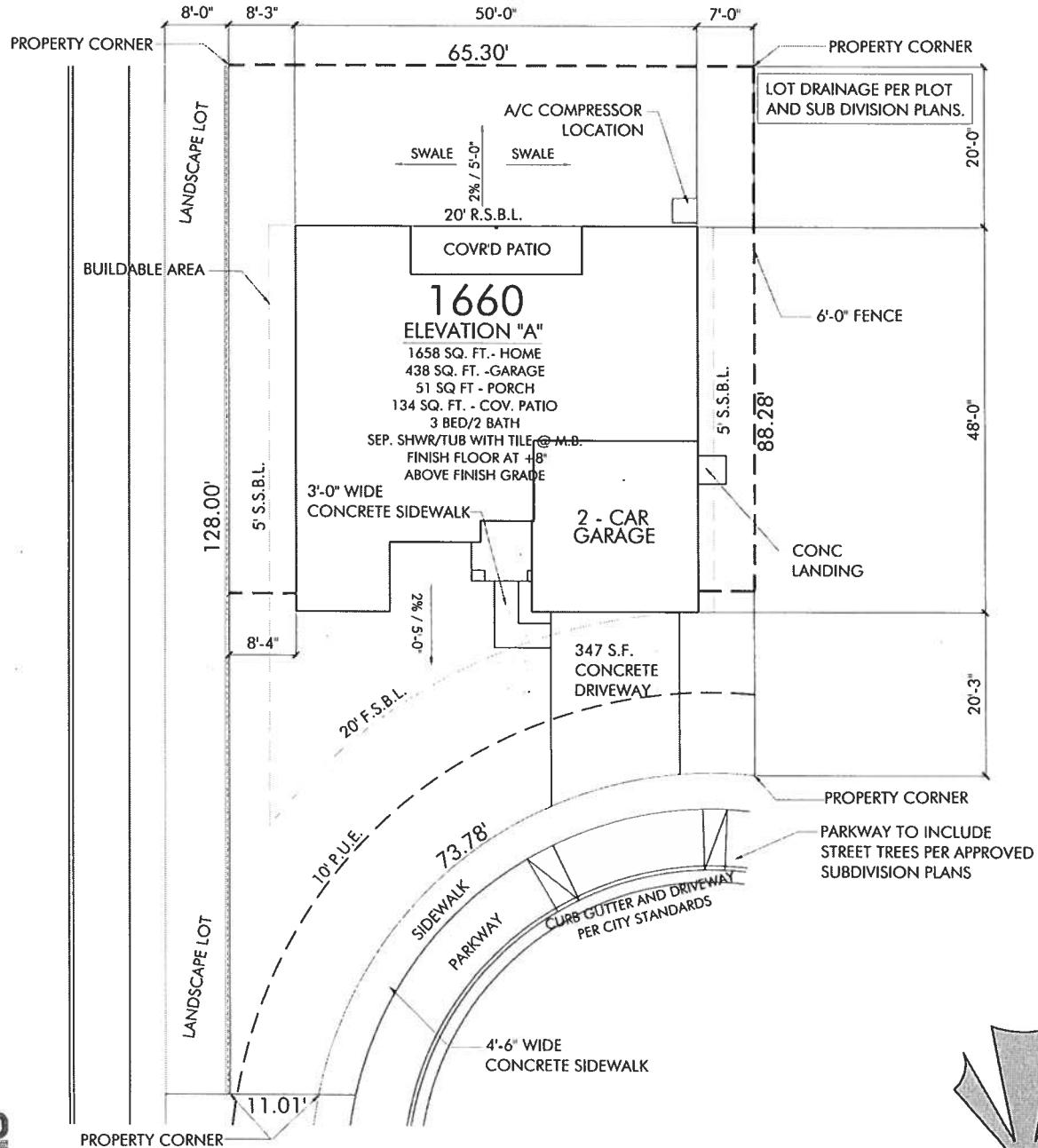
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
Voice 559-732-2660

LANDSCAPING REQUIREMENTS:

1. 6 CUBIC YARDS 3" THICK LAYER OF LANDSCAPE MULCH
2. 25% WITH MAXIMUM 500 SQ. FT. WARM SEASON BERMUDA GRASS TURF

I AGREE TO COMPLY WITH THE MWEL0 PRESCRIPTIVE COMPLIANCE OPTION

- 2009 SF FRONT YARD LANDSCAPE - TURF NOT TO EXCEED 500 SF
- 391 SF FRONT YARD HARDSCAPE



SITE PLAN

ADDRESS: 1305 W. KENNY THOMPSON CT
APN:



NORTH
1" = 20'

LOT: 35

STERLING OAKS

HANFORD

ALL DIMENSIONS SHOWN ARE WITHIN +/- 3%

BUYERS SIGNATURE _____

APPROVAL DATE _____

Attachment: Attachment 1 - FY 22-0194 (Variance No. 2021-05 SJVH)

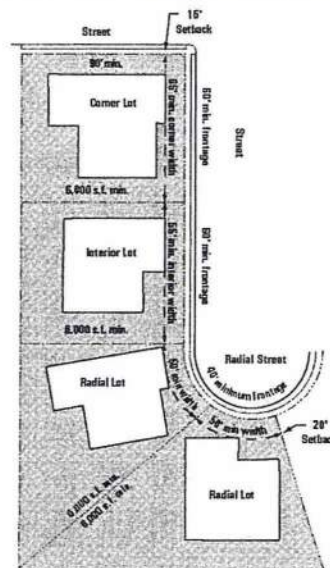
Chapter 3

Table 3.3 Low Density Residential (LD) Standards

Land Use	Low Density Residential
Base Zone District	R-1-6 R-L-5
Density Range	3-9 Dwelling units/gross acre 2-10 Dwelling units/gross acre
Permitted Use	HMC Section 17-18-020 17.10
Administrative Approval	HMC Section 17-18-030 17.10
Conditional Uses	HMC Section 17-18-040 17.10

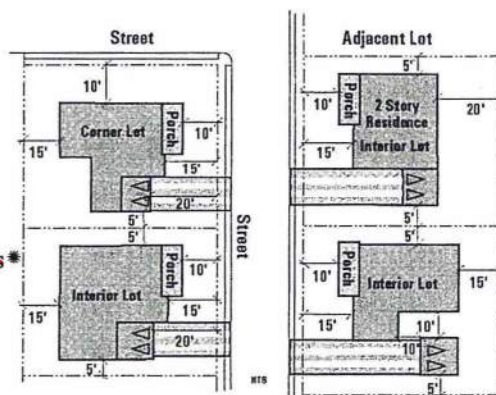
Lot Configuration

Lot Area	5,000 6,000 square feet minimum
Width	
Interior Lot	55 feet minimum (Measured at front yard setback)
Corner Lot	65 feet minimum (Measured at front yard setback)
Radial Lot	50 feet minimum (Measured at front yard setback)
Depth	90 feet minimum
Frontage	55 feet minimum (local streets) (Measure at the edge of ROW) 40 feet minimum (radial streets) (Measure at the edge of ROW)
Lot Coverage	40% maximum
Landscaping	30% of lot minimum



Setbacks

Front Yard	
Covered Porch	10 feet minimum
Living Space	15 feet minimum
Garage	20 feet minimum
Side Yard	
Interior	5 feet minimum
Corner (Street Side)	10 feet minimum
Corner (Street Side)	15 feet minimum at collector streets *
Garage (Side Entry)	20 feet minimum
Covered Porch	10 feet minimum
Rear Yard (one-story)	15 feet minimum
Multi-Story	5 feet additional per story



Accessory Structures 5 feet from rear or side property line
(When located in the rear yard)

Distance Between Buildings 10 feet minimum, or allowed per the Building Code

* Collector Streets are as defined by City of Hanford Municipal Code

Public Review Draft

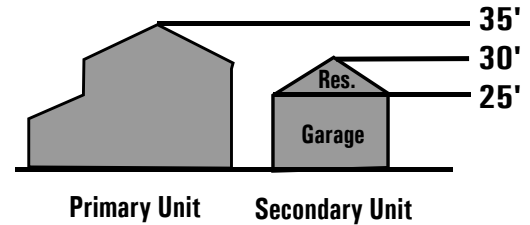
LIVE OAK
master plan

Land Use & Neighborhood Design

Building Heights

Primary Unit
Accessory Structure
With Res. Unit

Measured from finished floor elevation
35 feet maximum
25 feet maximum
30 feet maximum



Off Street Parking

Parking Requirement

2 spaces/unit minimum (4 spaces/unit if no street driveway access)
(Minimum two covered spaces within a garage or carport)

Garages

Refer also to Section 3.3.6

Coverage

50% maximum of first floor
front elevation

Front Loaded Garage

Front Yard Setback

20 feet minimum

Corner Side Yard Setback

20 feet minimum

Detached Garage

Side Yard (Interior)

5 feet minimum

Side Yard (Street side)

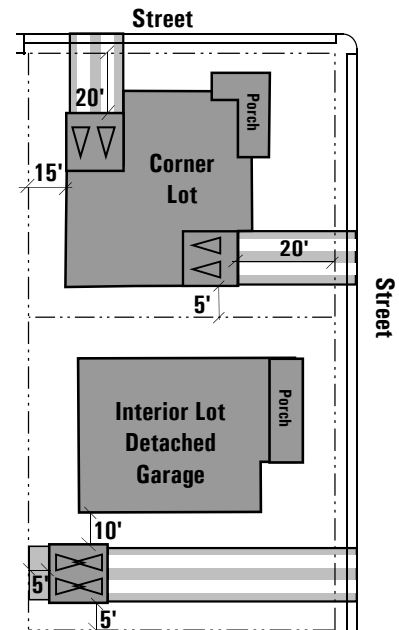
20 feet minimum

Rear Yard

5 feet minimum

(setback a min. of 15' from alley
centerline)

Note: When alley is available, no front loaded garage is allowed. (Refer to Residential policy F. and Garage Design Guidelines E.)



Porches

Requirement

Refer also to Section 3.3.7

60% of all units

Fencing and Walls

Within Setbacks

Front and Side Yard

3 feet maximum height (Must be 5' minimum behind property line and a minimum of 50% transparent)

7* feet maximum height

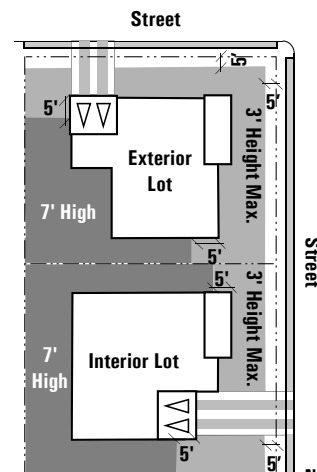
Rear and Side Yard

(Along rear and side property line when setback a minimum of 5' behind leading edge of house)

7* feet maximum height

Along Alley

(Along rear property, setback 3 feet minimum from alley Right of Way.



*As per city standards.



Notice of Exemption 2021-92

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

☒ County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

From: City of Hanford
317 North Douty Street
Hanford, CA 93230

Project Title: Variance No. 2021-05

Project Location – The project is located at 1305 W. Kenny Thompson Court (APN 011-110-022). The subject site is lot 35 of Tract 865, which has not been assigned its own assessor's parcel number yet. The APN provided is for the parcel, overall, pre-subdivision.

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

Description of Nature, Purpose and Beneficiaries of Project: **Variance No. 2021-05**, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district.

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

Name of Person or Agency Carrying Out Project: San Joaquin Valley Homes

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: 15303 New Construction and Conversion of Small Structures
☐ 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 15303 New Construction or Conversion of Small Structures of California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt from future environmental review. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The proposed project will not result in cumulative impacts of successive projects of the same type in the same place, is not located within or near a scenic highway, road, or corridor, is not located on a hazardous waste site, and does not involve any change to a historical resource.

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

Signature: _____ Date: October 26, 2021 Title: Senior Planner

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

Attachment: Attachment 3 - Notice of Exemption (Variance No. 2021-05 SJVH)



AGENDA STAFF REPORT

MEETING DATE: 10/26/2021	AGENDA SECTION: 3
---------------------------------	--------------------------

SUBJECT:

Variance No. 2021-06, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district. The project is located at 1300 W. Poppysprings Court (APN 011-110-022). The subject site is lot 72 of Tract 865, which has not been assigned its own assessor's parcel number yet. The APN provided is for the parcel, overall, pre-subdivision.

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - VAR 2021-06

Resolution No. 2021-26

Attachment 1 - FY22-0137

Attachment 2 - Live Oak Master Plan Low-Density Standards

Attachment 3 - Notice of Exemption

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, October 26, 2021**

PROJECT: **Variance No. 2021-06**, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district.

LOCATION: The project is located at 1300 W. Poppysprings Court (APN 011-110-022). The subject site is lot 72 of Tract 865, which has not been assigned its own assessor's parcel number yet. The APN provided is for the parcel, overall, pre-subdivision.

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2021-26, approving Variance No. 2021-06.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2021-26, approving Variance No. 2021-06.

PROJECT DESCRIPTION

The project is a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for a single-family home on an irregular corner lot in the R-L-5 Low-Density Residential zone district.

In accordance with Section 17.10.070 E, the side building setback area shall be ten feet from a street-side property line. In accordance with Section 17.10.070 F, 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.

The applicant submitted building permit FY22-0137 for the development of the subject site as a four-bedroom single-family residence in Tract 865, Sterling Oaks. FY22-0137 is attached, **Attachment 1**.

The street-side setback area provided is insufficient. The required setback is 10 feet, measured from the easement. The provided setback is eight feet and three inches.

Project Location

The project is located at 1300 W. Poppysprings Court (Lot 72) in Tract 865, Sterling Oaks, which is a tract within the Live Oak Master Planned Community. Since Tract 865 was recently recorded, an individual assessor's parcel number (APN) has not been created for the subject parcel, yet. The subject lot is shown, highlighted in yellow, below.

Figure 1: Lot Location (shown in yellow)

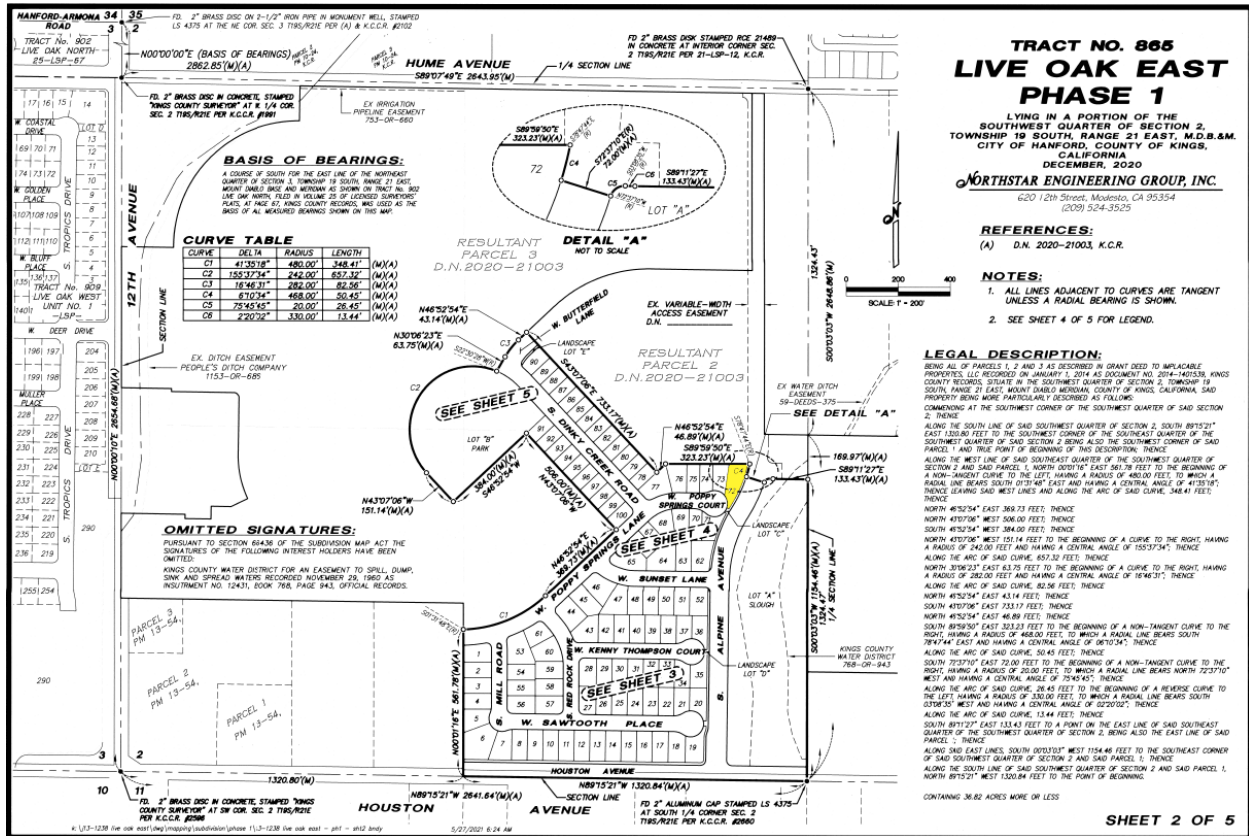
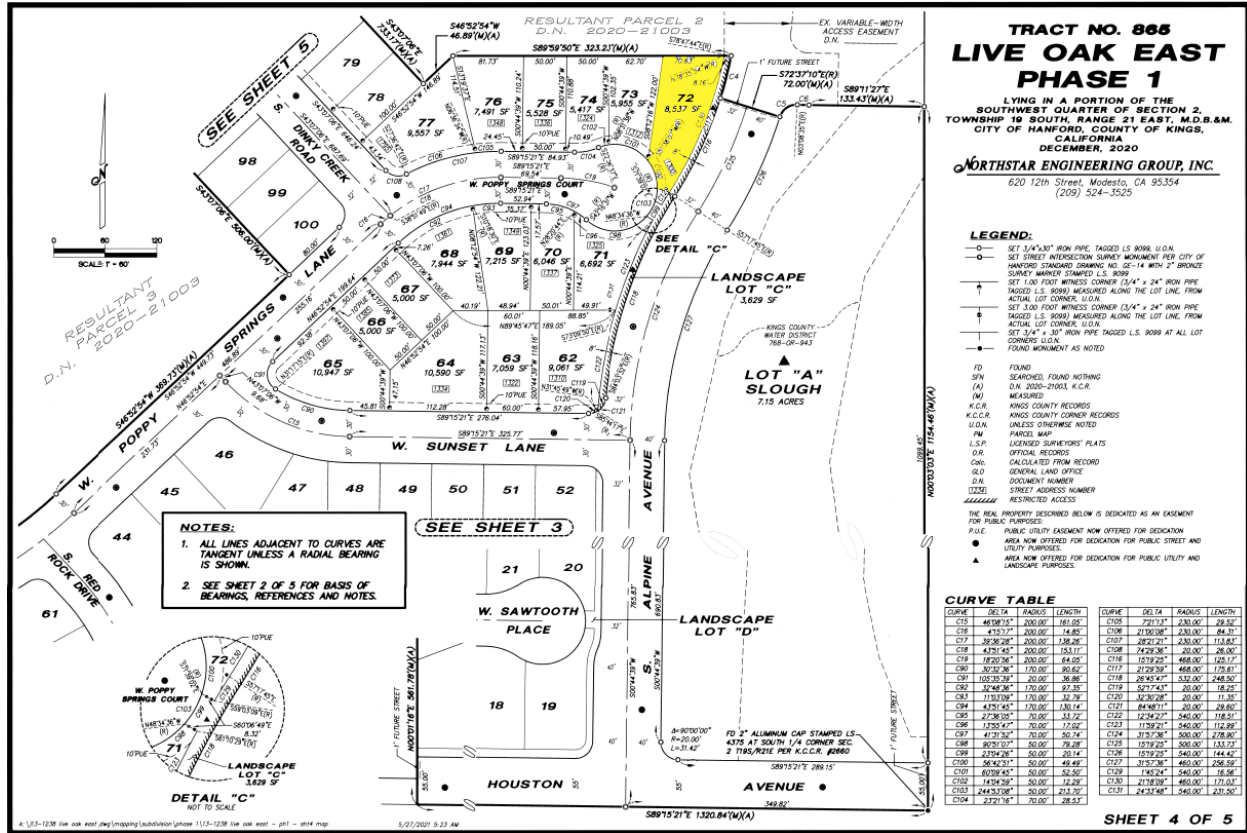


Figure 2: Lot Location (shown in yellow)



The General Plan designates the property as Low-Density Residential (see Figure 3, below). The property is zoned R-L-5 Low-Density Residential, which corresponds with the General Plan designation (see Figure 4, below).

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

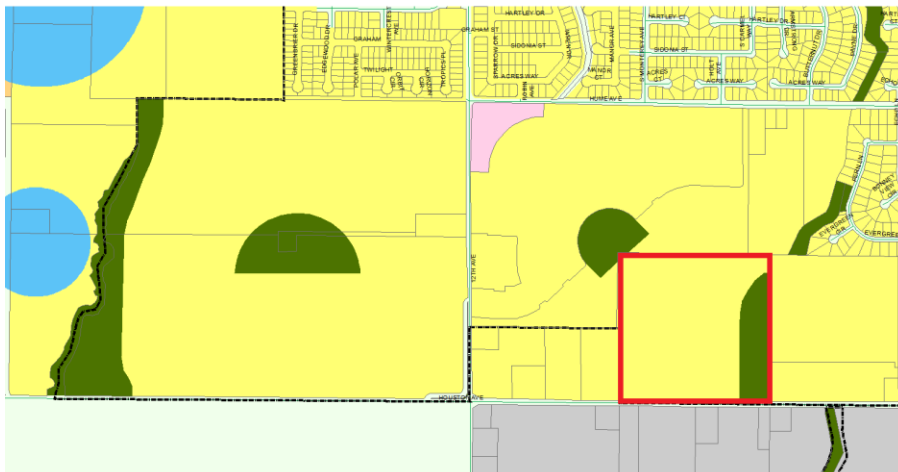
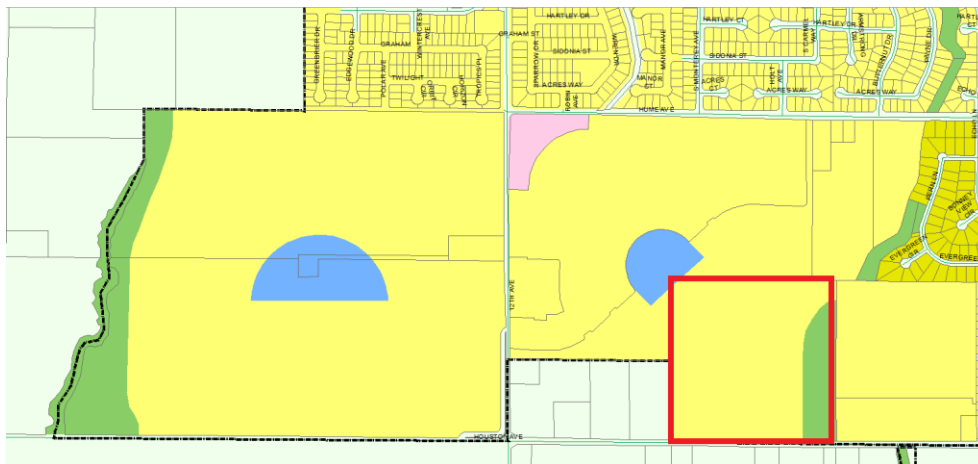


Figure 4:
Zoning Designation (Property outlined in red)
Low-Density Residential



Entitlement

The applicant submitted building permit FY22-0137 for development of the site as a single-family residence – **Attachment 1**. The subject site is a single-family residential lot within the Live Oak Master Planned Community, approved under Planned Unit Development No. 2005-04 and Tentative Tract 865.

The Live Oak Master Plan contains varying development standards (see **Attachment 2**); however, the Master Plan does not allow a deviation from the street-side setback. In accordance with the Master Plan, the street-side setback on a corner lot shall be 10 feet, consistent with the Hanford Municipal Code.

PROJECT EVALUATION

Compliance with Hanford Municipal Code and Live Oak Master Plan

Building Permit FY22-0137 was reviewed for conformance with the standards of the Live Oak Development Master Plan and the regulations set forth in Section 17.10 for the Low-Density Residential zone district, where the Master Plan was silent.

The Live Oak Master Plan was approved through Planned Unit Development No. 2005-04 and supersedes the regulations of the Hanford Municipal Code.

17.10.030 Lot Area

The minimum lot area in the R-L-5 Low-Density Residential zone district and in the Live Oak Master Plan shall be 5,000 square feet.

The subject property is 8,537, which exceeds the minimum lot area requirement for the R-L-5 Low-Density Residential zone district and the Live Oak Master Plan.

17.10.040 Lot Dimensions

In the R-L-5 Low Density Residential zone district, lot dimensions shall be as follows:

Lot frontage: 40 feet
 Lot width: 50 feet for interior lots and 60 feet for corner lots
 Lot depth: 90 feet

In accordance with the Live Oak Master Plan, lot dimensions shall be as follows:

Lot Frontage: 55 feet minimum (local streets)
 40 feet minimum (radial streets)
 Lot Width: 65 feet minimum for a corner lot (measured at front yard setback)
 50 feet minimum for a radial lot (measured at front yard setback)
 Depth: 90 feet

The lot's radial frontage is 49.49. The lot's width is 57.81 feet, measured at the front setback. The lot's depth is an average of 146.5 feet. The lot satisfies the standards for the R-L-5 Low-Density Residential zone district and the Live Oak Master Plan.

17.10.050 Dwelling Units Per Lot

Dwelling units per lot are not addressed in the Live Oak Master Plan, therefore, the regulations of the R-L-5 Low-Density Residential zone district would apply. In the R-L-5 Low-Density Residential zone district, not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit in accordance with Section [17.60.030](#).

The applicant proposes one single-family residential unit for the project site.

17.10.060 Coverage

Coverage is not limited in the Live Oak Master Plan; therefore, the regulations of the R-L-5 Low-Density Residential zone district would apply. The maximum coverage of the lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. All required building setbacks, landscaping, off-street parking and loading requirements were evaluated and mandated as part of the building permit review process. A deviation from the required street-side setback is requested and can be supported, as demonstrated in the findings below.

17.10.070 Building Setback Area

In the R-L-5 Low Density Residential zone district, building setbacks shall be as follows:

Front Yard:	Livable	15 feet
	Garage	20 feet

Rear Yard:	One-Story	15 feet; 20 feet where there is a landscape easement
	Two-Story	25 feet; 30 feet where there is a landscape easement
Side Yard:	Interior	5 feet
	Street-Side	10 feet*

**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.*

In accordance with the Live Oak Master Plan, building setbacks shall be as follows:

Front Yard:	Porch	10 feet
	Livable	15 feet
	Garage	20 feet
Rear Yard:	One-Story	15 feet
	Multi-Story	5 feet additional per story
Side Yard:	Interior	5 feet
	Street-Side	10 feet
	Garage	20 feet (side entry)
	Porch	10 feet

Front-Yard Setback:

The proposed residence's garage is setback 22 feet and 10 inches from the nearest point of the residence to the front property line. The livable space is setback approximately 49 feet from the closest point of the residence to the front property line. This satisfies the required front-yard setback for the garage and livable space of the Live Oak Master Plan and R-L-5 Low-Density Residential standards.

Rear-Yard Setback:

The proposed residence is setback 53 feet and two inches from the rear property line. This satisfies the two-story rear-yard setback for the Live Oak Master Plan and R-L-5 Low-Density Residential standards.

Interior Side-Yard Setback:

The proposed residence is setback five feet from the interior side-yard property line. This satisfies the required interior side-yard setback of the Live Oak Master Plan and R-L-5 Low-Density Residential standards.

Street-Side Side-Yard Setback:

Per the requirements of the Live Oak Master Plan and the R-L-5 Low-Density Residential zone district, a 10 foot-side-yard setback shall be provided on the street-side property line. The applicant provides a seven-foot-four-inch side-yard setback along the property line adjoining Alpine Avenue. The applicant seeks a variance to the street-side setback area for the lot line adjoining Alpine Avenue. Staff is able to support the variance request, as demonstrated in the variance findings, below.

17.10.080 Distances Between Structures

Per the requirements of the Live Oak Master Plan and the R-L-5 Low-Density Residential zone district, the minimum distance between structures shall be 10 feet, except as provided by the building code. There is only one structure proposed on site. Future structures would be required to meet the provided separation requirements.

17.10.090 Height of Structures

Per the requirements of the Live Oak Master Plan, the maximum building height, measured from finished floor elevation, shall be as follows:

Primary Unit:	35 feet
Accessory Structure:	25 feet
Accessory structure with a Residential Unit:	30 feet

In the R-L-5 Low-Density Residential zone district, the maximum height of structures is 35 feet.

The proposed single-story residence is 17 feet and six and three-quarter inches, measured from the grade to horizontal plate line height of the second-story, which does not exceed the required height of the Live Oak Master Plan or R-L-5 Low-Density Residential zone district.

17.10.100 Driveways

The width of a driveway and any paved area in the R-L-5 Low-Density Residential zone district shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot.

The driveway is 13-feet wide and is approximately 26.3% of the width of the lot's street frontage. Therefore, the proposed driveway does not exceed the required driveway standards of the R-L-5 Low-Density residential zone district. Driveway standards are not addressed in the Live Oak Master Plan.

17.10.130 Off-Street Parking

In the R-L-5 Low-Density Residential zone district, single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter [17.54](#).

According to the Live Oak Master Plan, two parking spaces shall be provided per unit. Spaces are required to be covered and provided within a garage or carport.

The applicant provides a two-car garage for the proposed residence.

17.10.140 Usable Open Space

In the R-L-5 Low-Density Residential zone district, each lot shall provide for a usable open space area of a minimum four hundred (400) square feet that is a minimum fifteen (15) feet wide.

Open space requirements are not addressed in the Live Oak Master Plan.

The applicant provides a 70-foot-by-53-foot (3,710 square feet) open space area in the backyard, which satisfies the requirement of the R-L-5 Low-Density Residential zone district.

17.10.150 Landscaping

In the R-L-5 Low-Density Residential zone district, except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area, or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces. Required landscaping is to be installed within six (6) months after occupancy of the residence and continually maintained.

In accordance with the Live Oak Master Plan, 30% of the lot shall be landscaped. The applicant has submitted landscape plans for the Sterling Oaks subdivision consistent with the requirements of the Live Oak Master Plan.

All requirements of the R-L-5 Low-Density Residential zone district and the Live Oak Master Plan are satisfied, with the exception of the street-side side-yard setback requirement, for which a variance is sought.

Reasons for Setbacks

The City requires setbacks between for several reasons:

Safety:

Maintaining setbacks between buildings and uses is important for safety reasons. Having adequate setbacks between structures and uses provides access for the Fire Department to reach fires, in cases of emergency. In this case, the variance is applicable to the street-side side-yard setback area. There is not a concern regarding the separation of uses for Fire Department access.

The residential structure will be setback 22 feet from Alpine Avenue, the setback is a combination of public right-of-way, an eight-foot landscape easement, and an eight-foot-three-inch setback.

Noise:

Setbacks also are in place to reduce noise impacts. The setback reduction pertains to the street-side lot line, which will not create noise issues. All noise generated from the property would be required to meet the Noise Emission standards prescribed by the General Plan.

Preventing Crowding:

Another reason setbacks are required by the City is to reduce crowding and provide separation between uses and structures.

The reduction of the street-side side-yard setback will not create a crowding issue, since it will not affect the distance between the proposed residential structure and any other nearby structure.

Additionally, a block wall will be provided between the residence and the public street, further separating uses.

There is an eight-foot landscape easement with a block wall along the street-side side-yard lot line on Alpine Avenue. The block wall and landscape easement will serve to provide significant distance between the residence and the public right-of-way.

Providing Open Space Areas:

Within the City of Hanford, there are requirements for open space – this is generally accommodated in the required setback area. The applicant provides an adequate open-space area in the rear property, which totals 3,710 square feet, which far exceeds the required 400-square-foot open-space requirement for the R-L-5 Low-Density Residential zone district.

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

In accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standard of the Hanford Municipal Code, when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The granting of Variance No. 2021-06 would be consistent with the purpose of the variance process, as the special circumstance applicable to the property pertains to the configuration of the corner lot. Although the has street frontage on two streets, Poppysprings Court and Alpine Avenue, the site is only accessible through the Poppysprings Court frontage, since there is a block wall and landscape easement along the Alpine Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

FINDINGS FOR APPROVAL

Variance No. 2021-06

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

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

ANALYSIS: That the special circumstances applicable to the property pertains to the configuration of the corner lot. Although the has street frontage on two streets, Poppysprings Court and Alpine Avenue, the site is only accessible through the Poppysprings Court frontage, since there is a block wall and landscape easement along the Alpine Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

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

ANALYSIS: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity in the same zone district. Although the property has frontage on two public streets, since the property only has access through one frontage, Poppysprings Court, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback.

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

ANALYSIS: That allowing the reduced street-side side-yard setback will not create a safety hazard. The residential structure will be setback 22 feet from Alpine Avenue, the setback is a combination of public right-of-way, an eight-foot landscape easement, and an seven-foot-four-inch setback. The various departments reviewed the proposal and conditioned the project, accordingly.

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

ANALYSIS: That typical R-L-5 Low-Density Residential lots do not share the configuration unique to this lot. Although the property has street frontage on two public streets, since the property only has access through one frontage, Poppysprings Court, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback. Since the property is not accessible through the Alpine Avenue frontage, the street-side side-yard setbacks are not necessary.

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

ANALYSIS: That the variance applies to the street-side side-yard setback area for a single-family residence. The use of a single-family residence is a permitted use in the R-L-5 Low-Density Residential zone district.

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

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property pertains to the configuration of the lot. Although the has street frontage on two streets, Poppysprings Court and Alpine Avenue, the site is only accessible through the Poppysprings Court frontage, since there is a block wall and landscape easement along the Alpine Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

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

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

PUBLIC COMMENTS

A Notice of Public Hearing for the project was noticed in the local newspaper on October 16, 2021 and mailed to property owners within 300 feet of the project site on October 15, 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 15303, New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2021-26, approving Variance No. 2021-06.

Applicant/Owner:

San Joaquin Valley Homes
5607 Avenida de los Robles
Visalia, CA 93291

RESOLUTION NO. 2021-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING VARIANCE NO. 2021-06, A REQUEST TO DEVIATE FROM THE STANDARDS OF THE HANFORD MUNICIPAL CODE SECTION 17.10.070 E, IN ORDER TO REDUCE THE STREET-SIDE SETBACK FOR AN IRREGULAR CORNER LOT IN THE R-L-5 LOW-DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 1300 W. POPPYSPRINGS COURT (APN 011-110-022). THE SUBJECT SITE IS LOT 72 OF TRACT 865, WHICH HAS NOT BEEN ASSIGNED ITS OWN ASSESSOR'S PARCEL NUMBER YET.

At a regular meeting of the City of Hanford Planning Commission duly called and held on October 26, 2021 on motion of Commissioner _____, seconded by _____ Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Variance No. 2021-06, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.84 of the Hanford Municipal Code; and

WHEREAS, the project is located at 1300 W. PoppySprings Court (APN 011-110-022). The subject site is lot 72 of Tract 865, which has not been assigned its own assessor's parcel number yet; and

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

WHEREAS, the project is exempt from environmental review, per Section 15303 New Construction and Conversion of Small Structures of the California Environmental Quality Act of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.84.050 of the Hanford Municipal Code:

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

ANALYSIS: That the special circumstances applicable to the property pertains to the configuration of the corner lot. Although the has street frontage on two streets, PoppySprings Court and Alpine Avenue, the site is only accessible through the PoppySprings Court frontage, since there is a block wall and landscape easement along the Alpine Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

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

ANALYSIS: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity in the same zone district. Although the property has frontage on two public streets, since the property only has access through one frontage, Poppysprings Court, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback.

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

ANALYSIS: That allowing the reduced street-side side-yard setback will not create a safety hazard. The residential structure will be setback 22 feet from Alpine Avenue, the setback is a combination of public right-of-way, an eight-foot landscape easement, and an seven-foot-four-inch setback. The various departments reviewed the proposal and conditioned the project, accordingly.

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

ANALYSIS: That typical R-L-5 Low-Density Residential lots do not share the configuration unique to this lot. Although the property has street frontage on two public streets, since the property only has access through one frontage, Poppysprings Court, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback. Since the property is not accessible through the Alpine Avenue frontage, the street-side side-yard setbacks are not necessary.

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

ANALYSIS: That the variance applies to the street-side side-yard setback area for a single-family residence. The use of a single-family residence is a permitted use in the R-L-5 Low-Density Residential zone district.

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

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property pertains to the configuration of the lot. Although the has street frontage on two streets, Poppysprings Court and Alpine Avenue, the site is only accessible through the Alpine Avenue frontage. The limited frontage from one side is landscape easement along the Alpine Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

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

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Residential

Land Use Designations Goal L8, which aims to provide a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options.

THEREFORE, BE IT RESOLVED that Variance No. 2021-06 be approved, subject to the conditions of approval, below:

1. That the subject site be developed, as shown in Exhibit A – FY22-0137.
2. That all development shall conform to the standards of the Hanford Municipal Code, except where modified by the Live Oak Master Plan Design Standards and this resolution.

EXPIRATION

That this Variance become null and void two (2) years after the effective date of approval, unless, prior to the expiration, the use for which the permit was approved has commenced. Prior to expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension will be taken to the Planning Commission, who may extend the expiration of the permit by one year.

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

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

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

I, **Gabrielle Myers**, Acting Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 26th day of October 2021.

Gabrielle Myers, Acting Secretary

Exhibit A
FY22-0137

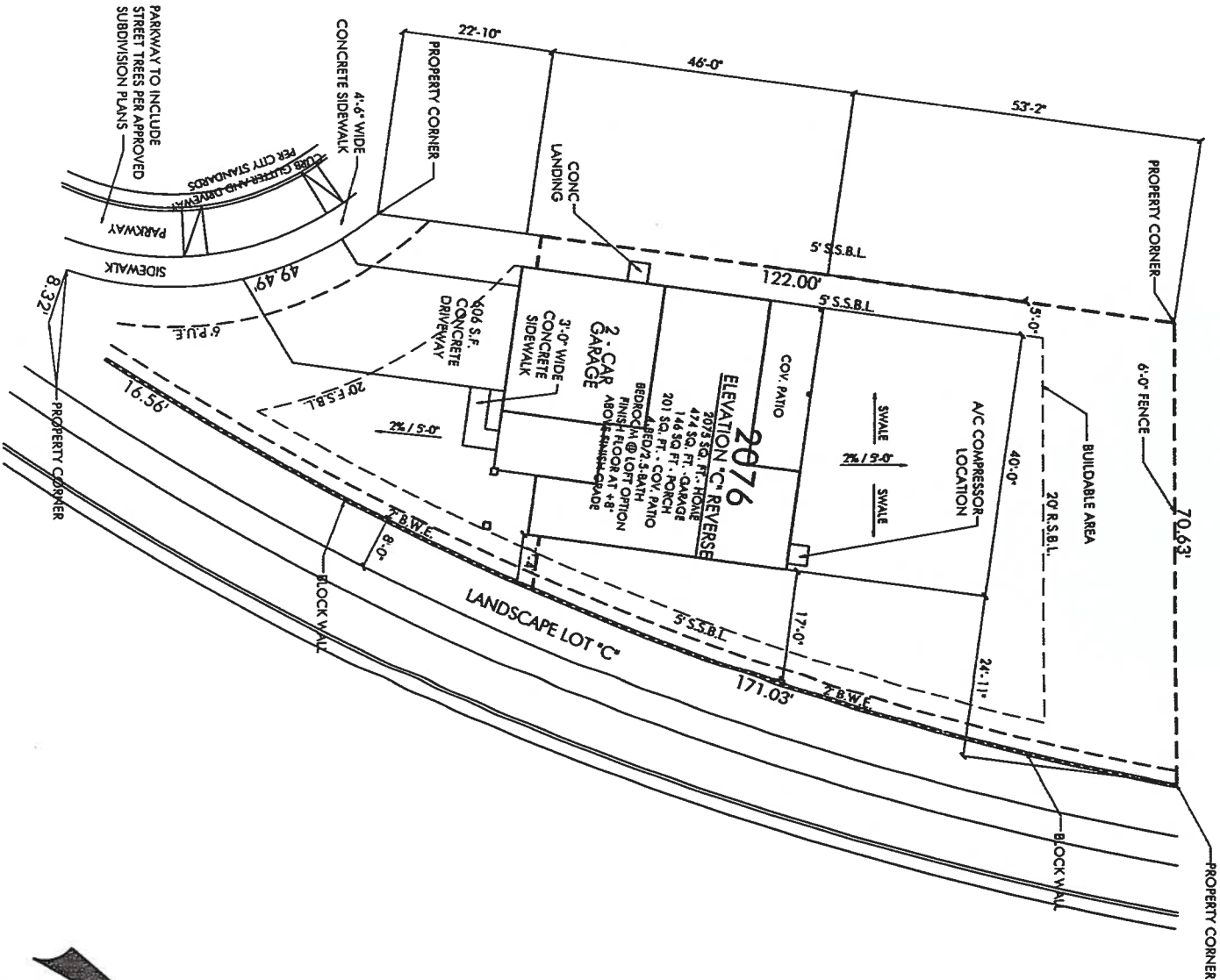


San Joaquin Valley
HOMES

5607 AVE DE LOS ROBLES
VISALIA, CA 93291
Voice 559-732-2660

LANDSCAPING REQUIREMENTS:

1. 6 CUBIC YARDS 3" THICK LAYER OF LANDSCAPE MULCH
 2. 25% WITH MAXIMUM 500 SQ. FT. WARM SEASON BERMUDA GRASS TURF
- I AGREE TO COMPLY WITH THE MWEL0 PRESCRIPTIVE COMPLIANCE OPTION
- 1377 SF FRONT YARD LANDSCAPE - TURF NOT TO EXCEED 344 SF
 - 640 SF FRONT YARD HARDSCAPE



SITE PLAN

LOT: 72

HIDDEN OAKS

HANFORD

ADDRESS: 1300 W. POPPYSPRINGS CT
APN: NORTH NTS

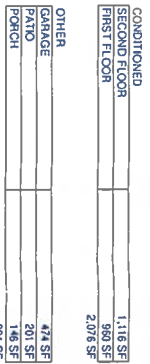
BUYERS SIGNATURE

APPROVAL DATE

ALL DIMENSIONS SHOWN ARE WITHIN +/- 3%

[illegible]

Floor Plan - STANDARD - Level 1



GENERAL NOTES :

[illegible]

Type Mark	Type	R-Value
A0	1-1/2" Insul. Board & Batten, 1-1/2" Wood Stud & Gyp	R-25
A1	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
B	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
C	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
D	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
E	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
F	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
G	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
H	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
I	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
J	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
K	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
L	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
M	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
N	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
O	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
P	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
Q	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
R	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
S	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
T	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
U	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
V	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
W	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
X	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
Y	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23
Z	1-1/2" Insul. Board, 1-1/2" Wood Stud & Gyp	R-23



San Joaquin Valley
HOMES

GARAGE	RIGHT	DATE	\$525.21
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A2.1



FLURRED WALL FRAMING @ GARAGE

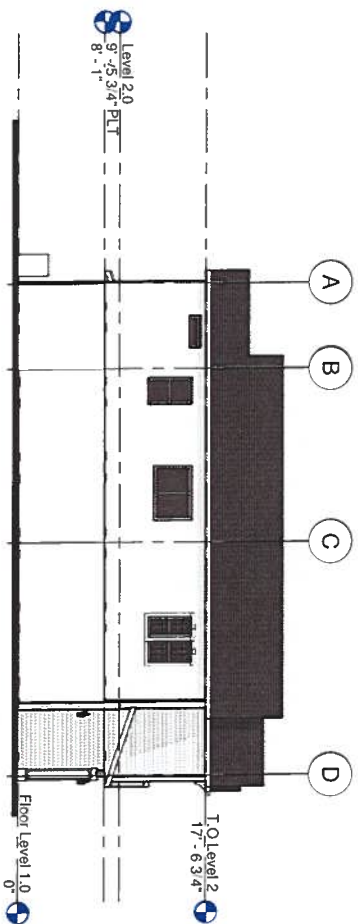
Packet Pg. 110

ANY NON-ADHERED Masonry Veneer and/or Stone Veneer shall comply with CRC R703.7.

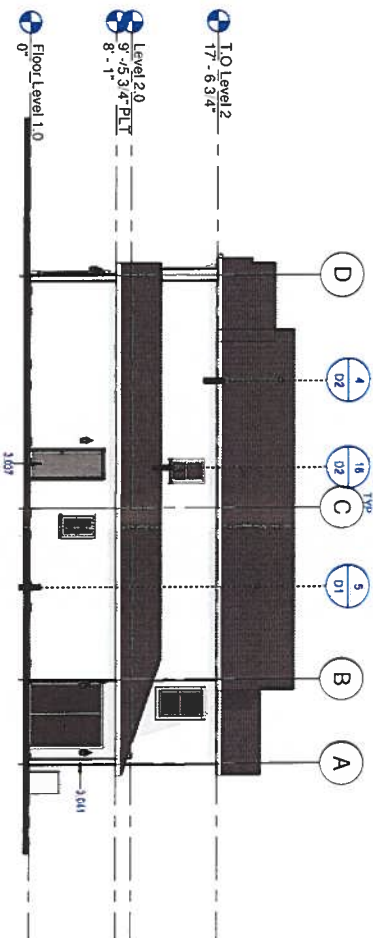
[illegible]

Architectural drawing of the front elevation of a building. The drawing shows a gabled roof structure with rafters and a main roofline. The roof pitch is indicated as 12" for the main roof and 22" for the gable end. The main roofline is labeled with a 12" pitch, and the gable end is labeled with a 22" pitch. The drawing includes three windows and a door, all with black frames. The windows are labeled with dimensions: 3'0"5, 3'0"1, and 3'0"4. The door is labeled with dimensions: 3'0"1 and 3'0"4. The drawing also shows a large garage door on the right side, labeled with dimensions: 3'0"1 and 3'0"4. The drawing includes level markers for Level 2.0 (9'-5 3/4"), Level 1.1 P.I.T. (8'-1"), and Floor Level 1.0 (0"). It also features a north arrow and a cloud-shaped note pointing to the roofline: "ESR, 1216, Eberhard Stone, LLC." The drawing is labeled "BLACK FRAMED WINDOWS ON FRONT ELEVATION, TYP." and includes various dimensions and annotations.

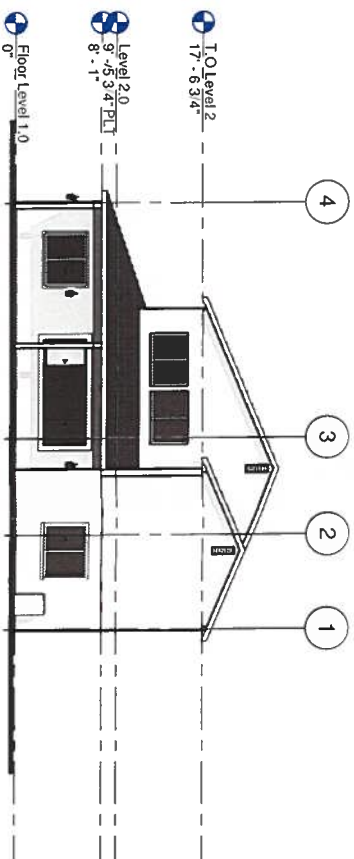
1
1/4" = 1'-0"



2
1/8" = 1'-0"



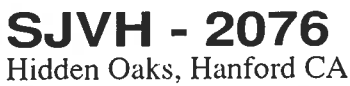
1/8" = 1'-0"

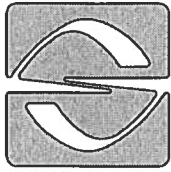


4
1/8" = 1'-0"

#	Description	Date
1	Revision 1	Date 1

This is an original unpublished work and may not be duplicated, published or otherwise used in part or whole without written consent of E-nic Lyle, C/O, Airspace Design LLC





San Joaquin Valley HOMES

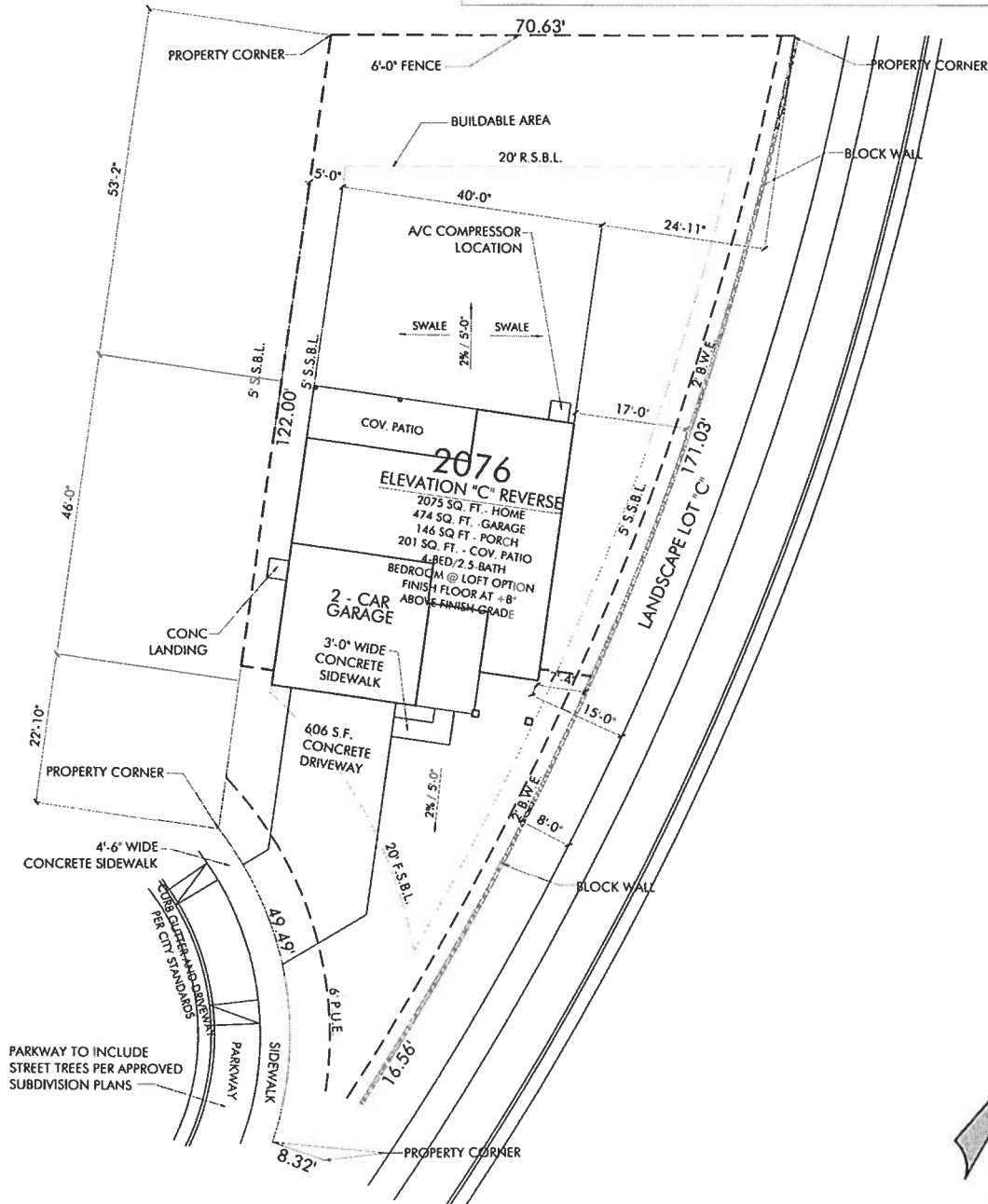
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
Voice 559-732-2660

LANDSCAPING REQUIREMENTS:

1. 6 CUBIC YARDS 3" THICK LAYER OF LANDSCAPE MULCH
2. 25% WITH MAXIMUM 500 SQ. FT. WARM SEASON BERMUDA GRASS TURF

I AGREE TO COMPLY WITH THE MWEO PRESCRIPTIVE COMPLIANCE OPTION

- 1377 SF FRONT YARD LANDSCAPE - TURF NOT TO EXCEED 344 SF
- 640 SF FRONT YARD HARDSCAPE

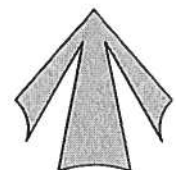


SITE PLAN

LOT: 72

ADDRESS: 1300 W. POPPYSPRINGS CT
APN:

HIDDEN OAKS



NORTH
NTS

HANFORD

ALL DIMENSIONS SHOWN ARE WITHIN +/- 3%

BUYERS SIGNATURE _____

APPROVAL DATE _____

Attachment: Attachment 1 - FY22-0137 (VAR 2021-06)

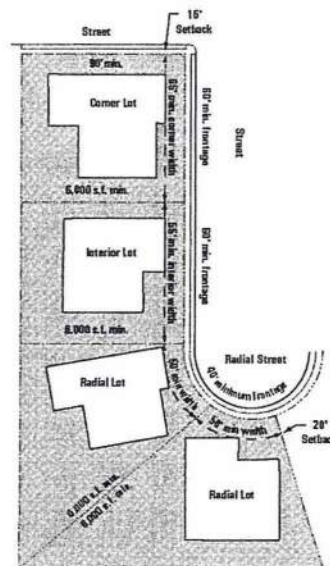
Chapter 3

Table 3.3 Low Density Residential (LD) Standards

Land Use	Low Density Residential
Base Zone District	R-1-6 R-L-5
Density Range	3-9 Dwelling units/gross acre 2-10 Dwelling units/gross acre
Permitted Use	HMC Section 17.18.020 17.10
Administrative Approval	HMC Section 17.18.030 17.10
Conditional Uses	HMC Section 17.18.040 17.10

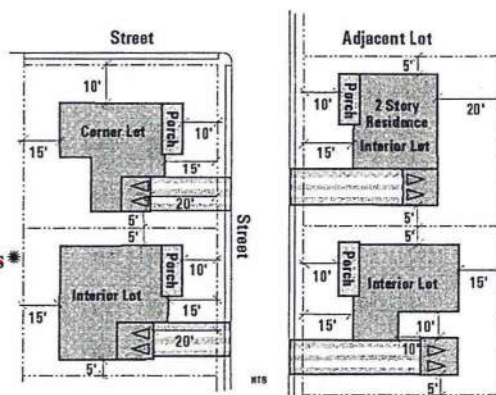
Lot Configuration

Lot Area	5,000 6,000 square feet minimum
Width	
Interior Lot	55 feet minimum (Measured at front yard setback)
Corner Lot	65 feet minimum (Measured at front yard setback)
Radial Lot	50 feet minimum (Measured at front yard setback)
Depth	90 feet minimum
Frontage	55 feet minimum (local streets) (Measure at the edge of ROW) 40 feet minimum (radial streets) (Measure at the edge of ROW)
Lot Coverage	40% maximum
Landscaping	30% of lot minimum



Setbacks

Front Yard	
Covered Porch	10 feet minimum
Living Space	15 feet minimum
Garage	20 feet minimum
Side Yard	
Interior	5 feet minimum
Corner (Street Side)	10 feet minimum
Corner (Street Side)	15 feet minimum at collector streets *
Garage (Side Entry)	20 feet minimum
Covered Porch	10 feet minimum
Rear Yard (one-story)	15 feet minimum
Multi-Story	5 feet additional per story



Accessory Structures

5 feet from rear or side property line
(When located in the rear yard)

Distance Between Buildings

10 feet minimum, or allowed per the Building Code

LIVE OAK

master plan

* Collector Streets are as defined by City of Hanford Municipal Code

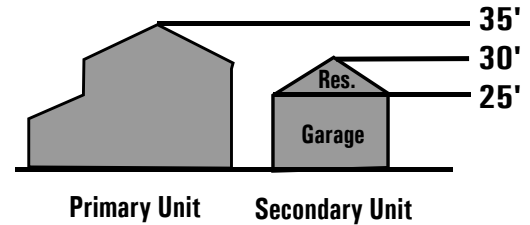
Public Review Draft

Land Use & Neighborhood Design

Building Heights

Primary Unit
Accessory Structure
With Res. Unit

Measured from finished floor elevation
35 feet maximum
25 feet maximum
30 feet maximum



Off Street Parking

Parking Requirement 2 spaces/unit minimum (4 spaces/unit if no street driveway access)
(Minimum two covered spaces within a garage or carport)

Garages

Refer also to Section 3.3.6

Coverage

50% maximum of first floor
front elevation

Front Loaded Garage

Front Yard Setback

20 feet minimum

Corner Side Yard Setback

20 feet minimum

Detached Garage

Side Yard (Interior)

5 feet minimum

Side Yard (Street side)

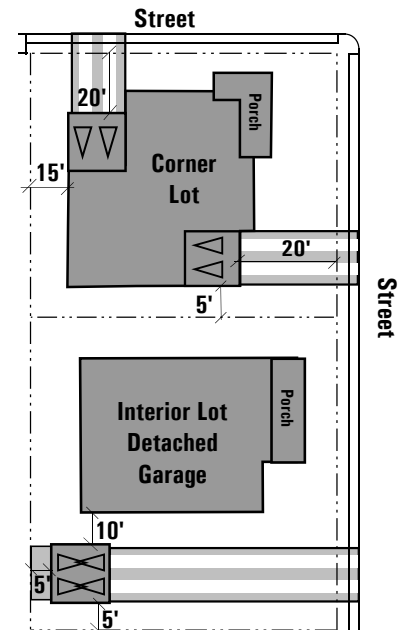
20 feet minimum

Rear Yard

5 feet minimum

(setback a min. of 15' from alley
centerline)

Note: When alley is available, no front loaded garage is allowed. (Refer to Residential policy F. and Garage Design Guidelines E.)



Porches

Refer also to Section 3.3.7

Requirement

60% of all units

Fencing and Walls

Refer also to Section 3.3.8

Within Setbacks

Front and Side Yard

3 feet maximum height (Must be 5' minimum behind property line and a minimum of 50% transparent)

7* feet maximum height

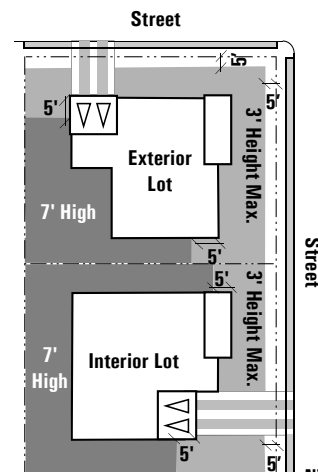
Rear and Side Yard

(Along rear and side property line when setback a minimum of 5' behind leading edge of house)

7* feet maximum height

Along Alley

(Along rear property, setback 3 feet minimum from alley Right of Way.



*As per city standards.



Notice of Exemption 2021-93

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

☒ County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

From: City of Hanford
317 North Douty Street
Hanford, CA 93230

Project Title: Variance No. 2021-06

Project Location – The project is located at 1300 W. Poppysprings Court. (APN 011-110-022). The subject site is lot 72 of Tract 865, which has not been assigned its own assessor's parcel number yet. The APN provided is for the parcel, overall, pre-subdivision.

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

Description of Nature, Purpose and Beneficiaries of Project: **Variance No. 2021-06**, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district.

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

Name of Person or Agency Carrying Out Project: San Joaquin Valley Homes

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: 15303 New Construction and Conversion of Small Structures
☐ 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 15303 New Construction or Conversion of Small Structures of California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt from future environmental review. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The proposed project will not result in cumulative impacts of successive projects of the same type in the same place, is not located within or near a scenic highway, road, or corridor, is not located on a hazardous waste site, and does not involve any change to a historical resource.

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

Signature: _____ Date: October 26, 2021 Title: Senior Planner

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



AGENDA STAFF REPORT

MEETING DATE: 10/26/2021	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 Kensington Way, between Richardson Way and Leland Way (APN 008-192-011). The property proposed to be declared surplus is vacant.

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - General Plan Finding of Consistency (Kensington)
Attachment 1 - Notice of Exemption

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
October 26, 2021**

PROJECT: Finding of General Plan Consistency for the declaration of surplus and disposition of real city property for future residential development, located on Kensington Way, between Richardson Way and Leland Way (APN 008-192-011). The property proposed to be declared surplus is vacant.

STAFF RECOMMENDATION

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

RECOMMENDED MOTION

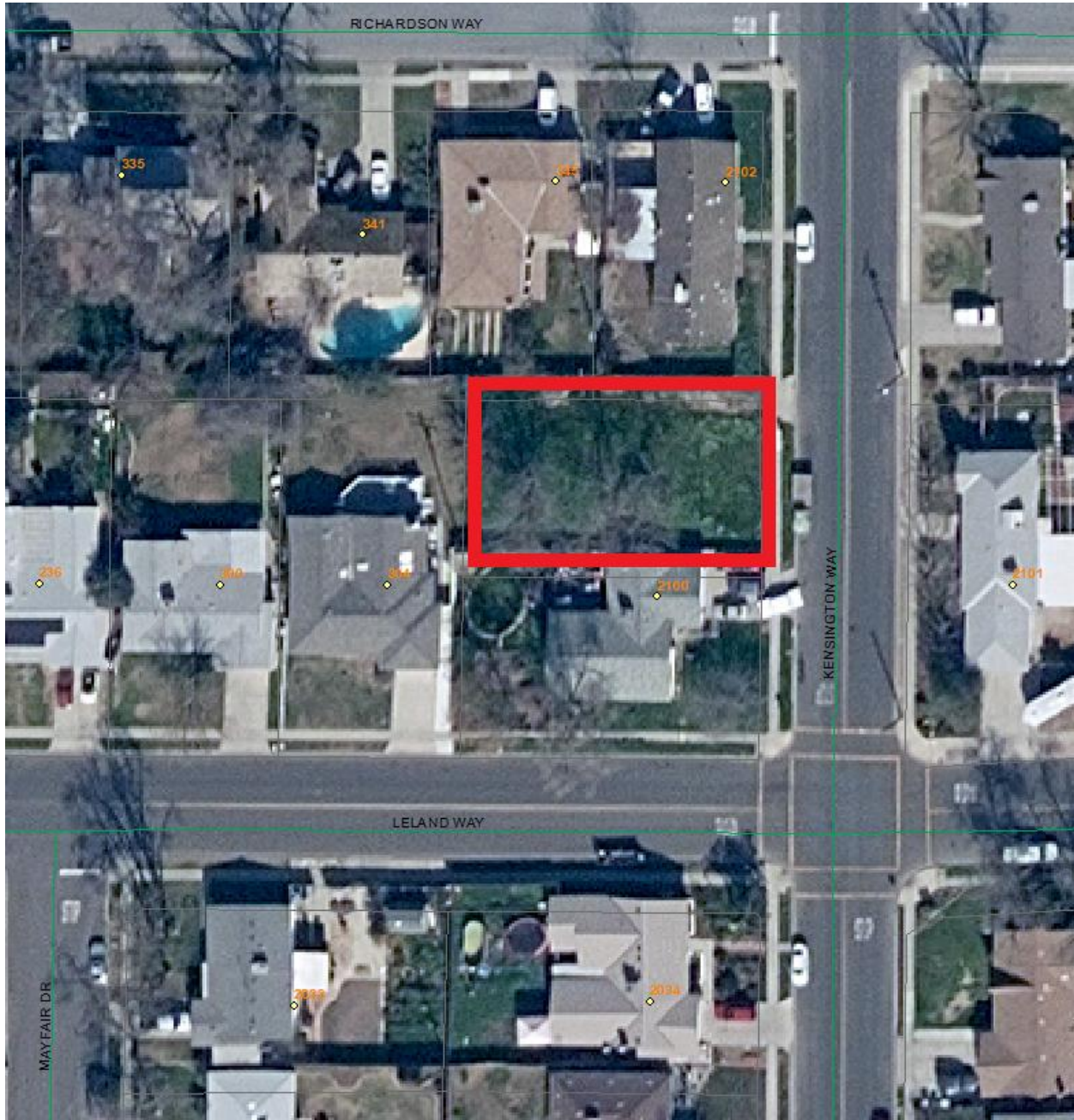
I move to find the declaration of surplus and disposition of the property, totaling 0.23 acres, located at APN 008-192-011, is consistent with the General Plan, adopted April 24, 2017, in accordance with Government Code Section 65402.

BACKGROUND

The property is a 0.23-acre parcel located along Kensington Way, between Richardson Way and Leland Way. The property is zoned R-L-5 Low-Density Residential. The City purchased the property on February 17, 1958. A well was installed onsite in April of 1958 and was abandoned in September of 2011. The property is currently vacant.

See Figure 1, showing the project aerial.

Figure 1: Aerial



The site is designated in the General Plan as Low-Density Residential (see Figure 2) and zoned R-L-5 Low-Density Residential (see Figure 3), in accordance with the General Plan.

Figure 2: General Plan Designation (outlined in red)
Low-Density Residential

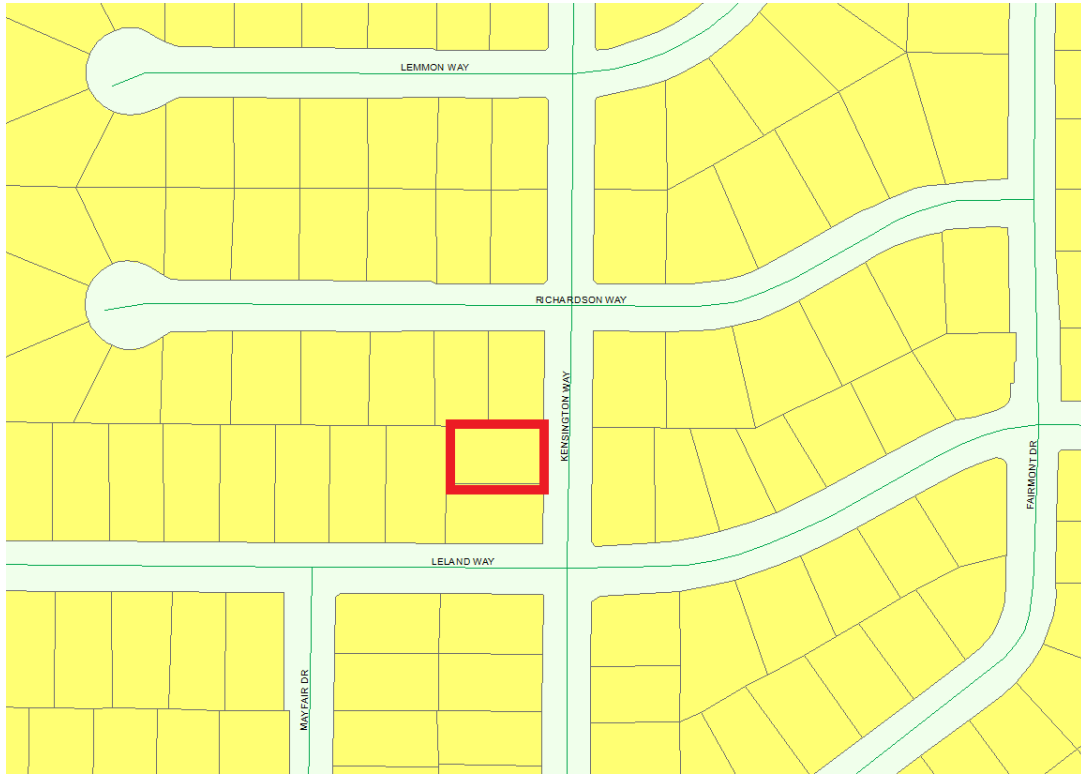


Figure 3: Zoning (outline in red)
R-L-5 Low-Density Residential



PROJECT EVALUATION

Project Proposal

There is not a development proposal submitted for the property, at this time. There has been interest expressed in the purchasing of the property, however. Development of the parcel would be subject to the standards of the Hanford Municipal Code for the R-L-5 Low-Density Residential zone district. Single-family residential is characteristic of the R-L-5 Low-Density Residential zone district.

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 property for development of single-family residential.

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 L31 Purpose of the Low-Density Residential Land Use Designation: Establish the Low-Density Residential land use designation to provide mainly single-family development on lot sizes typically found in urban settings.

Policy L32 Typical Uses in the Low-Density Residential Land Use Designation: Define the uses allowed in the Low-Density Residential land use designation to include residential uses in a variety of single-family lot types. Duplexes, second dwelling units, and home occupations can also be allowed when made compatible with the residential nature of the neighborhood.

Analysis: The proposed declaration of the property as surplus and the proposed disposition is consistent with the above listed goals and policies, as the property would have to be developed for a use consistent with the Low-Density Residential designation and the R-L-5 Low-Density Residential zone district standards.

PROCESS

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

Finding of Consistency
Page 5 of 5

1. Planning Commission must determine that the declaration of the property 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 residential lot 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 2021-95

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 – Kensington Way, between Richardson and Leland Ways
(APN 008-192-011)

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

Description of Nature, Purpose and Beneficiaries of Project: The declaration of surplus and disposition of real city property for future residential development, located on Kensington Way, between Richardson Way and Leland Way (APN 008-192-011). The property is designated by the General Plan as Low-Density Residential and zoned R-L-5 Low-Density Residential.

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: October 26, 2021 Title: Senior Planner

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

Attachment: Attachment 1 - Notice of Exemption (Kensington - GP Finding of Consistency)