



AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty Street
5:30 p.m., Tuesday, November 9, 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.*

CONSENT CALENDAR

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

Approval of the Minutes of the October 26, 2021 Meeting

PUBLIC HEARING

Conditional Use Permit No. 2021-03, a request to operate two preschool classrooms in the R-M Medium Density Residential zone district. The project is located at 302 E. Tenth Street (APN 010-224-023).

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. Douth 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. Douth 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. Douth Street, Hanford, California, within ten (10) days following the date of the final decision of the Planning Commission.



**AGENDA
STAFF REPORT**

MEETING DATE: 11/9/2021	AGENDA SECTION:
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SUBJECT:

Approval of the Minutes of the October 26, 2021 Meeting

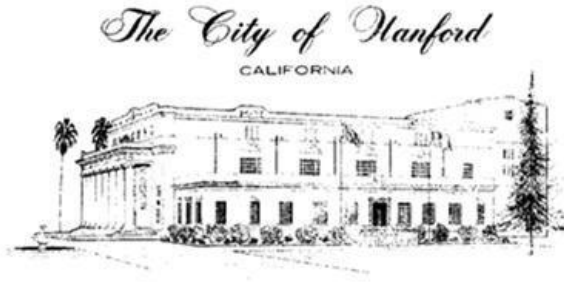
RECOMMENDATION:

Approve the minutes of the October 26, 2021 meeting.

FISCAL IMPACT:

ATTACHMENTS:

10-26-21



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

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

CALL TO ORDER

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

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	5:05 PM
Travis Paden		Present	5:07 PM
Martin Devine		Present	5:08 PM
Jacob Sanchez		Present	5:06 PM

INVOCATION

Diana Black led the invocation.

FLAG SALUTE

The flag salute was led by Commissioner PADEN.

PUBLIC COMMENT

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None.

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).**

Chairperson SANCHEZ opened the public hearing at 5:32 p.m. and called for the staff report. Assistant Planner Manha presented the staff report, recommended approval, and invited questions of staff. There being no questions, Chairperson SANCHEZ opened Public Comment:

Applicant Prabh Singh spoke in favor of the project, stating that his family has owned the property for many years, and it is time to make some changes. There were no comments in opposition.

Chairperson SANCHEZ closed the public hearing at 5:38 p.m. and called for a motion.

Motion to adopt Resolution 2021-24, approving Variance 2021-03.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Douglas
SECONDER:	Martin Devine, Commissioner
AYES:	Douglas, Paden, Devine, Sanchez

- 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.**

Chairperson SANCHEZ opened the public hearing at 5:39 p.m. and called for the staff report. Senior Planner Myers presented the staff report, recommended approval, and invited questions of staff. There being no questions, Chairperson SANCHEZ opened Public Comment:

Applicant Jim Robinson spoke in favor of the project, and there were no comments in opposition.

Chairperson SANCHEZ closed the public hearing at 5:43 p.m. and called for a motion.

Motion to adopt Resolution 2021-25, approving Variance 2021-05.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Travis Paden
SECONDER:	Martin Devine, Commissioner
AYES:	Douglas, Paden, Devine, Sanchez

- 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.**

Chairperson SANCHEZ opened the public hearing at 5:44 p.m. and called for the staff report. Senior Planner Myers presented the staff report, recommended approval, and invited questions of staff. There being no questions, Chairperson SANCHEZ opened Public Comment:

Applicant Jim Robinson spoke in favor of the project, and there were no comments in opposition.

Chairperson SANCHEZ closed the public hearing at 5:47 p.m. and called for a motion.

Motion to adopt Resolution 2021-26, approving Variance 2021-06.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Douglas
SECONDER:	Travis Paden
AYES:	Douglas, Paden, Devine, Sanchez

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.

Senior Planner Myers presented the staff report, recommended a finding of the property as surplus and disposition of the property consistent with the General Plan, then answered two brief questions from the Commission, for clarification.

Chairperson SANCHEZ called for a motion.

Motion to find the declaration of surplus and disposition of the property, totaling 0.23 acres, located at APN 008-192-01, is consistent with the General Plan, adopted April 24, 2017, in accordance with Government Code Section 65402.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Travis Paden
SECONDER:	Martin Devine, Commissioner
AYES:	Douglas, Paden, Devine, Sanchez

DIRECTOR'S COMMENTS

Senior Planner Myers asked if the Commission would prefer to cancel the November 23, 2021 meeting, which is during Thanksgiving week. She added that there is a Tentative Tract map that might be ready to come before them at that time. The consensus was to cancel, unless it becomes necessary. All Commissioners and staff indicated that they would be available to meet, should the need arise.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner PADEN asked staff if City Council has made any decisions regarding the fifth Planning Commissioner position.

Senior Planner Myers stated that it is still in the application process.

ADJOURNMENT

Chairperson SANCHEZ adjourned the meeting at 5:54 p.m.

Respectfully submitted,

Diana Black
Recording Secretary

Attachment: 10-26-21 (10-26-21 Minutes)



AGENDA STAFF REPORT

MEETING DATE: 11/9/2021	AGENDA SECTION:
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SUBJECT:

Conditional Use Permit No. 2021-03, a request to operate two preschool classrooms in the R-M Medium Density Residential zone district. The project is located at 302 E. Tenth Street (APN 010-224-023).

See staff report attached.

FISCAL IMPACT:**ATTACHMENTS:**

Staff Report - CUP 2021-03 KCAO

Resolution No. 2021-27

Attachment 1: Site Plan

Attachment 2: Operational Statement

Attachment 3: RECIPROCAL USE AND MAINTENANCE AGREEMENT

Attachment 4: Notice of Exemption No. 2021-95

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, November 9, 2021**

PROJECT: Conditional Use Permit No. 2021-03, a request to operate two preschool classrooms in the R-M Medium Density Residential zone district.

LOCATION: The project is located at 302 E. Tenth Street (APN 010-224-023).

PLANNER: Mark Manha, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2021-27, approving Conditional Use Permit No. 2021-03.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2021-27, approving Conditional Use Permit No. 2021-03.

PROJECT DESCRIPTION

The project is a request by the Kings Community Action Organization (KCAO) to operate two preschool classrooms in the R-M Medium Density Residential zone district, as shown in **Attachment 1**. The use of a preschool, classified in the Zoning Ordinance as a day care facility for over 14 persons, requires a Conditional Use Permit in the R-M Medium Density Residential zone district.

According to their operational statement (see **Attachment 2**), the KCAO Clay Center provides services, such as education and meals, for 48 Head Start eligible children 3-5 years old, prioritizing those with the greatest need due to special challenges such as poverty, disabilities, homelessness, involvement with the child welfare system, or substance abuse misuse. The site includes three modular buildings, a playground, and other accessory structures. Two of the modular buildings are used as classrooms, with the third used as a break room/office.

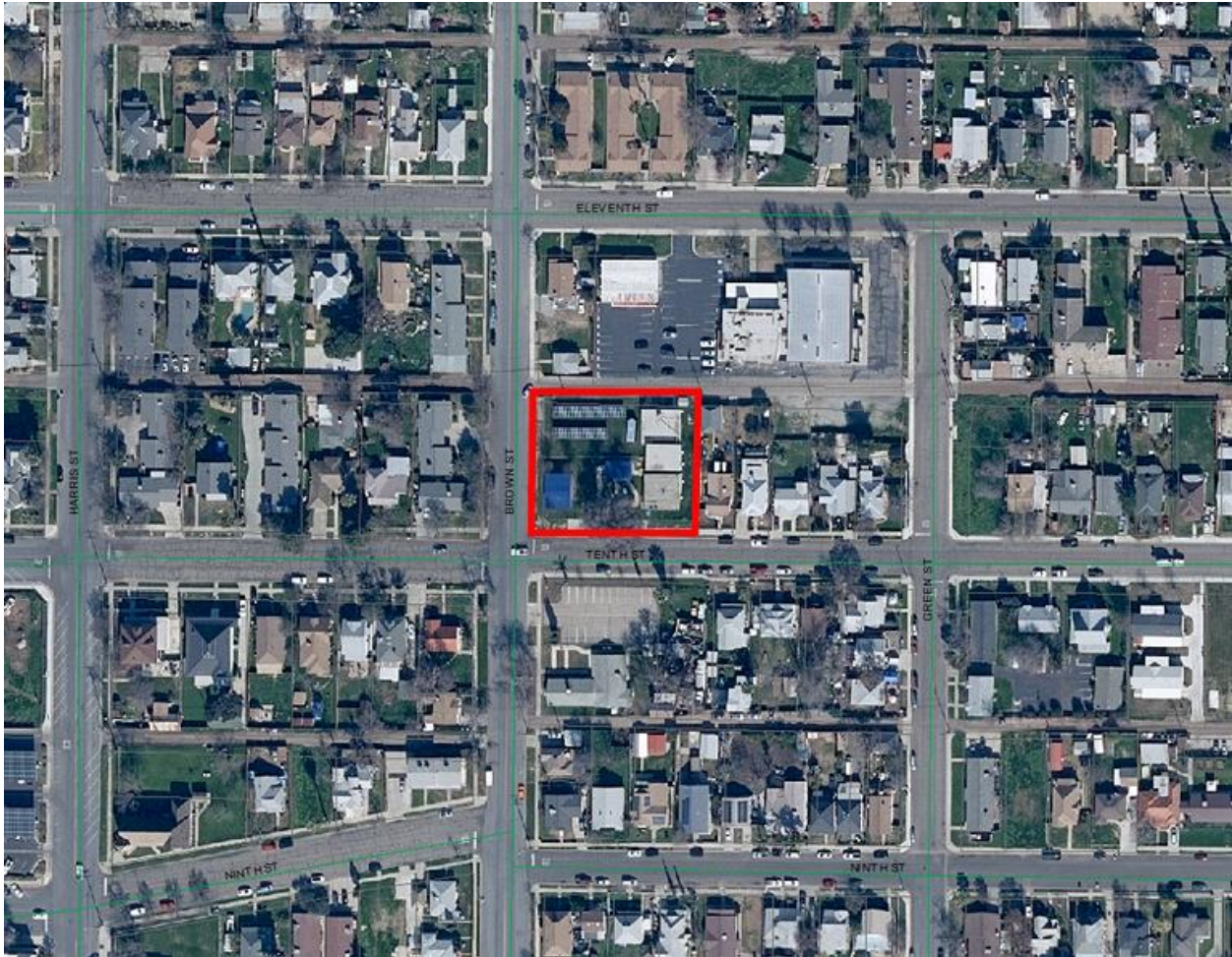
Project Location

The proposed project is located at 302 E. Tenth Street (APN 010-224-023) (see Figure 1, below).

Entitlement

KCAO submitted an application for Zoning Certificate of Occupancy No. OP12-0033 in 2011 in order to operate a preschool at this site. At the time, they were required to obtain a Conditional Use Permit in order to use the site. While the site has been in use since application submittal, a Conditional Use Permit was never obtained.

Figure 1:
Land Use (property outlined in red)



BACKGROUND INFORMATION

General Plan Designation

The General Plan designates the property as Medium Density Residential (see Figure 2, below). In accordance with General Plan Policy L111, Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. This proposal supports the City's efforts to make existing neighborhoods more complete, as a preschool is a complementary use to other existing uses in the neighborhood.

Figure 2:
General Plan Designation (property outlined in bold)
Medium Density Residential



Zoning Designation

The property is zoned R-M Medium Density Residential, which corresponds with the General Plan designation (see Figure 3, below). The applicant seeks to allow a day care, over 14 persons in the R-M Medium Density Residential zone district. According to the Residential Zone Use Table, presented in Table 17.08.020 of the Hanford Municipal Code, day care, over 14 persons requires a Conditional Use Permit in the R-M Medium Density Residential zone district (see Figure 4, below). A “day care facility” means a facility providing supervision, feeding and nonmedical care of persons, usually but not necessarily children, for a time period of less than twenty-four (24) hours. Day care facilities are further divided into the following categories: up to eight (8) persons, nine (9) to fourteen (14) persons, and over fourteen (14) persons. (A4) (F4) (F5) (F6)

Figure 3:
Zoning Designation (property outlined in bold)
R-M Medium Density Residential



Figure 4:
Land Use Table

Residential Zone Use Table						
P = Use Is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use Is Not Allowed						
Land Uses	Single-Family Residential Zones			Multifamily Residential Zones		Specific Land Use Standards (See Identified Section)
	R-L-12	R-L-8	R-L-5	R-M	R-H	
53 Day care, over 14 children	C	C	C	C	C	17.60.060

PROJECT EVALUATION

Conformance with the standards of the R-M Medium Density Residential zone district

17.12.030 Lot Area

In the R-M Medium Density Residential zone district, the minimum lot area shall be five thousand (5,000) square feet. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of Chapter 17.12 of the Municipal Code. The subject property is a 26,025-square-foot existing and developed site. The property exceeds the lot area requirement for the R-M Medium Density Residential zone district.

17.12.040 Lot Dimensions

In the R-M Medium Density Residential zone district, the minimum lot frontage shall be 40 feet, the minimum lot width shall be 60 feet for corner lots, and the minimum lot depth shall be 90 feet. The project site has 150 feet of street frontage along Brown Street and 173.5 feet of street frontage along Tenth Street. The lot is approximately 150 feet in width and 173.5 feet in depth. The property exceeds the lot frontage, width, and depth requirement for the R-M Medium Density Residential zone district.

17.12.050 Site Area per Dwelling Unit

In the R-M Medium Density Residential zone district, the minimum site area per dwelling unit shall be three thousand (3,000) square feet. There are no dwelling units existing on or proposed for this lot.

17.12.060 Coverage

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

17.12.070 Building Setback Area

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

Front-Building Setback

In the R-M Medium Density Residential zone district, the front building setback area shall be 15 feet from the front lot line for livable building space and 20 feet for garages, carports, and other non-livable building space. Since there is no livable space on site, the front setback for all existing structures is 20 feet. On corner lots, the lot line adjoining the shorter street frontage shall be the front property line. In this case, Brown Street is the shorter side of the corner lot; therefore, the property line adjoining Brown Street is the front. Currently, both the ground mount solar structures and the playground are within the required front building setback area. The solar structures were permitted with a setback of 10 feet from the lot line along Brown Street. Prior to the approval of Parcel Map Waiver No. 2018-05 to merge the three parcels that presently comprise the site, the front setback for each parcel was along Tenth Street. The street side setback area was along

Brown Street, which required a 10-foot setback. According to Section 17.90.040(A) of the Hanford Municipal Code, “a structure shall be deemed nonconforming if it was lawfully erected prior to the adoption or amendment of this title, but which now does not meet all of the provisions, standards, and requirements of this title applicable to structures.” Therefore, the structures are considered legally existing, nonconforming. The applicant does not propose to bring the site into further non-conformance. As existing structures, they may remain, as is.

Side-Building Setback

The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line. Where a site abuts a public alley, required building setback areas shall be measured from the center line of the alley. All structures are located over five feet from the center line of the alley, which satisfies the interior side building setback requirement, and over 10 feet from the street side lot line, satisfying the street side building setback requirement.

Rear-Building Setback

The rear building setback shall be fifteen (15) feet from the rear lot line for one-story structures not adjacent to a landscape easement. All structures are located over 15 feet from the rear lot line, which satisfies the rear building setback requirement for the R-M Medium Density Residential zone district.

17.12.080 Distances Between Structures

The minimum distance between structures shall be ten (10) feet, except as provided by the building code. The three modular structures on site have a distance less than 10 feet from each other. The installation of each structure in their current locations was approved in 2000 under AA 2000-07. According to Section 17.90.040(A) of the Hanford Municipal Code, “a structure shall be deemed nonconforming if it was lawfully erected prior to the adoption or amendment of this title, but which now does not meet all of the provisions, standards, and requirements of this title applicable to structures.” Therefore, the structures are considered legally existing, nonconforming. The applicant does not propose to bring the site into further non-conformance. As existing structures, the buildings may remain, as is.

17.12.090 Height of Structures

The maximum height of structures in the R-M Medium Density Residential zone district is 35 feet. The site only has single-story structures. There are no changes proposed to the existing building height. The single-story structures do not exceed the zone district height limitations.

17.12.110 Driveways

The width of a driveway and any paved area in the R-M Medium 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. The site has two driveways on Tenth Street with a cumulative width of approximately 25% of the width of the street frontage along Tenth Street. The driveway requirements for this site are satisfied. Public Works is requesting that all driveway approaches along Tenth Street that are not being utilized shall be removed and replaced with City Standard curb, gutter, and sidewalk.

17.12.140 Off-Street Parking

There are no existing parking spaces on site. The applicant proposes to utilize the existing parking facility located across the alley at 323 E. Eleventh St., currently occupied by the Pentecostal Church of God (PCOG). According to Hanford Municipal Code Section 17.54.060, upon a written application by the owner or lessee of any property, the Community Development Director may authorize the joint use of parking facilities for the following uses or activities when all of the following are met:

- A. No more than seventy-five percent (75%) of the parking facilities required by this chapter for a primarily daytime use will be provided by the parking facilities of a primarily nighttime use, or alternatively, no more than seventy-five percent (75%) of the parking facilities required by this chapter for a primarily nighttime use may be provided by the parking facilities of a primarily daytime use. Banks, offices, retail stores, all manufacturing uses, and similar uses are considered typical daytime uses. Theaters, bars and auditoriums are considered nighttime uses.

ANALYSIS: No more than 75% of the required parking facilities for a primarily daytime use will be provided by the parking facilities of a primarily nighttime use, and vice versa. Both uses are daytime uses. There are no nighttime uses proposed.

- B. The building or use for which an application is made for authority to utilize the existing off-street parking facilities provided by another building or use shall be located within two hundred (200) feet of such parking facility.

ANALYSIS: The entirety of this site is within 200 feet of the parking facility at 323 E. Eleventh St. The width of this lot and the adjacent alley combined is 170 feet. The parking facility at 323 E. Eleventh St. is adjacent to the alley. Therefore, this site is within 200 feet of the parking facility at 323 E. Eleventh St., which satisfies this requirement.

- C. The applicant shall show that there is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed.

ANALYSIS: There is no substantial conflict in the principal operating hours of the two uses. PCOG's primary operating hours are 9 a.m. – 12 p.m. on Sundays. KCAO's primary operating hours are 7 a.m. – 5:30 p.m. on Monday – Friday. These primary operating hours do not conflict with each other, satisfying this requirement.

- D. If the building, structures, or improvements requiring the parking spaces is located on a different lot or parcel from the property upon which the required parking spaces are located, the owner(s) of the properties shall enter into an agreement, in a form approved by the City. The agreement shall name the City as a third-party beneficiary and shall state that the purpose of the agreement is to satisfy the requirements of this chapter. The agreement shall also state that it creates a covenant that shall run with the land and that the parties thereto will maintain the required parking spaces upon the property where the parking spaces are located so long as the City requires such parking spaces for the building, structure or improvement. The agreement shall also state that the parking spaces will be used only by persons using the properties which are identified in the agreement and for no other purpose without the express prior written consent of the City. The agreement shall be recorded against title to both properties identified in the agreement so as to become an encumbrance against title to both properties.

ANALYSIS: A Reciprocal Use and Maintenance Agreement has been drafted in accordance with Hanford Municipal Code Section 17.54.060(D) (see **Attachment 3**).

The existing parking facility provides ample parking for both uses during their respective hours of operation. PCOG's primary operating hours are 9 a.m. – 12 p.m. on Sundays. KCAO's primary operating hours are 7 a.m. – 5:30 p.m. on Monday – Friday. The number of parking spaces required for PCOG is 29 spaces, based on the parking requirement for a religious institution or facility of 1 space per 50 square feet of floor area used for seating if seats are not fixed, 1 space per 4 seats, or 1 space per 8 feet of bench or pew seats:

Calculation:

1,440 sq. ft. of floor area ÷ 50 sq. ft. = 28.8, which rounds up to 29 spaces

The number of parking spaces required for KCAO is 10 spaces, based on the parking requirement for a day care of 1 space per employee plus on-site drop-off area:

Calculation:

Calculation: eight employees + two spaces for drop off = 10 spaces

Both uses combined require a total of 39 parking spaces. The facility at 323 E. Eleventh St. currently provides 57 spaces. The parking requirements for this use are satisfied.

17.12.150 Usable Open Space

Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide. 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. As a non-residential use, there is not a requirement to provide usable open space on site.

17.12.160 Landscaping

There is existing landscaping on the property. In accordance with Chapter 17.12.160 of the Hanford Municipal Code, except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces. All areas not used for approved driveways or parking areas are landscaped, as required. There are no changes proposed to the existing landscaping.

17.12.170 Screening, Fences, and Walls

There is an existing six-foot high chain link fence along the front and side lot lines and an existing wood fence along the rear lot line of the subject site.

Street-Side and Front-Yard Fencing

According to Hanford Municipal Code Section 17.50.110(C), no hedge, shrub, fence, or wall exceeding the three feet in height, or four feet in height if the upper one foot is 50% or more open shall be planted, placed, or maintained within the 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. As stated in Section 17.50.120, fencing on a corner lot along the street side lot line shall not exceed seven feet in height beginning at 25 feet from the front lot line with a setback from the street side lot line of five feet, fencing along a front lot line shall not exceed three feet in height or four feet in height when the upper one foot is 50% or more open, and fencing with a 10-foot setback from the front lot line shall not exceed six feet. The existing fencing on the front and street side lot lines of the subject parcel are permissible in accordance with the provisions set forth in 17.50.110 and 17.50.120 of the Hanford Municipal Code.

Rear- and Interior-Side Fencing

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

17.12.180 Signs

There is one existing freestanding sign on site. All signage must follow the standards set in Chapter 17.56 of the Hanford Municipal Code. For permanent building signs, there is a limit of one sign per street frontage, with a maximum size of 30 square feet placed at a minimum five feet below the roofline; signs may only have external illumination. For permanent freestanding signs, there is a limit of one sign per site maximum, with a maximum size of 20 square feet and a maximum height of six feet; signs may only have external illumination.

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

17.12.190 General Provisions and Standards

In the R-M Medium Density Residential zone district, structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50 of the Hanford Municipal Code. Any standards stated in Chapter 17.50, including trash collection area, fencing, and lighting requirements, have been addressed in the conditions of approval in the resolution.

All requirements of the R-M Medium Density Residential zone district, prescribed by Chapter 17.12 of the Hanford Municipal Code, are satisfied, except for those items that are legally non-conforming.

FINDINGS FOR APPROVAL: CONDITIONAL USE PERMIT NO. 2021-03

Conditional Use Permit No. 2021-03

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

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

ANALYSIS: That the proposed use will occupy an existing building and not impair the integrity and character of the R-M Medium Density Residential zone district. The use is consistent with the regulations set forth in Chapter 17.12 of the City of Hanford's Municipal Code for the R-M Medium Density Residential zone district, except for those items that are legally non-conforming, but will not be brought into further non-conformance. The use of a day care facility, over 14 persons is listed as a permitted use with the approval of a Conditional Use Permit in the R-M Medium Density Residential zone district, as prescribed in the Land Use Table in Section 17.08.020.

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

ANALYSIS: That the preschool, classified in the Zoning Ordinance as a day care, over 14 persons, is compatible with existing and future permitted land uses in the R-M Medium Density Residential zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.12 for the R-M Medium Density Residential zone district, except for those items that are legally non-conforming. In accordance with General Plan Policy L111, Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. The preschool is compatible with surrounding uses as it is a complementary use to other existing uses in the neighborhood.

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

ANALYSIS: That in accordance with General Plan Policy L111, Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. This proposal supports the City's efforts to make existing neighborhoods more complete, as a preschool is a complementary use to other existing uses in the neighborhood.

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

ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 4**.

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

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of Chapter 17.12 of the Hanford Municipal

Code for the R-M Medium Density Residential zone district. The use of a preschool, classified in the Zoning Ordinance as a day care, over 14 persons, is compliant with the Hanford Municipal Code. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in the resolution.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on October 29, 2021 and mailed to property owners within 300 feet of the project site on October 28, 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 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 4**.

CONDITIONS OF APPROVAL

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

Conditional Use Permit No. 2021-03:

1. A loading and unloading area shall be provided to accommodate no less than two (2) vehicles.
2. The loading and unloading area shall be located within proximity to the main entrance. And shall not be located on the opposite side of a street from the day care center.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2021-27, approving Conditional Use Permit No. 2021-03.

Applicant:

Kings Community Action Organization (KCAO)
1130 N. 11th Ave.
Hanford, CA 93230

Property Owner:

Pentecostal Church of God Central California District, Inc.
323 E. Eleventh St.
Hanford, CA 93230

RESOLUTION NO. 2021-27

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 2021-03, A REQUEST TO OPERATE TWO PRESCHOOL CLASSROOMS IN THE R-M MEDIUM DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 302 E. TENTH STREET (APN 010-224-023).

At a regular meeting of the City of Hanford Planning Commission duly called and held on November 9, 2021 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2021-03, a request to operate two preschool classrooms in the R-M Medium 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 17.80 of the Hanford Municipal Code; and

WHEREAS, the project is located at 302 E. Tenth Street (APN 010-224-023); 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 15301 Existing Facilities of the California Environmental Quality Act of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.80.030 of the Hanford Municipal Code:

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

ANALYSIS: That the proposed use will occupy an existing building and not impair the integrity and character of the R-M Medium Density Residential zone district. The use is consistent with the regulations set forth in Chapter 17.12 of the City of Hanford's Municipal Code for the R-M Medium Density Residential zone district, except for those items that are legally non-conforming, but will not be brought into further non-conformance. The use of a day care facility, over 14 persons is listed as a permitted use with the approval of a Conditional Use Permit in the R-M Medium Density Residential zone district, as prescribed in the Land Use Table in Section 17.08.020.

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

ANALYSIS: That the preschool, classified in the Zoning Ordinance as a day care, over 14 persons, is compatible with existing and future permitted land uses in the R-M Medium Density Residential zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.12 for the R-M Medium Density Residential zone district, except for those items that are legally non-conforming. In accordance with General Plan Policy L111,

Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. The preschool is compatible with surrounding uses, as it is a complementary use to other existing uses in the neighborhood.

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

ANALYSIS: That in accordance with General Plan Policy L111, Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. This proposal supports the City's efforts to make existing neighborhoods more complete as a preschool is a complementary use to other existing uses in the neighborhood.

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

ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared.

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

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of Chapter 17.12 of the Hanford Municipal Code for the R-M Medium Density Residential zone district. The use of a preschool, classified in the Zoning Ordinance as a day care, over 14 persons, is compliant with the Hanford Municipal Code. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in the resolution.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 2021-03 be approved, subject to the conditions presented in **Exhibit B**, and the conditions below:

1. A loading and unloading area shall be provided to accommodate no less than two (2) vehicles.
2. The loading and unloading area shall be located within proximity to the main entrance. And shall not be located on the opposite side of a street from the day care center.

EXPIRATION

That this Conditional Use Application Permit become null and void two (2) years after the effective date of approval, unless, prior to the expiration, the use for which the permit was approved has commenced. Prior to expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may

otherwise expire. The request for extension will be taken to the Planning Commission, who may extend the expiration of the permit by one year.

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

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

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

I, **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 9th day of November 2021.

Gabrielle Myers, Acting Secretary

Attachment: Resolution No. 2021-27 (CUP 2021-03)

Exhibit A
Site Plan

Attachment: Resolution No. 2021-27 (CUP 2021-03)

Property Address: 302 E. 10th Street, Hanford, CA 93230
 APN: 010-224-0232

BROWN STREET

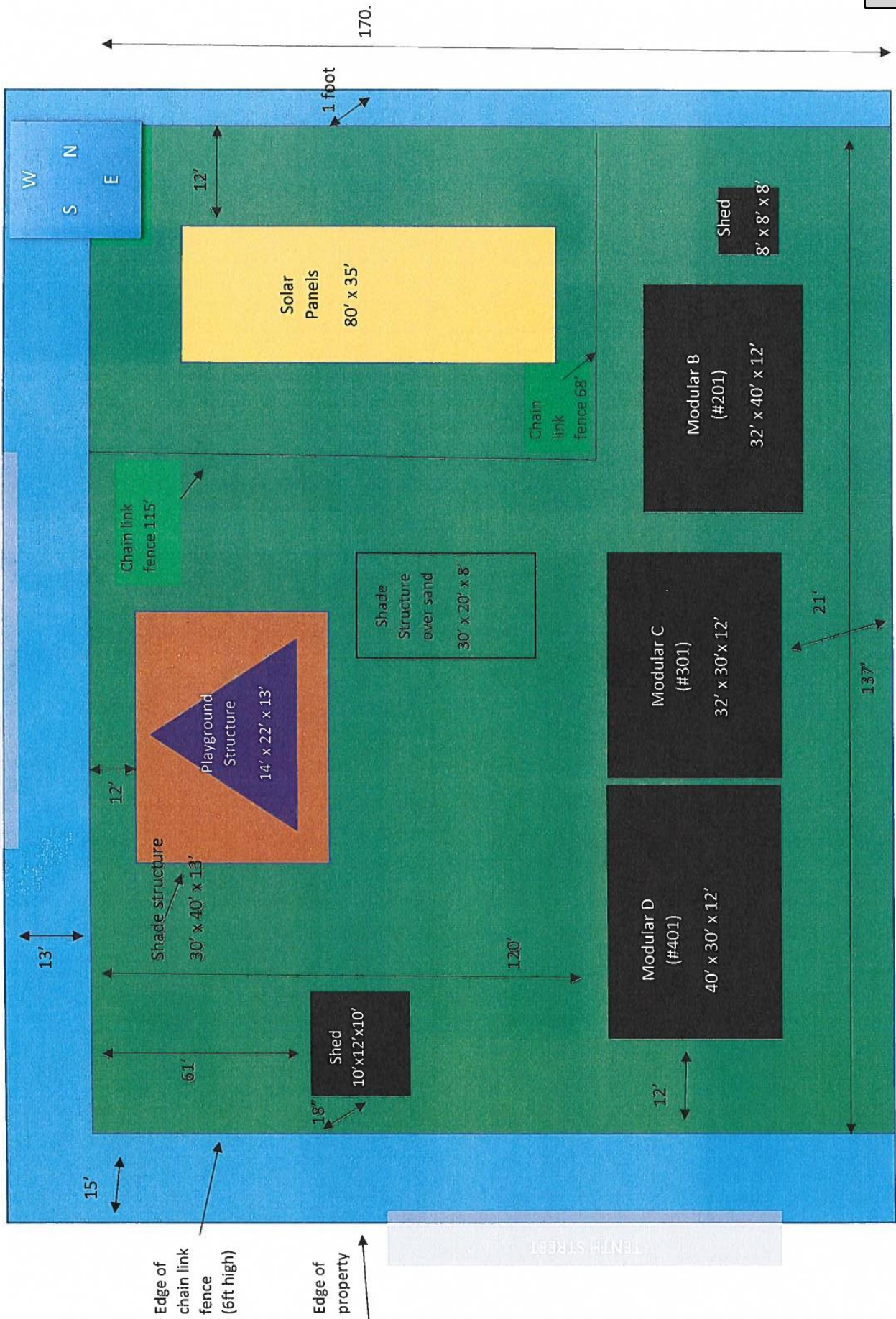




Exhibit B
Site Plan Review Approval Letter – Conditions of Approval

Attachment: Resolution No. 2021-27 (CUP 2021-03)

PLANNING DIVISION

Contact Assistant Planner Mark Manha at (559) 585-2583 or mmanha@cityofhanfordca.com concerning questions regarding the comments below:

General Requirements:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
- ☒ 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.

R-M Zone Requirements (all checked shall apply):

Building Setback Areas: (Section 17.12.070) – no building expansion proposed

- ☒ That the appropriate setbacks be maintained for new construction, as follows:
 - ☒ The front building setback area shall be 20 feet.
 - ☒ The rear building setback shall be 15 feet.
 - ☒ The interior side building setback shall be five feet.
 - ☒ The street side building setback shall be 10 feet.

Distance Between Structures: (Section 17.12.080) – no building expansion proposed

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

Off Street Parking: (Section 17.12.140 and 17.54)

- ☒ That the applicant shall maintain parking as stated in the Reciprocal Use and Maintenance Agreement.

Landscaping: (Section 17.12.160 and 17.52)

- ☒ That all existing landscaping remain for the site.
- ☒ That 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.

- ☒ 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 17.50.110 and 17.50.120)

- ☒ 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 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.
- ☒ That fences and walls in the R-M Medium Density Residential zone district shall be constructed or installed in accordance with the following:
 - ☒ Along a rear lot line not exceeding seven (7) feet in height.
 - ☒ Along an interior side lot line not exceeding seven (7) feet in height beginning at ten (10) feet from the front lot line.
 - ☒ On a corner lot along the street side lot line not exceeding seven (7) feet in height beginning at twenty-five (25) feet from the front lot line. On a reverse corner lot, the fence or wall is to be set back from the street side lot line five (5) feet. On a reverse corner lot, the rear lot line fence is not to extend beyond the five (5) foot street side building setback area.
 - ☒ On a corner lot when a residence is constructed with its front access facing the street side lot line of a corner lot, a six (6) foot high fence is to be placed ten (10) feet behind the front property line. The street corner forty-five (45) degree angle line of sight is to be maintained as described in subsection H of this section. When the front of the house fronts the street side lot line a fence exceeding three (3) or four (4) feet in height as described in subsections E and F of this section is to be set back ten (10) feet from the street side lot line.
 - ☒ Along a front lot line not exceeding three (3) feet in height.
 - ☒ Along a front lot line not exceeding four (4) feet in height when the upper one (1) foot is fifty percent (50%) or more open.
 - ☒ Along a front lot line an open chain link fence up to seven (7) feet in height may be located in conjunction with a public or quasi-public playground or park use.
 - ☒ A six (6) foot fence or wall may be located in a front building setback area when set back ten (10) feet from the front lot line. Except in the case of a corner lot, the fence wall shall begin a forty-five (45) degree angle at a point twenty-five (25) feet from the front lot line located on the street side lot line.

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.

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 building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 18 feet.

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
CUP 2021-003 (508-0228) Pre School Classrooms
10-22-2021
302 E Tenth St

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

Building Permits will be required if doing any work listed below.

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

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

- 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance, if not included on plans
 - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
5. That 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.



City of Hanford

Department of Public Works

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

Utilities Division Comments

PROJECT: CUP 2021-03 (508-0228) 302 E. 10th Street (KCAO Classrooms)

General:

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

Water:

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

Sewer:

1. If an existing sanitary sewer lateral is not serviceable, the developer shall furnish and install a minimum four-inch diameter sanitary sewer lateral to serve the building on project site located as shown on approved Site Plan.

Bob Williams
UTILITIES SUPERINTENDENT (559) 585-2564

11/02/2021
DATE

Attachment: Resolution No. 2021-27 (CUP 2021-03)



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: CUP 2021-03 (508-0228) 302 E. 10th Street (KCAO Classrooms)

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 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.

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.

Curb, Gutter, and Sidewalk Requirements:

1. That the existing concrete curbs, gutters, and sidewalks located along the 10th Street and Brown Street project frontages may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curbs, gutters, and sidewalk installed in conformance with City Standard CO-11 and CO-15.

John Doyel
Public Works Director (559) 585-2571

11/02/2021
DATE

Attachment: Resolution No. 2021-27 (CUP 2021-03)



Department of Public Works

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

Drive Approach Requirements:

1. The driveway approach along 10th Street shall be removed and constructed per City Standard CO-41.
2. All driveway approaches along 10th Street that are not being utilized shall be removed and replaced with City Standard curb, gutter, and sidewalk.

DEVELOPMENT IMPACT FEES:

1. That development is **not** subject to impact fees in accordance with city ordinances no. 98-14, 04-08, 04-11, and 05-16, or any revisions thereof.

Attachment: Resolution No. 2021-27 (CUP 2021-03)

John Doyel
Public Works Director (559) 585-2571

11/02/2021
DATE



City of Hanford

Department of Public Works

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

Refuse Division Comments

PROJECT: CUP 2021-03 (508-0228) 302 E. 10th Street (KCAO Classrooms)

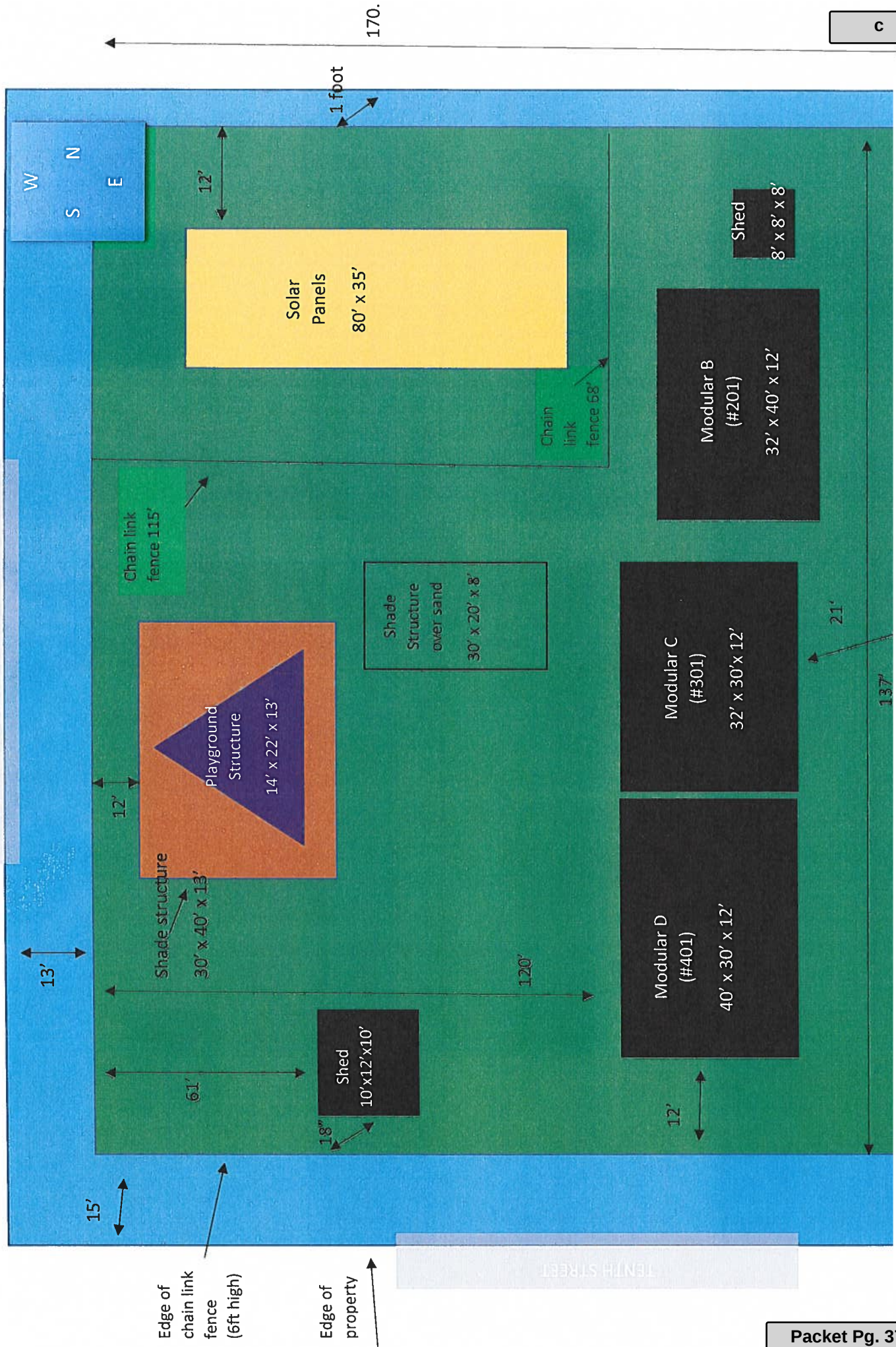
General Requirements:

1. That a 10' x 20' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' concrete apron. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That the applicant shall participate in all available waste recycling & reuse programs
6. That the trash enclosure shall be located as shown on plan for ease of access for refuse collection.

Attachment: Resolution No. 2021-27 (CUP 2021-03)

John Doyel
Public Works Director (559) 585-2571

11/02/2021
DATE



Site Plan



Clay Center

OPERATIONAL STATEMENT

Kings Community Action Organization (KCAO) CLAY Center, 323 E. 11th Ave., Hanford, CA., currently provides services to 48 Head Start eligible children 3-5 years old in a center based program. We prioritize the enrollment of the most vulnerable families with the greatest need due to special challenges, such as poverty, disabilities, homelessness, involvement with child welfare system, or substance abuse misuse.

This facility is utilized to prepare children for school. KCAO's approach to school readiness includes using an evidence based curriculum and supporting children through an ongoing assessment process that recognizes that every child is on their own developmental path. The program uses tools to assess and support quality teacher child interactions and learning environments to ensure quality environments. Breakfast, lunch and snack are provided daily. The classrooms have a napping area as well as child size toilets and sinks. Highly individualized family services, coupled with the implementation of the parenting curriculum, supports families in being their child's first and most important teacher and advocate. Monthly parent meetings are held as an opportunity for trainings, families to learn together about community resources, advocating for their child, parenting, and to connect with other parents and families members. Special Services are also provided for children based on needs of children and families. These services include comprehensive

Two classrooms operate at Clay Center, August - June : One classroom operates Monday- Thursday AM sessions from 8:00 am-11:30 and a PM session from 1:00 PM-4:30 PM with 16 children enrolled in each session. Friday's are planning days for teachings staff in this classroom. The other classroom operates Monday-Friday 8:00 am- 2:30 pm with 16 children enrolled.

RECORDING REQUESTED BY
AND WHEN RECORDED
RETURN TO:

Mario U. Zamora
Griswold, LaSalle, Cobb,
Dowd & Gin, L.L.P
111 East Seventh Street
Hanford, CA 93230

APN: 010-224-023-000 and 010-224-022-000

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

RECIPROCAL USE AND MAINTENANCE AGREEMENT

WHEREAS, Pentecostal Church of God, Central California District, Inc. (hereafter referred to as "Church") is the owner of two parcels of real property located in Hanford, California (hereafter referred to as "Parcel 1" and "Parcel 2") more particularly described in Exhibit 1 and Exhibit 2, respectively, which are attached hereto and made a part thereof by reference; and

WHEREAS, Kings Community Action Organization (hereafter referred to as "KCAO") desires to purchase Parcel 2, but requires the use of the parking facilities located on Parcel 1 to satisfy the requirements of Hanford Municipal Code Chapter 17.54; and

WHEREAS, the City of Hanford allows for joint use of a single parking facility by two businesses pursuant to Hanford Municipal Code Section 17.54.060 if the applicant can demonstrate certain provisions;

NOW, THEREFORE, the parties hereby agree to the following and execute this Reciprocal Use and Maintenance Agreement (hereafter referred to as "Agreement"):

1. Parcel 1 contains a parking lot consisting of 57 parking spaces which satisfies the required number of spaces for the Church and KCAO individually and the parties desire to allow the use of the parking lot by both the Church and KCAO; and
2. Parcel 2 is within two hundred feet of the parking lot located on Parcel 1 and no more than seventy-five percent (75%) of the parking facilities required by Hanford Municipal Code Chapter 17.54 for a primarily daytime use will be provided by the parking facilities of a primarily nighttime use and alternatively, no more than seventy-five percent (75%) of the parking facilities required by this chapter for a primarily nighttime use may be provided by the parking facilities of a primarily daytime use; and
3. There is no substantial conflict in the principal operating hours of the Church and KCAO for which the joint use of the parking facilities located on Parcel 1; and

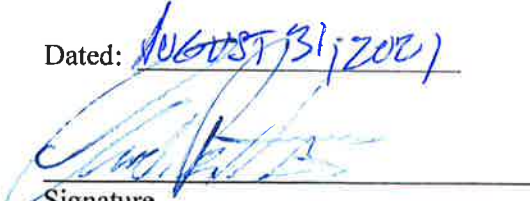
4. The Church's primary use of the parking facilities occurs on Sundays between 09:00 a.m. and 12:00 p.m. and KCAO's primary use of the parking facilities occurs Monday through Friday between 7:00 a.m. and 05:30 p.m.; and
5. These primary uses do not conflict with each other so that the use of the parking facilities by one party does not interfere with the use of the parking facilities by the other;
6. The parties agree to enter in this Reciprocal Use and Maintenance Agreement (hereafter referred to as "Agreement") to comply with Hanford Municipal Code Section 17.54.060(D); and
7. The parties agree that this Agreement shall be recorded and that the Agreement shall constitute a covenant that shall run with Parcel 1 and Parcel 2 and shall be binding upon future owners, tenants, and holders of any interest of Parcel 1, Parcel 2, or any portion thereof.
8. The parties shall maintain the required parking spaces upon the property where the parking spaces are located so long as the City of Hanford requires such parking spaces for the building, structure or improvement.
9. The parking facility located on Parcel 1 shall be used only by persons partaking in activities located at Parcel 1 and Parcel 2 and for no other purpose without the express prior written consent of the City of Hanford.
10. This Agreement shall remain in force commencing with the date hereof, until terminated, rescinded or amended as provided herein.
11. The terms of this Agreement may be amended, terminated or rescinded in part or in full, as to Parcel 1 or Parcel 2, by a written agreement among or between City of Hanford, Church, KCAO, and/or the then owner or owners of Parcel 1 or Parcel 2 as to which the Agreement is amended, terminated or rescinded. The consent of no other person shall be required for such amendment, termination or rescission of this Agreement or for the amendment, relocation, termination or abandonment of such access.

Pentecostal Church of God, Central
California District, Inc.:

Kings Community Action Organization:

Dated: August 31, 2021

Dated: August 20, 2021


Signature


Signature

Print Name: Chad Buttrey,
on behalf of Pentecostal Church of
God, Central California District, Inc.

Print Name: Jeff Garner,
on behalf of Kings Community Action
Organization

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: Conditional Use Permit 2021-03

Project Location – 302 E. Tenth St. (APN 010-224-023)

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

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 2021-03, a request to operate two preschool classrooms in the R-M Medium Density Residential zone district.

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

Name of Person or Agency Carrying Out Project: Kings Community Action Organization (KCAO)

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: 15301 Existing Facilities
☐ 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 15301 of the California Environmental Quality Act (CEQA) Guidelines. Section 15301 states that Class 1 exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project involves the permitting of an existing private structure, involving negligible or no expansion.

Lead Agency

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

Signature: _____ Date: November 9, 2021 Title: Assistant Planner

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

Attachment: Attachment 4: Notice of Exemption No. 2021-95 (CUP 2021-03)