

AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, February 8, 2022

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.*

ELECTION OF 2022 CHAIR AND VICE-CHAIR

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.

- 1. Approval of the December 14, 2021 Minutes**

2. **Time Extension 2022-01, a request to extend the life of Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 for one year. The project is located north of Glendale Avenue, west of Aquifer Drive (APN 011-010-044).**

PUBLIC HEARING

Conditional Use Permit No. 2020-05, a request to allow a self-storage facility in the R-L-5 Low Density Residential zone district. The project is located south of the intersection of Highway 43 and 10th Avenue (APN 014-080-078).

DIRECTOR'S COMMENTS

1. Discussion of Planning Commissioner Workshops and/or Academies

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: 2/8/2022

AGENDA SECTION: 1

SUBJECT:

Approval of the December 14, 2021 Minutes

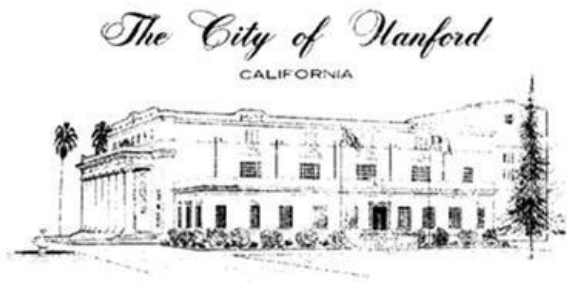
RECOMMENDATION:

Recommend the December 14, 2021 Minutes.

FISCAL IMPACT:

ATTACHMENTS:

12-14-21



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, December 14, 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

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

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	5:20 PM
Travis Paden		Absent	
Martin Devine		Absent	
Jacob Sanchez		Present	5:16 PM

ADJOURNMENT

Due to lack of a quorum, no business could be conducted.

Chair SANCHEZ adjourned the meeting at 5:41 p.m.

Respectfully submitted,

Diana Black
Recording Secretary

Attachment: 12-14-21 (12-14-21)



AGENDA STAFF REPORT

MEETING DATE: 2/8/2022	AGENDA SECTION: 2
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SUBJECT:

Time Extension 2022-01, a request to extend the life of Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 for one year. The project is located north of Glendale Avenue, west of Aquifer Drive (APN 011-010-044).

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - TE 2022-01
 Resolution No. 2022-02
 Attachment 1 - Site Plan Review No. 2019-32
 Attachment 2 - Staff Report - CUP 2019-06
 Attachment 3 - Resolution 2020-02 (signed)

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: Tuesday, February 8, 2022

PROJECT: **TIME EXTENSION 2022-01**, a request to extend the life of Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 for one year.

LOCATION: The project is located north of Glendale Avenue, west of Aquifer Drive (APN 011-010-044).

PROJECT PLANNER: Mark Manha, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2022-02, approving Time Extension No. 2022-01.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2022-02, approving Time Extension No. 2022-01.

PROJECT PROPOSAL

Time Extension No. 2022-01 is a request by Lighthouse Fellowship Church to extend the life of Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 for one year, in order to extend the expiration of the project and obtain building permits. If approved, the time extension would extend the expiration of the project from February 11, 2022 to February 11, 2023.

Site Plan Review No. 2019-32/Conditional Use Permit No. 2019-06 is attached – **Attachment 1**.

BACKGROUND INFORMATION

Conditional Use Permit No. 2019-06 was a request to develop a religious institution and charter school in the MX-C Corridor Mixed Use zone district, with a 10,803 sq. ft. multi-purpose room, 8,250 sq. ft. sanctuary (future), 3,750 sq. ft. private charter school (future), and sports fields, located north of Glendale Avenue, west of Aquifer Drive (APN 011-010-044). The use of a religious institution and associated charter school requires approval of a Conditional Use Permit by the Planning Commission in the MX-C Corridor Mixed Use zone district. Development of the items shown as “future,” including the charter school and sanctuary, will be subject to the site plan review entitlement process.

Conditional Use Permit No. 2019-06 was heard by the Planning Commission as a public hearing item on Tuesday, February 11, 2020. Planning Commission voted 4-0 (3 commissioners absent) to adopt Resolution No. 2020-02, thus approving Conditional Use Permit No. 2019-06.

Figure 1: Land Use (Property outlined in red)

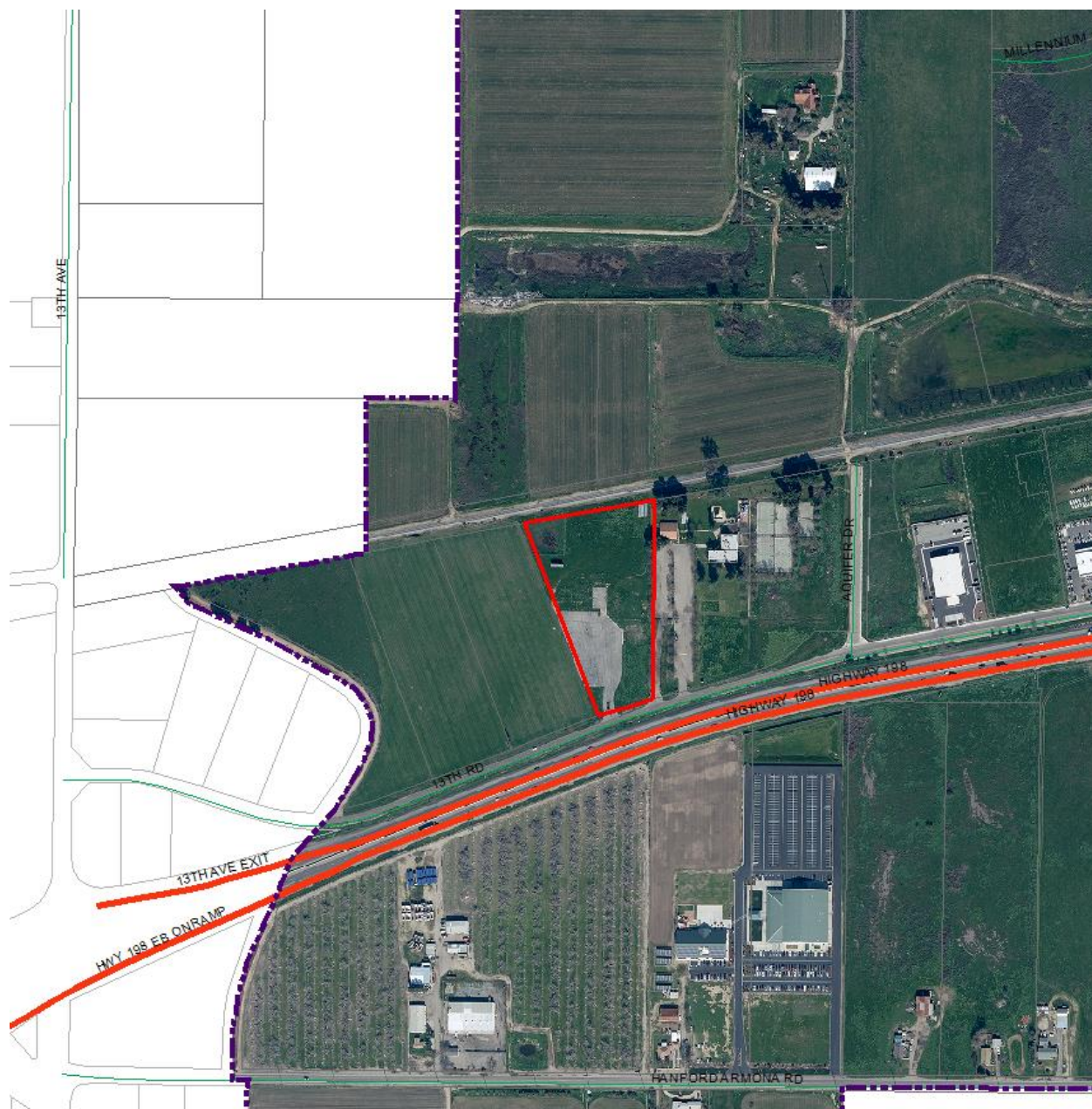


Figure 2: General Plan Designation Corridor Mixed Use (Property outlined in red)

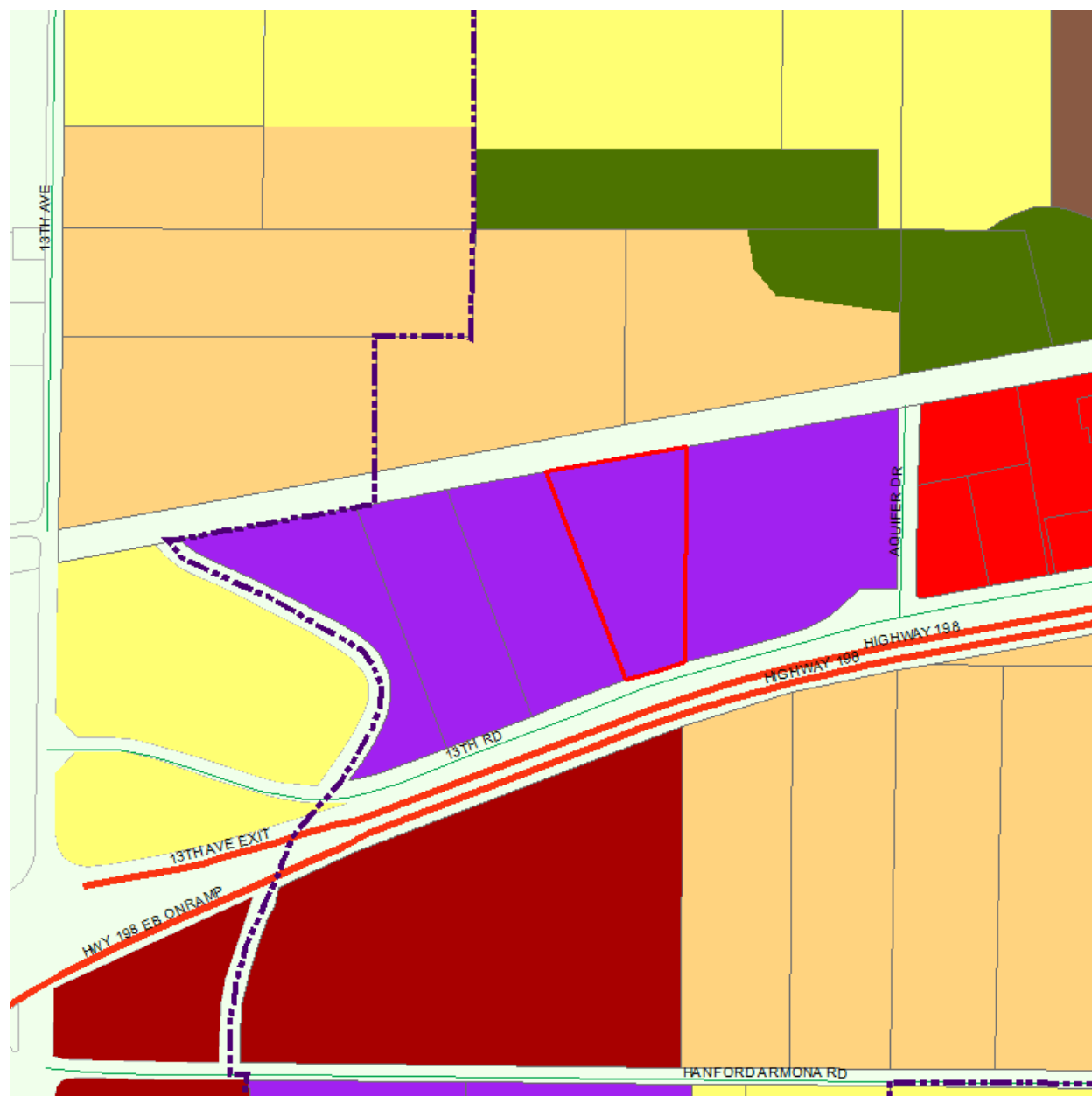
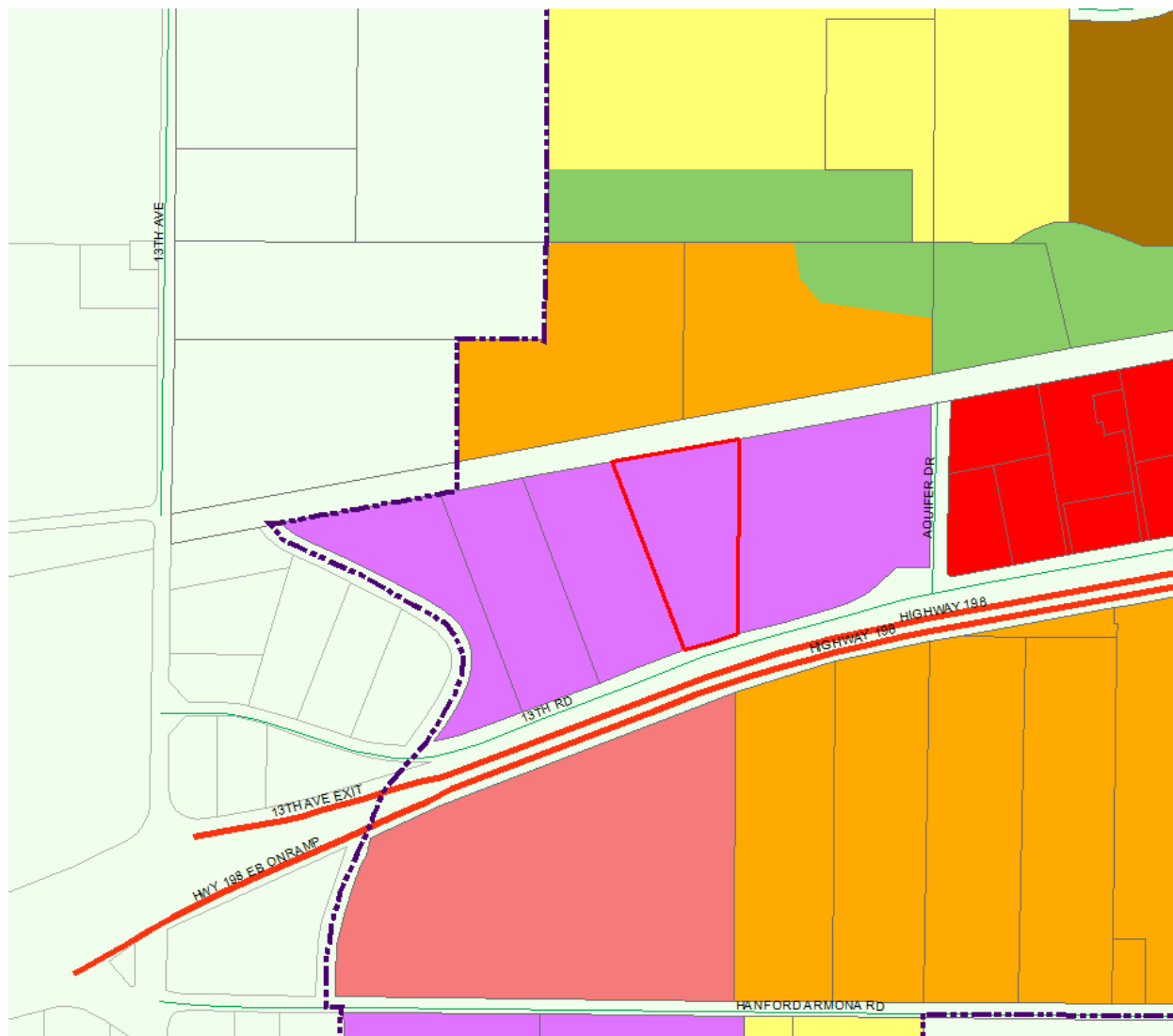


Figure 3: Zoning Designation MX-C Corridor Mixed Use (Property outlined in red)



A full analysis of Conditional Use Permit No. 2019-06 appears in the original Planning Commission staff report – **Attachment 2**.

Resolution No. 2020-02 is attached – **Attachment 3**.

PROJECT EVALUATION

Due to the need for additional time to complete site improvement plans, the applicant is requesting a one-year time extension to submit and obtain building permits for the future religious institution and associated charter school. The project is still consistent with the current General Plan designation for the site, Corridor Mixed Use, as well as the zoning designation, MX-C Corridor Mixed Use.

In accordance with Section 17.70.250 of the Hanford Municipal Code, prior to the 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 shall be taken to the Planning Commission, who may extend the expiration of the permit by one year. The Planning Commission may grant up to a total of three one-year extensions. The applicant has not applied for any extensions for the project, previously; therefore, the permit is eligible for the requested extension.

ENVIRONMENTAL ASSESSMENT

Mitigated Negative Declaration No. 2020-02 was adopted for the project on February 11, 2020, certifying that the project would not have a significant adverse impact on the environment with the incorporation of mitigation measures.

CONDITIONS OF APPROVAL

That a one-year time extension for Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 be approved, in accordance with the existing conditions in Resolution No. 2020-02, adopted February 11, 2020, and with the addition of the following condition:

1. That the new expiration date of Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 be February 11, 2023.

Applicant/Owner:

Lighthouse Fellowship
223 Florence Drive
Hanford, CA 93230

RESOLUTION NO. 2022-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
 APPROVING TIME EXTENSION NO. 2022-01, A REQUEST TO EXTEND THE LIFE OF
 CONDITIONAL USE PERMIT NO. 2019-06 AND SITE PLAN REVIEW NO. 2019-32 FOR ONE
 YEAR. THE PROJECT PERTAINS TO PROPERTY LOCATED NORTH OF GLENDALE
 AVENUE, WEST OF AQUIFER DRIVE (APN 011-010-044)**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on February 8, 2022, by motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Time Extension No. 2022-01, filed by Lighthouse Fellowship Church, proposing to extend the life of Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 for one year, has been reviewed by the Planning Commission of the City of Hanford as an advisory agency, in accordance with Section 17.70.250 of the Hanford Municipal Code;

WHEREAS, the project pertains to property north of Glendale Avenue, west of Aquifer Drive (APN 011-010-044).

WHEREAS, a time extension was requested by the applicant pursuant to Section 17.70.250 of the Hanford Municipal Code; and

WHEREAS, in accordance with Section 17.70.250 of the Hanford Municipal Code, a conditional use permit may be extended for a total time of three years; and

WHEREAS, findings were made pursuant to section 17.80.030 of the Hanford Municipal Code in Resolution No. 2020-02; and

THEREFORE, BE IT RESOLVED, that a one-year time extension for Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 be approved, in accordance with the existing conditions in Resolution No. 2020-02, adopted February 11, 2020, and with the addition of the following condition:

1. That the new expiration date of Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 be February 11, 2023.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford on February 8, 2022 by the following vote:

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

Attachment: Resolution No. 2022-02 (Time Extension 2022-01)

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

I, **Mary E. Beatie**, Interim Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 8th day of February, 2022.

Mary E. Beatie, Interim Secretary

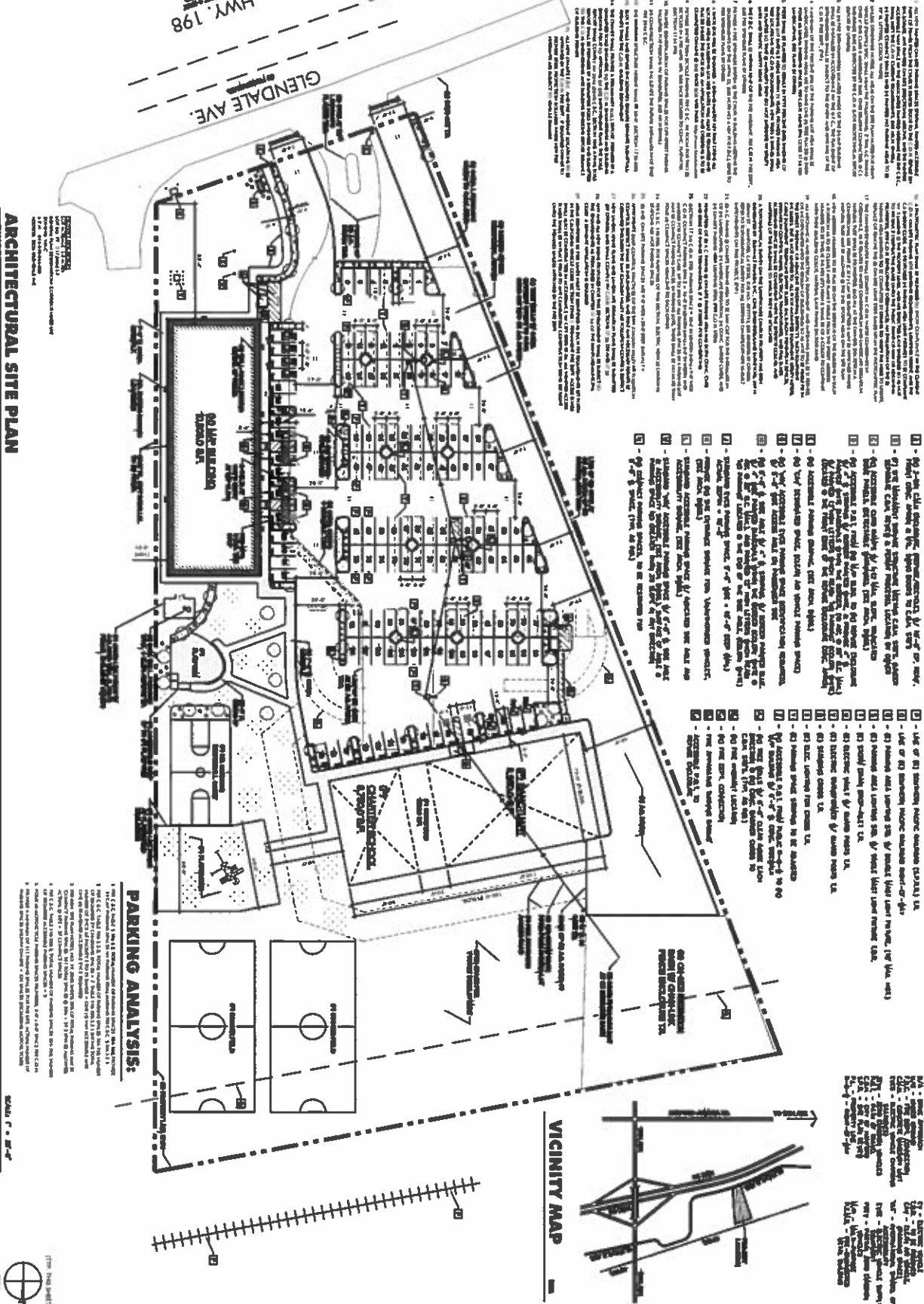
Attachment: Resolution No. 2022-02 (Time Extension 2022-01)

GENERAL SITE PLAN NOTES:

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GLENDALE ZONING ORDINANCE, LATEST EDITION, AND THE CALIFORNIA BUILDING CODE, LATEST EDITION, AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
- 2. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF GLENDALE ZONING ORDINANCE, LATEST EDITION, AND THE CALIFORNIA BUILDING CODE, LATEST EDITION, AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
- 3. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF GLENDALE ZONING ORDINANCE, LATEST EDITION, AND THE CALIFORNIA BUILDING CODE, LATEST EDITION, AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
- 4. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF GLENDALE ZONING ORDINANCE, LATEST EDITION, AND THE CALIFORNIA BUILDING CODE, LATEST EDITION, AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
- 5. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF GLENDALE ZONING ORDINANCE, LATEST EDITION, AND THE CALIFORNIA BUILDING CODE, LATEST EDITION, AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
- 6. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF GLENDALE ZONING ORDINANCE, LATEST EDITION, AND THE CALIFORNIA BUILDING CODE, LATEST EDITION, AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
- 7. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF GLENDALE ZONING ORDINANCE, LATEST EDITION, AND THE CALIFORNIA BUILDING CODE, LATEST EDITION, AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
- 8. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF GLENDALE ZONING ORDINANCE, LATEST EDITION, AND THE CALIFORNIA BUILDING CODE, LATEST EDITION, AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
- 9. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF GLENDALE ZONING ORDINANCE, LATEST EDITION, AND THE CALIFORNIA BUILDING CODE, LATEST EDITION, AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
- 10. THE SITE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF GLENDALE ZONING ORDINANCE, LATEST EDITION, AND THE CALIFORNIA BUILDING CODE, LATEST EDITION, AND ALL APPLICABLE ORDINANCES AND REGULATIONS.

SITE PLAN KEY NOTES & LEGEND:

- 1 - 1/2" = 1' SCALE
- 2 - 1/4" = 1' SCALE
- 3 - 1/8" = 1' SCALE
- 4 - 1/16" = 1' SCALE
- 5 - 1/32" = 1' SCALE
- 6 - 1/64" = 1' SCALE
- 7 - 1/128" = 1' SCALE
- 8 - 1/256" = 1' SCALE
- 9 - 1/512" = 1' SCALE
- 10 - 1/1024" = 1' SCALE
- 11 - 1/2048" = 1' SCALE
- 12 - 1/4096" = 1' SCALE
- 13 - 1/8192" = 1' SCALE
- 14 - 1/16384" = 1' SCALE
- 15 - 1/32768" = 1' SCALE
- 16 - 1/65536" = 1' SCALE
- 17 - 1/131072" = 1' SCALE
- 18 - 1/262144" = 1' SCALE
- 19 - 1/524288" = 1' SCALE
- 20 - 1/1048576" = 1' SCALE
- 21 - 1/2097152" = 1' SCALE
- 22 - 1/4194304" = 1' SCALE
- 23 - 1/8388608" = 1' SCALE
- 24 - 1/16777216" = 1' SCALE
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THE LIGHTHOUSE CHURCH
7234 Glendale Ave.
Hawthorne, CA 90220

REVISION

NO.	DATE	DESCRIPTION
1	01/15/2020	ISSUED FOR PERMIT
2	02/15/2020	REVISED PER CITY COMMENTS
3	03/15/2020	REVISED PER CITY COMMENTS
4	04/15/2020	REVISED PER CITY COMMENTS
5	05/15/2020	REVISED PER CITY COMMENTS
6	06/15/2020	REVISED PER CITY COMMENTS
7	07/15/2020	REVISED PER CITY COMMENTS
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98	02/15/2028	REVISED PER CITY COMMENTS
99	03/15/2028	REVISED PER CITY COMMENTS
100	04/15/2028	REVISED PER CITY COMMENTS

SITE PLAN

18730

ARCHITECTURAL

SPR 2019.32 (502.1083)

CDP 2019.06 (508.0213)

ARCHITECTURAL

A-1

Packet Pg. 13

Packet Pg. 14

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, February 11, 2020**

PROJECT: Conditional Use Permit No. 2019-06, a request to develop a religious institution and associated charter school in the MX-C Corridor Mixed Use zone district.

LOCATION: The project is located north of Glendale Avenue, west of Aquifer Drive (APN 011-010-044).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Certify Mitigated Negative Declaration No. 2020-02 for the project.
2. Adopt Resolution No. 2020-02, approving Conditional Use Permit No. 2019-06.

RECOMMENDED MOTION

1. I move to certify Mitigated Negative Declaration No. 2020-02 for the project.
2. I move to adopt Resolution No. 2020-02, approving Conditional Use Permit No. 2019-06.

PROJECT DESCRIPTION

The project is a request by Lighthouse Fellowship Church to develop a religious institution and charter school in the MX-C Corridor Mixed Use zone district, with a 10,803 sq. ft. multi-purpose room, 8,250 sq. ft. sanctuary (future), 3,750 sq. ft. private charter school (future), and sports fields.

Project Location

The project is located north of Glendale Avenue, west of Aquifer Drive (APN 011-010-044).

Entitlement

Site Plan Review

The applicant submitted Site Plan Review No. 2019-32 for the project site, proposing to develop the vacant site into a religious institution and future private charter school in the MX-C Corridor Mixed Use zone district, with a 10,803 sq. ft. multi-purpose room, 8,250 sq. ft. sanctuary (future), 3,750 sq. ft. private school (future), and sports fields, **Attachment 1**.

Site Plan Review No. 2019-32 was reviewed by the Site Plan Review Committee for development of the multi-purpose room and associated parking lot. Conditions of approval appear in the approval letter, **Attachment 2**. All conditions of approval cited in the site plan review approval letter are also conditions of approval of this Conditional Use Permit application.

Development of the items shown as “future,” including the charter school and sanctuary, will be subject to the site plan review entitlement process.

Demolition Permit

The site is currently vacant. All structures were removed from the site under Demolition Permit FY19-0009, which was finalized on December 18, 2018. The former use of the site was a religious institution.

BACKGROUND

The site is currently vacant, but was previously utilized as a religious institution.

The property is designated as Corridor Mixed Use by the General Plan and is zoned MX-C Corridor Mixed Use, in accordance with the General Plan Designation for the site.

Figure 1: General Plan Designation
Corridor Mixed Use
(Property outlined in red)

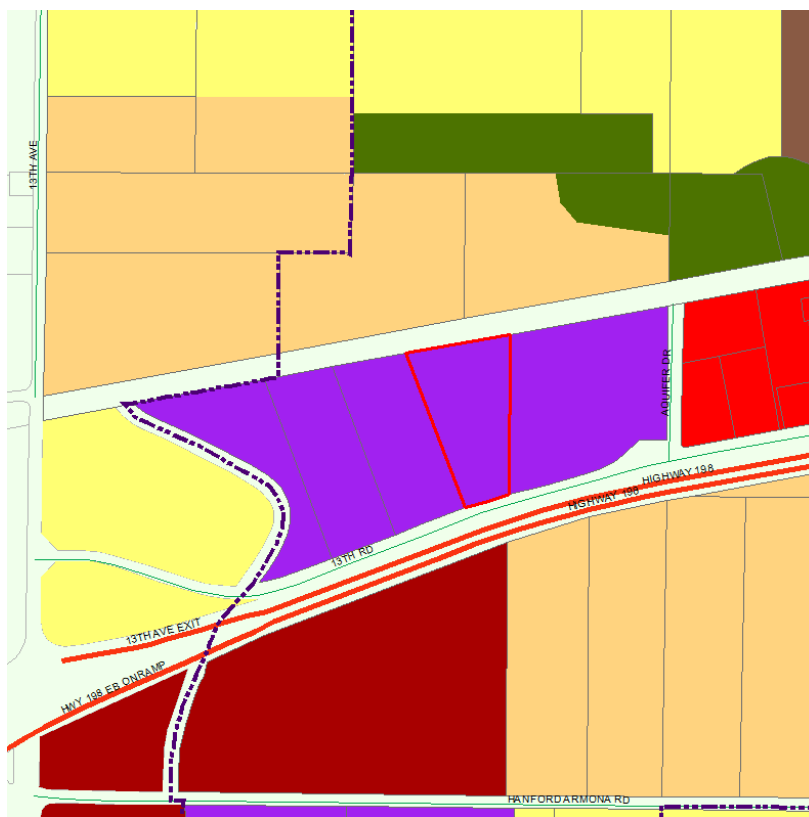


Figure 2: Zoning
MX-C Corridor Mixed Use
(Property outlined in bold)

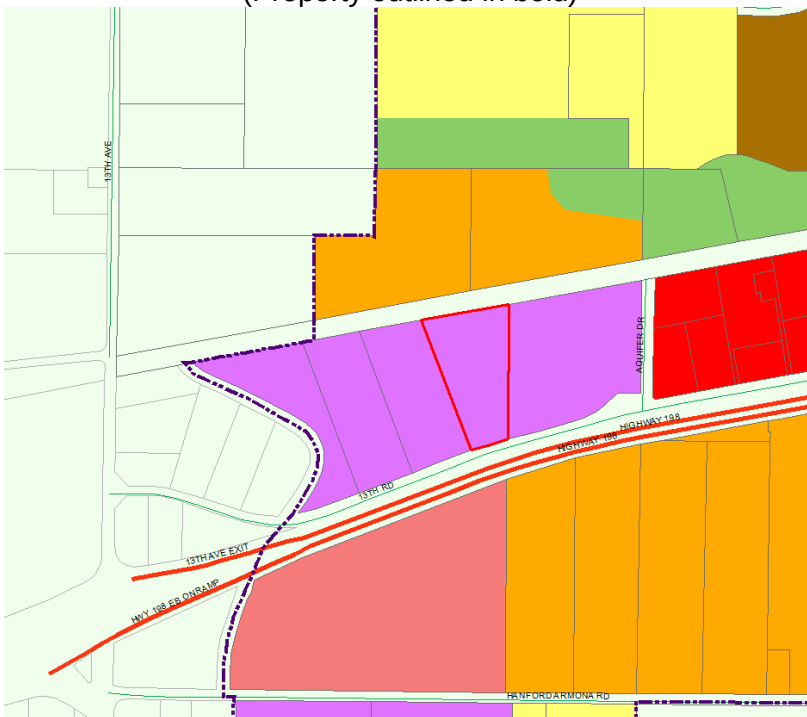
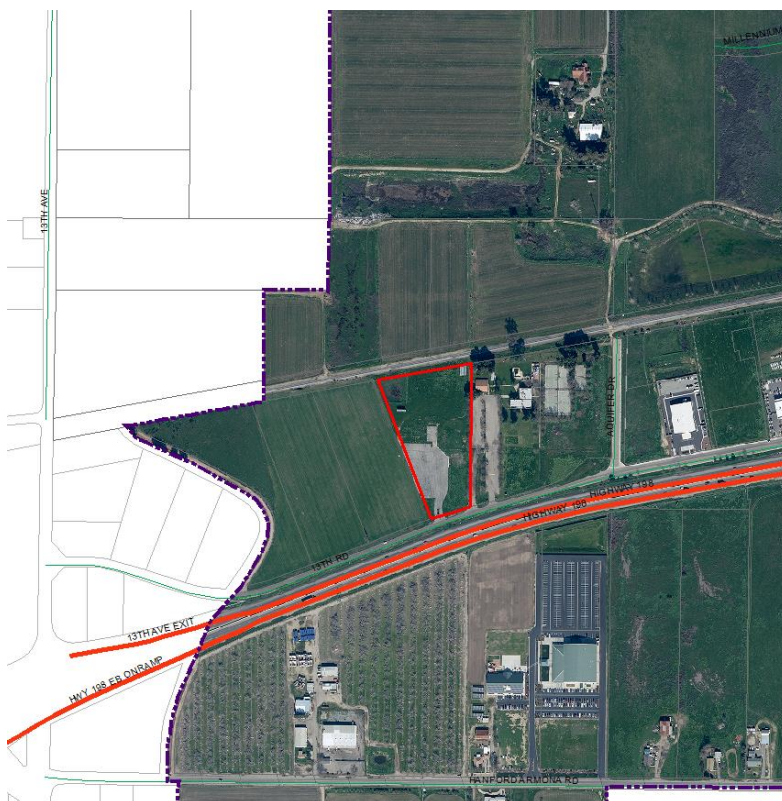


Figure 3: Land Use
(Property outlined in bold)



BACKGROUND INFORMATION**General Plan Designation**

The General Plan designates the property as Corridor Mixed Use. The property is zoned MX-C Corridor Mixed Use, which corresponds with the General Plan Designation. According to General Plan Policy L65, the purpose of the Corridor Mixed Use land use designation is to promote a mix of commercial, office, and multi-family residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. In accordance with Policy L66, typical uses in the Corridor Mixed Use zone district 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. The applicant's request to allow the use of a religious institution with an associated charter school is consistent with the General Plan, as it proposes an establishment engaged in day-to-day services.

Zoning Designation**Conditional Use Permit**

The applicant seeks to allow a religious institution and associated charter school on a vacant property in the MX-C Corridor Mixed Use zone district. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, the use of a religious institution or facility and a charter school are subject to approval of a conditional use permit by the Planning Commission in the MX-C Corridor Mixed Use zone district.

A religious institution or facility means, "a facility used primarily to gather for religious worship and related religious activities."

A charter school (school; charter, trade, vocational, business, or professional) means, "a facility that is operated either with public funds under a charter contract or with private funds, and that offers specific educational instruction to children and/or adults. This use includes charter schools, secretarial schools, beauty and cosmetology schools, modeling schools, language schools, computer or electronics training schools, art schools, and automotive repair schools, and similar specialized schools."

Figure 4:
Land Use Tables

Commercial, Office, and Industrial Use Table															
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed															
Land Uses		Commercial Zones				Mixed Use Zones		Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	
C10	Religious institution or facility			P		C	C		C	C					
C13	School; charter, trade, vocational, art, business, or professional		C	P		C	C	C	C	C			P		

PROJECT EVALUATION

The site has been evaluated below for conformance with the standards of the MX-C Corridor Mixed Use zone district.

17.26.030 Site Area

In the MX-C Corridor Mixed Use zone district, 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 property is five acres, which exceeds the minimum site area requirement of the MX-C Corridor Mixed Use zone district.

17.26.040 Lot Dimensions

The minimum lot frontage in the MX-C Corridor Mixed Use zone district shall be 40 feet, unless a reciprocal-use agreement for shared common access and parking areas is recorded with the Kings County Recorder's Office. The property has 195 feet of lot frontage along 13th Road (Glendale Avenue).

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, landscaping, 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 to be placed within a building setback area.

In the MX-C Corridor Mixed Use zone district, the front building setback area shall be a minimum of 15 feet. The multi-purpose building is the building closest to the front property line and is setback 83.25 feet off of 13th Road (Glendale Avenue).

The rear and side building setback area may be zero feet, since the rear and side lot lines do not abut a public street, R-L, R-M, R-H, O-R, O, PF, AP, or CO zone district.

All building setback requirements are met for the project. Future development of the remaining parcel will be subject to the building setbacks presented.

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 proposed on site.

17.26.080 Height of Structures

The maximum height of structures in the MX-C Corridor Mixed Use zone district shall be 50 feet. The maximum plate height for the multi-purpose building is 22 feet.

Building elevations have not been submitted for the sanctuary and school, however building height requirements will be enforced during the future review process.

17.26.090 Driveways

Whenever possible, developments in the MX-C Corridor Mixed Use zone district shall share driveways to minimize the number of driveways on public streets.

The applicant proposes to develop two driveways for the property. Two access points were required by the Fire Department to ensure adequate emergency access for the site. The two driveways will be developed to City standards and the location has been approved by the City Engineer.

17.26.100 Off-Street Parking

The applicant proposes 131 parking stalls on site, five of which are ADA-accessible, as shown on Site Plan Review No. 2019-32 (**Attachment 1**). This exceeds the requirement of the Hanford Municipal Code Section 17.54.040 for religious institutions, which requires one space per 50 square feet of floor area used for seating if seats are not fixed, one space per four seats, or one space per eight feet of bench or pew seats.

Calculation:

$$444 \text{ seats} \div 4 = 111 \text{ parking stalls minimum}$$

At this time, enrollment for the future private charter school is undetermined. Parking shall be provided at a ratio of one space per employee for kindergarten to eighth grade, and one space for employee plus one space per 10 students (planned enrollment) for ninth to 12th grade.

There are 20 excess parking stalls provided on site to be utilized by the private school. Future development of the charter school will be subject to the site plan review process. At that time, parking will be evaluated by staff to ensure adequate parking is allocated for the use.

The applicant proposes to apply the provisions of Section 17.54.060 Joint Use of Parking, in order to utilize the parking for the religious intuition for the additional parking required for the charter school.

In accordance with Section 17.54.060 of the Hanford Municipal Code, the Community Development Director, upon a written application by the owner or lessee of any property, 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 (75) percent of the parking facilities required by this chapter for a primarily daytime will be provided by the parking facilities of a primarily nighttime use, or alternatively, no more than seventy-five (75) percent 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.
- 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.
- 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.
- 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.

Future development of the site must adhere to the requirements of the Hanford Municipal Code pertaining to off-street parking.

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 size of this area shall be a minimum 250 square feet per acre of site area.

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

Lots with five or more dwelling units shall provide for a usable open space area equal to five percent of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents.

The use of a religious facility with an associated charter school is not considered commercial or residential; therefore, open space is not required. The applicant does provide open space in the form of a basketball court, soccer fields, and a playground.

17.26.120 Landscaping

In the MX-C Corridor Mixed 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, except where the setback area is covered by structures, parking, or driveways.

A minimum of 15 feet of landscaping is provided along Glendale Avenue, except where there is a driveway.

17.26.130 Screening, Fences, and Walls

In the MX-C Corridor Mixed use zone district, fences and walls shall be provided for each use in accordance with section 17.50.120. 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, O-R, PF, AP, O-R, or CO zone district. The property backs up to the railroad and on the other side of the rail road is R-M zone district. According to the definitions of the Hanford Municipal Code, abut means, "two or more parcels sharing a common boundary at least at one point." The MX-C zoned property does not share a common boundary with the R-M zoned property; therefore, a block wall is not required.

17.26.140 Signs

Signs placed in the MX-C Corridor Mixed use zone district shall be subject to the requirements and standards prescribed in Chapter 17.56.

Zone District	Building Signs	Freestanding Signs
C-N, C-R, C-S, C-H, MX-N, MX-C, and O zones	No limit to number of signs per business establishment. Allowed square footage per building frontage is cumulative. Establishments with primary building frontage less than 300 feet: 2 sq.ft. per 1 lineal foot up to a maximum 350 sq.ft. along primary frontage. 50 sq.ft. allowed regardless of frontage length. Secondary building frontage: 1 sq.ft. per lineal foot up to a maximum 200 sq.ft. per secondary frontage. 35 sq.ft. allowed regardless of frontage length.	1 sign per establishment maximum. 40 sq.ft. maximum sign face size. 6 feet high maximum if set back 10 feet from property line. 5 feet high maximum if set back 5 feet from property line. 4 feet high maximum if set back 0 feet from property line. Sites with an integrated shopping center: 1 additional freestanding sign up to 350 sq.ft. Maximum height not greater than 1.5 times the average height of the building.

All signage requires a separate application.

17.26.150 General Provisions and Standards

In the MX-C Corridor Mixed Use zone district businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure. The only outdoor activities taking place on site would be utilization of the sports fields and playground equipment, which is consistent with the purposes of the Municipal Code.

The MX-C Corridor Mixed Use zone district shall be designed to provide and encourage walking, within the commercial uses and between the commercial uses and the residential uses within the MX-C Corridor Mixed Use zone district and 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. There is adequate pedestrian connectivity on site and to the public sidewalk. The surrounding area has not been developed, yet. Future development will be required to provide sidewalks along the public street to enhance walkability.

All requirements of the MX-C Corridor Mixed Use zone district, prescribed by Chapter 17.26 of the Hanford Municipal Code, are satisfied.

FINDINGS FOR APPROVAL

Conditional Use Permit No. 2019-06

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 development of the religious institution and future charter school will not impair the integrity and character of the MX-C Corridor Mixed Use zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.26 for the MX-C Corridor Mixed Use zone district. A religious institution and charter school is listed as a permitted use, with the approval of a conditional use permit, in the MX-C Corridor Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030.

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

ANALYSIS: That the proposed religious institution and future charter school is compatible with existing and future planned land uses in the MX-C Corridor Mixed Use zone district. The site had previously been occupied by a church. According to General Plan Policy L65, the purpose of the Corridor Mixed Use land use designation is to promote a mix of commercial, office, and multi-family residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. In accordance with Policy L66, typical uses in the Corridor Mixed Use zone district 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. The applicant's request to allow the use of a religious institution with an associated private school is consistent with the General Plan, as it proposes an establishment engaged in day-to-day services.

A religious institution and charter school is listed as a permitted use, with the approval of a conditional use permit, in the MX-C Corridor Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030. The development and use of a religious institution with an associated charter school is consistent with the regulations set forth in the Hanford Municipal Code Section 17.26 for the MX-C Corridor Mixed Use zone district.

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

ANALYSIS: That the General Plan designates the property as Corridor Mixed Use. According to General Plan Policy L65, the purpose of the Corridor Mixed Use land use designation is to promote a mix of commercial, office, and multi-family residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. In accordance with Policy L66, typical uses in the Corridor Mixed Use zone district 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. The applicant's

request to allow the use of a religious institution with an associated private school is consistent with the General Plan, as it proposes an establishment engaged in day-to-day services.

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

ANALYSIS: That in accordance with CEQA guidelines, the project was evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2020-02 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 the Hanford Municipal Code Section 17.26 for the MX-C Corridor Mixed Use zone district. The proposed use and development of the religious institution and charter school are compliant with the Hanford Municipal Code. Any other improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2019-32 and the resolution.

ENVIRONMENTAL ASSESSMENT

PRE-CONSULTATION

In accordance with Section 15603(g) of the California Environmental Quality Act (CEQA) Guidelines, the project proposal was forwarded to the responsible and interested agencies for early consultation. Comments were received from the following agencies:

1. Consultation from Michael Wilson with AT&T (Received October 28, 2019).
2. Consultation from Michael Hawkins with Kings County Public Works (Received November 5, 2019; updated January 7, 2020).
3. Consultation from Robert Gilles with the San Joaquin Valley Air Pollution Control District (Received November 7, 2019).

Responses to comments are addressed within the initial study and are as follows:

AT&T

Consultation was received from Michael Wilson with AT&T on October 28, 2019, providing the following, "existing copper telephone feed will be abandoned, developer to provide conduit for fiber line extension, developer to contact AT&T during design phase for point of feed and telco requirements. Feed from east (towards car lot)."

Analysis: Staff has passed on AT&T's comment to the applicant to encourage consultation.

Kings County Public Works

On November 5, 2019, the City received pre-consultation from Michael Hawkins with Kings County Public Works, stating, “1.) Please provide a traffic impact report for the intersection of Glendale and 13th Avenue. 2.) How many vehicles are expected daily and at what time of day?”

Staff Analysis: City staff alerted the applicant that a traffic study was required and that Kings County Public Works had requested additional information regarding trip counts.

On January 7, 2020, a follow-up consultation was received stating that, although a traffic study had been required, based on additional information provided by the developer, the study was deemed unnecessary and that the County would no longer require a traffic study or further trip count information.

The City of Hanford Engineering Division concurred that a traffic study should not be required for the project

Pre-Consultation – San Joaquin Valley Air Pollution Control District

The following comments were received from the SJVAPCD:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the project referenced above consisting of a request to develop a religious institution and associated school that includes a 10,803 square foot worship center, an 8,250 square foot sanctuary, and a 3,750 square foot charter school (Project). The Project site is located north of 13th Road/Glendale Avenue, west of Aquifer Drive (APN/Address: 011-010-044 / 2336 Glendale Avenue) in Hanford, CA. The District offers the following comments:

1. Based on information provided to the District, Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (Sox), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns per year or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criterial pollutant emissions significance thresholds.
2. District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site fees. The proposed Project is subject to District Rule 9510 (Indirect Source Review) as it will receive a project-level discretionary approval from a public agency and will exceed 9,000 square feet of educational space. When subject to the rule, and Air Impact Assessment (AIA) application is required prior to applying for project-level approval from a public agency. In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510.

The District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval. Information about how to comply with District Rule 9510 can be found online at:

<http://valleyair.org/ISR/ISRHome.htm>. The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

3. Regulation VIII (Fugitive PM10 Prohibitions) - the Project will be subject to Regulation VIII. You are required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving activities as described in District Rule 8021 – Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm.
4. Other District Rules and Regulations – The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or to obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888 or email SBA@valleyair.org. Current District rules can be found online at the District's website at: www.valleyair.org/rules/1ruleslist.htm.
5. The District recommends that a copy of the District's comments be provided to the Project proponent."

Analysis:

The project will be subject to District Rule 9510, which is intended to mitigate the project's impact on air quality through design elements or payment of applicable off-site mitigation fees. An Air Impact Assessment application is required to be submitted to the SJVAPCD prior to issuance of a building permit.

The project is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to any earthmoving activities.

A copy of the District's comments has been provided to the Project proponent. The Project proponent has been encouraged to contact the Air District's small Business Assistance Office to identify other rules and regulations the project may be subject to.

CONSULTATION

In accordance with Section 15073 of the California Environmental Quality Act Guidelines, a notice of intent to adopt a mitigated negative declaration was sent to the concerned agencies on January 17, 2020. Comments were received from the following agencies:

1. Kings County Rural Transit
2. San Joaquin Valley Air Pollution Control District

Kings Area Rural Transit (KART) – Attachment 3

On February 3, 2020 the City received consultation from Mark Pedreiro with Kings County Public Works, stating, "KART would like consideration for a bus stop area. Please consider a bus pullout

or bus bay for safe pick up of passengers from facilities – need ADA-accessible path-of-travel from bus stop to facilities.”

Staff Analysis: A condition of approval has been added to the resolution requiring the applicant to coordinate with KART to determine a feasible bus stop location.

San Joaquin Valley Air Pollution Control District – Attachment 4

Consultation was received from Robert Gilles with the San Joaquin Valley Air Pollution Control District on February 5, 2020, providing the following, “The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the above referenced project. Per the Initial Study/Mitigated Negative Declaration (IS/MND), the proposed Project consists of a request to develop a religious institution and associated school that includes a 10,803 square foot worship center, an 8,250 square foot sanctuary, and a 3,750 square foot charter school (Project). The Project site is located north of 13th Road/Glendale Avenue, west of Aquifer Drive (APN/Address: 011-010-044 / 2336 Glendale Avenue) in Hanford, CA. the IS/MND for the proposed Project is tiered from the 2035 General Plan Update Environmental Impact Report (EIR) (SCH No. 2015041024), certified by the Hanford City Council on April 15, 2017, and a Statement of Overriding Considerations was adopted which included Air Quality (cumulative). The District previously commented on Early Consultation, Conditional Use Permit No. 2019-06 (CEQA Reference No. 20191258).

The District offers the following additional comment:

Mitigation Measure MM Air Quality 3 states: “The project is subject to District Rule 9510...” “The applicant is required to submit an Air Impact Assessment (AIA) application to the District prior to issuance of a building permit.”

The District offers the following clarification on when an AIA is required to be submitted to the District. Per District Rule 9510 Section 5.0, “Any applicant subject to this rule shall submit an Air Impact Assessment (AIA) application no later than applying for a final discretionary approval with the public agency.” In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510.”

Staff Analysis: The consultation letter was forwarded to the project proponent encouraging to contact the District to file an AIA as soon as possible.

ENVIRONMENTAL ASSESSMENT

That in accordance with CEQA guidelines, the project was evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2020-02 has been prepared (**Attachment 5**).

PUBLIC COMMENT

A Notice of Public Hearing and notice of intent to adopt a mitigated negative declaration for the project was noticed in the local newspaper on January 17, 2020 and mailed to property owners within 300 feet of the project site on January 16, 2020. No comments have been received, as of the date of preparation of this report.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Certify Mitigated Negative Declaration No. 2020-02 for the project.
2. Adopt Resolution No. 2020-02, approving Conditional Use Permit No. 2019-06.

Applicant:

Townsend Architectural Group
484 N. Prospect
Porterville, CA 93257

Owner:

Lighthouse Fellowship
223 Florence Drive
Hanford, CA 9230

RESOLUTION NO. 2020-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PLANNING COMMISSION PERTAINING TO CONDITIONAL USE PERMIT NO. 2019-06, A REQUEST TO DEVELOP A RELIGIOUS INSTITUTION AND ASSOCIATED CHARTER SCHOOL IN THE MX-C CORRIDOR MIXED USE ZONE DISTRICT. THE PROJECT IS LOCATED NORTH OF GLENDALE AVENUE, WEST OF AQUIFER DRIVE (APN 011-010-044).

At a regular meeting of the City of Hanford Planning Commission duly called and held on February 11, 2020, on motion of Commissioner PADEN, seconded by Commissioner PERICO, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2019-06, a request to develop a religious institution and associated charter school in the MX-C Corridor Mixed Use zone district, has been reviewed by the Planning Commission of the City of Hanford, in accordance with Title 17.82 of the Hanford Municipal Code; and

WHEREAS, the project is located north of Glendale Avenue, west of Aquifer Drive (APN 011-010-044); and

WHEREAS, the site will be developed, as shown in Site Plan Review No. 2019-32, attached as **Exhibit A**; and

WHEREAS, all conditions of approval for Site Plan Review No. 2019-32, attached as **Exhibit B**, shall also become conditions of approval for Conditional Use Permit No. 2019-06; and

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

WHEREAS, the Planning Commission has reviewed the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing; and

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2020-02, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby finds that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopts a Mitigation Monitoring and Reporting Program, attached as **Exhibit C**, and certifies that Mitigated Negative Declaration No. 2020-02 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

THEREFORE, BE IT FURTHER RESOLVED that 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 development of the religious institution and future charter school will not impair the integrity and character of the MX-C Corridor Mixed Use zone district.

Attachment: Attachment 3 - Resolution 2020-02 (signed) (Time Extension 2022-01)

The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.26 for the MX-C Corridor Mixed Use zone district. A religious institution and charter school is listed as a permitted use, with the approval of a conditional use permit, in the MX-C Corridor Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030.

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

ANALYSIS: That the proposed religious institution and future charter school is compatible with existing and future planned land uses in the MX-C Corridor Mixed Use zone district. The site had previously been occupied by a church. According to General Plan Policy L65, the purpose of the Corridor Mixed Use land use designation is to promote a mix of commercial, office, and multi-family residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. In accordance with Policy L66, typical uses in the Corridor Mixed Use zone district 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. The applicant's request to allow the use of a religious institution with an associated private school is consistent with the General Plan, as it proposes an establishment engaged in day-to-day services.

A religious institution and charter school is listed as a permitted use, with the approval of a conditional use permit, in the MX-C Corridor Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030. The development and use of a religious institution with an associated charter school is consistent with the regulations set forth in the Hanford Municipal Code Section 17.26 for the MX-C Corridor Mixed Use zone district.

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

ANALYSIS: That the General Plan designates the property as Corridor Mixed Use. According to General Plan Policy L65, the purpose of the Corridor Mixed Use land use designation is to promote a mix of commercial, office, and multi-family residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. In accordance with Policy L66, typical uses in the Corridor Mixed Use zone district 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. The applicant's request to allow the use of a religious institution with an associated private school is consistent with the General Plan, as it proposes an establishment engaged in day-to-day services.

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

ANALYSIS: That in accordance with California Environmental Quality Act (CEQA) guidelines, the project was evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2020-02 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 the Hanford Municipal Code Section 17.26 for the MX-C Corridor Mixed Use zone district. The proposed use and development of the religious institution and charter school are compliant with the Hanford Municipal Code. Any other improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2019-32 and the resolution.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission has determined that Conditional Use Permit No. 2019-06 shall be approved, subject to the conditions of approval for Site Plan Review No. 2019-32, attached as **Exhibit B**, and the mitigation measures cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit C**, and the following conditions:

1. That future development of the sanctuary and charter school, shown as "future" on Site Plan Review No. 2019-32, are subject to the site plan review entitlement process.
2. That the applicant contact Mark Pedreiro with Kings Area Rural Transit at (559)852-2624 or mark.pedreiro@co.kings.ca.us to determine a feasible bus stop location for the site.
3. That an approved permit shall expire and shall become null and void two (2) years after the date of approval unless, prior to expiration a building permit is issued and construction commenced or the use has commented.
4. That the construction firm receive a cultural presentation by Santa Rosa Rancheria prior to ground disturbing activities.

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

AYES:	Commissioners PADEN, PERICO, SNOW, DOUGLAS
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners GALVAN, KEMP VAN EE, SANCHEZ

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

I, **DARLENE R. MATA**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 11th day of February 2020.



Darlene R. Mata, Secretary

Exhibit A
Site Plan No. 2019-32

Attachment: Attachment 3 - Resolution 2020-02 (signed) (Time Extension 2022-01)

Exhibit B
SPR 2019-32 Conditions of Approval

Attachment: Attachment 3 - Resolution 2020-02 (signed) (Time Extension 2022-01)

Exhibit C
Mitigation Monitoring and Reporting Program

Attachment: Attachment 3 - Resolution 2020-02 (signed) (Time Extension 2022-01)

Exhibit A
Site Plan No. 2019-32

Attachment: Attachment 3 - Resolution 2020-02 (signed) (Time Extension 2022-01)

GENERAL SITE PLAN NOTES:

- 1. The site is located within the City of Glendale, California, and is zoned for residential use. The site is bounded by Glendale Avenue to the north and Highway 198 to the east. The site is approximately 100 feet wide and 200 feet deep.
- 2. The site is currently vacant and is being proposed for development as a residential community. The development will consist of a multi-unit residential building with a total of 100 units.
- 3. The development will be designed to be in accordance with the City of Glendale's Comprehensive Zoning Ordinance and the California Building Code. The development will also be designed to be in accordance with the City of Glendale's General Plan and the California Environmental Quality Act (CEQA).
- 4. The development will be designed to be in accordance with the City of Glendale's General Plan and the California Environmental Quality Act (CEQA). The development will also be designed to be in accordance with the City of Glendale's Comprehensive Zoning Ordinance and the California Building Code.
- 5. The development will be designed to be in accordance with the City of Glendale's Comprehensive Zoning Ordinance and the California Building Code. The development will also be designed to be in accordance with the City of Glendale's General Plan and the California Environmental Quality Act (CEQA).
- 6. The development will be designed to be in accordance with the City of Glendale's General Plan and the California Environmental Quality Act (CEQA). The development will also be designed to be in accordance with the City of Glendale's Comprehensive Zoning Ordinance and the California Building Code.
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- 10. The development will be designed to be in accordance with the City of Glendale's General Plan and the California Environmental Quality Act (CEQA). The development will also be designed to be in accordance with the City of Glendale's Comprehensive Zoning Ordinance and the California Building Code.

SITE PLAN KEY NOTES & LEGEND:

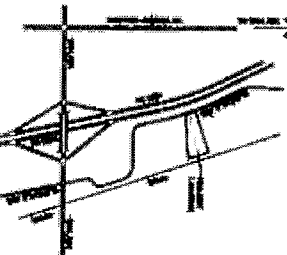
- 1. All dimensions are in feet and inches.
- 2. All dimensions are to the centerline of the building.
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- 19. All dimensions are to the centerline of the building.
- 20. All dimensions are to the centerline of the building.

ARCHITECTURAL SITE PLAN

PARKING ANALYSIS:

- 1. The site is located within the City of Glendale, California, and is zoned for residential use. The site is bounded by Glendale Avenue to the north and Highway 198 to the east. The site is approximately 100 feet wide and 200 feet deep.
- 2. The site is currently vacant and is being proposed for development as a residential community. The development will consist of a multi-unit residential building with a total of 100 units.
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VICINITY MAP



THE LIGHTHOUSE CHURCH
1200 Glendale Ave.
Glendale, CA 91201

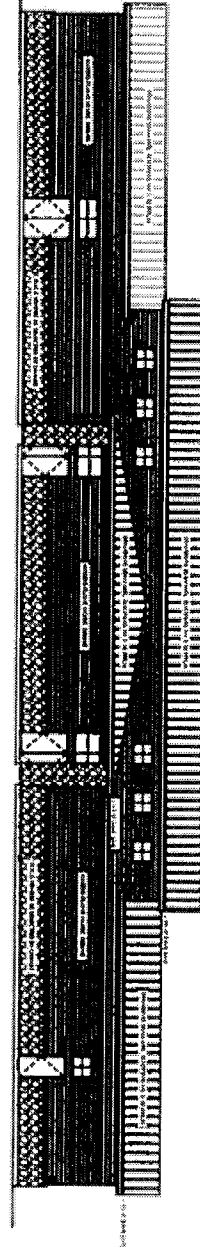
REVISION

NO.	DATE	DESCRIPTION
1	10/1/20	Initial Design
2	10/1/20	Revised Design
3	10/1/20	Final Design

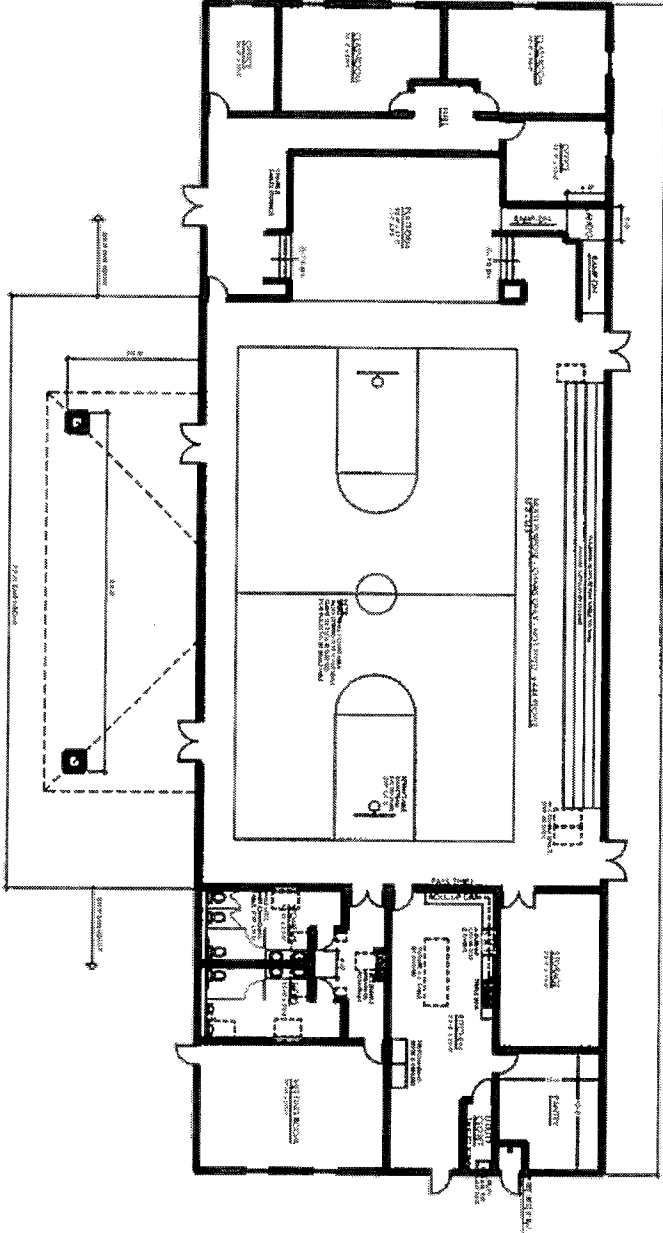
ARCHITECTURAL
SITE PLAN
181730

SPR 2019-32 (501-1033)
CUP 2019 06 (508-0213)

A-1



FRONT ELEVATION
Scale: 1/8" = 1'-0"



MULTI-PURPOSE BUILDING FLOOR PLAN
Scale: 1/8" = 1'-0"

THE Lighthouse Church is a 501(c)(3) non-profit organization. The Lighthouse Church is a 501(c)(3) non-profit organization. The Lighthouse Church is a 501(c)(3) non-profit organization.



THE Lighthouse Church 2235 S. Broadway Ave. HAWAII, CA 94020 Phone: (415) 338-1111 Fax: (415) 338-1112		
REVISION NO. DATE BY 1 11/11/11 J. L. L.		
MULTI-PURPOSE BUILDING FLOOR PLAN & EXT. ELEVATION 18170 18170		
A-2		

Exhibit B
SPR 2019-32 Conditions of Approval

Attachment: Attachment 3 - Resolution 2020-02 (signed) (Time Extension 2022-01)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



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

DATE: February 7, 2020

PROJECT: Site Plan Review 2019-32 (502-1083) **REV. 1**

APPLICANT: Townsend Architectural Group

LOCATION: 12634 13th Road (APN 011-010-044)

PROPOSAL: New religious institution

ZONING: MX-C Corridor Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: August 28, 2019

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 **CUP**

☐ Parks and Recreation Commission

Signed,

Gabrielle Myers
 Gabrielle Myers, Senior Planner
 Community Development Department

February 7, 2020
 DATE

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.080). **Exemption No. 2020-06**

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. 2019-32 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

Attachment: Attachment 3 - Resolution 2020-02 (signed) (Time Extension 2022-01)

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: October 2, 2019

SITE PLAN NUMBER: SPR 2019-32 (502-1083); CUP 2019-06 (508-0213) REV. 1

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

General Plan Designation: Corridor Mixed Use

Zoning: MX-C

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.

Required Entitlements:

- Conditional Use Permit

Notes:

- Future charter school and sanctuary will need additional parking (potential to allow joint parking) and be evaluated under a future site plan review
- Initial study required – submit environmental fee \$1,450 (City of Hanford)
 - o \$2,354.75 and \$105 (payable to Kings County)

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. 2019-32 with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

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.
- ☒ 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.
- ☐ That mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts a 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.
 - ☒ The side building setback may be zero.
 - ☐ The street side building setback shall be 15 feet.

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.

Off Street Parking: (Section 17.54).

- ☒ That a minimum of 111 parking spaces shall be provided for the site, five of which are ADA-accessible, based on the ratio for religious institutions or facilities, one stall per four seats:

Calculation:

$$444 \text{ seats} \div 4 = 111 \text{ parking stalls minimum}$$

- **Potential for joint parking use for the sanctuary and charter school use. See Section 17.54.060 of the Hanford Municipal Code.**

- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).
- ☐ There shall be no more than four compact spaces adjacent to each other.
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ In the commercial zone district, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four lineal parking stalls.

Usable Open Space: (Section 17.26.110).

- ☐ That new commercial developments with a site area over one acre shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum 250 square feet per acre of site area.

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, except where the setback area is covered by structures, parking, or driveways.

- ☒ 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)

- ☒ 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.

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
SPR 2019-032(502-1083) Church Complex
8-28-19
2336 Glendale

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 3 - Resolution 2020-02 (signed) (Time Extension 2022-01)

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** (2016) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen. (Submittals after Dec 31, 2019 will be under the 2019 codes).
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 provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
13. That separate water, sewer, electrical and gas services be provided to each building.
14. That the address will be 2336 Glendale
15. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2016 (2019) California Building Code, Section 1803.
16. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.

Hanford Fire Department

Contact Battalion Chief David Sumaya @ 559-585-2545 or dsumaya@cityofhanfordca.com concerning questions that you may have on the following conditions.

Site Plan Review: 2019-32 CUP 2019-06 (502-0213)

Date: 8/20/19

Project #: 502-1083 The Lighthouse Church 12634 13th Rd.

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 email at bfarr@cityofhanfordca.com
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 2016 California Fire Code.
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.** Contact the fire department for submittal process.
 - ☒ NFPA 13 System per CFC 903.3.1.1
 - ☐ NFPA 13R System per CFC 903.3.1.2 (Group R occupancies)
 - ☐ NFPA 13D System per CFC 903.3.1.3 (one and two-family dwellings, Group R-3, and townhouses)
6. ☒ For automatic sprinkler systems, **a separate permit must be submitted** for the underground system supplying the sprinkler system. Contact the fire department for submittal information.

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7. ☒ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC 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,
 - 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 for requirements.
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 fire department for submittal process.
9. ☒ A hydrant will be required within 50 feet of the fire department connection.
Knox FDC Plugs, Model #3401, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
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:
- a. **Residential development:** one hydrant shall be installed at 500 foot intervals.
 - b. **Commercial development:** one hydrant shall be installed at 300 foot intervals.
 - c. Or as required by Appendix C of the California Fire Code

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.
18. ☐ Existing access roads are sufficient.
19. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.
Access road with a hydrant, the minimum road width shall be 26 feet exclusive of shoulders.
Aerial fire apparatus access roads (CFC D105.1): Where the vertical distance between the grade and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. CFC D105.2: Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
20. ☒ Access road turning radius for fire apparatus is as follows (show all three on plans):
- 20 feet 1 inch inside turning radius (inside rear wheel)
 - 36 feet 3 inch curb to curb (outside front wheel)
 - 44 feet 6 inch outside radius (outside front bumper)
 - 50 feet outside radius (outside of bucket)
21. ☒ Additional access roads may be required per CFC 2016 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.
22. ☒ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
23. ☒ 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.

c. Access roads 32 feet in width or more: No fire lanes required.

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, Model #3770**, to be installed on them; or a **Knox Box, Model 3200 Series**, 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.
 - Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, 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 or an order form can be obtained from the fire department.
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 fire 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.



City of Hanford

Department of Public Works

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

Utilities Division Comments

PROJECT: SPR# 19-32 – Lighthouse Church – Glendale Avenue

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 Utilities and Engineering 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 a minimum 12 inch diameter water main and appurtenances shall be extended from the intersection of Glendale Avenue and Aquifer Avenue to the western limits of the development. Improvements shall conform to the City's water master plan. (Unless development can be served from the drilling of a domestic well.)
3. That the developer may be entitled to a refund for water main over-sizing in accordance with City Municipal Code Section 13.04. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Utilities and Engineer Department for review and approval. The developer shall submit competitive bid proposals to substantiate costs for water main over-sizing for City Public Utilities and Engineer Department review and approval prior to beginning construction.
4. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said water system improvements for Public Utilities and Engineer Department review and approval prior to beginning construction.
5. 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.

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

2/25/19
DATE

Attachment: Attachment 3 - Resolution 2020-02 (signed) (Time Extension 2022-01)



City of Hanford

Department of Public Works

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6. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines.
7. 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.
7. 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. Development is not currently served by sewer. If sewer is not extended to this development, development may install a septic system sized per the California Plumbing Code.

Attachment: Attachment 3 - Resolution 2020-02 (signed) (Time Extension 2022-01)

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

2/25/19
DATE



City of Hanford

Department of Public Works

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Engineering Division Comments

PROJECT: SPR# 19-32 – Lighthouse Church – Glendale Avenue

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **\$5,700.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof.
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.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

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

John Doyel

Utilities and Engineering Director (559) 585-2571

11/04/19

DATE

Attachment: Attachment 3 - Resolution 2020-02 (signed) (Time Extension 2022-01)



City of Hanford

Department of Public Works

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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.
5. That the basin shown on the site plan be designed per City of Hanford Standards, but be maintained privately by the developer.

Street Construction:

1. That Glendale Avenue be constructed to a Commercial/Industrial Standard per City Std. ST-29 for the full street width.
2. That street lights shall be installed along the development frontage in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.

Curb, Gutter, and Sidewalk Requirements:

1. That concrete curbs, gutters and sidewalks located along the Glendale Avenue project frontage shall be constructed per City Standards CO-11 and CO-15 adequately sloped for proper drainage.

Drive Approach Requirements:

John Doyel
Utilities and Engineering Director (559) 585-2571

11/04/19
DATE

Attachment: Attachment 3 - Resolution 2020-02 (signed) (Time Extension 2022-01)



City of Hanford

Department of Public Works

2.e

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1. That the drive approaches located as shown on the approved Site Plan shall be constructed in conformance with City Std. CO-41.

Parking Lot Requirements:

1. That the design and construction of the parking lot improvements shall conform to City Standards GE-29 and GE-32.

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 1, 2018. All fees are payable prior to issuance of building permits. **(Building area: 10,803 sf – Commercial – Site Area: 5.00 Acres)**
 - A. That the development is subject to a **\$39,283.23 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.
 - B. That the development is subject to a **\$14,473.86 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.
 - C. That the development is subject to a **\$15,866.37 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.
 - D. That the development is subject to a **\$0.00 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.
 - E. That the development is subject to a **\$6,986.30 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.
 - F. That the development is subject to a **\$4,401.14 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
 - G. That the development is subject to a **\$4,426.98 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
 - H. That the development is subject to a **\$4,800.05 12th Avenue Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

Attachment: Attachment 3 - Resolution 2020-02 (signed) (Time Extension 2022-01)

John Doyel

Utilities and Engineering Director (559) 585-2571

11/04/19

DATE



City of Hanford

Department of Public Works

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

Refuse Division Comments

PROJECT: SPR# 19-32 – Lighthouse Church – Glendale Avenue

General Requirements:

1. That a 10' x 25' 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. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure. 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 that shall connect to a grease interceptor. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service.**

Attachment: Attachment 3 - Resolution 2020-02 (signed) (Time Extension 2022-01)

Jason Ridgeway
REFUSE SUPERINTENDENT (559) 585-2569

11/04/19
DATE

Exhibit C
Mitigation Monitoring and Reporting Program

Attachment: Attachment 3 - Resolution 2020-02 (signed) (Time Extension 2022-01)

Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32
Mitigation Measures
Mitigated Negative Declaration 2020-02

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project could substantially degrade the existing visual character or quality of the site and its surroundings?	That the applicant develop the project consistent with the General Plan, Hanford Municipal Code, and Tree Ordinance.	Developer
MM Aesthetics 2	The project may create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That the development comply with the Hanford Municipal Code Section 17.50.140 Outdoor Lighting Standards and the California Building Code for outdoor lighting standards.	Developer
AIR QUALITY			
MM Air Quality 1:	The project may conflict with or obstruct implementation of the applicable air quality plan?	That the applicant complies with the SJVAPCDC Air Quality Plan and obtains any necessary permits through the SJVAPCD.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 2:	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality	That effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf .	Developer

	violation?	Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.	
MM Air Quality 3	The project could potentially result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	The project is subject to District Rule 9510, which is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. The applicant is required to submit an Air Impact Assessment (AIA) application to the District prior to issuance of a building permit.	Developer
CULTURAL RESOURCES			
MM Cultural Resources 1	The project could potentially cause a substantial adverse change in the significance of an archeological resource pursuant to Public Resources Code 15064.5? The project could potentially disturb human remains, including those interred outside of formal cemeteries?	That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	Developer to coordinate with the Tachi Yokut Tribe; Developer or representative to notify archeologist or coroner of discovery (if uncovered)
GEOLOGY AND SOILS			
MM Geology 1:	That the project may	That the development of the project complies with the applicable General	City of Hanford

	expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction, - landslides. The project may be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Plan policies, as well as the California Building Code.	must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
MM Geology 2:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction, - landslides. The project may be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and	That a geotechnical and soil studies be prepared as a required by the Building Official (if applicable).	Building Official to require; developer to conduct study

	potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		
MM Geology 3:	That the project could result in substantial soil erosion or the loss of topsoil?	That the physical development of the project comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check and development review process.	City to require; developer to comply
HAZARDS AND HAZARDOUS MATERIALS			
MM Hazards 1	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	If hazardous materials at or above threshold reporting quantities (55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a gas) will be kept on site during the construction phase, a Hazardous Materials Business Plan must be filed online at http://cers.calepa.ca.gov within 30 days of beginning operations. Hazardous materials are broadly defined, and include fuel, lubricants, antifreeze, motor vehicle batteries, welding gases, paints, solvents, glues, agricultural chemicals, etc. Please contact our office if you require assistance with the online registration process. Any quantities of hazardous wastes generated by the construction operation must be managed in accordance with Federal, State, and local laws and regulations. Hazardous wastes cannot be disposed of into the municipal waste stream or onsite sewage disposal system. The owner/operator must contact the Kings County Environmental Health Department at with any questions regarding proper management and reporting of hazardous wastes, such as waste oil/filters, associated with this operation.	Developer
MM Hazards 2	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? That the Project could create a significant hazard to the public or	Any quantities of hazardous wastes generated by the construction operation must be managed in accordance with Federal, State, and local laws and regulations. Hazardous wastes cannot be disposed of into the municipal waste stream or onsite sewage disposal system. The owner/operator must contact our office at with any questions regarding proper management and reporting of hazardous wastes, such as waste oil/filters, associated with this operation.	Developer

	the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		
HYDROLOGY AND WATER QUALITY			
MM Hydrology 1 & 2	The project could potentially violate water quality standards or waste discharge requirements. That the project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	1) All new development that disturbs more than one acre is required to comply with the General Permit Order No. 2012-006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs; 2) New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.	City to require; Developer to provide
MM Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.	City to require; Developer to provide

	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		
MM Hydrology 4	Otherwise substantially degrade water quality?	New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.	City to require; Developer to provide
NOISE			
MM Noise 1:	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extent feasible.	Residents and developer; Police to enforce
MM Noise 2 & 3:	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	Construction is limited to the hours of 7 a.m. to 10 p.m.	Developer; Police to enforce

PUBLIC SERVICES			
MM Public Services 1:	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)	That the development of the project will be subject to Fire Impact Fees.	Developer to pay
MM Public Services 2	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Police)	That the development of the project will be subject to Police Impact Fees.	Developer to pay
MM Public Services 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Parks)	That the development of the project will be subject to Park Impact Fees.	Developer to pay
TRANSPORTATION/TRAFFIC			

MM Transportation/Traffic 1	The project may conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	That the development is subject to traffic impact fees.	City to require; developer to provide
MM Transportation/Traffic 2	The project may conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads of highways?	That the development is subject to traffic impact fees.	City to require; developer to provide
MM Transportation/Traffic 3	The project may substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or	Conditions of the development include: 1. That Glendale Avenue be constructed to a Commercial/Industrial Standard per City Std. ST-29 for the full street width. 2. That concrete curbs, gutters and sidewalks located along the	City to require; developer to provide

	incompatible uses (e.g., farm equipment)?	Glendale Avenue project frontage shall be constructed per City Standards CO-11 and CO-15 adequately sloped for proper drainage.	
		3. That the drive approaches located as shown on the approved Site Plan shall be constructed in conformance with City Std. CO-41.	
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	That the future development would be required to implement water conservation measures.	City to require and ensure compliance; developer and future occupants to adhere
MM Utilities 2:	Would the project comply with federal, state, and local statutes related to solid waste?	That the future project be required to comply with all statutes and regulations related to solid waste, including: 1. That a 10' x 25' 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. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure. 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 that shall connect to a grease interceptor. 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. Payment of Refuse impact fees.	City to require; developer to provide



AGENDA STAFF REPORT

MEETING DATE: 2/8/2022	AGENDA SECTION:
-------------------------------	------------------------

SUBJECT:

Conditional Use Permit No. 2020-05, a request to allow a self-storage facility in the R-L-5 Low Density Residential zone district. The project is located south of the intersection of Highway 43 and 10th Avenue (APN 014-080-078).

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - CUP 2020-05 storage
Resolution No. 2022-01
Attachment 1: operational statement
Attachment 2: Site Plan
Attachment 3: SPR 2020-20 Approval Letter
Attachment 4: Notice of Exemption No. 2020-50

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, February 8, 2022**

PROJECT: Conditional Use Permit No. 2020-05, a request to allow a self-storage facility in the R-L-5 Low Density Residential zone district.

LOCATION: The project is located south of the intersection of Highway 43 and 10th Avenue (APN 014-080-078).

PLANNER: Mark Manha, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2022-01, approving Conditional Use Permit No. 2020-05.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2022-01, approving Conditional Use Permit No. 2020-05.

PROJECT DESCRIPTION

The project is a request to allow a self-storage facility located in the R-L-5 Low Density Residential zone district. Per the operational statement provided (see **Attachment 1**), the site will provide a “full service storage facility for residential and business use including climate controlled units, wine storage, packaging supplies, storage supplies, mailboxes, mailing service, receiving services, packing and unpacking services and state of the art security system. In addition to typical residential and commercial storage, there will also be storage of boats, campers, ATVs, jet skis, etc. within the units.” A mini-warehouse or self-storage facility requires a conditional use permit in the R-L-5 Low Density Residential zone district. According to Section 17.60.095 of the Hanford Municipal Code, “a mini-warehouse or self-storage facility in the R-L-5 zone shall only be located on a parcel that has frontage on and adequate main access to an arterial or collector street.” The proposed self-storage facility has frontage on and adequate main access to 10th Avenue, designated as an arterial street by the 2035 General Plan.

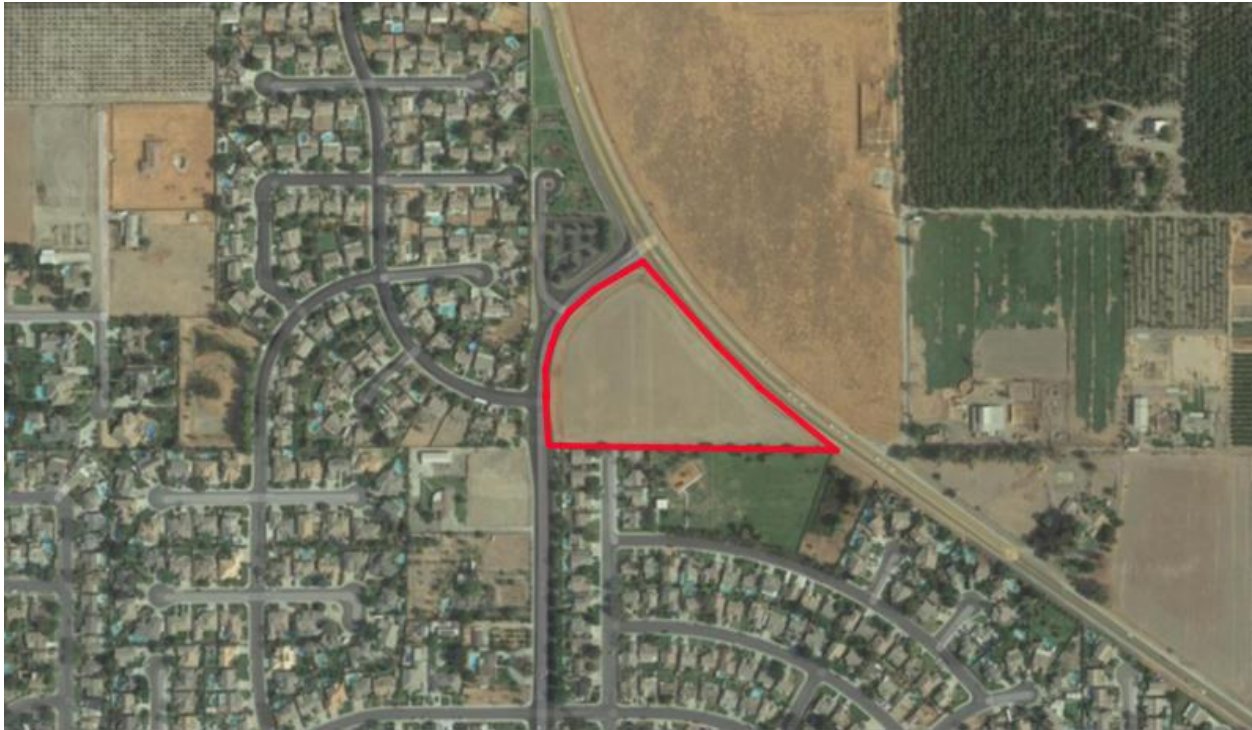
Project Location

The proposed project is located south of the intersection of Highway 43 and 10th Avenue (APN 014-080-078) (see Figure 1, below).

Entitlement

The applicant submitted Site Plan Review No. 2020-20 for the project, proposing the construction of self-storage facilities and an associated office on site (see **Attachment 2**). Site Plan Review No. 2020-20 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter (see **Attachment 3**). All conditions of approval cited in the site plan review approval letter are also conditions of approval for this conditional use permit application.

Figure 1:
Land Use (property outlined in red)



BACKGROUND INFORMATION

General Plan Designation

The General Plan designates the property as Low Density Residential (see Figure 2, below). In accordance with General Plan Policy L18, Hanford shall ensure that new development is compatible with existing and surrounding neighborhoods. The proposal supports this policy, as it meets the development standards required for all properties in the R-L-5 Low Density Residential zone district. Most surrounding properties are located in a Low Density Residential zone district and are required to meet the same standards. In accordance with General Plan Policy L32, Hanford shall 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. The use of the site as a self-storage facility is permitted in the R-L-5 Low Density Residential zone district and has been made compatible with the neighborhood through the implementation of development standards required for all properties in this zone district.

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



Zoning Designation

The property is zoned R-L-5 Low Density Residential, which corresponds with the General Plan designation (see Figure 3, below). The applicant seeks to allow a mini-warehouse or self-storage facility in the R-L-5 Low Density Residential zone district. According to the Residential Zone Use Table, presented in Table 17.08.020 of the Hanford Municipal Code, a mini-warehouse or self-storage facility requires a Conditional Use Permit in the R-L-5 Low Density Residential zone district (see Figure 4, below). A “mini-warehouse or self-storage facility” means an establishment providing rental space, such as rooms, lockers, or containers for the storage of goods and materials, typically on a monthly basis. This use does not include food locker or warehouse or distribution center.

Figure 3:
Zoning Designation (property outlined in bold)
R-L-5 Low Density Residential

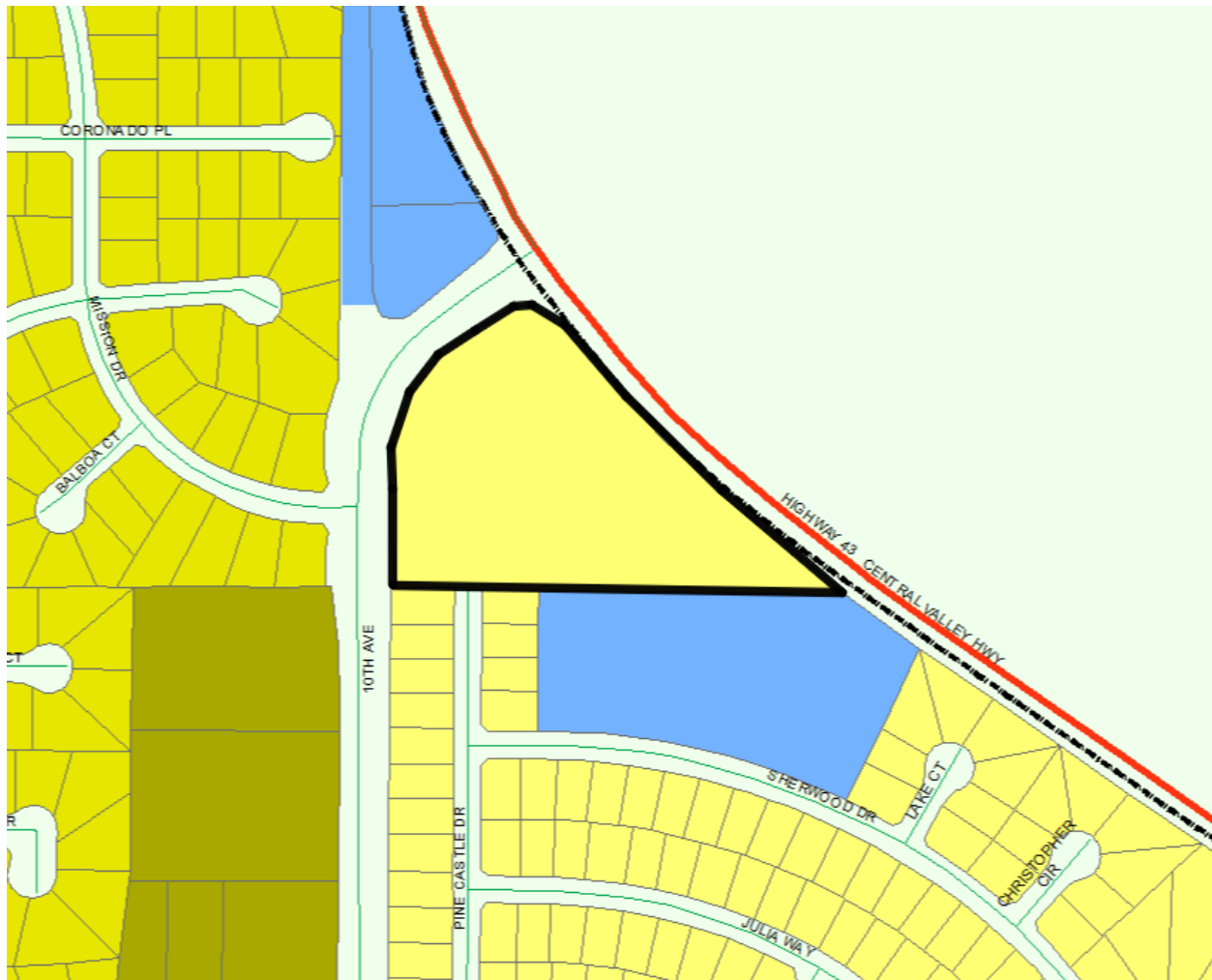


Figure 4:
Land Use Table

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	
56 Mini-warehouse or self-storage facility			C			17.60.095

PROJECT EVALUATION

Conformance with the standards of the R-L-5 Low Density Residential zone district

17.10.030 Lot Area

In the R-L-5 Low Density Residential zone district, the minimum lot area shall be five thousand (5,000) square feet. The subject property is an approximately 191,664-square-foot site, which exceeds the lot area requirement for the R-L-5 Low Density Residential zone district.

17.10.040 Lot Dimensions

In the R-L-5 Low 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 approximately 600 feet of street frontage along 10th Avenue and 750 feet of street frontage along Highway 43. The lot is approximately 500 feet in width and 836 feet in depth. The property exceeds the lot frontage, width, and depth requirements for the R-L-5 Low Density Residential zone district.

17.10.050 Site Area per Dwelling Unit

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. There are no dwelling units existing on or proposed for this lot.

17.10.060 Coverage

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

17.10.070 Building Setback Area

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

Front-Building Setback

In the R-L-5 Low Density Residential zone district, the front building setback area shall be 15 feet from the front lot line for livable building space and 20 feet for garages, carports, and other non-livable building space. On corner lots, the lot line adjoining the shorter street frontage shall be the front property line. In this case, 10th Avenue is the shorter side of the corner lot; therefore, the property line adjoining 10th Avenue is the front. The building setback is currently 20 feet from the front property line along 10th Avenue, which satisfies the requirement of the R-L-5 Low Density Residential zone district.

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. The interior side building setback area is five feet and, due to the irregular shape of the lot, there is no street-side property line. This satisfies the side setback requirements of the R-L-5 Low Density Residential zone district.

Rear-Building Setback

The rear building setback shall be fifteen (15) feet from the rear lot line for one-story structures. The building has a setback of 21 feet, three inches from the rear property line along Highway 43, which meets the requirement of the R-L-5 Low Density Residential zone district.

17.10.080 Distances Between Structures

The minimum distance between structures shall be ten (10) feet, except as provided by the building code. All distances between structures is at least 10 feet.

17.10.090 Height of Structures

The maximum height of structures in the R-L-5 Low Density Residential zone district is 35 feet. All proposed buildings are single-story structures. The maximum height of any structure on site is 25 feet, which meets the height requirement of the R-L-5 Low Density Residential zone district.

17.10.110 Driveways

The width of a driveway and any paved area in the R-L-5 Low Density Residential zone district shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line. The site has one driveway on 10th Avenue, located on the side of the lot adjacent to the interior lot line. The width of the driveway is approximately 8% of the width of the lot frontage along 10th Avenue. This satisfies the driveway requirements of the R-L-5 Low Density Residential zone district.

17.10.140 Off-Street Parking

The applicant proposes to provide seven parking spaces, one of which will be ADA-accessible. There is 1,510 square feet of office space proposed for the site. Section 17.54.040 of the Hanford Municipal Code requires 1 space per 250 square feet of office space plus 1 space per caretaker residence for mini-warehouse or self-storage uses. There will be no caretaker residence on site. A minimum of six parking spaces is required based on the following calculation:

Calculation:

1,510 sq. ft. ÷ 250 sq. ft. = 6.04, which rounds down to 6 parking spaces required

All parking spaces meet the minimum size requirements of 18.5 feet in length and nine feet in width. The project meets the parking requirements of the R-L-5 Low Density Residential zone district.

17.10.150 Usable Open Space

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. The proposal shall include an open space area with the specified dimensions, meeting the open space requirements of the R-L-5 Low Density Residential zone district.

17.10.160 Landscaping

In accordance with Chapter 17.10.160 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. All proposed landscaping meets the requirements of the R-L-5 Low Density Residential zone district.

17.10.170 Screening, Fences, and Walls

There is no existing fencing on the subject site. Fences and walls shall be provided on site in accordance with Sections 17.50.110 and 17.50.120.

Street-Side and Front-Yard Fencing

According to the Municipal Code, Sections 17.50.110 and 17.50.120, no hedge, shrub, fence, or wall exceeding the three feet in height, or four feet in height if the upper one foot is fifty percent (50%) or more open shall be planted, placed, or maintained 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. No fence or wall along a front lot line shall exceed three feet in height, or four feet in height when the upper one foot is 50% or more open. 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. All fencing along the front yard is a maximum of six feet in height and set back at least 10 feet from the front property line.

Rear- and Interior-Side Fencing

In accordance with Section 17.50.120(A) and (B), fencing along a rear lot line 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. There is a six-foot-high chain link gate proposed along the interior side lot line in front of Pine Castle Drive, and a seven-foot-high block wall proposed along the remainder of the interior side lot line beginning 10 feet from the front lot line in order to reduce potential noise impacts from the self-storage facility on the existing neighborhood.

All proposed fencing and walls meet the requirements of the R-L-5 Low Density Residential zone district.

17.10.180 Signs

There is no existing building signage on site. All signage must follow the standards set in Chapter 17.56 of the Hanford Municipal Code. Signage requires a separate application and will be evaluated at the time of submittal.

17.10.190 General Provisions and Standards

In the R-L-5 Low 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. A suitable area shall be provided on-site for collection of trash and recyclable materials; refuse storage areas shall be adequately screened from view and designed to meet the minimum recommended dimensional standards as determined by the City Engineer. A trash enclosure shall be constructed on-site, as shown in **Attachment 2**.

All requirements of the R-L-5 Low Density Residential zone district, prescribed by Chapter 17.10 of the Hanford Municipal Code, are satisfied.

FINDINGS FOR APPROVAL: CONDITIONAL USE PERMIT NO. 2020-05

Conditional Use Permit No. 2020-05

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: The proposed use will not impair the integrity and character of the R-L-5 Low Density Residential zone district. The use is consistent with the regulations set forth in Chapter 17.10 of the Hanford Municipal Code for the R-L-5 Low Density Residential zone district. The use of a self-storage facility is listed as a permitted use with the approval of a Conditional Use Permit in the R-L-5 Low Density Residential zone district, as prescribed in the Land Use Table in Section 17.08.020. The project is located on a parcel that has frontage on and adequate main access to an arterial street as required for self-storage facilities in the R-L-5 Low Density Residential zone district. There is an existing self-storage facility in the R-L-5 Low Density Residential zone district.

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: The proposed self-storage facility is compatible with existing and future permitted land uses in the R-L-5 Low Density Residential zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.10 for the R-L-5 Low Density Residential zone district. A self-storage facility is listed as a permitted use with the approval of a Conditional Use Permit in the R-L-5 Low-Density Residential zone district, as prescribed in the Land Use Table in Section 17.08.020.

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

ANALYSIS: In accordance with General Plan Policy L18, Hanford shall ensure that new development is compatible with existing and surrounding neighborhoods. The proposal supports this policy, as it meets the development standards required for all properties in the R-L-5 Low Density Residential zone district. Most surrounding properties are located in a Low Density Residential zone district and are required to meet the same standards. In accordance with General Plan Policy L32, Hanford shall 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. The use of the site as a self-storage facility is permitted in the R-L-5 Low Density Residential zone district and has been made compatible with the neighborhood through the implementation of development standards required for all properties in this zone district.

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

ANALYSIS: This project is categorically exempt from further environmental review, as per Section 15332 In-Fill Development Projects of the California Environmental Quality Act (CEQA) Guidelines. 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: This application has been reviewed by the various City departments and evaluated for conformity with the requirements of Chapter 17.10 of the Hanford Municipal Code for the R-L-5 Low Density Residential zone district. The use of a self-storage facility is compliant with the Hanford Municipal Code. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2020-20 and the resolution.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on January 28, 2022 and mailed to property owners within 300 feet of the project site on January 27, 2022. No comments were received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

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

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2022-01, approving Conditional Use Permit No. 2020-05.

Applicant/Property Owner:

Master Storage 365
5782 E. Silaxo Rd.
Clovis, CA 93619

RESOLUTION NO. 2022-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 2020-05, A REQUEST TO ALLOW A SELF-STORAGE FACILITY IN THE R-L-5 LOW DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED SOUTH OF THE INTERSECTION OF HIGHWAY 43 AND 10TH AVENUE (APN 014-080-078).

At a regular meeting of the City of Hanford Planning Commission duly called and held on February 8, 2022 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2020-05, a request to allow a self-storage facility 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 17.80 of the Hanford Municipal Code; and

WHEREAS, the project is located south of the intersection of Highway 43 and 10th Avenue (APN 014-080-078); and

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

WHEREAS, the project is exempt from environmental review, per Section 15332 In-Fill Development Projects of the California Environmental Quality Act of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared; and

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

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

ANALYSIS: The proposed use will not impair the integrity and character of the R-L-5 Low Density Residential zone district. The use is consistent with the regulations set forth in Chapter 17.10 of the Hanford Municipal Code for the R-L-5 Low Density Residential zone district. The use of a self-storage facility is listed as a permitted use with the approval of a Conditional Use Permit in the R-L-5 Low Density Residential zone district, as prescribed in the Land Use Table in Section 17.08.020. The project is located on a parcel that has frontage on and adequate main access to an arterial street as required for self-storage facilities in the R-L-5 Low Density Residential zone district. There is an existing self-storage facility in the R-L-5 Low Density Residential zone district.

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: The proposed self-storage facility is compatible with existing and future permitted land uses in the R-L-5 Low Density Residential zone district. The use is consistent with the

regulations set forth in the Hanford Municipal Code Section 17.10 for the R-L-5 Low Density Residential zone district. A self-storage facility is listed as a permitted use with the approval of a Conditional Use Permit in the R-L-5 Low-Density Residential zone district, as prescribed in the Land Use Table in Section 17.08.020.

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

ANALYSIS: In accordance with General Plan Policy L18, Hanford shall ensure that new development is compatible with existing and surrounding neighborhoods. The proposal supports this policy, as it meets the development standards required for all properties in the R-L-5 Low Density Residential zone district. Most surrounding properties are located in a Low Density Residential zone district and are required to meet the same standards. In accordance with General Plan Policy L32, Hanford shall 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. The use of the site as a self-storage facility is permitted in the R-L-5 Low Density Residential zone district and has been made compatible with the neighborhood through the implementation of development standards required for all properties in this zone district.

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

ANALYSIS: This project is categorically exempt from further environmental review, as per Section 15332 In-Fill Development Projects of the California Environmental Quality Act (CEQA) Guidelines. 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: This application has been reviewed by the various City departments and evaluated for conformity with the requirements of Chapter 17.10 of the Hanford Municipal Code for the R-L-5 Low Density Residential zone district. The use of a self-storage facility is compliant with the Hanford Municipal Code. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2020-20 and the resolution.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 2020-05 be approved, subject to the conditions of approval for Site Plan Review No. 2020-20, attached as **Exhibit B**.

EXPIRATION

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

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

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

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

I, **MARY E. BEATIE**, Interim Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 8th day of February 2022.

Mary E. Beatie, Interim Secretary

Attachment: Resolution No. 2022-01 (CUP 2020-05)

Exhibit A
Site Plan

Attachment: Resolution No. 2022-01 (CUP 2020-05)



Exhibit B
Site Plan Review Approval Letter – Conditions of Approval

Attachment: Resolution No. 2022-01 (CUP 2020-05)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 319 NORTH DOUTY STREET



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

DATE: January 27, 2022

PROJECT: Site Plan Review 2020-20 (502-1121) Revision 2

APPLICANT: Master Storage 365

LOCATION: Highway 43 and N. 10th Ave. (APN 014-080-078)

PROPOSAL: Self-storage facility

ZONING: R-L-5 Low Density Residential

SITE PLAN REVIEW COMMITTEE REVIEW DATE: July 22, 2020; November 4, 2020; December 29, 2021

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

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

☒ **REVISE AND PROCEED**

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

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

Signed,

Mark Manha

Mark Manha, Assistant Planner
Community Development Department

January 27, 2022
DATE

Attachment: Resolution No. 2022-01 (CUP 2020-05)

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2020-50**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval No. 2020-20 Revision 2 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 22, 2020; November 4, 2020; December 29, 2021

SITE PLAN NUMBER: 2020-20 (FILE 502-1121) REVISION 2

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

General Plan Designation: Low Density Residential

Zoning: R-L-5 Low Density Residential

Other Special Districts: N/A

Planning Division Recommendation: ☒ Revise and Proceed ☐ Resubmit

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

Correction(s):

- None.

Required Entitlements:

- Conditional Use Permit (already submitted)

R-L-5 Low Density Residential - all checked comments shall apply

General:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2020-20 Revision 2 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 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 a mini-warehouse or self-storage facility in the R-L-5 zone shall only be located on a parcel that has frontage on and adequate main access to an arterial or collector street.

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 17.10.070)

- ☒ That the appropriate setbacks be maintained, as follows:
- ☒ The front building setback area shall be 15 feet from the front lot line for livable building space and 20 feet for garages, carports, and other non-livable building space.
 - ☒ The rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be 20 feet. The rear building setback area shall be increased by 10 feet for buildings over one story high.
 - ☒ The side building setback area shall be five feet from an interior side lot line and 10 feet from a street side property line

Distances Between Structures: (Section 17.10.080)

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

Height of Structures: (Section 17.10.090)

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

Driveways: (Section 17.10.110)

- ☒ That the width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.
- ☒ That on corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.

Off Street Parking: (Section 17.54)

- ☒ That a minimum of six spaces, one of which is ADA-accessible, shall be maintained for the site, based on the ratio "1 space per 250 square feet of office space plus 1 space per caretaker residence" for a mini-warehouse or self-storage use.

Calculation: 1,600 sq. ft. of office space ÷ 250 sq. ft. = 6.4

6.4 rounds down to **6 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 required parking spaces may not be provided in any front, side, or rear building setback area.
- ☒ That all parking areas shall have ingress and egress to and from a street or alley as required by the City's standard specifications.
- ☒ That sufficient room for turning and maneuvering vehicles shall be provided on the site.
- ☒ That 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 all R-L zones and in the R-M, R-H, and OR zones a front setback area and a street side setback area of a corner lot shall not to be paved or used for parking except for an access driveway leading to an allowed parking area beyond the front or street side setback area.
- ☒ That in all R-L zones and in the R-M, R-H, and OR zones of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

- ☒ 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.

Signage: (Section 17.10.180 and 17.56)

- ☒ That signs placed in the R-L zones shall be subject to the requirements and standards prescribed in Chapter 17.56 of the Hanford Municipal Code. **A separate application is required.**

Landscaping: (Section 17.10.160 and 17.52)

- ☒ That except for driveways and approved parking areas all yard areas and setback areas visible from a public street 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.
- ☒ That required landscaping is to be installed within six months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.
- ☒ 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.
- ☒ That all building setback areas and open space areas required which are visible from the public right-of-way shall be landscaped.

Fencing and Walls: (Section 17.50.110 and 17.50.120)

- ☒ 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.
- ☒ That fences and walls in the R-L zone districts 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.

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 building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed:
 - ☒ Eighteen (18) feet in height, when located within fifty (50) feet of any residential zone district.

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

Dust Control:

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

BUILDING DIVISION
SPR 2020-020(502-1121) Mini Storage
7-21-2020
N 10th Ave

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

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

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

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

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

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 2020-20

Date: July 20 2020

Project #: 502-1121

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 California Fire Code.
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. ☐ For automatic sprinkler systems, **a separate permit must be submitted.** Please contact the Building department for submittal information.
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

- 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.
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 2020-20 (502-1121) Master Storage (APN 014-080-078)

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 10th Avenue 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 10th Avenue 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 buildings on project site located as shown on approved Site Plan. New sewer lateral shall be connected to the sanitary sewer main located within 10th Avenue and shall be bored.

Bob Williams
UTILITIES SUPERINTENDENT (559) 585-2564

01/27/2022
DATE

Attachment: Resolution No. 2022-01 (CUP 2020-05)



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: SPR 2020-20 (502-1121) Master Storage (APN 014-080-078)

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **\$5,785.00** Grading Plan Review fee in accordance with City Resolution No. 19-41-R, or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

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

John Doyel
Public Works Director (559) 585-2571

07/31/2020
DATE

Attachment: Resolution No. 2022-01 (CUP 2020-05)



Department of Public Works

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

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.
5. The existing pump station servicing the basin south of the proposed development where storm water is proposed to go will need to be upgraded to accommodate additional flow from project site. Pump resizing and lift station infrastructure required to be modified to accommodate proposed development will be the responsibility of the developer.

Attachment: Resolution No. 2022-01 (CUP 2020-05)



City of Hanford

Department of Public Works

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

Curb, Gutter, and Sidewalk Requirements:

1. That new concrete curbs, gutters, and sidewalks located on the project frontage as shown on approved Site Plan shall be installed in conformance with City Standard CO-11 and CO-15.
2. That the curb and gutter shall extend to the existing 6" ac dike on the north end of the project site.

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 upgraded to comply with City Std. requirements for structural capacity to handle the refuse trucks.

Street Requirements:

1. That street improvements in accordance with City Standard ST-20 and ST-17 shall be constructed within the 10th Avenue right-of-way along the entire property frontage in conformance with City Standards. Improvements shall include the installation of asphalt pavement and street lights.

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 98-14, 04-08, 04-11, and 05-16, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 6, 2020. All fees are payable prior to issuance of building permits. **(Building area: 113,913 sf – Site Area: 5.74 Acres)**
 - A. That the development is subject to a **\$87,795.03 Circulation Impact Fee** in accordance with City Resolution No. 19-41-R, or any revisions thereof.
 - B. That the development is subject to a **\$169,639.24 Water System Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
 - C. That the development is subject to a **\$93,932.66 Wastewater System Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
 - D. That the development is subject to a **\$22,188.03 Storm Water System Impact Fee** in accordance with City Resolution No. 19-41-R, or any revisions thereof.

John Doyel
Public Works Director (559) 585-2571

07/31/2020
DATE

Attachment: Resolution No. 2022-01 (CUP 2020-05)



City of Hanford

Department of Public Works

b

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

- E. That the development is subject to a **\$15,184.60 Fire Protection Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
- F. That the development is subject to a **\$1,423.91 Police Protection Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
- G. That the development is subject to a **\$2,326.00 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof. (Based on 2 - 3 yard bins & a grease bin. Trash & Recyclable pickup will be determined upon service activation.)

Attachment: Resolution No. 2022-01 (CUP 2020-05)

John Doyel
Public Works Director (559) 585-2571

07/31/2020
DATE



City of Hanford

Department of Public Works

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

Refuse Division Comments

PROJECT: SPR 2020-20 (502-1121) Master Storage (APN 014-080-078)

General Requirements:

1. That a 10' x 25' 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. Verify separation with Building Official.
5. That the applicant shall participate in all available waste recycling & reuse programs.

Attachment: Resolution No. 2022-01 (CUP 2020-05)

John Doyel
Public Works Director (559) 585-2571

01/27/2022
DATE



CITY OF HANFORD: OPERATIONAL STATEMENT FORM

DATE SUBMITTED TO CITY PLANNING: _____

BUILDING INFORMATION:

Address: SEC OF Highway 43 & 10th Avenue APN: 014-080-078

Previous Building Use (if known): Vacant

Hours of Operation: 9AM-6PM Mon-Sat and 10am-3pm on Sundays

Days of Operation: 7 DAYS

Number of Employees of the Maximum Working Shift: 2 EMPLOYEES-8 HOUR SHIFT PER DAY

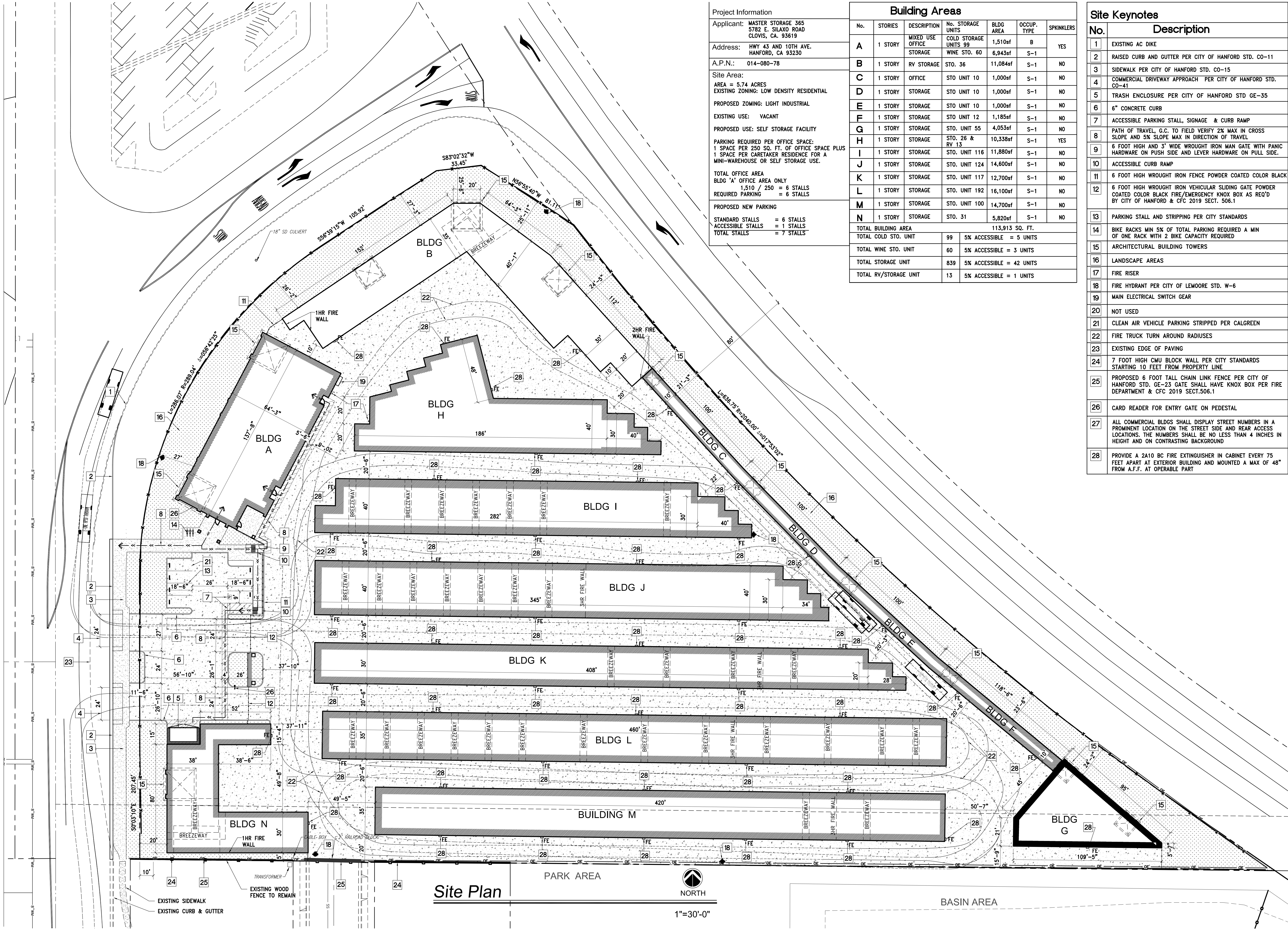
Any Permit/License Required from Different Agency? NO

Description of Proposed Use (be as descriptive as possible; use additional paper if necessary):

FULL SERVICE STORAGE FACILITY FOR RESIDENTIAL AND BUSINESS USE INCLUDING CLIMATE
CONTROLLED UNITS, WINE STORAGE, PACKAGING SUPPLIES, STORAGE SUPPLIES,
MAILBOXES, MAILING SERVICE, RECEIVING SERVICES, PACKING AND UNPACKING SERVICES
AND STATE OF THE ART SECURITY SYSTEM. IN ADDITION TO TYPICAL RESIDENTIAL AND
COMMERCIAL STORAGE, THERE WILL ALSO BE STORAGE OF BOATS, CAMPERS, ATVS, JET SKIS,
ETC., WITHIN THE UNITS.

STAFF COMMENTS (reserved for Office Use only):

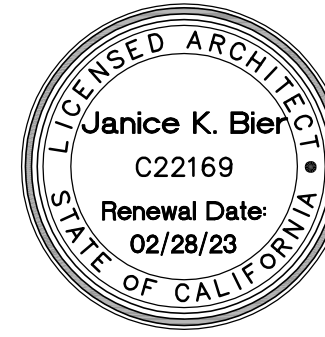
This sheet and its contents and ideas are the property of SJA Design Group and no use shall be granted without express written consent.



Project Information						
Applicant: MASTER STORAGE 365 5782 E. SILAYO ROAD CLOVIS, CA. 93619						
Address: HWY 43 AND 10TH AVE. HANFORD, CA 93230						
A.P.N.: 014-080-78						
Site Area: AREA = 5.74 ACRES EXISTING ZONING: LOW DENSITY RESIDENTIAL PROPOSED ZONING: LIGHT INDUSTRIAL EXISTING USE: VACANT PROPOSED USE: SELF STORAGE FACILITY PARKING REQUIRED PER OFFICE SPACE: 1 SPACE PER 250 SQ. FT. OF OFFICE SPACE PLUS 1 SPACE PER CARETAKER RESIDENCE FOR A MINI-WAREHOUSE OR SELF STORAGE USE. TOTAL OFFICE AREA BLDG 'A' OFFICE AREA ONLY 1,510 / 250 = 6 STALLS REQUIRED PARKING = 6 STALLS						
PROPOSED NEW PARKING STANDARD STALLS = 6 STALLS ACCESSIBLE STALLS = 1 STALLS TOTAL STALLS = 7 STALLS						
Building Areas						
No.	STORIES	DESCRIPTION	No. STORAGE UNITS	BLDG AREA	OCCUP. TYPE	SPKINKLERS
A	1 STORY	MIXED USE OFFICE STORAGE	COLD STORAGE UNITS 99 WINE STO. 60	1,510sf 6,943sf	B S-1	YES
B	1 STORY	RV STORAGE	STO. 36	11,084sf	S-1	NO
C	1 STORY	OFFICE	STO UNIT 10	1,000sf	S-1	NO
D	1 STORY	STORAGE	STO UNIT 10	1,000sf	S-1	NO
E	1 STORY	STORAGE	STO UNIT 10	1,000sf	S-1	NO
F	1 STORY	STORAGE	STO UNIT 12	1,185sf	S-1	NO
G	1 STORY	STORAGE	STO. UNIT 55	4,053sf	S-1	NO
H	1 STORY	STORAGE	STO. 26 & RV 13	10,338sf	S-1	YES
I	1 STORY	STORAGE	STO. UNIT 116	11,880sf	S-1	NO
J	1 STORY	STORAGE	STO. UNIT 124	14,600sf	S-1	NO
K	1 STORY	STORAGE	STO. UNIT 117	12,700sf	S-1	NO
L	1 STORY	STORAGE	STO. UNIT 192	16,100sf	S-1	NO
M	1 STORY	STORAGE	STO. UNIT 100	14,700sf	S-1	NO
N	1 STORY	STORAGE	STO. 31	5,820sf	S-1	NO
TOTAL BUILDING AREA				113,913 SQ. FT.		
TOTAL COLD STO. UNIT			99	5% ACCESSIBLE = 5 UNITS		
TOTAL WINE STO. UNIT			60	5% ACCESSIBLE = 3 UNITS		
TOTAL STORAGE UNIT			839	5% ACCESSIBLE = 42 UNITS		
TOTAL RV/STORAGE UNIT			13	5% ACCESSIBLE = 1 UNITS		

Site Keynotes	
No.	Description
1	EXISTING AC DIKE
2	RAISED CURB AND GUTTER PER CITY OF HANFORD STD. CO-11
3	SIDEWALK PER CITY OF HANFORD STD. CO-15
4	COMMERCIAL DRIVEWAY APPROACH PER CITY OF HANFORD STD. CO-41
5	TRASH ENCLOSURE PER CITY OF HANFORD STD GE-35
6	6" CONCRETE CURB
7	ACCESSIBLE PARKING STALL, SIGNAGE & CURB RAMP
8	PATH OF TRAVEL, G.C. TO FIELD VERIFY 2% MAX IN CROSS SLOPE AND 5% SLOPE MAX IN DIRECTION OF TRAVEL
9	6 FOOT HIGH AND 3" WIDE WROUGHT IRON MAN GATE WITH PANIC HARDWARE ON PUSH SIDE AND LEVER HARDWARE ON FULL SIDE.
10	ACCESSIBLE CURB RAMP
11	6 FOOT HIGH WROUGHT IRON FENCE POWDER COATED COLOR BLACK
12	6 FOOT HIGH WROUGHT IRON VEHICULAR SLIDING GATE POWDER COATED COLOR BLACK FIRE/EMERGENCY KNOX BOX AS REQ'D BY CITY OF HANFORD & CFC 2019 SECT. 506.1
13	PARKING STALL AND STRIPPING PER CITY STANDARDS
14	BIKE RACKS MIN 5% OF TOTAL PARKING REQUIRED A MIN OF ONE RACK WITH 2 BIKE CAPACITY REQUIRED
15	ARCHITECTURAL BUILDING TOWERS
16	LANDSCAPE AREAS
17	FIRE RISER
18	FIRE HYDRANT PER CITY OF LEMOORE STD. W-6
19	MAIN ELECTRICAL SWITCH GEAR
20	NOT USED
21	CLEAN AIR VEHICLE PARKING STRIPPED PER CALGREEN
22	FIRE TRUCK TURN AROUND RADIUS
23	EXISTING EDGE OF PAVING
24	7 FOOT HIGH CMU BLOCK WALL PER CITY STANDARDS STARTING 10 FEET FROM PROPERTY LINE
25	PROPOSED 6 FOOT TALL CHAIN LINK FENCE PER CITY OF HANFORD STD. GE-23 GATE SHALL HAVE KNOX BOX PER FIRE DEPARTMENT & CFC 2019 SECT.506.1
26	CARD READER FOR ENTRY GATE ON PEDESTAL
27	ALL COMMERCIAL BLDGS SHALL DISPLAY STREET NUMBERS IN A PROMINENT LOCATION ON THE STREET SIDE AND REAR ACCESS LOCATIONS. THE NUMBERS SHALL BE NO LESS THAN 4 INCHES IN HEIGHT AND ON CONTRASTING BACKGROUND
28	PROVIDE A 2A10 BC FIRE EXTINGUISHER IN CABINET EVERY 75 FEET APART AT EXTERIOR BUILDING AND MOUNTED A MAX OF 48" FROM A.F.F. AT OPERABLE PART

Master Storage 365
HWY 43 & 10th Ave
Hanford , CA 93230



Date: 12.21.21
Drawn By: Susan Jones
Project # 21020

Site Plan

Revisions
X

SHEET No.

A1.0

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 319 NORTH DOUTY STREET



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

DATE: January 27, 2022

PROJECT: Site Plan Review 2020-20 (502-1121) Revision 2

APPLICANT: Master Storage 365

LOCATION: Highway 43 and N. 10th Ave. (APN 014-080-078)

PROPOSAL: Self-storage facility

ZONING: R-L-5 Low Density Residential

SITE PLAN REVIEW COMMITTEE REVIEW DATE: July 22, 2020; November 4, 2020; December 29, 2021

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

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

☒ **REVISE AND PROCEED**

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

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

Signed,

Mark Manha

Mark Manha, Assistant Planner
Community Development Department

January 27, 2022
DATE

Attachment: Attachment 3: SPR 2020-20 Approval Letter (CUP 2020-05)

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2020-50**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval No. 2020-20 Revision 2 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 22, 2020; November 4, 2020; December 29, 2021

SITE PLAN NUMBER: 2020-20 (FILE 502-1121) REVISION 2

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

General Plan Designation: Low Density Residential

Zoning: R-L-5 Low Density Residential

Other Special Districts: N/A

Planning Division Recommendation: ☒ Revise and Proceed ☐ Resubmit

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

Correction(s):

- None.

Required Entitlements:

- Conditional Use Permit (already submitted)

R-L-5 Low Density Residential - all checked comments shall apply

General:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2020-20 Revision 2 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 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 a mini-warehouse or self-storage facility in the R-L-5 zone shall only be located on a parcel that has frontage on and adequate main access to an arterial or collector street.

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 17.10.070)

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback area shall be 15 feet from the front lot line for livable building space and 20 feet for garages, carports, and other non-livable building space.
 - ☒ The rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be 20 feet. The rear building setback area shall be increased by 10 feet for buildings over one story high.
 - ☒ The side building setback area shall be five feet from an interior side lot line and 10 feet from a street side property line

Distances Between Structures: (Section 17.10.080)

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

Height of Structures: (Section 17.10.090)

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

Driveways: (Section 17.10.110)

- ☒ That the width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.
- ☒ That on corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.

Off Street Parking: (Section 17.54)

- ☒ That a minimum of six spaces, one of which is ADA-accessible, shall be maintained for the site, based on the ratio "1 space per 250 square feet of office space plus 1 space per caretaker residence" for a mini-warehouse or self-storage use.

Calculation: 1,600 sq. ft. of office space ÷ 250 sq. ft. = 6.4

6.4 rounds down to **6 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 required parking spaces may not be provided in any front, side, or rear building setback area.
- ☒ That all parking areas shall have ingress and egress to and from a street or alley as required by the City's standard specifications.
- ☒ That sufficient room for turning and maneuvering vehicles shall be provided on the site.
- ☒ That 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 all R-L zones and in the R-M, R-H, and OR zones a front setback area and a street side setback area of a corner lot shall not to be paved or used for parking except for an access driveway leading to an allowed parking area beyond the front or street side setback area.
- ☒ That in all R-L zones and in the R-M, R-H, and OR zones of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

- ☒ 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.

Signage: (Section 17.10.180 and 17.56)

- ☒ That signs placed in the R-L zones shall be subject to the requirements and standards prescribed in Chapter 17.56 of the Hanford Municipal Code. **A separate application is required.**

Landscaping: (Section 17.10.160 and 17.52)

- ☒ That except for driveways and approved parking areas all yard areas and setback areas visible from a public street 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.
- ☒ That required landscaping is to be installed within six months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.
- ☒ 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.
- ☒ That all building setback areas and open space areas required which are visible from the public right-of-way shall be landscaped.

Fencing and Walls: (Section 17.50.110 and 17.50.120)

- ☒ 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.
- ☒ That fences and walls in the R-L zone districts 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.

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 building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed:
 - ☒ Eighteen (18) feet in height, when located within fifty (50) feet of any residential zone district.

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

Dust Control:

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

BUILDING DIVISION
SPR 2020-020(502-1121) Mini Storage
7-21-2020
N 10th Ave

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

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

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

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

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

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

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 2020-20

Date: July 20 2020

Project #: 502-1121

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 California Fire Code.
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. ☐ For automatic sprinkler systems, **a separate permit must be submitted.** Please contact the Building department for submittal information.
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 3: SPR 2020-20 Approval Letter (CUP 2020-05)

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

Utilities Division Comments

PROJECT: SPR 2020-20 (502-1121) Master Storage (APN 014-080-078)

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 10th Avenue 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 10th Avenue 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 buildings on project site located as shown on approved Site Plan. New sewer lateral shall be connected to the sanitary sewer main located within 10th Avenue and shall be bored.

Bob Williams
UTILITIES SUPERINTENDENT (559) 585-2564

01/27/2022
DATE

Attachment: Attachment 3: SPR 2020-20 Approval Letter (CUP 2020-05)



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: SPR 2020-20 (502-1121) Master Storage (APN 014-080-078)

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **\$5,785.00** Grading Plan Review fee in accordance with City Resolution No. 19-41-R, or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

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

John Doyel
Public Works Director (559) 585-2571

07/31/2020
DATE

Attachment: Attachment 3: SPR 2020-20 Approval Letter (CUP 2020-05)



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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.
5. The existing pump station servicing the basin south of the proposed development where storm water is proposed to go will need to be upgraded to accommodate additional flow from project site. Pump resizing and lift station infrastructure required to be modified to accommodate proposed development will be the responsibility of the developer.

Attachment: Attachment 3: SPR 2020-20 Approval Letter (CUP 2020-05)

John Doyel
Public Works Director (559) 585-2571

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Curb, Gutter, and Sidewalk Requirements:

1. That new concrete curbs, gutters, and sidewalks located on the project frontage as shown on approved Site Plan shall be installed in conformance with City Standard CO-11 and CO-15.
2. That the curb and gutter shall extend to the existing 6" ac dike on the north end of the project site.

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 upgraded to comply with City Std. requirements for structural capacity to handle the refuse trucks.

Street Requirements:

1. That street improvements in accordance with City Standard ST-20 and ST-17 shall be constructed within the 10th Avenue right-of-way along the entire property frontage in conformance with City Standards. Improvements shall include the installation of asphalt pavement and street lights.

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 98-14, 04-08, 04-11, and 05-16, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 6, 2020. All fees are payable prior to issuance of building permits. **(Building area: 113,913 sf – Site Area: 5.74 Acres)**
 - A. That the development is subject to a **\$87,795.03 Circulation Impact Fee** in accordance with City Resolution No. 19-41-R, or any revisions thereof.
 - B. That the development is subject to a **\$169,639.24 Water System Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
 - C. That the development is subject to a **\$93,932.66 Wastewater System Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
 - D. That the development is subject to a **\$22,188.03 Storm Water System Impact Fee** in accordance with City Resolution No. 19-41-R, or any revisions thereof.

John Doyel
Public Works Director (559) 585-2571

07/31/2020
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- E. That the development is subject to a **\$15,184.60 Fire Protection Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
- F. That the development is subject to a **\$1,423.91 Police Protection Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
- G. That the development is subject to a **\$2,326.00 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof. (Based on 2 - 3 yard bins & a grease bin. Trash & Recyclable pickup will be determined upon service activation.)

Attachment: Attachment 3: SPR 2020-20 Approval Letter (CUP 2020-05)

John Doyel
Public Works Director (559) 585-2571

07/31/2020
DATE



City of Hanford

Department of Public Works

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

Refuse Division Comments

PROJECT: SPR 2020-20 (502-1121) Master Storage (APN 014-080-078)

General Requirements:

1. That a 10' x 25' 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. Verify separation with Building Official.
5. That the applicant shall participate in all available waste recycling & reuse programs.

Attachment: Attachment 3: SPR 2020-20 Approval Letter (CUP 2020-05)

John Doyel
Public Works Director (559) 585-2571

01/27/2022
DATE

Notice of Exemption 2020-50

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 2020-05

Project Location – South of the intersection of Highway 43 and 10th Ave.
(APN 014-080-078)

Project Location – City: Hanford

Project Location – County: Kings County

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 2020-05, a request to allow a self-storage facility 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: Master Storage 365

Exempt Status: **(check one)**

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

Reasons why project is exempt:

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

Lead Agency

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

Signature: _____ Date: February 8, 2022 Title: Assistant Planner

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

Attachment: Attachment 4: Notice of Exemption No. 2020-50 (CUP 2020-05)