The City of Hanford
CALIFORNIA

AGENDA

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, March 22, 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

Rev. Lee Reynolds

FLAG SALUTE

PUBLIC COMMENT

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

CONSENT CALENDAR

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

Time Extension 2022-02, a request to extend the life of Tentative Tract 924 and Planned Unit Development No. 2017-01 for one year. The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115).

GENERAL BUSINESS

1. **Finding of Conformity for Road Abandonment No. 2021-01, a request by CM Construction Services to abandon approximately 7,994 square feet of right-of-way, an alley ("China Alley", portion) to allow a parking lot and landscaping for the future Kings Area Regional Transit (KART) facility. The recommendation also includes a finding of ambiguity clarification pertaining to the land use and zoning on the abandoned property. The project is located south of East Eighth Street between North Harris and North Brown Streets.**
2. **Finding of Conformity for Road Abandonment No. 2022-01, a request by the City of Hanford to abandon approximately 3,900 square feet of right-of-way, an alley ("Civic Center", portion) to allow a secured parking lot and storage for police vehicles. The recommendation also includes a finding of ambiguity clarification pertaining to the land use and zoning on the abandoned property. The project is located south of Center Street between North Irwin and North Douty Streets.**

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

At this time, any Commissioner may ask a question for clarification of matters within the Planning Commission's jurisdiction, make an announcement, or report briefly on activities in their role as a Planning Commissioner. In addition, subject to the Planning Commissioner's Handbook, Commissioners may request staff to request staff to report back to the Planning Commission at a subsequent meeting concerning any matter within Commission's jurisdiction (GC 54954.2).

ADJOURNMENT

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

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

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

AGENDA
STAFF REPORT

MEETING DATE: 3/22/2022	**AGENDA SECTION:**

SUBJECT:
Time Extension 2022-02, a request to extend the life of Tentative Tract 924 and Planned Unit Development No. 2017-01 for one year. The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115).

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:
Staff Report - TE 2022-02
Resolution No. 2022-04
Attachment 1 - Tentative Tract 924
Attachment 2 - Planned Unit Development No. 2017-01
Attachment 3 - Planning Commission Staff Report January 9, 2018
Attachment 4 - Appeal No. 2018-01 - Staff Report
Attachment 5 - 18-09-R Signed
Attachment 6 - 18-10-R Signed
Attachment 7 - Resolution 2020-04 (signed)

CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT

MEETING DATE: Tuesday, March 22, 2022

PROJECT: **TIME EXTENSION 2022-02**, a request to extend the life of Tentative Tract 924 and Planned Unit Development No. 2017-01 for one year.

LOCATION: The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115).

PROJECT PLANNER: Mark Manha, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2022-04, approving Time Extension No. 2022-02.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2022-04, approving Time Extension No. 2022-02.

PROJECT PROPOSAL

Time Extension No. 2022-02 is a request by Clark Development Group to extend the life of Tentative Tract Map 924 and Planned Unit Development No. 2017-01 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 March 20, 2022 to March 20, 2023.

Tentative Tract Map 924 is attached – **Attachment 1.** Planned Unit Development No. 2017-01 is attached – **Attachment 2.**

BACKGROUND INFORMATION

Tentative Tract 924 was a request to subdivide a 4.19-acre parcel into 26 residential lots in the R-L-12 Low Density Residential Zone District with a Planned Unit Development overlay, located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115). Planned Unit Development No. 2017-01 was a request to deviate from the standards of the R-L-12 Low-Density Residential zone district to allow a 26-lot gated community with common open-space areas, reduced lot sizes, reduced setbacks, and a reduced street width for a private street.

Tentative Tract 924 and Planned Unit Development No. 2017-01 were heard by the Planning Commission as a public hearing item on Tuesday, January 9, 2018. The Planning Commission denied the projects, due to an inability to make the required findings.

Appeal No. 2018-01, an appeal of the Planning Commission's denial, was presented to the City Council on February 20, 2018. By a 4-1 vote, the City Council directed staff to bring back two City Council resolutions for approval based on making the required findings, specifically Finding No.

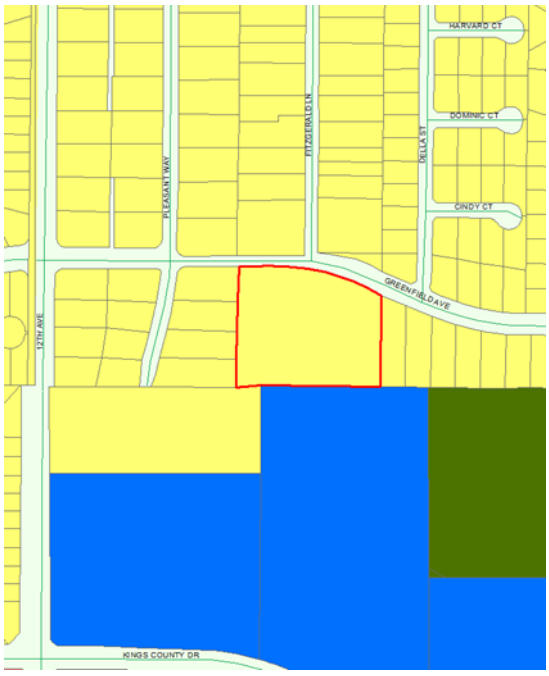
Attachment: Staff Report - TE 2022-02 (Time Extension 2022-02)

6, that the combination of different dwelling types, architectural appearances, and/or varieties of land uses in the proposed development will complement each other and harmonize with the existing and proposed land uses in the vicinity.

On March 20, 2018, the City Council adopted Resolutions No. 18-09-R and 18-10-R, upholding Appeal No. 2018-01, thus overturning the Planning Commission's denial and approving Tentative Tract 924 and Planned Unit Development No. 2017-01.

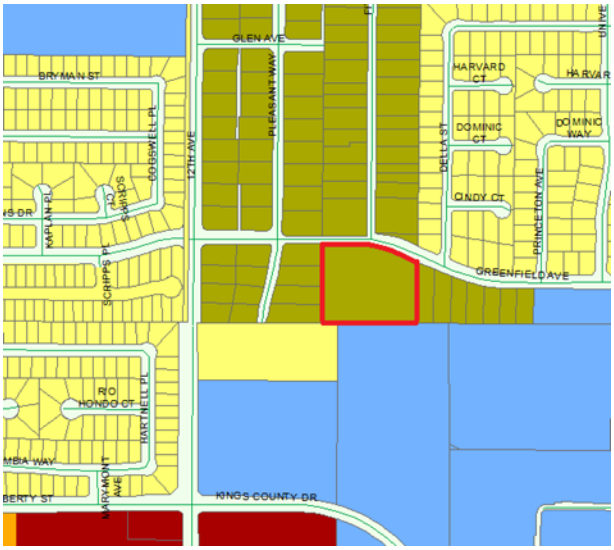
Figure 1: Land Use (Property outlined in red)

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



Attachment: Staff Report - TE 2022-02 (Time Extension 2022-02)

Figure 3: Zoning Designation - R-L-12 Low Density Residential (Property outlined in red)



A full analysis of Tentative Tract Map 924 and Planned Unit Development No. 2017-01 appears in the original Planning Commission staff report – **Attachment 3**, and Appeal No. 2018-01 – **Attachment 4**, for the Commission's review.

The City Council upheld Appeal No. 2018-01, thus overturning the denial of Tentative Tract 924 and Planned Unit Development No. 2017-01, resulting in project approval on March 20, 2018. Resolutions 18-09-R – **Attachment 5**, and 18-10-R – **Attachment 6**, are attached for review.

The applicant applied for a two-year time extension before the original expiration date of March 20, 2020. The Planning Commission approved the request, thus extending the expiration of Tentative Tract 924 and Planned Unit Development No. 2017-01 to March 20, 2022. Resolution No. 2020-04 is attached as **Attachment 7**.

PROJECT EVALUATION

Due to the need to complete construction documents, the applicant is requesting a one-year time extension to submit and obtain building permits for the project. The map is still consistent with the current General Plan designation for the site, Low Density Residential, as well as the zoning designation, R-L-12 Low Density Residential, due to the approval of Planned Unit Development No. 2017-01. In accordance with Section 17.82.100 of the Hanford Municipal Code, when any planned unit development permit that is approved in conjunction with a tentative subdivision map, pursuant to Title 16, the planned unit development shall not expire unless the tentative subdivision map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the planned unit development permit.

In accordance with Section 16.32.090 of the Subdivision Ordinance, "an approved or conditionally approved vesting tentative map shall expire at the end of the same time period, and shall be subject to the same extensions established by the California Government Code (Section 66452.6), as amended for non-vesting tentative maps. The total of all time extensions for vesting

Attachment: Staff Report - TE 2022-02 (Time Extension 2022-02)

tentative maps shall not exceed three years, except when automatically extended, as provided by California Government Code Section 66452.6, as amended."

The Planning Commission may grant a total time extension of three years. The map's expiration has previously been extended for two years; therefore, the map is eligible for an additional one-year extension.

No automatic State map extensions are applicable to this project.

ENVIRONMENTAL ASSESSMENT

Mitigated Negative Declaration No. 2017-13 was adopted for the project on March 20, 2018, 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 Tentative Tract Map 924 and Planned Unit Development No. 2017-01 be approved, in accordance with the existing conditions in Resolutions No. 18-09-R and 18-10-R, adopted March 20, 2018, and with the addition of the following conditions:

1. That the new expiration date of Tentative Tract Map 924 be March 20, 2023.

2. That the new expiration date of Planned Unit Development No. 2017-01 be March 20, 2023.

3. That all subdivision improvements shall conform to the City of Hanford Construction Standards, Specifications, Ordinances and Policies in effect on the date of the extension approval and shall be subject to fees currently in effect at time of development.

Applicant:
Clark Development Group, LLC
562 East Fargo Avenue
Hanford, CA 93230

Owner:
C-C Investments No. 1, LLC
562 East Fargo Avenue
Hanford, CA 93230

Attachment: Staff Report - TE 2022-02 (Time Extension 2022-02)

RESOLUTION NO. 2022-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING TIME EXTENSION NO. 2022-02, A REQUEST TO EXTEND THE LIFE OF TENTATIVE TRACT 924 AND PLANNED UNIT DEVELOPMENT NO. 2017-01 FOR ONE YEAR. THE PROJECT PERTAINS TO PROPERTY LOCATED AT THE SOUTHERN INTERSECTION OF GREENFIELD AVENUE AND FITZGERALD LANE (APN 010-320-115)

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on March 22, 2022, by motion of Commissioner **,** seconded by Commissioner **,** and duly carried, the following resolution was adopted:

WHEREAS, Time Extension No. 2022-02, filed by Clark Development Group, LLC, proposing to extend the life of Tentative Tract 924 and Planned Unit Development No. 2017-01 for one year, has been reviewed by the Planning Commission of the City of Hanford as an advisory agency, in accordance with Title 16 of the Hanford Municipal Code;

WHEREAS, the project pertains to property located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115).

WHEREAS, a time extension was requested by the applicant pursuant to Section 17.70.250 of the Hanford Municipal Code and Section 66463.5(c) of the Subdivision Map Act; and

WHEREAS, in accordance with Section 16.32.090 of the Subdivision Ordinance, a vesting tentative map may be extended for a total time of three years, except when automatically extended, as provided by California Government Code Section 66452.6; and

WHEREAS, in accordance with Section 17.82.100 of the Hanford Municipal Code, when any planned unit development permit that is approved in conjunction with a tentative subdivision map pursuant to Title 16, the planned unit development shall not expire unless the tentative subdivision map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the planned unit development permit; and

WHEREAS, a two-year time extension for this project was granted previously by the Planning Commission to extend the life of the permit from March 20, 2020 to March 20, 2022; and

WHEREAS, findings were made pursuant to Section 66474 of the Subdivision Map Act and Section 17.82.060 of the Hanford Municipal Code in City Council Resolutions No. 18-09-R and 18-10-R; and

THEREFORE, BE IT RESOLVED, that a one-year time extension for Tentative Tract 924 and Planned Unit Development No. 2017-01 be approved, in accordance with the existing conditions in Resolutions No. 18-09-R and 18-10-R, adopted March 20, 2018, and with the addition of the following conditions:

1. That the new expiration date of Tentative Tract Map 924 be March 20, 2023.

2. That the new expiration date of Planned Unit Development No. 2017-01 be March 20, 2023.

3. That all subdivision improvements shall conform to the City of Hanford Construction Standards, Specifications, Ordinances and Policies in effect on the date of the extension approval and shall be subject to fees currently in effect at time of development.

Attachment: Resolution No. 2022-04 (Time Extension 2022-02)

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford on March 22, 2022 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 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 22nd day of March, 2022.

Mary E. Beatie, Interim Secretary

Attachment: Resolution No. 2022-04 (Time Extension 2022-02)

VESTING TENTATIVE MAP
COUNTY TRACT 924

A PLANNED UNIT DEVELOPMENT
CITY OF HANFORD,
COUNTY OF KINGS,
STATE OF CALIFORNIA

SCALE: 1"=30'
30 15 0 30 60

LEGAL DESCRIPTION

A PORTION OF LOT 25 OF FITZGERALD SUBDIVISION, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF IN BOOK 2 AT PAGE 78 OF LICENSED SURVEYORS' PLATS, KINGS COUNTY RECORDS.

LOT INFORMATION

TOTAL LOTS:	26 LOTS
LOTS PER ACRE:	6.45
MINIMUM LOT SIZE:	4,302 S.F. (LOT 16)
MAXIMUM LOT SIZE:	8,929 S.F. (LOT 15)
AVERAGE LOT SIZE:	5,728± S.F.

AREA

TOTAL AREA: 4.189 AC. GR.

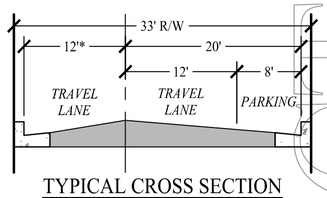
STREET DEDICATION
INTERIOR STREETS: 0.77 AC.

OWNER/APPLICANT

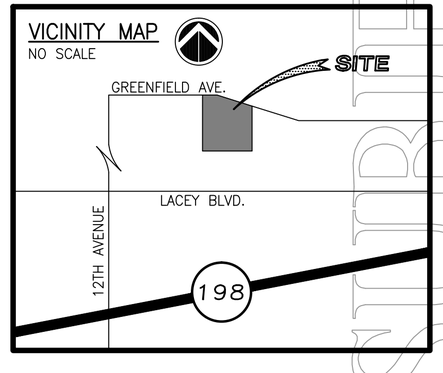
CLARK DEVELOPMENT GROUP LLC
ALEJANDRO CLARK
448 E. FARGO AVE
HANFORD, CA 93230

GENERAL INFORMATION

EXISTING ZONE	R-L-12
PROPOSED ZONE	R-L-12 (P.U.D.)
EXISTING USE	RESIDENCE
PROPOSED USE	GATED SINGLE FAMILY RESIDENTIAL
SEWER	CITY OF HANFORD
WATER	CITY OF HANFORD
STORM DRAIN	CITY OF HANFORD
A.P.N.	010-320-115
ELECTRIC	SCE
GAS	GAS CO.
TELEPHONE	AT&T
CATV	COMCAST



TYPICAL CROSS SECTION
* NO PARKING



No.	Revision	Date

CLARK DEVELOPMENT GROUP LLC
448 E. FARGO AVE.
HANFORD, CA 93230

COUNTY TRACT 924
FOR
CLARK DEVELOPMENT

CIVIL ENGINEERS
ZUMWALT HANSEN INC.
LAND SURVEYORS
609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY:	JRJ
CHECKED BY:	AD
INDEXED BY:	
DATE:	3/9/2018
JOB NO.:	0763811
SHEET:	1 OF 1

PRELIMINARY NOT FOR CONSTRUCTION

Attachment: Attachment 1 - Tentative Tract 924 (Time Extension 2022-02)

VESTING TENTATIVE SUBDIVISION MAP
COUNTY TRACT 924
A PLANNED UNIT DEVELOPMENT
CITY OF HANFORD
STATE OF CAIFORNIA

LEGAL DESCRIPTION

A PORTION OF LOT 25 OF FITZGERALD SUBDIVISION, BEING A PORTION OFTHE NORTHWEST QUARTER OF SECTION 26, MOUNT DIABLO BASE AND MERIDIAN,IN THE CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA.
ACCORDING TO THE OFFICAL PLAT THERE
OF IN THE BOOK 2AT PAGE 78 OF LICENSED SURVEYORS' PLATS, KINGS COUNTY RECORDS.

LOT INFORMATION

TOTAL LOTS	27 LOTS
LOTS PER ACRE:	6.5
MINIMUM LOT SIZE:	4,500 S.F. (LOTS 14-17)
MAXIMUM LOT SIZE	8,639 S.F.(LOT8)
AVERAGE LOT SIZE	5,355 +- S.F.

AREA

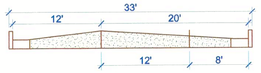
TOTAL AREA	4.189 AC.GR.

OWNER APPLICANT

CLARK DEVELOPMENT GROUP LLC
ALEJANDRO CLARK
448 E. FARGO AVE
HANFORD, CA 93230

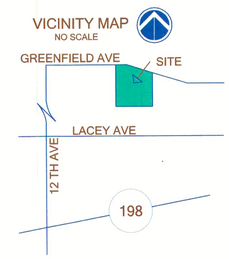
GENERAL INFORMATION

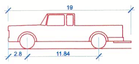
EXISTING ZONE	R-L-12
PROPOSED ZONE	R-L-12
EXISTING USE	RESIDENTIAL
PROPOSED USE	GATED SINGLE FAMILY RESIDENTIAL
SEWER,WATER,STORM DRAIN	CITY OF HANFORD
A.P.N.	010-320-115
ELECTRIC	SCE
GAS	GAS CO
TELEPHONE	AT&T
CATV	COMCAST



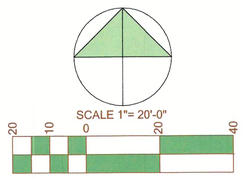
TYPICAL CROSS SECTION

ON STREET PARKING
12, 18.5' X 8' PROVIDED





COPY OF Z 250	
OVERALL LENGTH	19.900FT
OVERALL WIDTH	6.660 FT
OVERALL BODY HEIGHT	4.300 FT
MIN GROUND CLEARANCE	1.115 FT
MAX TRACK WIDTH	5.690 FT
LOCK TO LOCK TIME	4.00 S
CURB TO CURB TURNING RADIUS	25.OO FT



PLACE d' BEAUMONT
A PLANNED UNIT DEVELOPMENT
FOR
CLARK DEVELOPMENT GROUP

T-SQUARED ARCHITECTS
2555 W. SAN JOSE AVE
FRESNO CA 93711
559-222-3992

Attachment: Attachment 2 - Planned Unit Development No. 2017-01 (Time Extension 2022-02)

CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, January 9, 2018

PROJECT: **Planned Unit Development No. 2017-01:** A request to deviate from the standards of the Hanford Municipal Code for the R-L-12 Low-Density Residential Zone District to allow a 26-lot gated community with common open space areas, reduced lot sizes, reduced setbacks, and a reduced street width for a private street.

Vesting Tentative Tract Map 924: A request to subdivide a 4.19-acre parcel into 26 residential lots in the R-L-12 Low-Density Residential Zone District with a Planned Unit Development overlay.

LOCATION: The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115).

PLANNER: Gabrielle de Silva, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Deny Planned Unit Development No. 2017-01, due to an inability to make the required findings, in accordance with Section 17.82.060 A. 6 of the Hanford Municipal Code.

2. Deny Tentative Tract 924, due to an inability to make the required findings, in accordance with Section 16.04.010 of the Hanford Subdivision Ordinance and Section 66474 of the Subdivision Map Act.

RECOMMENDED MOTION

1. I move to deny Planned Unit Development No. 2017-01, due to an inability to make the required findings, in accordance with Section 17.82.060 A. 6. of the Hanford Municipal Code.

2. I move to deny Tentative Tract 924, due to an inability to make the required findings, in accordance with Section 16.04.010 of the Hanford Subdivision Ordinance and Section 66474 of the Subdivision Map Act.

PROJECT DESCRIPTION

Under Planned Unit Development No. 2017-01 and Vesting Tentative Tract 924, the applicant proposes to subdivide a 4.19-acre parcel into a gated 26-residential lot community in the R-L-12 Low-Density Residential Zone District with a planned unit development overlay.

See Planned Unit Development No. 2017-01, attached as **Exhibit A**

See Planned Unit Development No. 2017-01's proposed elevations, attached as **Exhibit B.**

Attachment: Attachment 3 - Planning Commission Staff Report January 9, 2018 (Time Extension 2022-02)

See Tentative Tract Map 924, attached as **Exhibit C.**

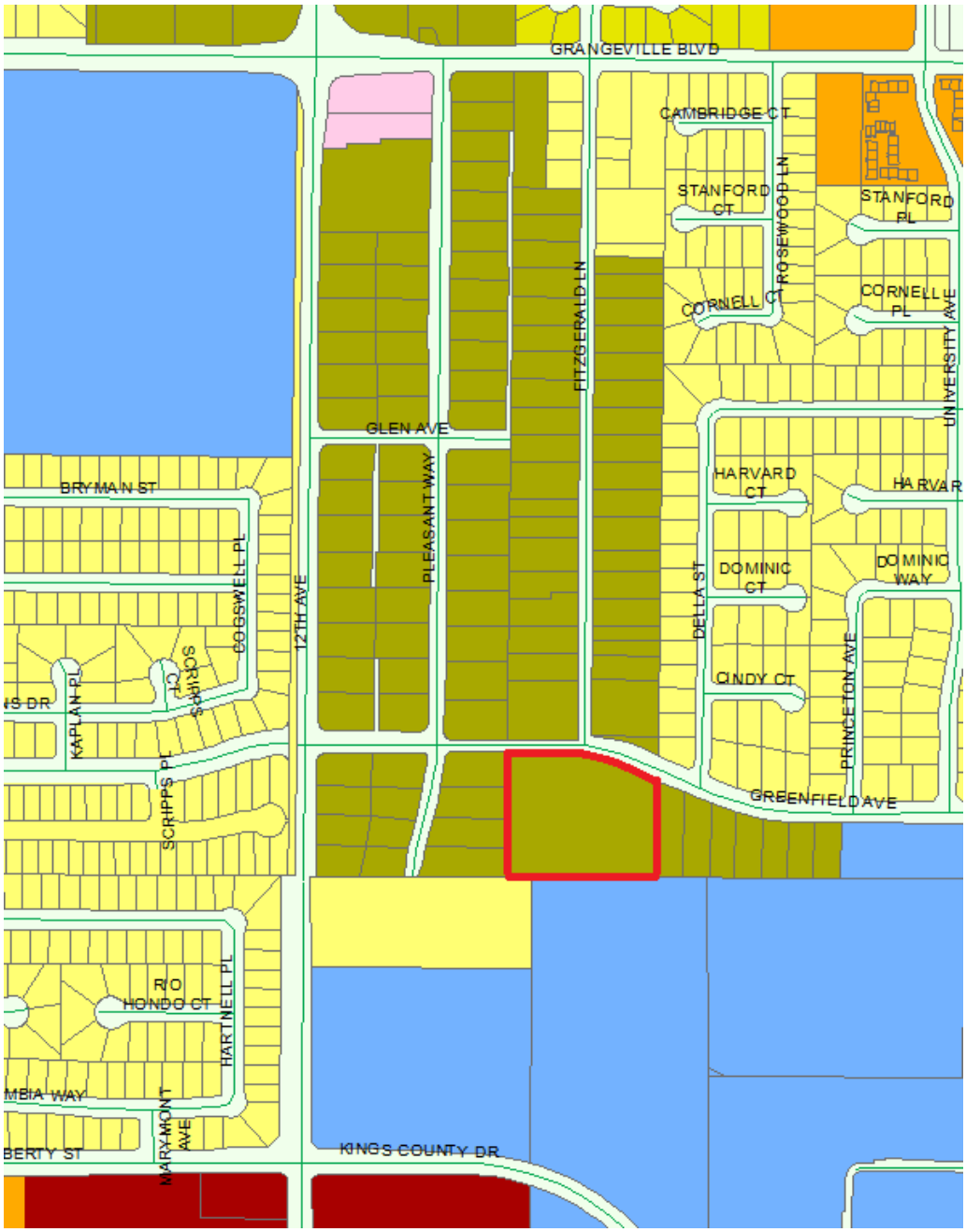
BACKGROUND INFORMATION

The site is designated by the General Plan as Low-Density Residential and zoned R-L-12 Low-Density Residential. A General Plan designation of Low-Density Residential allows a density range between two and 10 units per acre. The R-L-12 Low-Density Residential district requires a minimum 12,000 square-foot lot area per site. According to the General Plan Policy L31, the purpose of the low-density residential land use designation is to provide mainly single-family development on lot sizes typically found in urban settings. Policy L33 further states, "While it is recognized that existing lot sizes of 10,000 to 40,000 square feet are included in this designation, new individual lot sizes shall range from 5,000 to 10,000 square feet in size. Under Planned Unit Development provisions, smaller lot sizes at higher densities may be permitted when clustered around shared open space amenities or through density bonus policies.

Figure 1
Land Use:
Note: the structures on site have a been demolished

Attachment: Attachment 3 - Planning Commission Staff Report January 9, 2018 (Time Extension 2022-02)

Figure 2:
Zoning Designation
R-L-12



Attachment: Attachment 3 - Planning Commission Staff Report January 9, 2018 (Time Extension 2022-02)

Adjacent Land Use and Zoning:

	General Plan Designation	Zoning Designation	Existing Land Use
North	Low Density Residential	R-L-12	Single-Family Residential Units
East	Low Density Residential	R-L-12	Single-Family Residential Units
South	Public Facility and Low-Density Residential	PF; R-L-5	Kings County Courthouse and Jail; Vacant
West	Low Density Residential	R-L-12	Single-Family Residential Units

PROJECT ANALYSIS

Planned Unit Development No. 2017-01

Planned Unit Development No. 2017-01 is a request to deviate from the standards of the Hanford Municipal Code for the R-L-12 Low-Density Residential Zone District to allow a 26-lot gated community with common open space areas, reduced lot sizes and configurations, reduced setbacks, and a reduced street width for a private street.

See proposed planned unit development, attached as **Exhibit A.**

See elevations, attached as **Exhibit B.**

Planned Unit Developments (PUDs) are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the Municipal Code. In certain instances, the objectives of the General Plan may be achieved by development that does not conform in all respects with the land use pattern designated in the zone district prescribed.

PUDs may be utilized to achieve on or more of the following objectives: (a checkmark denotes the applicable objectives sought by the applicant)

- To permit a site within more than one zone district to mix the permitted or conditionally permitted land uses of both zones within the site without regard to the zone district boundary;

✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;

✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;

✓ To permit variations to the standard local street cross-sections;

✓ To permit private streets and gated neighborhoods

- To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts; and

Attachment: Attachment 3 - Planning Commission Staff Report January 9, 2018 (Time Extension 2022-02)

- To reduce the amount of required parking spaces when spaces are shared among multiple land uses

A planned unit development is requested, due to the deviation of the standards of the R-L-12 Low-Density Residential Zone District, as follows:

Category	R-1-12 Standard	Applicant's Proposal
Minimum Lot Size	12,000 square feet	4,302 square feet (minimum)
Lot Frontage	40 feet	28 feet (minimum)
Lot Width	80 feet for interior lots and 90 feet for corner lots	50 feet (typical lot width)
Lot Depth	100 feet	85 feet (minimum)
Maximum coverage	50%	Varies
Setbacks	Front (livable) – 15 ft Front (garage) – 20 feet	Front (livable) – Front (garage) – 18 feet
	Rear – 15 feet for one-story Increase by 10 feet for buildings over one-story high	Rear (one –story) – 11 feet Rear (two-story) – 19 ft. 8 inches
	Side (interior) - 5 feet Side (street-side) – 10 feet	Side (interior) – 4 feet Side (street side) – 4 feet
Street Right-of-Way Width	60 feet	33 feet

Lot Area and Density

The applicant proposes to deviate from the standard lot size of the R-L-12 Low-Density residential zone district to allow all lots in the subdivision to be under the 12,000 square-feet requirement. The minimum lot size proposed in the subdivision is 4,302 square feet. The deviation would not result in a density greater than that allowed by the General Plan Low-Density Residential designation. The Low-Density Residential designation is prescribed a density range between two and 10 units per acre by the General Plan. The project proposes 6.45 dwelling units per acre.

Lot Frontage

The applicant requests to be allowed to reduce the lot frontage to a minimum of 28 feet. Lots in the R-L-12 Low-Density Residential zone district require a minimum 40 feet of frontage.

Lot Width and Depth

The applicant proposes a reduced lot width of 50 feet for the majority of lots in the subdivision. In the R-L-12 Low-Density Residential zone district the minimum lot width is 80 feet for interior lots and 75 feet for corner lots.

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The applicant also proposes a reduced lot depth of 90 feet on the majority of lots in the subdivision. In the R-L-12 Low-Density Residential zone district the minimum lot depth shall be 100 feet.

Coverage

The maximum coverage of a lot in the R-L-12 Low-Density Residential zone district shall be 50%. The applicant is not seeking a deviation from the 50% coverage requirement.

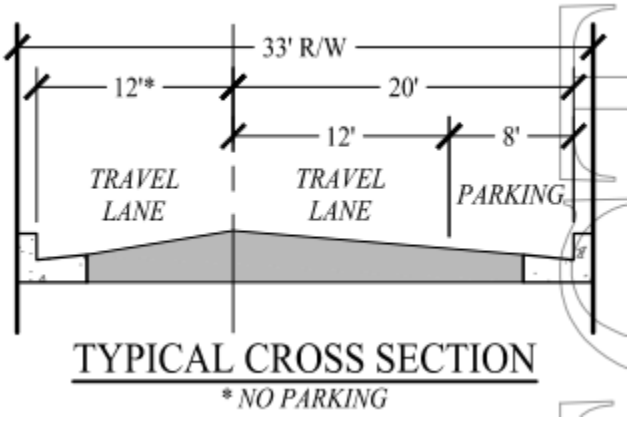
Setbacks

The applicant proposes to allow reduced setbacks under the planned unit development. The front setback to the garage proposed is 18 feet. The standard for the R-L-12 Low-Density Residential district is 20 feet. The applicant proposes four-foot setbacks for the side yard; the standard for the District is five feet. The minimum rear-yard setback proposed for one-story residences is 11 feet. The required rear-yard setback for a one-story home is 15 feet. The applicant proposes 19 feet 8 inches for the rear-yard setback for a two-story residence in the development. The required rear-yard setback for a two-story residence is 25 feet.

Street Standard

The applicant proposes a 33-feet wide street, as shown in the cross section below.

Figure 3
Street Cross Section



The standard for residential streets requires 60 feet of right-of-way, as shown in Construction Standard ST-32 (see Figure 4, below). Since the street does not meet City standard, the street will be considered a private street to be maintained through a homeowners' association.

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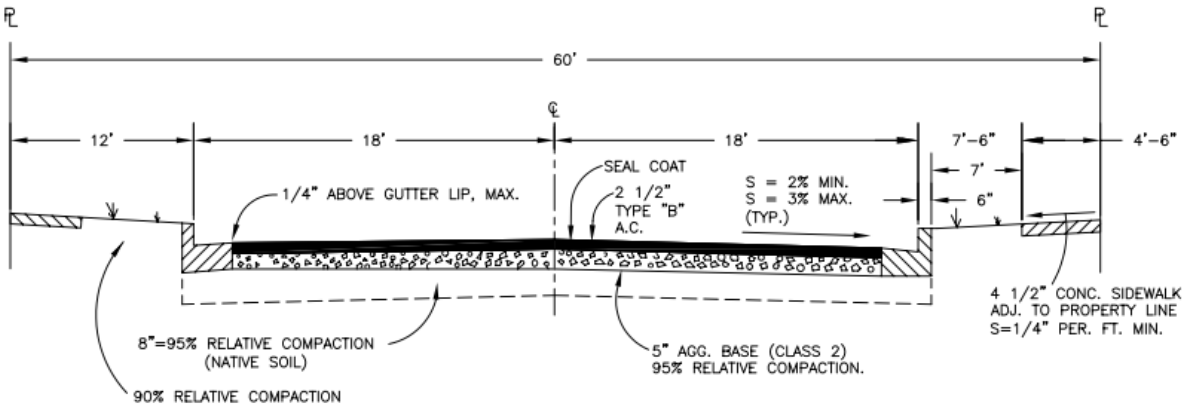
Figure 4
Construction Standard ST-32



Vesting Tentative Tract 924

Vesting Tentative Tract 924 is a request to subdivide a 4.19-acre parcel into 26 residential lots in the R-L-12 Low-Density Residential Zone District with a planned unit development overlay.

See proposed subdivision, attached as **Exhibit C.**

Project Design

Project applicable to: APN 010-320-115

Total Area: 4.19 acres

Number of Lots: 26 residential lots and a 6,638 square-foot open-space area

Number of Dwelling Units: 26 dwelling units

Units per acre: 6.45 dwelling units/acre

Potential population increase: 3.11 persons per household x 26 households = 81persons

Lot Sizes

Smallest	Largest	Average	Required in R-L-12
4,302 sq. ft.	8,929 sq. ft.	5,728 sq. ft.	12,000 sq. ft.

The proposed lots do not meet the minimum lot sizes required for the R-L-12 Low-Density Residential zone district, which is 12,000 square feet. Due to the request to deviate from the standards of the R-L-12 Low-Density Residential zone district, the applicant proposes a planned unit development overlay for the subdivision.

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Streets/Circulation

Street improvements consist of sanitary sewer laterals, storm sewer mains, water services, street lights, valley gutters, street sub-grading, surfacing and striping. All improvements would be required to meet the standards of Chapter 16.24 of the Hanford Municipal Code and the Public Works Standards and Specifications.

Since the interior streets do not meet the requirements of City Street Standard ST-32, due to a reduced a street width of 33 feet and the lack of sidewalks, the street is required to be maintained through a homeowners' association (HOA). Due to the request to provide variations to the standard local street cross-sections, the applicant proposes a planned unit development overlay for the subdivision.

Easements and Dedications

Easements are required to be designated on the final subdivision map, as required by the utility companies, and where needed for providing service to streetlights and landscape improvements, as designated by the Public Works Department.

An easement for storm drainage purposes is required to be dedicated to the City where necessary to facilitate the installation of storm drainage facilities to a proposed off-site storm drainage basin.

An easement for water mains and appurtenances is required to be located within private streets, shown on the final subdivision map, and dedicated to the City

The private street shown on the subdivision Tentative Map shall be maintained by a homeowner's association (H.O.A.) to be established prior to or concurrent with the recording of the final subdivision map.

A 10-foot wide landscape/public utility easement located along Greenfield Avenue is required to be dedicated to the City and shown on the final subdivision map.

Backup Parkway Improvements

A minimum six-foot-high decorative masonry block wall with continuous reinforced concrete footings is required to be constructed along the development frontage of Greenfield Avenue.

Landscape and irrigation system improvements are required to be installed along the development frontage of Greenfield Avenue.

Sewer Improvements

The developer is responsible for providing a program for maintenance, repair, and a replacement schedule for sewer mains and laterals located within the limits of the private streets maintained by the homeowners' association.

Storm Drainage Improvements

All drainage from the proposed development shall be directed to the streets, as shown on the tentative map. The development is subject to storm water development impact fees and

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required to comply with all applicable standards of the State Water Resources Control Board, specifically related to the National Pollution Discharge Elimination System permit process.

Water System

Each lot proposed will be required to have a separate water service located at the back of the curb and gutter on the private street. The service to the lots shall be located within the utility easement and be maintained by the homeowner's association. All water service improvements constructed to serve the subdivision shall be designed in conformance with City Standards.

REQUIRED FINDINGS

Planned Unit Development No. 2017-01

Pursuant to Section 17.82.060 of the Hanford Municipal Code, six findings must be made before approval of the planned unit development application:

1. That the location and design of the planned unit development is in accordance with the purpose of this title.

   Analysis: Location - That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. An infill development site means a parcel or group of parcels that make up a site that is vacant or underutilized and is surrounded by developed land or parcels on at least seventy-five percent of its perimeter. Infill development sites include previously developed sites that may/will be redeveloped. The property is substantially surrounded on all sides by development, residential to the north, east, and west, and the Kings County Courthouse and Jail to the south.

   Design and Purpose - That planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. In certain instances, the objectives of the municipal code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The planned unit development seeks to:

   - permit development intensity greater than would otherwise be permitted by the implementation of the standards of the R-L-12 Low-Density Residential zone district.

   - permit lot sizes, shapes, and layouts that would not otherwise be permitted by the standards of the R-L-12 Low-Density Residential zone district.

   - permit variations to the standard local street cross-sections by proposing a private street with reduced street width and without sidewalks, which will be maintained by a homeowners' association.

   - permit private streets and gated neighborhoods.

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The design of Planned Unit Development No. 2017-01 is consistent with the objectives of Section 17.82.

2. That the planned unit development is being proposed to achieve one or more of the objectives identified in Section 17.82.030.

   Analysis: That the planned unit development is requested, in order to achieve the following objectives indentified in Section 17.82.030:

   - ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
   - ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
   - ✓ To permit variations to the standard local street cross-sections;
   - ✓ To permit private streets and gated neighborhoods

3. That the location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity.

   Analysis: Location - The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115). The project is located in an area substantially surrounded by residential development, with the Kings County Courthouse and Jail located to the south. The location of the planned unit development will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity. The site is designated for low-density residential development by the General Plan.

   Design and Conditions of Operation – The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

4. That the location and design of the planned unit development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.

   Analysis: The project has been reviewed by the Public Works Department and improvements and conditions of approval have been placed on the project in order to mitigate the effects of the project on traffic, streets, and utilities.

5. That the planned unit development's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desired character consistent with the purpose of this title.

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Analysis: Density - The planned unit development does not propose a density greater than that permitted in the General Plan. The General Plan prescribes a density between two and 10 dwelling units per acre for the Low-Density Residential zone district. The project's density is 6.45 dwelling units per acre, which is within the range allowed by the General Plan.

Site area – The applicant proposes to deviate from the standard lot size of the R-L-12 Low-Density Residential zone district to allow all lots in the subdivision to be under the 12,000 square-feet requirement, with the minimum lot size being 4,302 square feet.

Lot Frontage - The applicant also requests to be allowed to reduce the lot frontage to a minimum of 28 feet. Lots in the R-L-12 Low-Density Residential zone district require a minimum 40 feet of frontage. The reduced frontage still can accommodate refuse pick-up and will not produce an unstable character.

Lot Width and Depth - The applicant proposes a reduced lot width of 50 feet for the majority of lots in the subdivision. In the R-L-12 Low-Density Residential zone district the minimum lot width is 80 feet for interior lots and 75 feet for corner lots. The applicant proposes a reduced lot depth of 90 feet on the majority of lots in the subdivision. In the R-L-12 Low-Density Residential zone district the minimum lot depth shall be 100 feet. The reduced lot width and depth will not produce an unstable environment.

Site Coverage – The applicant is not seeking a deviation from the 50% coverage maximum requirement for the R-L-12 Low-Density Residential zone district.

Yard Spaces – The applicant proposes to allow reduced setbacks under the planned unit development. The front setback to the garage proposed is 18 feet, which can accommodate a vehicle to park in the drive-way. T standard setback to a garage for the R-L-12 Low-Density Residential district is 20 feet. The applicant proposes four-foot setbacks for the side yard; the standard for the district is five feet. The minimum rear-yard setback proposed for one-story residences is 11 feet. The required rear-yard setback for a one-story home is 15 feet. The applicant proposes 19 feet 8 inches for the rear-yard setback for a two-story residence in the development. The required rear-yard setback for a two-story residence is 25 feet. The reduced setbacks will not produce an unstable character and are still permissible, in accordance with the California Building Code.

Height of Structures – The applicant is not seeking a deviation from the height maximum of the R-L-12 Low-Density Residential zone district, which is 35 feet.

Off-Street Parking and Loading – the applicant is not seeking a deviation to the parking requirement for single-family dwellings, which is two spaces per dwelling unit with at least one space covered. Off-street loading space is not required for residential uses.

Landscaped Areas – The applicant is not seeking a deviation to the landscape requirements for the R-L-12 Low-Density Residential zone district. All landscaping will be required to be provided as required by Section 17.10.150 Usable open space, Section 17.10.160 Landscaping, and Section 17.52 Landscape Standards.

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Street Design – The applicant proposes to deviate from the street standard by providing a 33-foot wide private street without sidewalks, which will be maintained by a home owners' association. The standard street width is 36 feet, with 60 feet of right-of-way to accommodate sidewalks on either side.

The deviations proposed under Planned Unit Development No. 2017-01 are consistent with the purposes of Section 17.82 Planned Unit Developments. The project would provide a stable and desired character by providing enhanced elevations and shared open-space amenities within a gated community.

6. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and harmonize with the existing and proposed land uses in the vicinity.

   Unable to Make Finding: The small-lot development is not harmonious with the existing development in the area. Lots within the vicinity range from 8,500 square feet to up to 35,000 square feet, with the majority of lots being around 20,000 square feet. The product presented is not complementary to the existing low-density residences in the vicinity and therefore, the finding cannot be made.

Vesting Tentative Tract 924

Pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act, and Hanford's Zoning Ordinance, the following findings can be made by the Planning Commission:

1. Consistency Finding:

   Unable to Make Finding: A consistency finding cannot be made. The subdivision proposed is not consistent with the Zoning Ordinance requirements for the R-L-12 Low-Density Residential zone district. Without approval of Planned Unit Development No. 2017-01, deviations from the requirements of the R-L-12 Low-Density Residential zone district are not permissible. The subdivision proposes unapproved deviations to: lot size, lot frontage, lot width, lot depth, and street width.

2. Design Finding:

   Unable to Make Finding: A design finding cannot be supported. The subdivision's proposed design is not consistent with the Zoning Ordinance requirements for the R-L-12 Low-Density Residential zone district. Without approval of Planned Unit Development No. 2017-01, deviations from the requirements of the R-L-12 Low-Density Residential zone district are not permissible. The subdivision proposes unapproved deviations to: lot size, lot frontage, lot width, lot depth, and street width, and

3. Type of Development Finding:

   Analysis: That the type of development proposed is consistent with the General Plan Low-Density Residential designation and the R-L-12 Low-Density Residential zone district. The applicant proposes single-family low-density residential, which is the primary development allowed within the R-L-12 Low-Density Residential designation.

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4. Density Finding:

   Analysis: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and 10 units per acre. The project has a density of 6.45 dwelling units per acre.

5. Environmental Finding:

   Analysis: That an initial study was conducted and on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2017-13 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2017-13, and mitigation measures required of development are attached as **Exhibit G.**

6. Public Health Finding:

   Analysis: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

   Analysis: That the design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

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 on November 20, 2017. Comments were received from the following agencies:

1. David Kemp - Southern California Gas Company
2. Sheriff David Robinson - Kings County Sheriff Department
3. Arnaud Marjollet and Brian Clements - San Joaquin Valley Air Pollution Control District
4. Gerry Mulligan - Hanford Elementary School District
5. Michael Navarro - Department of Transportation

All pre-consultation notices are included and analyzed in the initial study, attached as **Exhibit G.**

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Southern California Gas Company

David Kemp of the Southern California Gas Company provided consultation, stating, "the Southern California Gas Company would like to request that all private street (s), including at least 5 feet into the proposed lots on both sides of said street (s), be dedicated as a Public Utility Easement to facilitate our future gas main and service installation.

The Public Works Department has provided the following condition to satisfy the request of the Southern California Gas Company:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Utilities and Engineer Department.

Kings County Sheriff Department (not environmental-assessment related comments)

Consultation was received from Sheriff David Robinson, stating:

"As the neighboring property occupant to the south, I just want all involved to be aware the property lies adjacent to the Kings County Jail property. We house minimum and maximum security inmates. We also will have our future headquarters building located on this property. Future plans for our lot include inmate exercise programs, inmate outdoor programs and activities inmate housing, employee parking and other future building or activities not yet known. 24/7 365 employee and inmate activities. Future chain-link or other types of fencing with secure razor wire at the top of the fencing. Lighting that will operate from dusk till dawn 365 days per year. We will have staff and vehicles that provide perimeter security multiple times per day. Lights and sirens, emergency generator operations.

As far as the project goes, I am ok with the plans, but would suggest notice be made to the above items for future reference and request any fencing requirements be made to not allow easy traversing over from one side to the other in either direction."

Staff Analysis: Staff has shared the comments of the Sheriff with the project proponent, as requested. The request for razor wire fencing on the residential properties does not meet the City standard. Razor wire is prohibited in the City limits.

San Joaquin Valley Air Pollution Control District

Pre-consultation was received from the San Joaquin Valley Air Pollution Control District on November 27, 2017, through use of CEQA Connected, which is a web-based system designed to assist state and local agencies to streamline the CEQA commenting process during the early consultation, CEQA Connected provides comments related to air quality impacts, potential rules and regulations, and potential air quality improvements/mitigation measures based on the project description. Through CEQA Connected, an official comment letter is provided after inputting the project information. Comments were provided, as follows:

"The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of single family with a total of 26 dwelling units (Project), located

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South of Greenfield Avenue at the end of Fitzgerald Lane (APN 010-320-115), in Hanford, CA. the District offers the following comments:

1. Significance Impact for Criteria Pollutants – The Project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that Project specific criteria pollutant emissions would have no significant adverse impact on air quality.

2. District Rule 9510 (Indirect Source Review) – at full build-out, the Project will not be equal to or exceed 50 residential dwelling units. Therefore, the Project is not subject to District Rule 9510.

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 mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees. Information about how to comply with District Rule 9510 can be found online at http://www.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.

The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving actives 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 e-mail SBA@valleyair.org. Current www.valleyair.org/rules/1ruleslist.htm.

a) Cleaner Off-Road Construction Equipment – This measure is to utilize off-road construction fleets that can achieve fleet average emissions equal to or cleaner than the Tier III emission standards. This can be achieved through any combination of uncontrolled engines and engines complying with Tier III and above engine standards.

b) Improve Walkability Design – This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a

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neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.

c) Improve Destination Accessibility – This measure is to located the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces VMT.

d) Increase Transit Accessibility – This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:

- a transit station/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or

- a rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development)

- fast, frequent, and reliable transit service connecting to a high percentage of regional destinations

- neighborhood designed for walking and cycling

e. Voluntary Emission Reduction Agreement (VERA) – Design elements, mitigation measures, and compliance with District rules and regulations may not be sufficient to reduce project-related impacts on air quality to a less than significant level. In such situation, project proponents may enter into a Voluntary Emission Reduction Agreement (VERA) with the District to reduce the project related impact on air quality to a less than significant level. A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of air emissions increases through a process that funds and implements emission reduction projects. A VERA can be implemented to address impacts from both construction and operational phases of a project.

The District recommends that a copy of the District's comment letter be provided to the project proponent."

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Staff Analysis: A copy of the District's comments has been provided to the project proponent. The comments provided have been incorporated into the mitigation monitoring and reporting program, as conditions of development, as requested by the District.

Hanford Elementary School District

Gerry Mulligan with the Hanford Elementary School District provided the following comment:

"I received the Vesting Tentative Tract 924 and Planned Unit Development No. 2017-01. The children living in the proposed project area in grades K-6 would be in Simas Elementary School area of attendance and children in grades 7-8 would be in the Woodrow Wilson Junior High School area of attendance.

Student enrollment at current Hanford Elementary School District schools is over capacity. The District must build additional schools if new residential development continues. The District currently has no future school sites. While we do approve the Vesting Tentative Tract No. 924 and Planned Unit Development No. 2017-01, we respectfully request the City of Hanford to consider schools in the approval of future development.

Staff Analysis: The various school districts truly govern where a new school site would be located and when it would be necessary to construct or expand facilities in order to adequately accommodate population growth. Elected governing school boards are responsible for budgeting and decision-making and the State Department of Education establishes school site and construction standards. The General Plan provides policy which focus on collaboration with school districts in determining new school locations and utilizing school facilities for general public needs. School districts would be able to utilize the General Plan along with other plans, standards, and codes to establish new school sites and to make decisions on school amenities and cohesiveness with the surrounding area. Further, a) Notwithstanding Section 65858, or Division 13 (commencing with Section 21000) of the Public Resources Code, or any other provision of state or local law, the following provisions shall be the exclusive methods of considering and mitigating impacts on school facilities that occur or might occur as a result of any legislative or adjudicative act, or both, by any state or local agency involving, but not limited to, the planning, use, or development of real property or any change of governmental organization or reorganization, as defined in Section 56021 or 56073: (1) Section 17620 of the Education Code. (2) Chapter 4.7 (commencing with Section 65970) of Division 1 of Title 7.

(b) The provisions of this chapter are hereby deemed to provide full and complete school facilities mitigation and, notwithstanding Section 65858, or Division 13 (commencing with Section 21000) of the Public Resources Code , or any other provision of state or local law, a state or local agency may not deny or refuse to approve a legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property or any change in governmental organization or reorganization, as defined in Section 56021 or 56073, on the basis that school facilities are inadequate.

Department of Transportation

During Pre-Consultation, the City received the following comment from Michael Navarro of the Department of Transportation:

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"The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability.

Based on the information provided, Caltrans has the following comment consistent with the State's smart mobility goals and support a vibrant economy and sustainable communities:

1.) Per the Kings County Regional Bicycle Plan, Greenfield Avenue appears to be a Class II Bike Route along the project frontage. 12th Avenue appears to be a Class III Bike Route.

Caltrans seeks to reduce new vehicle miles traveled and therefore recommends the project proponent explore appropriate measures to minimize or mitigate transportation impacts through smart mobility and multimodal design by improving pedestrian, bike, and transit services or infrastructure."

Staff Analysis: Under the Capital Improvement Program – Bicycle and Facility Improvements, the City has allocated $565,000 in order to install new Class II and Class III bicycle paths within existing roadways in conformance with the City's recently-adopted Pedestrian and Bicycle Master Plan. The new facilities provide an alternative mode of transportation other than motorized vehicles and will provide air quality benefits, as well. Additionally, KART's requested bus stop location has added an alternative transit method, which contributes to reducing vehicle miles traveled.

CONSULTATION

On December 19, 2017, staff forwarded a consultation notice to the interested agencies, in accordance with Public Resources Code Section 21081.6. One response was received from the following:

1. Kings County Rural Transit (KART)

Kings County Rural Transit (KART)

Consultation was received from KART on January 3, 2018, stating the following, "KART would like consideration for a bus stop, a section of sidewalk seven feet wide from curb to back of sidewalk. At seven feet by eight feet we can fit a sign and bench and meet four feet clearance. A copy of the consultation received from KART is attached, as **Exhibit H.**

Staff Analysis: Staff will include the comment as a condition of development of the project.

PUBLIC COMMENT

Noticing of the project was published in the newspaper on December 15, 2017 and mailed to property owners within 500 feet of the project site on December 14, 2017. The environmental impact report and notice of intent to adopt a mitigated negative declaration was made available to the public for a 20-day comment period, from December 15, 2017 to January 4, 2018. The following comments were received during the comment period:

1. Opposed – Rob and Daria Tuttrup, attached as **Exhibit D.**

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Eight letters in favor of the project were received with the application on October 27, 2017. All letters of support are attached as **Exhibit E.**

1. Favor – Lynette George
2. Favor – Judith B. George
3. Favor – George Martinez
4. Favor – Carl Nelson
5. Favor – Jordan Nelson
6. Favor – George Medina
7. Favor – Patricia Medina
8. Favor – Rich Cornwell

A letter of the rationale behind the project was provided by the project architect, attached as **Exhibit F.**

ENVIRONMENTAL ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) guidelines, Planned Unit Development No. 2017-01 and Tentative Tract No. 924 were 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. 2017-13 has been prepared, attached as **Exhibit G.** A "Notice of Intent to Adopt a Mitigated Negative Declaration" was circulated for comment from December 15, 2017 – January 4, 2018.

In accordance with Section 15270 Projects which are Disapproved, a) CEQA does not apply to projects which a public agency rejects or disapproves. Therefore, should the Planning Commission decide to accept staff's recommendation and deny Planned Unit Development No. 2017-01 and Tentative Tract 924, no action is required for Mitigated Negative Declaration No. 2017-13.

RECOMMENDATION

Planned Unit Development No. 2017-01

A planned unit development may be denied if the reviewing authority finds one or more of the findings in Section 17.82.60 cannot be made. Due to the inability to make the required finding 6, staff recommends that the Planning Commission deny approval of Planned Unit Development No. 2017-01.

Tentative Tract 924

A tentative tract map may be denied if the reviewing authority is unable to make the required findings, in accordance with Section 66474 of the Subdivision Map Act. Due to the inability to support finding 1 and 2, staff recommends that the Planning Commission deny Tentative Tract 924.

Attachment: Attachment 3 - Planning Commission Staff Report January 9, 2018 (Time Extension 2022-02)

Direction to Staff

Should the Planning Commission choose to approve either proposed project, staff requests the Planning Commission make the required findings for approval, adopt Mitigated Negative Declaration No. 2017-13, and direct staff to prepare a revised resolution, incorporating the findings, and bring it back to the Commission at the following meeting for formal adoption.

Attachment: Attachment 3 - Planning Commission Staff Report January 9, 2018 (Time Extension 2022-02)

CITY OF HANFORD CITY COUNCIL
STAFF REPORT

MEETING DATE: Tuesday, February 20, 2018

PROJECT: **APPEAL NO. 2018-01,** appealing the Planning Commission's denial of Planned Unit Development No. 2017-01 and Tentative Tract 924.

LOCATION: The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115).

STAFF RECOMMENDATION

Staff recommends that the City Council:

1. Adopt Resolution 18-08-R., denying Appeal No. 2018-01, upholding the Planning Commission's decision to deny Planned Unit Development No. 2017-01 and Tentative Tract 924.

RECOMMENDED MOTION

1. I move to adopt Resolution 18-08-R, denying Appeal No. 2018-01.

PROJECT PROPOSAL

Appeal No. 2018-01 is an appeal of the Planning Commission's denial of Vesting Tentative Tract 924 and Planned Unit Development No. 2017-01. The appeal application, made by Clark Development on January 11, 2018 is attached as **Exhibit A.**

Planned Unit Development No. 2017-01 is request to deviate from the standards of the Hanford Municipal Code for the R-L-12 Low-Density Residential Zone District to allow a 26-lot gated community with common open space areas, reduced lot sizes, reduced setbacks, and a reduced street width for a private street.

See Planned Unit Development No. 2017-01, attached as **Exhibit B.**

See Planned Unit Development No. 2017-01's proposed elevations, attached as **Exhibit C.**

Vesting Tentative Tract Map 924 is request to subdivide a 4.19-acre parcel into 26 residential lots in the R-L-12 Low-Density Residential Zone District with a Planned Unit Development overlay.

See Tentative Tract Map 924, attached as **Exhibit D.**

BACKGROUND INFORMATION

Planned Unit Development No. 2017-01 and Tentative Tract 924 were heard by the Planning Commission as a public hearing item on Tuesday, January 9, 2018. The Planning Commission staff report and exhibits are attached as **Exhibit E.**

Attachment: Attachment 4 - Appeal No. 2018-01 - Staff Report (Time Extension 2022-02)

During public comment six persons spoke in favor of the project and two persons spoke against. A copy of the minutes of the January 9, 2018 Planning Commission meeting are attached as **Exhibit F.**

Prior to the public hearing, eight letters were submitted in favor of the project, one letter of justification was submitted by the project's architect, as well as one letter in opposition of the project. All letters are included in the original staff report, **Exhibit E.** Two additional letter of were submitted provided prior to the public hearing and distributed to the Planning Commission, one in favor, one against, attached as **Exhibit G.**

FINDINGS EVALUATION

As analyzed in the staff report for Planned Unit Development No. 2017-01 and Tentative Tract 924, the following necessary findings were unable to be made.

Planned Unit Development No. 2017-01

Pursuant to Section 17.82.060 of the Hanford Municipal Code, six findings must be made before approval of the planned unit development application:

6. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and harmonize with the existing and proposed land uses in the vicinity.

   Unable to Make Finding: The small-lot development is not harmonious with the existing development in the area. Lots within the vicinity range from 8,500 square feet to up to 35,000 square feet, with the majority of lots being around 20,000 square feet. The product presented is not complementary to the existing low-density residences in the vicinity and therefore, the finding cannot be made.

A planned unit development may be denied if the reviewing authority finds one or more of the findings in Section 17.82.60 cannot be made. Due to the inability to make the required finding 6, staff recommended the Planning Commission deny approval of Planned Unit Development No. 2017-01.

Vesting Tentative Tract 924

Pursuant to Section 16.40.040 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act, and Hanford's Zoning Ordinance, the following findings can be made by the Planning Commission:

1. Consistency Finding:

   Unable to Make Finding: A consistency finding cannot be made. The subdivision proposed is not consistent with the Zoning Ordinance requirements for the R-L-12 Low-Density Residential zone district. Without approval of Planned Unit Development No. 2017-01, deviations from the requirements of the R-L-12 Low-Density Residential zone district are not permissible. The subdivision proposes unapproved deviations to: lot size, lot frontage, lot width, lot depth, and street width.

2. Design Finding:

Attachment: Attachment 4 - Appeal No. 2018-01 - Staff Report (Time Extension 2022-02)

Unable to Make Finding: A design finding cannot be supported. The subdivision's proposed design is not consistent with the Zoning Ordinance requirements for the R-L-12 Low-Density Residential zone district. Without approval of Planned Unit Development No. 2017-01, deviations from the requirements of the R-L-12 Low-Density Residential zone district are not permissible. The subdivision proposes unapproved deviations to: lot size, lot frontage, lot width, lot depth, and street width.

A tentative tract map may be denied if the reviewing authority is unable to make the required findings, in accordance with Section 66474 of the Subdivision Map Act. Due to the inability to support finding 1 and 2, staff recommended the Planning Commission deny Tentative Tract 924.

During the January 9th meeting, the Planning Commission accepted staff's recommendation and denied Planned Unit Development No. 2017-01 and Tentative Tract 924, due to an inability to make the required findings by a 7,0 vote on each item.

See Resolution No. 2018-03, denying Planned Unit Development No. 2017-01, attached as **Exhibit H.**

See Resolution No. 2018-04, denying Tentative Tract 924, attached as **Exhibit I.**

ENVIRONMENTAL ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) guidelines, Planned Unit Development No. 2017-01 and Tentative Tract No. 924 were 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. 2017-13 was prepared**.** A "Notice of Intent to Adopt a Mitigated Negative Declaration" was circulated for comment from December 15, 2017 – January 4, 2018.

In accordance with Section 15270 Projects which are Disapproved, a) CEQA does not apply to projects which a public agency rejects or disapproves. Therefore, since the Planning Commission accepted staff's recommendation and denied Planned Unit Development No. 2017-01 and Tentative Tract 924, no action was taken on Mitigated Negative Declaration No. 2017-13.

PUBLIC COMMENTS

In accordance with Section 17.70.200 B, appeals to the City Council shall be conducted as a public hearing in accordance with the public hearing noticing and hearing procedures in Section 17.70. Therefore, the appeal and public hearing notice were published in the newspaper on February 9, 2018 and mailed to property owners within 500 feet on February 8, 2018. One comment has been received in opposition of Planned Unit Development No. 2017-01 and Tentative Tract 924 as of the date of the preparation of this staff report from Robert and Darla Tuttrup, attached as **Exhibit J.**

RECOMMENDATION

In accordance with Section 17.70.200 C., a decision on an application that has been appealed may be upheld, overturned, or modified. The appeal decision shall be adopted by resolution or other applicable document.

Attachment: Attachment 4 - Appeal No. 2018-01 - Staff Report (Time Extension 2022-02)

Staff recommends the City Council adopt Resolution 18-08-R, upholding the decision of the Planning Commission to deny Planned Unit Development and Tentative Tract 924, due to the inability to make the required findings.

Direction to Staff

Should the City Council choose to overturn the decision of the Planning Commission and approve the projects as proposed or modified, staff requests the City Council adopt Mitigated Negative Declaration No. 2017-13 and direct staff to prepare revised resolutions, incorporating conditions of approval, and bring it back to City Council at the following meeting for formal adoption.

Attachment: Attachment 4 - Appeal No. 2018-01 - Staff Report (Time Extension 2022-02)

RESOLUTION NO. 18-09-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD UPHOLDING THE APPEAL OF THE PLANNING COMMISSION'S DENIAL OF PLANNED UNIT DEVELOPMENT NO. 2017-01, THEREFORE APPROVING PLANNED UNIT DEVELOPMENT NO. 2017-01, A REQUEST TO DEVIATE FROM THE STANDARDS OF THE R-L-12 LOW-DENSITY RESIDENTIAL ZONE DISTRICT TO ALLOW A 26-LOT GATED COMMUNITY WITH COMMON OPEN SPACE AREAS, REDUCED LOT SIZES, REDUCED SETBACKS, AND A REDUCED STREET WIDTH FOR A PRIVATE STREET. THE PROJECT IS LOCATED AT THE SOUTHERN INTERSECTION OF GREENFIELD AVENUE AND FITZGERALD LANE (APN 010-320-115).

At a regular meeting of the City Council of the City of Hanford duly called and held on **March 20, 2018,** at 7:00 p.m., it was moved by Councilmember Sharp, and seconded by Councilmember Devine, and duly carried, that the following resolution be adopted:

WHEREAS, Planned Unit Development No. 2017-01, a request to deviate from the standards of the R-L-12 Low-Density Residential zone district to allow a 26-lot gated community with common open space areas, reduced lot sizes, reduced setbacks, and a reduced street width for a private street, was presented to the Planning Commission as a public hearing item on January 9, 2018, in accordance with Section 17.82 of the Hanford Municipal Code; 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 of the Planning Commission on January 9, 2018, the Planning Commission was unable to make the finding 6 of Section 17.82.030 of the Hanford Municipal Code; and

WHEREAS, the Planning Commission adopted Resolution No. 2018-03, denying Planned Unit Development No. 2017-01 by a 7-0 vote on January 9, 2018; and

WHEREAS, the applicant, Clark Development Group, filed an appeal, appealing the decision of the Planning Commission to deny Planned Unit Development No. 2017-01 and Tentative Tract 924 to the City Council, in accordance with Section 17.70.200; and

WHEREAS, the City of Hanford City Council, at its regularly scheduled meeting on February 20, 2018, held a public hearing and received testimony and evidence for and against Appeal No. 2018-01, an appeal of the Planning Commission's denial of Planned Unit Development No. 2017-01 and Tentative Tract 924, filed by Clark Development Group, in accordance with Section 17.70.200 of the Hanford Municipal Code; and

WHEREAS, the City of Hanford City Council voted 4-1 to overturn the decision of the Planning Commission, thus approving Planned Unit Development No. 2017-01, and requested staff to prepare a resolution incorporating the required findings of Section 17.82.030, as follows:

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

1. That the location and design of the planned unit development is in accordance with the purpose of this title.

   Analysis: Location - That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. An infill development site means a parcel or group of parcels that make up a site that is vacant or underutilized and is surrounded by developed land or parcels on at least seventy-five percent of its perimeter. Infill development sites include previously developed sites that may/will be redeveloped. The property is substantially surrounded on all sides by development, residential to the north, east, and west, and the Kings County Courthouse and Jail to the south.

   Design and Purpose - That planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. In certain instances, the objectives of the municipal code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The planned unit development seeks to:

   - permit development intensity greater than would otherwise be permitted by the implementation of the standards of the R-L-12 Low-Density Residential zone district.

   - permit lot sizes, shapes, and layouts that would not otherwise be permitted by the standards of the R-L-12 Low-Density Residential zone district.

   - permit variations to the standard local street cross-sections by proposing a private street with reduced street width and without sidewalks, which will be maintained by a homeowners' association.

   - permit private streets and gated neighborhoods.

   The design of Planned Unit Development No. 2017-01 is consistent with the objectives of Section 17.82.

2. That the planned unit development is being proposed to achieve one or more of the objectives identified in Section 17.82.030.

   Analysis: That the planned unit development is requested, in order to achieve the following objectives identified in Section 17.82.030:

   ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

- ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;

- ✓ To permit variations to the standard local street cross-sections;

- ✓ To permit private streets and gated neighborhoods

3. That the location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity.

   Analysis: Location – That the project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115). The project is located in an area substantially surrounded by residential development, with the Kings County Courthouse and Jail located to the south. The location of the planned unit development will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity. The site is designated for low-density residential development by the General Plan.

   Design and Conditions of Operation – That the City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

4. That the location and design of the planned unit development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.

   Analysis: That the project has been reviewed by the Public Works Department and improvements and conditions of approval have been placed on the project in order to mitigate the effects of the project on traffic, streets, and utilities.

5. That the planned unit development's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desired character consistent with the purpose of this title.

   Analysis: Density - The planned unit development does not propose a density greater than that permitted in the General Plan. The General Plan prescribes a density between two and 10 dwelling units per acre for the Low-Density Residential zone district. The project's density is 6.45 dwelling units per acre, which is within the range allowed by the General Plan.

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

Site area – The applicant proposes to deviate from the standard lot size of the R-L-12 Low-Density Residential zone district to allow all lots in the subdivision to be under the 12,000 square-feet requirement, with the minimum lot size being 4,302 square feet.

Lot Frontage - The applicant also requests to be allowed to reduce the lot frontage to a minimum of 28 feet. Lots in the R-L-12 Low-Density Residential zone district require a minimum 40 feet of frontage. The reduced frontage still can accommodate refuse pick-up and will not produce an unstable character.
Lot Width and Depth - The applicant proposes a reduced lot width of 50 feet for the majority of lots in the subdivision. In the R-L-12 Low-Density Residential zone district the minimum lot width is 80 feet for interior lots and 75 feet for corner lots. The applicant proposes a reduced lot depth of 90 feet on the majority of lots in the subdivision. In the R-L-12 Low-Density Residential zone district the minimum lot depth shall be 100 feet. The reduced lot width and depth will not produce an unstable environment.
Site Coverage – The applicant is not seeking a deviation from the 50% coverage maximum requirement for the R-L-12 Low-Density Residential zone district.

Yard Spaces – The applicant proposes to allow reduced setbacks under the planned unit development. The front setback to the garage proposed is 18 feet, which can accommodate a vehicle to park in the drive-way. T standard setback to a garage for the R-L-12 Low-Density Residential district is 20 feet. The applicant proposes four-foot setbacks for the side yard; the standard for the district is five feet. The minimum rear-yard setback proposed for one-story residences is 11 feet. The required rear-yard setback for a one-story home is 15 feet. The applicant proposes 19 feet 8 inches for the rear-yard setback for a two-story residence in the development. The required rear-yard setback for a two-story residence is 25 feet. The reduced setbacks will not produce an unstable character and are still permissible, in accordance with the California Building Code.
Height of Structures – The applicant is not seeking a deviation from the height maximum of the R-L-12 Low-Density Residential zone district, which is 35 feet.

Off-Street Parking and Loading – the applicant is not seeking a deviation to the parking requirement for single-family dwellings, which is two spaces per dwelling unit with at least one space covered. Off-street loading space is not required for residential uses.

Landscaped Areas – The applicant is not seeking a deviation to the landscape requirements for the R-L-12 Low-Density Residential zone district. All landscaping will be required to be provided as required by Section 17.10.150 Usable open space, Section 17.10.160 Landscaping, and Section 17.52 Landscape Standards.

Street Design – The applicant proposes to deviate from the street standard by providing a 33-foot wide private street without sidewalks, which will be maintained by a home owners' association. The standard street width is 36 feet, with 60 feet of right-of-way to accommodate sidewalks on either side.

The deviations proposed under Planned Unit Development No. 2017-01 are consistent with the purposes of Section 17.82 Planned Unit Developments. The project would

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

provide a stable and desired character by providing enhanced elevations and shared open-space amenities within a gated community.

6. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and harmonize with the existing and proposed land uses in the vicinity.

   Analysis: That in accordance with the planned unit development proposed, there is a variety of housing type provided for varying lifestyles and preferences. The project offers a mix of lot sizes within an existing neighborhood. The project is considered infill and is supported by existing infrastructure. There is a wide variety of housing in the existing neighborhood, which have varying construction dates and lot sizes. One half a mile east of the project site along Greenfield, there are condominiums, which will complement the proposed development; and

WHEREAS, Planned Unit Development No. 2017-01 shall be developed in accordance with the layout presented in **Exhibit A;** and

WHEREAS, the development shall be constructed consistent with the approved elevations, attached as **Exhibit B;** and

WHEREAS, the development shall be constructed consistent with the approved floor plans, attached as **Exhibit C;** and

WHEREAS, in accordance with the 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. 2017-13 has been adopted; and

WHEREAS, all mitigation measures cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit D,** shall also be conditions of development; and

WHEREAS, all conditions of approval cited in the resolution approving Tentative Tract 924 shall also be conditions of approval of the Planned Unit Development; and

WHEREAS, Planned Unit Development 2017-01 shall be expire with the expiration of Tentative Tract 924; and

THREFORE, BE IT RESOLVED that the City Council overturns the Planning Commission decision to deny Planned Unit Development No. 2017-01 and approves the project subject to the following conditions:

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office: (559) 584-6656
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. 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.

PLANNING DEPARTMENT

Contact Associate Planner Gabrielle de Silva at (559)585-2578
Concerning questions that you may have on the conditions listed below:

General:

☒ That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.

☒ That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.

☒ That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.

☒ That the Planned Unit Development be developed consistent with the layout presented in attached **Exhibit A.**

☒ That the Planned Unit Development be developed consistent with the approved elevations, attached as **Exhibit B.**

☒ That the Planned Unit Development be developed consistent with the approved floor plans, attached as **Exhibit C.**

☒ That the Planned Unit Development is subject to the mitigations cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit D.**

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

☒ Each lot is restricted to the following floor plan (the lot numbers correspond to Tentative Tract Map No. 2017-01, attached as **Exhibit E**).

Lot Number	Floor Plan
1	B
2	C
3	B
4	C
5	B
6	B
7	B
8	C
9	B
10	B
11	A
12	B
13	A
14	B
15	C
16	A
17	C
18	B
19	B
20	C
21	C
22	B
23	C
24	C
25	C
26	C

Zoning:

1. That all requirements of the R-L-12 Low-Density Residential zone district shall apply, except as modified under Planned Unit Development No. 2017-01, as follows:

Category	R-1-12 Standard	Approved under PUD 2017-01
Minimum Lot Size	12,000 square feet	4,302 square feet (minimum)
Lot Frontage	40 feet	28 feet (minimum)
Lot Width	80 feet for interior lots and 90 feet for corner lots	50 feet (typical lot width)

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

Lot Depth	100 feet	85 feet (minimum)
Setbacks	Front (livable) – 15 ft Front (garage) – 20 feet	Front (livable) – 15 feet Front (garage) – 18 feet
Setbacks	Rear – 15 feet for one-story Increase by 10 feet for buildings over one-story high	Rear (one –story) – 11 feet Rear (two-story) – 19 ft. 8 inches
Street Right-of-Way Width	Side (interior) - 5 feet Side (street-side) – 10 feet	Side (interior) – 4 feet Side (street side) – 4 feet
	60 feet	33 feet

Architectural Conditions:

☒ That the residences within the development be developed in substantial compliance with the architectural renderings, colors, etc. approved by the City Council and attached as **Exhibit B.**

- **Note:** The fireplace and courtyard wall, shown on the elevations, is an optional feature available for purchase by the buyer. The fireplace and courtyard wall are not required of development.

☒ That any future changes to the architectural design features must maintain the overall integrity of the elevations approved and not detract from the consistent look and appearance of the development. Any changes shall be determined by the Community Development Director to be consistent with the original approved elevations.

Dwelling Units per Lot (Section 17.10.050)

☒ That 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 of the Hanford Municipal Code.

Coverage (Section 17.10.060)

☒ That the maximum coverage of a lot in the R-L-12 zone shall be 50%.

Building Setback Area (Section 17.10.070)

☒ That no structure shall be placed within a building setback area.

☒ The front building setback area shall be 15 feet from the front lot line for livable space and 18 feet for garages, carports, and other non-livable building space, as permitted under Planned Unit Development No. 2017-01.

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

☒ That the rear building setback shall be a minimum 11 feet from the rear lot line for a one-story residence, as permitted under Planned Unit Development No. 2017-01.

☒ That the rear building setback shall be a minimum 19 feet eight inches from the rear lot line for a two-story residence, as permitted under Planned Unit Development No. 2017-01.

☒ That the side building setback shall be a minimum of four feet from the side property line (regardless of the number of stories), as permitted under Planned Unit Development No. 2017-01.

☒ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Distance between Structures (Section 17.10.080)

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

Height of Structures (Section 17.10.090)

☒ The maximum structure height shall be 35 feet.

Driveways (Section 17.10.110)

☒ That the width of a driveway and any paved area shall not cumulatively exceed 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 50% of the front building setback area.

☒ That on corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.

☒ That on key lots, the driveway shall be located on the side of the lot, which is not adjacent to the rear lot line of the adjacent reverse corner lot.

Landscaping (Section 17.10.160)

☒ That landscaping be provided in accordance with Section 17.52 Landscape Standards of the Hanford Municipal Code.

☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

☒ That one street tree, or two street trees on corner lots, a minimum 15 gallon size shall be planted on all lots less than 6,000 square feet.

☒ That two street trees, a minimum 15 gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two shall be planted 12 feet (no greater or no less) from the face of the font lot line street curb.

☒ That there shall be two additional street trees, a minimum 15 gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

☒ That all species of trees shall be selected from a list approved by the City Parks and Recreation Commission.

Environmental Requirements:

☒ That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA-certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.

☒ That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.

☒ That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

Noise:

☒ That construction equipment is muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday through Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.

☒ That noise from fixed mechanical equipment, when measured at the property line, meets the standard of the Hanford Noise Element.

Rooftop Equipment (Section 17.50.100)

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

Outdoor Lighting Standards (Section 17.50.140)

☒ That all lights and light fixtures, except public street lights, shall be located, aimed, or shielded so as to minimize light trespassing across property boundaries or skyward.

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

☒ That no lights or light fixtures shall flash, revolve, blink, or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

☒ That building-mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

☒ That canopy ceiling light fixtures shall be recessed, or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.

☒ That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.

☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings (Section 17.50.130)

☒ That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:

- ☒ Standard window and door awnings
- ☒ Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

Dust Control:

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

☒ That any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION

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.

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.

3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.

4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:

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

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

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

5. That a school impact fee of $3.48 (or revision thereof) for each square foot of new building area be paid when building permits are issued.

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6. That all special inspection reports be submitted to the Building Division prior to final inspection.

7. That all construction shall conform to the Most Current Edition (2016) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.

8. That Kings County Impact Fees shall apply at current rates.

9. That block walls and trash enclosures require separate submittals/permits through the Building Dept.

FIRE DEPARTMENT

Contact Fire Chief Chris Ekk @ 559-585-2545 or cekk@cityofhanfordca.com concerning questions that you may have on the following conditions:

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 grocha@cityofhanfordca.com and dbodiroga@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

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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.

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.

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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. Access roads were approved via traffic modeling software.

19. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.

20. ☐ Access road turning radius for fire apparatus is as follows:
    a. 20 feet 1 inch inside turning radius
    b. 44 feet 6 inch outside radius

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.

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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. Fire lanes will be identified at the main entrance on both sides of the road.

☒ Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads. A fire lane will be identified on the curb on the north side of the paseo/open area to allow a left hand turn around the gate.

☐ 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.

24. ☒ Locked gates installed across fire department access roads: A Knox Key Switch, Model 2502 shall be installed on the main gate entrance.

a. **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.
b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
c. 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.
d. 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.

25. ☐ 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.

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26. ☒ 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.

27. ☐ 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.

28. ☐ 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.

29. ☐ ***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.

30. ☐ ***A fuel tank permit is required*** for underground and aboveground gasoline/LPG/Diesel.

31. ☐ Combustible high-piled storage over 12 feet ***requires a separate fire department review and permit.*** Contact the fire department for further information.

PUBLIC WORKS DEPARTMENT

Contact Assistant Engineer Samantha Long at 559-585-2556
Concerning questions that you may have on the conditions listed below:

Maps and Plans:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements, park and landscape improvements and all other infrastructure required to complete development. All plans shall be approved by the City Engineer and all other involved agencies before the release of the building permits.

2. That prior to beginning any construction or within ten (10) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

Division one (1) reproducible and four (4) bond copies of the approved set of construction plans and four (4) 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 construction plans revised to reflect all field revisions and marked "RECORD DRAWING."

Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Utilities and Engineer Department.

2. That an easement for storm drainage purposes be dedicated to the City where necessary to facilitate installation of storm drainage facilities to a proposed offsite storm drainage basin as shown on Tentative Subdivision Map, be dedicated to the City and be shown on the final subdivision map.

3. That all easements for irrigation ditches and/or irrigation pipelines be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of final subdivision map.

4. That a ten foot wide landscape/public utility easements located along Greenfield Avenue, as shown on Tentative Subdivision Map, be dedicated to the City and be shown on the final subdivision map.

5. Than an easement for water mains and appurtenances located within private streets be dedicated to the City and shown on the final subdivision map.

Dedications:

1. All private streets shown on the subdivision Tentative Map shall be maintained by a homeowner's association (H.O.A.) to be established prior to or concurrent with the recording of the final subdivision map.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and delineated on the subdivision final map.

2. That all access shall be restricted from lots at the property lines backing onto Greenfield Avenue shall be indicated on the subdivision final map

Public Utilities:

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.

2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.

Street Improvements:

1. That improvements consisting of sanitary sewers laterals, storm sewers mains, water mains, water services, street lights, valley gutters, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with the requirements of Chapter 16.24, "Improvements", of the Hanford Municipal Code, the City of Hanford Public Works Standards and Specifications, and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.

2. That all interior private streets, located as shown on Tentative Subdivision Map, shall be developed as residential streets in conformance with City Standard ST-32, with the following modifications:
    a. Minimum street width shall be 33 feet
    b. Construction of street sidewalks is not required
    c. H.O.A. to maintain all interior private street.

3. That streetlights be installed throughout subdivision in conformance with City standard GE-56. Streetlights shall be located as designated by City Engineer. Street lights located within private streets shall be owned and maintained by the H.O.A.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Greenfield Avenue for lots backing onto said streets:

    a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Utilities and Engineer and Community Development Departments.

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

b. Landscaping and irrigation system improvements along the development frontages of Greenfield Avenue. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Utilities and Engineer, Parks & Recreation, and Community Development Departments.

2. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.

3. That the design of the decorative masonry wall and landscape plans shall be approved by the Community Development and Public Utilities and Engineer Departments prior to recording of the final subdivision map.

4. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.

Sewer Improvements:

1. That all sanitary sewer system improvements constructed to serve the subdivision shall be designed in conformance with City Standards. The sewer main and laterals shall be located within the limits of private streets as shown on the approved plans, and shall be maintained by the homeowner's association.

2. That the developer shall provide a program for maintenance, repair, and replacement schedule for sewer main and laterals located within the limits of private streets and maintained by the homeowner's association.

Storm Drainage Improvements:

1. That all drainage from the proposed development shall be directed to the streets as shown on the site plan.

2. That the development is subject to a storm water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable.

3. That the development shall be required to comply with all applicable State of California Water Resources Control Board requirements specifically related to the National Pollution Discharge Elimination System permit process.

4. That Class 5 spun pipe shall be installed for use on private lots and streets within the development.

Water System:

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1. That all water service improvements constructed to serve the subdivision shall be designed in conformance with City Standards.

2. Each lot is required to have a separate water service located at the back of the curb and gutter on the private street. The service to the lots shall be located within the utility easement and be maintained by the homeowner's association.

Homeowner's Association:

1. That the developer shall create a homeowner's association in conformance with State law that includes the private streets/alleys, sewer mains, and sewer laterals.

2. That the developer will prepare a maintenance, repair, and replacement schedule for the private street improvements, including paving and concrete v-gutter, sewer laterals, and water services within the private street and utility easement.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative block fencing, and landscaping located along the property frontage of Greenfield Avenue as shown on the tentative subdivision map.

2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision interior street lighting and decorative fencing.

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.

2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.

3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.

4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.

5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.

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6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.

7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.

8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of subdivision final map.

9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

EXPIRATION

That the Planned Unit Development shall expire with the expiration of Vesting Tentative Map 924, which shall become null and void after 24 months has elapsed from the date of approval, unless a final map has recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision map is granted.

PASSED, ADOPTED AND APPROVED this 20th day of March, 2018 by the following vote:

AYES: Diane Sharp, Martin Devine, Justin Mendes, David Ayers

NOES: Sue Sorensen

ABSTAIN: ———

ABSENT: ———

DAVID G. AYERS
MAYOR of the City of Hanford

Attest:

JENNIFER GOMEZ

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

CITY CLERK

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

I, Jennifer Gomez, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 20th day of March, 2018.

Date: 03-21-18

City Clerk

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

Exhibit A:

Planned Unit Development No. 2017-01

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

Exhibit B:

Elevations

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

PLACE d' BEAUMONT - HANFORD CA. PLAN 'A' ELEVATION #1

T² ARCHITECTS 2555 W SAN JOSE AVE.
FRESNO, CA 93711

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

PLACE d' BEAUMONT - HANFORD CA. PLAN 'A' ELEVATION TWO

T² ARCHITECTS 2555 SAN JOSE AVE.
FRESNO CA 93711

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

PLACE d'BEAUMONT - HANFORD CA. PLAN 'B' ELEVATIONS #1 & #2

T² ARCHITECTS 2555 W. SAN JOSE AVE
FRESNO, CA 93711

PLACE d'BEAUMONT - HANFORD CA. PLAN 'C' ELEVATION #1

T² ARCHITECTS 2555 W. SAN JOSE AVE.
FRESNO, CA 93711

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

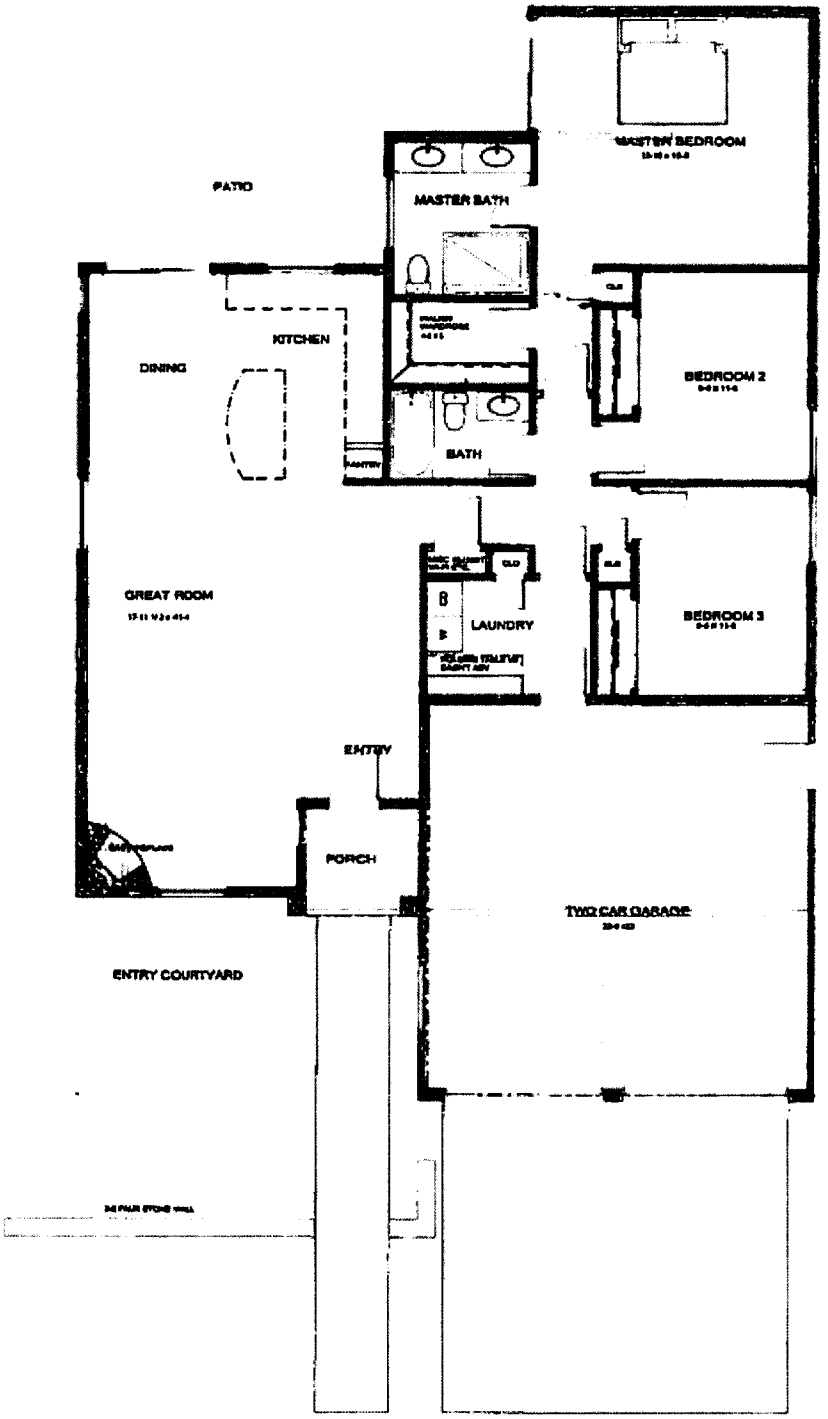
PLACE d'BEAUMONT HANFORD CA. PLAN 'C' MANSARD ELEVATION

T² ARCHITECTS 2555 W. SAN JOSE AVE.
FRESNO CA 93711

Exhibit C:

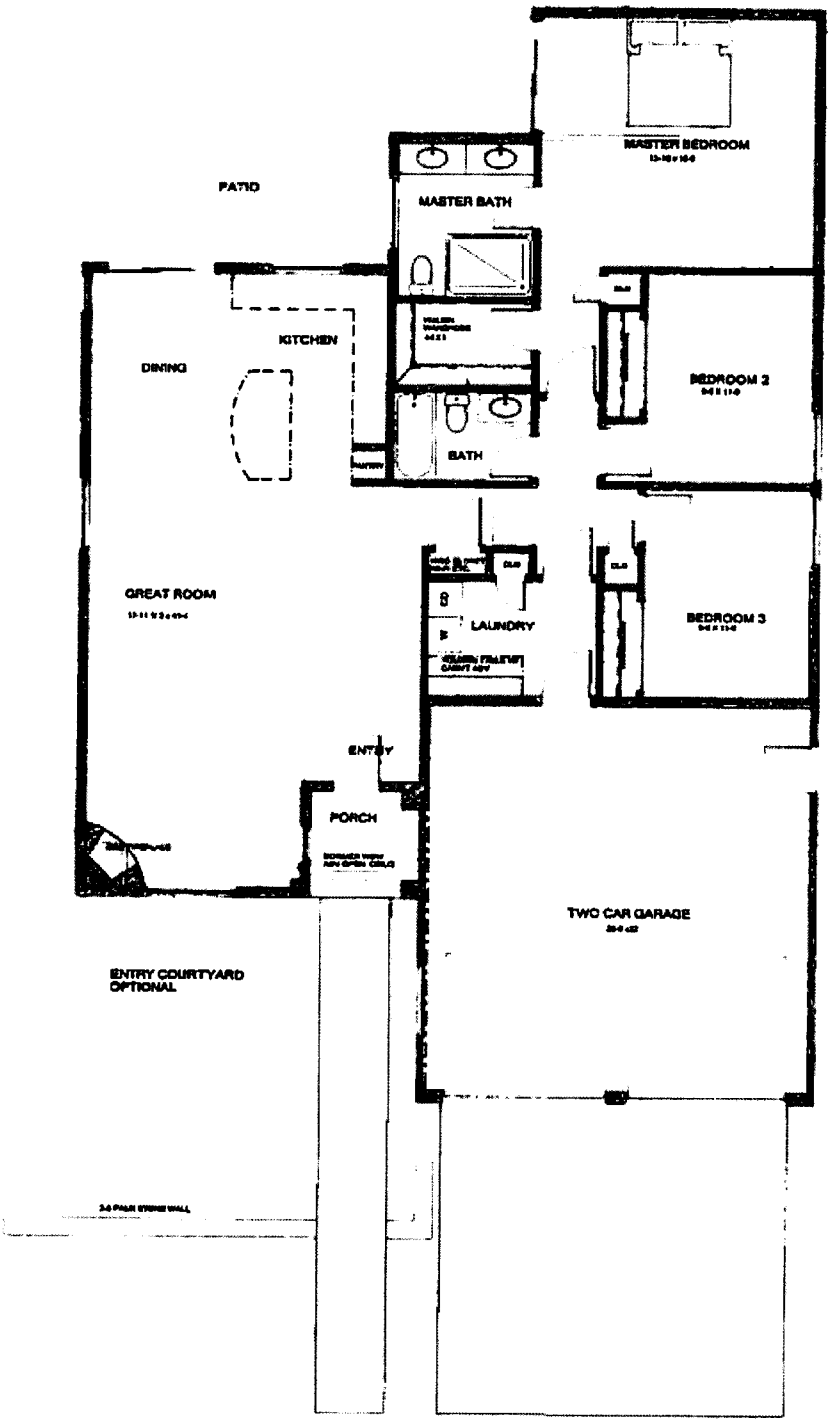
Floor Plans

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)



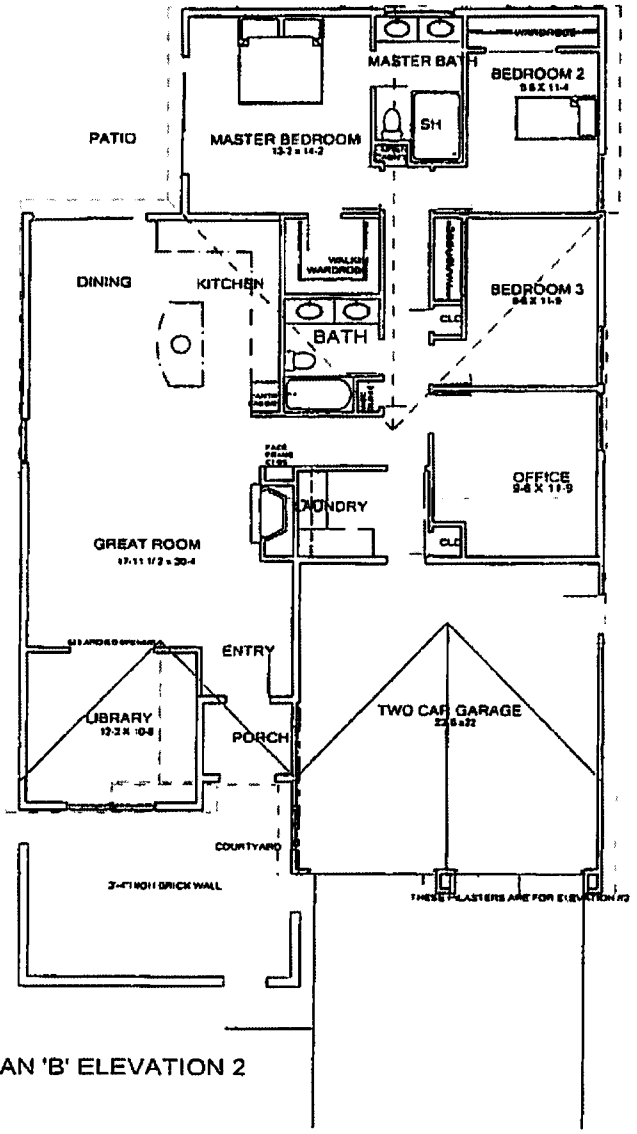
PLAN 'A' ELEVATION #1

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)



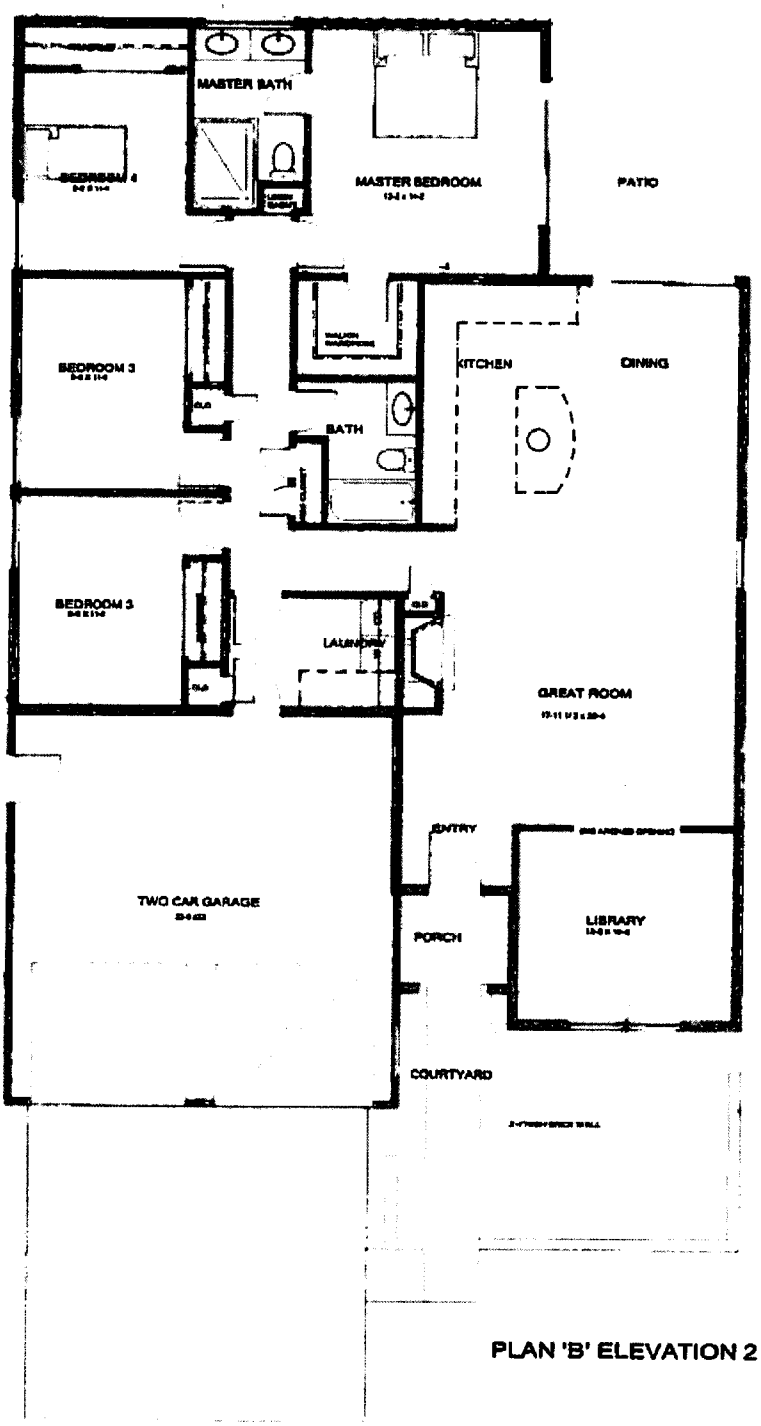
PLAN 'A' ELEVATION #2

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)



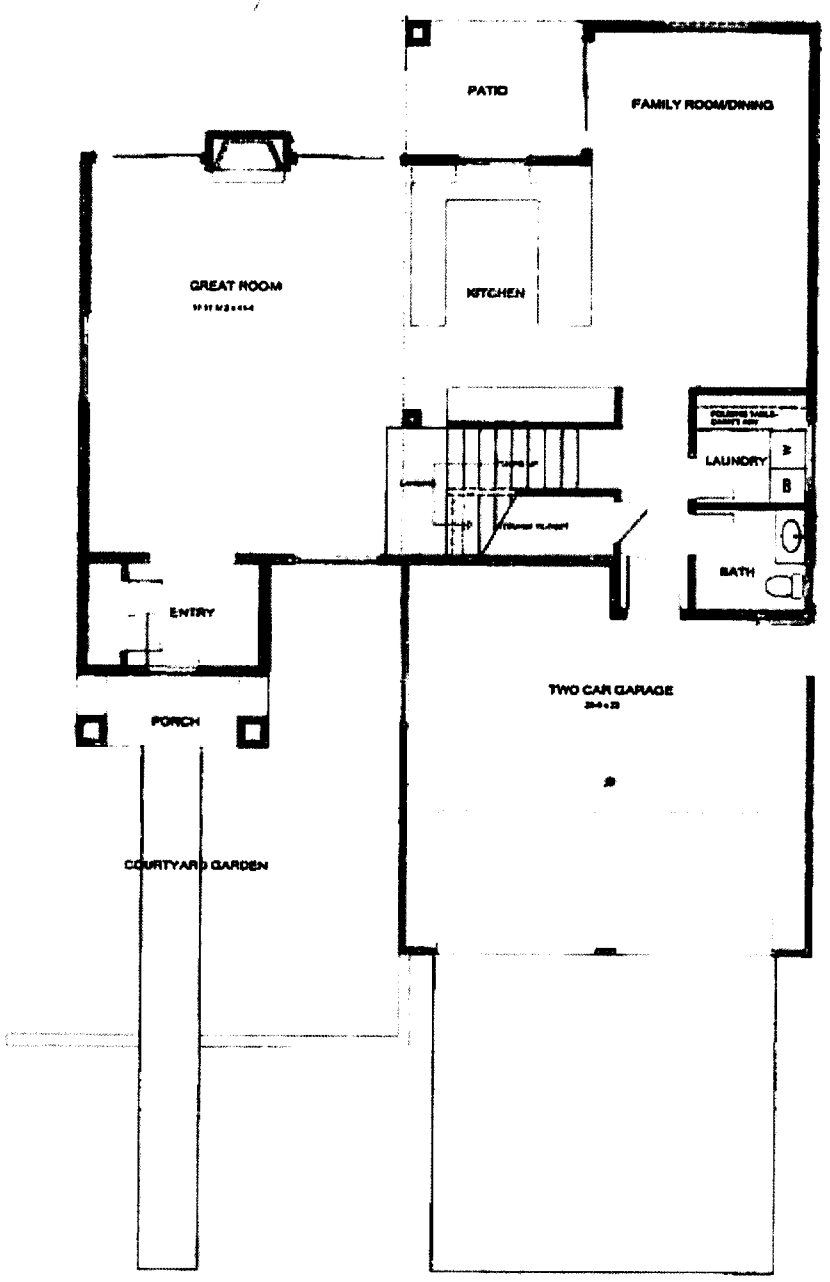
PLAN 'B' ELEVATION 2

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)



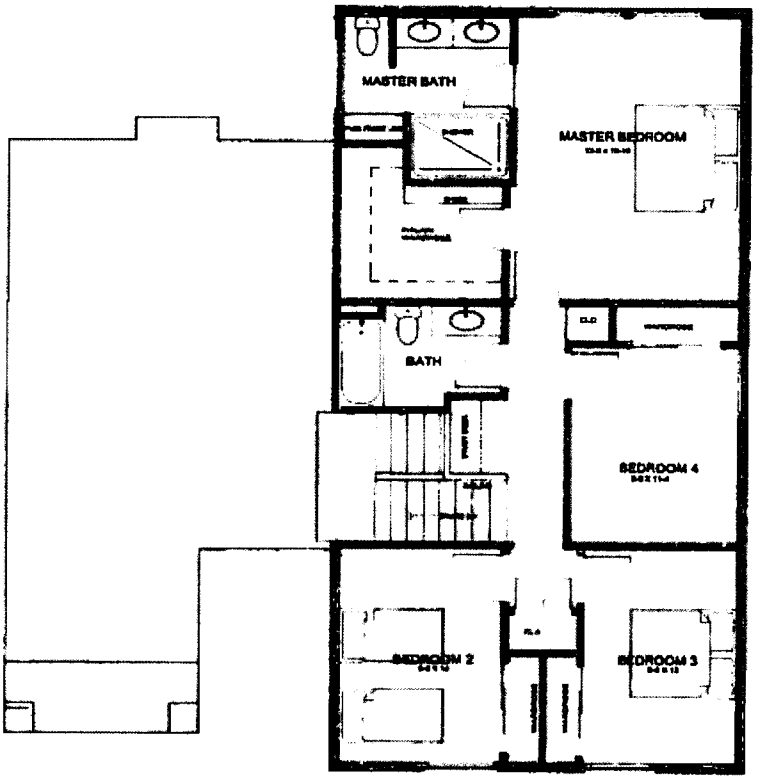
PLAN 'B' ELEVATION 2

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)



PLAN 'C' FIRST FLOOR

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)



PLAN 'C' SECOND FLOOR

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

Exhibit D:

Mitigation Monitoring and Reporting Program

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

Attachment: Attachment 5 - 18-09-R Signed (Time Extension 2022-02)

Tentative Tract 924 and Planned Unit Development No. 2017-01
Mitigation Measures
Mitigated Negative Declaration 2017-13

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project may potentially substantially degrade the existing visual character or quality of the site and its surroundings?	That the applicant develops the project consistent with the approved elevations for the project.	Developer
MM Aesthetics 2	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That the physical development of the project site would be subject to the applicable provisions of the Hanford Municipal Code, such as section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare	Developer
AIR QUALITY			
MM Air Quality 1:	Project could potentially conflict with or obstruct implementation of the applicable air quality plan? The project could 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	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

	standard?		
MM Air Quality 2:	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	The project proponent is subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving actives 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..	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
GEOLOGY AND SOILS			
MM Geology 1:	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.	That the development of the project complies with the applicable General Plan policies, as well as the California Building Code.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards

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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: - landslides.	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
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?	The physical development of the project site would be required to comply with applicable federal, state, and local regulations related to hazardous materials.	Developer
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	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

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	off-site?		
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
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.	
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 extend feasible.	Residents and developer; Police to enforce
MM Noise 2:	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 FACILITIES			
MM Public	The project may result in substantial adverse	The project will be subject to fire impact fees.	Developer to pay

Facilities 1:	physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)		
MM Public Facilities 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)	The project will be subject to police impact fees.	Developer to pay
MM Public Facilities 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. (Schools)	That the development of the project will be subject to School Impact Fees.	Developer to pay
RECREATION			
MM Recreation 1	The project could potentially increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical	That the development is required to pay Park Impact fees.	City to require; developer to provide or pay

	deterioration of the facility would occur or be accelerated?		
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 development is 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 statures related to solid waste?	That the development is required to comply with all statues and regulations related to solid waste.	City to require; developer to provide

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Exhibit E:

Vesting Tentative Tract 924

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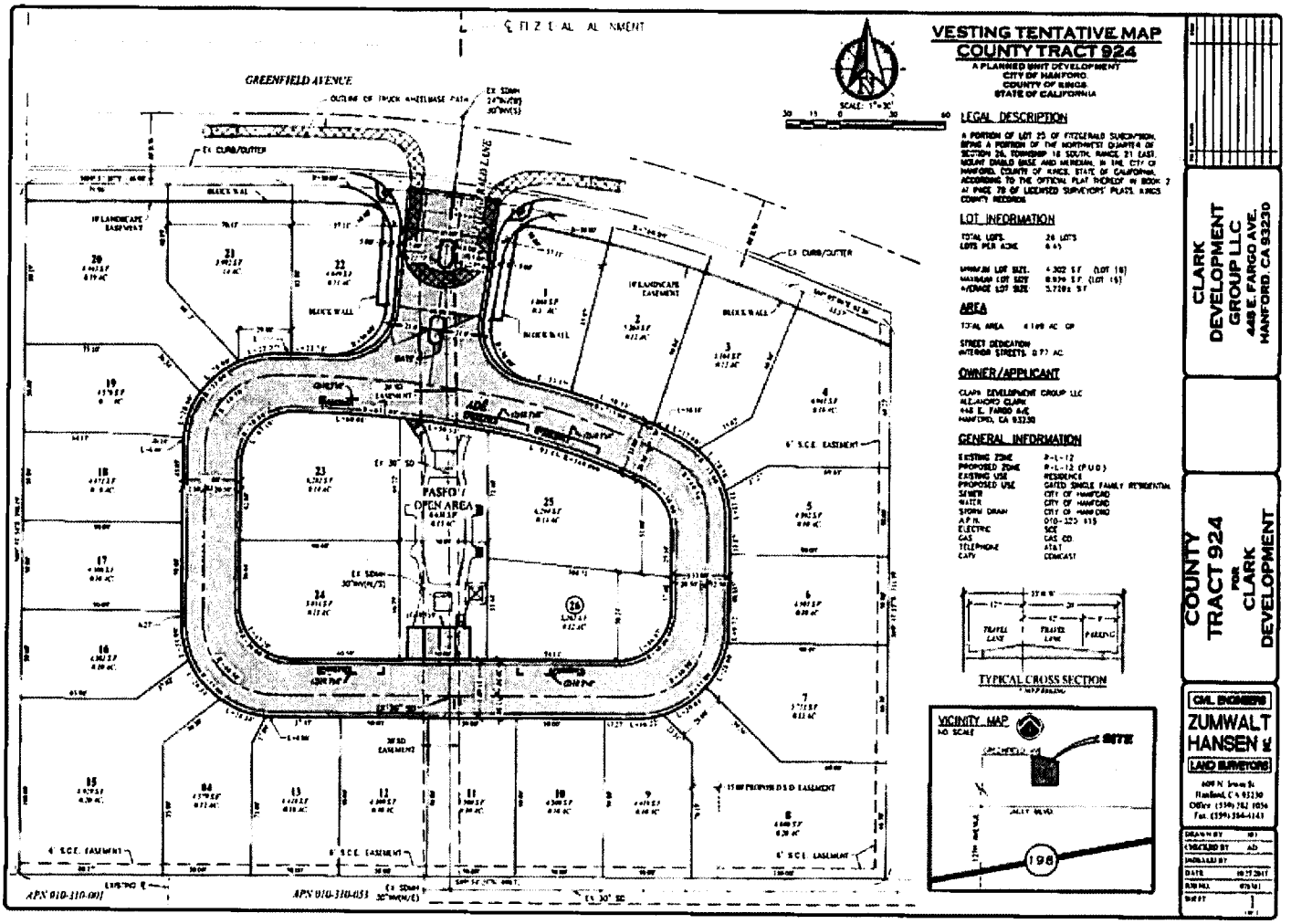

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RESOLUTION NO. 18-10-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD UPHOLDING THE APPEAL OF PLANNING COMMISSION'S DENIAL OF VESTING TENTATIVE TRACT 924, THEREFORE APPROVING VESTING TENTATIVE TRACT 924, A REQUEST TO SUBDIVIDE A 4.19-ACRE PARCEL INTO 26 RESIDENTIAL LOTS IN THE R-L-12 LOW-DENSITY RESIDENTIAL ZONE DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY. THE PROJECT IS LOCATED AT THE SOUTHERN INTERSECTION OF GREENFIELD AVENUE AND FITZGERALD LANE (APN 010-320-115).

At a regular meeting of the City Council of the City of Hanford duly called and held on **March 20, 2018,** at 7:00 p.m., it was moved by Councilmember Mayes and seconded by Councilmember Devine, and duly carried, that the following resolution be adopted:

WHEREAS, Vesting Tentative Tract 924, a request to subdivide a 4.19-acre parcel into 26 residential lots in the R-L-12 Low-Density Residential Zone District with a Planned Unit Development overlay, was presented to the Planning Commission as a public hearing item on January 9, 2018, in accordance with Section 17.82 of the Hanford Municipal Code; 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 of the Planning Commission on January 9, 2018, the Planning Commission was unable to make a consistency or design, in accordance with Section 16.40.040 of the Subdivision Ordinance and Section 66474 of the Subdivision Map Act; and

WHEREAS, the Planning Commission adopted Resolution No. 2018-04, denying Tentative Tract 924 by a 7-0 vote on January 9, 2018; and

WHEREAS, the applicant, Clark Development Group, filed an appeal, appealing the decision of the Planning Commission to deny Planned Unit Development No. 2017-01 and Tentative Tract 924 to the City Council, in accordance with Section 17.70.200; and

WHEREAS, the City of Hanford City Council, at its regularly scheduled meeting on February 20, 2018, held a public hearing and received testimony and evidence for and against Appeal No. 2018-01, an appeal of the Planning Commission's denial of Planned Unit Development No. 2017-01 and Tentative Tract 924, filed by Clark Development Group, in accordance with Section 17.70.200 of the Hanford Municipal Code; and

WHEREAS, the City of Hanford City Council voted 4-1 to overturn the decision of the Planning Commission, thus approving Vesting Tentative Tract 924, and requested staff to prepare a resolution incorporating the required findings of Section 16.04.040 of the Subdivision Ordinance and Section 66474 of the Subdivision Map Act, as follows:

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Pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act, and Hanford's Zoning Ordinance, the following findings can be made by the Planning Commission:

1. Consistency Finding:

   Analysis: That a consistency finding can be made, because the subdivision proposed is consistent with the Zoning Ordinance requirements for the R-L-12 Low-Density Residential zone district with approval of the planned unit development overlay, Planned Unit Development No. 2017-01. Approval of Planned Unit Development No. 2017-01, permits deviations from the requirements of the R-L-12 Low-Density Residential zone district for lot size, lot frontage, lot width, lot depth, and street width.

2. Design Finding:

   Analysis: That a design finding can be made, because the subdivision proposed is designed consistent with the Zoning Ordinance requirements for the R-L-12 Low-Density Residential zone district with approval of the planned unit development overlay, Planned Unit Development No. 2017-01. Approval of Planned Unit Development No. 2017-01, permits deviations from the requirements of the R-L-12 Low-Density Residential zone district for lot size, lot frontage, lot width, lot depth, and street width.

3. Type of Development Finding:

   Analysis: That the type of development proposed is consistent with the General Plan Low-Density Residential designation and the R-L-12 Low-Density Residential zone district. The applicant proposes single-family low-density residential, which is the primary development allowed within the R-L-12 Low-Density Residential designation.

4. Density Finding:

   Analysis: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and 10 units per acre. The project has a density of 6.45 dwelling units per acre.

5. Environmental Finding:

   Analysis: That an initial study was conducted and on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2017-13 has been prepared for the project.

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6. Public Health Finding:

Analysis: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

Analysis: That the design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

WHEREAS, Vesting Tentative Tract 924 shall be developed in accordance with the approved plan, attached as **Exhibit A;** and

WHEREAS, in accordance with the 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. 2017-13 has been adopted; and

WHEREAS, all mitigation measures cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit B,** shall also be conditions of development; and

WHEREAS, all conditions of approval cited in the resolution approving Planned Unit Development No. 2017-01 shall also be conditions of approval of Vesting Tentative Tract 924.

THREFORE, BE IT RESOLVED that the City Council overturns the Planning Commission decision to deny Vesting Tentative Tract 924 and approves the project subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office: (559) 584-6656
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. 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

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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.

PLANNING DEPARTMENT

Contact Associate Planner Gabrielle de Silva at (559)585-2578
Concerning questions that you may have on the conditions listed below:

General:

☒ That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.

☒ That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.

☒ That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.

☒ That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.

☒ That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.

☒ That Vesting Tentative Tract 924 be developed consistent with the approved tentative tract map, attached as **Exhibit A.**

☒ That the tentative tract is subject to the mitigations cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit B.**

☒ That all conditions of approval cited in the resolution approving Planned Unit Development No. 2017-01 shall also be conditions of approval of Vesting Tentative Tract 924.

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☒ Each lot is restricted to the following floor plan:

Lot Number	Floor Plan
1	B
2	C
3	B
4	C
5	B
6	B
7	B
8	C
9	B
10	B
11	A
12	B
13	A
14	B
15	C
16	A
17	C
18	B
19	B
20	C
21	C
22	B
23	C
24	C
25	C
26	C

Zoning:

☒ That all requirements of the R-L-12 Low-Density Residential zone district shall apply, except as modified under Planned Unit Development No. 2017-01, as follows:

Category	R-1-12 Standard	Approved under PUD 2017-01
Minimum Lot Size	12,000 square feet	4,302 square feet (minimum)
Lot Frontage	40 feet	28 feet (minimum)
Lot Width	80 feet for interior lots and 90 feet for corner lots	50 feet (typical lot width)
Lot Depth	100 feet	85 feet (minimum)

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Setbacks	Front (livable) – 15 ft Front (garage) – 20 feet	Front (livable) – 15 feet Front (garage) – 18 feet
Setbacks Street Right-of-Way Width	Rear – 15 feet for one-story Increase by 10 feet for buildings over one-story high	Rear (one –story) – 11 feet Rear (two-story) – 19 ft. 8 inches
	Side (interior) - 5 feet Side (street-side) – 10 feet	Side (interior) – 4 feet Side (street side) – 4 feet
	60 feet	33 feet

Architectural Conditions:

☒ That the residences within the development be developed in substantial compliance with the architectural renderings, colors, etc. approved by the City Council and attached as **Exhibit C.**

☒ That any future changes to the architectural design features must maintain the overall integrity of the elevations approved and not detract from the consistent look and appearance of the development. Any changes shall be determined by the Community Development Director to be consistent with the original approved elevations.

Dwelling Units per Lot (Section 17.10.050)

☒ That 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 of the Hanford Municipal Code.

Coverage (Section 17.10.060)

☒ That the maximum coverage of a lot in the R-L-12 zone shall be 50%.

Building Setback Area (Section 17.10.070)

☒ That no structure shall be placed within a building setback area.

☒ The front building setback area shall be 15 feet from the front lot line for livable space and 18 feet for garages, carports, and other non-livable building space, as permitted under Planned Unit Development No. 2017-01.

☒ That the rear building setback shall be a minimum 11 feet from the rear lot line for a one-story residence, as permitted under Planned Unit Development No. 2017-01.

☒ That the rear building setback shall be a minimum 19 feet eight inches from the rear lot line for a two-story residence, as permitted under Planned Unit Development No. 2017-01.

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☒ That the side building setback shall be a minimum of four feet from the side property line (regardless of the number of stories), as permitted under Planned Unit Development No. 2017-01.

☒ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Distance between Structures (Section 17.10.080)

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

Height of Structures (Section 17.10.090)

☒ The maximum structure height shall be 35 feet.

Driveways (Section 17.10.110)

☒ That the width of a driveway and any paved area shall not cumulatively exceed 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 50% of the front building setback area.

☒ That on corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.

☒ That on key lots, the driveway shall be located on the side of the lot, which is not adjacent to the rear lot line of the adjacent reverse corner lot.

Landscaping (Section 17.10.160)

☒ That landscaping be provided in accordance with Section 17.52 Landscape Standards of the Hanford Municipal Code.

☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

☒ That one street tree, or two street trees on corner lots, a minimum 15 gallon size shall be planted on all lots less than 6,000 square feet.

☒ That two street trees, a minimum 15 gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two shall be planted 12 feet (no greater or no less) from the face of the font lot line street curb.

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☒ That there shall be two additional street trees, a minimum 15 gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

☒ That all species of trees shall be selected from a list approved by the City Parks and Recreation Commission.

Environmental Requirements:

☒ That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA-certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.

☒ That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.

☒ That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

Noise:

☒ That construction equipment is muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday through Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.

☒ That noise from fixed mechanical equipment, when measured at the property line, meets the standard of the Hanford Noise Element.

Rooftop Equipment (Section 17.50.100)

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

Outdoor Lighting Standards (Section 17.50.140)

☒ That all lights and light fixtures, except public street lights, shall be located, aimed, or shielded so as to minimize light trespassing across property boundaries or skyward.

☒ That no lights or light fixtures shall flash, revolve, blink, or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

☒ That building-mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

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☒ That canopy ceiling light fixtures shall be recessed, or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.

☒ That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.

☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings (Section 17.50.130)

☒ That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:

☒ Standard window and door awnings

☒ Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

Dust Control:

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

☒ That any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION

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:

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

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

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

5. That a school impact fee of $3.48 (or revision thereof) for each square foot of new building area be paid when building permits are issued.

6. That all special inspection reports be submitted to the Building Division prior to final inspection.

7. That all construction shall conform to the Most Current Edition (2016) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.

8. That Kings County Impact Fees shall apply at current rates.

9. That block walls and trash enclosures require separate submittals/permits through the Building Dept.

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FIRE DEPARTMENT

Contact Fire Chief Chris Ekk @ 559-585-2545 or cekk@cityofhanfordca.com concerning questions that you may have on the following conditions:

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 grocha@cityofhanfordca.com and dbodiroga@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.

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2022-02)

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. Access roads were approved via traffic modeling software.

19. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.

20. ☐ Access road turning radius for fire apparatus is as follows:
a. 20 feet 1 inch inside turning radius
b. 44 feet 6 inch outside radius

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. Fire lanes will be identified at the main entrance on both sides of the road.

☒ Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads. A fire lane will be identified on the curb on the north side of the paseo/open area to allow a left hand turn around the gate.

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

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2022-02)

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.

24. ☒ Locked gates installed across fire department access roads: A Knox Key Switch, Model 2502 shall be installed on the main gate entrance.

a. **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.
b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502,** at the gate location.
c. 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.
d. 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.

25. ☐ 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.

26. ☒ 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.

27. ☐ 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.

28. ☐ 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.

29. ☐ ***A separate permit is required*** for all hazardous material and/or flammable and

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2022-02)

combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.

30. ☐ ***A fuel tank permit is required*** for underground and aboveground gasoline/LPG/Diesel.

31. ☐ Combustible high-piled storage over 12 feet ***requires a separate fire department review and permit.*** Contact the fire department for further information.

PUBLIC WORKS DEPARTMENT

Contact Assistant Engineer Samantha Long at 559-585-2556
Concerning questions that you may have on the conditions listed below:

Maps and Plans:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements, park and landscape improvements and all other infrastructure required to complete development. All plans shall be approved by the City Engineer and all other involved agencies before the release of the building permits.

2. That prior to beginning any construction or within ten (10) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and four (4) bond copies of the approved set of construction plans and four (4) 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 construction plans revised to reflect all field revisions and marked "RECORD DRAWING."

Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Utilities and Engineer Department.

2. That an easement for storm drainage purposes be dedicated to the City where necessary to facilitate installation of storm drainage facilities to a proposed offsite storm drainage basin as shown on Tentative Subdivision Map, be dedicated to the City and be shown on the final subdivision map.

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2022-02)

3. That all easements for irrigation ditches and/or irrigation pipelines be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of final subdivision map.

4. That a ten foot wide landscape/public utility easements located along Greenfield Avenue, as shown on Tentative Subdivision Map, be dedicated to the City and be shown on the final subdivision map.

5. Than an easement for water mains and appurtenances located within private streets be dedicated to the City and shown on the final subdivision map.

Dedications:

1. All private streets shown on the subdivision Tentative Map shall be maintained by a homeowner's association (H.O.A.) to be established prior to or concurrent with the recording of the final subdivision map.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and delineated on the subdivision final map.

2. That all access shall be restricted from lots at the property lines backing onto Greenfield Avenue shall be indicated on the subdivision final map.

Public Utilities:

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.

2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.

Street Improvements:

1. That improvements consisting of sanitary sewers laterals, storm sewers mains, water mains, water services, street lights, valley gutters, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with the requirements of Chapter 16.24, "Improvements", of the Hanford Municipal Code, the City of Hanford Public Works Standards and Specifications, and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2022-02)

2. That all interior private streets, located as shown on Tentative Subdivision Map, shall be developed as residential streets in conformance with City Standard ST-32, with the following modifications:
    a. Minimum street width shall be 33 feet
    b. Construction of street sidewalks is not required
    c. H.O.A. to maintain all interior private street.

3. That streetlights be installed throughout subdivision in conformance with City standard GE-56. Streetlights shall be located as designated by City Engineer. Street lights located within private streets shall be owned and maintained by the H.O.A.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Greenfield Avenue for lots backing onto said streets:

    a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Utilities and Engineer and Community Development Departments.

    b. Landscaping and irrigation system improvements along the development frontages of Greenfield Avenue. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Utilities and Engineer, Parks & Recreation, and Community Development Departments.

2. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.

3. That the design of the decorative masonry wall and landscape plans shall be approved by the Community Development and Public Utilities and Engineer Departments prior to recording of the final subdivision map.

4. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.

Sewer Improvements:

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2022-02)

1. That all sanitary sewer system improvements constructed to serve the subdivision shall be designed in conformance with City Standards. The sewer main and laterals shall be located within the limits of private streets as shown on the approved plans, and shall be maintained by the homeowner's association.

2. That the developer shall provide a program for maintenance, repair, and replacement schedule for sewer main and laterals located within the limits of private streets and maintained by the homeowner's association.

Storm Drainage Improvements:

1. That all drainage from the proposed development shall be directed to the streets as shown on the site plan.

2. That the development is subject to a storm water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable.

3. That the development shall be required to comply with all applicable State of California Water Resources Control Board requirements specifically related to the National Pollution Discharge Elimination System permit process.

4. That Class 5 spun pipe shall be installed for use on private lots and streets within the development.

Water System:

1. That all water service improvements constructed to serve the subdivision shall be designed in conformance with City Standards.

2. Each lot is required to have a separate water service located at the back of the curb and gutter on the private street. The service to the lots shall be located within the utility easement and be maintained by the homeowner's association.

Homeowner's Association:

1. That the developer shall create a homeowner's association in conformance with State law that includes the private streets/alleys, sewer mains, and sewer laterals.

2. That the developer will prepare a maintenance, repair, and replacement schedule for the private street improvements, including paving and concrete v-gutter, sewer laterals, and water services within the private street and utility easement.

Assessment District:

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2022-02)

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative block fencing, and landscaping located along the property frontage of Greenfield Avenue as shown on the tentative subdivision map.

2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision interior street lighting and decorative fencing.

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.

2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.

3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.

4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.

5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.

6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.

7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.

8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of subdivision final map.

9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

EXPIRATION:

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2022-02)

That this tentative subdivision map becomes null and void after 24 months has elapsed from the date of approval, if the above conditions have not been satisfied or bonded for, and a final map recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision map is granted.

PASSED, ADOPTED AND APPROVED this 20th day of March, 2018 by the following vote:

AYES: Justin Mendes, Martin Devine, Diane Sharp, David Ayers

NOES: Sue Sorensen

ABSTAIN: _____

ABSENT: _____

DAVID G. AYERS
MAYOR of the City of Hanford

Attest:

JENNIFER GOMEZ
CITY CLERK

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

I, Jennifer Gomez, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 20th day of March, 2018.

Date: 03-21-18

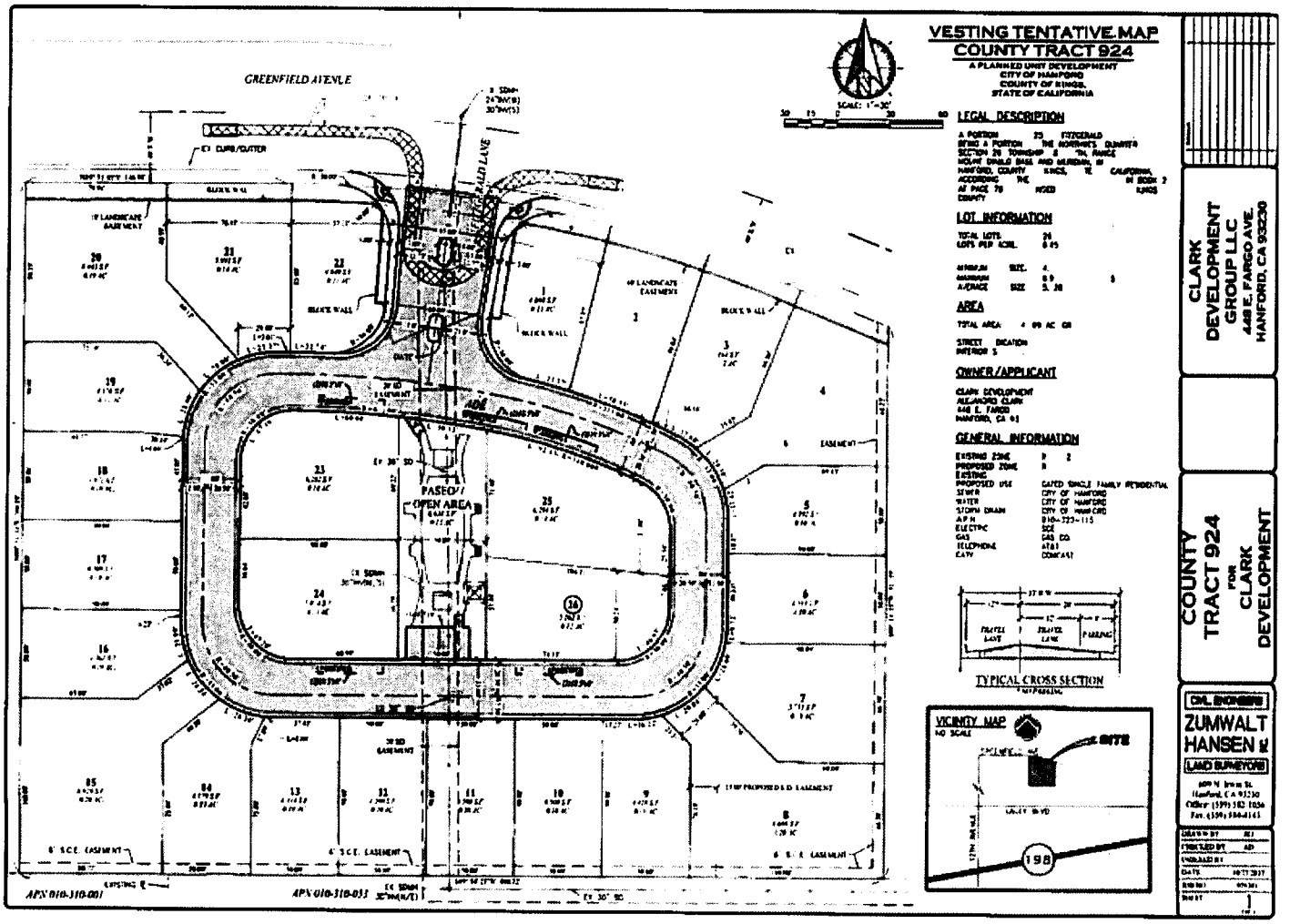
City Clerk

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2022-02)

Exhibit A:

Vesting Tentative Tract 924

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2022-02)



Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2022-02)

Exhibit B:

Mitigation Monitoring and Reporting Program

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2022-02)

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2022-02)

Tentative Tract 924 and Planned Unit Development No. 2017-01
Mitigation Measures
Mitigated Negative Declaration 2017-13

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project may potentially substantially degrade the existing visual character or quality of the site and its surroundings?	That the applicant develops the project consistent with the approved elevations for the project.	Developer
MM Aesthetics 2	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That the physical development of the project site would be subject to the applicable provisions of the Hanford Municipal Code, such as section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare	Developer
AIR QUALITY			
MM Air Quality 1:	Project could potentially conflict with or obstruct implementation of the applicable air quality plan? The project could 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	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

	standard?		
MM Air Quality 2:	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	The project proponent is subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving actives 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..	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
GEOLOGY AND SOILS			
MM Geology 1:	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.	That the development of the project complies with the applicable General Plan policies, as well as the California Building Code.	City of Hanford 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: - landslides.	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
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?	The physical development of the project site would be required to comply with applicable federal, state, and local regulations related to hazardous materials.	Developer
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	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

	off-site?		
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
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.	
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 extend feasible.	Residents and developer; Police to enforce
MM Noise 2:	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 FACILITIES			
MM Public	The project may result in substantial adverse	The project will be subject to fire impact fees.	Developer to pay

Facilities 1:	physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)		
MM Public Facilities 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)	The project will be subject to police impact fees.	Developer to pay
MM Public Facilities 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. (Schools)	That the development of the project will be subject to School Impact Fees.	Developer to pay
RECREATION			
MM Recreation 1	The project could potentially increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical	That the development is required to pay Park Impact fees.	City to require; developer to provide or pay

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2022-02)

	deterioration of the facility would occur or be accelerated?		
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 development is 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 statures related to solid waste?	That the development is required to comply with all statues and regulations related to solid waste.	City to require; developer to provide

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2022-02)

Exhibit C:

Elevations

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2022-02)

PLACE d' BEAUMONT - HANFORD CA. PLAN 'A' ELEVATION #1

T² ARCHITECTS 2555 W. SAN JOSE AVE.
FRESNO, CA 93711

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2022-02)

PLACE d' BEAUMONT – HANFORD CA. PLAN 'A' ELEVATION TWO

T² ARCHITECTS 2555 SAN JOSE AVE.
FRESNO CA 93711

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2022-02)

PLACE d'BEAUMONT - HANFORD CA. PLAN'B' ELEVATIONS #1 & #2

T² ARCHITECTS 2555 W. SAN JOSE AVE FRESNO, CA 93711

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2022-02)

PLACE d'BEAUMONT - HANFORD CA. PLAN 'C' ELEVATION #1

T² ARCHITECTS 2555 W. SAN JOSE AVE.
FRESNO, CA 93711

Attachment: Attachment 6 - 18-10-R Signed (Time Extension 2022-02)

PLACE d'BEAUMONT HANFORD CA. PLAN 'C' MANSARD ELEVATION

T² ARCHITECTS 2555 W. SAN JOSE AVE.
FRESNO CA 93711

RESOLUTION NO. 2020-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING TIME EXTENSION NO. 2020-01, A REQUEST TO EXTEND THE LIFE OF TENTATIVE TRACT 924 AND PLANNED UNIT DEVELOPMENT NO. 2017-01 FOR 24-MONTHS. THE PROJECT PERTAINS TO PROPERTY LOCATED AT THE SOUTHERN INTERSECTION OF GREENFIELD AVENUE AND FITZGERALD LANE (APN 010-320-115).

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on April 28, 2020, by motion of Commissioner SANCHEZ seconded by Commissioner KEMP VAN EE, and duly carried, the following resolution was adopted:

WHEREAS, Time Extension No. 2020-01, filed by Clark Development Group, proposing to extend the life of Tentative Tract 924 and Planned Unit Development No. 2017-01 for 24 months, has been reviewed by the Planning Commission of the City of Hanford as an advisory agency, in accordance with Title 16 of the Hanford Municipal Code;

WHEREAS, the project pertains to property located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115); and

WHEREAS, a time extension was requested by the applicant pursuant to City Council Resolution No. 17-09-R, 17-10-R, Hanford Municipal Code Section 17.70.250 and Section 66463.5(c) of the Subdivision Map Act; and

WHEREAS, in accordance with Section 16.32.090 of the Subdivision Ordinance, a vesting tentative map may be extended for a total time of three years, except when automatically extended, as provided by California Government Code Section 66452.6; and

WHEREAS, in accordance with Section 17.82.100 of the Hanford Municipal Code, when any planned unit development permit that is approved in conjunction with a tentative subdivision map pursuant to Title 16 the planned unit development shall not expire unless the tentative subdivision map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the planned unit development permit; and

WHEREAS, findings were made pursuant to Section 66474 of the Subdivision Map Act and Section 17.82.060 of the Hanford Municipal Code in City Council Resolutions No. 17-09-R and 17-10-R; and

THEREFORE, BE IT RESOLVED, that a two-year time extension for Tentative Tract Map 924 and Planned Unit Development No. 2017-01 be approved, in accordance with the existing conditions in Resolution No. 18-09-R and 18-10-R, adopted March 20, 2018, and with the addition of the following conditions:

1. That the new expiration date of Tentative Tract Map 924 be March 20, 2022.

2. That the new expiration date of Planned Unit Development No. 2017-01 be March 20, 2022.

3. That all subdivision improvements shall conform to the City of Hanford Construction Standards, Specifications, Ordinances and Policies in effect on the date of the extension approval and shall be subject to fees currently in effect at time of development.

Attachment: Attachment 7 - Resolution 2020-04 (signed) (Time Extension 2022-02)

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford on April 28, 2020 by the following vote:

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

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

I, **Darlene R. Mata**, 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 28th day of April, 2020.

Darlene R. Mata, Secretary

Attachment: Attachment 7 - Resolution 2020-04 (signed) (Time Extension 2022-02)

AGENDA
STAFF REPORT

MEETING DATE: 3/22/2022	**AGENDA SECTION:** 1

SUBJECT:
Finding of Conformity for Road Abandonment No. 2021-01, a request by CM Construction Services to abandon approximately 7,994 square feet of right-of-way, an alley ("China Alley", portion) to allow a parking lot and landscaping for the future Kings Area Regional Transit (KART) facility. The recommendation also includes a finding of ambiguity clarification pertaining to the land use and zoning on the abandoned property. The project is located south of East Eighth Street between North Harris and North Brown Streets.

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:
Staff Report RA 2021-01
Resolution 2022-05
Attachment 1 - Notice of Exemption No. 2022-15
Attachment 2 - SoCal Gas Letter

CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT

MEETING DATE: Tuesday, March 22, 2022

PROJECT: Recommendation to City Council of a Finding of Conformity for Roadway Abandonment No. 2021-01, a request by CM Construction Services to abandon approximately 7,994 square feet of right-of-way, an alley ("China Alley", portion) to allow a parking lot and landscaping for the future Kings Area Regional Transit (KART) facility. The recommendation also includes a finding of ambiguity clarification pertaining to the land use and zoning on the abandoned property.

LOCATION: The project is located south of East Eighth Street between North Harris and North Brown Streets.

PLANNER: Bonique Emerson, Contract Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 2022-05 and make the following findings:

1. That Roadway Abandonment 2021-01 is consistent with the General Plan in accordance with Government Code Section 65402.

2. That the area of abandonment and the adjacent property be designated in the General Plan as Downtown Mixed Use and zoned MX – D – Downtown Mixed Use.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2022-05, recommending approval Roadway Abandonment 2021-01 to the City Council.

PROJECT DESCRIPTION

Roadway Abandonment No. 2021-01 is a request by CM Construction Services to abandon approximately 7,994 square feet of right-of-way ("China Alley", portion) to allow a parking lot and landscaping for the future Kings Area Regional Transit facility as shown in **Figure 1** and **Figure 2** below and described in **Exhibit A** and **Exhibit B** in Resolution No. 2022-05. The surrounding properties are owned by the Kings County Area Public Transit Agency.

Attachment: Staff Report RA 2021-01 (Finding of Conformity for Road Abandonment 2021-01)

Figure 1:
Proposed Alley Abandonment Area

Attachment: Staff Report RA 2021-01 (Finding of Conformity for Road Abandonment 2021-01)

Figure 2:
Proposed KART Facility

Attachment: Staff Report RA 2021-01 (Finding of Conformity for Road Abandonment 2021-01)

An additional finding is required because abandoning the right-of-way creates an ambiguity of the zoning of the area to be abandoned. Section 17.06.050.D, of the Zoning Ordinance states that zoning interpretations may be made by the Planning Commission when such an ambiguity exists. As stated below, zoning is generally expected to follow a street, alley or rail right of way or parcel lines and will go to the center line of such street, alley or rail right of way. Given that the alley is to be abandoned, the land use designation and zoning of the area should be planned and zoned the same as the adjacent property which is Downtown Mixed Use or MX-D. The findings for making this interpretation are included in the resolution.

> ***17.06.050 Interpretation of zone boundary lines.***
> *Whenever any uncertainty exists as to the boundary line between two (2) zoning districts shown on the zoning map the following interpretations shall control:*
>
> *A. Where a boundary line is indicated as following a street, alley, railroad right-of-way, drainage channel, or other watercourse, the center line of such street, alley, railroad rightof-way, drainage channel, or other watercourse shall be considered to be the boundary line.*
>
> *B. Where a boundary line is indicated as following a lot line or property line, the boundary line shall be construed as following such lot line or property line.*
>
> *C. Where a boundary line is not indicated as following a street or alley and does not follow or coincide approximately with a lot line or property line, the zone boundary line shall be determined by the use of the scale designated on the City's zone plan map.*
>
> *D. Where further uncertainty exists, the Planning Commission, upon a written application from the owner of the property in question or on its own motion, shall determine the location of the zone boundary in question, giving due consideration to the location indicated on the City's zone plan map, the purposes and objectives of the zoning ordinance, and the applicable policies set forth in the General Plan. (Ord. 17-04, 2017)*

PROCEDURE FOR ROAD ABANDONMENT

The California Streets and Highways Code governs the procedure for road and alley way abandonment. The procedure requires that a "Notice of Intent to Abandon" is adopted by the City Council prior to holding a public hearing to abandon the street.

The purpose of the Planning Commission review is to determine whether or not the right-of-way abandonment proposal is consistent with the Hanford General Plan.

If the requested abandonment is deemed to be consistent with the Hanford General Plan, the Planning Commission may recommend approval of the abandonment to the City Council. The City Council may then set a public hearing and publish a "Notice of Intent to Abandon" the street right of way.

The "Notice of Intent to Abandon", if approved, would be published in the Hanford Sentinel on April 15, 2022, as well as being posted on the area to be abandoned for the two-week period. Concurrently, staff will notify by mail all property owners within 300 feet of the abandonment.

Attachment: Staff Report RA 2021-01 (Finding of Conformity for Road Abandonment 2021-01)

PROJECT EVALUATION

General Plan Designation and Zoning for the Area: The General Plan designates the area to the north and south as Downtown Mixed Use and MX – D as shown in **Figure 3** and **Figure 4**.

Figure 3. General Plan Land Use Designation

Figure 4. Zone District

Attachment: Staff Report RA 2021-01 (Finding of Conformity for Road Abandonment 2021-01)

Adjacent Land Uses: Surrounding land uses are as follows:

	Zoning	General Plan Designation	Land Use
North	MX – D	Downtown Mixed Use	Vacant
East	MX – D	Downtown Mixed Use	Vacant
South	MX – D	Downtown Mixed Use	Vacant
West	MX – D	Downtown Mixed Use	Vacant

The Planning Commission is required to determine whether or not the abandonment is in conformity with the General Plan. The General Plan Circulation Element requires circulation on North Harris Street, and East 7th Street as collectors and North Brown Street and East 8th Street as local streets. The proposed roadway abandonment would not limit circulation on these adjacent roadways. Therefore, the proposed abandonment does not conflict with the General Plan.

Section 65402(a) of the Government Code pertaining to Conservation and Planning states, in part, the following: "If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, **no street shall be vacated or abandoned**, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, **until** the location, purpose and extent of such acquisition or disposition, **such street vacation or abandonment**, or such public building or structure **have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof**." (emphasis added)

FINDINGS FOR APPROVAL

Resolution 2022-05 has been prepared to support the finding of conformity with the General Plan and the determination of the ambiguity in the zoning resulting from the proposed abandonment and for clarification of the resulting zoning ambiguity.

In accordance with Government Code Section 65402(a), the Planning Commission finds that the proposed abandonment is not in conflict with the Hanford General Plan. A finding that the proposed abandonment is not in conflict with the Hanford General Plan can be made based on the following:

1. The proposed roadway abandonment would not limit circulation on the adjacent roadways, and therefore is not in conflict with any portion of the Hanford General Plan, including the Circulation Element.

Attachment: Staff Report RA 2021-01 (Finding of Conformity for Road Abandonment 2021-01)

In accordance with Section 17.06.050 of the Hanford Municipal Code, the Planning Commission may determine the boundary line when ambiguity exists. The determination is based on the following findings:

1. That the zoning boundary lines were established to follow the public street adjacent to the property that was the previous China Alley (portion), which is to be abandoned.

2. That the abandonment of China Alley (portion) creates an ambiguity in the zoning boundary lines.

3. That the Planning Commission determines that the zoning boundary line shall follow the new street right or way, in accordance with Section 17.06.050, which states that it shall go to the centerline of the street.

4. That the areas to be added to the adjoining parcel(s) be designated as Downtown Mixed Use in the General Plan and MX – D on the Zoning Map.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from further environmental review, as per Section 15305/Class 5 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 1**.

NOTIFICATION

On January 3, 2022 (recirculated February 7, 2022), planning staff notified all utility companies that may be affected by the proposed roadway abandonment. A fourteen (14) day response time for the utility companies was allowed. A response was received by Southern California Gas Company (dated February 12, 2022) that requested a permanent easement be reserved and excepted from this vacation: “Reserving for Southern California Gas Company, a non-exclusive easement to excavate for, lay, construct, reconstruct, relocate, reconfigure, use, inspect, maintain, operate, repair, replace, patrol, change the size of, add to, or remove from time to time, as Grantee deems necessary, one or more pipelines and conduits, together with devices for metering, measuring, regulating, cathodic protection, communications and other appurtenances in, upon, over, and across the street or highway proposed to be vacated.” The response letter is attached as **Attachment 2**.

ATTACHMENTS

Resolution
Exhibit A – Abandonment Map
Exhibit B – Legal Description
CEQA Notice of Exemption
Response Letter from Southern California Gas Company

Attachment: Staff Report RA 2021-01 (Finding of Conformity for Road Abandonment 2021-01)

RESOLUTION NO. 2022-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD FINDING ROADWAY ABANDONMENT 2021-01 IS CONSISTENT WITH THE HANFORD GENERAL PLAN, THE ABANDONMENT IS A PROPOSAL TO ABANDON APPROXIMATELY 7,994 SQUARE FEET OF RIGHT-OF-WAY, AN ALLEY ("CHINA ALLEY", portion) TO ALLOW A PARKING LOT AND LANDSCAPING FOR THE FUTURE KINGS AREA REGIONAL TRANSIT (KART) FACILITY. AND A FINDING OF AMBIGUITY CLARIFICATION PERTAINING TO THE LAND USE AND ZONING ON THE ABANDONED PROPERTY. THE PROJECT IS LOCATED SOUTH OF EAST EIGHTH STREET BETWEEN NORTH HARRIS AND NORTH BROWN STREETS.

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on March 22, 2022, on motion of Commissioner _____seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, the Hanford Planning Commission, at its regularly scheduled meeting on March 22, 2022, received testimony and evidence regarding the proposed Roadway Abandonment No. 2021-01 and resulting general plan and zoning ambiguity; and

WHEREAS, Pursuant to Section 15305/Class 5 of the California Environmental Quality Act (CEQA) guidelines, the project is exempt from environmental review. A Notice of Exemption has been prepared for the project in accordance with CEQA; and

WHEREAS, the City's Planning Commission determined at its March 22, 2022, meeting that the roadway abandonment of a portion of China Alley, as described in **Exhibit A** and shown in **Exhibit B** is consistent with the City's General Plan; and

NOW THEREFORE, BE IT RESOLVED, on the basis of the application for the Roadway Abandonment, the documentation and information provided by the staff report, and evidence and testimony submitted, the Planning Commission for the City of Hanford hereby makes the following findings:

1. The proposed roadway abandonment would not limit circulation on the adjacent roadways, and therefore is not in conflict with any portion of the Hanford General Plan, including the Circulation Element.

2. That in accordance with Section 17.06.050 of the Hanford Municipal Code, the Planning Commission may determine the boundary line when ambiguity exists and determines:

a) That the zoning boundary lines of the abandonment area were established to follow the alley, which is to be abandoned.

b) That the abandonment of China Alley (portion) creates an ambiguity in the zoning boundary lines.

c) That the Planning Commission determines that the zoning boundary line shall follow the new street right or way, in accordance with Section 17.06.050, which states that it shall go to the centerline of the street.

d) That the abandonment area be designated as Downtown Mixed Use and zoned MX-D on the Zoning Map.

NOW THEREFORE BE IT FURTHER RESOLVED, that pursuant to Government Code 65402 that the road abandonment is consistent with the City of Hanford General Plan and that where the boundary lines will be relocated, that the area of abandonment shall be designated Downtown Mixed Use and zoned MX-D, subject to the following conditions:

1. Retainment of a twenty (20)-foot, non-exclusive public utility easement in, upon, over, and across the alley proposed to be abandoned.

2. Access shall be provided to within 150 feet to all portions of a structure from approved access roadway. California Fire Code 503.1.1

3. If abandoned portion of alley is to be fenced, the City of Hanford will be provided Knox boxes for Fire Department and keys for Public Works Department for maintenance of utliites within alley.

4. No structures shall be allowed to be built over the abandoned alley.

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

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 22nd day of March, 2022.

Mary E. Beatie, Interim Secretary

EXHIBIT 'A'

City of Hanford Block 133 Alley Abandonment

Lane Engineers, Inc. Job No. 21306
November 11, 2021

LEGAL DESCRIPTION:

All of the 20.00 foot wide alley, in Block 133 of the City of Hanford according to the Official Map thereof recorded in Volume 1, at Page 35 of Maps, Tulare County Records, situated in the North half of Section 36, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California.

Reserving therefrom a Nonexclusive Public Utility Easement.

CONTAINING 7,994 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT 'B' ATTACHED HERETO.

Attachment: Resolution 2022-05 (Finding of Conformity for Road Abandonment 2021-01)

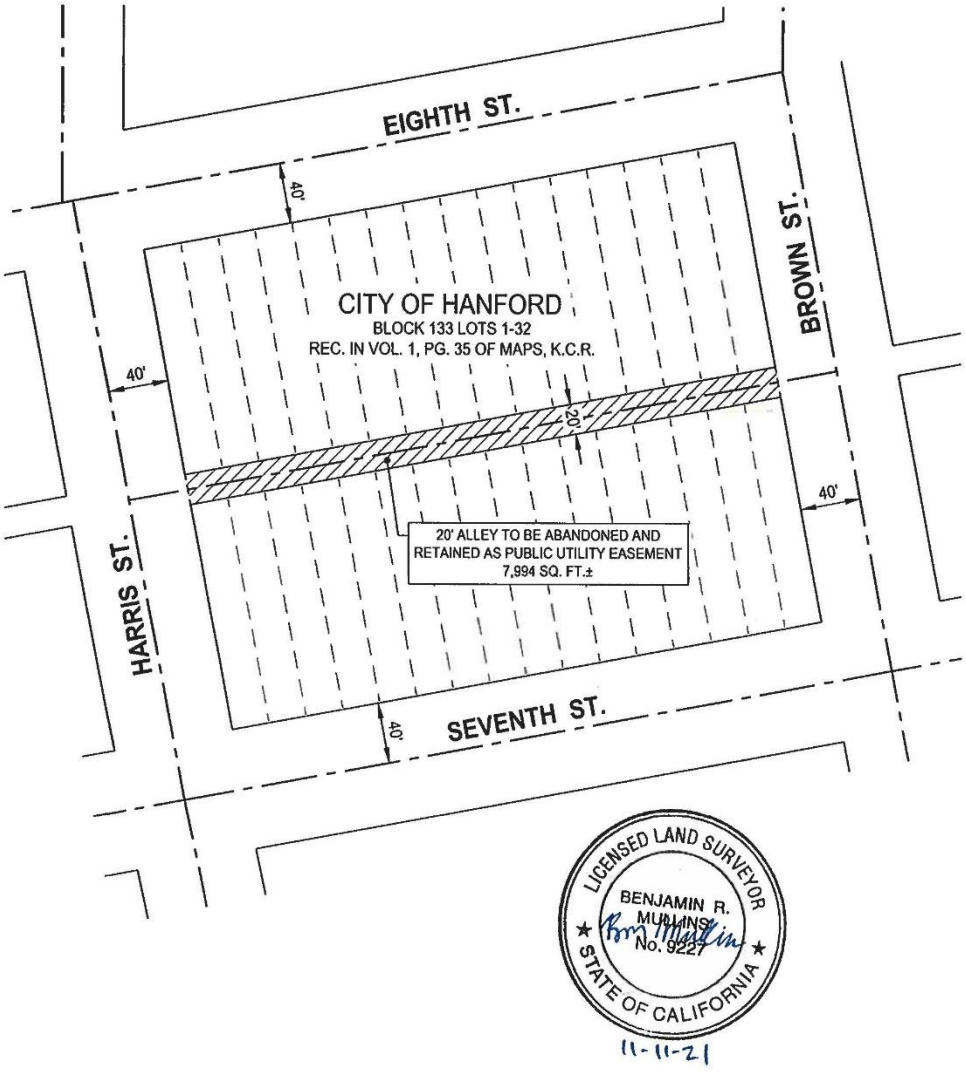
EXHIBIT B

SCALE: 1" = 100'

CITY OF HANFORD BLOCK 133 ALLEY ABANDONMENT

NORTH

SCALE: 1" = 100'



11-11-21

JOB NO. 21306
2 OF 2

Attachment: Resolution 2022-05 (Finding of Conformity for Road Abandonment 2021-01)

Notice of Exemption 2022-15

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: Roadway Abandonment No. 2021-01

Project Location –
South of East Eighth Street between
North Harris and North Brown Streets ("China Alley")

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

Description of Nature, Purpose and Beneficiaries of Project: Finding of Conformity for Roadway Abandonment No. 2021-01, a request by CM Construction Services to abandon approximately 7,994 square feet of right-of-way, an alley ("China Alley") to allow a parking lot and landscaping for the future Kings Area Regional Transit (KART) facility. And a finding of ambiguity clarification pertaining to the land use and zoning on the abandoned property.

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

Name of Person or Agency Carrying Out Project: CM Construction Services

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: Minor alterations in land use limitations (CEQA Guidelines, Section 15305/Class 5)
☐ 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 15305 of the California Environmental Quality Act (CEQA) Guidelines. Section 15305 states that Class 5 exemptions consist of projects characterized as minor alterations in land use limitations. This project involves the abandonment of a roadway, an alley, that will not result in the creation of new lots or increased densities.

Lead Agency
Contact Person: Mary E. Beatie Area Code/ Telephone: (559) 585-2590

Signature: _____ Date: March 22, 2022 Title: Interim Community Development Director

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

Attachment: Attachment 1 - Notice of Exemption No. 2022-15 (Finding of Conformity for Road Abandonment 2021-01)

Nathaniel McDuffie
Pipeline Planning Asst.

Southern California Gas Company
404 N. Tipton St.
M.L. 9390
Visalia, CA 93292

NMcDuffie@socalgas.com

02-12-22

City of Hanford
Attn: Bonique Emerson, Planner

Subject: Proposed Street Vacation – "China Alley" located south of East Eighth Street between North Harris Street and North Brown Street

Resolution No. 2021-01; Hearing Date 02-21-2022

We have received notice of the resolution of intention to vacate the above-named street(s) pursuant to California Streets and Highways Code Section 8320.

Southern California Gas Company maintains gas piping facilities within the area of this proposed street vacation, which facilities provide essential service to our customers. A location print is enclosed for your reference.

Pursuant to Section 8340(c) of the California Streets and Highways Codes we request that a permanent easement be reserved and excepted from this vacation: "Reserving for Southern California Gas Company, a non-exclusive easement to excavate for, lay, construct, reconstruct, relocate, reconfigure, use, inspect, maintain, operate, repair, replace, patrol, change the size of, add to, or remove from time to time, as Grantee deems necessary, one or more pipelines and conduits, together with devices for metering, measuring, regulating, cathodic protection, communications and other appurtenances in, upon, over, and across the street or highway proposed to be vacated."

When the resolution and/or ordinance have been recorded, please send a copy to us so that we may update our records and mapping.

Thank you for bringing this matter to our attention. Should you have any questions or require additional information, please contact our Right of Way desk at NMcDuffie@socalgas.com

Sincerely,

Nathaniel McDuffie
Distribution Planning Department

AGENDA
STAFF REPORT

MEETING DATE: 3/22/2022	**AGENDA SECTION:** 2

SUBJECT:
Finding of Conformity for Road Abandonment No. 2022-01, a request by the City of Hanford to abandon approximately 3,900 square feet of right-of-way, an alley ("Civic Center", portion) to allow a secured parking lot and storage for police vehicles. The recommendation also includes a finding of ambiguity clarification pertaining to the land use and zoning on the abandoned property. The project is located south of Center Street between North Irwin and North Douty Streets.

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:
Staff Report RA 2022-01
Resolution 2022-06
Attachment 1 - Notice of Exemption No. 2022-16

CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT

MEETING DATE: Tuesday, March 22, 2022

PROJECT: Recommendation to City Council of a Finding of Conformity for Roadway Abandonment No. 2022-01, a request by the City of Hanford to abandon approximately 3,900 square feet of right-of-way, an alley ("Civic Center", portion) to allow a secured parking lot and storage for police vehicles. The recommendation also includes a finding of ambiguity clarification pertaining to the land use and zoning on the abandoned property.

LOCATION: The project is located south of Center Street between North Irwin and North Douty Streets.

PLANNER: Bonique Emerson, Contract Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 2022-06 and make the following findings:

1. That Roadway Abandonment 2022-01 is consistent with the General Plan in accordance with Government Code Section 65402.

2. That the area of abandonment and the adjacent property be designated in the General Plan as Downtown Mixed Use and zoned MX – D – Downtown Mixed Use.

RECOMMENDED MOTION

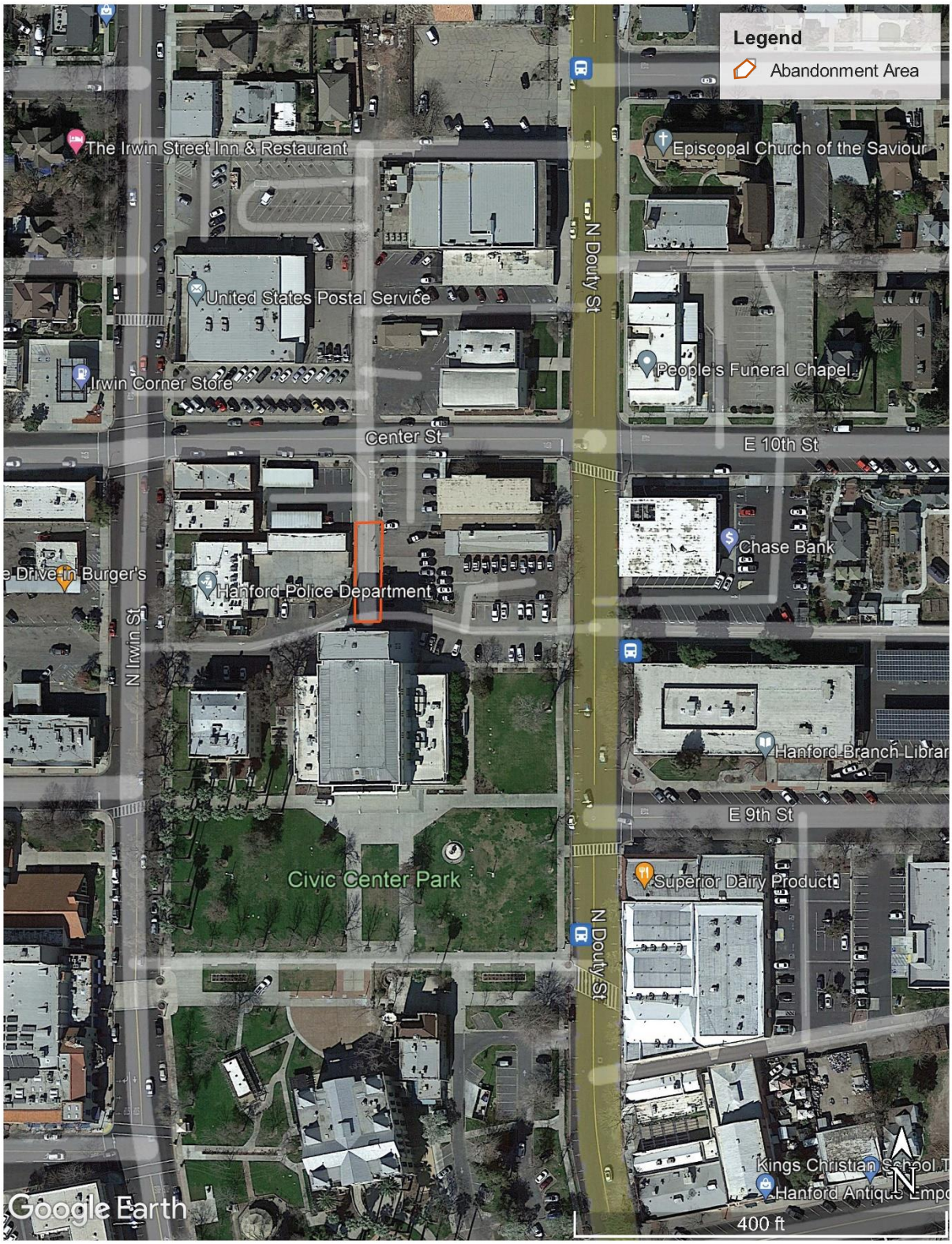
1. I move to adopt Resolution No. 2022-06, recommending approval of Roadway Abandonment 2022-01 to the City Council.

PROJECT DESCRIPTION

Roadway Abandonment No. 2022-01 is a request by the City of Hanford to abandon approximately 3,900 square feet of right-of-way, an alley ("Civic Center", portion) as shown in **Figure 1** and **Figure 2** below and described in **Exhibit A** and **Exhibit B** in Resolution 2022-06 to allow a secured parking lot and storage for police vehicles. The surrounding properties are owned by the City of Hanford, with the exception of one (1) parcel, which is an optometry office in the southeast corner of North Irwin and Center Streets (APN: 010-234-023).

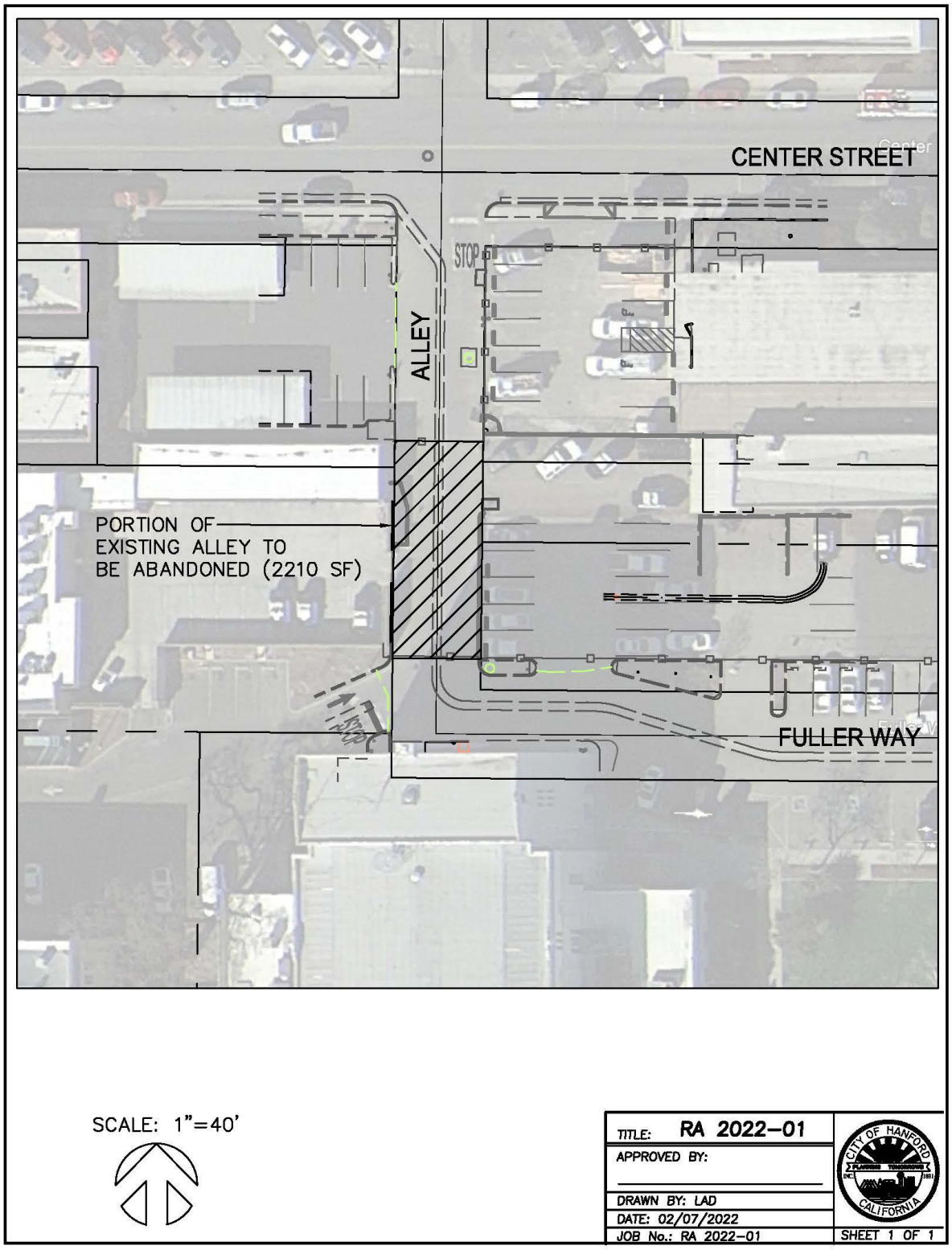
Attachment: Staff Report RA 2022-01 (Finding of Conformity for Road Abandonment 2022-01)

Figure 1:
Project Location



Attachment: Staff Report RA 2022-01 (Finding of Conformity for Road Abandonment 2022-01)

Figure 2:
Proposed Alley Abandonment Area



Attachment: Staff Report RA 2022-01 (Finding of Conformity for Road Abandonment 2022-01)

An additional finding is required because abandoning the right-of-way creates an ambiguity of the zoning of the area to be abandoned. Section 17.06.050.D, of the Zoning Ordinance states that zoning interpretations may be made by the Planning Commission when such an ambiguity exists. As stated below, zoning is generally expected to follow a street, alley or rail right of way or parcel lines and will go to the center line of such street, alley or rail right of way. Given that the alley is to be abandoned, the land use designation and zoning of the area should be planned and zoned the same as the adjacent property which is Downtown Mixed Use or MX-D. The findings for making this interpretation are included in the resolution.

> ***17.06.050 Interpretation of zone boundary lines.***
> *Whenever any uncertainty exists as to the boundary line between two (2) zoning districts shown on the zoning map the following interpretations shall control:*
>
> *A. Where a boundary line is indicated as following a street, alley, railroad right-of-way, drainage channel, or other watercourse, the center line of such street, alley, railroad rightof-way, drainage channel, or other watercourse shall be considered to be the boundary line.*
>
> *B. Where a boundary line is indicated as following a lot line or property line, the boundary line shall be construed as following such lot line or property line.*
>
> *C. Where a boundary line is not indicated as following a street or alley and does not follow or coincide approximately with a lot line or property line, the zone boundary line shall be determined by the use of the scale designated on the City's zone plan map.*
>
> *D. Where further uncertainty exists, the Planning Commission, upon a written application from the owner of the property in question or on its own motion, shall determine the location of the zone boundary in question, giving due consideration to the location indicated on the City's zone plan map, the purposes and objectives of the zoning ordinance, and the applicable policies set forth in the General Plan. (Ord. 17-04, 2017)*

PROCEDURE FOR ROAD ABANDONMENT

The California Streets and Highways Code governs the procedure for road and alley way abandonment. The procedure requires that a "Notice of Intent to Abandon" is adopted by the City Council prior to holding a public hearing to abandon the street.

The purpose of the Planning Commission review is to determine whether or not the right-of-way abandonment proposal is consistent with the Hanford General Plan.

If the requested abandonment is deemed to be consistent with the Hanford General Plan, the Planning Commission may recommend approval of the abandonment to the City Council. The City Council may then set a public hearing and publish a "Notice of Intent to Abandon" the street right of way.

The "Notice of Intent to Abandon", if approved, would be published in the Hanford Sentinel on April 15, 2022, as well as being posted on the area to be abandoned for the two-week period. Concurrently, staff will notify by mail all property owners within 300 feet of the abandonment.

Attachment: Staff Report RA 2022-01 (Finding of Conformity for Road Abandonment 2022-01)

PROJECT EVALUATION

General Plan Designation and Zoning for the Area: The General Plan designates the area to the east and west as Downtown Mixed Use and MX – D as shown in **Figure 3** and **Figure 4**.

Figure 3. General Plan Land Use Designation

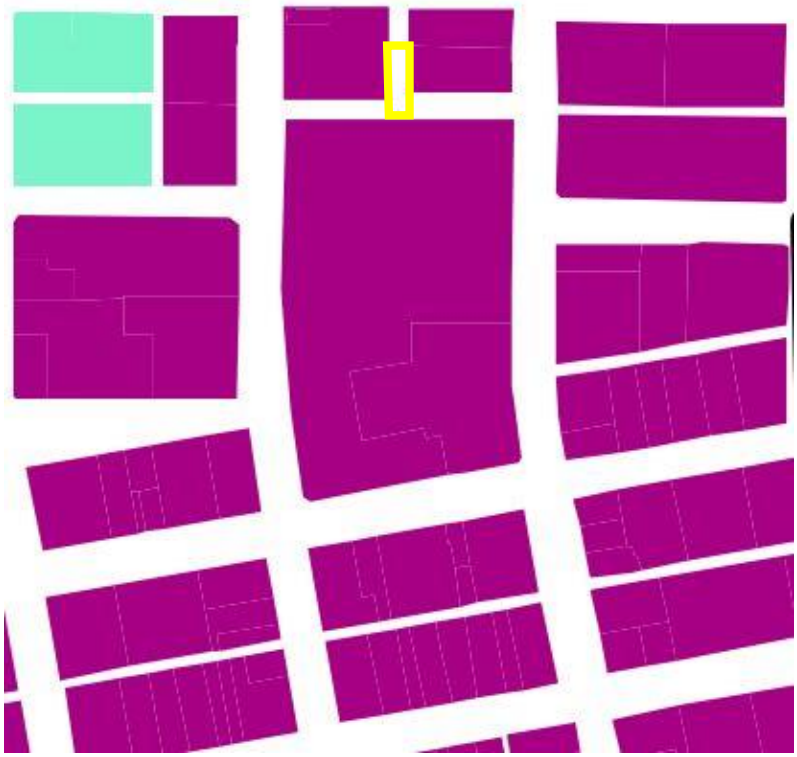


Figure 4. Zone District

Attachment: Staff Report RA 2022-01 (Finding of Conformity for Road Abandonment 2022-01)

Adjacent Land Uses: Surrounding land uses are as follows:

	Zoning	General Plan Designation	Land Use
North	MX – D	Downtown Mixed Use;	Police Department, Optometry Office
East	MX – D	Downtown Mixed Use	Police Department
South	MX – D	Downtown Mixed Use	Hanford Civic Auditorium
West	MX – D	Downtown Mixed Use	Police Department

The Planning Commission is required to determine whether or not the abandonment is in conformity with the General Plan. The General Plan Circulation Element requires circulation on North Douty and North Irwin Streets as collectors and Center Street as a local street. The proposed roadway abandonment would not limit circulation on these adjacent roadways. Therefore, the proposed abandonment does not conflict with the General Plan.

Section 65402(a) of the Government Code pertaining to Conservation and Planning states, in part, the following: "If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, **no street shall be vacated or abandoned**, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, **until** the location, purpose and extent of such acquisition or disposition, **such street vacation or abandonment**, or such public building or structure **have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof**." (emphasis added)

FINDINGS FOR APPROVAL

Resolution 2022-06 has been prepared to support the finding of conformity with the General Plan and the determination of the ambiguity in the zoning resulting from the proposed abandonment and for clarification of the resulting zoning ambiguity.

In accordance with Government Code Section 65402(a), the Planning Commission finds that the proposed abandonment is not in conflict with the Hanford General Plan. A finding that the proposed abandonment is not in conflict with the Hanford General Plan can be made based on the following:

1. The proposed roadway abandonment would not limit circulation on the adjacent roadways, and therefore is not in conflict with any portion of the Hanford General Plan, including the Circulation Element.

Attachment: Staff Report RA 2022-01 (Finding of Conformity for Road Abandonment 2022-01)

In accordance with Section 17.06.050 of the Hanford Municipal Code, the Planning Commission may determine the boundary line when ambiguity exists. The determination is based on the following findings:

1. That the zoning boundary lines were established to follow the public street adjacent to the property that was the previous Civic Center Alley (portion), which is to be abandoned.

2. That the abandonment of Civic Center Alley (portion) creates an ambiguity in the zoning boundary lines.

3. That the Planning Commission determines that the zoning boundary line shall follow the new street right or way, in accordance with Section 17.06.050, which states that it shall go to the centerline of the street.

4. That the areas to be added to the adjoining parcel(s) be designated as Downtown Mixed Use in the General Plan and MX – D on the Zoning Map.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from further environmental review, as per Section 15305/Class 5 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 1**.

NOTIFICATION

On January 3, 2022 (recirculated February 7, 2022), planning staff notified all utility companies that may be affected by the proposed roadway abandonment. A fourteen (14) day response time for the utility companies was allowed. A response was received by Southern California Gas Company (dated February 11, 2022) noting that the company has no comment and no known facilities listed in said alley.

ATTACHMENTS

Resolution
Exhibit A – Abandonment Map
Exhibit B – Legal Description
CEQA Notice of Exemption

Attachment: Staff Report RA 2022-01 (Finding of Conformity for Road Abandonment 2022-01)

RESOLUTION NO. 2022-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD FINDING ROADWAY ABANDONMENT 2022-01 IS CONSISTENT WITH THE HANFORD GENERAL PLAN, THE ABANDONMENT IS A PROPOSAL TO ABANDON APPROXIMATELY 3,900 SQUARE FEET OF RIGHT-OF-WAY, AN ALLEY ("CIVIC CENTER", PORTION) TO ALLOW A SECURED PARKING LOT STORAGE FOR POLICE VEHICLES. AND A FINDING OF AMBIGUITY CLARIFICATION PERTAINING TO THE LAND USE AND ZONING ON THE ABANDONED PROPERTY. THE PROJECT IS LOCATED SOUTH OF CENTER STREET BETWEEN NORTH IRWIN AND NORTH DOUTY STREETS.

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on March 22, 2022, on motion of Commissioner _____seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, the Hanford Planning Commission, at its regularly scheduled meeting on March 22, 2022, received testimony and evidence regarding the proposed Roadway Abandonment No. 2022-01 and resulting general plan and zoning ambiguity; and

WHEREAS, Pursuant to Section 15305/Class 5 of the California Environmental Quality Act (CEQA) guidelines, the project is exempt from environmental review. A Notice of Exemption has been prepared for the project in accordance with CEQA; and

WHEREAS, the City's Planning Commission determined at its March 22, 2022, meeting that the roadway abandonment of a portion of Civic Center alley, as described in **Exhibit A** and shown in **Exhibit B** is consistent with the City's General Plan; and

NOW THEREFORE, BE IT RESOLVED, on the basis of the application for the Roadway Abandonment, the documentation and information provided by the staff report, and evidence and testimony submitted, the Planning Commission for the City of Hanford hereby makes the following findings:

1. The proposed roadway abandonment would not limit circulation on the adjacent roadways, and therefore is not in conflict with any portion of the Hanford General Plan, including the Circulation Element.

2. That in accordance with Section 17.06.050 of the Hanford Municipal Code, the Planning Commission may determine the boundary line when ambiguity exists and determines:

a) That the zoning boundary lines of the abandonment area were established to follow the alley, which is to be abandoned.

b) That the abandonment of Civic Center alley (portion) creates an ambiguity in the zoning boundary lines.

c) That the Planning Commission determines that the zoning boundary line shall follow the new street right or way, in accordance with Section 17.06.050, which states that it shall go to the centerline of the street.

d) That the abandonment area be designated as Downtown Mixed Use and zoned MX-D on the Zoning Map.

NOW THEREFORE BE IT FURTHER RESOLVED, that pursuant to Government Code 65402 that the road abandonment is consistent with the City of Hanford General Plan and that where the boundary lines will be relocated, that the area of abandonment shall be designated Downtown Mixed Use and zoned MX-D, subject to the following conditions:

1. Retainment of a ten (10)-foot, non-exclusive public utility easement in, upon, over, and across the alley proposed to be abandoned.

2. If abandoned portion of alley is to be fenced, the City of Hanford will be provided Knox boxes for Fire Department and keys for Public Works Department for maintenance of utilities within alley.

3. No structures shall be allowed to be built over the abandoned alley.

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

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 22nd day of March, 2022.

Mary E. Beatie, Interim Secretary

EXHIBIT A

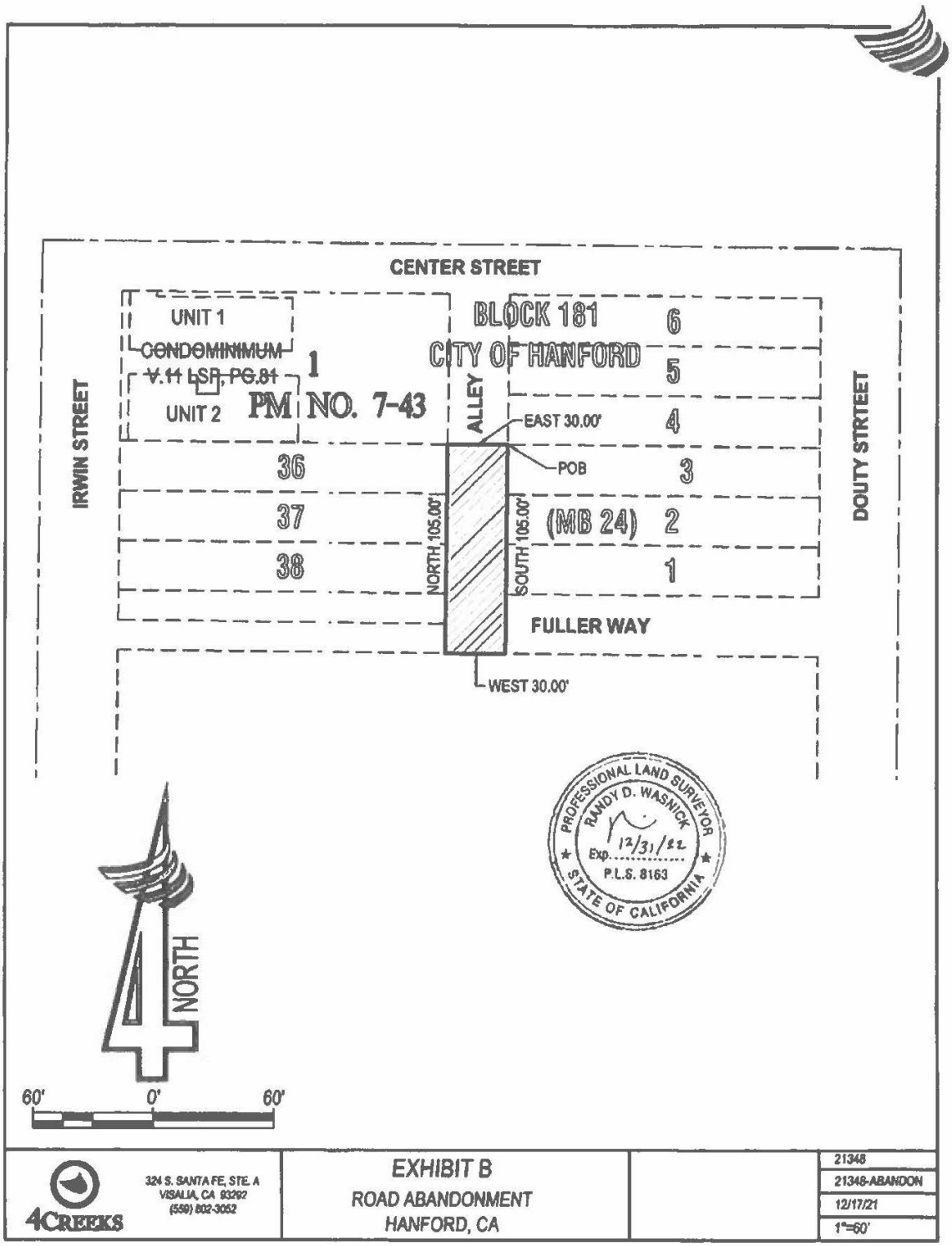
ALLEY ABANDONMENT

That portion of the Alley located in Block 181 of the City of Hanford as shown in Mapbook at Page 24, of Kings County Records, located in Section 25, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows:

Beginning at the Northwest corner of Lot 3 of said Block 181;
Thence South along the East Right of Way line of said Alley and it's southerly projection, 135.00 feet more or less, to the South Right of Way line of Fuller Way;
Thence West along said South Right of Way line, 30.00 feet more or less, to the southerly projection of the West right of way line of said Alley;
Thence North along said southerly projection and West Right of Way line of the Alley, 135.00 feet more or less, to the Northeast corner of Lot 36 of said Block 181;
Thence East, 30.00 feet more or less, to the Point of Beginning.

(Consisting of 3,900 sf. more or less)

Attachment: Resolution 2022-06 (Finding of Conformity for Road Abandonment 2022-01)



Attachment: Resolution 2022-06 (Finding of Conformity for Road Abandonment 2022-01)

Notice of Exemption 2022-16

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: Roadway Abandonment No. 2022-01

Project Location –
South of Center Street between
North Irwin and North Douty Streets ("Civic Center Alley")

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

Description of Nature, Purpose and Beneficiaries of Project: Finding of Conformity for Roadway Abandonment No. 2022-01, a request by City of Hanford to abandon approximately 3,900 square feet of right-of-way, an alley ("Civic Center") to allow a secured parking lot and storage for police vehicles. And a finding of ambiguity clarification pertaining to the land use and zoning on the abandoned property.

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

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

Exempt Status: **(check one)**

☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: Minor alterations in land use limitations (CEQA Guidelines, Section 15305/Class 5)
☐ 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 15305 of the California Environmental Quality Act (CEQA) Guidelines. Section 15305 states that Class 5 exemptions consist of projects characterized as minor alterations in land use limitations. This project involves the abandonment of a roadway, an alley, that will not result in the creation of new lots or increased densities.

Lead Agency
Contact Person: Mary E. Beatie Area Code/ Telephone: (559) 585-2590

Signature: _____ Date: March 22, 2022 Title: Interim Community Development Director

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

Attachment: Attachment 1 - Notice of Exemption No. 2022-16 (Finding of Conformity for Road Abandonment 2022-01)