

AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, May 24, 2022

Commissioners will meet in person in the Council Chambers. The meeting will also be livestreamed on the City's website: <http://livestream.hanford.city/>

CALL TO ORDER

ROLL CALL

INVOCATION

FLAG SALUTE

PUBLIC COMMENT

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

CONSENT CALENDAR

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

Approval of the Minutes of the May 10, 2022 Meeting

PUBLIC HEARING

Conditional Use Permit No. 2022-02, a request to divide a legally-existing, nonconforming single-family residence in the PF Public Facility zone district into a duplex for use by Kings Rehabilitation Center, in accordance with Section 17.90.110 Change of Nonconforming Uses of the Hanford Municipal Code. The project is located at 984 S. Green Street on the Kings Rehabilitation Center Property, located at 494 E. Hanford-Armona Road (APN 012-232-077).

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 report back to the Planning Commission at a subsequent meeting concerning any matter within Commissioner'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: 5/24/2022	AGENDA SECTION:
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SUBJECT:

Approval of the Minutes of the May 10, 2022 Meeting

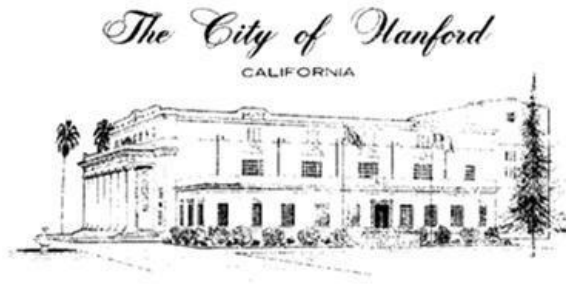
RECOMMENDATION:

Approve the minutes of the May 10, 2022 meeting.

FISCAL IMPACT:

ATTACHMENTS:

05-10-2022



MINUTES

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty Street
5:30 p.m., Tuesday, May 10, 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

Chair SANCHEZ called the meeting to order at 5:37 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	4:59 PM
Travis Paden		Present	4:58 PM
Martin Devine		Absent	
Jacob Sanchez		Present	4:58 PM

INVOCATION

There was no invocation.

FLAG SALUTE

Commissioner DOUGLAS led the flag salute.

PUBLIC COMMENT

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There were no public comments.

PUBLIC HEARING

The project title has been shortened to fit on the agenda. The full project title is available in the staff report. (Telstar) Mitigated Negative Declaration (MND) 2022-29: certifying that the project will not have a significant effect on the environment with the incorporation of mitigation measures. General Plan Amendment (GPA) 2021-01A and Rezone (RZ) 2021-10, A request to change the land use designation and zoning from MX-D Downtown Mixed Use to C-S Service Commercial. Conditional Use Permit 2021-04: A request to allow an off-site parking lot for the proposed Telstar office building, proposed in Site Plan Review (SPR) 2021-11. Location: South of Fifth Street between Irwin and Douty Streets (APNs 012-095-001 and 012-095-011). (PAL)Exemption No. 2022-30: certifying that the project is categorically exempt from further environmental review per CEQA 15303. GPA 2021-01B and RZ 2021-13, A request to change the land use designation and zoning from MX-C Corridor Mixed Use to PF Public Facilities. Variance No. 2021-07: A request to deviate from the HMC to allow a slated chain link fence in lieu of a block wall between the development project proposed in SPR 2020-34 and residential uses to the northwest. Location: 896 North 11th Avenue (APN 010-490-018). (Lassen) MND 2022-31: certifying that the project will not have a significant effect on the environment with the incorporation of mitigation measures. GPA 2021-01C: A request to change the land use designation from Medium Density Residential to Corridor Mixed Use on 18 parcels totaling approximately 28 acres, due to incompatibility with the Kings County Airport Land Use Compatibility Plan (ALUCP). Prezone 2021-14: A request to pre-zone/rezone the site from C-S – Service Commercial (County) to MX – C - Corridor Mixed Use (City). Location: In a county island, north of East Lacey Boulevard between North 10th Avenue and 9 ¼ Avenue. (APNs multiple)

Chair SANCHEZ opened the public hearing and announced that sections GPA 2021-01A, GPA 2021-01B, and GPA 2021-01C would be heard separately.

1. GPA 2021-01A TELSTAR OFFICE BUILDING

Consultant Bonique Emerson noted a correction to line two of the last paragraph on Page 115 of the Initial Study/Mitigated Negative Declaration. It should read, “. . . which is more than 15 percent below the County VMT per employee average of 15.” She then presented the staff report and recommended adoption of Mitigated Negative Declaration No. 2022-29 to the City Council and adoption of Resolution Nos. 2022-10, 2022-11, and 2022-12. She then invited questions.

There being no questions, Chair SANCHEZ opened Public Comment.

IN FAVOR

- Bob Ramos, Hanford - He asked if the alleyway would still be accessible. He also requested confirmation that this is one General Plan Amendment (GPA), not three separate GPAs.
- Richard Vandersteen, Hanford - He also asked if the alleyway would remain accessible.
- Mark Pratter, Hanford – He stated that City Council has made a commitment to rezone the 18 acres adjacent to Hidden Valley Park “PF” (Public Facility). He was concerned that there might be a move to change that.

OPPOSED

No one spoke in opposition.

Consultant Emerson replied that the alleyway would remain accessible. City Attorney Mizote confirmed that this is one GPA, not three separate GPAs.

Chair SANCHEZ invited Commissioners' questions.

Vice-Chair PADEN:

1. He requested clarification that this project is one GPA, leaving the possibility of three additional GPAs for the year. Consultant Emerson confirmed.
2. He asked that, if MX-D is rezoned to C-S, would the City be required to provide MX-D elsewhere. Interim Community Development Director Beatie replied that, when Land Use releases residential, the residential must be replaced elsewhere, to allow for housing.

Motion to recommend adoption of Mitigated Negative Declaration No. 2022-29 to the City Council, certifying that the project will not have a significant effect on the environment with the incorporation of mitigation measures.

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

Motion to adopt Resolution 2022-10, recommending approval of General Plan Amendment No. 2021-01A to the City Council.

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

Motion to adopt Resolution 2022-11, recommending approval of Rezone No. 2021-10 to the City Council.

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

Motion to adopt Resolution 2022-12, recommending approval of Conditional Use Permit No. 2021-04 to the City Council.

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

2. GPA 2021-01B HANFORD POLICE DEPARTMENT STORAGE FACILITY - VEHICLE STORAGE SHED

Consultant Jenna Chilingierian presented the staff report, recommended adoption of Notice of Exemption 2022-30 to the City Council and adoption of Resolution Nos. 2022-13, 2022-14, and 2022-15. She then invited questions.

Vice-Chair PADEN had a question regarding the parking lot. Consultant Chilingierian explained that the front will be public parking, and the back will be for Police Department vehicle parking and vehicle storage.

Chair SANCHEZ opened Public Comment:

IN FAVOR

Bob Ramos, Hanford - asked why a slatted chain-link fence was proposed, instead of a block wall between the project and the R-M zone district to the northwest.

OPPOSED

No one spoke in opposition.

Chair SANCHEZ again invited questions.

Vice-Chair PADEN asked for clarification regarding the slatted chain-link fence. Senior Planner Myers replied that the Planning Commission had previously granted a variance for a similar circumstance, where a nexus between the proportionality of the expansion and significant distance from the required development standard could not be made.

Motion to adopt Notice of Exemption No. 2022-30 to the City Council, certifying that the project is categorically exempt from further environmental review per CEQA Guidelines Section 15303/Class 3 - New Construction or Conversion of Small Structures.

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

Motion to adopt Resolution 2022-13, recommending approval of General Plan Amendment No. 2022-01B to the City Council.

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

Motion to adopt Resolution 2022-14, recommending approval of Rezone No. 2021-13 to the City Council.

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

Motion to adopt Resolution 2022-15, recommending approval of Variance No. 2021-07 to the City Council.

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

3. GPA 2021C LASSEN CORRIDOR-MIXED USE PROJECT

Consultant Emerson presented the staff report, recommended adoption of Mitigated Negative Declaration No. 2022-31 to the City Council and adoption of Resolution Nos. 2022-16 and 2022-17. She then invited questions.

Vice-Chair PADEN noted that MX-C allows affordable housing and asked if someone could apply for that at this location. Consultant Emerson answered that they could apply; but, the project would have to comply with the General Plan, Land Use Plan, and Airport Master Plan. Compliance would be determined by staff during the Site Plan Review.

Chair SANCHEZ opened Public Comment:

IN FAVOR

- Onan Champi, Hanford - He owns parcels within the area. One parcel backs up to People's Ditch. He had heard that People's Ditch might be declared a historic landmark and asked if that would change the zoning or the use of his parcel. He also asked if City sewer would be going through this area (near Jessie and Whitney).
- Chris Jordan, Hanford – He stated that several letters had come in regarding this project. He requested information about those.

OPPOSED

No one spoke in opposition.

In response to Mr. Champi's questions, the consultant replied that the discussion of city services will be addressed at the time of annexation. It was also noted that People's Ditch is already considered a Historic Resource, so existing property is not affected. Mr. Champi added that there is a small gap in the area that does not have city sewer. Sewer services are provided north of Whitney and south of Krueger.

Staff noted that the letters received were included in the staff report.

Vice-Chair PADEN asked if the Planning Commission's decision on this project would affect the city services decision at annexation. Interim Community Development Director Beatie stated that the annexation was a separate matter, and there will be public hearings before the Planning Commission and City Council before the LAFCO public hearing for annexation, where those questions will be addressed.

Motion to recommend adoption of Mitigated Negative Declaration No. 2022-31 to the City Council, certifying that the project will not have a significant effect on the environment with the incorporation of mitigation measures.

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

Motion to adopt Resolution 2022-16, recommending approval of General Plan Amendment No. 2021-01C to the City Council.

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

Motion to adopt Resolution No. 2022-17, recommending approval of Rezone No. 2021-14 to the City Council.

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

DIRECTOR'S COMMENTS

None.

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 report back to the Planning Commission at a subsequent meeting concerning any matter within Commissioner's jurisdiction (GC 54954.2).

None

ADJOURNMENT

Chair SANCHEZ adjourned the meeting at 6:31 p.m.

Respectfully submitted,

Diana Black, Recording Secretary

Attachment: 05-10-2022 (5-10-22 Minutes)



AGENDA STAFF REPORT

MEETING DATE: 5/24/2022	AGENDA SECTION:
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SUBJECT:

Conditional Use Permit No. 2022-02, a request to divide a legally-existing, nonconforming single-family residence in the PF Public Facility zone district into a duplex for use by Kings Rehabilitation Center, in accordance with Section 17.90.110 Change of Nonconforming Uses of the Hanford Municipal Code. The project is located at 984 S. Green Street on the Kings Rehabilitation Center Property, located at 494 E. Hanford-Armona Road (APN 012-232-077).

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

CUP 2022-02 Staff Report
Resolution 2022-18
Attachment 1 A - Site Plan-Proposed
Attachment 1 B - Floor Plan-Proposed
Attachment 2 - Operational Statement
Attachment 3 - SPR 2022-21 Approval Letter
Attachment 4 - Notice of Exemption No. 2022-40

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, May 24, 2022**

PROJECT: **Conditional Use Permit No. 2022-02**, a request to divide a legally-existing, nonconforming single-family residence in the PF Public Facility zone district into a duplex for use by Kings Rehabilitation Center, in accordance with Section 17.90.110 Change of Nonconforming Uses of the Hanford Municipal Code.

LOCATION: The project is located at 984 S. Green Street on the Kings Rehabilitation Center Property, located at 494 E. Hanford-Armona Road (APN 012-232-077).

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2022-18, approving Conditional Use Permit No. 2022-02.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2022-18, approving Conditional Use Permit No. 2022-02.

PROJECT DESCRIPTION

The project is a request to convert a legally existing, nonconforming single-family residence in the PF Public Facility zone district into a duplex to be used by Kings Rehabilitation Center, as shown in **Attachment 1**.

In accordance with the operational statement received for the project site, attached as **Attachment 2**, Kings Rehabilitation Center seeks to convert the former single-family residence into a duplex. The duplex will be used for clients of Kings Rehabilitation Center that are capable of living independently with some support provided by Kings Rehabilitation Center and Central Valley Regional Center located in Visalia. Kings Rehabilitation Center has identified through communication with their clients and their families, that there seems to be a shortage of affordable housing that meets the specific needs of many of the individuals served by Kings Rehab and therefore, this is seen as a great opportunity to house their clients. It is envisioned that two clients, either as a married couple or a roommate situation, will occupy the housing proposed. The typical individual with an intellectual disability served does not own a car or have a driver's license. It is anticipated that this will be the case for the individuals selected to occupy the duplex, as well. Through communication with clients and their families, Kings Rehabilitation Center has found that living in a setting close enough to walk to their programs was a key ingredient for a successful transition for individuals who want to live independently. Since public transportation is readily available to these duplexes during non-program hours, this is an ideal location for those served by Kings Rehabilitation.

Project Location

The proposed project is located on the Kings Rehabilitation Center parcel, located on the northwest corner of 10th Avenue and Hanford-Armona Road, APN 012-232-077. The address of the single-family residence is 984 S. Green Street. See Figure 1 and 2, below.

Figure 1: Project Location Aerial



Figure 2: Project Location Aerial (Zoomed)



Entitlement

The applicant has submitted Site Plan Review No. 2022-21 for the project, proposing the conversion of one single-family residence to a duplex (**Attachment 1**). Site Plan Review No. 2022-21 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter (see **Attachment 3**). All conditions of approval cited in the site plan review approval letter are also conditions of approval for this conditional use permit application.

BACKGROUND INFORMATION

Existing Land Use

The project site encompasses 34.2 acres of the northwest corner of Hanford-Armona Road and 10th Avenue. The site features three office buildings for Kings Rehabilitation Center programs, the Hanford Soccer Complex and associated buildings, three single family residences, one duplex (converted under Site Plan Review 2017-07) and a row of residential units (5). Kings Rehabilitation Center is a non-profit which provides various programs for intellectually disabled persons. Programs provided by Kings Rehabilitation Center include day programs, behavior management, residential programs, vocational instruction, and job placement.

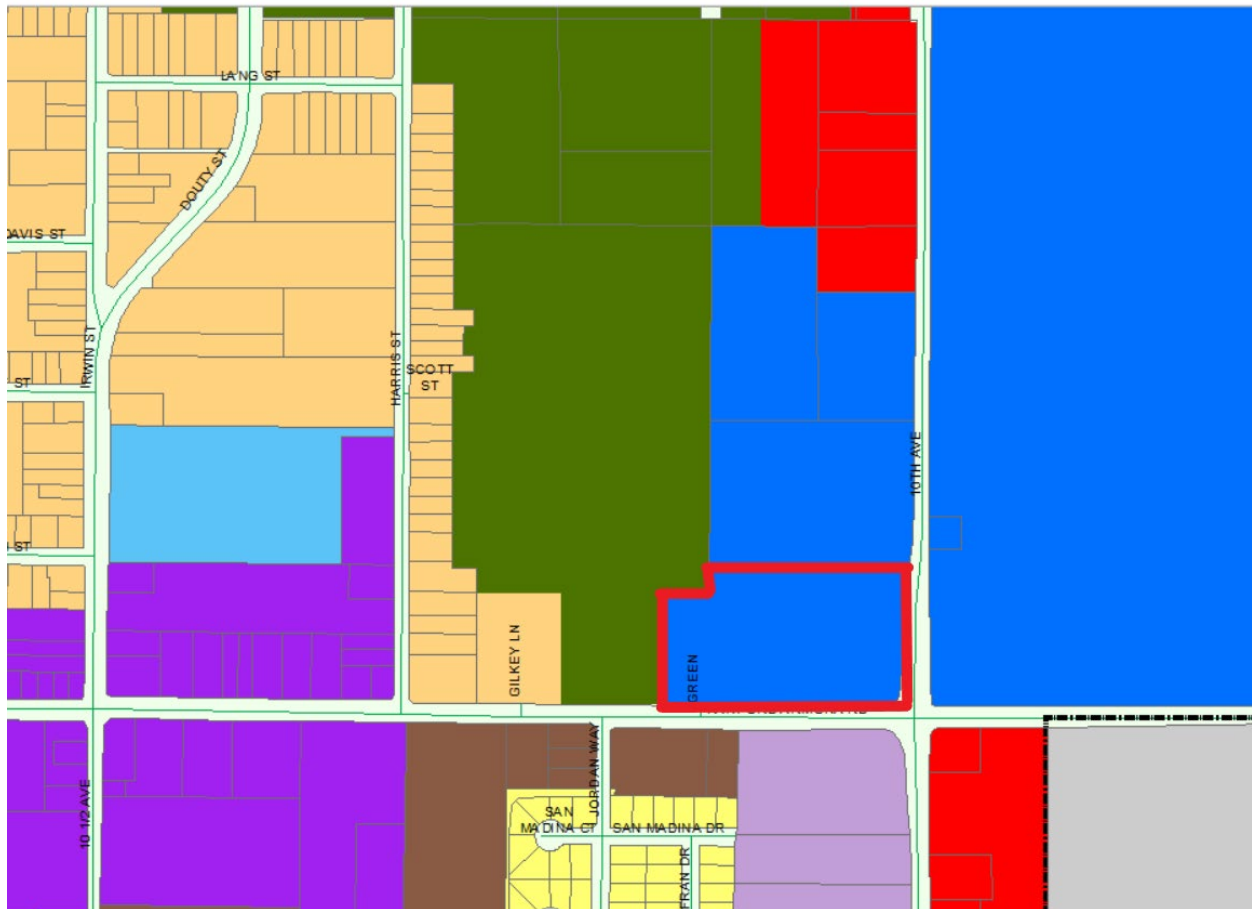
General Plan Designation

The General Plan designates the project portion of the Kings Rehabilitation Center property as Public Facility (see Figure 3, below).

In accordance with Section 3.9.4 Public Facilities, of the General Plan, the Public Facilities land use designation is applied to parcels that are publicly owned and/or house publicly operated non-educational facilities, and is intended to meet the public service needs of the Hanford. Public Facilities include fire protection and police facilities, waste water treatment facility, Kings County Government offices and jail, Municipal Airport, cemeteries, Kings County Fairgrounds, storm water collection basins, and City and County maintenance yards. In accordance with Policy L101 of the Hanford General Plan, the purpose of the Public Facilities Land Use designation is to accommodate municipal facilities and government operations. Typical uses in Public Facilities Land Use Designation include public works yards, airports, waste water treatment plants, commuter parking lots, government offices, community centers, recreation centers, museums, fire stations, jails, and other similar activities conducted on property owned by the City, County or other State, federal, or local agencies.

The residential use of the site is considered legally-existing, nonconforming.

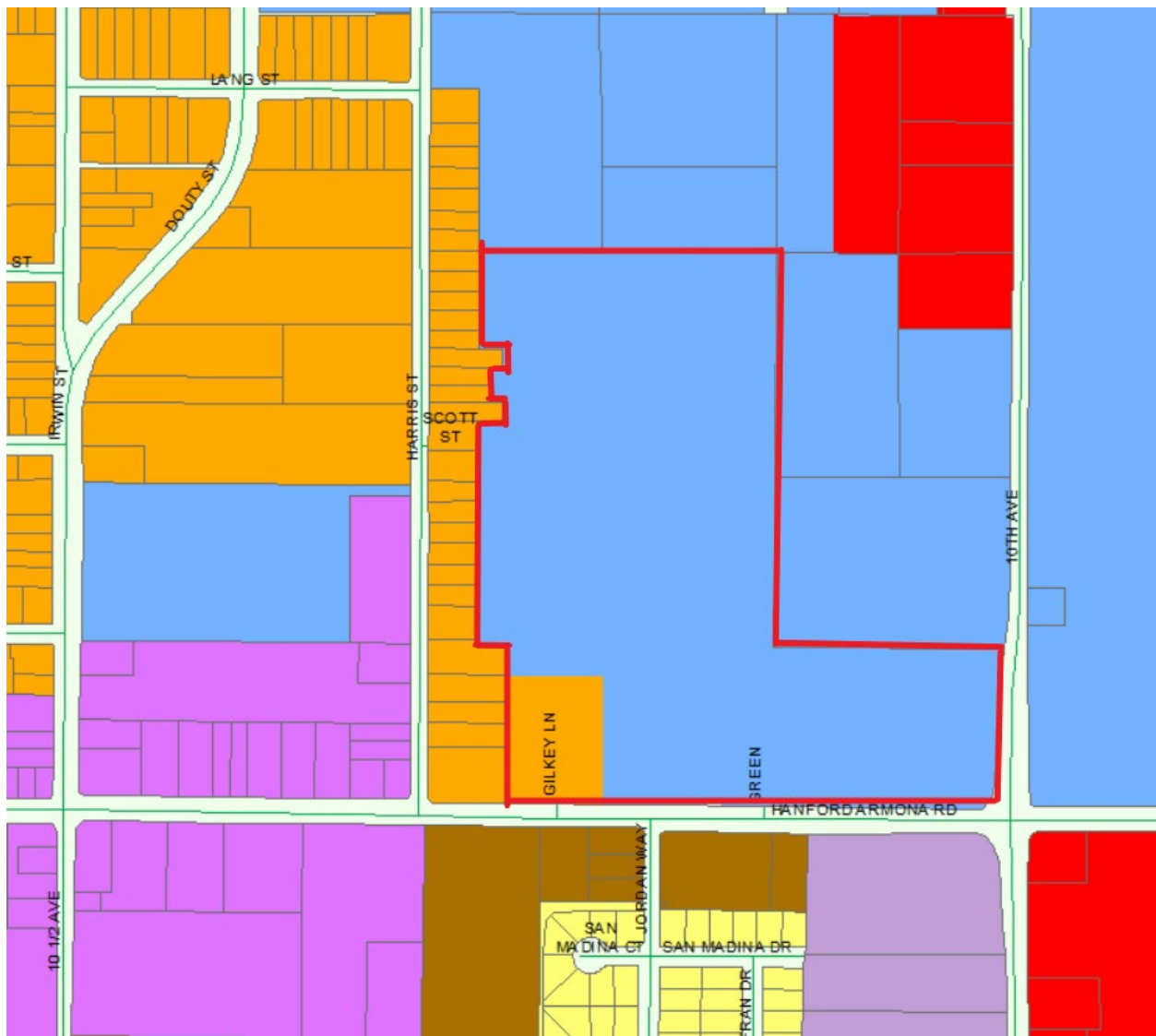
Figure 3:
General Plan Designation (property outlined in red)
Public Facility



Zoning Designation

The property overall is zoned PF Public Facility and R-M Medium-Density Residential. The subject residence is within a portion of the site zoned PF Public Facility, which corresponds with the General Plan Designation for this portion of the site (see Figure 4, below). The applicant seeks to convert an existing single-family dwelling on the site to a duplex for use by clients of Kings Rehabilitation Center. In accordance with the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, residential uses (H1-H19), with the exception of emergency shelters (H4), are not permitted in the PF Public Facility zone district. Therefore, this would constitute a change of a nonconforming use, which requires a conditional use permit, in accordance with Section 17.90.110 of the Hanford Municipal Code.

Figure 4:
Zoning Designation (property outlined in red)
PF Public Facility and R-M Medium-Density Residential



Nonconforming Use

The single-family residence, located at 984 S. Green Street was built in 1978. Previously, under the 2002 General Plan, the property was designated as Medium-Density Residential and zoned RM-3 Medium-Density Residential. Once the property's designation and zoning were changed to PF Public Facility, as part of the comprehensive 2017 General Plan Update, the residential use of the property became a legally existing, nonconforming use. "A use shall be deemed nonconforming if it was lawfully commenced prior to the adoption or amendment of this title, but which now does not conform to the use regulations of this title applicable to uses" (17.90.030 A, HMC).

In order to convert the use from a legally-existing, nonconforming single-family residence to a duplex, the process detailed in Section 17.90.110 Change of Nonconforming Uses, below, shall be required.

17.90.110 Change of Nonconforming Uses.

- A. A nonconforming use may be changed to another nonconforming use upon approval of a conditional use permit, in accordance with Chapter 17.80.
- B. A conditional use permit to change from one nonconforming use to another nonconforming use may only be granted if all of the following findings are made by the approving authority:
 1. The proposed use will not alter the character of the zone district in which it is proposed to be located to any greater extent than the existing or preexisting nonconforming use;
 2. The proposed use will not create more vehicular traffic than the volume created by the existing or preexisting nonconforming use;
 3. The proposed use will not create more odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable matter than the amount created by the existing or preexisting nonconforming use; and
 4. The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

PROJECT EVALUATION

Conformance with the standards of the PF Public Facility Zone District

17.38.020 Permitted Uses

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted, as prescribed in the land use table in Section 17.08.030. As described previously, the use of a single-family residence or a duplex is not a permitted use in the PF Public Facility zone district. Therefore; the use of the existing single-family residence is considered legally existing nonconforming. The request to convert the single-family residence to a duplex is considered a change in the nonconforming use, which is subject to approval of a conditional use permit, in accordance with Section 17.90.110 of the Hanford Municipal Code.

17.38.030 Site Area

There is not a minimum lot area required in the PF Public Facility zone district. The subject project location is a portion of the Kings Rehabilitation Center's 34.2-acre parcel.

17.38.040 Lot Dimensions

In the PF Public Facility zone district, the minimum lot frontage shall be 40 feet. The parcel has approximately 425 feet of street frontage on 10th Avenue and 1,354 feet of frontage on Hanford Armona Road. The subject residence is accessed through Green Street, an approximately 160-foot dead-end access drive. Consistent with Public Works requirements, the applicant proposes a 225-foot cul-de-sac on Green Street.

17.38.050 Coverage

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. All required building setbacks, landscaping, off-street parking and loading requirements are evaluated below.

17.38.060 Building Setback Area

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

Front-Building Setback

In the PF Public Facility zone district, the front building setback area shall be 20 feet from the front lot line. The front lot line for the Kings Rehabilitation Center site is located on 10th Avenue, the short side of the corner parcel. The subject residence is setback approximately 720 feet from the 10th Avenue lot line.

Rear Building Setback

The rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet. The subject residence is setback approximately 500 feet from the western rear property line.

Side-Building Setback

The side building setback area shall be five feet from an interior side lot line and ten feet from a street-side property line in the PF Public Facility zone district.

The subject residence is setback approximately 1,267 feet from the northern interior side property line and 120 feet street-side property line along Hanford-Armona Road.

17.38.070 Distances Between Structures

In the PF Public Facilities zone district, the minimum distance between structures shall be 10 feet, except as provided by the building code. There are metal carports proposed to directly abut the subject residence. Due to the metal material, the building code permits the metal carport to be attached to the dwelling, with conditions placed by the Building Official for its attachment. The structure has been reviewed by the Building Official and permitted. The residence itself is

proposed to be divided into a duplex, thus providing a zero-lot line between units. Due to fire-rated walls, this is acceptable, per the building code and Building Official.

17.38.080 Height of Structures

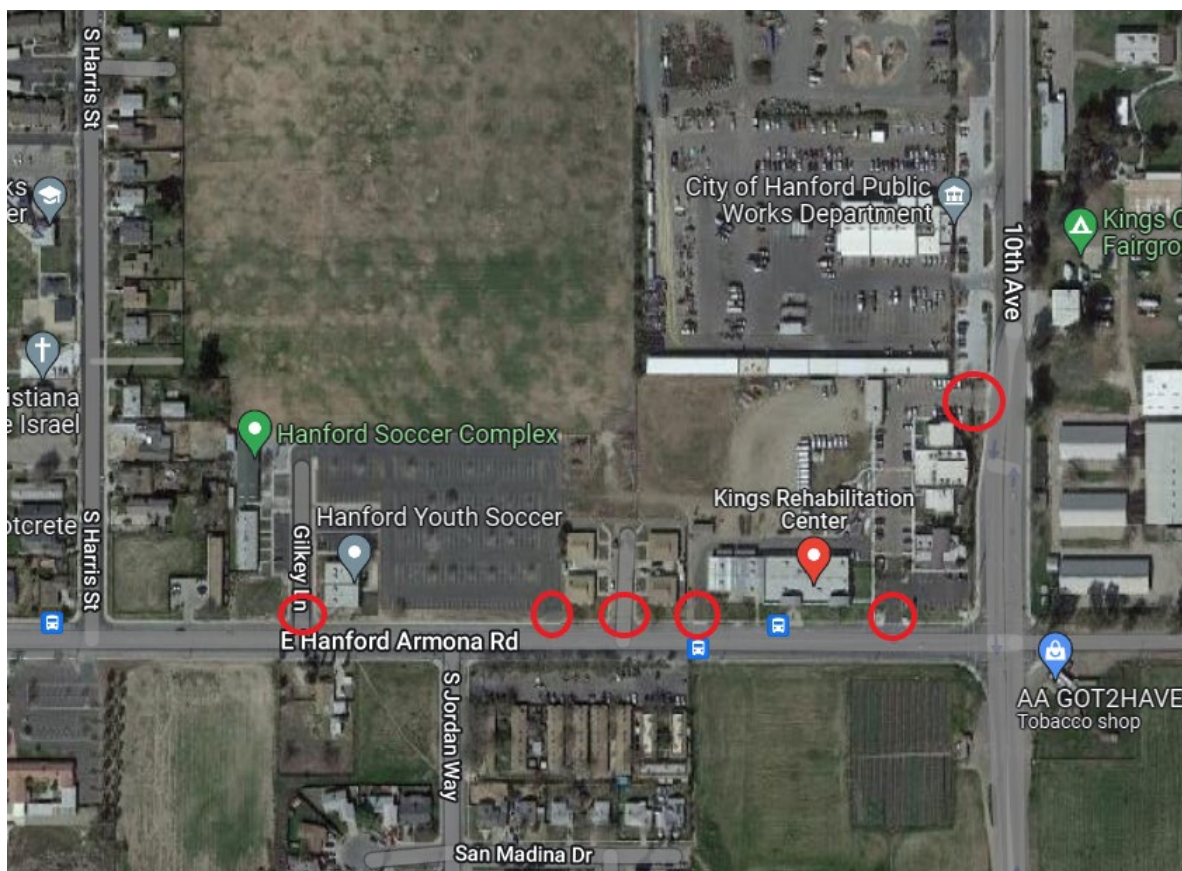
The maximum height of structures in the PF Public Facilities zone district is 50 feet. All structures on the Kings Rehabilitation Center's property are single-story, including the subject residence.

17.38.090 Driveways

Whenever possible, developments shall share driveways to minimize the number of driveways on public streets. New driveways near street corners shall be located a minimum 100 feet from the radius of the curb, unless otherwise specifically approved by the City Engineer. Gated entrances shall be setback at least 50 feet from the public right-of-way, unless a shorter distance is approved by the City Engineer. The Kings Rehabilitation Center's property has one gated entrance on 10th Avenue and five access points on Hanford-Armona Road. Two of the access points on Hanford-Armona Road are to gated parking lots. One access is on Green Street, which leads to the subject residence. Another access point is provided to the Soccer Complex. The fifth access is on Gilky Lane. See Figure 5, below.

All driveways are existing. No changes are requested to the ingress/egress points; however, the cul-de-sac on Green Street will be improved to City standard.

Figure 5: Ingress/Egress Points for Kings Rehabilitation Center



17.38.100 Accessory Structures

Accessory structures may be located within a required rear or side building setback area subject to all of the following:

- A. The floor area shall be a maximum one hundred twenty (120) square feet.
- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

Accessory structures are not proposed as part of the residence conversion application.

17.38.110 Off-Street Parking

Off-street parking and off-street loading facilities shall be provided on the site for each use, as prescribed in Chapter 17.54.

In accordance with Section 17.54, multifamily dwellings with two bedrooms should provide parking at a ratio of 1.75 spaces per dwelling unit (50% of the spaces shall be covered parking). Therefore, for the two units with two-bedrooms each, a total of three and a half stalls, four stalls when rounded, shall be provided, half of which – two – shall be covered parking spaces.

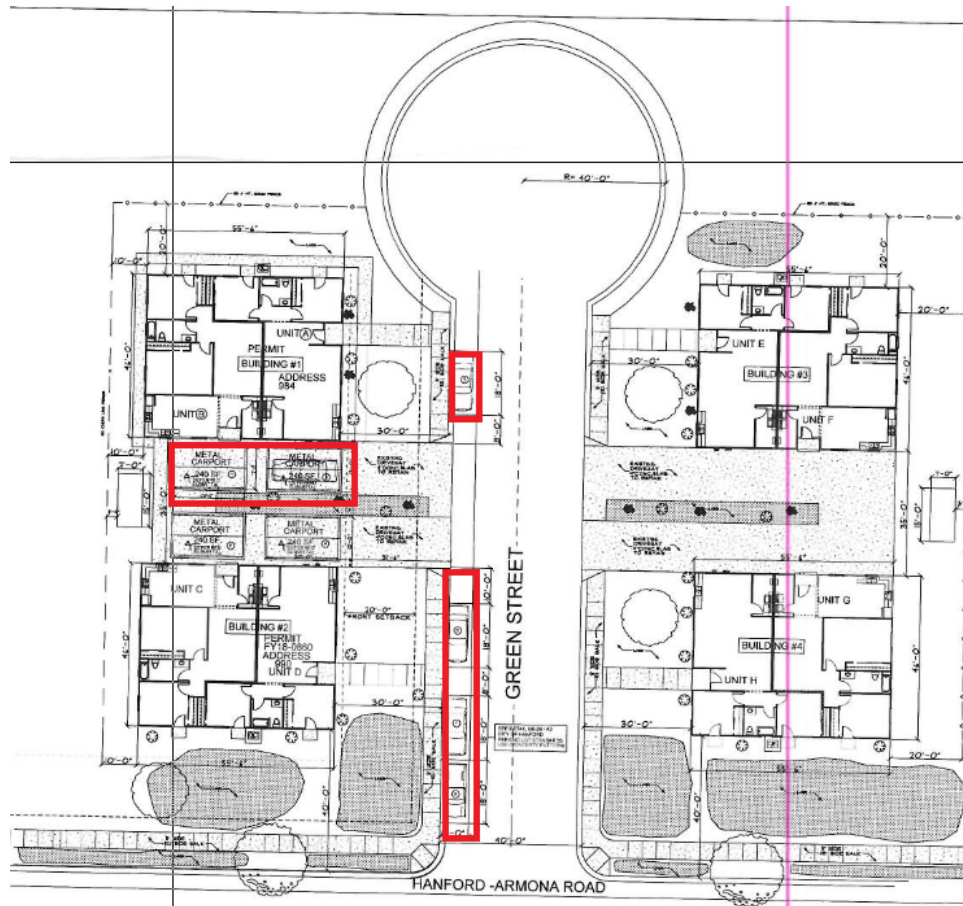
Calculation:

$$1.75 \text{ spaces/dwelling unit} \times 2 \text{ units} = 3.5 \text{ spaces}$$

According to Section 17.54.040 C., if in the application of the requirements of this section (17.52.040), a fractional number is obtained, one parking space shall be provided for a fraction of one-half or more, and no parking space shall be required for a fraction of less than one-half.

Therefore, four spaces shall be required. Two covered carport spaces are provided for the residence and two spaces are provided on Green Street, which is a private drive.

Figure 6: Parking Space Location



17.38.120 Usable Open Space

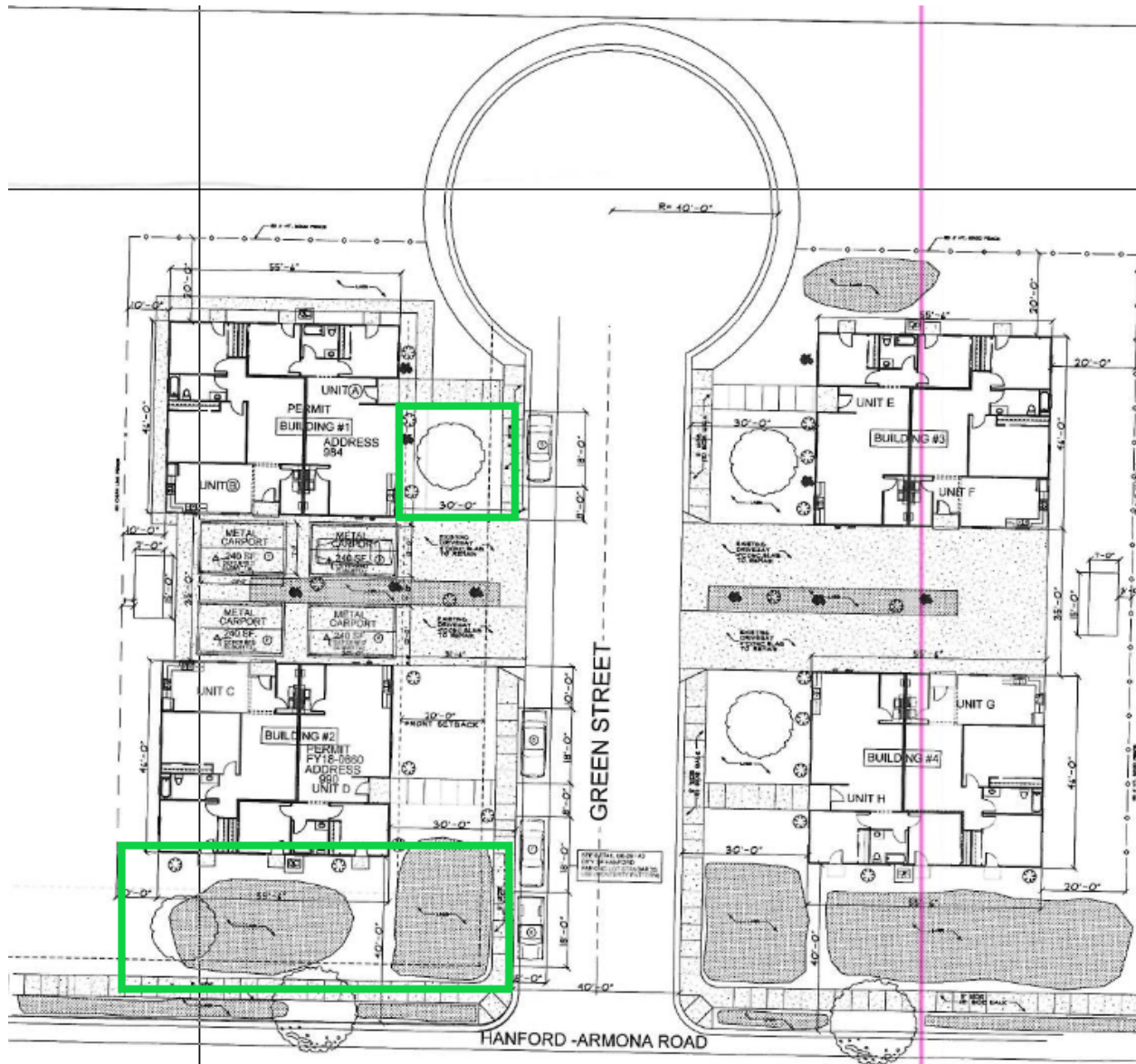
In the PF Public Facilities zone district, usable open space is not required.

17.38. 130 Landscaping

In the PF Public Facilities zone district, except for driveways and approved parking areas, all yard areas and setback areas visible from the public street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100 percent of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

Landscaping is provided along Hanford-Armona Road and in front of the subject residence.

Figure 7: Landscaping



17.38.140 Screening, Fences, and Walls

Properties in the PF Public Facilities zone district shall provide a block wall with a minimum height of seven feet along any side or rear lot line that abuts an R-L, R-M, R-H, OR, AP, or CO zone district.

The Kings Rehabilitation Center property features two zone districts, PF Public Facility and R-M Medium-Density Residential. Where the PF Public Facility zone district abuts the on-site R-M Medium-Density residential, there is a private street separating the uses, therefore a block wall is not required to be provided. On all other sides of the PF Public Facility zoning, the site abuts PF Public Facility, therefore a block wall is not required.

17.38.150 Signs

All signage placed in the PF Public Facility zone shall meet the standards set in Chapter 17.56 of the Hanford Municipal Code. Signage for the Kings Rehabilitation Center has already been permitted. Signage is not proposed for the subject residence.

With the exception of the use, all requirements of the PF Public Facility zone district, prescribed by Chapter 17.38 of the Hanford Municipal Code, are satisfied.

FINDINGS FOR APPROVAL: CONDITIONAL USE PERMIT NO. 2022-02

17.90.110 Change of nonconforming uses.

- A. A nonconforming use may be changed to another nonconforming use upon approval of a conditional use permit, in accordance with Chapter [17.80](#).
- B. A conditional use permit to change from one (1) nonconforming use to another nonconforming use may only be granted if all of the following findings are made by the approving authority:
 1. The proposed use will not alter the character of the zone district in which it is proposed to be located to any greater extent than the existing or preexisting nonconforming use;

Analysis: That the use of a duplex will not alter the character of the zone district to any greater extent than the existing single-family residence does. The conversion of the single-family residence to a duplex will not increase the square footage of the dwelling unit. The only additional square footage added to the site will be through the construction of carports. Carports are allowed to be constructed within the PF Public Facility zone district; therefore, the proposed use will not later the character of the zone district in which it is proposed to be located to any greater extent than the existing nonconforming use. Further, the residences on Green Street have been utilized by Kings Rehabilitation Center prior to the conversion of the land use from Medium-Density Residential to Public Facilities under the 2017 General Plan Update.

2. The proposed use will not create more vehicular traffic than the volume created by the existing or preexisting nonconforming use;

Analysis: That in accordance with the operational statement submitted, the duplex units will be held for use by clients of the Kings Rehabilitation Center, whom do not typically possess a vehicle nor driver's license. Therefore, the use, as described, will not create more vehicular traffic than the volume created by the existing single-family residence. As a condition of approval in the resolution, there shall not be more than two vehicles per unit allowed for each unit of the duplex. This stipulation is allowable to reduce impacts to neighboring properties under Section 17.80.040, which allows the reviewing authority to place conditions of approval on the conditional use permit that promote the public interests, health, safety, convenience or welfare of the City or that mitigate any impacts to surrounding properties.

3. The proposed use will not create more odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable matter than the amount created by the existing or preexisting nonconforming use; and

Analysis: That the proposed use of the duplex will not create more odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness, or any other objectionable matter than the amount created by the existing single-family residence. Normal, routine use of a residence does not create odor, dust, dirt, smoke, vibration, or unsightliness. Through compliance with the Hanford Municipal Code, excess noise shall not be generated by standard use of the residence. Illumination and glare from lights associated with the residence are mitigated through compliance with Section 17.50.140 Outdoor Lighting Standards of the Hanford Municipal Code.

4. The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

Analysis: That the proposed conversion of the single-family residence to the duplex use will not be determinantal to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The various City departments have reviewed the project proposed through Site Plan Review No. 2022-21 and placed conditions of approval on the conversion, in order to ensure the public health, safety, and welfare. Adherence to the conditions set forth in the Site Plan Review approval letter and resolution will ensure that the project does not create a detriment to public health, safety or welfare or become materially injurious to properties or improvements in the vicinity.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on May 13, 2022 and mailed to property owners within 300 feet of the project site on May 12, 2022. No comments were received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 4**.

CONDITIONS OF APPROVAL

Project approval shall be subject to the conditions of approval for Site Plan Review No. 2022-21, and the conditions below:

Conditional Use Permit No. 2022-02:

1. The applicant operates consistent with their approved operational statement.
2. That the number of vehicles be limited to two (2) per unit, to ensure that the conversion from the single-family residence to a duplex does not create excess traffic.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2022-18, approving Conditional Use Permit No. 2022-02.

Applicant:

Jose Sanchez
P.O. Box 5004
Fresno, CA 93755

Property Owner:

Kings Rehabilitation Center, Inc.
P.O. Box 719
Hanford, CA 93232

RESOLUTION NO. 2022-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 2022-02, A REQUEST TO DIVIDE A LEGALLY-EXISTING, NONCONFORMING SINGLE-FAMILY RESIDENCE IN THE PF PUBLIC FACILITIES ZONE DISTRICT INTO A DUPLEX FOR USE BY KINGS REHABILITATION CENTER, IN ACCORDANCE WITH SECTION 17.0.110 CHANGE OF NONCONFORMING USES OF THE HANFORD MUNICIPAL CODE. THE PROJECT IS LOCATED AT 984 S. GREEN STREET ON THE KINGS REHABILITATION CENTER PROPERTY, 494 E. HANFORD-ARMONA ROAD (APN 012-232-077).

At a regular meeting of the City of Hanford Planning Commission duly called and held on May 24, 2022 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2022-02, a request to divide a legally-existing, nonconforming single-family residence in the PF Public Facility zone district into a duplex for use by Kings Rehabilitation Center, in accordance with Section 17.90.110 Change of Nonconforming Uses of the Hanford Municipal Code, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.80 and 17.90.110 of the Hanford Municipal Code; and

WHEREAS, the project is located at 984 Green Street on the Kings Rehabilitation Center Property, 484 E. Hanford-Armona Road (APN 012-232-077); and

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

WHEREAS, the project is exempt from environmental review, per Section 15301 Existing Facilities of the California Environmental Quality Act of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.90.110 B. the Hanford Municipal Code:

1. The proposed use will not alter the character of the zone district in which it is proposed to be located to any greater extent than the existing or preexisting nonconforming use;

Analysis: That the use of a duplex will not alter the character of the zone district to any greater extent than the existing single-family residence does. The conversion of the single-family residence to a duplex will not increase the square footage of the dwelling unit. The only additional square footage added to the site will be through the construction of carports. Carports are allowed to be constructed within the PF Public Facility zone district; therefore, the proposed use will not later the character of the zone district in which it is proposed to be located to any greater extent than the existing nonconforming use. Further, the residences on Green Street have been utilized by Kings Rehabilitation Center prior to the conversion of the land use from Medium-Density Residential to Public Facilities under the 2017 General Plan Update.

2. The proposed use will not create more vehicular traffic than the volume created by the existing or preexisting nonconforming use;

Analysis: That in accordance with the operational statement submitted, the duplex units will be held for use by clients of the Kings Rehabilitation Center, whom do not typically possess a vehicle nor driver's license. Therefore, the use, as described, will not create more vehicular traffic than the volume created by the existing single-family residence. As a condition of approval in the resolution, there shall not be more than two vehicles per unit allowed for each unit of the duplex. This stipulation is allowable to reduce impacts to neighboring properties under Section 17.80.040, which allows the reviewing authority to place conditions of approval on the conditional use permit that promote the public interests, health, safety, convenience or welfare of the City or that mitigate any impacts to surrounding properties.

3. The proposed use will not create more odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable matter than the amount created by the existing or preexisting nonconforming use; and

Analysis: That the proposed use of the duplex will not create more odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness, or any other objectionable matter than the amount created by the existing single-family residence. Normal, routine use of a residence does not create odor, dust, dirt, smoke, vibration, or unsightliness. Through compliance with the Hanford Municipal Code, excess noise shall not be generated by standard use of the residence. Illumination and glare from lights associated with the residence are mitigated through compliance with Section 17.50.140 Outdoor Lighting Standards of the Hanford Municipal Code.

4. The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

Analysis: That the proposed conversion of the single-family residence to the duplex use will not be determinantal to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The various City departments have reviewed the project proposed through Site Plan Review No. 2022-21 and placed conditions of approval on the conversion, in order to ensure the public health, safety, and welfare. Adherence to the conditions set forth in the Site Plan Review approval letter and resolution will ensure that the project does not create a detriment to public health, safety or welfare or become materially injurious to properties or improvements in the vicinity.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 2022-02 be approved, subject to the conditions of approval for Site Plan Review No. 2022-21, attached as **Exhibit B**, and the conditions below:

1. The applicant operates consistent with their approved operational statement, attached as **Exhibit C**.
2. That the number of vehicles be limited to two (2) per unit, to ensure that the conversion from the single-family residence to a duplex does not create excess traffic.

EXPIRATION

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

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

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

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

I, **Mary E. Beatie**, Interim Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 24th day of May 2022.

Mary E. Beatie, Interim Secretary

Exhibit A

Site Plan Review 2022-21

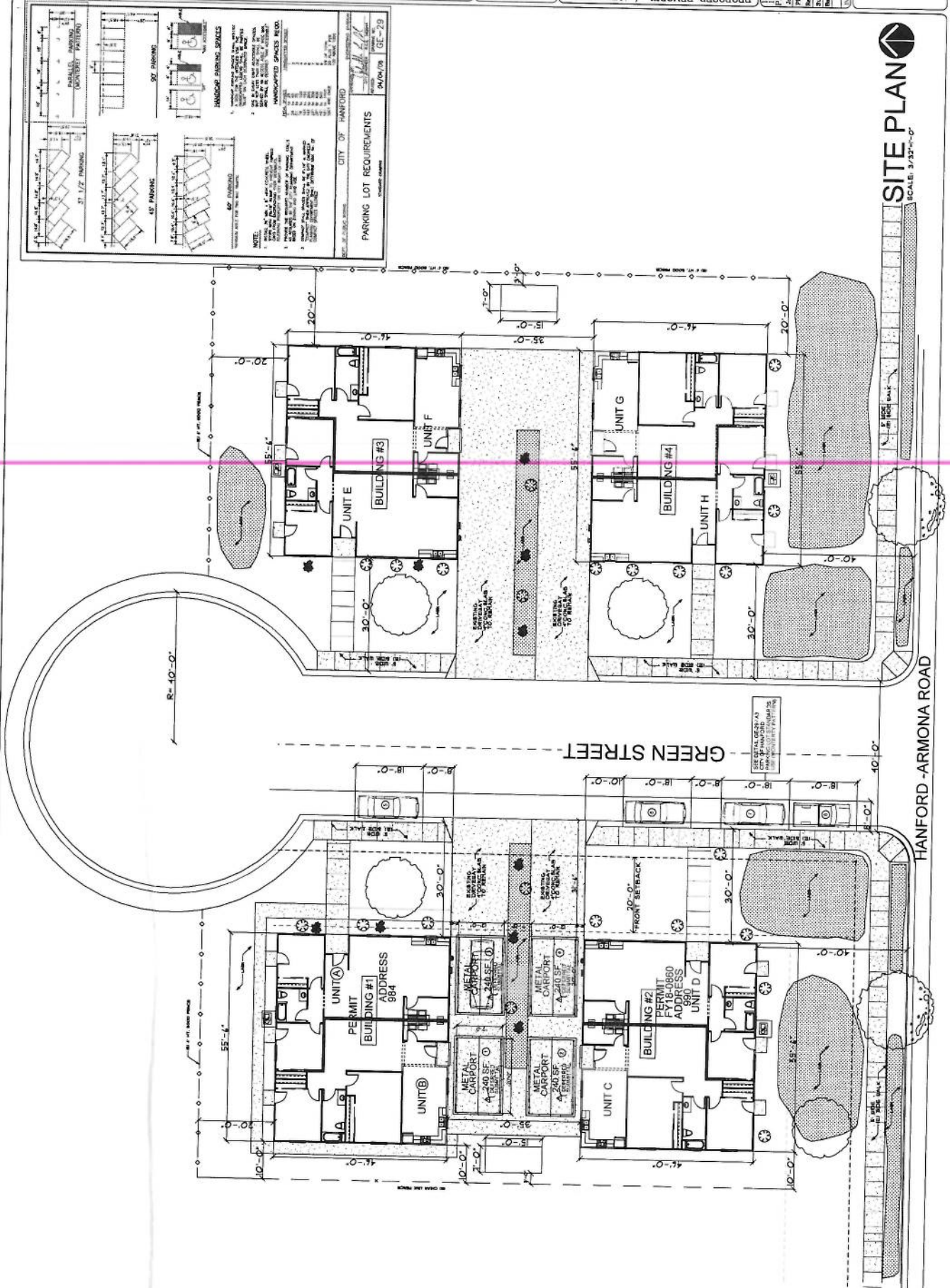
Attachment: Resolution 2022-18 (CUP 2022-02 Kings Rehab Nonconforming Use)

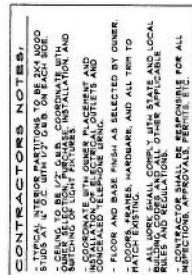
Exhibit A

Site Plan Review 2022-21

Attachment: Resolution 2022-18 (CUP 2022-02 Kings Rehab Nonconforming Use)

 SANCHEZ DESIGNS & DRAFTING SERVICES JOSE SANCHEZ P.O. BOX 5004 PLEASANTON, CALIFORNIA 94756 E-mail: msd@sdai.com PHONE: (510) 770-8195	Y&U WILSON W YAU ENGINEERING 691 E. Washington Lane Fremont, CA 94556 Phone: 510-771-7170 Fax: 510-771-7200 www.yu-engineer.com		PROPOSED REMODEL / ALTERATION DUPLEX CONVERSION	884 S. GREEN STREET, HAYWARD, CA 94520	PROJECT NO. 16-12-22 SHEET NO. 21-22 DATE: 12/12/22 DRAWN BY: JH CHECKED BY: JH DESIGNED BY: JH SCALE: AS SHOWN PROJECT: 16-12-22 SHEET: 21-22
			REHABILITATION KINGS CENTER	16-12-22 12/12/22	





THRESHOLD NOTES

- A) FLOOR LEVEL CHANGES GREATER THAN 3" SHALL BE BEVELED WITH A BEVEL NOT TO EXCEED 1/8" HIGH.
- B) LANDINGS & EXTERIOR DOORWAYS CAN HAVE A MAXIMUM 1 1/2" CHANGE IN ELEVATION MEASURED FROM THE TOP OF THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.
- C) "THRESHOLD HEIGHT" SHALL NOT BE MORE THAN 1/4" AT SLIDING DOOR SERVICE, SWELLING JAMBS, AND NOT MORE THAN 1/2" FOR ALL OTHER DOORS.
- D) THE DOORS AT EXTERIOR DOOR AND DOES NOT SWING OVER THE LANDING SHALL COMPLY.

10-17-21
11/12/22
PLOT DATE: 1/27/22
Job NO 21-29
Plan Check no P722-1681
Revisions By: JS
Submittal Date
Plan Check: 1/12/22
1/27/22
INTERVIEW - HANCO - 8136

A5

Exhibit B

Site Plan Review 2022-21 Conditions of Approval

Attachment: Resolution 2022-18 (CUP 2022-02 Kings Rehab Nonconforming Use)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
KALISH MORROW
VICE MAYOR
DIANE SHARP

COUNCIL MEMBERS
AMANDA SALTRAY
FRANCISCO RAMIREZ
ARTHUR BRIENO

CITY MANAGER
MARIO CIFUENTEZ II

CITY ATTORNEY
ROBERT M. DOWD

DATE: May 17, 2022

PROJECT: Site Plan Review 2022-21 (502-1217)

APPLICANT: Jose Sanchez

LOCATION: 984 S. Green St. (APN 012-232-077)

PROPOSAL: Duplex alterations

ZONING: PF Public Facilities

SITE PLAN REVIEW COMMITTEE REVIEW DATE: April 20, 2022

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

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

☒ **REVISE AND PROCEED**

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

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

Signed,

Mark Manha

Mark Manha, Assistant Planner
Community Development Department

May 17, 2022
DATE

Attachment: Resolution 2022-18 (CUP 2022-02 Kings Rehab Nonconforming Use)

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2022-40**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval No. 2022-21 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: April 20, 2022

SITE PLAN NUMBER: 2022-21 (FILE 502-1217)

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

General Plan Designation: Public Facilities

Zoning: PF Public Facilities

Other Special Districts: N/A

Planning Division Recommendation: ☒ Revise and Proceed ☐ Resubmit

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

Correction(s):

- None.

Required Entitlements:

- Conditional Use Permit (already applied)

PF Public Facilities - all checked comments shall apply

General:

- ☒ That neither a "single-family dwelling, detached" use nor a "multifamily dwelling, 2 units per building (duplex)" use is permitted in the PF Public Facilities zone district. Approval of a Conditional Use Permit is required to change one nonconforming use to another nonconforming use.
- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2022-21 with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

Cultural Resources:

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

Coverage: (Section 17.38.050)

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

Building Setback Area: (Section 17.38.060)

- ☒ That no structure shall be placed within a building setback area.
- ☒ The front building setback area shall be 20 feet from the front lot line.
- ☒ That the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet.
 - ☒ The rear building setback area shall be increased by 10 feet for buildings over one story high.
- ☒ That the side building setback area shall be five feet from an interior side lot line and 10 feet from a street side property line.
- ☐ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Distance between Structures: (Section 17.38.070)

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

Height of Structures: (Section 17.38.080)

- ☒ The maximum structure height shall be 50 feet.

Driveways: (Section 17.38.090)

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

- ☒ That gated entrances shall be set back at least 50 feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

Off Street Parking: (Section 17.38.110 and 17.54)

- ☒ That a minimum of four spaces, which includes two covered parking spaces, shall be maintained for the site, based on the ratio 1.75 spaces per dwelling unit (50% of the spaces shall be covered parking) for multifamily dwellings with 2 bedrooms:

Calculation:

$$1.75 \text{ spaces/dwelling unit} \times 2 \text{ units} = 3.5$$

3.5 rounds up to **4 spaces**

- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).
- ☒ That there shall be no more than four compact spaces adjacent to each other.
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ That required parking spaces may not be provided in any front, side, or rear building setback area.
- ☒ That all parking areas shall have ingress and egress to and from a street or alley as required by the City's standard specifications.
- ☒ That sufficient room for turning and maneuvering vehicles shall be provided on the site.
- ☒ That developed parking areas are to be utilized by all vehicles associated with or visiting the site.
- ☒ That the parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.
- ☒ That entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the Site Plan Review Committee.
- ☒ That parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.
- ☒ That no commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.

- ☒ That parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, except that long-term storage areas for vehicles in the C-S, I-L and I-H zone districts may be surfaced with rock, gravel, granite or solid paving.
- ☒ That parking areas shall be designed to the City's standard specifications and approval by the City Engineer.

Usable Open Space: (Section 17.38.120)

- ☒ That there is no required usable open space.

Landscaping: (Section 17.52)

- ☒ 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.
- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 - ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.

- ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
- ☒ The size of groundcover at planting shall be one (1) gallon or larger.
- ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
- ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening and/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscape Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.
- ☒ That all building setback areas and open space areas required which are visible from the public right-of-way shall be landscaped.

Fencing and Walls: (Sections 17.50.110 and 17.50.120)

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

- ☒ Along a front lot line an open chain link fence up to seven (7) feet in height may be located in conjunction with a public or quasi-public playground or park use.
- ☒ A six (6) foot fence or wall may be located in a front building setback area when set back ten (10) feet from the front lot line. Except in the case of a corner lot, the fence wall shall begin a forty-five (45) degree angle at a point twenty-five (25) feet from the front lot line located on the street side lot line.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

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.

Outdoor Lighting Standards: (Section 17.50.140)

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

- ☒ Eighteen (18) feet in height, when located within fifty (50) feet of any residential zone district.
- ☐ Twenty-five (25) feet in height when located within fifty-one (51) to one hundred fifty (150) feet of any residential zone district.
- ☐ Thirty (30) feet in height when located more than one hundred fifty (150) feet from any residential zone district.
- ☐ Fifty (50) feet in height when located in the RC regional commercial zone or freestanding light fixtures for public outdoor recreational facilities.
- ☒ That the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:
 - ☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.
 - ☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.
 - ☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Dust Control:

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

BUILDING DIVISION
SPR 2022-021 (502-1217) Convert SFD to Duplex
5-3-22
494 E Hanford Armona Rd

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 One electronic submittal or 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 Commissioning Plan per 2019 CEnC
 - 4.2.10 **Planning Dept. "Conditions of Approval" or "Resolution"**
printed on the drawings and part of the drawing submittal
 - 4.2.11 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 One Electronic submittal or 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance **including C & D Recycle plan**
 - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
 - 4.3.10 **Landscape Calculations per Hanford City Ordinance**
5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11A.

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

Hanford Fire Department

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

concerning questions that you may have on the following conditions.

Site Plan Review: SPR 2022-21

Date: April 18, 2022

Project #: 502-1217

General Instructions

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

The following comments are applicable if checked:

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

- The exterior of the fire riser door shall have permanent signage stating **FIRE RISER ROOM** in a contrasting color to background.
- For existing buildings: please contact the Fire Department.

7. ☒ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. **A separate fire department permit is required** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the Building Department for submittal process.
8. ☐ A hydrant will be required within 50 feet of the Fire Department connection. **Knox FDC Locking Caps** are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.
9. ☐ 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.
10. ☐ 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.
11. ☐ No additional hydrants are necessary for this project.
12. ☐ Number of additional hydrants necessary for this project: _____
13. ☐ Fire hydrant spacing shall be as follows:
- Section 507 or as required by appendix C of the 2019 CFC.
14. ☐ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
15. ☐ 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).
16. ☐ 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.
17. ☐ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.

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

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

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. If there is an existing Know Box installed, contact the Fire Department to determine if it will suffice.

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 Building 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.

32. ☐ Provide a Knox Box for all structures and gates. In accordance to the 2019 CFC 506.1. Location shall be approved by Hanford Fire Department.

33. ☒ Provide premises identification for all structures. Shall be visible from the street. A minimum of four (4) inch numbering on contrasting background. In accordance to the 2019 CFC 505.1

34. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I Hood. In accordance with the California Mechanical Code, and an automatic fire extinguishing system that is listed and labeled for its intended use.

35. ☐ Insulated liquid carbon dioxide systems used in beverage dispensing applications with more than 100 pounds (45.4kg) of carbon dioxide shall comply with 2019 CFC 5307.3.1
36. ☒ Facility to provide minimum 2A10BC type fire extinguishers. Provide location and number of fire extinguishers to be installed in accordance to California Fire Code, section 906.
37. ☒ All exiting shall comply with California Fire and Building Code requirements. Requirements shall comply with section 10 of the 2019 CFC 1004.9
38. ☐ Posting of Occupant Load sign shall be provided if room or spaces used for Assembly, Classroom, Dining, or similar purposes having an occupant load of fifty (50) or more persons. Sign shall be placed in conspicuous location and near the main exit in accordance to CFC 1004.9
40. ☐ Any Special Event project shall comply with 2019 edition of the California Fire Code, chapter 31 for tent structures, exiting, fire extinguishers and other fire protection application.



City of Hanford

Department of Public Works

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

Utilities Division Comments

PROJECT: SPR# 2022-21 (502-1217) Duplex Conversion – 490 E. Hanford Armona Rd

General:

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

Water:

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

Sewer:

1. If an existing sanitary sewer lateral is not serviceable, the developer shall furnish and install a minimum four inch diameter sanitary sewer lateral to serve each of the buildings on project site located as shown on approved Site Plan. New sewer lateral shall be connected to the sanitary sewer main located within Green Street.
2. If the Development is utilizing a septic system and is not currently connected to City Sanitary Sewer Services, the developer shall extend the existing 8" sewer main from Hanford Armona Rd to the Green Street project frontage limits in order to furnish and install new sanitary sewer laterals to serve each building on project site.
3. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure. Floor drain shall connect via sewer lateral to the City's Sanitary Sewer System.

Attachment: Resolution 2022-18 (CUP 2022-02 Kings Rehab Nonconforming Use)

Bob Williams
UTILITIES MANAGER (559) 585-2560

5/13/2022
DATE



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: SPR# 2022-21 (502-1217) Duplex Conversion – 490 E. Hanford Armona Rd

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **\$1,800.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

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

Drainage Requirements:

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

Steve Coodey
ASSISTANT ENGINEER (559) 585-2582

5/13/2022
DATE

Attachment: Resolution 2022-18 (CUP 2022-02 Kings Rehab Nonconforming Use)



Department of Public Works

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

Curb, Gutter, and Sidewalk Requirements:

1. That the existing concrete curbs and gutters located along the Green Street project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curbs and gutters installed in conformance with City Standard CO-11 and CO-14. The locations of any such curbs and gutters required to be reconstructed shall be shown on the engineered site improvement plans.
2. That new curb, gutter, and sidewalk shall be installed in conformance with City Standard CO-11 and CO-14 along the Green Street project frontage and shall be shown on the engineered site improvement plans.

Street Requirements:

1. That a new cul-de-sac along Green Street shall be installed in accordance with City Standard ST-38 and shall be shown on engineered site improvement plans.

Drive Approach Requirements:

1. That the existing substandard drive approaches located on the Green Street frontage shall be removed and replaced with a new concrete drive approach installed in accordance with City Standard CO-39 and shall be shown on engineered site improvement plans. All drive approaches shall be constructed in compliance with ADA requirements in order to provide continuous pedestrian and disabled access along the project frontage

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective July 1, 2022. All fees are payable prior to issuance of building permits. **(Building area: 2,553 sf – 1 Duplex Home (Building 1) – Site Area: 34.20 Acres).**
- A. That the development is subject to a **\$1,573.34 Circulation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.
- B. That the development is subject to a **\$292.99 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.
- C. That the development is subject to a **\$1,277.60 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.
- D. That the development is **NOT** subject to a **Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.
- E. That the development is subject to a **\$67.89 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.
- F. That the development is subject to a **\$580.34 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- G. That the development is subject to a **\$495.00 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- H. That the development is subject to a **\$2,167.96 Park Impact Fee** in accordance with City Resolution No. 05-64-R or any revisions thereof.

Attachment: Resolution 2022-18 (CUP 2022-02 Kings Rehab Nonconforming Use)

Steve Coodey

ASSISTANT ENGINEER (559) 585-2582

5/13/2022

DATE



City of Hanford

Department of Public Works

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

Refuse Division Comments

PROJECT: SPR# SPR# 2022-21 (502-1217) Duplex Conversion – 490 E. Hanford Armona Rd.

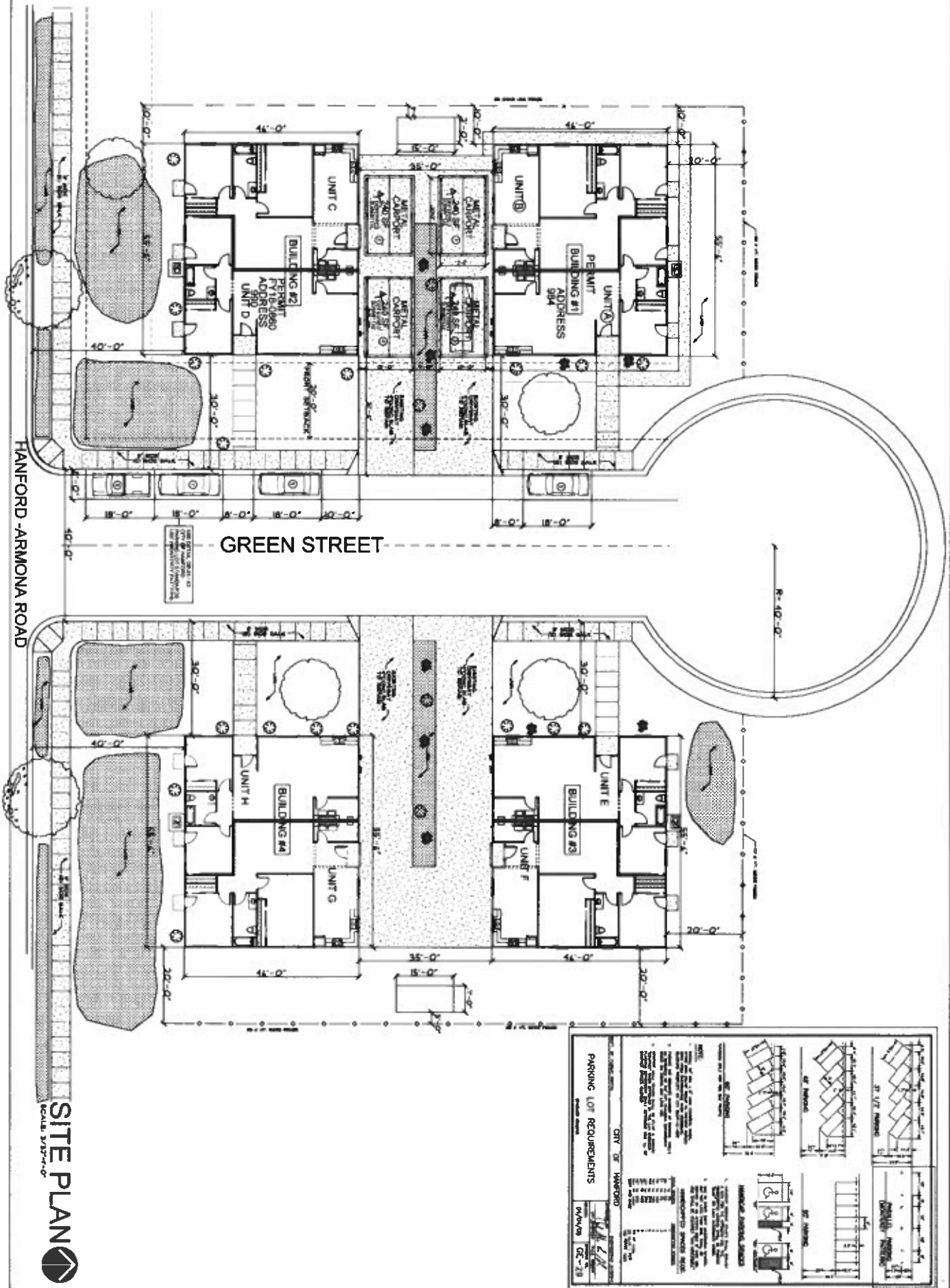
General Requirements:

1. That a 10' x 15' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' concrete apron. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable).**

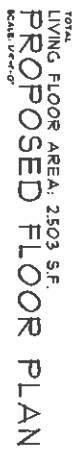
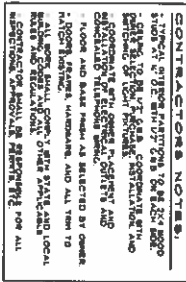
Attachment: Resolution 2022-18 (CUP 2022-02 Kings Rehab Nonconforming Use)

Tyler Martinez
REFUSE MANAGER (559) 585-2586

5/13/22
DATE



A3



NOTES

[illegible]

THRESHOLD NOTES

☐ ALL OF THE GARAGE LIGHTS AND THE MAIN HALL BE REWIRED
 AT \$1,000.00, NOT EXCEEDING \$1,200.00.
☐ A WINDOW AT EXTENSION REAR PORCH CAN HAVE A FAULTY "X"
 CAUSED BY ELEVATION, REASONED FROM THE TOP OF INTERMEDIAL
 PROVIDED THE DOOR DOES NOT HAVE OTHER DAMAGE.
☐ INTERMEDIAL REAR WALL NOT MORE THAN 10' FROM DOOR
 OTHER SIDE OF WALL, BUT NOT MORE THAN 10' FROM THE MAIN
 DOOR.
☐ INTERMEDIAL SHALL BE 10' TO 12' FROM DOOR REAR PORCH
 THE DOOR AT EXTENSION DOOR AND DOES NOT HAVE OTHER
 DAMAGE. (SEE 100811)

A5

PROPOSED REMODEL / ALTERATION
DUPLEX CONVERSION
KINGS
REHABILITATION
CENTER
984 S. GREEN STREET HANFORD, CA. 93230



Y&N

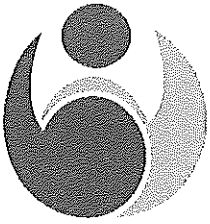
**SANCHEZ DESIGNS
& DRAFTING SERVICES**
JOSE SANCHEZ
PHONE: (559) 770-8135
E-mail: sandraf104@aol.com
P.O. BOX 5004 FRESNO CALIFORNIA 93756



Exhibit C

Operational Statement

Attachment: Resolution 2022-18 (CUP 2022-02 Kings Rehab Nonconforming Use)



KINGS REHABILITATION CENTER, INC.

P.O Box 719
494 E. Hanford-Armona Rd.
Hanford, CA 93232

(559) 583-5051 (office)
(559) 582-1112 (fax)
www.kingsrehab.com

To: City of Hanford
Hanford, CA 93230

From: Steve Mendoza, Executive Director
Kings Rehabilitation Center, Inc.
494 E. Hanford/Armona rd
Hanford, CA 93230

To whom this may concern,

Kings Rehabilitation Center (KRC) would like to convert two of its four current residential cottages located at 990 S. Green Street in Hanford and 984 S. Green Street in Hanford into two bedroom and one bath duplexes. These duplexes would be used for clients of KRC that are capable of living independently with some support provided by KRC and Central Valley Regional Center located in Visalia, California. We have identified through many forms of communication with our clients and their families that there seems to be a shortage of affordable housing that meets the specific needs of many of the individuals we serve and we see this as a great opportunity to help in this area.

We envision two clients as either a married couple or a roommate situation as the individuals these four duplexes would provide housing to. The typical individual with an intellectual disability that we serve does not own a car or have a driver license; we anticipate that this will be typical of the clients that are selected to live in each duplex as well. Through communication with both clients and their families we have found that living in a setting close enough to walk to our programs was listed as a key ingredient to successful transition for these individuals for who want to live independently. Since there is public transportation readily available to these duplexes during non-program hours we see this as a great setting for those we serve. If you have any questions please contact me at (559) 583-5051.

Sincerely,

Steve Mendoza,
Executive Director

EXECUTIVE BOARD

Loretta Billingsley
President

Sandra Jackson-Bobo
Vice-President

Leighton Gould
Secretary

Renee Castro
Treasurer

Wayne Gilkey

Leonard Guiliani

Bill Gundacker

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Wayne Hardcastle

Rob Knudson

Savino Perico

Jerry Palmer

John Draxler

Steve Mendoza
Executive Director

Attachment: Resolution 2022-18 (CUP 2022-02 Kings Rehab Nonconforming Use)



SANCHEZ DESIGNS & DRAFTING SERVICES
JOSE SANCHEZ
PHONE: (569) 770-8136
E-mail: sanchezj@comcast.net
P.O. BOX 5004 FRESNO CALIFORNIA 93756

WILSON W YAU ENGINEERING
WILSON W YAU
P.L.L.C.
559-346-7280
wylau@wilsonyau.com

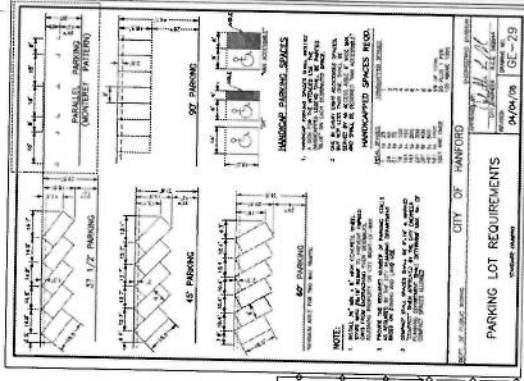
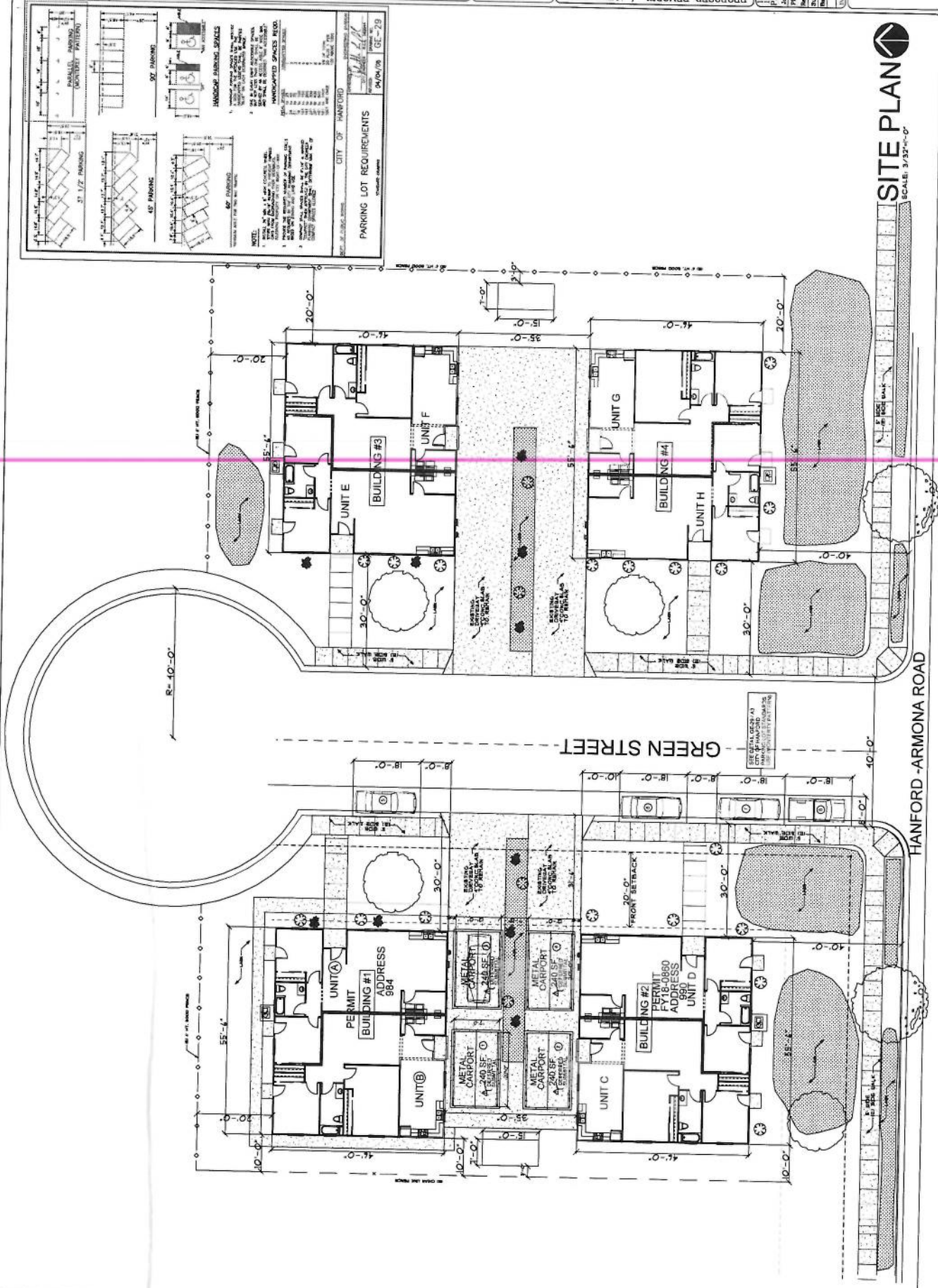


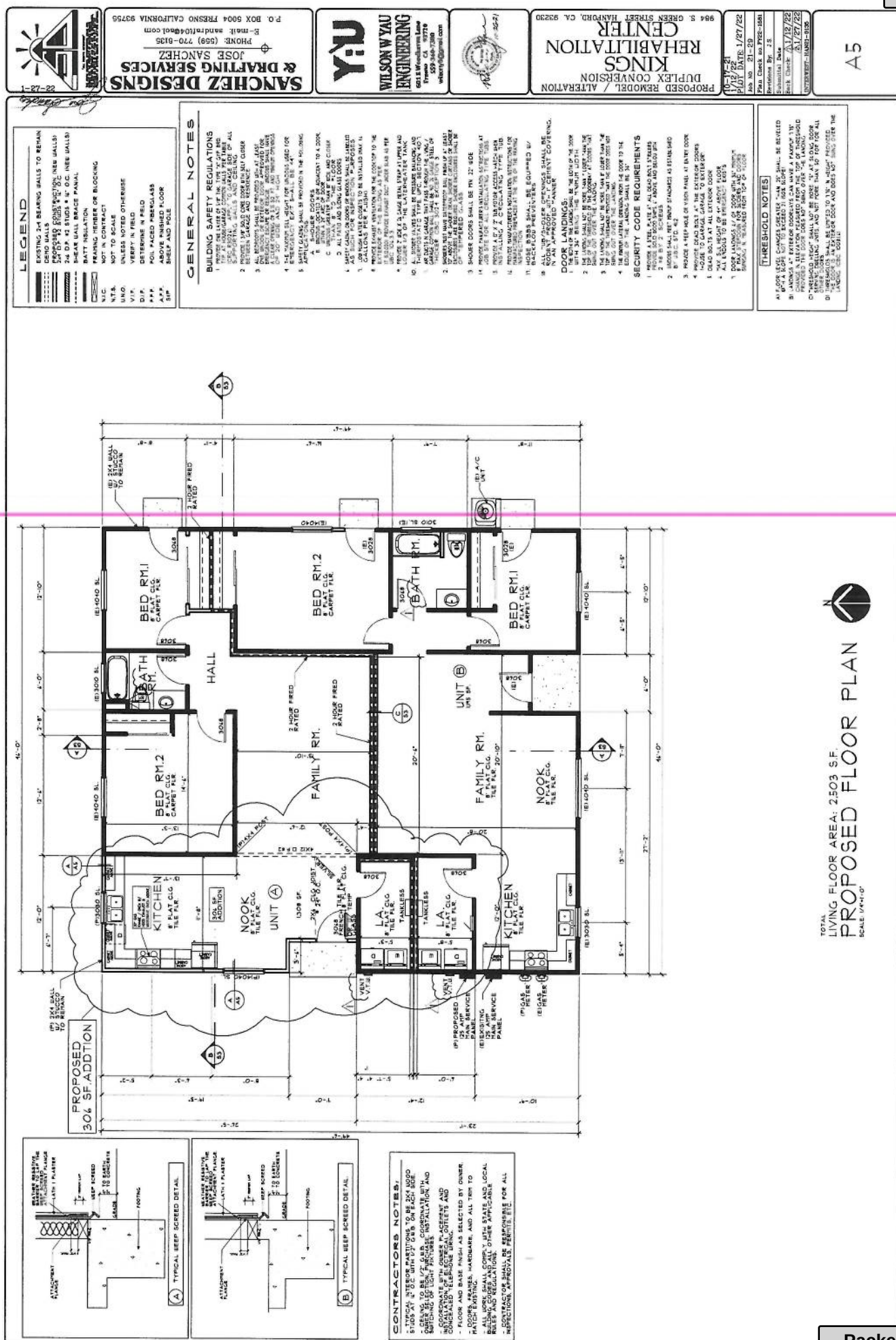
KINGS REHABILITATION CENTER
PROPOSED REMODEL / ALTERATION
984 S. GREEN STREET HANFORD, CA 93230

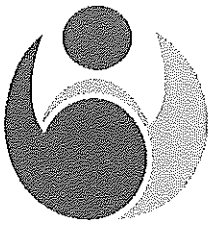
10-1-21
10-1-21
DATE: 1/27/22
JOB NO. 21-29
Plan Check on 7/22/24
Revised by: J.S.
Submitted Date: 7/12/22
Back Check: 7/12/22
APPROVED FOR SUBMITTAL
UNIVERSITY HANFORD

A3

SITE PLAN
SCALE: 3/32"=1'-0"







KINGS REHABILITATION CENTER, INC.

P.O Box 719
494 E. Hanford-Armona Rd.
Hanford, CA 93232

(559) 583-5051 (office)
(559) 582-1112 (fax)
www.kingsrehab.com

To: City of Hanford
Hanford, CA 93230

From: Steve Mendoza, Executive Director
Kings Rehabilitation Center, Inc.
494 E. Hanford/Armona rd
Hanford, CA 93230

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Sincerely,

Steve Mendoza,
Executive Director

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Steve Mendoza
Executive Director

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
KALISH MORROW
VICE MAYOR
DIANE SHARP

COUNCIL MEMBERS
AMANDA SALTRAY
FRANCISCO RAMIREZ
ARTHUR BRIENO

CITY MANAGER
MARIO CIFUENTEZ II

CITY ATTORNEY
ROBERT M. DOWD

DATE: May 17, 2022

PROJECT: Site Plan Review 2022-21 (502-1217)

APPLICANT: Jose Sanchez

LOCATION: 984 S. Green St. (APN 012-232-077)

PROPOSAL: Duplex alterations

ZONING: PF Public Facilities

SITE PLAN REVIEW COMMITTEE REVIEW DATE: April 20, 2022

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

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

☒ **REVISE AND PROCEED**

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

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

Signed,

Mark Manha

Mark Manha, Assistant Planner
Community Development Department

May 17, 2022
DATE

Attachment: Attachment 3 - SPR 2022-21 Approval Letter (CUP 2022-02 Kings Rehab Nonconforming Use)

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2022-40**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval No. 2022-21 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: April 20, 2022

SITE PLAN NUMBER: 2022-21 (FILE 502-1217)

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

General Plan Designation: Public Facilities

Zoning: PF Public Facilities

Other Special Districts: N/A

Planning Division Recommendation: ☒ Revise and Proceed ☐ Resubmit

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

Correction(s):

- None.

Required Entitlements:

- Conditional Use Permit (already applied)

PF Public Facilities - all checked comments shall apply

General:

- ☒ That neither a "single-family dwelling, detached" use nor a "multifamily dwelling, 2 units per building (duplex)" use is permitted in the PF Public Facilities zone district. Approval of a Conditional Use Permit is required to change one nonconforming use to another nonconforming use.
- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2022-21 with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

Cultural Resources:

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

Coverage: (Section 17.38.050)

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

Building Setback Area: (Section 17.38.060)

- ☒ That no structure shall be placed within a building setback area.
- ☒ The front building setback area shall be 20 feet from the front lot line.
- ☒ That the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet.
 - ☒ The rear building setback area shall be increased by 10 feet for buildings over one story high.
- ☒ That the side building setback area shall be five feet from an interior side lot line and 10 feet from a street side property line.
- ☐ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Distance between Structures: (Section 17.38.070)

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

Height of Structures: (Section 17.38.080)

- ☒ The maximum structure height shall be 50 feet.

Driveways: (Section 17.38.090)

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

- ☒ That gated entrances shall be set back at least 50 feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

Off Street Parking: (Section 17.38.110 and 17.54)

- ☒ That a minimum of four spaces, which includes two covered parking spaces, shall be maintained for the site, based on the ratio 1.75 spaces per dwelling unit (50% of the spaces shall be covered parking) for multifamily dwellings with 2 bedrooms:

Calculation:

$$1.75 \text{ spaces/dwelling unit} \times 2 \text{ units} = 3.5$$

3.5 rounds up to **4 spaces**

- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).
- ☒ That there shall be no more than four compact spaces adjacent to each other.
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ That required parking spaces may not be provided in any front, side, or rear building setback area.
- ☒ That all parking areas shall have ingress and egress to and from a street or alley as required by the City's standard specifications.
- ☒ That sufficient room for turning and maneuvering vehicles shall be provided on the site.
- ☒ That developed parking areas are to be utilized by all vehicles associated with or visiting the site.
- ☒ That the parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.
- ☒ That entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the Site Plan Review Committee.
- ☒ That parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.
- ☒ That no commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.

- ☒ That parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, except that long-term storage areas for vehicles in the C-S, I-L and I-H zone districts may be surfaced with rock, gravel, granite or solid paving.
- ☒ That parking areas shall be designed to the City's standard specifications and approval by the City Engineer.

Usable Open Space: (Section 17.38.120)

- ☒ That there is no required usable open space.

Landscaping: (Section 17.52)

- ☒ 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.
- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 - ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.

- ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
- ☒ The size of groundcover at planting shall be one (1) gallon or larger.
- ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
- ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening and/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscape Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.
- ☒ That all building setback areas and open space areas required which are visible from the public right-of-way shall be landscaped.

Fencing and Walls: (Sections 17.50.110 and 17.50.120)

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

- ☒ Along a front lot line an open chain link fence up to seven (7) feet in height may be located in conjunction with a public or quasi-public playground or park use.
- ☒ A six (6) foot fence or wall may be located in a front building setback area when set back ten (10) feet from the front lot line. Except in the case of a corner lot, the fence wall shall begin a forty-five (45) degree angle at a point twenty-five (25) feet from the front lot line located on the street side lot line.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

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.

Outdoor Lighting Standards: (Section 17.50.140)

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

- ☒ Eighteen (18) feet in height, when located within fifty (50) feet of any residential zone district.
- ☐ Twenty-five (25) feet in height when located within fifty-one (51) to one hundred fifty (150) feet of any residential zone district.
- ☐ Thirty (30) feet in height when located more than one hundred fifty (150) feet from any residential zone district.
- ☐ Fifty (50) feet in height when located in the RC regional commercial zone or freestanding light fixtures for public outdoor recreational facilities.
- ☒ That the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:
 - ☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.
 - ☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.
 - ☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Dust Control:

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

BUILDING DIVISION
SPR 2022-021 (502-1217) Convert SFD to Duplex
5-3-22
494 E Hanford Armona Rd

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 One electronic submittal or 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 Commissioning Plan per 2019 CEnC
 - 4.2.10 **Planning Dept. "Conditions of Approval" or "Resolution"**
printed on the drawings and part of the drawing submittal
 - 4.2.11 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 One Electronic submittal or 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance **including C & D Recycle plan**
 - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
 - 4.3.10 **Landscape Calculations per Hanford City Ordinance**
5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11A.

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

Hanford Fire Department

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

concerning questions that you may have on the following conditions.

Site Plan Review: SPR 2022-21

Date: April 18, 2022

Project #: 502-1217

General Instructions

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

The following comments are applicable if checked:

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

- The exterior of the fire riser door shall have permanent signage stating **FIRE RISER ROOM** in a contrasting color to background.
- For existing buildings: please contact the Fire Department.

7. ☒ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. **A separate fire department permit is required** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the Building Department for submittal process.
8. ☐ A hydrant will be required within 50 feet of the Fire Department connection. **Knox FDC Locking Caps** are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.
9. ☐ 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.
10. ☐ 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.
11. ☐ No additional hydrants are necessary for this project.
12. ☐ Number of additional hydrants necessary for this project: _____
13. ☐ Fire hydrant spacing shall be as follows:
- Section 507 or as required by appendix C of the 2019 CFC.
14. ☐ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
15. ☐ 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).
16. ☐ 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.
17. ☐ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.

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

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

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. If there is an existing Know Box installed, contact the Fire Department to determine if it will suffice.

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 Building 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.

32. ☐ Provide a Knox Box for all structures and gates. In accordance to the 2019 CFC 506.1. Location shall be approved by Hanford Fire Department.

33. ☒ Provide premises identification for all structures. Shall be visible from the street. A minimum of four (4) inch numbering on contrasting background. In accordance to the 2019 CFC 505.1

34. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I Hood. In accordance with the California Mechanical Code, and an automatic fire extinguishing system that is listed and labeled for its intended use.

35. ☐ Insulated liquid carbon dioxide systems used in beverage dispensing applications with more than 100 pounds (45.4kg) of carbon dioxide shall comply with 2019 CFC 5307.3.1
36. ☒ Facility to provide minimum 2A10BC type fire extinguishers. Provide location and number of fire extinguishers to be installed in accordance to California Fire Code, section 906.
37. ☒ All exiting shall comply with California Fire and Building Code requirements. Requirements shall comply with section 10 of the 2019 CFC 1004.9
38. ☐ Posting of Occupant Load sign shall be provided if room or spaces used for Assembly, Classroom, Dining, or similar purposes having an occupant load of fifty (50) or more persons. Sign shall be placed in conspicuous location and near the main exit in accordance to CFC 1004.9
40. ☐ Any Special Event project shall comply with 2019 edition of the California Fire Code, chapter 31 for tent structures, exiting, fire extinguishers and other fire protection application.



City of Hanford

Department of Public Works

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

Utilities Division Comments

PROJECT: SPR# 2022-21 (502-1217) Duplex Conversion – 490 E. Hanford Armona Rd

General:

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

Water:

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

Sewer:

1. If an existing sanitary sewer lateral is not serviceable, the developer shall furnish and install a minimum four inch diameter sanitary sewer lateral to serve each of the buildings on project site located as shown on approved Site Plan. New sewer lateral shall be connected to the sanitary sewer main located within Green Street.
2. If the Development is utilizing a septic system and is not currently connected to City Sanitary Sewer Services, the developer shall extend the existing 8" sewer main from Hanford Armona Rd to the Green Street project frontage limits in order to furnish and install new sanitary sewer laterals to serve each building on project site.
3. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure. Floor drain shall connect via sewer lateral to the City's Sanitary Sewer System.

Bob Williams

UTILITIES MANAGER (559) 585-2560

5/13/2022

DATE

Attachment: Attachment 3 - SPR 2022-21 Approval Letter (CUP 2022-02 Kings Rehab Nonconforming Use)



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: SPR# 2022-21 (502-1217) Duplex Conversion – 490 E. Hanford Armona Rd

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **\$1,800.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

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

Drainage Requirements:

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

Steve Coodey
ASSISTANT ENGINEER (559) 585-2582

5/13/2022
DATE

Attachment: Attachment 3 - SPR 2022-21 Approval Letter (CUP 2022-02 Kings Rehab Nonconforming Use)



City of Hanford

Department of Public Works

f

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

Curb, Gutter, and Sidewalk Requirements:

1. That the existing concrete curbs and gutters located along the Green Street project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curbs and gutters installed in conformance with City Standard CO-11 and CO-14. The locations of any such curbs and gutters required to be reconstructed shall be shown on the engineered site improvement plans.
2. That new curb, gutter, and sidewalk shall be installed in conformance with City Standard CO-11 and CO-14 along the Green Street project frontage and shall be shown on the engineered site improvement plans.

Street Requirements:

1. That a new cul-de-sac along Green Street shall be installed in accordance with City Standard ST-38 and shall be shown on engineered site improvement plans.

Drive Approach Requirements:

1. That the existing substandard drive approaches located on the Green Street frontage shall be removed and replaced with a new concrete drive approach installed in accordance with City Standard CO-39 and shall be shown on engineered site improvement plans. All drive approaches shall be constructed in compliance with ADA requirements in order to provide continuous pedestrian and disabled access along the project frontage

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective July 1, 2022. All fees are payable prior to issuance of building permits. **(Building area: 2,553 sf – 1 Duplex Home (Building 1) – Site Area: 34.20 Acres).**
- A. That the development is subject to a **\$1,573.34 Circulation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.
- B. That the development is subject to a **\$292.99 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.
- C. That the development is subject to a **\$1,277.60 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.
- D. That the development is **NOT** subject to a **Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.
- E. That the development is subject to a **\$67.89 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.
- F. That the development is subject to a **\$580.34 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- G. That the development is subject to a **\$495.00 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- H. That the development is subject to a **\$2,167.96 Park Impact Fee** in accordance with City Resolution No. 05-64-R or any revisions thereof.

Attachment: Attachment 3 - SPR 2022-21 Approval Letter (CUP 2022-02 Kings Rehab Nonconforming Use)

Steve Coodey
ASSISTANT ENGINEER (559) 585-2582

5/13/2022
DATE



City of Hanford

Department of Public Works

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

Refuse Division Comments

PROJECT: SPR# SPR# 2022-21 (502-1217) Duplex Conversion – 490 E. Hanford Armona Rd.

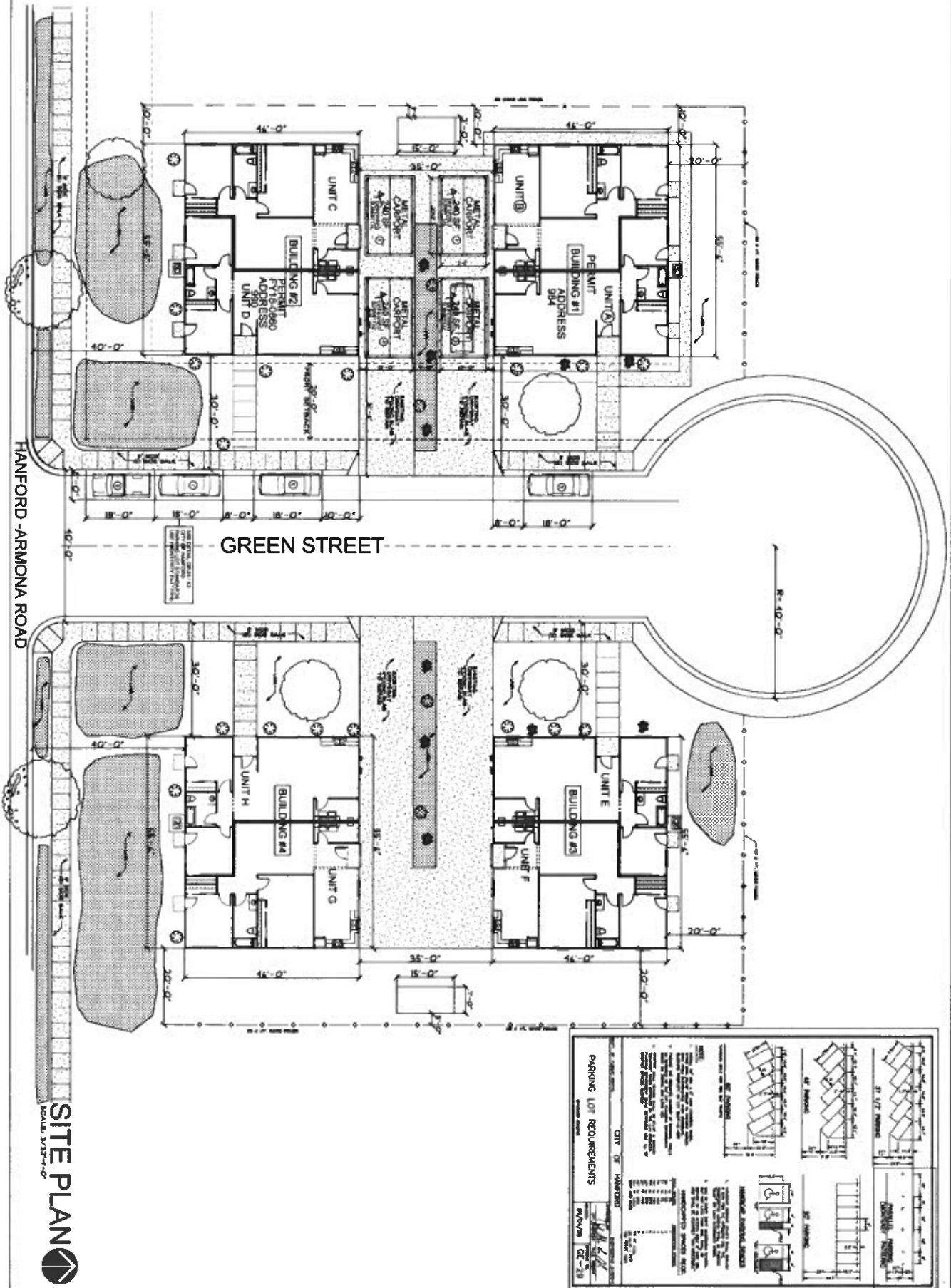
General Requirements:

1. That a 10' x 15' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' concrete apron. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable).**

Attachment: Attachment 3 - SPR 2022-21 Approval Letter (CUP 2022-02 Kings Rehab Nonconforming Use)

Tyler Martinez
REFUSE MANAGER (559) 585-2586

5/13/22
DATE



SITE PLAN

A3

PROPOSED REMODEL / ALTERATION
 DUPLEX CONVERSION
**KINGS
 REHABILITATION
 CENTER**

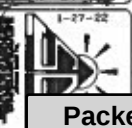
984 S. GREEN STREET HANFORD, CA 93230



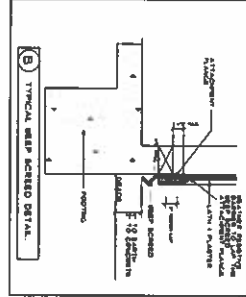
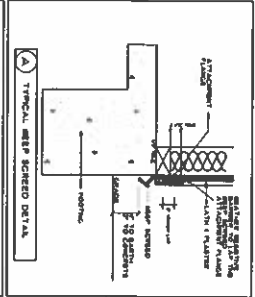
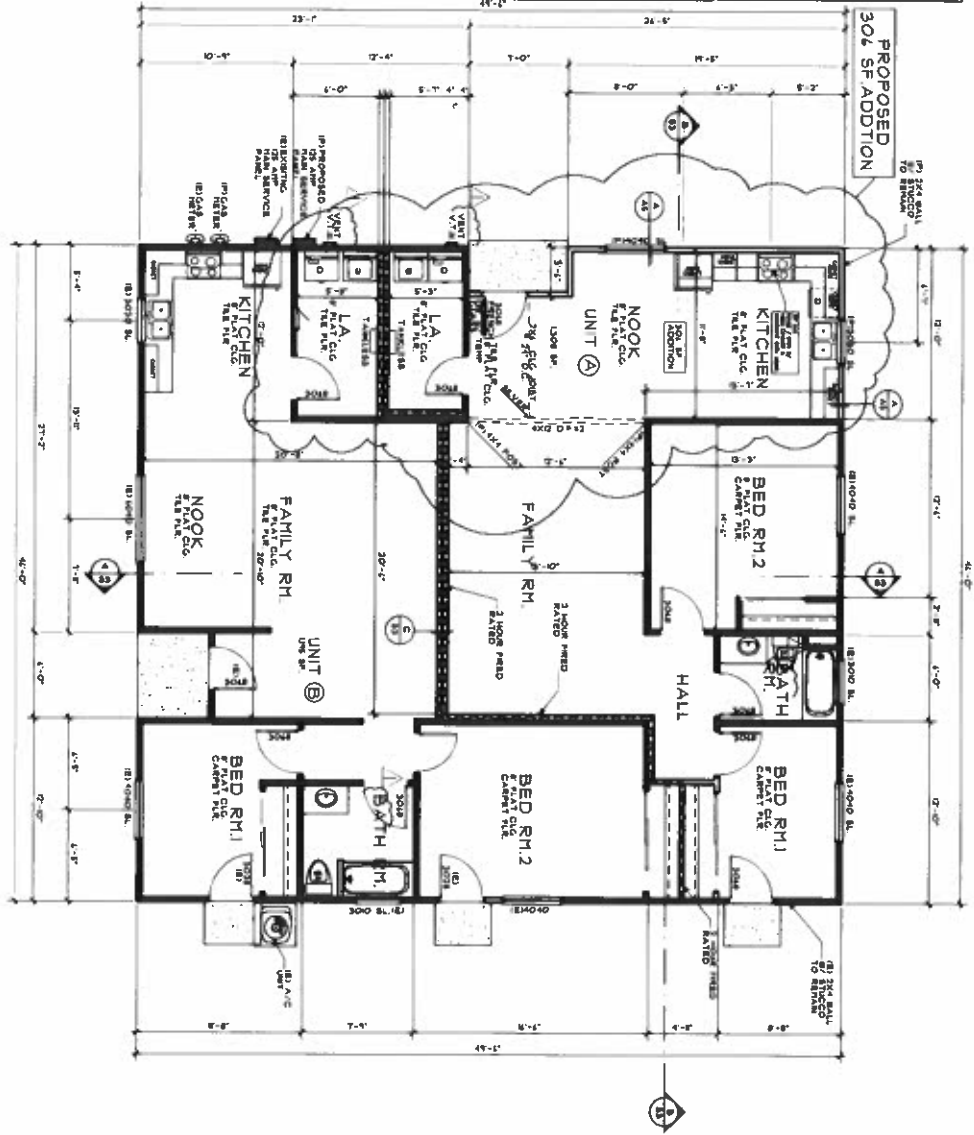
WILSON W. YAU
 ENGINEERING
 402 E. BROADWAY
 HANFORD, CA 93230
 (559) 551-1111
 www.wyau.com

Y&U

**SANCHEZ DESIGNS
 & DRAFTING SERVICES**
 JOSE SANCHEZ
 PHONE: (559) 770-8135
 E-MAIL: jose@sdn.com
 P.O. BOX 6004 PRISMA CALIFORNIA 93756



PROPOSED FLOOR PLAN
LIVING AREA: 2503 S.F.
SCALE: 1/8" = 1'-0"



CONTRACTOR'S NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE (CBC) AND ALL CITY, COUNTY, AND STATE ORDINANCES.
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GENERAL NOTES

- BUILDING SAFETY REGULATIONS**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE (CBC) AND ALL CITY, COUNTY, AND STATE ORDINANCES.
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THRESHOLD NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE (CBC) AND ALL CITY, COUNTY, AND STATE ORDINANCES.
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SANCHEZ DESIGNS & DRAFTING SERVICES
JOSE SANCHEZ
PHONE: (559) 770-8135
E-mail: sendra104@gmail.com
P.O. BOX 5004 PRESNO CALIFORNIA 93756

Y&U ENGINEERING
2015 S. GREEN STREET
HANFORD, CA 93230
PHONE: (559) 770-8135
E-mail: y&u@y&u-engineering.com

**PROPOSED REMODEL / ALTERATION
DUPLEX CONVERSION
KINGS REHABILITATION CENTER**
984 S. GREEN STREET HANFORD, CA. 93230

APPROVED
DATE: 1/27/22
BY: [Signature]
FOR: [Signature]

Notice of Exemption 2022-40

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

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

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

Project Title: Conditional Use Permit 2022-02; SPR 2022-21

Project Location – 984 S. Green Street (APN 012-232-077)

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

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 2022-02, a request to divide a legally-existing, nonconforming single-family residence in the PF Public Facility zone district into a duplex for use by Kings Rehabilitation Center, in accordance with Section 17.90.110 Change of Nonconforming Uses of the Hanford Municipal Code.

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

Name of Person or Agency Carrying Out Project: Jose Sanchez for Kings Rehabilitation Center

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: 15301 Existing Facilities
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. Section 15301 states that Class 1 exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project involves the permitting of an existing private structure, involving negligible or no expansion.

Lead Agency

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

Signature: _____ Date: May 24, 2022 Title: Senior Planner

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

Attachment: Attachment 4 - Notice of Exemption No. 2022-40 (CUP 2022-02 Kings Rehab Nonconforming Use)