

AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, October 25, 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.

PUBLIC HEARING

1. **Conditional Use Permit No. 2022-06, a request to establish signage with electronic changeable copy on two proposed electric vehicle (EV) charging stations in the C-R Regional Commercial zone district. The project is located at 1677 W. Lacey Blvd. (APN 011-060-041).**
2. **Tentative Parcel Map No. 2022-02: a request to divide two parcels of approximately 3.33 acres in total size into three parcels (Parcel A: 1.24 acres; Parcel B: 1.55 acres; Parcel C: 0.54 acres) in the MX-N Neighborhood Mixed Use zone district. Planned Unit Development No. 2022-03: a request to amend Planned Unit Development No. 2019-02 to allow a parcel with no street frontage within an existing shopping center in the MX-N Neighborhood Mixed Use zone district. The project is located near the northwest corner of 10th Avenue and Fargo Avenue (APN 007-110-053 and -054).**

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: 10/25/2022	AGENDA SECTION: 1
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SUBJECT:

Conditional Use Permit No. 2022-06, a request to establish signage with electronic changeable copy on two proposed electric vehicle (EV) charging stations in the C-R Regional Commercial zone district. The project is located at 1677 W. Lacey Blvd. (APN 011-060-041).

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - CUP 2022-06

Resolution No. 2022-31

Attachment 1: Plans

Attachment 2: Section 17.56.180

Attachment 3: Notice of Exemption No. 2022-84

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, October 25, 2022**

PROJECT: Conditional Use Permit No. 2022-06, a request to establish signage with electronic changeable copy on two proposed electric vehicle (EV) charging stations in the C-R Regional Commercial zone district.

LOCATION: The project is located at 1677 W. Lacey Blvd. (APN 011-060-041).

PLANNER: Mark Manha, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2022-31, approving Conditional Use Permit No. 2022-06.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2022-31, approving Conditional Use Permit No. 2022-06.

PROJECT DESCRIPTION

The project is a request to establish signage with electronic changeable copy on two proposed electric vehicle (EV) charging stations in the C-R Regional Commercial zone district. Per a statement provided by the applicant (see **Attachment 1**), the full project will include the installation of two level 2 EV charging stations in an existing landscape island in the Kohl's parking lot, the conversion of three standard parking stalls into one standard EV parking stalls and one van accessible EV parking stall adjacent to the charging stations, and the extension of electrical conduit from the existing building to the EV charging stations. The charging stations will include signage with electronic changeable copy. According to Section 17.56.180 of the Hanford Municipal Code (see **Attachment 2**), electronic copy is allowed as a display medium on freestanding signs in the commercial or mixed use zone districts upon issuance of a conditional use permit, issued pursuant to Chapter 17.80. "Changeable copy" refers to the display of a message that can change by means of moveable letters, slats, lights, light emitting diodes, or moveable background material. A building permit will be required to install the necessary EV charging station equipment.

Project Location

The proposed project is located at 1677 W. Lacey Blvd. (APN 011-060-041) in the Kohl's parking lot (see Figure 1, below). The General Plan designates the property as Regional Commercial (see Figure 2, below). The property is zoned C-R Regional Commercial, which corresponds with the General Plan designation (see Figure 3, below).

Figure 1:
Land Use (property outlined in red)



Figure 2:
General Plan Designation (property outlined in bold)
Regional Commercial

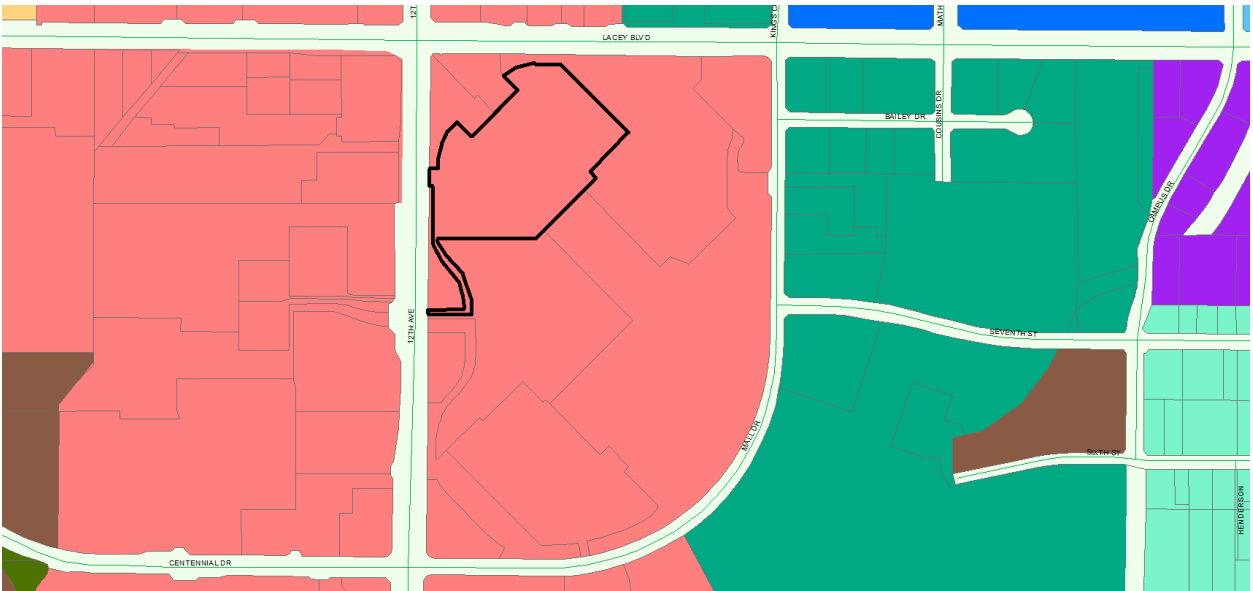
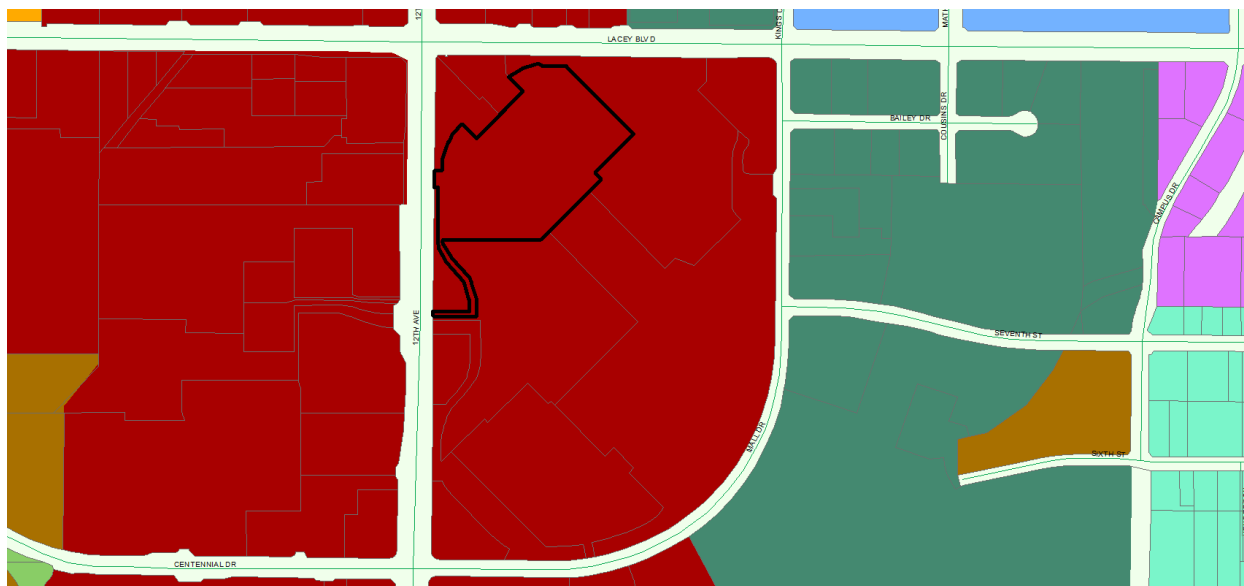


Figure 3:
Zoning Designation (property outlined in bold)
C-R Regional Commercial



PROJECT EVALUATION

Conformance with the standards of the C-R Regional Commercial zone district

17.18.030 Site Area

In the C-R Regional Commercial zone district, the minimum site area shall be 10 acres. The site may be divided into multiple separate lots, if a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County's Recorder's Office. Existing sites of less than 10 acres may be developed in accordance with the specifications of Chapter 17.18 of the Municipal Code. The site is located within the Hanford Mall development, which is an integrated shopping center with shared parking, landscaping, lighting, signage, and cross access, encompassing approximately 46 acres. Since the property is part of this larger development and is already existing and developed, it meets the requirements for the C-R Regional Commercial zone district.

17.18.040 Lot Dimensions

In the C-R Regional Commercial zone district, the minimum lot frontage shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office. The project site has approximately 77 feet of street frontage. The property exceeds the lot frontage requirement for the C-R Regional Commercial zone district.

17.18.050 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 were

provided at the time of initial occupancy of the building. The site is fully developed with no proposed expansion of the existing building in the request for a conditional use permit.

17.18.060 Building Setback Area

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

Front-Building Setback

In the C-R Regional Commercial zone district, the front building setback shall be 15 feet. The building setback is over 15 feet from the front lot line, which satisfies the requirement of the C-R Regional Commercial zone district.

Side-Building Setback

The side building setback area shall be zero feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, O-R, O, PF, AP, or CO zone district, then the side building setback area shall be 15 feet. Since no side property line abuts a public street or any of the previously listed zones, the building setback may be zero. The side setback requirement for the C-R Regional Commercial zone district is satisfied.

Rear-Building Setback

The rear building setback may be zero feet from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-H, R-M, O-R, PF, AP, or CO zone district, then the rear building setback area shall be 15 feet. Since the rear property line does not abut a public street or any of the previously listed zones, the building setback may be zero. The rear setback requirement for the C-R Regional Commercial zone district is satisfied.

17.18.070 Distances Between Structures

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

17.18.080 Height of Structures

The maximum height of structures in the C-R Regional Commercial zone district is 35 feet. The existing building is a single-story structure. There are no changes proposed to the existing building height. The EV charging stations are approximately seven feet in height.

17.18.090 Driveways

Whenever possible, developments shall share driveways to minimize the number of driveways on public streets. The Hanford Mall is fully developed and has shared access for the entire development. There are no changes proposed to the existing driveways.

17.18.100 Off-Street Parking

There are 2,350 parking spaces provided for the Hanford Mall. The leasable square footage of the mall is approximately 514,000 square feet. Based on the ratio, one stall per 350 square feet for integrated shopping centers, the mall's current parking totals exceed the requirement.

Calculation:

$$514,000 \text{ square feet} \div 350 \text{ square feet} = 1,469 \text{ parking stalls minimum}$$

The applicant does not propose an increase to the Hanford Mall's existing square footage; therefore, additional parking is not required. The current number of parking stalls exceeds the number of required parking spaces for the integrated shopping center.

17.18.110 Usable Open Space

New developments shall provide a common outdoor, shaded sitting area for use by customers. This is not a new development; therefore, no additional usable open space is required.

17.18.120 Landscaping

Landscaping in the C-R Regional Commercial zone district shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street. Parking areas are to have one tree placed at every four lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least ten feet. Existing landscaped areas adjoining a street will not be affected by this project. The location of trees within the existing parking area will be maintained. The landscaping requirements are satisfied.

17.18.130 Screening, Fences, and Walls

Properties in the C-R Regional Commercial zone district shall meet the screening, fences, and walls standards in Section 17.18.130 of the Hanford Municipal Code. A block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district. The property is only adjacent to properties in the C-R Regional Commercial zone district; therefore, no block wall is required. No fence or wall shall be placed in front of or within an any landscaped area located next to a street. There is no existing or proposed fence or wall within the landscaped area adjacent to the street. The project satisfies all screening, fence, and wall regulations for the C-R Regional Commercial zone district.

17.18.140 Signs

Signage shall comply with the standards set in Chapter 17.56. Signage with electronic changeable copy specifically shall comply with the standards set in Section 17.56.180 (see **Attachment 2**). For permanent freestanding signs, a maximum of one sign is allowed per establishment. The face of the sign may be a maximum of 40 square feet, with a height of: six feet if set back 10 feet from the property line, five feet if set back five feet from the property line, and four feet if set back zero feet from the property line. An additional freestanding sign is permitted on sites within an integrated shopping center. This additional sign may be up to 350 square feet in size, with a maximum height not greater than 1.5 times the average height of the building.

There is no existing freestanding signage on this parcel. However, there are three pylon signs for the Hanford Mall, overall. The proposed structures will be approximately seven feet in height, which exceeds the typical height standard for permanent freestanding signage. However, the primary use of the structures will be for charging electric vehicles, which is not typical for freestanding signage. Staff is supportive of this request, since the installation of additional EV charging stations will assist with the State's goals to increase EV vehicle use and the location of the structures is over 200 feet from any street-side property line. Placing these structures a significant distance from any public right-of-way reduces potential negative impacts changeable copy signage may have on passing pedestrians and drivers. The specified location at the mall is also an appropriate place for this request, since the site has ample parking to accommodate both standard and EV parking stalls, as well as adequate space to accommodate these structures without reducing the size of the existing parking stalls and surrounding drive aisles. The height of the proposed structures is standard for this brand. The electronic sign face is not visible from the front or side of residential properties located in a residential zone district. All regulations of Section 17.56.180 shall be conditions of approval for this project.

Further discussion of the sign ordinance in relation to EV charging stations is below.

17.18.150 General Provisions and Standards

All uses within the C-R Regional Commercial zone district are required to be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title. Signage and EV charging stations are regularly placed outside of a completely enclosed structure.

All requirements of the C-R Regional Commercial zone district, prescribed by Chapter 17.18 of the Hanford Municipal Code, are satisfied.

Conformance with the standards of the Sign Ordinance

17.56.010 Purpose

Per Section 17.56.010, the purpose of Chapter 17.56, the Sign Ordinance, is to regulate signs as an information system that preserves and enhances the aesthetic character and environmental values of Hanford, its residential neighborhoods, its downtown, and commercial/industrial areas, while also providing an effective means for members of the public to express themselves through the display of signs. The regulations recognize the importance of business activity to the economic vitality of the City as well as the need to protect the visual environment.

Analysis: The proposal to install the EV charging station display does not conflict with the purpose of the Sign Ordinance.

Conditions applied to the project further the goals set forth in Section 17.56.010 to:

1. Safeguard life, health, property, public welfare, and traffic safety by controlling the design, quality of materials, construction, illumination, size, location and maintenance of signs and sign structures;
2. Preserve and enhance the visual attractiveness of the City for residents, businesses, and visitors

3. Protect and enhance property values and community appearance by encouraging signs that are compatible with the architectural style, character, and scale of the building to which they relate and with adjacent buildings and businesses;
4. Restrict signs that may create visual clutter or a nuisance to nearby properties, violate privacy, create hazards or unreasonable distractions for pedestrians and drivers;
5. Provide adequate opportunity for the exercise of the free speech by display of a message or image on a sign, while balancing that opportunity with other community and public interests;
6. Ensure that commercial signs are accessory or auxiliary to a principal business or establishment on the same premises, rather than functioning as general advertising for hire; and
7. Prohibit signs that may cause traffic or pedestrian safety hazards or interfere with ingress and egress.

17.56.050 Prohibited Signs

Section 17.56.050 identifies signs which are prohibited in all zone districts. The proposed signage conflicts with Section 17.56.050(A)(13), which prohibits:

13. Signs that revolve or are animated, except public service signs, such as time and temperature units and barber poles;

At the time the Hanford Municipal Code was written in 2017, EV charging stations were not contemplated as a use that would necessitate further review of the Sign Ordinance; therefore, the Sign Ordinance does not expressly address conditions for EV charging stations. Conflict exists between the proposal herein and Section 17.56.050(A)(13). However, due to Government Code Section 65850.7, which set forth a streamlined process to permit EV charging stations administratively, staff has determined the intent of the proposal is consistent with the intent of the Legislature,

“(4) that local agencies comply not only with the language of this section, but also the legislative intent to encourage the installation of electric vehicle charging stations by removing obstacles to, and minimizing costs of, permitting for charging stations so long as the action does not supersede the building official’s authority to identify and address higher priority life-safety situations.”

The proposal does not create life-safety situations. Therefore, staff is supportive of the proposed application, even though a conflict exists with Section 17.56.050.

Such signage shall only be allowed in the situation of EV charging stations. Signs that revolve or are animated, except public service signs and barber poles, will still be expressly prohibited within City limits.

17.56.070 Sign Design Principles

The proposed signage has been evaluated for consistency with the sign design principles set forth in the Sign Ordinance. The signage proposed in this conditional use permit is, architecturally compatible with the surrounding environment, legible, readable, visible and readily distinguishable

from its surroundings so viewers can easily read the information it communicates, well-designed and well-located, and constructed of sturdy, durable materials.

17.56.080 Rules for Sign Measurement

The signs were reviewed in accordance with the rules for sign measurement, set forth in Section 17.56.080.

The sign area of each sign is approximately nine sq. ft. per sign face.

According to Section 17.56.080(C), the area of an individual sign shall be calculated as follows:

1. Sign area shall include the entire area within a single continuous perimeter composed of squares or rectangles that enclose the extreme limits of all sign elements, including, but not limited to, sign structures or borders, written copy, logos, symbols, illustrations, and color. Supporting structures such as sign bases and columns are not included in sign area provided that they contain no lettering or graphics except for addresses or required tags.
2. Where two (2) faces of a double-faced sign are located two (2) feet or less from one another at all points, or located at an interior angle of forty-five (45) degrees or less from one another, the sign area shall be calculated as the area of one (1) face. Where the two (2) faces are not equal in size, the larger sign face shall be used. Where two (2) faces of a double-faced sign are located more than two (2) feet or forty-five (45) degrees from one another, both sign faces shall be counted toward sign area.

The sign is approximately seven feet tall.

According to 17.56.080(D), the height of a sign shall be calculated as follows.

1. The height of a sign that is not a freestanding sign shall be the vertical distance measured from the ground level directly beneath the sign to the highest point at the top of the sign, including any structural or architectural components of the sign.
2. The height of a freestanding sign shall be measured as the vertical distance from grade at the edge of the right-of-way along which a freestanding sign is placed to the highest point of the freestanding sign, including any structural or architectural components of the sign. When the grade at the edge of the right-of-way is higher than the site on which the sign is placed, that portion of the sign below the grade at the edge of the right-of-way shall not be included in determining the freestanding sign's overall height. Freestanding signs oriented towards a freeway shall be measured from the site's finished grade or pad, whichever is lower.

In accordance with 17.56.080 E, for the purpose of determining the allowed number and size of signs, an integrated shopping center shall be considered as one (1) site.

Staff is supportive of the excess signage, to carry out the intent of Government Code Section 65850.7, which set forth a streamlined process to permit EV charging stations administratively. The proposal does not create life-safety situations. Therefore, staff is supportive of the proposed application, even though a conflict exists with Section 17.56.180.

Such signage shall only be allowed in the situation of EV charging stations. Additional freestanding signage shall not be permitted.

17.56.090 Sign Regulations on Developed Sites by Zone District

Signage for the C-R Regional Commercial zone district is allowed, as described in the table below.

Table [17.56.090\(A\)](#)

Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
C-N, C-R, C-S, C-H, MX-N, MX-C, and O zones	No limit to number of signs per business establishment. Allowed square footage per building frontage is cumulative. Establishments with primary building frontage less than 300 feet: 2 sq. ft. per 1 lineal foot up to a maximum 350 sq. ft. along primary frontage. 50 sq. ft. allowed regardless of frontage length. Secondary building frontage: 1 sq. ft. per lineal foot up to a maximum 200 sq. ft. per secondary frontage. 35 sq. ft. allowed regardless of frontage length. Sites within 100 feet of State Route 198 may count the frontage facing State Route 198 as their primary frontage for the purpose of calculating maximum sign size.	1 sign per establishment maximum. 40 sq. ft. maximum sign face size. 6 feet high maximum if set back 10 feet from property line. 5 feet high maximum if set back 5 feet from property line. 4 feet high maximum if set back 0 feet from property line. Sites with an integrated shopping center: 1 additional freestanding sign up to 350 sq. ft. Maximum height not greater than 1.5 times the average height of the building.

Table [17.56.090\(B\)](#)

Number and Size of Temporary Signs by Zone		
Zone District	Temporary Building Signs	Temporary Freestanding Signs
C-N, C-R, C-S, C-H, MX-N, MX-C, O, I-L, and I-H zones	1 sign per establishment. 10 sq. ft. plus an additional 1 sq. ft. per 2 lineal feet of	1 sign per site, plus 1 additional sign for every 300 lineal feet of street frontage, rounded down to the nearest whole number.

Number and Size of Temporary Signs by Zone		
Zone District	Temporary Building Signs	Temporary Freestanding Signs
	primary building frontage maximum size per sign. Placement a minimum 5 feet below roofline. No illumination.	One half of signs, 32 sq. ft. maximum sign size. Other half of signs, 16 sq. ft. maximum sign size. 8 feet high maximum if more than 3 feet wide. 12 feet high maximum if 3 feet wide or less. No illumination. Sites within 100 feet of State Route 198 may increase the maximum size per sign to 50 sq. ft. and may increase the maximum height to 30 feet.

As stated previously, staff is supportive of the excess signage, to carry out the intent of Government Code Section 65850.7, which set forth a streamlined process to administratively permit EV charging stations. The proposal does not create life-safety situations. Therefore, staff is supportive of the proposed application, even though a conflict exists with Section 17.56.180.

Such signage shall only be allowed in the situation of EV charging stations. Additional freestanding signage shall not be permitted.

17.56.180 Signs with Electronic Changeable Copy

Electronic copy is allowed as a display medium on freestanding signs in the commercial or mixed use zone districts upon issuance of a conditional use permit, issued pursuant to Chapter [17.80](#).

Signs with electronic changeable copy shall meet the following standards:

1. The electronic sign face shall be directed in a manner that is not visible from the front or side of residential properties located in a residential zone district.

Analysis: The sign is not visible from a residential zone.

2. The electronic sign face shall be an integral part of the remainder of the sign area.

Analysis: The sign face is not calculated with the sign area, as described in the section above. Staff is supportive of this exception.

3. Electronic copy shall be limited to no more than thirty (30) lumens output, measured at ten (10) feet from the sign face.
4. No portion of the electronic sign face shall change more frequently than once every six (6) seconds.

5. The electronic sign shall not emit any audible sound, buzz, or noise.
6. The electronic sign shall be operative only during the hours of operation of the associated business establishment.
7. Sign copy or electronic picture displays shall be limited to advertising related to the use(s) on the premises on which the freestanding sign is located, except for message substitution, as allowed in Section [17.56.030](#).
8. No change of lighting intensity may occur during a display or between displays except to respond to a change in ambient lighting conditions.
9. No display shall create a potential distraction to drivers by virtue of the frequency of changes of images (i.e. the time between images expressed in seconds), and the Planning Commission may impose limitations on the number of images that can be displayed over a specified time period for reasons of traffic safety.

Analysis: The standards set forth in Sections 3-9 are addressed as conditions of approval for the project.

17.56.190 Illumination of Signs

The illumination of signs, from either an internal or external source, must be designed to avoid negative impacts on surrounding rights-of-way and properties. The following standards apply to all illuminated signs:

- A. Sign lighting shall not be of an intensity or brightness that will create a nuisance for residential uses in a direct line of sight to the sign. Illuminated signs located adjacent to any residential area shall be controlled by a rheostat or other acceptable method to reduce glare.
- B. Internally illuminated signs shall be designed with an opaque, semi-opaque, or matte finish background on the sign face.
- C. Light sources for externally illuminated signs shall meet the following standards:
 1. Light sources shall be so arranged and maintained so that the light source is not directly visible from a public right-of-way or adjacent property.
 2. Low pressure sodium lighting is the preferred light source to minimize undesirable light into the night sky.
 3. High pressure sodium, metal halide, fluorescent, quartz, LED, and incandescent light sources shall be fully shielded.
 4. Metal halide and fluorescent light sources shall be filtered. Most glass, acrylic, or translucent enclosures satisfy these filter requirements.
 5. Mercury vapor light sources shall be prohibited.

The above standards are incorporated as conditions of approval.

17.56.200 Concealed Electrical Systems

External conduits, boxes, and other connections related to the function of a sign and associated lighting shall not be exposed.

The above standard is incorporated as a condition of approval.

17.56.260 Maintenance of Signs

- A. All signs and associated supporting structures shall be maintained in like-new condition, without rips, tears, fading and similar damage that inevitably occurs as a result of normal wear and aging.
- B. All signs shall be reasonably free from deterioration, rot, rust, and loosening so that they do not create a hazard to persons or property or constitute a nuisance.
- C. Any sign or sign structure that is sagging, leaning, fallen, decayed, broken, deteriorated, ripped, torn, faded, or other deteriorating or dilapidated condition shall be promptly repaired, to the satisfaction of the City, or removed.
- D. Graffiti on a sign shall be removed within two (2) days of notice of its placement on such sign.

The above standards are incorporated as conditions of approval.

Conclusion

The proposed signage conforms to the regulations set forth in the Hanford Municipal Code Sign Ordinance Section 17.56, with the exception of:

- 1. The number of freestanding signs permitted in the C-R Regional Commercial zone district for an integrated shopping center;
- 2. The height of the freestanding sign; and
- 3. The sign animation.

These exceptions are supported by staff, in order to carry out the intent of Government Code Section 65850.7, which set forth a streamlined process to permit EV charging stations administratively.

“(4) that local agencies comply not only with the language of this section, but also the legislative intent to encourage the installation of electric vehicle charging stations by removing obstacles to, and minimizing costs of, permitting for charging stations so long as the action does not supersede the building official’s authority to identify and address higher priority life-safety situations.”

The proposed deviations do not create life-safety situations. Therefore, staff is supportive of the proposed application, even though a conflict exists with Section 17.56.

FINDINGS FOR APPROVAL: CONDITIONAL USE PERMIT NO. 2022-06

Conditional Use Permit No. 2022-06

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

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

ANALYSIS: The proposed use will not impair the integrity and character of the C-R Regional Commercial zone district. The signage is accessory to the primary use on site. Signage with electronic changeable copy is permitted with the approval of a Conditional Use Permit in the C-R Regional Commercial zone district, per Section 17.56.180. All regulations of Section 17.56.180 shall be conditions of approval for this project. The signage will not create visual clutter, be a nuisance to nearby properties, violate privacy, create hazards or unreasonable distractions for pedestrians and drivers, cause traffic or pedestrian safety hazards, or interfere with ingress and egress.

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

ANALYSIS: The proposed signage is compatible with existing and future permitted land uses in the C-R Regional Commercial zone district. The signage is accessory to the primary use on site. Signage with electronic changeable copy is permitted with the approval of a Conditional Use Permit in the C-R Regional Commercial zone district, per Section 17.56.180. There is existing freestanding signage throughout the mall development.

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

ANALYSIS: This application has been reviewed for consistency with the General Plan, and it has been determined that the proposal meets the intent of the goals, policies, and objectives of the General Plan.

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

ANALYSIS: This project is categorically exempt from further environmental review, as per Section 15311 Accessory Structures of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

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

ANALYSIS: This application has been reviewed and evaluated for conformity with the requirements of Chapter 17.56.180 of the Hanford Municipal Code. Any improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in the resolution. The signage will maintain minimum standards to safeguard life, health, property, public welfare, and traffic safety.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on October 14, 2022 and mailed to property owners within 300 feet of the project site on October 13, 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 15311 Accessory Structures of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

CONDITIONS OF APPROVAL

Project approval shall be subject to the conditions below:

Conditional Use Permit No. 2022-06:

1. The signage shall comply with all regulations for signs with electronic changeable copy set in Section 17.56.180 of the Hanford Municipal Code.
2. Signage shall be operative only while the charging stations are functioning.
3. Signs containing statements, words, symbols, or characters of an obscene nature are prohibited.
4. No expansion of the use or structures which would tend to increase the projected scale of operations beyond the scope and nature described in this Conditional Use Permit shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
5. No relocation of the use which would tend to modify the projected scale of operations beyond the scope and nature described in this Conditional Use Permit shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
6. Any parking and drive aisle areas affected by this project shall maintain the minimum size standards required per Section 17.54.110 of the Hanford Municipal Code and GE-29 of the Public Works Construction Standards.
7. 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.
8. Use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in Chapter 17.08 of the Hanford Municipal Code.

9. Sign lighting shall not be of an intensity or brightness that will create a nuisance for residential uses in a direct line of sight to the sign. Illuminated signs located adjacent to any residential area shall be controlled by a rheostat or other acceptable method to reduce glare.
10. Internally illuminated signs shall be designed with an opaque, semi-opaque, or matte finish background on the sign face.
11. Light sources shall be so arranged and maintained so that the light source is not directly visible from a public right-of-way or adjacent property.
12. Low pressure sodium lighting is the preferred light source to minimize undesirable light into the night sky.
13. High pressure sodium, metal halide, fluorescent, quartz, LED, and incandescent light sources shall be fully shielded.
14. Metal halide and fluorescent light sources shall be filtered. Most glass, acrylic, or translucent enclosures satisfy these filter requirements.
15. Mercury vapor light sources shall be prohibited.
16. External conduits, boxes, and other connections related to the function of a sign and associated lighting shall not be exposed.
17. All signs and associated supporting structures shall be maintained in like-new condition, without rips, tears, fading and similar damage that inevitably occurs as a result of normal wear and aging.
18. All signs shall be reasonably free from deterioration, rot, rust, and loosening so that they do not create a hazard to persons or property or constitute a nuisance.
19. Any sign or sign structure that is sagging, leaning, fallen, decayed, broken, deteriorated, ripped, torn, faded, or other deteriorating or dilapidated condition shall be promptly repaired, to the satisfaction of the City, or removed.
20. Graffiti on a sign shall be removed within two (2) days of notice of its placement on such sign.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2022-31, approving Conditional Use Permit No. 2022-06.

Applicant:

Clay Gallagher
10590 West Ocean Air Drive, Suite 250
San Diego, CA 92130

Property Owner:

Realty Income Properties 23 LLC
11995 El Camino Real
San Diego, CA 92130

RESOLUTION NO. 2022-31

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
PERTAINING TO CONDITIONAL USE PERMIT NO. 2022-06, A REQUEST TO ESTABLISH
SIGNAGE WITH ELECTRONIC CHANGEABLE COPY ON TWO PROPOSED ELECTRIC
VEHICLE (EV) CHARGING STATIONS IN THE C-R REGIONAL COMMERCIAL ZONE
DISTRICT. THE PROJECT IS LOCATED AT 1677 W. LACEY BLVD. (APN 011-060-041).**

At a regular meeting of the City of Hanford Planning Commission duly called and held on October 25, 2022 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2022-06, a request to establish signage with electronic changeable copy on two proposed electric vehicle (EV) charging stations in the C-R Regional Commercial zone district, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.80 of the Hanford Municipal Code; and

WHEREAS, the project is located at 1677 W. Lacey Blvd. (APN 011-060-041); 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 15311 Accessory Structures of the California Environmental Quality Act of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared; and

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

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

ANALYSIS: The proposed use will not impair the integrity and character of the C-R Regional Commercial zone district. The signage is accessory to the primary use on site. Signage with electronic changeable copy is permitted with the approval of a Conditional Use Permit in the C-R Regional Commercial zone district, per Section 17.56.180. All regulations of Section 17.56.180 shall be conditions of approval for this project. The signage will not create visual clutter, be a nuisance to nearby properties, violate privacy, create hazards or unreasonable distractions for pedestrians and drivers, cause traffic or pedestrian safety hazards, or interfere with ingress and egress.

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

ANALYSIS: The proposed signage is compatible with existing and future permitted land uses in the C-R Regional Commercial zone district. The signage is accessory to the primary use on site. Signage with electronic changeable copy is permitted with the approval of a

Conditional Use Permit in the C-R Regional Commercial zone district, per Section 17.56.180. There is existing freestanding signage throughout the mall development.

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

ANALYSIS: This application has been reviewed for consistency with the General Plan, and it has been determined that the proposal meets the intent of the goals, policies, and objectives of the General Plan.

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

ANALYSIS: This project is categorically exempt from further environmental review, as per Section 15311 Accessory Structures of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared.

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

ANALYSIS: This application has been reviewed and evaluated for conformity with the requirements of Chapter 17.56.180 of the Hanford Municipal Code. Any improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in the resolution. The signage will maintain minimum standards to safeguard life, health, property, public welfare, and traffic safety.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 2022-06 be approved, subject to the conditions below, and the conditions in **Exhibit B**:

1. The signage shall comply with all regulations for signs with electronic changeable copy set in Section 17.56.180 of the Hanford Municipal Code.
2. Signage shall be operative only while the charging stations are functioning.
3. Signs containing statements, words, symbols, or characters of an obscene nature are prohibited.
4. No expansion of the use or structures which would tend to increase the projected scale of operations beyond the scope and nature described in this Conditional Use Permit shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
5. No relocation of the use which would tend to modify the projected scale of operations beyond the scope and nature described in this Conditional Use Permit shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
6. Any parking and drive aisle areas affected by this project shall maintain the minimum size standards required per Section 17.54.110 of the Hanford Municipal Code and GE-29 of the Public Works Construction Standards.

7. 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.
8. Use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in Chapter 17.08 of the Hanford Municipal Code.
9. Sign lighting shall not be of an intensity or brightness that will create a nuisance for residential uses in a direct line of sight to the sign. Illuminated signs located adjacent to any residential area shall be controlled by a rheostat or other acceptable method to reduce glare.
10. Internally illuminated signs shall be designed with an opaque, semi-opaque, or matte finish background on the sign face.
11. Light sources shall be so arranged and maintained so that the light source is not directly visible from a public right-of-way or adjacent property.
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13. High pressure sodium, metal halide, fluorescent, quartz, LED, and incandescent light sources shall be fully shielded.
14. Metal halide and fluorescent light sources shall be filtered. Most glass, acrylic, or translucent enclosures satisfy these filter requirements.
15. Mercury vapor light sources shall be prohibited.
16. External conduits, boxes, and other connections related to the function of a sign and associated lighting shall not be exposed.
17. All signs and associated supporting structures shall be maintained in like-new condition, without rips, tears, fading and similar damage that inevitably occurs as a result of normal wear and aging.
18. All signs shall be reasonably free from deterioration, rot, rust, and loosening so that they do not create a hazard to persons or property or constitute a nuisance.
19. Any sign or sign structure that is sagging, leaning, fallen, decayed, broken, deteriorated, ripped, torn, faded, or other deteriorating or dilapidated condition shall be promptly repaired, to the satisfaction of the City, or removed.
20. Graffiti on a sign shall be removed within two (2) days of notice of its placement on such sign.

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, either a building permit is issued by the

building official, and construction is commenced and diligently pursued toward completion on the property that was the subject of the approved permit or 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, **Jason Waters**, 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 25th day of October 2022.

Jason Waters, Secretary

Attachment: Resolution No. 2022-31 (CUP 2022-06)

Exhibit A
Site Plan

Attachment: Resolution No. 2022-31 (CUP 2022-06)

1.b

volta

KOHL'S HANFORD CA - PHASE 1

1677 W LACEY BLVD

HANFORD, CA 93230

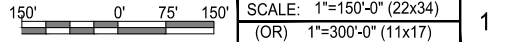
AHJ: CITY OF HANFORD

APN: 011-060-041-000

ITEM	DESCRIPTION	YES	NO	N/A	ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE BUILDING/DWELLING, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE/LIFE SAFETY CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THE LOCAL GOVERNING AUTHORITIES CODES.	VOLTA PROPOSES TO: • 3 STANDARD PARKING STALLS ARE TO BE CONVERTED INTO 1 STANDARD ELECTRIC VEHICLE (EV) PARKING STALL AND 1 VAN ACCESSIBLE ELECTRIC VEHICLE (EV) PARKING STALL. • 2 ELECTRIC VEHICLE CHARGING STATIONS ARE TO BE INSTALLED IN A LANDSCAPE ISLAND ADJACENT TO THE EV PARKING STALLS. • ELECTRICAL CONDUITS WILL BE EXTENDED FROM THE EXISTING BUILDING TO THE ELECTRIC VEHICLE CHARGING STATION(S). • VOLTA WILL PAINT AND MARK ALL EV CHARGING PARKING STALLS AND INSTALL NECESSARY PARKING SIGNS. • EV CHARGING LEVEL: L2 • EVCS LOCATION: PARKING LOT • SYSTEM VOLTAGE: 208V
1	CONTACT 811 UTILITY PRIOR TO EXCAVATION WORK					
2	NOTIFY VOLTA & MD7 OF ANY DISCREPANCIES W/ PLANS OR POTENTIAL CONFLICTS					
3	VERIFY ALL FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION IN ACCORDANCE WITH THESE PLANS					
4	INSTALL WORK AREA PROTECTION MEASURES					
5	FIELD LOCATE EXISTING UTILITIES AND CROSSINGS & VERIFY NO CONFLICTS W/PROPOSED INFRASTRUCTURE					
6	FIELD VERIFY ALL STALL DIMENSIONS AND EQUIPMENT LOCATIONS					
7	CONFIRM ALL ADA AND LOCAL REQUIREMENTS ARE MET					
8	ESTABLISH TEMPORARY CONSTRUCTION ACCESS(ES)					
9	IMPLEMENT AND MAINTAIN EPSC CONTROL MEASURES PER LOCAL REQUIREMENTS.					
10	LOCATE VERTICAL AND HORIZONTAL UTILITIES PRIOR TO BORING.					
11	PROVIDE PROPOSED LIMITS OF ASPHALT OVERLAY SKETCH TO MD7 & VOLTA (IF NEEDED)					
12	SEED & STABILIZE ALL DISTURBED AREAS AFTER FINAL GRADING					



VICINITY MAP



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (NORTH & CENTRAL) , CALL USA NORTH 811
TOLL FREE: 1-800-227-2600 OR www.usanorth811.org
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

CALL BEFORE YOU DIG



MD7, LLC
10590 WEST OCEAN AIR DR, SUITE 250
SAN DIEGO, CA 92130
858-964-7439

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	06/23/2022	CD50s	KF
1	08/02/2022	CD100s	KF

ISSUE DATE
08/02/2022

ISSUE FOR
REVIEW



"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT AM DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA"

SITE INFORMATION
KOHL'S HANFORD CA
PHASE 1
1677 W LACEY BLVD
HANFORD, CA 93230

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1.0
Packet Pg. 24

Attachment: Resolution No. 2022-31 (CUP 2022-06)

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Ref ID: P-011225

Property Detail Report
For Property Located At :
1677 W LACEY BLVD, HANFORD, CA 93230-5928



Tax Information			
Total Value:	\$5,845,000	Assessed Year:	2021
Land Value:	\$1,846,950	Improved %:	68%
Improvement Value:	\$3,998,050	Tax Year:	2021
Total Taxable Value:	\$5,845,000	Property Tax:	\$64,332.74
		Tax Area:	002096
		Tax Exemption:	

Owner Information

Owner Name: REALTY INCOME PROPERTIES 23 LLC

Mailing Address: 11995 EL CAMINO REAL, SAN DIEGO CA 92130-2539 C014 C/O PM DEPT #3260

Vesting Codes: //

Location Information

Legal Description:

County: KINGS, CA

Census Tract / Block: 10.02 / 1

Township-Range-Sect:

Legal Book/Page:

Legal Lot:

Legal Block:

Market Area:

Neighbor Code: HFD

APN: 011-060-041-000

Alternate APN: 018-650-046-000

Subdivision:

Map Reference: /

Tract #:

School District: HANFORD UN

School District Name: HANFORD UN

Munic/Township:

Owner Transfer Information

Recording/Sale Date: 09/21/2012 / 09/17/2012

Sale Price: \$2,874,000

Document #: 17493

Deed Type: GRANT DEED

1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: /

Sale Price:

Sale Type:

Document #:

Deed Type:

Transfer Document #:

New Construction:

Title Company:

Lender:

Seller Name:

1st Mtg Amount/Type: /

1st Mtg Int. Rate/Type: /

1st Mtg Document #: /

2nd Mtg Amount/Type: /

2nd Mtg Int. Rate/Type: /

Price Per SqFt:

Multi/Split Sale:

Prior Sale Information

Prior Rec/Sale Date: /

Prior Sale Price:

Prior Doc Number:

Prior Deed Type:

Prior Lender:

Prior 1st Mtg Amt/Type: /

Prior 1st Mtg Rate/Type: /

Property Characteristics

Year Built / Eff: 1993 / 1993

Gross Area: 77,948

Building Area: 77,948

Tot Adj Area:

Above Grade:

of Stories: 1

Other Improvements: Building Permit

Total Rooms/Offices

Total Restrooms: 4

Roof Type:

Roof Material:

Construction: SPECIAL

Foundation:

Exterior wall:

Basement Area:

Garage Area:

Garage Capacity:

Parking Spaces:

Heat Type:

Air Cond: YES

Pool:

Quality:

Condition:

Site Information

Zoning:

Acres: 6.73

County Use: DEPARTMENT STORE (3300)

Lot Area: 293,159

Lot Width/Depth: x

State Use:

Land Use: DEPARTMENT STORE

Res/Comm Units: /

Water Type:

Site Influence:

Sewer Type:

TABLE 11B-208.2
PARKING SPACES

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

TABLE 11B-228.3.2.1
ELECTRIC VEHICLE CHARGING STATIONS FOR PUBLIC USE AND COMMON USE

TOTAL NUMBER OF EVCS AT A FACILITY ¹	MINIMUM NUMBER (by type) OF EVCS REQUIRED TO COMPLY WITH SECTION 11B-812 ²		
	Van Accessible	Standard Accessible	Ambulatory
1 to 4	1	0	0
5 to 25	1	1	0
26 to 50	1	1	1
51 to 75	1	2	2
76 to 100	1	3	3
101 and over	1, plus 1 for each 300, or fraction thereof, over 100	3, plus 1 for each 60, or fraction thereof, over 100	3, plus 1 for each 50, or fraction thereof, over 100

1. Where an EV charger can simultaneously charge more than one vehicle, the number of EVCS provided shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.

1.b



MD7, LLC
10590 WEST OCEAN AIR DR, SUITE 250
SAN DIEGO, CA 92130
858-964-7439

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
0	06/23/2022	CD50s	KF
1	08/02/2022	CD100s	KF

ISSUE DATE

08/02/2022

ISSUE FOR

REVIEW



"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA"

SITE INFORMATION

KOHL'S HANFORD CA
PHASE 1
1677 W LACEY BLVD
HANFORD, CA 93230

SHEET TITLE

CODE REFERENCE &
PROPERTY REPORT

SHEET NUMBER

T-2.0

Packet Pg. 25

Attachment: Resolution No. 2022-31 (CUP 2022-06)

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SITE LEGEND:

PROPERTY LINE

VOLTA PARKING STALLS

PARKING STALL(S) RESERVED FOR ADA STALLS

PARKING STALL(S) RESERVED FOR ONLINE PICKUP

ELECTRICAL EQUIP. LOCATION

PROPOSED CONDUIT

PROPOSED EV STRIPING

PROPOSED EVCS STATION

DISCLAIMER

THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. MD7 AND VOLTA DO NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND IS TO ALERT THE ENGINEER AND VOLTA OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH VOLTA PM FOR ALL FINAL PLACEMENTS OF INFRASTRUCTURE.

1.b

volta

155 DE HARO STREET
SAN FRANCISCO, CA 94 103
VOLTACHARGING.COM

MD7

MD7, LLC
10590 WEST OCEAN AIR DR, SUITE 250
SAN DIEGO, CA 92130
858-964-7439

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	06/23/2022	CD50s	KF
1	08/02/2022	CD100s	KF

ISSUE DATE

08/02/2022

ISSUE FOR

REVIEW

REGISTERED PROFESSIONAL ENGINEER

TAHZAY RAMIREZ

81291

CIVIL

STATE OF CALIFORNIA

Aug. 03, 2022

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT AM DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA"

SITE INFORMATION

KOHL'S HANFORD CA
PHASE 1
1677 W LACEY BLVD
HANFORD, CA 93230

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

A-1.0

OVERALL SITE PLAN

50' 0 25' 50'

SCALE: 1"=50'-0" (22x34)
(OR) 1"=100'-0" (11x17)

1

Packet Pg. 26

Attachment: Resolution No. 2022-31 (CUP 2022-06)

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SITE LEGEND:

PROPERTY LINE

VOLTA PARKING STALLS

PARKING STALL(S) RESERVED FOR ADA STALLS

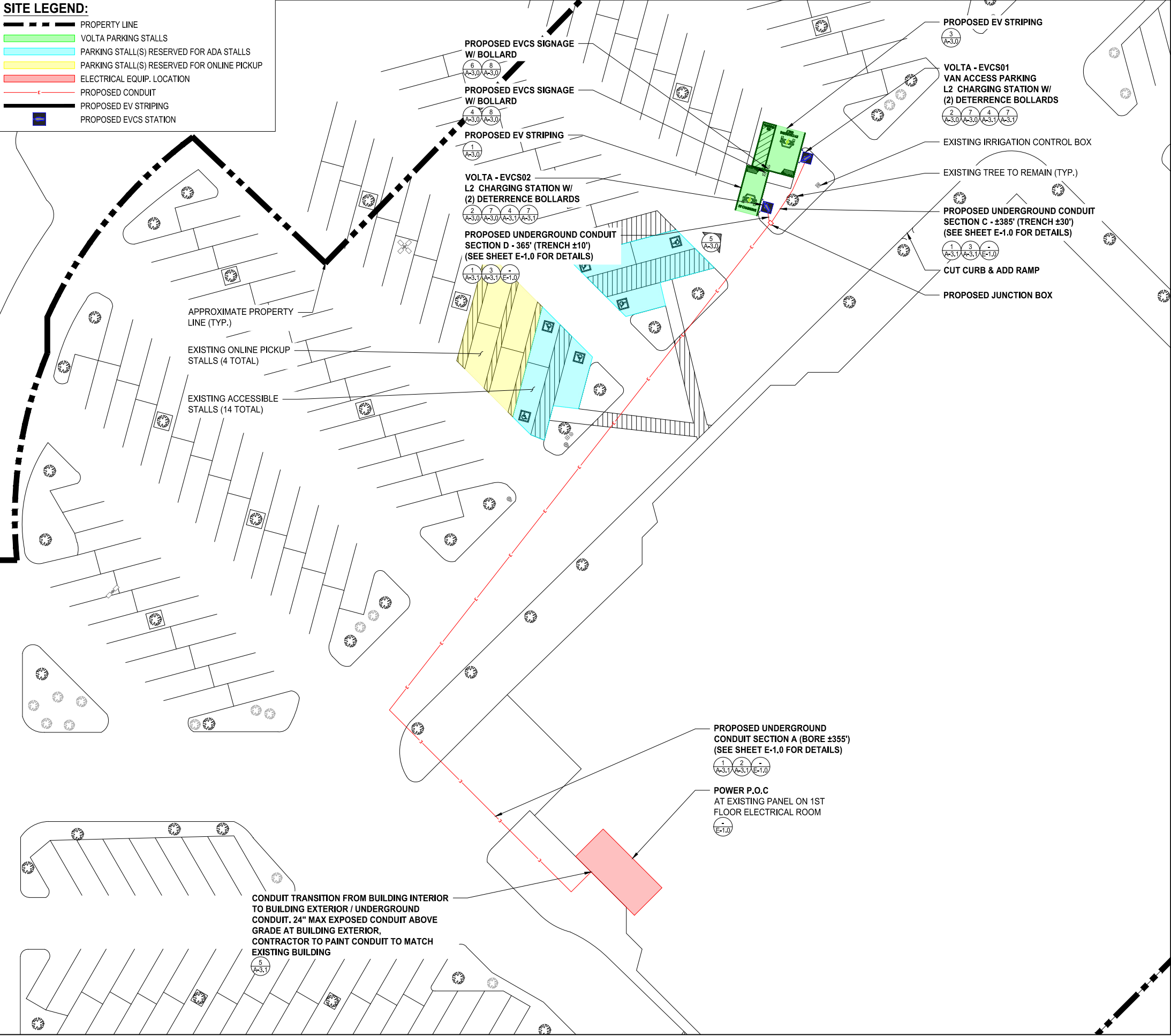
PARKING STALL(S) RESERVED FOR ONLINE PICKUP

ELECTRICAL EQUIP. LOCATION

PROPOSED CONDUIT

PROPOSED EV STRIPING

PROPOSED EVCS STATION



EVCS PLACEMENT INFORMATION PROVIDED BY VOLTA

QV DATE: 05/09/2022

(2) EV STATIONS

PLACEMENTS:

(2) CHARGING STATIONS AS SHOWN ON PLANS.

EVCS 01 (VAN ACCESS PARKING):

(2) STALLS USED

12'X18' EV PARKING W/ 5' AISLE

LOCATION -

REMOTE HANDLE -

BOLLARDS -

TREES / SHRUBS -

PRE-EXISTING SIGNS -

FIRE HYDRANTS -

LIGHT POSTS -

OTHER -

LANDSCAPED ISLAND

NO

YES

AVAILABLE TREE CLEARANCE

NONE

NONE

NONE

EXISTING STALL HAS A HORIZONTAL & LONGITUDINAL SLOPE OF LESS THAN 2%

EVCS 02:

(1) STALL USED

9'X18' EV PARKING

LOCATION -

REMOTE HANDLE -

BOLLARDS -

TREES / SHRUBS -

PRE-EXISTING SIGNS -

FIRE HYDRANTS -

LIGHT POSTS -

OTHER -

LANDSCAPED ISLAND

NO

YES

AVAILABLE TREE CLEARANCE

NONE

NONE

NONE

NONE

EXISTING ACCESSIBLE STALLS:

(14) STALLS

NOTES:

1. ALL EXISTING INFRASTRUCTURE AND LANDSCAPE TO BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.

2. PCS CABINETS & EVCS DOOR CLEARANCES TO BE FREE OF OBSTRUCTIONS.

1.b

volta

155 DE HARO STREET
SAN FRANCISCO, CA 94 103
VOLTACHARGING.COM

MD7

MD7, LLC
10590 WEST OCEAN AIR DR, SUITE 250
SAN DIEGO, CA 92130
858-964-7439

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
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ISSUE DATE

08/02/2022

ISSUE FOR

REVIEW

REGISTERED PROFESSIONAL ENGINEER
TAHZAY RAMIREZ
81291
CIVIL
STATE OF CALIFORNIA

Aug. 03, 2022

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SITE INFORMATION

KOHL'S HANFORD CA
PHASE 1
1677 W LACEY BLVD
HANFORD, CA 93230

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

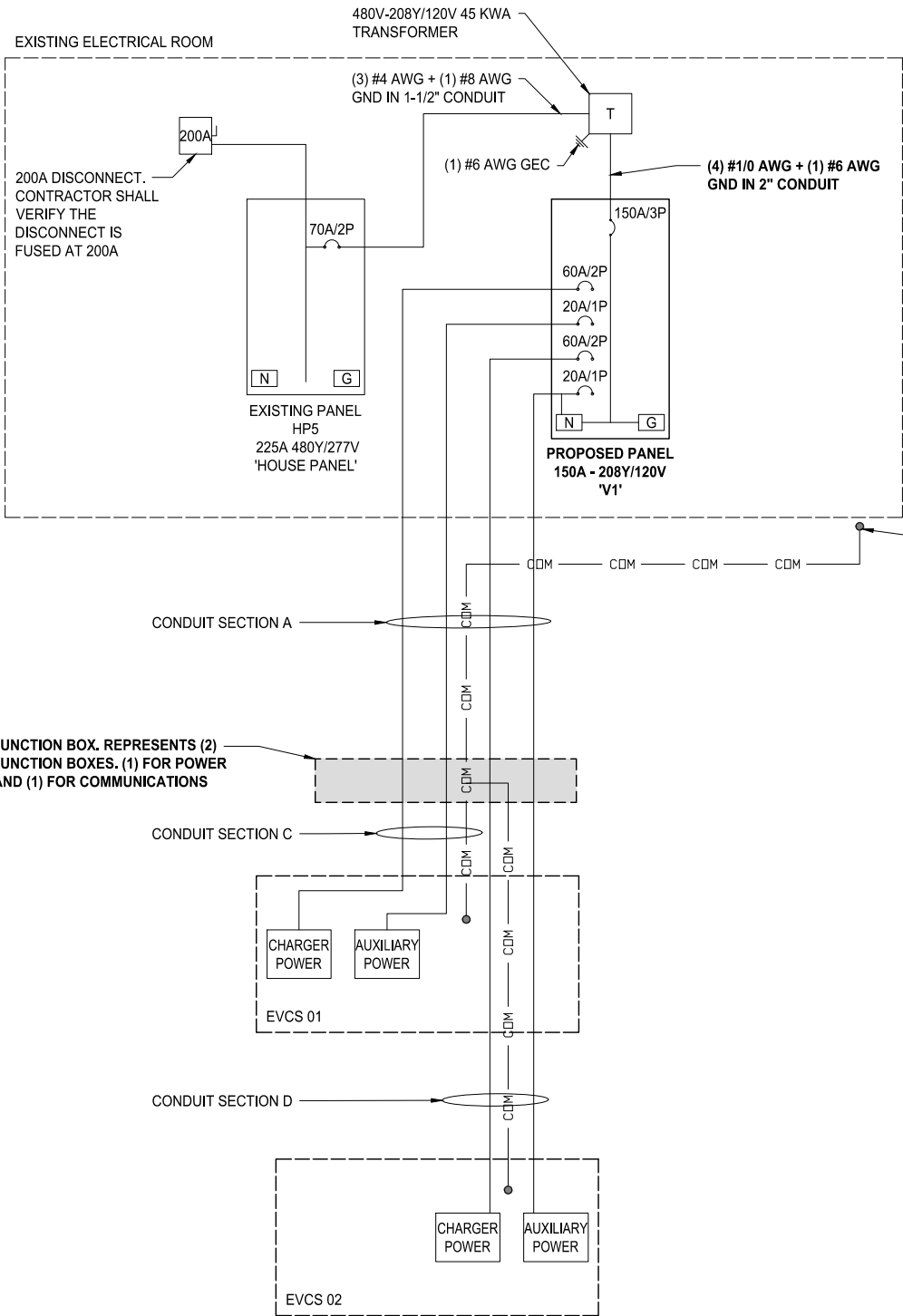
A-2.0

1

Attachment: Resolution No. 2022-31 (CUP 2022-06)

Packet Pg. 27

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PANEL NOTE: CIRCUIT BREAKER LOCATIONS ARE SHOWN FOR GRAPHIC PURPOSES ONLY. SEE PANEL SCHEDULE FOR SPECIFIC CIRCUIT NUMBER AND LOCATION ON PANEL

CONDUIT FOR FUTURE COMMUNICATIONS, SEAL AND CAP. LABEL CONDUIT "VOLTA COMMUNICATION CONDUIT" WITH PERMANENT LABELING MATERIAL

- NOTES:**
- ALL ELECTRICAL WORK AND RELATED ACTIVITIES PERFORMED ON SITE SHALL BE DONE IN ACCORDANCE WITH CALIFORNIA ELECTRICAL CODE (CEC) 2019 STANDARDS BEING ENFORCED BY ALL APPLICABLE JURISDICTIONAL REQUIREMENTS AT THE TIME OF CONSTRUCTION.
 - ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
 - CONTRACTOR SHALL USE THHN-THWN-2 COPPER CONDUCTORS.
 - CONTRACTOR SHALL USE EMT INSIDE AND OUTSIDE ABOVE GRADE WHERE NOT SUBJECT TO DAMAGE. CONTRACTOR SHALL USE PVC SCHEDULE 80 BELOW GRADE.
 - SEE SHEET A-1.0 FOR CONDUIT STUB UP LOCATIONS.
 - CONTRACTOR TO LOCATE JUNCTION BOX, LINE BOX (LB), OR APPROVED ALTERNATIVE FOR SITE SPECIFIC RUN LENGTHS AND BENDS.
 - CONTRACTOR SHALL VERIFY FEEDING DISCONNECT IS FUSED AT 200A. IF DISCONNECT IS NOT FUSED AT 200A, CONTACT ENGINEER IMMEDIATELY.
 - THE CONTRACTOR SHALL PERFORM A 30-DAY LOAD STUDY ON PANEL 'HP5'.** THE LOAD STUDY SHALL UTILIZE A METERING DEVICE THAT CAN MEASURE AND RECORD THE PEAK DEMAND ON EACH PHASE CONDUCTOR AND THE NEUTRAL CONDUCTOR EVERY 15 MINUTES OVER THE DURATION OF THE 30-DAY PERIOD. THE RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. ON THE RESULTS SUBMITTAL, INCLUDE THE NAME OF THE ELECTRICIAN, THE DAYS THE LOAD STUDY STARTED AND FINISHED, AND THE NAME OF THE PANEL THAT THE LOAD STUDY IS BEING PERFORMED ON. **THE CONTRACTOR SHALL NOT PROCEED WITH ANY MODIFICATIONS AND/OR ADDITIONS TO THIS PANEL UNTIL WRITTEN APPROVAL IS RENDERED FROM THE ENGINEER.**

PANEL SCHEDULE																
PANELBOARD V1 LOCATION: EXISTING ELECTRICAL ROOM VOLTS: 208/120V PHASE: 3 WIRE: 4 HERTZ: 60																
150A MCB MAIN AIC: N/A BRANCH AIC: N/A ENCL (NEMA): 1 MTG: SURFACE																
150 AMP FRAME, GROUND BAR, LOCKING COVER, PANEL CARD																
DESCRIPTION OF LOAD SERVED	BREAKER		WIRE	APHASE			CKT NO.	CKT NO.	APHASE			WIRE	BREAKER		DESCRIPTION OF LOAD SERVED	
	AMP	POLE		A	B	C			A	B	C		AMP	POLE		
CHARGING STATION EVCS 01	20	1	PER L2 CONDUCTOR TABLE	5			1	2	48			PER L2 CONDUCTOR TABLE	80	2	CHARGING STATION EVCS 02	
CHARGING STATION EVCS 01	80	2	PER L2 CONDUCTOR TABLE		48		3	4		48		PER L2 CONDUCTOR TABLE	20	1	CHARGING STATION EVCS 02	
SPACE							7	8								
SPACE							9	10								
SPACE							11	12								
SPACE							13	14								
SPACE							15	16								
SPACE							17	18								
TOTAL APHASE				5	48	48			48	48	5	TOTAL APHASE				
1. CONNECTED KVA (NEW)				24												
2. DEMAND KVA (NEW)				30												

48A L2 CONDUCTOR VOLTAGE DROP TABLE PER CHARGING STATION										
<175FT	175FT-200FT	200FT-255FT	255FT-275FT	275FT-320FT	320FT-400FT	400FT-440FT	440FT-510FT	510FT-635FT	635FT-700FT	700FT-800FT
(2) #4 AWG+	(2) #4 AWG+	(2) #3 AWG+	(2) #2 AWG+	(2) #2 AWG+	(2) #1 AWG+	(2) #1/0 AWG+	(2) #1/0 AWG+	(2) #2/0 AWG+	(2) #3/0 AWG+	(2) #3/0 AWG+
(2) #12 AWG+	(2) #10 AWG+	(2) #10 AWG+	(2) #10 AWG+	(2) #8 AWG+	(2) #8 AWG+	(2) #8 AWG+	(2) #6 AWG+	(2) #6 AWG+	(2) #6 AWG+	(2) #4AWG+
(1) #6 AWG GND	(1) #6 AWG GND	(1) #4 AWG GND	(1) #4 AWG GND	(1) #4 AWG GND	(1) #4 AWG GND	(1) #3 AWG GND	(1) #3 AWG GND	(1) #2 AWG GND	(1) #1 AWG GND	(1) #1 AWG GND
VOLTAGE DROP TABLE NOTES										
1. CONTRACTOR SHALL BE RESPONSIBLE FOR DE-RATING CONDUCTORS WHEN 4 OR MORE CURRENT CARRYING CONDUCTORS ARE CARRIED IN THE SAME CONDUIT PER THE NEC										
2. THE DISTANCES IN THIS TABLE ARE TOTAL DISTANCES, NOT HORIZONTAL DISTANCES. INCLUDE VERTICAL RUNS AND JUNCTION BOX COIL LENGTH IN THE TOTAL CONDUCTOR DISTANCE										
3. WHEN MORE THAN ONE CHARGING STATION CIRCUIT CONDUCTORS ARE IN A CONDUIT, USE ONLY ONE SHARED EQUIPMENT GROUND CONDUCTOR										
4. WHEN INSTALLING #1/0 AWG OR LARGER CONDUCTORS FROM THE POWER SOURCE TO EVCS, INCLUDE MULTICONDUCTOR TAPS IN THE CLOSEST JUNCTION BOX PRIOR TO ENTERING THE EVCS OR IN THE EVCS ITSELF SO THAT #6 AWG CONDUCTORS CAN BE TERMINATED IN THE EVCS										

CONDUIT SCHEDULE				
CONDUIT SECTION	CONDUIT #	CONDUIT SIZE	CONDUCTORS	INSTALLATION METHOD
A	1	2"	(SEE 48A VOLTAGE DROP TABLE)	DIRECTIONAL BORE
	2	1"	FUTURE COMMUNICATIONS W/ PULL STRING(SEE L2 CONDUCTOR VOLTAGE DROP TABLE)	
C	1	2"	(SEE 48A VOLTAGE DROP TABLE)	TRENCH
	2	1"	FUTURE COMMUNICATIONS W/ PULL STRING(SEE L2 CONDUCTOR VOLTAGE DROP TABLE)	
D	1	2"	(SEE 48A VOLTAGE DROP TABLE)	TRENCH
	2	1"	FUTURE COMMUNICATIONS W/ PULL STRING(SEE L2 CONDUCTOR VOLTAGE DROP TABLE)	



EXISTING HOUSE PANEL



MD7, LLC
10590 WEST OCEAN AIR DR, SUITE 250
SAN DIEGO, CA 92130
858-964-7439

REVISIONS

REV.	DATE	DESCRIPTION	INITIA
0	06/23/2022	CD50s	KF
1	08/02/2022	CD100s	KF

ISSUE DATE

08/02/2022

ISSUE FOR

REVIEW

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA"

SITE INFORMATION

KOHL'S HANFORD CA
PHASE 1
1677 W LACEY BLVD
HANFORD, CA 93230

SHEET TITLE

ELECTRICAL ONE LINE
DIAGRAM

SHEET NUMBER

E-1.0

June 29, 2022

To:

City of Hanford
Planning Division
North Douty Street,
Hanford, CA 93230

From:

MD7, LLC
Clay Gallagher, Land Use II
10590 W Ocean Air Drive, Suite 250
San Diego, CA 92130
(858) 964-7430
cgallagher@md7.com

Re:

Volta Electric Vehicle Charging Station Proposal

Site ID:

Kohls- P-011225

Site Address:

1677 W LACEY BLVD HANFORD, CA 93230

Parcel ID:

011-060-041-000

Dear City of Hanford,

MD7 is working with Volta to install (2) level 2 electric vehicle (EV) charging stations in the Kohls parking lot at 1677 W Lacey BLVD. The project would include converting (3) standard parking stalls into 1 standard EV parking stalls and 1 van accessible EV parking stall. The stations would be installed in an existing landscape island adjacent to the EV parking stalls. Electrical conduit would be extended from the existing building to the electric vehicle charging stations. Volta would paint and mark the EV charging parking stalls appropriately and install the necessary parking signs. For additional details regarding the scope of work, please see the associated construction drawings attached.

Should you have any questions or require additional information, please feel free to contact me directly. Thank you for your time and I look forward to working with you.

Sincerely,



Clay Gallagher, Land Use II
MD7, LLC

Attachment: Resolution No. 2022-31 (CUP 2022-06)

Exhibit B
Building Division – Conditions of Approval

Attachment: Resolution No. 2022-31 (CUP 2022-06)

BUILDING DIVISION
SPR 2022-006(508-0242) EV Chargers for Existing Parking Lot
10-10-22
1677 W Lacey Blvd

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical, mechanical or **accessibility** 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 1 electronic submittal unless noted, including as applicable:
 - 4.2.1 Grading Plan (Civil Drawings, for reference)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan (for reference)
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution"
printed on the drawings and part of the drawing submittal
 - 4.2.10 Plans shall be stamped and wet signed by an Architect or Engineer licensed in the State of California, if required.

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

- 4.3 1 electronic submittal, unless noted, including as applicable:
 - 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 Plans shall be stamped and wet signed by an Architect or Engineer licensed in the State of California, if required.
7. That all construction shall conform to **the Most Current Edition** (2019, 2022 if submitted after 12-31-22) of the California Building or Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.

1.c

volta

KOHL'S HANFORD CA - PHASE 1

1677 W LACEY BLVD

HANFORD, CA 93230

AHJ: CITY OF HANFORD

APN: 011-060-041-000

ITEM	DESCRIPTION	YES	NO	N/A
1	CONTACT 811 UTILITY PRIOR TO EXCAVATION WORK			
2	NOTIFY VOLTA & MD7 OF ANY DISCREPANCIES W/ PLANS OR POTENTIAL CONFLICTS			
3	VERIFY ALL FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION IN ACCORDANCE WITH THESE PLANS			
4	INSTALL WORK AREA PROTECTION MEASURES			
5	FIELD LOCATE EXISTING UTILITIES AND CROSSINGS & VERIFY NO CONFLICTS W/PROPOSED INFRASTRUCTURE			
6	FIELD VERIFY ALL STALL DIMENSIONS AND EQUIPMENT LOCATIONS			
7	CONFIRM ALL ADA AND LOCAL REQUIREMENTS ARE MET			
8	ESTABLISH TEMPORARY CONSTRUCTION ACCESS(ES)			
9	IMPLEMENT AND MAINTAIN EPSC CONTROL MEASURES PER LOCAL REQUIREMENTS.			
10	LOCATE VERTICAL AND HORIZONTAL UTILITIES PRIOR TO BORING.			
11	PROVIDE PROPOSED LIMITS OF ASPHALT OVERLAY SKETCH TO MD7 & VOLTA (IF NEEDED)			
12	SEED & STABILIZE ALL DISTURBED AREAS AFTER FINAL GRADING			

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE BUILDING/DWELLING, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE/LIFE SAFETY CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THE LOCAL GOVERNING AUTHORITIES CODES.

- VOLTA PROPOSES TO:**
- 3 STANDARD PARKING STALLS ARE TO BE CONVERTED INTO 1 STANDARD ELECTRIC VEHICLE (EV) PARKING STALL AND 1 VAN ACCESSIBLE ELECTRIC VEHICLE (EV) PARKING STALL.
 - 2 ELECTRIC VEHICLE CHARGING STATIONS ARE TO BE INSTALLED IN A LANDSCAPE ISLAND ADJACENT TO THE EV PARKING STALLS.
 - ELECTRICAL CONDUITS WILL BE EXTENDED FROM THE EXISTING BUILDING TO THE ELECTRIC VEHICLE CHARGING STATION(S).
 - VOLTA WILL PAINT AND MARK ALL EV CHARGING PARKING STALLS AND INSTALL NECESSARY PARKING SIGNS.

- EV CHARGING LEVEL: L2
- EVCS LOCATION: PARKING LOT
- SYSTEM VOLTAGE: 208V

PROPERTY OWNER:
REALTY INCOME PROPERTIES 23 LLC
11995 EL CAMINO REAL
SAN DIEGO, CA 92130

VOLTA REPRESENTATIVE:
VOLTA
155 DE HARO STREET
SAN FRANCISCO, CA 94103
CONTACT: TIM LUU
PHONE: (626) 542-5830
EMAIL: tim.luu@voltacharging.com

PROJECT MANAGER:
MD7, LLC.
10590 WEST OCEAN AIR DRIVE
SUITE 250
SAN DIEGO, CA 92130
CONTACT: JESSICA POMPA
PHONE: (858) 926-3895
EMAIL: jpompa@md7.com

ZONING/PERMITTING AGENT:
MD7, LLC.
10590 WEST OCEAN AIR DRIVE
SUITE 250
SAN DIEGO, CA 92130
CONTACT: JUSTIN CAUSEY
PHONE: (858) 291-1869
EMAIL: jcausey@md7.com

A&E MANAGER:
MD7, LLC.
10590 WEST OCEAN AIR DRIVE
SUITE 250
SAN DIEGO, CA 92130
CONTACT: FABIAN ROSALES
PHONE: (619) 846-0596
EMAIL: frosales@md7.com

ENGINEER:
TR ENGINEERING
124 LANDRY ST
GEORGETOWN, TX 78628
CONTACT: TAHZAY RAMIREZ
PHONE: (760) 535-9752
EMAIL: info@tahzayengineering.com

UTILITY COMPANY:
PG&E

PROJECT TEAM

SHEET	DESCRIPTION
T-1.0	TITLE SHEET
T-2.0	CODE REFERENCE & PROPERTY REPORT
A-1.0	OVERALL SITE PLAN
A-2.0	ENLARGED SITE PLAN
A-3.0	DETAILS
A-3.1	DETAILS
E-1.0	ELECTRICAL ONE LINE DIAGRAM

SHEET INDEX



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (NORTH & CENTRAL) , CALL USA NORTH 811

TOLL FREE: 1-800-227-2600 OR
www.usanorth811.org

CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

CALL BEFORE YOU DIG



VICINITY MAP

150' 0' 75' 150' SCALE: 1"=150'-0" (22x34)
(OR) 1"=300'-0" (11x17)

1



MD7, LLC
10590 WEST OCEAN AIR DR, SUITE 250
SAN DIEGO, CA 92130
858-964-7439

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	06/23/2022	CD50s	KF
1	08/02/2022	CD100s	KF

ISSUE DATE
08/02/2022

ISSUE FOR
REVIEW



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SITE INFORMATION
KOHL'S HANFORD CA
PHASE 1
1677 W LACEY BLVD
HANFORD, CA 93230

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1.0

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

Ref ID: P-011225

Property Detail Report
For Property Located At :
1677 W LACEY BLVD, HANFORD, CA 93230-5928



Tax Information			
Total Value:	\$5,845,000	Assessed Year:	2021
Land Value:	\$1,846,950	Improved %:	68%
Improvement Value:	\$3,998,050	Tax Year:	2021
Total Taxable Value:	\$5,845,000	Property Tax:	\$64,332.74
		Tax Area:	002096
		Tax Exemption:	

Owner Information

Owner Name: REALTY INCOME PROPERTIES 23 LLC

Mailing Address: 11995 EL CAMINO REAL, SAN DIEGO CA 92130-2539 C014 C/O PM DEPT #3260

Vesting Codes: //

Location Information

Legal Description:

County: KINGS, CA

Census Tract / Block: 10.02 / 1

Township-Range-Sect:

Legal Book/Page:

Legal Lot:

Legal Block:

Market Area:

Neighbor Code: HFD

APN: 011-060-041-000

Alternate APN: 018-650-046-000

Subdivision:

Map Reference: /

Tract #:

School District: HANFORD UN

School District Name: HANFORD UN

Munic/Township:

Owner Transfer Information

Recording/Sale Date: 09/21/2012 / 09/17/2012

Sale Price: \$2,874,000

Document #: 17493

Deed Type: GRANT DEED

1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: /

Sale Price:

Sale Type:

Document #:

Deed Type:

Transfer Document #:

New Construction:

Title Company:

Lender:

Seller Name:

1st Mtg Amount/Type: /

1st Mtg Int. Rate/Type: /

1st Mtg Document #: /

2nd Mtg Amount/Type: /

2nd Mtg Int. Rate/Type: /

Price Per SqFt:

Multi/Split Sale:

Prior Sale Information

Prior Rec/Sale Date: /

Prior Sale Price:

Prior Doc Number:

Prior Deed Type:

Prior Lender:

Prior 1st Mtg Amt/Type: /

Prior 1st Mtg Rate/Type: /

Property Characteristics

Year Built / Eff: 1993 / 1993

Gross Area: 77,948

Building Area: 77,948

Tot Adj Area:

Above Grade:

of Stories: 1

Other Improvements: Building Permit

Total Rooms/Offices

Total Restrooms: 4

Roof Type:

Roof Material:

Construction: SPECIAL

Foundation:

Exterior wall:

Basement Area:

Garage Area:

Garage Capacity:

Parking Spaces:

Heat Type:

Air Cond: YES

Pool:

Quality:

Condition:

Site Information

Zoning:

Acres: 6.73

County Use: DEPARTMENT STORE (3300)

Lot Area: 293,159

Lot Width/Depth: x

State Use:

Land Use: DEPARTMENT STORE

Res/Comm Units: /

Water Type:

Site Influence:

Sewer Type:

TABLE 11B-208.2
PARKING SPACES

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

TABLE 11B-228.3.2.1
ELECTRIC VEHICLE CHARGING STATIONS FOR PUBLIC USE AND COMMON USE

TOTAL NUMBER OF EVCS AT A FACILITY ¹	MINIMUM NUMBER (by type) OF EVCS REQUIRED TO COMPLY WITH SECTION 11B-812 ²		
	Van Accessible	Standard Accessible	Ambulatory
1 to 4	1	0	0
5 to 25	1	1	0
26 to 50	1	1	1
51 to 75	1	2	2
76 to 100	1	3	3
101 and over	1, plus 1 for each 300, or fraction thereof, over 100	3, plus 1 for each 60, or fraction thereof, over 100	3, plus 1 for each 50, or fraction thereof, over 100

1. Where an EV charger can simultaneously charge more than one vehicle, the number of EVCS provided shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.

1.c

volta

155 DE HARO STREET
SAN FRANCISCO, CA 94 103
VOLTACHARGING.COM

MD7

MD7, LLC
10590 WEST OCEAN AIR DR, SUITE 250
SAN DIEGO, CA 92130
858-964-7439

REVISIONS

REV.	DATE	DESCRIPTION	INITIAL
0	06/23/2022	CD50s	KF
1	08/02/2022	CD100s	KF

ISSUE DATE

08/02/2022

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SITE INFORMATION

KOHL'S HANFORD CA
PHASE 1
1677 W LACEY BLVD
HANFORD, CA 93230

SHEET TITLE

CODE REFERENCE &
PROPERTY REPORT

SHEET NUMBER

T-2.0

Packet Pg. 35

Attachment: Attachment 1: Plans (CUP 2022-06)

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SITE LEGEND:

PROPERTY LINE

VOLTA PARKING STALLS

PARKING STALL(S) RESERVED FOR ADA STALLS

PARKING STALL(S) RESERVED FOR ONLINE PICKUP

ELECTRICAL EQUIP. LOCATION

PROPOSED CONDUIT

PROPOSED EV STRIPING

PROPOSED EVCS STATION

DISCLAIMER

THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. MD7 AND VOLTA DO NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND IS TO ALERT THE ENGINEER AND VOLTA OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH VOLTA PM FOR ALL FINAL PLACEMENTS OF INFRASTRUCTURE.

1.c

volta

155 DE HARO STREET
SAN FRANCISCO, CA 94 103
VOLTACHARGING.COM

MD7

MD7, LLC
10590 WEST OCEAN AIR DR, SUITE 250
SAN DIEGO, CA 92130
858-964-7439

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ISSUE FOR

REVIEW

REGISTERED PROFESSIONAL ENGINEER

TAHZAY RAMIREZ

81291

CIVIL

STATE OF CALIFORNIA

Aug. 03, 2022

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT AM DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA"

SITE INFORMATION

KOHL'S HANFORD CA
PHASE 1
1677 W LACEY BLVD
HANFORD, CA 93230

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

A-1.0

OVERALL SITE PLAN

50'

0

25'

50'

SCALE: 1"=50'-0" (22x34)
(OR) 1"=100'-0" (11x17)

NORTH

1

Packet Pg. 36

Attachment: Attachment 1: Plans (CUP 2022-06)

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SITE LEGEND:

PROPERTY LINE

VOLTA PARKING STALLS

PARKING STALL(S) RESERVED FOR ADA STALLS

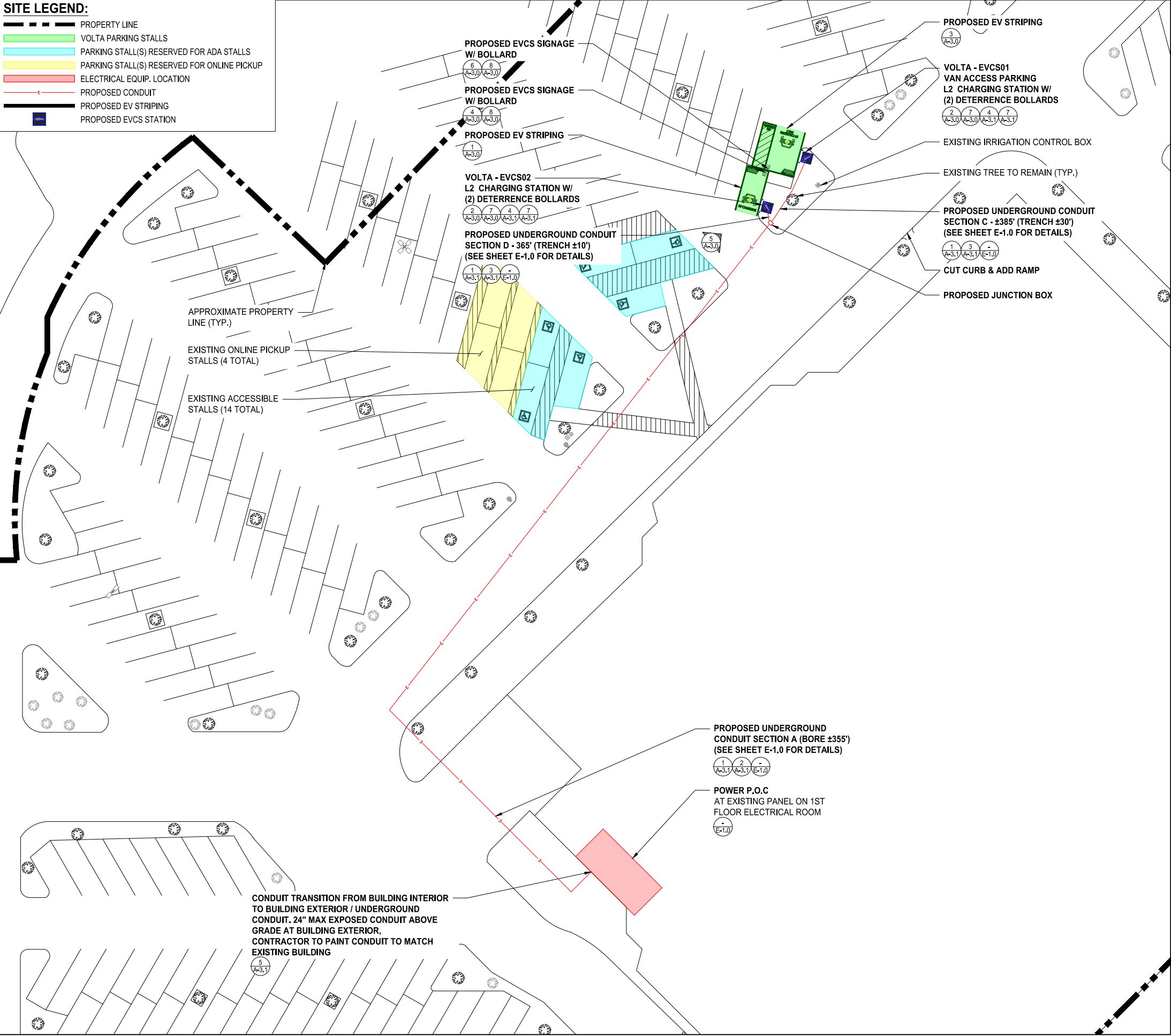
PARKING STALL(S) RESERVED FOR ONLINE PICKUP

ELECTRICAL EQUIP. LOCATION

PROPOSED CONDUIT

PROPOSED EV STRIPING

PROPOSED EVCS STATION



EVCS PLACEMENT INFORMATION PROVIDED BY VOLTA

QV DATE: 05/09/2022

(2) EV STATIONS

PLACEMENTS:

(2) CHARGING STATIONS AS SHOWN ON PLANS.

EVCS 01 (VAN ACCESS PARKING):

(2) STALLS USED

12'X18' EV PARKING W/ 5' AISLE

LOCATION -

REMOTE HANDLE -

BOLLARDS -

TREES / SHRUBS -

PRE-EXISTING SIGNS -

FIRE HYDRANTS -

LIGHT POSTS -

OTHER -

LANDSCAPED ISLAND

NO

YES

AVAILABLE TREE CLEARANCE

NONE

NONE

NONE

EXISTING STALL HAS A HORIZONTAL & LONGITUDINAL SLOPE OF LESS THAN 2%

EVCS 02:

(1) STALL USED

9'X18' EV PARKING

LOCATION -

REMOTE HANDLE -

BOLLARDS -

TREES / SHRUBS -

PRE-EXISTING SIGNS -

FIRE HYDRANTS -

LIGHT POSTS -

OTHER -

LANDSCAPED ISLAND

NO

YES

AVAILABLE TREE CLEARANCE

NONE

NONE

NONE

NONE

EXISTING ACCESSIBLE STALLS:

(14) STALLS

NOTES:

1. ALL EXISTING INFRASTRUCTURE AND LANDSCAPE TO BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.

2. PCS CABINETS & EVCS DOOR CLEARANCES TO BE FREE OF OBSTRUCTIONS.

ENLARGED SITE PLAN

20'

0

10'

20'

SCALE: 1"=20'-0" (22x34)

(OR) 1"=40'-0" (11x17)

1

1.c

volta

155 DE HARO STREET
SAN FRANCISCO, CA 94 103
VOLTACHARGING.COM

MD7

MD7, LLC
10590 WEST OCEAN AIR DR, SUITE 250
SAN DIEGO, CA 92130
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REGISTERED PROFESSIONAL ENGINEER
TAHZAY RAMIREZ
81291
CIVIL
STATE OF CALIFORNIA

Aug. 03, 2022

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA"

SITE INFORMATION

KOHL'S HANFORD CA
PHASE 1
1677 W LACEY BLVD
HANFORD, CA 93230

SHEET TITLE

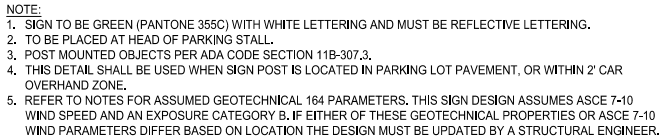
ENLARGED SITE PLAN

SHEET NUMBER

A-2.0

Packet Pg. 37

Attachment: Attachment 1: Plans (CUP 2022-06)



CONCRETE TO BE CURVED

4" 304 SS PIPE

PIPE SURFACE; UNFINISHED STAINLESS STEEL

SLOPE TO DRAIN

FINISHED GRADE

CONCRETE FOOTING

10"Ø

3' CL.R.

30" MIN.

30" MIN.

NOTE:

1. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS WHEN DRILLING INTO PT SLAB AND BEAMS TO AVOID DAMAGE TO PT STRANDS. IF J-HOOKED ANCHOR BOLTS ARE EMBEDDED OR HAVE RODS THAT ARE EPOXIED INTO SLAB AND/OR CURB FOR CONNECTION THEM BOTTOM PLATES SHOWN ARE NOT USED.
2. IF LOCATIONS ON PLANS CONFLICT WITH DT STEMS OR PT BEAMS, CONTRACTOR TO CONFIRM A NEW LOCATION WITH THE EOR.
3. BOLLARD ARE NOT DESIGNED FOR VEHICULAR IMPACT

**ELECTRIC
VEHICLE
CHARGING**

VAN ACCESSIBLE

PLEASE USE LAST

SIGN INSTALLATION TYPE:
ALL SIGNS TO BE INSTALLED AT 60" ABOVE FINISH FLOOR. IF SIGNS ARE LOCATED WITHIN AN ACCESSIBLE ROUTE, THEY WILL BE INSTALLED AT 80" ABOVE FINISHED FLOOR. MEASUREMENTS ARE TAKEN FROM BOTTOM OF LOWEST SIGN.



**ELECTRIC VEHICLE
CHARGING**

45 MINUTE LIMIT

SIGN INSTALLATION TYPE:
ALL SIGNS TO BE INSTALLED AT 60" ABOVE FINISH FLOOR. IF SIGNS ARE LOCATED WITHIN AN ACCESSIBLE ROUTE, THEY WILL BE INSTALLED AT 80" ABOVE FINISHED FLOOR. MEASUREMENTS ARE TAKEN FROM BOTTOM OF LOWEST SIGN.

FOR REFERENCE AND PROVIDED BY OTHERS

Volta Charging

STRIPING GUIDELINES

Diagram illustrating the striping guidelines for a Volta charging station. The station is shown from three perspectives: top, side, and bottom. The top view shows the station with the 'volta' logo and 'EVCHARGING' text. The side view shows the station with a 34° angle and a 42° angle. The bottom view shows the station with a 34° angle and a 42° angle. Dimensions are provided for the station and the angles.

Top View: Station width is 4' 0". The 'volta' logo is 1' 0" high. The 'EVCHARGING' text is 1' 0" high. The car icon is 1' 0" high. The lightning bolt is 1' 0" high.

Side View: Station height is 4' 0". The 34° angle is indicated. The 42° angle is indicated.

Bottom View: Station width is 4' 0". The 34° angle is indicated. The 42° angle is indicated.

*Based on 10' x 10' x 10' unit. Striping is subject to change per jurisdiction.

ABSOLUTELY DO NOT

- Paint only a portion of the background (edge, its edge or not at all)
- Paint the lightning bolt, any color but yellow or white
- Ink or co-spray into it blue
- Only add 1 number in top right corner
- Put in the Volta logo any other color than the car battery blue/white

ACCESSORIES

6. WHEEL STOPS Place 6 inches above the Volta logo, centered within the stall. Wheel Blocks should be painted white.

7. ACCESS AISLE should be painted white.

CURBS No need to paint the curb unless curbs are damaged and require it; repeated, paint the curb(s) to match existing conditions.

Founded in 2010. Designed in San Francisco, built to last in the USA.

info@voltacharging.com

2 of 9

voltagecharging.com 770-00002-A

FOR REFERENCE ONLY, DESIGNED AND PROVIDED BY OTHERS

Volta Charging

STRIPING GUIDELINES

PRODUCTS

Resurfacer & Asphalt Background: Lanxess 4.2% Sils, Ultra High Mod 2-Inchway Filter Sealer
Traffic Mark: Sure-Seal Williams THESSE LP Yellow TTP-1688L, THESSE White TTP-1686D

SURFACE PREP

Backgrounds are to only be painted for marquee locations or any location where the existing space has conflicting designlines or is poor shape. For all other locations please proceed to branded striping.

CEMENT & ASPHALT BACKGROUND:

All backgrounds must run edge-to-edge across the entire parking space. Asphalt should be resurfaced with sealcoat.

BRANDED STRIPING

VOLTA LOGO:

Should match the overall background color of the parking stall unless you are omitting the container shape according to other specs. If so paint it white).

LINE & STENCILS:

Use traffic grade yellow for the lightning bolt stencil. Use traffic grade white for all other lines and stencils.

1. SQUARE (White) Place flush with the top left corner.

2. VOLTA LOGO Center within the shape.

3. NUMBERS (White) The right number lines up flush right to the "r" in "charger" and flush top with the volta logo. There should be 3 inches in-between the left and right numbers. If stall is less than 8 feet, align numbers with the middle of the "r" (see page 12).

4. LETTERS Place centered, 4 inches from the bottom of the stall.

5. CAR Place centered 14 inches from the top of the letters.

*Mock up to scale 10'x11' stall.

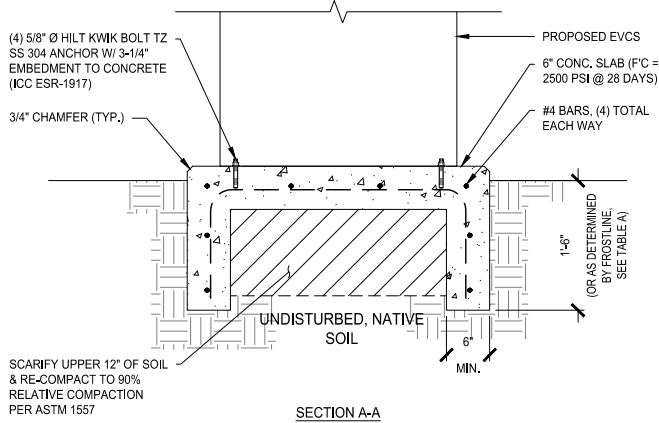
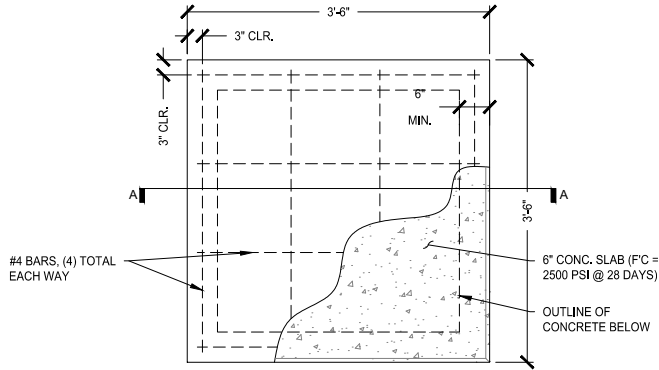
Founded in 2020. Designed in San Francisco. Built to last in the USA.

1 of 8

info.voltacharging.com

Packet Pg. 38

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



NOTES:
1. ENVIRONMENTAL PARAMETERS ARE DETERMINED FROM ASCE7-16. THESE VALUES ARE SELECTED TO REPRESENT TYPICAL VALUES USE THROUGHOUT THE CONTINENTAL U.S.
2. IN AREAS SUBJECT TO FREEZING OR FROST, THE REQUIRED EMBEDMENT SHALL BE THE LARGEST OF EITHER THE STATED DEPTH ABOVE OR THE SPECIFIED FROST DEPTH MANDATED BY THE JURISDICTION, TABLE BELOW IS FOR REFERENCE.

FROSTLINE TABLE	
FROSTLINE	FOUNDATION DEPTH
0-19'	PER DETAIL
20'	2'-2'
30'	3'-0'
40'	3'-10'
50'	4'-8'
60'	5'-6'
70'	6'-4'
80'	7'-2'
90'	8'-0'
100'	8'-10'

CONCRETE FOUNDATION - EVCS

SCALE
N.T.S.

7

NOT USED

SCALE
N.T.S.

6

EVCS BASEPLATE

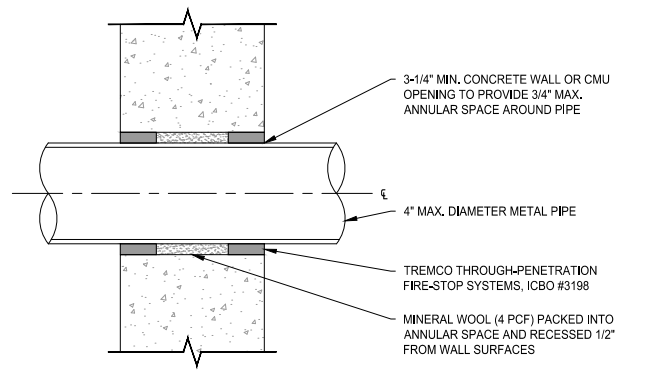
SCALE
N.T.S.

4

BORE PIT

SCALE
N.T.S.

2



NOTE:
1. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS WHEN DRILLING INTO EXISTING CIP SLAB AND CIP DROP PANELS TO AVOID DAMAGE TO ANY REINFORCING AND EXISTING STRUCTURAL COMPONENTS.
2. USE APPROVED ASTM METHOD (X-RAY, PACOMETER, GPR, ECT.) TO LOCATED MILD STEEL AND PRE-STRESSING TENDONS PRIOR TO DRILLING. DO NOT CUT OR DRILL THROUGH ANY EXISTING REINFORCING. ADJUST LOCATION AS NECESSARY TO AVOID EXISTING REINFORCING.
3. ALL PENETRATIONS MUST BE LOCATED A MINIMUM OF 18" AWAY FROM THE EDGE OF CONCRETE. CONTACT EOR IF VARIANCE IS REQUESTED.
4. PENETRATIONS THROUGH WALLS AND FLOORS SHALL COMPLY WITH THE LOCAL AHJ LATEST BUILDING CODE CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES SECTIONS 709.8 AND 714.

PENETRATION DETAIL

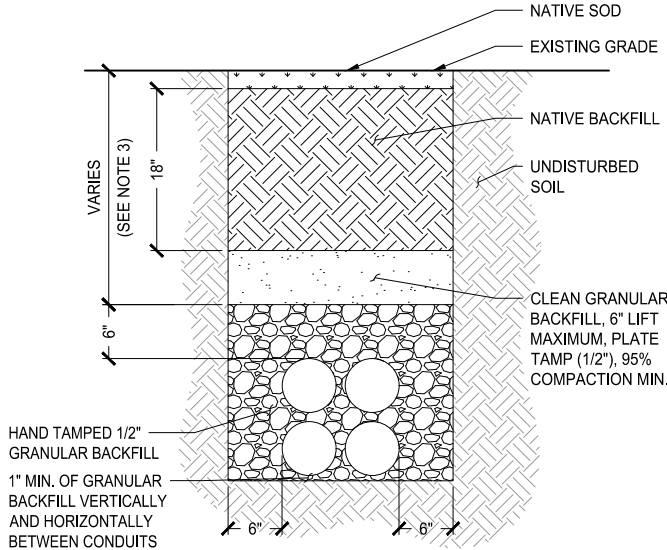
SCALE
N.T.S.

5

CONDUIT UNDER SOIL TRENCH

SCALE
N.T.S.

3

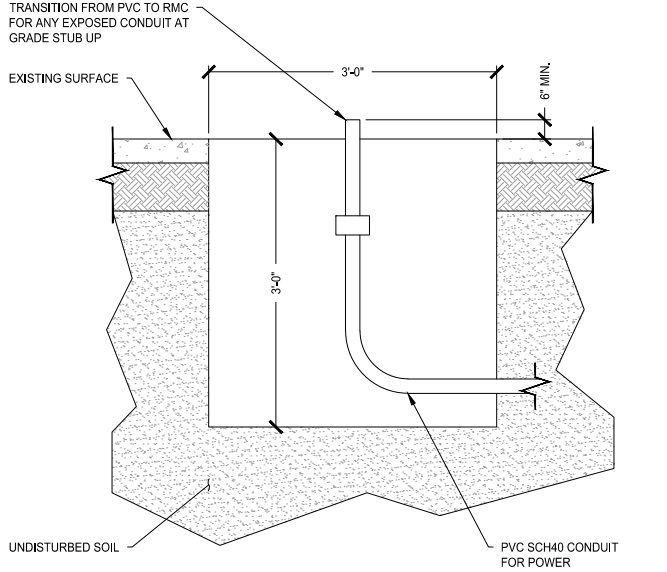


NOTE:
1. ANY EXCAVATION LEFT OPEN NEEDS TO BE FENCED, BARRICADED, OR TRENCH PLATED TO INSURE THE SAFETY OF THE GENERAL PUBLIC.
2. ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE CONSTRUCTION CONDITIONS OR BETTER
3. TRENCH DEPTHS ARE REQUIRED TO BE 2'-0" MIN. OR 6" BELOW FROST LINE PER LOCAL JURISDICTION REQUIREMENTS.
4. EXACT NUMBER OF CONDUITS SHALL BE DETERMINED BY SHEET E1-00, EXACT CONDUIT PLACEMENT IN TRENCH SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD BASED ON PHYSICAL MEASUREMENTS AND JURISDICTIONAL REQUIREMENTS

BORE SECTION

SCALE
N.T.S.

1



NOTE:
1. EXACT CONDUIT DIAMETERS MAY VARY UPON INSTALLATION. REFERENCE CONDUIT SIZE PER THE CONDUIT SCHEDULE.

NOTE:
1. EXACT CONDUIT DIAMETERS MAY VARY UPON INSTALLATION. REFERENCE CONDUIT SIZE PER THE CONDUIT SCHEDULE.

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	06/23/2022	CD50s	KF
1	08/02/2022	CD100s	KF

ISSUE DATE
08/02/2022

ISSUE FOR
REVIEW

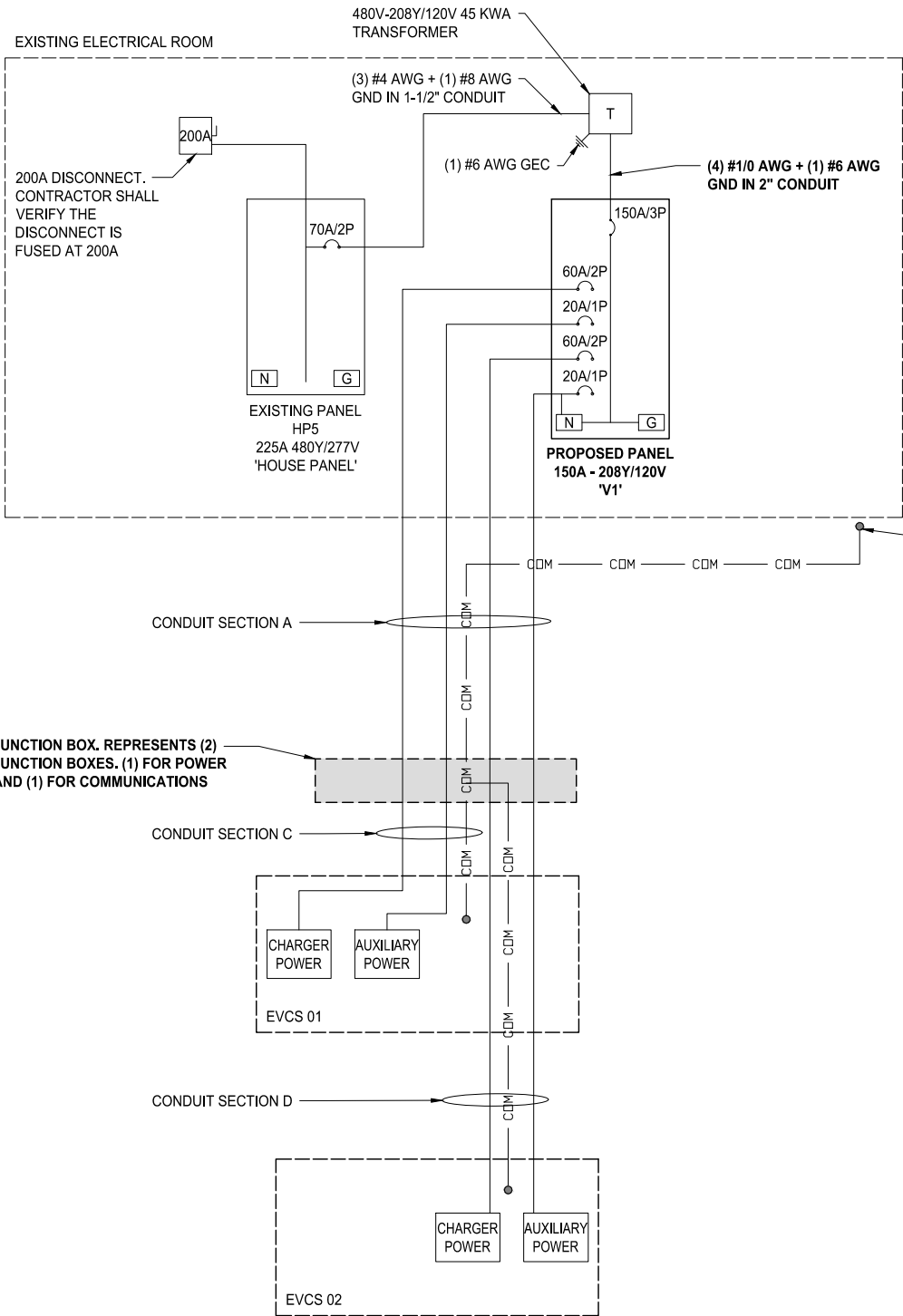
REGISTERED PROFESSIONAL ENGINEER
TAHZAY RAMIREZ
81291
STATE OF CALIFORNIA
Aug. 03, 2022
"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT AM DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA"

SITE INFORMATION
KOHL'S HANFORD CA
PHASE 1
1677 W LACEY BLVD
HANFORD, CA 93230

SHEET TITLE
DETAILS

SHEET NUMBER

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



PANEL NOTE: CIRCUIT BREAKER LOCATIONS ARE SHOWN FOR GRAPHIC PURPOSES ONLY. SEE PANEL SCHEDULE FOR SPECIFIC CIRCUIT NUMBER AND LOCATION ON PANEL

CONDUIT FOR FUTURE COMMUNICATIONS, SEAL AND CAP. LABEL CONDUIT "VOLTA COMMUNICATION CONDUIT" WITH PERMANENT LABELING MATERIAL

- NOTES:**
- ALL ELECTRICAL WORK AND RELATED ACTIVITIES PERFORMED ON SITE SHALL BE DONE IN ACCORDANCE WITH CALIFORNIA ELECTRICAL CODE (CEC) 2019 STANDARDS BEING ENFORCED BY ALL APPLICABLE JURISDICTIONAL REQUIREMENTS AT THE TIME OF CONSTRUCTION.
 - ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
 - CONTRACTOR SHALL USE THHN-THWN-2 COPPER CONDUCTORS.
 - CONTRACTOR SHALL USE EMT INSIDE AND OUTSIDE ABOVE GRADE WHERE NOT SUBJECT TO DAMAGE. CONTRACTOR SHALL RGS INSIDE AND OUTSIDE ABOVE GRADE WHERE SUBJECT TO DAMAGE. CONTRACTOR SHALL USE PVC SCHEDULE 80 BELOW GRADE.
 - SEE SHEET A-1.0 FOR CONDUIT STUB UP LOCATIONS.
 - CONTRACTOR TO LOCATE JUNCTION BOX, LINE BOX (LB), OR APPROVED ALTERNATIVE FOR SITE SPECIFIC RUN LENGTHS AND BENDS.
 - CONTRACTOR SHALL VERIFY FEEDING DISCONNECT IS FUSED AT 200A. IF DISCONNECT IS NOT FUSED AT 200A, CONTACT ENGINEER IMMEDIATELY.
 - THE CONTRACTOR SHALL PERFORM A 30-DAY LOAD STUDY ON PANEL 'HP5'.** THE LOAD STUDY SHALL UTILIZE A METERING DEVICE THAT CAN MEASURE AND RECORD THE PEAK DEMAND ON EACH PHASE CONDUCTOR AND THE NEUTRAL CONDUCTOR EVERY 15 MINUTES OVER THE DURATION OF THE 30-DAY PERIOD. THE RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. ON THE RESULTS SUBMITTAL, INCLUDE THE NAME OF THE ELECTRICIAN, THE DAYS THE LOAD STUDY STARTED AND FINISHED, AND THE NAME OF THE PANEL THAT THE LOAD STUDY IS BEING PERFORMED ON. **THE CONTRACTOR SHALL NOT PROCEED WITH ANY MODIFICATIONS AND/OR ADDITIONS TO THIS PANEL UNTIL WRITTEN APPROVAL IS RENDERED FROM THE ENGINEER.**

PANEL SCHEDULE																
PANELBOARD V1 LOCATION: EXISTING ELECTRICAL ROOM VOLTS: 208/120V PHASE: 3 WIRE: 4 HERTZ: 60																
150A MCB MAIN AIC: 30KA BRANCH AIC: N/A ENCL (NEMA): 1 MTG: SURFACE																
150 AMP FRAME, GROUND BAR, LOCKING COVER, PANEL CARD																
DESCRIPTION OF LOAD SERVED	BREAKER		WIRE	APHASE			CKT NO.	CKT NO.	APHASE			WIRE	BREAKER		DESCRIPTION OF LOAD SERVED	
	AMP	POLE		A	B	C			A	B	C		AMP	POLE		
CHARGING STATION EVCS 01	20	1	PER L2 CONDUCTOR TABLE	5			1	2	48			PER L2 CONDUCTOR TABLE	80	2	CHARGING STATION EVCS 02	
CHARGING STATION EVCS 01	80	2	PER L2 CONDUCTOR TABLE		48		3	4		48		PER L2 CONDUCTOR TABLE	20	1	CHARGING STATION EVCS 02	
SPACE							7	8								
SPACE							9	10								
SPACE							11	12								
SPACE							13	14								
SPACE							15	16								
SPACE							17	18								
TOTAL APHASE				5	48	48			48	48	5	TOTAL APHASE				
1. CONNECTED KVA (NEW)				24												
2. DEMAND KVA (NEW)				30												

48A L2 CONDUCTOR VOLTAGE DROP TABLE PER CHARGING STATION										
<175FT	175FT-200FT	200FT-255FT	255FT-275FT	275FT-320FT	320FT-400FT	400FT-440FT	440FT-510FT	510FT-635FT	635FT-700FT	700FT-800FT
(2) #4 AWG+	(2) #4 AWG+	(2) #3 AWG+	(2) #2 AWG+	(2) #2 AWG+	(2) #1 AWG+	(2) #1/0 AWG+	(2) #1/0 AWG+	(2) #2/0 AWG+	(2) #3/0 AWG+	(2) #3/0 AWG+
(2) #12 AWG+	(2) #10 AWG+	(2) #10 AWG+	(2) #10 AWG+	(2) #8 AWG+	(2) #8 AWG+	(2) #8 AWG+	(2) #6 AWG+	(2) #6 AWG+	(2) #6 AWG+	(2) #4AWG+
(1) #6 AWG GND	(1) #6 AWG GND	(1) #4 AWG GND	(1) #4 AWG GND	(1) #4 AWG GND	(1) #4 AWG GND	(1) #3 AWG GND	(1) #3 AWG GND	(1) #2 AWG GND	(1) #1 AWG GND	(1) #1 AWG GND
VOLTAGE DROP TABLE NOTES										
1. CONTRACTOR SHALL BE RESPONSIBLE FOR DE-RATING CONDUCTORS WHEN 4 OR MORE CURRENT CARRYING CONDUCTORS ARE CARRIED IN THE SAME CONDUIT PER THE NEC										
2. THE DISTANCES IN THIS TABLE ARE TOTAL DISTANCES, NOT HORIZONTAL DISTANCES. INCLUDE VERTICAL RUNS AND JUNCTION BOX COIL LENGTH IN THE TOTAL CONDUCTOR DISTANCE										
3. WHEN MORE THAN ONE CHARGING STATION CIRCUIT CONDUCTORS ARE IN A CONDUIT, USE ONLY ONE SHARED EQUIPMENT GROUND CONDUCTOR										
4. WHEN INSTALLING #1/0 AWG OR LARGER CONDUCTORS FROM THE POWER SOURCE TO EVCS, INCLUDE MULTICONDUCTOR TAPS IN THE CLOSEST JUNCTION BOX PRIOR TO ENTERING THE EVCS OR IN THE EVCS ITSELF SO THAT #6 AWG CONDUCTORS CAN BE TERMINATED IN THE EVCS										

CONDUIT SCHEDULE				
CONDUIT SECTION	CONDUIT #	CONDUIT SIZE	CONDUCTORS	INSTALLATION METHOD
A	1	2"	(SEE 48A VOLTAGE DROP TABLE)	DIRECTIONAL BORE
	2	1"	FUTURE COMMUNICATIONS W/ PULL STRING(SEE L2 CONDUCTOR VOLTAGE DROP TABLE)	
C	1	2"	(SEE 48A VOLTAGE DROP TABLE)	TRENCH
	2	1"	FUTURE COMMUNICATIONS W/ PULL STRING(SEE L2 CONDUCTOR VOLTAGE DROP TABLE)	
D	1	2"	(SEE 48A VOLTAGE DROP TABLE)	TRENCH
	2	1"	FUTURE COMMUNICATIONS W/ PULL STRING(SEE L2 CONDUCTOR VOLTAGE DROP TABLE)	



EXISTING HOUSE PANEL

REVISIONS			
REV.	DATE	DESCRIPTION	INITIAL
0	06/23/2022	CD50s	KF
1	08/02/2022	CD100s	KF

ISSUE DATE	
08/02/2022	

ISSUE FOR	
REVIEW	

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA"

SITE INFORMATION	
KOHL'S HANFORD CA PHASE 1 1677 W LACEY BLVD HANFORD, CA 93230	

SHEET TITLE	
ELECTRICAL ONE LINE DIAGRAM	

SHEET NUMBER	
E-1.0	

June 29, 2022

To:

City of Hanford
Planning Division
North Douty Street,
Hanford, CA 93230

From:

MD7, LLC
Clay Gallagher, Land Use II
10590 W Ocean Air Drive, Suite 250
San Diego, CA 92130
(858) 964-7430
cgallagher@md7.com

Re:

Volta Electric Vehicle Charging Station Proposal

Site ID:

Kohls- P-011225

Site Address:

1677 W LACEY BLVD HANFORD, CA 93230

Parcel ID:

011-060-041-000

Dear City of Hanford,

MD7 is working with Volta to install (2) level 2 electric vehicle (EV) charging stations in the Kohls parking lot at 1677 W Lacey BLVD. The project would include converting (3) standard parking stalls into 1 standard EV parking stalls and 1 van accessible EV parking stall. The stations would be installed in an existing landscape island adjacent to the EV parking stalls. Electrical conduit would be extended from the existing building to the electric vehicle charging stations. Volta would paint and mark the EV charging parking stalls appropriately and install the necessary parking signs. For additional details regarding the scope of work, please see the associated construction drawings attached.

Should you have any questions or require additional information, please feel free to contact me directly. Thank you for your time and I look forward to working with you.

Sincerely,



Clay Gallagher, Land Use II
MD7, LLC

Attachment: Attachment 1: Plans (CUP 2022-06)

City of Hanford Municipal Code Title 17 - Zoning Ordinance

secured and stabilized so as to withstand wind gusts, or be removed during windy conditions. Freestanding signs placed on sidewalks in conformance with this chapter are exempt from this subsection if they have a weight and mass that makes them not inadvertently movable.

17.56.160 Size of signs on windows.

Permanent signs affixed to windows shall not cover more than forty (40) percent of each window. They shall not be counted toward the maximum allowable sign size.

17.56.170 Signs with non-electronic changeable copy.

Non-electronic changeable copy shall represent no more than twenty (20) percent of the total allowable sign area. Changeable copy shall not be changed more than once every twenty-four (24) hours.

17.56.180 Signs with electronic changeable copy.

A. Electronic copy is allowed as a display medium on freestanding signs in the commercial or mixed use zone districts upon issuance of a Conditional Use Permit, issued pursuant to Chapter 17.80.

B. Signs with electronic changeable copy shall meet the following standards:

1. The electronic sign face shall be directed in a manner that is not visible from the front or side of residential properties located in a residential zone district.
2. The electronic sign face shall be an integral part of the remainder of the sign area.
3. Electronic copy shall be limited to no more than thirty (30) lumens output, measured at ten (10) feet from the sign face.
4. No portion of the electronic sign face shall change more frequently than once every six (6) seconds.
5. The electronic sign shall not emit any audible sound, buzz, or noise.
6. The electronic sign shall be operative only during the hours of operation of the associated business establishment.
7. Sign copy or electronic picture displays shall be limited to advertising related to the use(s) on the premises on which the freestanding sign is located, except for message substitution, as allowed in Section 17.56.030.
8. No change of lighting intensity may occur during a display or between displays except to respond to a change in ambient lighting conditions.
9. No display shall create a potential distraction to drivers by virtue of the frequency of changes of images (i.e. the time between images expressed in seconds), and the Planning Commission may impose limitations on the number of images that can be displayed over a specified time period for reasons of traffic safety.

17.56.190 Illumination of signs.

The illumination of signs, from either an internal or external source, must be designed to avoid negative impacts on surrounding rights-of-way and properties. The following standards apply to all illuminated signs:

Notice of Exemption 2022-84

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 2022-06

Project Location – 1677 W. Lacey Blvd. (APN 011-060-041)

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

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 2022-06, a request to establish signage with electronic changeable copy on two proposed electric vehicle (EV) charging stations in the C-R Regional Commercial zone district.

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

Name of Person or Agency Carrying Out Project: Clay Gallagher

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: 15311 Accessory Structures
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15311 of the California Environmental Quality Act (CEQA) Guidelines. Section 15311 states that Class 11 exemptions consist of construction, or placement of minor structures accessory to existing commercial, industrial, or institutional facilities. This project involves the placement of two minor structures accessory to an existing commercial facility.

Lead Agency

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

Signature: _____ Date: October 25, 2022 Title: Associate Planner

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

Attachment: Attachment 3: Notice of Exemption No. 2022-84 (CUP 2022-06)



AGENDA STAFF REPORT

MEETING DATE: 10/25/2022	AGENDA SECTION: 2
---------------------------------	--------------------------

SUBJECT:

Tentative Parcel Map No. 2022-02: a request to divide two parcels of approximately 3.33 acres in total size into three parcels (Parcel A: 1.24 acres; Parcel B: 1.55 acres; Parcel C: 0.54 acres) in the MX-N Neighborhood Mixed Use zone district. Planned Unit Development No. 2022-03: a request to amend Planned Unit Development No. 2019-02 to allow a parcel with no street frontage within an existing shopping center in the MX-N Neighborhood Mixed Use zone district. The project is located near the northwest corner of 10th Avenue and Fargo Avenue (APN 007-110-053 and -054).

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - TPM 2022-02 PUD 2022-03
 Resolution No. 2022-32
 Resolution No. 2022-33
 Attachment 1: Tentative Parcel Map
 Attachment 2: Staff Report - Sterling Construction
 Attachment 3: Resolution No. 2019-19 (signed)
 Attachment 4: Notice of Exemption No. 2022-85

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, October 25, 2022**

PROJECT: **Tentative Parcel Map No. 2022-02:** a request to divide two parcels of approximately 3.33 acres in total size into three parcels (Parcel A: 1.24 acres; Parcel B: 1.55 acres; Parcel C: 0.54 acres) in the MX-N Neighborhood Mixed Use zone district.

Planned Unit Development No. 2022-03: a request to amend Planned Unit Development No. 2019-02 to allow a parcel with no street frontage within an existing shopping center in the MX-N Neighborhood Mixed Use zone district.

LOCATION: The project is located near the northwest corner of 10th Avenue and Fargo Avenue (APN 007-110-053 and -054).

PROJECT PLANNER: Mark Manha, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2022-32, approving Tentative Parcel Map No. 2022-02.
2. Adopt Resolution No. 2022-33, approving Planned Unit Development No. 2022-03.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2022-32, approving Tentative Parcel Map No. 2022-02.
2. I move to adopt Resolution No. 2022-33, approving Planned Unit Development No. 2022-03.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2022-02 is a request divide two parcels of approximately 3.33 acres in total size into three parcels (Parcel A: 1.24 acres; Parcel B: 1.55 acres; Parcel C: 0.54 acres) in the MX-N Neighborhood Mixed Use zone district (see **Attachment 1**). The parcels to be divided are located in an existing shopping center on the northwest corner of 10th Avenue and Fargo Avenue. The two existing parcels are occupied by Dollar Tree at 2584 N. 10th Avenue and Grocery Outlet at 2576 N. 10th Avenue. Dollar Tree will occupy proposed Parcel A, Grocery Outlet will occupy proposed Parcel B, and proposed Parcel C will be vacant, but is proposed as a future Dutch Bros Coffee location. Parcel B will not have street frontage; therefore, an amendment to Planned Unit Development No. 2019-02 to include eliminated street frontage is required.

Project Location

The project is located near the northwest corner of 10th Avenue and Fargo Avenue (APN 007-110-053 and -054) (see Figure 1, below). The site is designated as Neighborhood Mixed Use by

the General Plan and zoned MX-N Neighborhood Mixed Use, in conformance with the General Plan Designation (see Figures 2 and 3, below, respectively).

Figure 1: Land Use
(Property outlined in red)



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

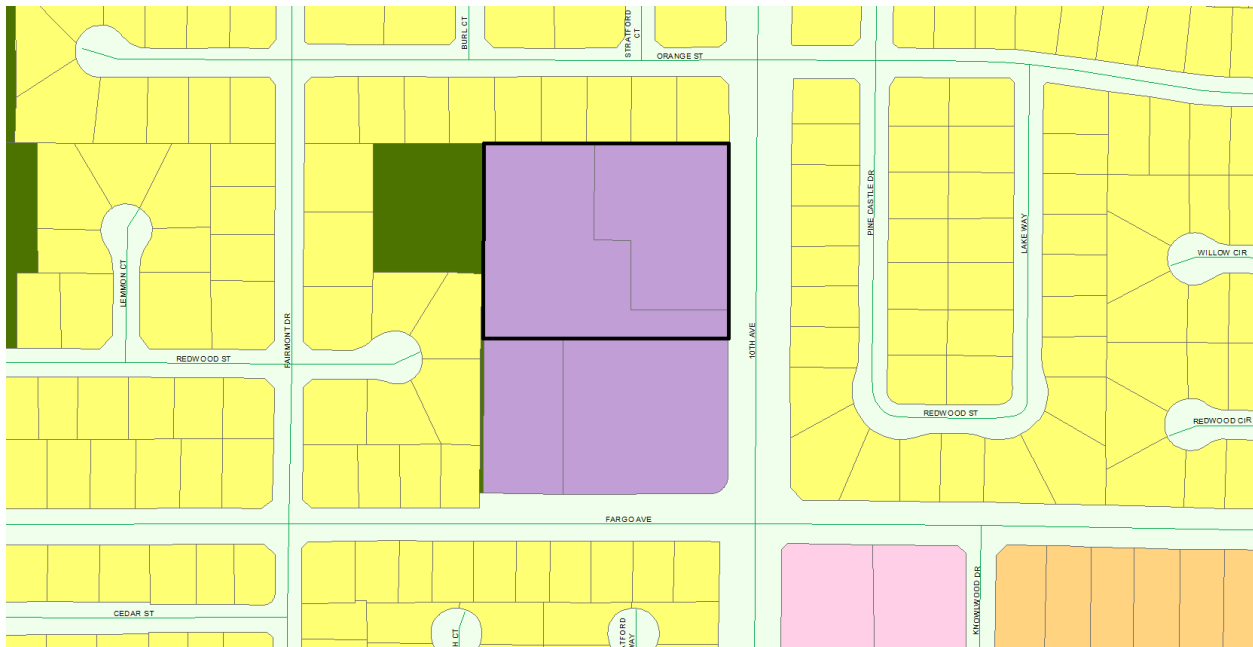
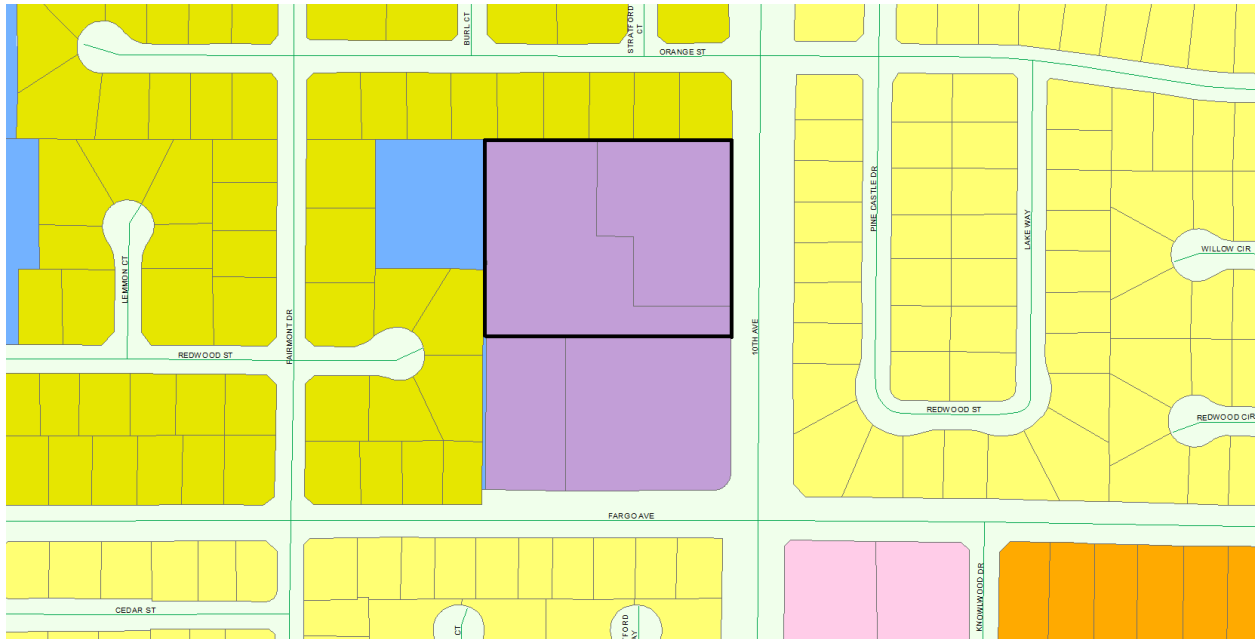


Figure 3: Zoning Designation
MX-N Neighborhood Mixed Use
(Property outlined in bold)



BACKGROUND

General Plan Designation

The General Plan designates the property as Neighborhood Mixed Use. According to General Plan Policy L61, Hanford shall define the uses allowed in the Neighborhood Mixed Use land use designation to include multi-family dwellings along with businesses providing day-to-day goods and services for the surrounding and nearby residential neighborhoods. Commercial uses that would primarily serve a citywide or regional market area shall not be allowed. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, service stations, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. According to General Plan Policy L62, Hanford shall require that new development projects and major site reconfigurations in the Neighborhood Mixed Use land use designation provide site layouts, buildings, landscaping, walkways, and signage that are oriented primarily to the pedestrian. Require pedestrian access between residential and commercial uses and prohibit parking areas, walls, and landscaping in locations on the site that block or hinder pedestrian access. The maximum residential density permitted in a horizontal mixed use development is fifteen (15) dwelling units per acre. The subdivision of the parcels, as proposed, is consistent with the General Plan, as it does not propose or maintain any unpermitted uses in this zone district and maintains site layouts that allow pedestrian access between commercial and residential areas.

Zoning Designation

The site is zoned MX-N Neighborhood Mixed Use. The project was evaluated for consistency with Section 17.24 of the Hanford Municipal Code, pertaining to the MX-N Neighborhood Mixed Use zone district, below.

PROJECT EVALUATION

Tentative Parcel Map No. 2022-02

Project Design

	<u>Entire Site</u>	<u>Parcel A</u>	<u>Parcel B</u>	<u>Parcel C</u>
Area:	3.33 acres	1.24 acres	1.55 acres	0.54 acres
Lot Frontage:	352.38 ft. along N. 10 th Ave.	258.86 ft. along N. 10 th Ave.	No street frontage	93.52 ft. along N. 10 th Ave.
Width:	352.38 ft. (minimum width); 352.46 ft. (maximum width)	171.33 ft. (minimum width); 258.86 ft. (maximum width)	85.94 ft. (minimum width); 352.46 ft. (maximum width)	93.52 ft. (minimum width); 93.60 ft. (maximum width)
Depth:	409.97 ft. (minimum depth); 414.94 ft. (maximum depth)	167.12 ft. (minimum depth); 229.17 ft. (maximum depth)	159.97 ft. (minimum depth); 247.75 ft. (maximum depth)	250 ft.
Sidewalk:	Existing sidewalk along N. 10 th Ave.	Existing sidewalk along N. 10 th Ave.	No sidewalks; no street frontage	Existing sidewalk along N. 10 th Ave.
Existing Use:	Dollar Tree/Grocery Outlet	Dollar Tree	Grocery Outlet	Vacant
Proposed Use:	Split into three parcels	Dollar Tree	Grocery Outlet	Dutch Bros Coffee

Conformance with the standards of the MX-N Neighborhood Mixed Use zone district

17.24.030 Site Area

In the MX-N Neighborhood Mixed Use zone district, the minimum site area shall be 5,000 square feet. Tentative Parcel Map No. 2022-02 is a request to divide two parcels of approximately 3.33 acres in total size into three separate parcels (Parcel A: 1.24 acres; Parcel B: 1.55 acres; Parcel C: 0.54 acres). All parcels from the resulting parcel split will each have a site area greater than 5,000 sq. ft.

	<u>Entire Site</u>	<u>Parcel A</u>	<u>Parcel B</u>	<u>Parcel C</u>
Area:	3.33 acres	1.24 acres	1.55 acres	0.54 acres

17.24.040 Lot Dimensions

Lot Frontage

The minimum lot frontage in the MX-N Neighborhood Mixed Use zone district shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County Recorder's office. At the time of original planned unit development approval, all parcels had adequate street frontage. The existing lot frontage for Parcel B will be subsumed into Parcel C, which will eliminate all lot frontage for Parcel B. A proposed ingress/egress and utility easement in favor of proposed Parcel B is proposed through Parcel A to maintain access to the east, which will satisfy the lot frontage requirement with approval of Planned Unit Development No. 2022-03. Parcels A and C have 258.86 ft. and 93.52 ft. of lot frontage, respectively, both of which satisfy the lot frontage requirement of the MX-N Neighborhood Mixed Use zone district.

	<u>Entire Site</u>	<u>Parcel A</u>	<u>Parcel B</u>	<u>Parcel C</u>
Lot Frontage:	352.38 ft. along N. 10 th Ave.	258.86 ft. along N. 10 th Ave.	No street frontage	93.52 ft. along N. 10 th Ave.

17.24.050 Coverage

The maximum coverage of a lot in the MX-N Neighborhood Mixed Use zone district shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. All required building setbacks, open space requirements, and off-street parking and loading requirements were evaluated and mandated as part of the site plan review process for all developed areas. Any development on Parcel C will be evaluated during the Site Plan Review process for consistency with the standards of the MX-N Neighborhood Mixed Use zone district.

17.24.060 Building Setback Areas

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

Front-Yard Setback

In the MX-N Neighborhood Mixed Use zone district, the front building setback area shall be 15 feet from the front lot line. The existing structures are over 15 feet from any lot line.

Rear-Yard Setback

In the MX-N Neighborhood Mixed Use zone district, the rear building setback may be zero feet from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the rear building setback shall be 15 feet. Parcel B has a rear lot line adjacent to the PF Public Facilities zone district. The rear setback area is 20 feet from the rear lot line.

Side-Yard Setback

In the MX-N Neighborhood Mixed Use zone district, the side building setback area shall be zero feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the side building setback area shall be 15 feet. Both Parcels A and B have a side lot line adjacent to the R-L-8 Low Density Residential zone district. The existing structures are over 15 feet from either side lot line.

The existing structures were evaluated at the time of development and found to meet the setback requirements for the MX-N Neighborhood Mixed Use zone district. Any development on Parcel C will be evaluated during the Site Plan Review process for consistency with the standards of the MX-N Neighborhood Mixed Use zone district.

17.24.070 Distances Between Structures

The minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code. There is no proposal for any on-site residential development.

17.24.080 Height of Structures

The maximum height of structures in the MX-N Neighborhood Mixed Use zone district shall be 35 feet. The existing structures were evaluated at the time of development and found to meet the height requirement for the MX-N Neighborhood Mixed Use zone district. Any development on Parcel C will be evaluated during the Site Plan Review process for consistency with the standards of the MX-N Neighborhood Mixed Use zone district.

17.24.090 Driveways

Wherever possible developments shall share driveways to minimize the number of driveways on public streets. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer. There are no proposed driveways for this project. The existing driveway will be situated on Parcel A, but will allow for shared access between all proposed parcels. This maintains the number of driveways on N. 10th Avenue.

17.24.110 Off-Street Parking

Integrated shopping centers shall provide a minimum of one parking space per 350 sq. ft. of building space. Parcel A provides 55 parking spaces for the 9,999 sq. ft. building and Parcel B provides 46 parking spaces for the 16,051 sq. ft. building. The existing structures were evaluated at the time of development and found to meet the parking requirements for the MX-N Neighborhood Mixed Use zone district. There is no change proposed to the number of parking spaces proposed for the existing developments. Any development on Parcel C will be evaluated during the Site Plan Review process for consistency with the standards of the MX-N Neighborhood Mixed Use zone district.

Parking Evaluation				
	Required Ratio	Building Sq. Ft.	Minimum Required	Stalls Provided
Parcel A	1 space: 350 sq. ft.	9,999 sq. ft.	29	55
Parcel B	1 space: 350 sq. ft.	16,051 sq. ft.	46	46
Parcel C	1 space: 350 sq. ft.	TBD	TBD	TBD

17.24.110 Usable Open Space

New commercial developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum 250 square feet per acre of site area. The existing structures were evaluated at the time of development and found to meet the open space requirements for the MX-N Neighborhood Mixed Use zone district. Any development on Parcel C will be evaluated during the Site Plan Review process for consistency with the standards of the MX-N Neighborhood Mixed Use zone district.

17.24.120 Landscaping

Landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street. There is at least 15 feet of landscaping along the N. 10th Avenue frontage for Parcels A and C. Parcel B will not be directly adjacent to a street and therefore does not require 15 feet of landscaping along a lot line adjoining a street.

17.24.130 Screening, Fences, and Walls

A block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district. No fence or wall shall be placed in front of or within any landscaped area located next to a street. Both Parcels A and B are adjacent to residential zone districts and provide a block wall along their side and rear lot lines where applicable. Parcel C is not adjacent to any of the listed zone districts; therefore, any future development on that site will not require a block wall along any lot lines. There are no existing or proposed fences or walls within any landscaped area located next to N. 10th Avenue.

All requirements of the MX-N Neighborhood Mixed Use zone district have been satisfied, in accordance with Section 17.24 of the Hanford Municipal Code.

Planned Unit Development No. 2022-03

In accordance with Section 17.82.010 of the Hanford Municipal Code, planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the Hanford Municipal Code. In certain instances, the objectives of the Municipal Code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone districts prescribed.

Planned unit developments may be utilized to achieve one or more of the following objectives (a checkmark denotes the applicable objectives sought by the applicant):

- To permit a site within more than one (1) zone district to mix the permitted or conditionally permitted land uses of both zones within the site without regard to the zone district boundary;
- To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
- ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
- To modify the required building setbacks, distances between structures, and landscaped areas that would otherwise be required by this title;
- To permit variations to the standard local street cross-sections;

- To permit private streets and gated neighborhoods;
- To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts; and
- To reduce the amount of required parking spaces when spaces are shared among multiple land uses.

Planned Unit Development No. 2022-03 is a request to amend Planned Unit Development No. 2019-02 to allow a parcel with no street frontage within an existing shopping center in the MX-N Neighborhood Mixed Use zone district. Planned Unit Development No. 2019-02 was a request to allow cross-access for the future development of a 40-unit apartment complex, proposed under Site Plan Review No. 2019-29, within an existing shopping center and implement the mixed use provisions for the MX-N Neighborhood Mixed Use zone district. The original project also requested a shared driveway for the overall shopping center. The staff report and Resolution No. 2019-19 for Planned Unit Development No. 2019-02 are attached as **Attachments 2 and 3**, respectively. Eliminated street frontage for Parcel B under Tentative Parcel Map No. 2022-02 is proposed. In the MX-N Neighborhood Mixed Use zone district, a minimum 40 feet of street frontage is required, unless a reciprocal use agreement for shared common access and parking areas is filed with the Kings County Recorder's Office. Shared access is proposed and achieved through the planned unit development process. Access will be achieved with a proposed ingress/egress and utility easement in favor of Parcel B through Parcel A.

Planned Unit Development No. 2022-03 has been evaluated for conformance with the standards of the MX-N Neighborhood Mixed Use zone district and found to satisfy all requirements, as shown for the evaluation for Tentative Parcel Map No. 2022-02.

FINDINGS FOR APPROVAL

Tentative Parcel Map No. 2022-02

Pursuant to Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act, the Planning Commission is required to make the following findings:

1. Consistency Finding: That the proposed map is consistent with applicable general and specific plans.

Analysis: That the proposed map is consistent with the applicable General Plan. According to General Plan Policy L61, Hanford shall define the uses allowed in the Neighborhood Mixed Use land use designation to include multi-family dwellings along with businesses providing day-to-day goods and services for the surrounding and nearby residential neighborhoods. Commercial uses that would primarily serve a citywide or regional market area shall not be allowed. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, service stations, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. According to General Plan Policy L62, Hanford shall require that new development projects and major site reconfigurations in the Neighborhood Mixed Use land use designation provide site layouts, buildings, landscaping, walkways, and signage that are oriented primarily to the pedestrian. Require pedestrian access between residential and commercial uses and prohibit parking areas, walls, and landscaping in locations on the site that block or hinder pedestrian access. The maximum residential density permitted in a horizontal mixed use development is fifteen (15) dwelling units per acre. The subdivision of the parcels, as proposed, is consistent with the General Plan, as it does not propose or

maintain any unpermitted uses in this zone district and maintains site layouts that allow pedestrian access between commercial and residential areas.

2. Design Finding: That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

Analysis: That the design of the proposed subdivision is consistent with the General Plan. The General Plan designates the project site as Neighborhood Mixed Use. Each parcel is designed in conformance with the Hanford Municipal Code Section 17.30, pertaining to the MX-N Neighborhood Mixed Use zone district, with the approval of Planned Unit Development No. 2022-03. The existing structures were reviewed and approved for conformance with the General Plan at the time of development. Future development on Parcel C will be evaluated by the Community Development Department to ensure consistency with the General Plan and the standards of the MX-N Neighborhood Mixed Use zone district.

3. Type of Development Finding: That the site is physically suitable for the type of development.

Analysis: That approval of the subdivision will divide the two existing parcels into three parcels within an existing integrated shopping center. Parcels A and B are both fully developed. Any development on Parcel C will be evaluated during the Site Plan Review process for consistency with the standards of the MX-N Neighborhood Mixed Use zone district.

4. Density Finding: That the site is physically suitable for the proposed density of the development.

Analysis: That the General Plan prescribes a maximum residential density in a horizontal mixed use development of 15 dwelling units per acre for the MX-N Neighborhood Mixed Use zone district, however, residential development is not proposed for the site.

5. Environmental Finding: That the design of the subdivision or the proposed improvements is unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Analysis: That this division of land is considered categorically exempt by California Environmental Quality Act (CEQA) Guidelines Section 15315, Minor Land Divisions. A Notice of Exemption has been prepared for the project in accordance with CEQA guidelines.

6. Public Health Finding: That the design of the subdivision or type of improvements is unlikely to cause serious public health problems.

Analysis: That this application has been reviewed by various City departments. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposure to accidents.

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

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

favor of proposed Parcel B is proposed through Parcel A to ensure proposed Parcel B has legal access to N. 10th Avenue. The proposed parcel split will not impede access between each site. Any off-site improvements such as drive approaches will be inspected and/or verified to ensure the design, material, and installation of said improvements meet or exceed standards adopted by the City of Hanford.

Planned Unit Development No. 2019-03

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

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

Analysis: That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. The planned unit development pertains to an amendment of the original 5.46-acre planned unit development, which exceeds the minimum site area for a planned unit development.

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

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

Parcels in the MX-N Neighborhood Mixed Use zone district are required to have 40 feet of lot frontage. At the time of original planned unit development approval, all parcels had adequate street frontage. The existing lot frontage for Parcel B will be subsumed into Parcel C, which will eliminate all lot frontage for Parcel B. A proposed ingress/egress and utility easement in favor of proposed Parcel B is proposed through Parcel A to maintain access to the east. Parcel C shall still allow shared access between each parcel. By permitting maintained shared access and driveways between each parcel with eliminated lot frontage for a proposed parcel within an existing shopping center through the planned unit development process, the applicant is achieving a goal of the MX-N Neighborhood Mixed Use zone district.

The design of Planned Unit Development No. 2022-03 is consistent with the objectives of Section 17.82.

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

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

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

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

Analysis: The amendment is located near the northwest corner of 10th Avenue and Fargo Avenue (APN 007-110-053 and -054). The location of the planned unit development will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity. The site is designated for Neighborhood Mixed Use development by the General Plan and has been evaluated for conformance with the standards of the Hanford Municipal Code. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents. The project has been reviewed by the various City departments, including the Public Works Department, Fire Department, and Building Division. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval.

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

Analysis: The project has been reviewed by the Public Works Department and improvements and conditions of approval have been placed on the project in order to mitigate the effects of the project on traffic, streets, and utilities. Any development on Parcel C will also be reviewed by the Public Works Department in order to ensure the development will not generate more traffic than the streets in the vicinity can carry without congestion, and will not overload utilities.

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

Analysis: That the project has been evaluated for consistency with the requirements of Section 17.24 of the Hanford Municipal Code for the MX-N Neighborhood Mixed Use zone district. All requirements for density, site area, dimensions, site coverage, yard space, height of structures, distance between structures, off-street parking and loading facilities, and landscaped areas have been met. The project will produce an environment of stable and desired character consistent with the purpose of this title.

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

Analysis: The variety of uses will complement each other and harmonize with the existing and proposed land uses in the vicinity through shared site access. Through the request of the original planned unit development to allow cross-access between sites and a shared driveway for the overall shopping center and through the site design of the existing developments, access between each parcel is feasible. Although the resulting subdivision will create a parcel with no street frontage, a proposed ingress/egress and utility easement in favor of proposed Parcel B will maintain the existing access between each parcel. Any proposed development on Parcel C shall maintain shared site access.

That this project is categorically exempt from further environmental review, as per Section 15315 Minor Land Divisions 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**.

PUBLIC COMMENTS

A Notice of Public Hearing and Notice of a Tentative Parcel Map and Planned Unit Development was published in the newspaper on October 14, 2022 and mailed to property owners within 300 feet of the project site on October 13, 2022. The Community Development Department has not received comments on the project, as of the preparation of this report.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2022-32, approving Tentative Parcel Map No. 2022-02.
2. Adopt Resolution No. 2022-33, approving Planned Unit Development No. 2022-03.

Applicant/Property Owner:

Sterling Management Company
220 Newport Center Drive #11-377
Newport Beach, CA 92660

Engineer/Surveyor:

Golden Valley Engineering and Surveying
405 W 19th St.
Merced, CA 95340

RESOLUTION 2022-32

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO TENTATIVE PARCEL MAP NO. 2022-02, A REQUEST TO DIVIDE TWO PARCELS OF APPROXIMATELY 3.33 ACRES IN TOTAL SIZE INTO THREE PARCELS (PARCEL A: 1.24 ACRES; PARCEL B: 1.55 ACRES; PARCEL C: 0.54 ACRES) IN THE MX-N NEIGHBORHOOD MIXED USE ZONE DISTRICT. THE PROPERTY IS LOCATED NEAR THE NORTHWEST CORNER OF 10TH AVENUE AND FARGO AVENUE (APN 007-110-053 AND -054).

At a regular meeting of the City of Hanford Planning Commission duly called and held on October 25, 2022 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Tentative Parcel Map No. 2022-02, a request to divide two parcels of approximately 3.33 acres in total size into three parcels (Parcel A: 1.24 acres; Parcel B: 1.55 acres; Parcel C: 0.54 acres) in the MX-N Neighborhood Mixed Use zone district has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 16.04 of the Hanford Subdivision Ordinance; and

WHEREAS, the project is located near the northwest corner of 10th Avenue and Fargo Avenue (APN 007-110-053 and -054); and

WHEREAS, the configuration of the proposed parcels is shown on attached **Exhibit A**; and

WHEREAS, the various governmental department agencies, staff, and the Planning Commission have given careful consideration to this tentative subdivision map and have made recommendations thereon; and

WHEREAS, the project is exempt from environmental review, per Section 15315 Minor Land Divisions of the California Environmental Quality Act of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared;

THEREFORE, BE IT RESOLVED, 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 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act:

1. Consistency Finding: That the proposed map is consistent with applicable general and specific plans.

Analysis: That the proposed map is consistent with the applicable General Plan. According to General Plan Policy L61, Hanford shall define the uses allowed in the Neighborhood Mixed Use land use designation to include multi-family dwellings along with businesses providing day-to-day goods and services for the surrounding and nearby residential neighborhoods. Commercial uses that would primarily serve a citywide or regional market area shall not be allowed. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, service stations, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. According to General Plan Policy L62, Hanford shall require

that new development projects and major site reconfigurations in the Neighborhood Mixed Use land use designation provide site layouts, buildings, landscaping, walkways, and signage that are oriented primarily to the pedestrian. Require pedestrian access between residential and commercial uses and prohibit parking areas, walls, and landscaping in locations on the site that block or hinder pedestrian access. The maximum residential density permitted in a horizontal mixed use development is fifteen (15) dwelling units per acre. The subdivision of the parcels, as proposed, is consistent with the General Plan, as it does not propose or maintain any unpermitted uses in this zone district and maintains site layouts that allow pedestrian access between commercial and residential areas.

2. Design Finding: That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

Analysis: That the design of the proposed subdivision is consistent with the General Plan. The General Plan designates the project site as Neighborhood Mixed Use. Each parcel is designed in conformance with the Hanford Municipal Code Section 17.30, pertaining to the MX-N Neighborhood Mixed Use zone district, with the approval of Planned Unit Development No. 2022-03. The existing structures were reviewed and approved for conformance with the General Plan at the time of development. Future development on Parcel C will be evaluated by the Community Development Department to ensure consistency with the General Plan and the standards of the MX-N Neighborhood Mixed Use zone district.

3. Type of Development Finding: That the site is physically suitable for the type of development.

Analysis: That approval of the subdivision will divide the two existing parcels into three parcels within an existing integrated shopping center. Parcels A and B are both fully developed. Any development on Parcel C will be evaluated during the Site Plan Review process for consistency with the standards of the MX-N Neighborhood Mixed Use zone district.

4. Density Finding: that the site is physically suitable for the proposed density of the development.

Analysis: That the General Plan prescribes a maximum residential density in a horizontal mixed use development of 15 dwelling units per acre for the MX-N Neighborhood Mixed Use zone district, however, residential development is not proposed for the site.

5. Environmental Finding: That the design of the subdivision or the proposed improvements is unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Analysis: That this division of land is considered categorically exempt by California Environmental Quality Act (CEQA) Guidelines Section 15315, Minor Land Divisions. A Notice of Exemption has been prepared for the project in accordance with CEQA guidelines.

6. Public Health Finding: That the design of the subdivision or type of improvements is unlikely to cause serious public health problems.

Analysis: That this application has been reviewed by various City departments. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval. The City of Hanford Building Division is responsible for ensuring

that future construction of the site follows adopted building codes, thus reducing exposure to accidents.

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

Analysis: That the design of the proposed subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. A proposed ingress/egress and utility easement in favor of proposed Parcel B is proposed through Parcel A to ensure proposed Parcel B has legal access to N. 10th Avenue. The proposed parcel split will not impede access between each site. Any off-site improvements such as drive approaches will be inspected and/or verified to ensure the design, material, and installation of said improvements meet or exceed standards adopted by the City of Hanford.

THEREFORE, BE IT RESOLVED that Tentative Parcel Map No. 2022-02 be approved subject to the conditions of approval, attached as **Exhibit B**.

EXPIRATION

This Tentative Parcel Map becomes null and void after eighteen (18) months has elapsed from the date of approval if the map has not been recorded. The Commission may grant a time extension if a written request and fee is received from the applicant prior to the expiration date. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the Tentative Parcel Map is granted.

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

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

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

I, **Jason Waters**, 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 25th day of October 2022.

Jason Waters, Secretary

Exhibit A
Tentative Parcel Map No. 2022-02

Attachment: Resolution No. 2022-32 (TPM 2022-02; PUD 2022-03)



Exhibit B
Conditions of Approval

Attachment: Resolution No. 2022-32 (TPM 2022-02; PUD 2022-03)

ADMINISTRATION DEPARTMENT

Contact the Community Development Department (559) 585-2580
concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

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

PLANNING DEPARTMENT

Contact Associate Planner Mark Manha (559) 585-2583
concerning questions that you may have on the conditions listed below:

General:

1. That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
2. That all approved proposals of the application be conditions of development if not mentioned herein.
3. That the general design of the parcel map be approved with minor modifications being approved by the Community Development and Public Works Departments.
4. That prior to recording the parcel map, it is to be submitted to the City Engineer and Community Development Department for compliance with the tentative approval.
5. That in accordance with California Government Code Section 66020, the applicant is hereby notified that the 90-day appeal period identified in California Government Code Section 66020 during which you may protest the imposition of the fees, dedications, reservations and other extractions identified in this Tentative Parcel Map No. 2022-02 will begin to run on the date of the approval of this application by the Planning Commission.
6. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
7. That any development of the site be subject to the applicable regulations of the Hanford Municipal Code, specifically the MX-N Neighborhood Mixed Use zone district.

BUILDING DIVISION

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

TPM 2022-002COMMENTS: (506-0423)

1. New lot lines shall not create any violations to current building codes or Municipal Codes.
2. Any future development will be required to meet the building codes at the time of construction.

Attachment: Resolution No. 2022-32 (TPM 2022-02; PUD 2022-03)

RESOLUTION 2022-33

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
PERTAINING TO PLANNED UNIT DEVELOPMENT NO. 2022-03, A REQUEST TO AMEND
PLANNED UNIT DEVELOPMENT NO. 2019-02 TO ALLOW A PARCEL WITH NO STREET
FRONTAGE WITHIN AN EXISTING SHOPPING CENTER IN THE MX-N NEIGHBORHOOD
MIXED USE ZONE DISTRICT. THE PROPERTY IS LOCATED NEAR THE NORTHWEST
CORNER OF 10TH AVENUE AND FARGO AVENUE (APN 007-110-053 AND -054).**

At a regular meeting of the City of Hanford Planning Commission duly called and held on October 25, 2022 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Planned Unit Development No. 2022-03, a request to amend Planned Unit Development No. 2019-02 to allow a parcel with no street frontage within an existing shopping center in the MX-N Neighborhood Mixed Use zone district has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.82 of the Hanford Municipal Code; and

WHEREAS, the project is located near the northwest corner of 10th Avenue and Fargo Avenue (APN 007-110-053 and -054); and

WHEREAS, the configuration of the proposed parcels is shown on attached **Exhibit A**; and

WHEREAS, the various governmental department agencies, staff, and the Planning Commission have given careful consideration to this tentative subdivision map and have made recommendations thereon; and

WHEREAS, the project is exempt from environmental review, per Section 15315 Minor Land Divisions of the California Environmental Quality Act of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared;

THEREFORE, BE IT RESOLVED, 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 17.82.060 of the Hanford Municipal Code:

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

Analysis: That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. The planned unit development pertains to an amendment of the original 5.46-acre planned unit development, which exceeds the minimum site area for a planned unit development.

Planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. In certain instances, the objectives of the municipal code may be achieved by development that does

not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The amended planned unit development seeks to:

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

Parcels in the MX-N Neighborhood Mixed Use zone district are required to have 40 feet of lot frontage. At the time of original planned unit development approval, all parcels had adequate street frontage. The existing lot frontage for Parcel B will be subsumed into Parcel C, which will eliminate all lot frontage for Parcel B. A proposed ingress/egress and utility easement in favor of proposed Parcel B is proposed through Parcel A to maintain access to the east. Parcel C shall still allow shared access between each parcel. By permitting maintained shared access and driveways between each parcel with eliminated lot frontage for a proposed parcel within an existing shopping center through the planned unit development process, the applicant is achieving a goal of the MX-N Neighborhood Mixed Use zone district.

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

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

- ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
3. The location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare of the community to properties or improvements in the vicinity.

Analysis: The amendment is located near the northwest corner of 10th Avenue and Fargo Avenue (APN 007-110-053 and -054). The location of the planned unit development will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity. The site is designated for Neighborhood Mixed Use development by the General Plan and has been evaluated for conformance with the standards of the Hanford Municipal Code. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents. The project has been reviewed by the various City departments, including the Public Works Department, Fire Department, and Building Division. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval.

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

Analysis: The project has been reviewed by the Public Works Department and improvements and conditions of approval have been placed on the project in order to mitigate the effects of the project on traffic, streets, and utilities. Any development on Parcel C will also be reviewed by the Public Works Department in order to ensure the development will not generate more traffic than the streets in the vicinity can carry without congestion, and will not overload utilities.

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

Analysis: That the project has been evaluated for consistency with the requirements of Section 17.24 of the Hanford Municipal Code for the MX-N Neighborhood Mixed Use zone district. All requirements for density, site area, dimensions, site coverage, yard space, height of structures, distance between structures, off-street parking and loading facilities, and landscaped areas have been met. The project will produce an environment of stable and desired character consistent with the purpose of this title.

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

Analysis: The variety of uses will complement each other and harmonize with the existing and proposed land uses in the vicinity through shared site access. Through the request of the original planned unit development to allow cross-access between sites and a shared driveway for the overall shopping center and through the site design of the existing developments, access between each parcel is feasible. Although the resulting subdivision will create a parcel with no street frontage, a proposed ingress/egress and utility easement in favor of proposed Parcel B will maintain the existing access between each parcel. Any proposed development on Parcel C shall maintain shared site access.

THEREFORE, BE IT RESOLVED that Planned Unit Development No. 2022-03 be approved subject to the conditions of approval for Tentative Parcel Map No. 2022-02, attached as **Exhibit B**.

EXPIRATION

This Planned Unit Development permit shall become null and void two (2) years after the effective date of approval, unless, prior to the expiration, either a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion on the property that was the subject of the approved permit or the use for which the permit was approved has commenced. When any planned unit development permit that is approved in conjunction with a tentative subdivision map or parcel map pursuant to Title 16, the planned unit development shall not expire unless the tentative subdivision map or parcel map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the planned unit development permit. 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 Planning Commission of the City of Hanford by the following vote:

AYES: Commissioners
 NOES: Commissioners
 ABSTAIN: Commissioners

ABSENT: Commissioners

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

I, **Jason Waters**, 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 25th day of October 2022.

Jason Waters, Secretary

Attachment: Resolution No. 2022-33 (TPM 2022-02; PUD 2022-03)

Exhibit A
Planned Unit Development No. 2022-03

Attachment: Resolution No. 2022-33 (TPM 2022-02; PUD 2022-03)



Exhibit B
Conditions of Approval

Attachment: Resolution No. 2022-33 (TPM 2022-02; PUD 2022-03)

ADMINISTRATION DEPARTMENT

Contact the Community Development Department (559) 585-2580
concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

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

PLANNING DEPARTMENT

Contact Associate Planner Mark Manha (559) 585-2583
concerning questions that you may have on the conditions listed below:

General:

1. That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
2. That all approved proposals of the application be conditions of development if not mentioned herein.
3. That the general design of the parcel map be approved with minor modifications being approved by the Community Development and Public Works Departments.
4. That prior to recording the parcel map, it is to be submitted to the City Engineer and Community Development Department for compliance with the tentative approval.
5. That in accordance with California Government Code Section 66020, the applicant is hereby notified that the 90-day appeal period identified in California Government Code Section 66020 during which you may protest the imposition of the fees, dedications, reservations and other extractions identified in this Tentative Parcel Map No. 2022-02 will begin to run on the date of the approval of this application by the Planning Commission.
6. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
7. That any development of the site be subject to the applicable regulations of the Hanford Municipal Code, specifically the MX-N Neighborhood Mixed Use zone district.

BUILDING DIVISION

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

TPM 2022-002COMMENTS: (506-0423)

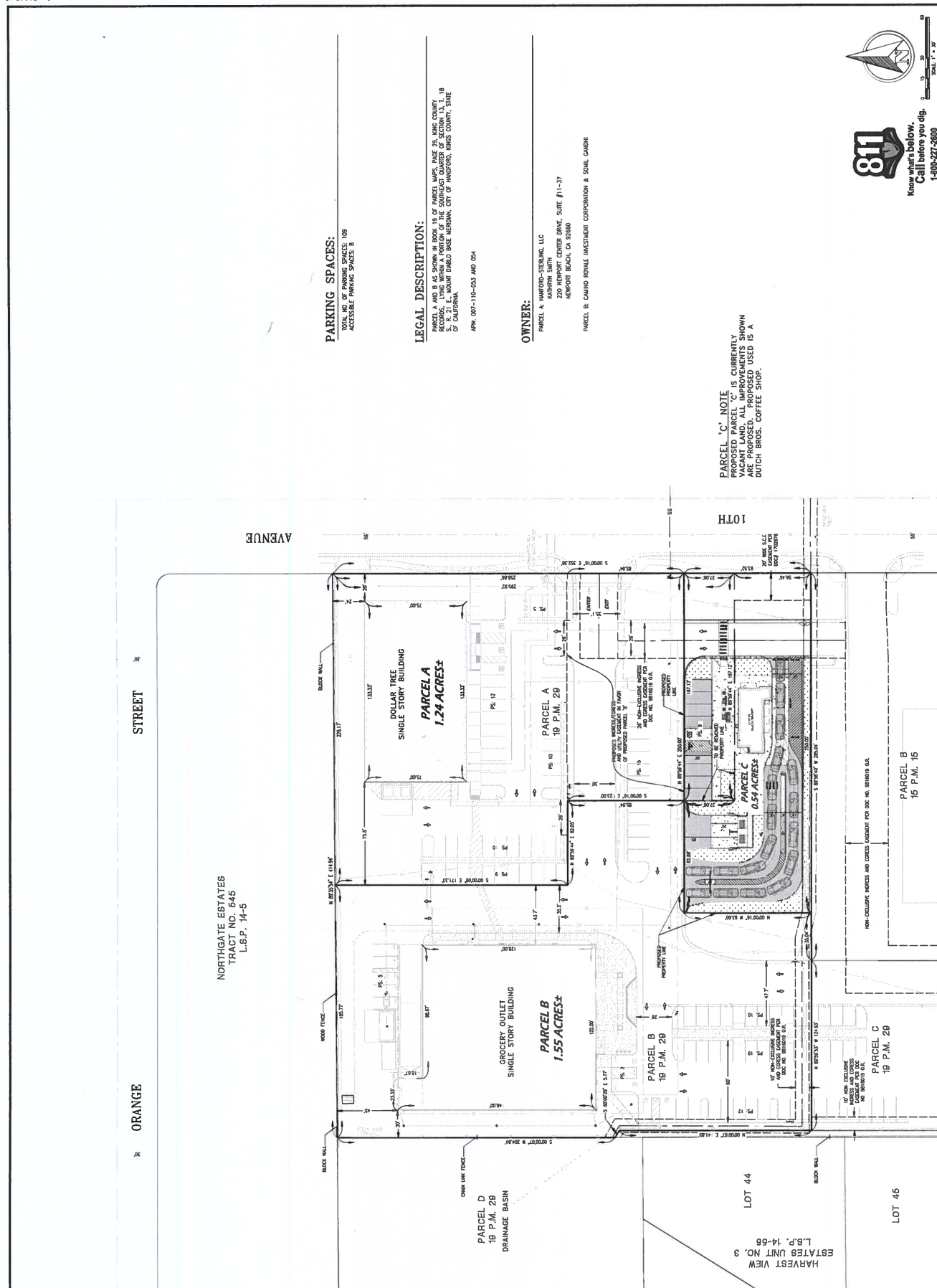
1. New lot lines shall not create any violations to current building codes or Municipal Codes.
2. Any future development will be required to meet the building codes at the time of construction.

Attachment: Resolution No. 2022-33 (TPM 2022-02; PUD 2022-03)

GOLDEN VALLEY
ENGINEERING & SURVEYING
15000 E. 15th Avenue, Suite 100
Denver, CO 80232
P.O. Box 5541
Denver, CO 80216
PH: (303) 752-3200
Fax: (303) 752-3254

STERLING MANAGEMENT COMPANY, LLC
PLANNED UNIT DEVELOPMENT APPLICATION
2552 NORTH 10TH AVENUE, HANFORD, CA 93230
APN: 007-110-053 AND 054
CITY OF HANFORD

PLANNED UNIT DEVELOPMENT
SHEET CONTENT:
STERLING MANAG. CO., LLC
2552 NORTH 10TH AVENUE, SUITE #11-37
HANFORD, CA 93230
PH: (408) 706-3832
PROJECT DATA
Date: SEPTEMBER 2022
Drawn by: JZ/J
Checked by: JZ/J
Scale: 1" = 30'
SHEET 1 OF 2



PARKING SPACES:
SHEET 1 OF 2
ACCESSIBLE PARKING SPACES: 8

LEGAL DESCRIPTION:
PARCELS A AND B AS SHOWN IN BOOK 19 OF PARCELS MAPS, PAGE 29, HANE COUNTY RECORDS, LING WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, 18 OF T. 21 N., E. 1/4, MOUNT Diablo BASE MERIDIAN, CITY OF HANFORD, HANE COUNTY, STATE OF CALIFORNIA.

OWNER:
PARCEL A: HANFORD-STERLING, LLC
2552 NORTH 10TH AVENUE, SUITE #11-37
HANFORD, CA 93230
PARCEL B: CAMINO RETAIL INVESTMENT CORPORATION & SONS, CASH



1

2.d

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, September 10, 2019**

PROJECT: **Planned Unit Development No. 2019-02:** a request to allow cross-access for the future development of a 40-unit apartment complex, proposed under Site Plan Review No. 2019-29, within an existing shopping center and implement the mixed use provisions for the MX-N Neighborhood Mixed Use zone district.

LOCATION: The project is located on the northwest corner of 10th Avenue and Fargo Avenue (APN 007-110-051, 007-110-053, -054, and -055).

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2019-19, approving Planned Unit Development No. 2019-02.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2019-19, approving Planned Unit Development No. 2019-02.

PROJECT DESCRIPTION

The project is a request by Sterling Commercial Properties to construct a two-story, 40 unit multi-family complex on a vacant site within the MX-N Neighborhood Mixed Use zone district. The project will have a shared driveway and cross-access within an existing shopping center.

Project Location

The project is located on the northwest corner of 10th Avenue and Fargo Avenue and pertains to the overall shopping center (APN 007-110-051, 007-110-053, -054, and -055). The property is zoned MX-N Neighborhood Mixed Use. Existing commercial developments within the project site include Dollar Tree and Rite-Aid.

Entitlement

Site Plan Review

The applicant submitted Site Plan Review No. 2019-29 for the project site, proposing to develop the vacant site into a two-story, 40-unit multi-family development; see Site Plan Review No. 2019-02, **Attachment 1**. Site Plan Review No. 2019-29 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter, **Attachment 2**.

Parcel Map Waiver

A parcel map waiver is required in order to merge the lots located at APN 007-110-054 and 007-110-055 to remove the lot line between the parcels.

Figure 1: Land Use
(Property outlined in red)



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

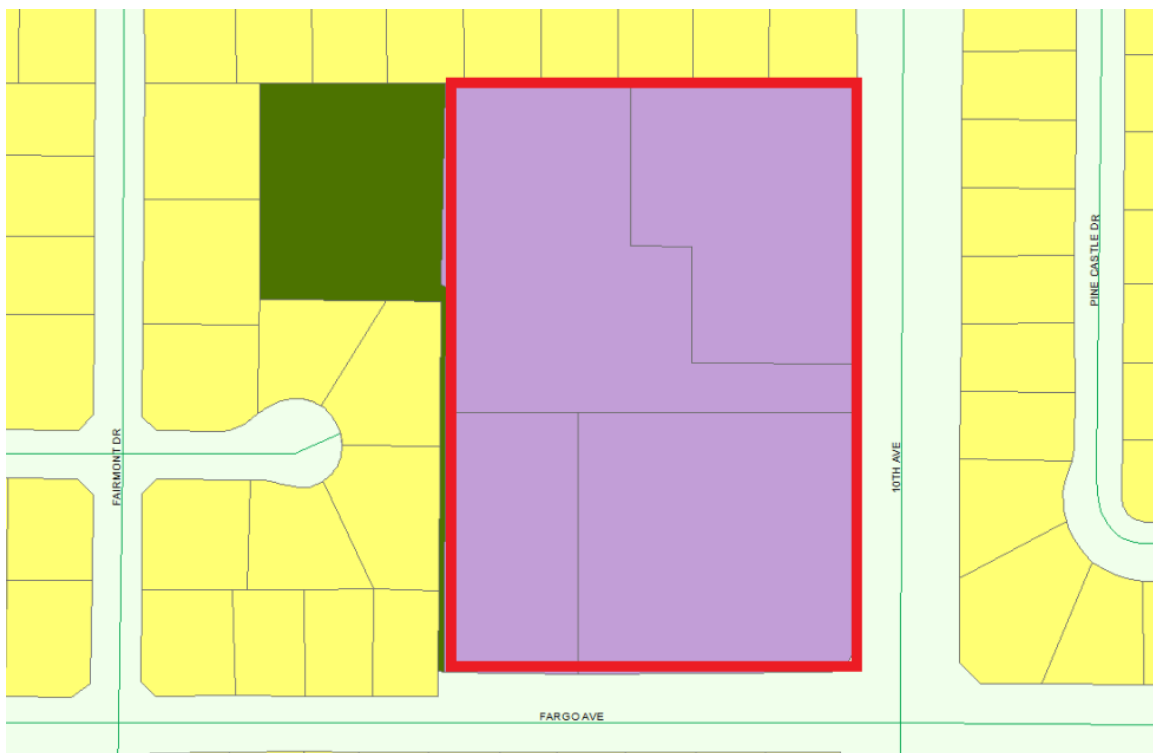
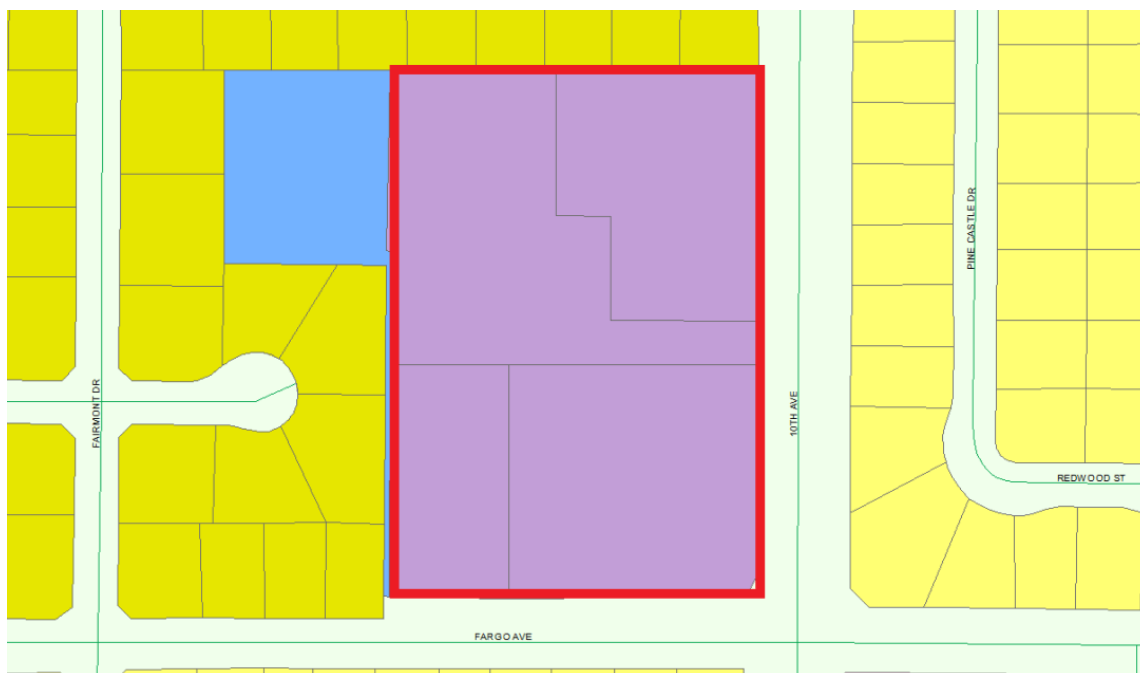


Figure 3: Zoning Designation
MX-N Neighborhood Mixed Use
(Property outlined in red)



BACKGROUND INFORMATION

General Plan Designation

The General Plan designates the property as Neighborhood Mixed Use. The property is zoned MX-C Corridor Mixed Use, which corresponds with the General Plan Designation. According to General Plan Policy L60, the purpose of the Neighborhood Mixed Use land use designation is to promote mixed-use commercial and multi-family residential areas that allow walking to and between the mix of uses. New development may be oriented towards an existing public street or a new street or civic space within the development site. In accordance with Land Use Policy L60, typical uses in the designation include multi-family dwellings along with businesses providing day-to-day goods and services for the surrounding and nearby residential neighborhoods. Commercial uses that would primarily serve a citywide or regional market area shall not be allowed. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, service stations, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. In accordance with General Plan Policy L64 horizontal mixed use developments within the Neighborhood Mixed land use designation shall provide a minimum of 30% and maximum of 70% of the site for multi-family residential dwellings.

The applicant's request to develop an apartment complex is consistent with the General Plan. The site also promotes horizontal mixed use. Horizontal mixed-use occurs when uses are placed next to each other, such as an apartment building that is adjacent to offices, restaurants, or retail shops.

Zoning Designation

The site is designated as MX-N Neighborhood Mixed Use. Multi-family is a permitted use in the MX-N Neighborhood Mixed Use zone district.

Figure 4: Land Use Table

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
H11	Multi-family dwelling, five (5) or more units per building					P	P	P								

Future development in the center will be limited to the uses permitted and conditionally permitted in the MX-N Neighborhood Mixed Use zone district.

PROJECT EVALUATION

Planned Unit Development No. 2019-02

In accordance with Section 17.82.010 of the Hanford Municipal Code, planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the Hanford Municipal Code. In certain instances, the objectives of the Municipal Code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone districts prescribed.

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

- To permit a site within more than one zone district to mix the permitted or conditionally permitted land uses of both zones within the site without regard to the zone district boundary;
- To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
- ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
- To permit variations to the standard local street cross-sections;
- To permit private streets and gated neighborhoods
- ✓ To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts.

Planned Unit Development No. 2019-02 is a request to allow cross-access between sites and a shared driveway for the overall shopping center. Shared access of the drive is proposed. Shared access is achieved through the planned unit development process. The planned unit development also seeks to implement the mixed use provisions in the MX-N Neighborhood Mixed Use zone district, which allows for the mix of uses within the zone.

Planned Unit Development No. 2019-02 and Site Plan Review No. 2019-29 have been evaluated for conformance with the standards of the MX-N Neighborhood Mixed Use zone district.

Conformance with the standards of the MX-N Neighborhood Commercial zone district

17.24.030 Site Area

In the MX-N Neighborhood Mixed Use zone district, the minimum site area shall be 5,000 square feet, unless a smaller site is approved with a conditional use permit, in accordance with Chapter 17.80.

The property to be developed as an apartment complex encompasses 2.72 acres. The entire shopping center is 5.85 acres. Both the individual development and entire shopping center exceed the minimum site area of the MX-N Neighborhood Mixed Use zone district.

17.24.040 Lot Dimensions

The minimum lot frontage in the MX-N Neighborhood Mixed Use zone district shall be 40 feet, unless a reciprocal-use agreement for shared common access and parking areas is recorded with the Kings County Recorder's Office. The parcels to be developed as a multi-family development have street frontage along Fargo Avenue and 10th Avenue. There is 124.93 feet of street frontage on Fargo Avenue. The site has 56.55 feet of street frontage on 10th Avenue.

The overall shopping center has approximately 420 feet of street frontage along Fargo Avenue and 603 feet of frontage on 10th Avenue. Both the individual development and entire shopping center exceed the minimum lot frontage of the MX-N Neighborhood Mixed Use zone district.

17.24.050 Coverage

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

17.24.060 Building Setback Area

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

Front Building Setback

In the MX-N Neighborhood Mixed Use zone district, the front building setback area shall be a minimum of 15 feet. The building is setback 20 feet from the front property line on Fargo Avenue. The front-yard setback is met and exceeded.

Rear Building Setback

In the MX-N Neighborhood Mixed Use zone district, the rear building setback may be zero feet from the rear lot line, except that where the rear lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, the setback shall be 15 feet. The rear property line (northern property line) abuts an R-L-5 Low-Density Residential zone district. Therefore, the minimum setback shall be 15 feet from the rear property line. The building is setback 30 feet from the rear property line.

Side Building Setback

In the MX-N Neighborhood Mixed Use zone district, the side building setback may be zero feet from side lot lines, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, the setback shall be 15 feet. The rear property line (western property line) abuts an R-L-8 Low-Density Residential and PF Public Facility zone district. Therefore, the minimum setback shall be 15 feet from the side property line. The building is setback 15 feet from the side property line.

All setback requirements for the MX-N Neighborhood Mixed Use zone district have been satisfied.

17.24.070 Distances Between Structures

The minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code. There are no structures proposed to be located within 10 feet of the residential building.

17.24.080 Height of Structures

The maximum structure height in the MX-N Neighborhood Mixed Use zone district shall be 35 feet. The two-story apartment buildings will be 25 feet high. Any future development within the shopping center will be subject to the 35 feet height maximum.

17.24.090 Driveways

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

In accordance with Section 17.82.010 of the Hanford Municipal Code, planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the Hanford Municipal Code. In certain instances, the objectives of the Municipal Code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone districts prescribed. The planned unit development process can be used to permit lot pattern layouts that would otherwise not be permitted by the standards of the MX-N Neighborhood Mixed Use zone district. One goal for development in the MX-N Neighborhood Mixed zone district is to minimize the number of driveways on public streets by sharing driveways. By permitting a shared driveway within the existing shopping center and future multi-family development, through the planned unit development process, the applicant is achieving a goal of the MX-N Neighborhood Mixed Use zone district.

17.24.100 Off-Street Parking

The applicant proposes 78 parking stalls on site, three of which are ADA-accessible, as shown on approved Site Plan Review No. 2019-02 (**Attachment 1**). This exceeds the requirement of the Hanford Municipal Code Section 17.54.040 for multi-family developments.

Unit Type	Parking Space Requirement	Measuring unit	# of Stalls Required	Total Covered
1-bedroom unit	1.5 spaces; 50% covered	8 units	12	6
2-bedroom unit	1.75 spaces; 50% covered	16 units	28	14
3-bedroom unit	2 spaces; 50% covered	16 units	32	16
Community Space	1 stall per 300 sq. ft.	400 sq. ft.	1	0
Total Spaces Required:			73	36

The applicant provides 36 covered stalls, which is the minimum required, per the Hanford Municipal Code.

17.24.110 Usable open space

In the MX-N Neighborhood Mixed Use zone district, new commercial developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be 250 square feet per acre of lot area.

The commercial development within the project site is existing and not subject to the requirement for usable open space. Future commercial development within the center will be required to provide open space at the ratio prescribed by the Hanford Municipal Code, 250 square feet per one acre of lot area.

Lots with five or more dwelling units shall provide a usable open space area equal to five percent of the lot area. The project site is 2.72 acres (118,609 sq. ft.). Five percent of the total lot area equals 5,930 square feet. The applicant provides 6,800 square feet of open space for the multi-family development, which exceeds the minimum requirement of the MX-N Neighborhood Mixed Use zone district.

17.20.120 Landscaping

In the MX-N Neighborhood Mixed zone district, landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street.

A minimum of 15 feet of landscaping is provided along Fargo Avenue and 10th Avenue.

All requirements of the MX-N Neighborhood Mixed Use zone district, prescribed by Chapter 17.24 of the Hanford Municipal Code, are satisfied.

FINDINGS FOR APPROVAL

Planned Unit Development No. 2019-02

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

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

Analysis: Location - That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. The planned unit development pertains to a 5.46-acre development, which exceeds the minimum site area for a planned unit development.

Design and Purpose - That planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. In certain instances, the objectives of the municipal code may be achieved

by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The planned unit development seeks to:

- ✓ Permit lot sizes, shapes, and layouts that would not otherwise be permitted by the standards of the MX-N Neighborhood Mixed zone district.
- ✓ To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts.

One goal for new development in the MX-N Neighborhood Mixed Use zone district is to minimize the number of driveways on public streets by sharing driveways. By permitting a shared driveway between the existing commercial developments and the future apartment parcels through the planned unit development process, the applicant is achieving a goal of the MX-N Neighborhood Mixed Use zone district.

The planned unit development also seeks to implement the mixed use provisions in the MX-N Neighborhood Mixed Use zone district, which allows for the mix of uses within the zone. The implementation of mixed use developments achieves Goal L18 of the General Plan, which seeks to provide opportunities to design land uses that meets people's residential and shopping needs while reducing reliance on automobiles.

The design of Planned Unit Development No. 2019-02 is consistent with the objectives of Section 17.82.

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

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

- ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
 - ✓ To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts.
3. That the location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity.

Analysis: Location - The project is located on the northwest corner of 10th Avenue and Fargo Avenue (APN 007-110-051, 007-110-053, -054, and -055). The location of the planned unit development will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity. The site is designated for Neighborhood Mixed Use development by the General Plan and has been evaluated for conformance with the standards of the Hanford Municipal Code.

Design and Conditions of Operation – The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. The project has been reviewed by

the various City departments, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval.

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

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

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

Analysis: That the project has been evaluated for consistency with the requirements of Section 17.26 of the Hanford Municipal Code for the MX-C Corridor Mixed Use zone district. All requirements for density, site area, dimensions, site coverage, open space, height of structures, distance between structures, off-street parking and loading facilities, and landscaped areas have been met. The project will produce an environment of stable and desired character consistent with the purpose of this title. The implementation of mixed use developments achieves Goal L18 of the General Plan, which seeks to provide opportunities to design land uses that meets people's residential and shopping needs while reducing reliance on automobiles.

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

ANALYSIS: In accordance with Section 17.24.090 of the Hanford Municipal Code, whenever possible, developments in the MX-N Neighborhood Commercial zone district shall share driveways to share access within the existing commercial development and the future apartment development. By permitting a shared driveway between the properties within the center, the applicant is achieving a goal of the MX-N Neighborhood Mixed Use zone district. The parcels will be ensured access through a recordation of a reciprocal use agreement through the Kings County Recorder's Office for shared use of the driveway.

The Planned Unit Development proposes a combination of uses that will complement and harmonize within the MX-N Neighborhood Mixed Use zone district and promote a goal of the General Plan to promote horizontal mixed use development. The implementation of mixed use developments achieves Goal L18 of the General Plan, which seeks to provide opportunities to design land uses that meets people's residential and shopping needs while reducing reliance on automobiles.

PUBLIC COMMENT

A Notice of Public Hearing for the project was noticed in the local newspaper on August 30, 2019 and mailed to property owners within 300 feet of the project site on August 29, 2019. No comments have been received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

That the project is categorically exempt from further environmental review, in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15332 for In-Fill Development Projects. A Notice of Exemption has been prepared for the project (**Attachment 3**).

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2019-19, approving Planned Unit Development No. 2019-02.

Applicant/Owner:

Sterling Commercial
220 Newport Center Drive #11-377
Newport Beach, CA

RESOLUTION NO. 2019-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO PLANNED UNIT DEVELOPMENT NO. 2019-02, A REQUEST TO ALLOW CROSS-ACCESS FOR THE FUTURE DEVELOPMENT OF A 40-UNIT APARTMENT COMPLEX, PROPOSED UNDER SITE PLAN REVIEW NO. 2019-29, WITHIN AN EXISTING SHOPPING CENTER AND IMPLEMENT THE MIXED USE PROVISIONS FOR THE MX-N NEIGHBORHOOD MIXED USE ZONE DISTRICT. THE PROJECT IS LOCATED ON THE NORTHWEST CORNER OF 10TH AVENUE AND FARGO AVENUE (APN 007-110-051, 007-110-053, -054, AND -055).

At a regular meeting of the City of Hanford Planning Commission duly called and held on September 10, 2019, on motion of Commissioner JOHNSTON, seconded by Commissioner DOUGLAS, and duly carried, the following resolution was adopted:

WHEREAS, Planned Unit Development No. 2019-02, a request to allow cross-access for the future development of a 40-unit apartment complex, proposed under Site Plan Review No. 2019-29, within an existing shopping center and implement the mixed use provisions for the MX-N Neighborhood Mixed Use zone district., has been reviewed by the Planning Commission of the City of Hanford, in accordance with Title 17.82 of the Hanford Municipal Code; and

WHEREAS, the project is located on the northwest corner of 10th Avenue and Fargo Avenue (APN 007-110-051, 007-110-053, -054, and -055); and

WHEREAS, the APN 007-110-054 and -055 of site will be developed, as shown on Site Plan Review No. 2019-29, attached as **Exhibit A** and subject to the conditions of approval, attached as **Exhibit B** ; and

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

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

WHEREAS, the project is exempt from further environmental review, in accordance with Section 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines; and

THEREFORE, BE IT RESOLVED that the Planning Commission hereby makes the following findings pursuant to Section 17.82.060 of the Hanford Municipal Code:

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

Analysis: Location - That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site.

The planned unit development pertains to a 5.46-acre development, which exceeds the minimum site area for a planned unit development.

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

- Permit lot sizes, shapes, and layouts that would not otherwise be permitted by the standards of the MX-N Neighborhood Mixed zone district.
- To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts.

One goal for new development in the MX-N Neighborhood Mixed Use zone district is to minimize the number of driveways on public streets by sharing driveways. By permitting a shared driveway between the existing commercial developments and the future apartment parcels through the planned unit development process, the applicant is achieving a goal of the MX-N Neighborhood Mixed Use zone district.

The planned unit development also seeks to implement the mixed use provisions in the MX-N Neighborhood Mixed Use zone district, which allows for the mix of uses within the zone. The implementation of mixed use developments achieves Goal L18 of the General Plan, which seeks to provide opportunities to design land uses that meets people's residential and shopping needs while reducing reliance on automobiles.

The design of Planned Unit Development No. 2019-02 is consistent with the objectives of Section 17.82.

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

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

- o To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
 - o To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts.
3. That the location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity.

Analysis: Location - The project is located on the northwest corner of 10th Avenue and Fargo Avenue (APN 007-110-051, 007-110-053, -054, and -055). The location of the planned unit development will not be detrimental to the public health, safety, or welfare of

the community to properties or improvements in the vicinity. The site is designated for Neighborhood Mixed Use development by the General Plan and has been evaluated for conformance with the standards of the Hanford Municipal Code.

Design and Conditions of Operation – The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. The project has been reviewed by the various City departments, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval.

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

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

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

Analysis: That the project has been evaluated for consistency with the requirements of Section 17.26 of the Hanford Municipal Code for the MX-C Corridor Mixed Use zone district. All requirements for density, site area, dimensions, site coverage, open space, height of structures, distance between structures, off-street parking and loading facilities, and landscaped areas have been met. The project will produce an environment of stable and desired character consistent with the purpose of this title. The implementation of mixed use developments achieves Goal L18 of the General Plan, which seeks to provide opportunities to design land uses that meets people's residential and shopping needs while reducing reliance on automobiles.

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

ANALYSIS: In accordance with Section 17.24.090 of the Hanford Municipal Code, whenever possible, developments in the MX-N Neighborhood Commercial zone district shall share driveways to share access within the existing commercial development and the future apartment development. By permitting a shared driveway between the properties within the center, the applicant is achieving a goal of the MX-N Neighborhood Mixed Use zone district. The parcels will be ensured access through a recordation of a reciprocal use agreement through the Kings County Recorder's Office for shared use of the driveway.

The Planned Unit Development proposes a combination of uses that will complement and harmonize within the MX-N Neighborhood Mixed Use zone district and promote a goal of the General Plan to promote horizontal mixed use development. The implementation of mixed use developments achieves Goal L18 of the General Plan, which seeks to provide

opportunities to design land uses that meets people's residential and shopping needs while reducing reliance on automobiles.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission has determined that Planned Unit Development No. 2019-02 shall be approved, subject to the conditions of approval for Site Plan Review No. 2019-29, attached as **Exhibit B**, and the following conditions:

1. That a reciprocal access and parking agreement shall be developed for the project site and recorded with the Kings County Recorder's Office.
2. That an approved permit shall expire and shall become null and void two (2) years after the date of approval unless, prior to expiration a building permit is issued and construction commenced or the use has commented.

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

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

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

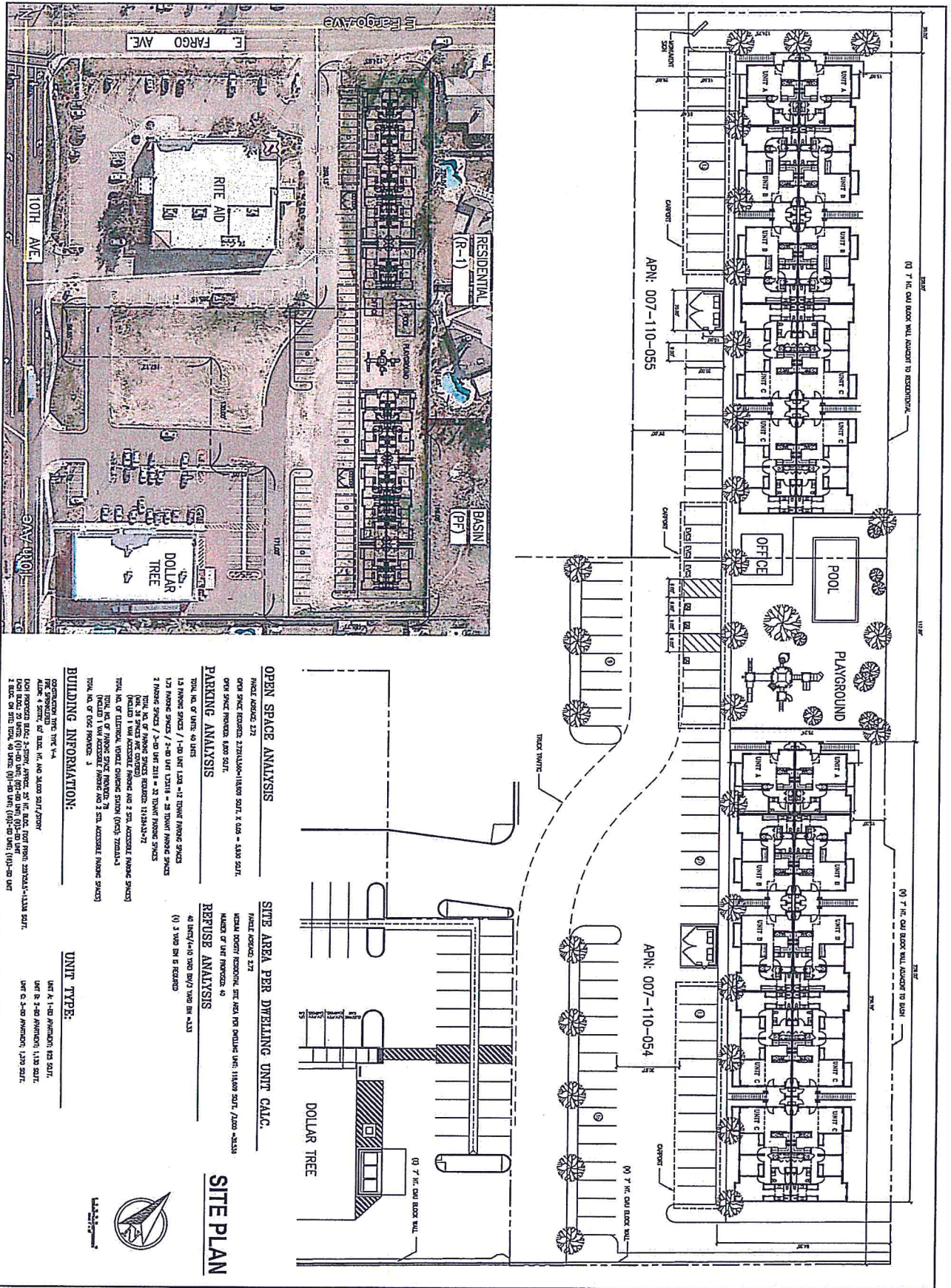
I, **DARLENE R. MATA**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 10th day of September 2019.



Darlene R. Mata, Secretary

Exhibit A
Site Plan Review No. 2019-29

Attachment: Attachment 3: Resolution No. 2019-19 (signed) (TPM 2022-02; PUD 2022-03)



OPEN SPACE ANALYSIS

PROJECT AREA: 222
 OPEN SPACE REQUIRED: 27234.56-11680 SQ. FT. X 0.04 = 11400 SQ. FT.
 OPEN SPACE PROVIDED: 1400 SQ. FT.

PARKING ANALYSIS

TOTAL NO. OF UNITS: 40 UNITS
 1.5 PARKING SPACES / 1-20 UNIT LOTS = 12 TOWNEHOUSE SPACES
 1.5 PARKING SPACES / 1-20 UNIT LOTS = 25 TOWNEHOUSE SPACES
 2 PARKING SPACES / 1-20 UNIT LOTS = 25 TOWNEHOUSE SPACES
 (N/A, 2 SPACES PER CONDO)
 (N/A, 1 UNIT ACCESSIBLE PARKING AND 2 ST. ACCESSIBLE PARKING SPACES)
 TOTAL NO. OF TOWNEHOUSE PARKING: 37
 (N/A, 1 UNIT ACCESSIBLE PARKING AND 2 ST. ACCESSIBLE PARKING SPACES)
 TOTAL NO. OF CONDO PARKING: 3

BUILDING INFORMATION:

CONSTRUCTION TYPE: TYPE 4-A
 PER SPECIFICATION OF STATE, 10' AND 14'00" MAX. HEIGHT
 CONSTRUCTION TYPE: 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

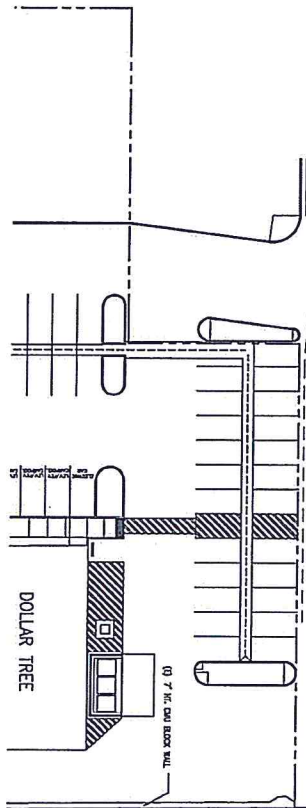
UNIT TYPE:

UNIT A: 1-20 APARTMENT, 1100 SQ. FT.
 UNIT B: 1-20 APARTMENT, 1100 SQ. FT.
 UNIT C: 1-20 APARTMENT, 1200 SQ. FT.

SITE AREA PER DWELLING UNIT CALC.

PROJECT AREA: 222
 TOTAL NO. OF UNITS: 40 UNITS
 40 UNITS / 1100 SQ. FT. UNIT = 36.36 SQ. FT. PER UNIT
 (1) 3 UNITS PER 1100 SQ. FT. UNIT

SITE PLAN



HANFORD APARTMENTS
STERLING COMMERCIAL PROPERTIES
 APN: 007-110-054 & 055

CITY OF HANFORD

CALIFORNIA

GOLDEN VALLEY
 405 N. 1ST AVE. SUITE 200
 HANFORD, CA 93231
 TEL: (559) 725-2500
 FAX: (559) 725-2501
 WWW.GOLDENVALLEYCA.COM

Exhibit B
Site Plan Review No. 2019-29 Conditions of Approval

Attachment: Attachment 3: Resolution No. 2019-19 (signed) (TPM 2022-02; PUD 2022-03)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
SUE SORENSEN

VICE MAYOR
JOHN DRAXLER

COUNCIL MEMBERS
MARTIN DEVINE
FRANCISCO RAMIREZ
ART BRIENO

CITY MANAGER
MIKE OLMOS

CITY ATTORNEY
ROBERT M. DOWD

DATE: September 5, 2019

PROJECT: Site Plan Review 2019-29

APPLICANT: Sterling Commercial

LOCATION: NWC of 10th Avenue and Fargo Avenue
APN 007-110-054 and -055

PROPOSAL: 40-unit, 2-story multi-family development project

ZONING: MX-N Neighborhood Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: August 14, 2019

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

☐ **RESUBMIT:** Major changes to your plans are required prior to accepting construction drawings for a building permit. A meeting with the Site Plan Review Committee is not required.

☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:

☐ Planning

☐ Fire

☐ Solid Waste

☐ Wastewater

☐ Building

☐ Engineering

☐ Police

☐ Parks and Recreation

☒ **REVISE AND PROCEED**

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

☐ City Council

☐ Parking and Traffic Commission

☐ Other: _____

☒ Planning Commission **PUD**

☐ Parks and Recreation Commission

Signed,

Gabrielle Myers
Gabrielle Myers, Senior Planner
Community Development Department

September 5, 2019
DATE

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2019-41**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval No. 2019-29 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: August 14, 2019

SITE PLAN NUMBER: SITE PLAN REVIEW NO. 2019-29 (FILE 502-1079)

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

General Plan Designation: Neighborhood Mixed Use

Zoning: MX-N Neighborhood Mixed Use

Other Special Districts: N/A

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

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

Correction(s):

- N/a

Required Entitlements:

- Planned Unit Development – to be approved by Planning Commission
- Parcel Map Waiver – to remove the lot line between buildings
- Reciprocal parking and access agreement

General:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2019-29 with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
- ☒ That the Mixed Use Neighborhood zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-N zone and other nearby residential uses. At a minimum, this

shall be accomplished with a minimum 10-foot wide pedestrian path of travel between commercial sites and all residential sites within the MX-N zone.

Cultural Resources:

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

Building Setback Areas (Section 17.24.060)

- ☒ That the appropriate setbacks be maintained, as follows:
- ☒ The front building setback area shall be 15 feet.
 - ☒ The rear building setback shall be 15 feet from the rear lot abutting an R-L zone district.
 - ☒ The side building setback shall be 15 feet from the side property line abutting an R-L and PF zone district
 - ☐ The street side building setback shall be 15 feet.

Height of Structures (Section 17.24.080)

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

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall provide a minimum of 73 parking stalls on site, three of which are ADA-accessible, based on the ratio for multi-family residential units, as follows:

Unit Type	Parking Space Requirement	Measuring unit	# of Stalls Required	Total Covered
1-bedroom unit	1.5 spaces; 50% covered	8 units	12	6
2-bedroom unit	1.75 spaces; 50% covered	16 units	28	14
3-bedroom unit	2 spaces; 50% covered	16 units	32	16
Community Space	1 stall per 300 sq. ft.	400 sq. ft.	1	0
Total Spaces Required:			73	36

- ☒ That 36 stalls shall be covered parking stalls.
- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).

- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).

☒ There shall be no more than four compact spaces adjacent to each other.

- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).

- ☒ In the commercial zone district, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. **Parking areas are to have one tree placed at every four lineal parking stalls.**

Usable Open Space: (Section 17.24.110).

- ☐ That new commercial developments shall provide a common outdoor area, shaded sitting area for use by customers. The size of this area shall be a minimum 250 square feet per acre of site area.
- ☐ That lots with four or less dwelling units shall provide for a usable open space are of a minimum 300 square feet per dwelling unit. The open space shall be a minimum 15 feet wide.
- ☒ That lots with five or more dwelling units shall provide for a usable open space area equal to five percent of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

Signage: (Section 17.56).

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

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

Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
	Sites within 100 feet of State Route 198 may count the frontage facing State Route 198 as their primary frontage for the purpose of calculating maximum sign size.	1.5 times the average height of the building.

Landscaping: (Section 17.20.120 and 17.52).

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

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

Fencing and Walls: (Section 17.24.130)

- ☒ That a block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L or PF zone district.

That no fence or wall shall be placed in front of or within any landscaped area located next to a street.

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

Outdoor Lighting Standards (Section 17.50.140)

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

- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 30 feet.

Dust Control:

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

BUILDING DIVISION
SPR 2019-029 (502-1079) 40 Unit Apt Complex
8-14-19
600 Block of Fargo Ave

Contact Building Official: Tom Webb (559) 585-2584

Concerning questions that you may have on the conditions listed below:

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

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

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

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.
7. That all special inspection reports be submitted to the Building Division prior to final inspection.
8. That all construction shall conform to **the Most Current Edition** (2016) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen. (Submittals after Dec 31, 2019 will be under the 2019 codes).
9. That Kings County Impact Fees shall apply at current rates.
10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
11. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
13. That separate water, sewer, electrical and gas services be provided to each building.
14. That the buildings will be addressed off of Fargo Ave based on final site plan review submittal.

Hanford Fire Department

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

Site Plan Review: 2019-29 / PUD 2019-02 - 509-0100

Date: 8/15/19

Project #: 502-1079 Hanford Apartments, Sterling Commercial Properties

General Instructions

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

The following comments are applicable if checked:

1. ☐ No comments.
2. ☒ This project must comply with latest applicable codes.
3. ☒ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2016 California Fire Code.
4. ☒ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.
5. ☒ Based on the occupancy classification, an automatic sprinkler system is required for this project. **A separate fire department permit is required.** Contact the fire department for submittal process.
 - ☐ NFPA 13 System per CFC 903.3.1.1
 - ☒ NFPA 13R System per CFC 903.3.1.2 (Group R occupancies)
 - ☐ NFPA 13D System per CFC 903.3.1.3 (one and two-family dwellings, Group R-3, and townhouses)
6. ☒ For automatic sprinkler systems, **a separate permit must be submitted** for the underground system supplying the sprinkler system. Contact the fire department for submittal information.

A continuous fire loop connecting to the existing water supply at two separate locations shall be approved by the fire official.

Attachment: Attachment 3: Resolution No. 2019-19 (signed) (TPM 2022-02; PUD 2022-03)

7. ☒ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC inside of it and shall have the following building elements:
- At least one man door shall be provided - only exterior door(s) are allowed,
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
 - One-hour rated construction,
 - Fire sprinkler head coverage required,
 - Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
 - For existing buildings: please contact the fire department for requirements.
8. ☒ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. **A separate fire department permit is required** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.
9. ☒ A hydrant will be required within 50 feet of the fire department connection. **Knox FDC Plugs, Model #3401**, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☒ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☐ Number of additional hydrants necessary for this project:
14. ☐ Fire hydrant spacing shall be as follows:
- a. **Residential development:** one hydrant shall be installed at 500 foot intervals.
 - b. **Commercial development:** one hydrant shall be installed at 300 foot intervals.
 - c. Or as required by Appendix C of the California Fire Code

15. ☒ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
16. ☒ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility.
17. ☒ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards.
18. ☐ Existing access roads are sufficient.
19. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.
- Access road with a hydrant, the minimum road width shall be 26 feet exclusive of shoulders.
- Aerial fire apparatus access roads (CFC D105.1): Where the vertical distance between the grade and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. CFC D105.2: Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
- CFC D105.3 At least one of the required access routes meeting this condition shall be located with a minimum 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire official.
20. ☒ Access road turning radius for fire apparatus is as follows (show all four on plans)
- a. 20 feet 1 inch inside turning radius (inside rear wheel)
 - b. 36 feet 3 inch curb to curb (outside front wheel)
 - c. 44 feet 6 inch outside radius (outside front bumper)
 - d. 50 feet outside radius (outside bucket)
21. ☒ Additional access roads may be required per CFC 2016 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
22. ☒ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
23. ☒ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.

- a. Access roads 20-26 feet in width. Fire lanes shall be on both sides of the fire apparatus access roads.
- b. Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads.
- c. Access roads 32 feet in width or more: No fire lanes required.

24. ☒ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
25. ☒ Locked gates installed across fire department access roads:
- a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; or a **Knox Box, Model 3200 Series**, shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box.
 - b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
 - c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
 - d. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
26. ☐ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
27. ☒ All address numbers shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.

Size of Address Numbers:

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

28. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I hood. ***A separate permit is required for the Type I hood.*** Contact the fire department for submittal information.
29. ☐ All commercial cooking appliances creating grease laden vapors shall have a K-

Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.

30. ☐ ***A separate permit is required*** for all hazardous material and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.
31. ☐ ***A fuel tank permit is required*** for underground and aboveground gasoline/LPG/Diesel.
32. ☐ ***Combustible high-piled storage over 12 feet requires a separate fire department review and permit.*** Contact the fire department for further information.



City of Hanford

Department of Public Works

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

Utilities Division Comments

PROJECT: SPR# 19-29 – 40 Unit MFR – 10th Ave. and Fargo Ave.

General:

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

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.
2. That the developer shall furnish and install a master service to service the domestic uses for the project including water meters and meter boxes for domestic use. If existing services are utilized, fixture counts to ensure adequate size of service is required.
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.
6. The new water service shall be installed in Fargo Avenue and shall be bored.

Sewer:

1. If an existing sanitary sewer lateral is not serviceable, the developer shall furnish and install a minimum four inch diameter sanitary sewer lateral to serve the project site. New sewer lateral shall be connected to the sanitary sewer main located within Fargo Avenue.

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

8/22/19
DATE

Attachment: Attachment 3: Resolution No. 2019-19 (signed) (TPM 2022-02; PUD 2022-03)



City of Hanford

Department of Public Works

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

2. That the developer shall furnish, install and maintain a grease trap assembly on all sewer laterals receiving process water from commercial food preparation facilities, if applicable. Grease trap assemblies shall conform to the requirements of the Uniform Plumbing Code, latest edition, and shall be approved by the City Building Official prior to installation.

Attachment: Attachment 3: Resolution No. 2019-19 (signed) (TPM 2022-02; PUD 2022-03)

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

8/22/19
DATE



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: SPR# 19-29 – 40 Unit MFR – 10th Ave. and Fargo Ave.

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **\$4,400.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

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

John Doyel

Utilities and Engineering Director (559) 585-2571

8/22/19

DATE

Attachment: Attachment 3: Resolution No. 2019-19 (signed) (TPM 2022-02; PUD 2022-03)



City of Hanford

Department of Public Works

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Drainage Requirements:

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

Attachment: Attachment 3: Resolution No. 2019-19 (signed) (TPM 2022-02; PUD 2022-03)

John Doyel

Utilities and Engineering Director (559) 585-2571

8/22/19

DATE



City of Hanford

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

Curb, Gutter, and Sidewalk Requirements:

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

Drive Approach Requirements:

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

Parking Lot Requirements:

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

Additional Requirements:

1. That the parcel lines be adjusted or removed so that the office isn't constructed on a property line/
2. A reciprocal ingress/egress easement is required for the secondary access point.

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 1, 2018. All fees are payable prior to issuance of building permits. **(Building area: 40 Units Multi Family – Site Area: 2.72 Acres)**
 - A. That the development is subject to a **\$249,878.27 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.
 - B. That the development is subject to a **\$64,670.80 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 **\$94,482.00 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.

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

8/22/19
DATE

Attachment: Attachment 3: Resolution No. 2019-19 (signed) (TPM 2022-02; PUD 2022-03)



City of Hanford

Department of Public Works

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

- D. That the development is subject to a **\$24,571.67 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 **\$19,235.20 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 **\$12,113.60 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 **\$6,371.60 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 **\$111,710.40 Park Impact Fee** in accordance with City Resolution No. 05-64-R or any revisions thereof.

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John Doyel

Utilities and Engineering Director (559) 585-2571

8/22/19

DATE



City of Hanford

Department of Public Works

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

Refuse Division Comments

PROJECT: SPR# 19-29 – 40 Unit MFR – 10th Ave. and Fargo Ave.

General Requirements:

1. That two 10' x 20' inside clear dimension masonry block refuse enclosures with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosures. If enclosures will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41 that shall connect to a grease interceptor. The refuse enclosures shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosures shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service.**

Attachment: Attachment 3: Resolution No. 2019-19 (signed) (TPM 2022-02; PUD 2022-03)

Jason Ridgeway
REFUSE SUPERINTENDENT (559) 585-2569

8/22/19
DATE

Notice of Exemption 2022-85

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: Tentative Parcel Map 2022-02; Planned Unit Development 2022-03

Project Location – Northwest corner of N. 10th Ave. and Fargo Ave.
(APN 007-110-053 and -054)

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

Description of Nature, Purpose and Beneficiaries of Project: Tentative Parcel Map No. 2022-02: a request to divide two parcels of approximately 3.33 acres in total size into three parcels (Parcel A: 1.24 acres; Parcel B: 1.55 acres; Parcel C: 0.54 acres) in the MX-N Neighborhood Mixed Use zone district; Planned Unit Development No. 2022-03: a request to amend Planned Unit Development No. 2019-02 to allow a parcel with no street frontage within an existing shopping center in the MX-N Neighborhood Mixed Use zone district.

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

Name of Person or Agency Carrying Out Project: Sterling Management Company

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: 15315 Minor Land Divisions
☐ 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 15315 of the California Environmental Quality Act (CEQA) Guidelines. The project meets the following conditions stated in Section 15315: project is a division of property in an urbanized area zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning; no variances or exceptions are required; all services and access to the proposed parcels to local standards are available; parcel was not involved in a division of a larger parcel within the previous 2 years; and parcel does not have an average slope greater than 20%.

Lead Agency

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

Signature: _____ Date: October 25, 2022 Title: Associate Planner

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

Attachment: Attachment 4: Notice of Exemption No. 2022-85 (TPM 2022-02; PUD 2022-03)