



Planning Commission Meeting Agenda

May 9, 2023
5:30 PM – Regular Meeting
Council Chambers
400 N. Douty St.

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

CALL TO ORDER:

ROLL CALL:

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.

- A. Community Development: Approval of the Minutes of the April 25, 2023 Meeting

GENERAL BUSINESS:

- A. Community Development: Election of 2023 Chair Commissioner

PUBLIC HEARING:

- A. Community Development: Planned Unit Development No. 2023-01: A request to allow a shared access drive between two parcels for the future development of a 2,616 square-foot office building, proposed under Site Plan Review No. 0001-23 with an existing office, located north of the project site in the MX-D Downtown Mixed Use zone district. The project is located at 605 N. Irwin Street (APN 010-233-014).

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 the Commissioner's jurisdiction (GC 54954.2).

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available to public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during normal business hours. Such agendas are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post the agenda 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 City Clerk's office, 559-585-2515, 319 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}



AGENDA STAFF REPORT

MEETING DATE: 5/9/2023	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Approval of the Minutes of the April 25, 2023 Meeting

RECOMMENDATION:

Recommendation: Approve the minutes of the Meeting held on April 25, 2023.

ATTACHMENTS:

1. April 25, 2023 Minutes



Planning Commission Regular Meeting Minutes

April 25, 2023 5:30 PM
Council Chambers
400 N. Douty St.

CALL TO ORDER:

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

ROLL CALL:

Attendee Name	Title	Status
Dennis Ham	Planning Commissioner	Present
Richard Douglas	Planning Commissioner	Present
Jacob Sanchez	Planning Chair Commissioner	Present
Gunther Norris	Planning Commissioner	Present
Martin Devine	Planning Commissioner	Present
Gary Curtis	Alternate Planning Commissioner	Present

INVOCATION:

Pastor Thomas King of the New Testament Baptist Church gave the invocation.

FLAG SALUTE:

Commissioner DEVINE led the flag salute.

Chair SANCHEZ introduced Director Waters to welcome the newly appointed alternate Commissioner Curtis.

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.*

Cheyne Strawn, a City of Hanford resident, stated that he had some concerns regarding a project for a 15,000-square-foot walk-in clinic that was started without project approval.

Bob Ramos, a City of Hanford resident, stated he also had some concerns about the site plan review process for the location.

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.

A. Community Development: Community Development: Approval of the Minutes of the December 28, 2021 Meeting.

Motion to approve the Consent Calendar.

RESULT:	Passed
MOVER:	Planning Commissioner Martin Devine
SECONDER:	Planning Commissioner Douglas
AYES:	Planning Commissioner Martin Devine, Richard Douglas, Jacob Sanchez
ABSTAIN:	Planning Commissioner Dennis Ham, Gunther Norris

PUBLIC HEARING:

Chair SANCHEZ opened the public hearing and called for the staff report.

- A. Community Development: **Conditional Use Permit No. 2022-04:** a request to construct a 15,000 square-foot walk-in medical clinic in the C-R Regional Commercial zone district. **Mitigated Negative Declaration No. 2023-37:** A request to certify that the project proposed under CUP 2022-04 will have a less than significant effect on the environment with mitigation measures. The project is located east of 12th Avenue, south of Hayden Avenue (APN 011-060-057)

Senior Planner Myers presented the staff report, recommended approval, invited questions from staff, and addressed concerns that were mentioned in public comment. In addition, Senior Planner Myers explained that this was an approval for the Conditional Use Permit for this project and no permits are released until the Conditional Use Permit is approved.

Director Waters also explained that there was a grading and foundation that didn't require a permit and emphasized that no construction permits have been issued for this project.

Commissioner Ham had a few questions and concerns regarding the operation of the facility in question. Such as hours of operation, disposal of hazardous materials on-site, facility height, and parking. Ms. Myers explained that the hours of operation were not provided, nor are regulations on the hours of operation. In addition to the disposal of hazardous materials, Ms. Myers explained there is no standard from the Public Works Department as they have their own procedure for the disposal of hazardous materials, and the height of the facility is approximately fourteen to twenty square feet. Most of the features are architectural. Parking is limited off of 12th Avenue.

Chair SANCHEZ opened the Public Comment:

Cheyne Strawn and Bob Ramos are in favor of the project.

Eric McConaughy explained the disposal of hazardous waste and the process on-site and the hours of operation will vary, and expressed that the facility will not be a twenty-four-hour facility.

Art Brieno had parking concerns. Those concerns were addressed by Senior Planner Myers, who explained the breakdown of the total of sixty-nine parking stalls: sixty-five standard, three ADA, and one van parking spot.

FAVOR

Cheyne Strawn, Bob Ramos, and Art Brieno, City of Hanford residents, support the walk-in clinic project.

OPPOSED

None.

Motion to certify Mitigated Negative Declaration No. 2023-37 for the project.

RESULT:	Passed (UNANIMOUS)
MOVER:	Planning Commissioner Dennis Ham

SECONDER: Planning Commissioner Richard Douglas
AYES: Planning Commissioner Martin Devine, Dennis Ham, Richard Douglas, Gunther Norris, Jacob Sanchez

Motion to adopt Resolution No. 2023-06, approving Conditional Use Permit No. 2022-04.

RESULT: **Passed (UNANIMOUS)**
MOVER: Planning Commissioner Richard Douglas
SECONDER: Planning Commissioner Martin Devine
AYES: Planning Commissioner Martin Devine, Dennis Ham, Richard Douglas, Gunther Norris, Jacob Sanchez

DIRECTOR'S COMMENTS:

Director Waters notified the Commission that the City Council approved an agreement between the City and QK to begin the city reorganization project which would include proposed annexations, land use, and zoning.

COMMISSIONERS' ITEMS OF INTEREST:

Commissioner Ham proposed a future agenda to be the election of a new Chair Commissioner.

ADJOURNMENT:

Chair SANCHEZ adjourned the meeting at 5:53 p.m.

Respectfully submitted,

Rosa Contreras
Recording Clerk



AGENDA STAFF REPORT

MEETING DATE: 5/9/2023	AGENDA SECTION: GENERAL BUSINESS
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SUBJECT:

Election of 2023 Chair Commissioner

RECOMMENDATION:

Recommendation: Elect a new 2023 Chair Commissioner

ATTACHMENTS:

None

CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, May 9, 2023

PROJECT: Planned Unit Development No. 2023-01: A request to allow a shared access drive between two parcels for the future development of a 2,616 square-foot office building, proposed under Site Plan Review No. 0001-23 with an existing office, located north of the project site in the MX-D Downtown Mixed Use zone district.

LOCATION: The project is located at 605 N. Irwin Street (APN 010-233-014).

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-07, approving Planned Unit Development No. 2023-01.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2023-07, approving Planned Unit Development No. 2023-01.

PROJECT DESCRIPTION

The project is a request, by Darren Verdegaal on behalf of Garcia Family Investment, LLC, to allow a shared access drive between two parcels for the future development of a 2,616 square-foot office building, proposed under Site Plan Review 0001-23 with the existing office, located at 609 N. Irwin Street.

Project Location

The project is located at the vacant parcel, 605 N. Irwin Street. The proposed project site will share an access drive with the existing office, located to the north at 609 N. Irwin Street.

Entitlement

Site Plan Review

The applicant submitted Site Plan Review No. 0001-23 for the project site, proposing to develop the vacant site into 2,616 square-foot office building, as shown in **Attachment 1**. Site Plan Review No. 0001-23 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter, **Attachment 2**. All conditions of approval, cited for Site Plan Review 0001-23, shall also be conditions of approval of this Planned Unit Development application.

Figure 1: Aerial (Property outlined in red; access drive location shown in green)
Note: the former structure has since been demolished; the site is vacant



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

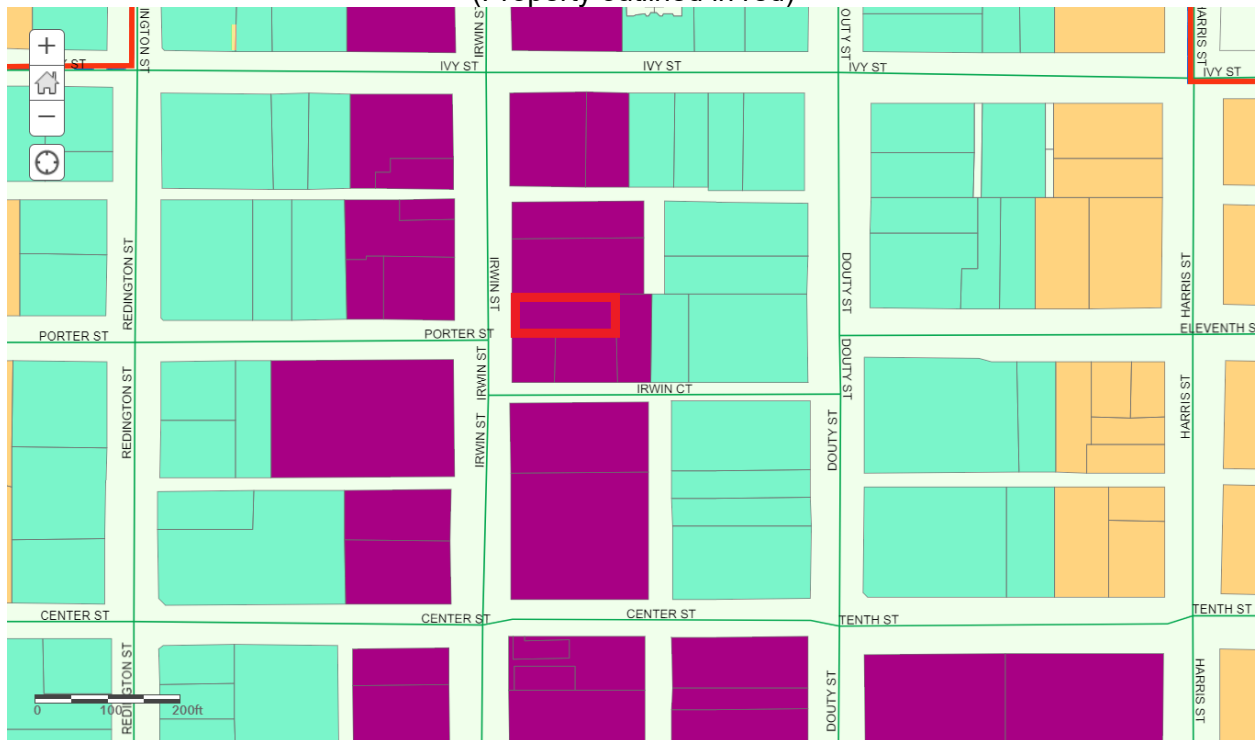
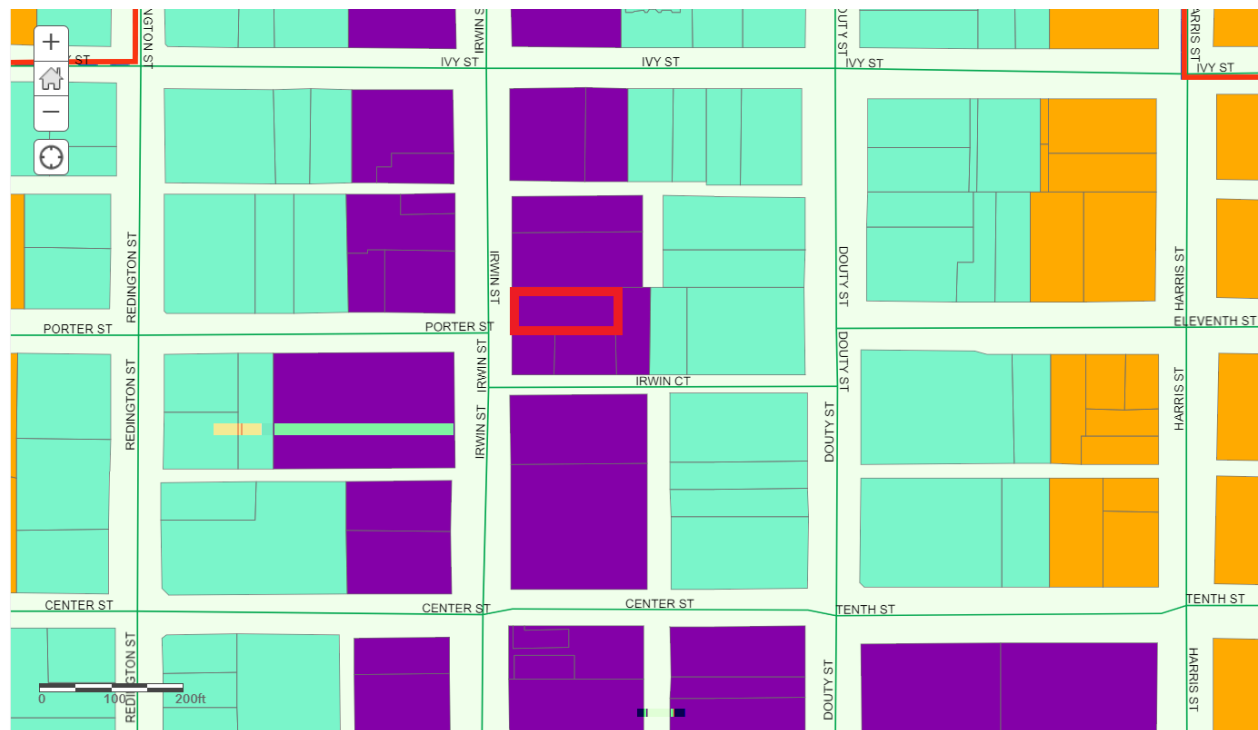


Figure 3: Zoning Designation
MX-D Downtown Mixed Use
(Property outlined in red)



BACKGROUND INFORMATION

General Plan Designation

The General Plan designates the property as Downtown Mixed Use. The property is zoned MX-D Downtown Mixed Use, which corresponds with the General Plan Designation. According to General Plan Policy L69, the purpose of the Downtown Mixed Use Land Use Designation is to be a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high-density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community. In accordance with Policy L70, typical uses in the Downtown Mixed Use Land Use Designation include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. Vertical and horizontal mixed-use developments are encouraged. The proposed planned unit development pertains to development of an office building, which is identified as a typical use in the Downtown Mixed Use land use designation, consistent with General Plan Policy.

Policy L71, requires that new development projects and major site reconfigurations in the Downtown Mixed Use designation provide site layouts, buildings, landscaping, walkways, and signage that are oriented primarily to the pedestrian. New buildings are required to be located at the street with parking behind the building. The proposed planned unit development will allow a shared access drive, in order to accommodate parking to the rear of the building, thus achieving the design specifications of Policy L71.

Policy L73 encourages local-serving offices to locate in the Downtown. The planned unit development pertains to development of an office in the Downtown Mixed Use designation.

Zoning Designation

The site is designated as MX-D Downtown Mixed Use. Various office types are permitted in the MX-D Downtown Mixed Use zone district. The tenant for the proposed office building has not been identified. Occupancy will be limited to office uses allowed in the MX-D Downtown Mixed Use zone district.

Figure 4: Land Use Table

Table 17.08.030

Commercial, Office, and Industrial Zone Use Table																
P = Use Is Permitted by Right C = Use Requires Conditional Use Permit																
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit																
Blank = Use Is Not Allowed																
Land Uses		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	
E	Office and Medical Uses															
E6	Office; medical, dental, or optometry															
	Under 2,000 sq. ft.	P	P	P		P	P	P	P	P						
	2,000 – 6,000 sq. ft.	P	C	P		P	P	P	P	P						
	Over 6,000 sq. ft.	P		P		P	P	P	P	P						
E7	Office; professional or commercial															
	Under 2,000 sq. ft.	P	P	P		P	P	P	P	P						
	2,000 – 6,000 sq. ft.	P	C	P		P	P	P	P	P						
	Over 6,000 sq. ft.	P		P		P	P	P	P	P						

PROJECT EVALUATION

Planned Unit Development No. 2023-01

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. 2023-01 is a request to allow cross-access between sites and a shared access drive between the existing office to the north and the proposed office to be developed. Shared access is achieved through the planned unit development process.

Planned Unit Development No. 2023-01 and Site Plan Review No. 0001-23 have been evaluated for conformance with the standards of the MX-D Downtown Mixed Use zone district.

Conformance with the standards of the MX-D Downtown Mixed Use zone district

17.28.030 Site Area

In the MX-D Downtown 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 office building, located at 605 N. Irwin Street, is 8,850 square feet. The access drive will be shared with the property to the north, located at 609 N. Irwin Street, which is 13,776 square feet.

Both the site proposed for development, and the site to the north, which will share an access drive with the subject site, exceed the minimum required site area of the MX-D Downtown Mixed Use zone district.

17.28.040 Lot Dimensions

The minimum lot frontage of the MX-D Downtown Mixed Use zone district shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County Recorder's Office.

The property proposed to be developed as an office, located at 605 N. Irwin Street has 59 feet of street frontage along Irwin Street. The access drive will be shared with the property to the north, located at 609 N. Irwin Street, which has 75 feet of street frontage on Irwin Street.

Both the site proposed for development, and the site to the north, which will share an access drive with the subject site, satisfy the lot dimension requirements of the MX-D Downtown Mixed Use zone district.

17.28.050 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.

17.28.060 Building Setback Area

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

Front Building Setback

In the MX-D Downtown Mixed Use zone district there is no front building setback area. The building proposed to be developed is located on the property line, as permitted.

Rear Building Setback

In the MX-D Downtown 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, an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the rear building setback shall be 15 feet.

The property proposed to be developed as an office, located at 605 N. Irwin Street abuts an MX-D Downtown Mixed-Use zone to the rear; therefore, a zero setback is permitted. The access drive will be shared with the property to the north, located at 609 N. Irwin Street, which abuts an alley; therefore, a zero setback is permitted.

Both the site proposed for development, and the site to the north, which will share an access drive with the subject site, satisfy the rear setback allowances of the MX-D Downtown Mixed Use zone district.

Side Building Setback

In the MX-N Downtown Mixed Use zone district, the side building setback may be zero feet from side lot lines, except that where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, the setback shall be 15 feet. Both the site proposed for development, and the site to the north, which will share an access drive with the subject site, are bounded by MX-D Downtown Mixed Use zoning to the side property lines; therefore a zero setback is permitted. Both properties satisfy the side setback allowances of the MX-D Downtown Mixed Use zone district.

All setback requirements for the MX-D Downtown Mixed Use zone district have been satisfied.

17.28.070 Distances Between Structures

In the MX-D Downtown Mixed Use zone district, all distances allowed by the building code area allowed. The project proposed to be developed has been evaluated by the Building Official and conditioned in accordance with the California Building Code, as described in the conditions of approval.

17.28.080 Height of Structures

The maximum structure height in the MX-D Downtown Mixed Use zone district shall be 100 feet.

The property proposed to be developed as an office, located at 605 N. Irwin Street will be a single-story structure well below the 100 foot allowable building height. The access drive will be shared with the property to the north, located at 609 N. Irwin Street, which is a single-story structure, approximately 16 feet high.

Both the site proposed for development, and the site to the north, which will share an access drive with the subject site, are well below the maximum height allowances of the MX-D Downtown Mixed Use zone district.

17.28.090 Driveways

Whenever possible, developments in the MX-D Downtown Mixed Use zone district shall share driveways to minimize the number of driveways on public streets. New driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approve by the City Engineer. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

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-D Downtown Mixed Use zone district. One goal for development in the MX-D Downtown Mixed zone district is to minimize the number of driveways on public streets by sharing driveways. By permitting a shared driveway with the neighboring parcel to the north, located at 609 N. Irwin Street, the existing office and proposed office to be developed at 605 N. Irwin Street, through the planned unit development process, will achieve a goal of the MX-D Downtown Mixed Use zone district.

Additionally, by permitting the shared driveway, additional space is created, allowing the building to be placed at the front property line, with parking to the rear of the site.

17.28.100 Off-Street Parking

The applicant proposes eight parking stalls on site, one of which is ADA-accessible, as shown on approved Site Plan Review No. 0001-23 (**Attachment 1**). The applicant will pay parking-in-lieu fees for two parking spaces, since based on the calculation for office space, a total of 10 parking spaces shall be provided on site.

Calculation:

$$2,616 \text{ square feet} \div 250 \text{ square feet} = 10.464 \text{ parking spaces}$$

In accordance with Section 17.54.040 C. of the Hanford Municipal Code, if in the application of the requirements of Section 17.54, a fractional number is obtained, one (1) parking space shall be provided for a fraction of one-half (1/2) or more, and no parking space shall be required for a fraction of less than one-half (1/2). Therefore, 10 parking spaces shall be provided for the site.

In accordance with Section 17.54.080, in lieu of furnishing the parking spaces and facilities required by the provisions of Section 17.54 for uses within the central parking and business area, the City may require the applicant, as a condition of approval of any project which is subject to the provisions of Section 17.54, to satisfy said provision by the use of one (1) of the following alternatives:

- A. The payment to the City of an amount of money, equal to fifty percent (50%) of the value of each parking space required by the provision of this chapter for the specific use which value shall be fixed every two (2) years by resolution of the City Council based upon a cost analysis of developing municipal off-street parking facilities as determined by the City Engineer. The payment of such amount shall constitute full compliance with the provisions of this section. Payment of such amount shall be made prior to occupancy.
- B. The construction of such off-street parking spaces and facilities can be constructed considering the physical limitation of the property available for such purpose and the payment of money to the City in accordance with the provisions of subsection A of this section for the remainder of the off-street parking spaces and facilities required by this chapter.

The applicant has agreed to pay parking-in lieu fees for the two parking spaces unable to be accommodated on site. The current parking-in-lieu fee rate is \$4,475 per parking space not provided.

17.28.110 Usable open space

In the MX-D Downtown Mixed Use zone district, there is no standard requirement for minimum usable open space. however, conditional uses may be required to provide usable open space as a condition of approval. Usable open space is not a requirement of this application.

17.28.120 Landscaping

In the MX-D Downtown Mixed Use 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, where the setback area is not covered by driveway, parking, or access drives.

The proposed structure will be built at the property line, therefore, there is not a landscaping requirement.

17.28.130 Screening, Fences, and Walls

A block wall with a minimum height of seven (7) 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.

Both the site proposed for development, and the site to the north, which will share an access drive with the subject site, do not abut any zone district requiring development of a block wall, however, the applicant proposes a seven-foot-high wood fence along the rear property line of the subject site.

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 (7) feet minimum in height. Outdoor storage is not proposed for the subject site.

17.28.140 Signs

Signs placed in the MX-D Downtown Mixed Use zone district shall be subject to the following requirements:

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

Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
MX-D zone	2 sq. ft. per 1 lineal foot of building frontage up to 100 sq. ft. on primary frontage. 1 sq. ft. per 1 lineal foot up to 100 sq. ft. on secondary frontage. External illumination or exposed neon illumination only.	None allowed.

Signage is limited to building signs only. Signage is required to comply with the above requirements and is subject to a separate application.

17.28.150 General Provisions and Standards

In the MX-D Downtown Mixed Use zone district, all businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure.

Both the existing office use to the north and the proposed office on the subject site will be conducted within entirely enclosed permanently fixed structures.

In the MX-D Downtown Mixed Use zone district, sites shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-D Downtown Mixed-Use zone and other nearby residential uses. At a minimum, this should be accomplished with a minimum six (6) foot wide pedestrian path of travel between site entrances and the public sidewalk.

The applicant proposes a six-foot wide pedestrian pathway between the building and the public sidewalk.

All requirements of the MX-D Downtown Mixed Use zone district have been satisfied.

FINDINGS FOR APPROVAL

Planned Unit Development No. 2023-01

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

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

Analysis: Location - That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. The planned unit development pertains to an infill development site in the MX-D Downtown Mixed Use zone district.

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-D Downtown Mixed Use zone district.

One goal for new development in the MX-D Downtown Mixed Use zone district is to minimize the number of driveways on public streets by sharing driveways. By permitting a shared driveway between the proposed office building and the existing office to the north, the applicant is achieving a goal of the MX-D Downtown Mixed Use zone district.

The design of Planned Unit Development No. 2023-01 is consistent with the objectives of Section 17.82.

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

Analysis: That the planned unit development is requested, in order to achieve the following objective 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. That the location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity.

Analysis: Location - The project is located at 605 N. Irwin Street (APN 010-233-014). 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 Downtown 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 17.28 of the Hanford Municipal Code for the MX-D Downtown Mixed Use zone district. All requirements for 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.

- 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 17.28.090 of the Hanford Municipal Code, whenever possible, developments in the MX-D Downtown Mixed Use zone district shall share driveways to share access to reduce the number of driveways on public streets. By permitting a shared driveway between the proposed and existing office, the applicant is achieving a goal of the MX-D Downtown 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.

PUBLIC COMMENT

A Notice of Public Hearing for the project was noticed in the local newspaper on April 28, 2023 and mailed to property owners within 300 feet of the project site on April 27, 2023. 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**).

CONDITIONS OF APPROVAL

1. That all conditions of approval for Site Plan Review No. 0001-23 shall be conditions of approval for the planned unit development.
2. That a reciprocal access agreement shall be developed for the project site and recorded with the Kings County Recorder's Office.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-07, approving Planned Unit Development No. 2023-01.

Applicant:

Darren Verdegaal
5500 10th Avenue
Hanford, CA 93230

Owner:

Garcia Family Investments, LLC
Marin Garcia
605 N. Irwin Street
Hanford, CA 93230

RESOLUTION NO. 2023-07

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
PERTAINING TO PLANNED UNIT DEVELOPMENT NO. 2023-01, A REQUEST TO ALLOW A
SHARED ACCESS DRIVE BETWEEN TWO PARCELS FOR THE FUTURE DEVELOPMENT
OF A 2,616 SQUARE-FOOT OFFICE BUILDING, PROPOSED UNDER SITE PLAN REVIEW
NO. 0001-23 WITH AN EXISTING OFFICE, LOCATED NORTH OF THE PROJECT SITE IN
THE MX-D DOWNTOWN MIXED USE ZONE DISTRICT. THE PROJECT IS LOCATED AT 605
N. IRWIN STREET (APN 010-233-014)**

At a regular meeting of the City of Hanford Planning Commission duly called and held on May 9, 2023, on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Planned Unit Development No. 2023-01, a request to allow a shared access drive between two parcels for the future development of a 2,616 square-foot office building, proposed under Site Plan Review No. 0001-23 with an existing office, located north of the project site in the MX-D Downtown 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 at 605 N. Irwin Street (APN 010-233-014); and

WHEREAS, the project will be developed, as shown on Site Plan Review No. 0001-23 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 an infill development site in the MX-D Downtown Mixed Use zone district.

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-D Downtown Mixed Use zone district.

One goal for new development in the MX-D Downtown Mixed Use zone district is to minimize the number of driveways on public streets by sharing driveways. By permitting a shared driveway between the proposed office building and the existing office to the north, the applicant is achieving a goal of the MX-D Downtown Mixed Use zone district.

The design of Planned Unit Development No. 2023-01 is consistent with the objectives of Section 17.82.

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

Analysis: That the planned unit development is requested, in order to achieve the following objective 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. That the location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity.

Analysis: Location - The project is located at 605 N. Irwin Street (APN 010-233-014). 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 Downtown 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 17.28 of the Hanford Municipal Code for the MX-D Downtown Mixed Use zone district. All requirements for 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.

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 17.28.090 of the Hanford Municipal Code, whenever possible, developments in the MX-D Downtown Mixed Use zone district shall share driveways to share access to reduce the number of driveways on public streets. By permitting a shared driveway between the proposed and existing office, the applicant is achieving a goal of the MX-D Downtown 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.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission has determined that Planned Unit Development No. 2023-01 shall be approved, subject to the conditions of approval for Site Plan Review No. 0001-23, attached as **Exhibit B**, and the following conditions:

1. That a reciprocal access 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
NOES:	Commissioners
ABSTAIN:	Commissioners
ABSENT:	Commissioners

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

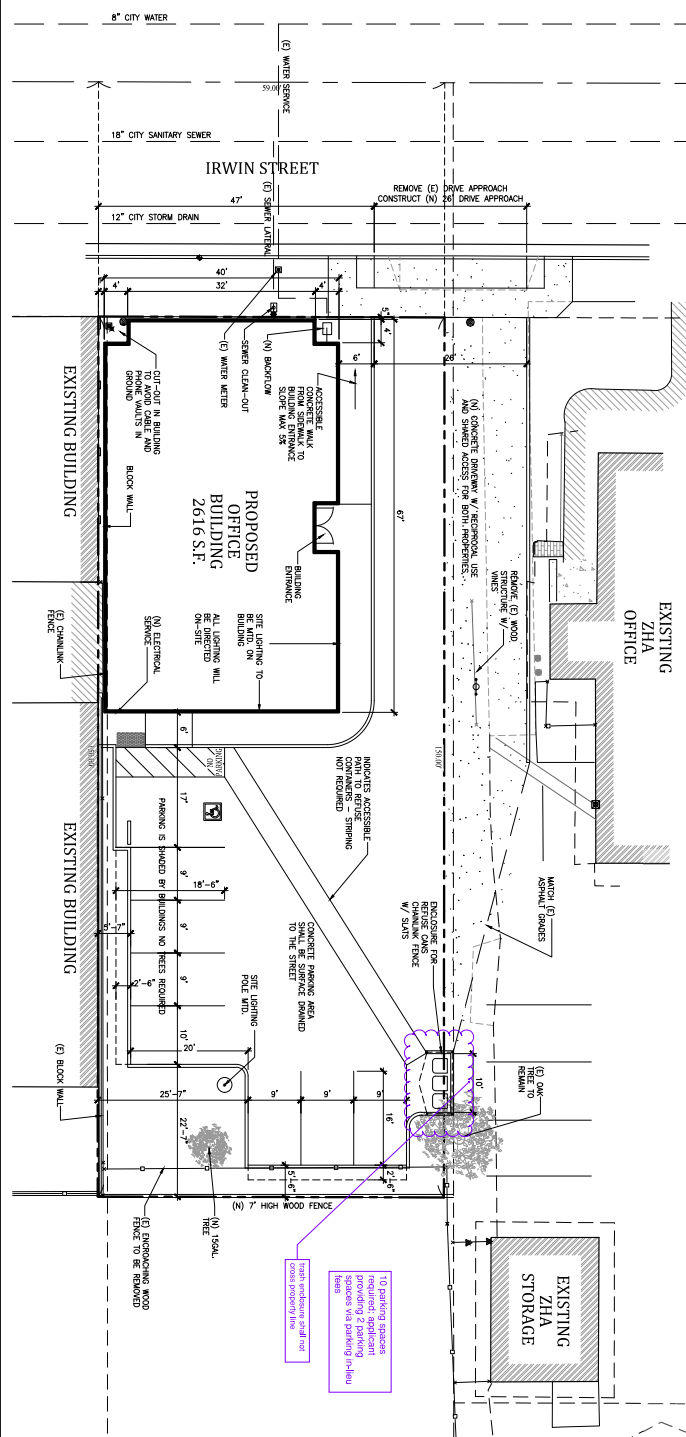
I, **Jason Waters**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 9th day of May 2023.

Jason Waters, Secretary

Exhibit A
Site Plan Review No. 0001-23



VICINITY MAP



SITE PLAN

DRAFTING BY
DARREN VERDEGAAL

5500 17TH AVENUE, HANFORD, CA 93230
PH: (559) 381-2472
EMAIL: verdegad@darrenverdegaa.com

PROPOSED NEW DEVELOPMENT FOR:
GARCIA FAMILY INVESTMENTS, LLC
A.P.N.: 010-233-014
5500 17TH AVENUE, HANFORD, CA 93230

PROJECT NO.: 2-14-23
SHEET NUMBER: 1
DATE: 07/20/23

Exhibit B

Site Plan Review No. 0001-23 Conditions of Approval

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
TRAVIS PADEN
VICE MAYOR
MARK KAIRIS
COUNCIL MEMBERS
LOU MARTINEZ
KALISH MORROW
DIANE SHARP
CITY MANAGER
MARIO CIFUENTEZ II

DATE: May 5, 2023

PROJECT: SPR0001-23

APPLICANT: Darren Verdegaal

LOCATION: 605 N. Irwin Street (APN 010-233-014)

PROPOSAL: 2,616 sq. ft. office building development

ZONING: MX-D Downtown Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: February 15, 2023

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:** 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

May 5, 2023

DATE

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.080).

The planned unit development is subject to environmental review.

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ PLANNING
- ☒ BUILDING
- ☒ ENGINEERING
- ☐ SOLID WASTE
- ☐ WASTEWATER
- ☐ POLICE
- ☒ FIRE – approved without conditions
- ☐ 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. 0001-23 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: February 15, 2023

SITE PLAN NUMBER: 0001-23

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

General Plan Designation: Downtown Mixed Use

Zoning: MX-D Downtown Mixed Use

Other Special Districts: Central Parking and Business Improvement District

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.

Corrections:

- Ensure the trash enclosure does not cross the property line

Required Entitlements:

- Planned unit development – cross access, shared access drive

Special Conditions:

- That use of the building be limited to office uses. Any change in the occupancy of the building may be subject to additional entitlements
- That a reciprocal use agreement be recorded between 605 and 609 N. Irwin street with the Kings County Recorder's Office for use of the shared driveway
- That parking-in-lieu fees be paid for the 2 parking spaces not able to be accommodated on site.

MX-D Downtown Mixed Use

General: (all comments checked shall apply)

- ☒ 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 SPR001-23, 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 no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.
- ☐ That mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district
- ☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.
- ☒ That the Mixed Use Downtown zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

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

Height of Structures (Section 17.28.080)

- ☒ That the maximum structure height shall be 100 feet.

Off Street Parking: (Section 17.54).

- ☒ That 10 stalls shall be provided for the proposed office use, one of which is ADA-accessible, based on the calculation below:

Calculation:

$$2,616 \text{ square feet} \div 250 \text{ square feet} = 10.464 \text{ parking spaces}$$

Based on the site plan provided, 8 stalls will be provided on-site, one of which is ADA. Parking-in-lieu fees will be paid for the two stalls not provided on-site.

In accordance with Section 17.54.080, in lieu of furnishing the parking spaces and facilities required by the provisions of Section 17.54 for uses within the central parking and business area, the City may require the applicant, as a condition of approval of any project which is subject to the provisions of Section 17.54, to satisfy said provision by the use of one (1) of the following alternatives:

- A. The payment to the City of an amount of money, equal to fifty percent (50%) of the value of each parking space required by the provision of this chapter for the specific use which value shall be fixed every two (2) years by resolution of the City Council based upon a cost analysis of developing municipal off-street parking facilities as determined by the City Engineer. The payment of such amount shall constitute full compliance with the provisions of this section. Payment of such amount shall be made prior to occupancy. **The current rate is \$4,475/parking stall not provided.**

- ☒ 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 17.28.110).

- ☒ That there is no standard requirement for minimum usable open space.
- ☐ Conditional uses may be required to provide usable open space as a condition of approval.

Signage: (Section 17.56).

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

Landscaping: (Section 17.28.120 and 17.52).

- ☐ **Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least ten (10) feet.**
- ☒ 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 17.28.130)

- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ That any proposed fencing on the site be maintained in good repair.

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

Outdoor Lighting Standards (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 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 0001-23 Office

3-5-2023

605 N. Irwin Street

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

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

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

- 4.1 1 copy of the City of Hanford Permit Application form
- 4.2 One electronic submittal or 6 complete sets of Drawings unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings, for reference)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan (for reference)
 - 4.2.9 Commissioning Plan per 2019 CEnC
 - 4.2.10 **Planning Dept. "Conditions of Approval" or "Resolution"**
printed on the drawings and part of the drawing submittal
 - 4.2.11 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

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

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

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.
7. That all special inspection reports be submitted to the Building Division prior to final inspection.
8. That all construction shall conform to **the Most Current Edition** (2019) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen
9. That Kings County Impact Fees shall apply at current rates.
10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
11. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
13. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2019 California Building Code.
14. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
15. That the address will be 605 N. Irwin Street



City of Hanford

Public Works Department

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

Utilities Division Comments

PROJECT: SPR0001-23 605 North Irwin Street

APN: 010-233-014

General:

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

Water:

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

Sewer:

1. That the property owner is responsible for maintenance of all sanitary sewer laterals providing service to their property from building structure to the City Sanitary Sewer main, including connection fittings.
2. That the developer shall size sewer service lateral(s) to serve the project site in accordance with requirements of the Uniform Plumbing Code, latest edition. All new sanitary sewer laterals shall connect to North Irwin Street.

Bob Williams

Utilities Manager

4/17/2023

Date



City of Hanford

Public Works Department

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

Engineering Division Comments

PROJECT: SPR0001-23 605 North Irwin Street

APN: 010-233-014

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standards and Specifications 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 **\$2,700.00** Grading Plan Review fee in accordance with City Resolution No. 10-31-R. or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right-of-way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation of ungrounding 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.

Steve Coodey

4/17/2023

Assistant Engineer 559-585-2582

Date



City of Hanford

Public Works Department

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

PROJECT: SPR0001-23 605 North Irwin Street

APN: 010-233-014

2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.
2. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.
3. That a drainage/site improvement plan for development be prepared by a licensed 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.

Curb, Gutter, and Sidewalk Requirements:

1. That the existing concrete curbs, gutters, and sidewalks located along the North Irwin Street project frontage may remain in place provided they are found to be in functional condition and

Steve Coodey

4/17/2023

Assistant Engineer (559) 585-2582

Date



City of Hanford

Public Works Department

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adequately sloped for proper drainage and meet ADA requirements. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curb and gutter, and sidewalk installed per City Standard CO-11 and CO-15. The locations of any such curbs, gutters, and sidewalks required to be reconstructed shall be shown on the engineered site improvement plans.

Street Requirements:

1. Traffic control within the City of Hanford right-of-way shall conform to the California Manual on Uniform Traffic Control (CAMUTCD) and shall be approved by the City of Hanford Public Works Department prior to scheduling work.
2. All underground piping within the City right-of-way shall be inspected prior to backfilling. All utility trench backfill and paving shall conform to City Standard Detail ST-8.

Drive Approach Requirements:

1. That the developer shall remove the non-compliant drive approach and replace drive approach in conformance with City Standard Detail CO-41 as shown on the plans. The drive approach shall not exceed 26' in width as measured at the bottom of the apron.

Soil Report Requirements:

1. That copies of a preliminary soils investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans.
2. That a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Departments prior to acceptance of the development improvements or issuance of building permits, whichever occurs first.
3. That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.

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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 the 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 the FY22/23 rates effective October 1st, 2022. All fees are payable prior to issuance of building permits. **(Proposed building area 2,616 sf.- Site Area: 0.203 Acres).**
 - A. That the development is subject to a **\$13,281.55** **Circulation Impact Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.
 - B. That the development is subject to a **\$696.12** **Water System Impact Fee** in accordance with City Resolution No. 98-54-R, or any revision thereof.
 - C. That the development is subject to a **\$1,215.66** **Wastewater System Impact Fee** in accordance with City Resolution No 98-55-R, or any revision thereof.
 - D. That the development is **NOT** subject to a **Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revision thereof.
 - E. That the development is subject to a **\$211.37** **Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R, or any revision thereof.
 - F. That the development is subject to a **\$945.42** **Police Protection Impact Fee** in accordance with city Resolution No. 98-53-R, or any revision thereof.
 - G. That the development is subject to a **\$523.39** **Refuse and Recycling Impact Fee** in accordance with City Resolution No 98-56-R, or any revision thereof. Calculated with three (3) residential containers.
 - H. That the development is **NOT** subject to a Park Impact Fee in accordance with City Resolution No 05-64-R, or any revision thereof.

Steve Coodey

4/17/2023

Assistant Engineer (559) 585-2582

Date



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Public Works Department

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Refuse Division Comments

PROJECT: SPR0001-23 605 North Irwin Street

APN: 010-233-014

General Requirements:

1. That an enclosure be constructed of adequate size to store three (3) residential trash containers. The refuse enclosure shall have block walls or chain-link fencing 6' in height. The refuse enclosure shall have gates of chain-link fencing. All chain-link fencing will have earth-tone color vinyl slats or other approved gate material. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable).**
6. The property will receive three (3) residential waste containers. Waste containers will be picked up by the City Refuse Department on the North Irwin Street property frontage. City crews will not service the refuse enclosure.

Nick Mechem

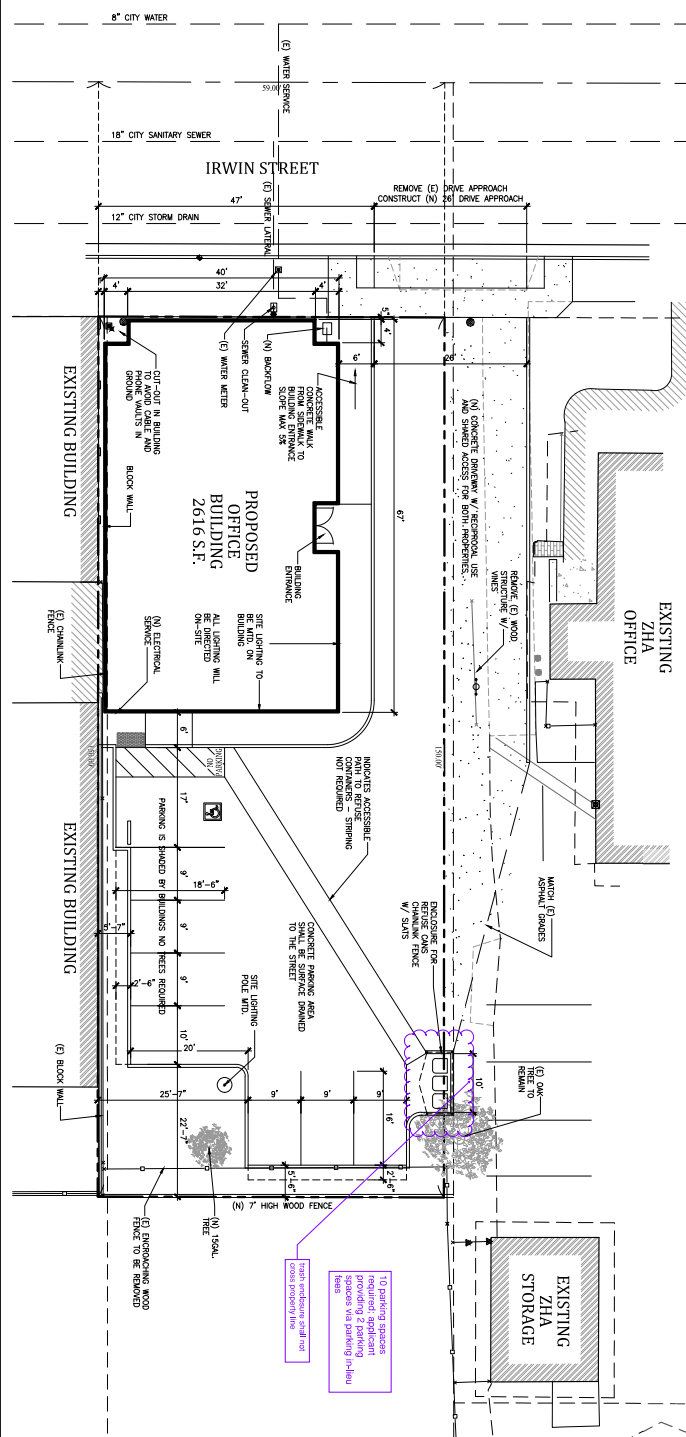
4/17/2023

Refuse Supervisor (559) 585-7992

Date



VICINITY MAP



SITE PLAN

DRAFTING BY
DARREN VERDEGAAL

5500 17TH AVENUE HANFORD, CA 93230
PH: (559) 381-2472
EMAIL: verdegad@darrenverdegad.com

PROPOSED NEW DEVELOPMENT FOR:
GARCIA FAMILY INVESTMENTS, LLC
A.P.N.: 010-233-014
5500 17TH AVENUE, HANFORD, CA 93230

SHEET NUMBER
1

7K

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
TRAVIS PADEN
VICE MAYOR
MARK KAIRIS
COUNCIL MEMBERS
LOU MARTINEZ
KALISH MORROW
DIANE SHARP
CITY MANAGER
MARIO CIFUENTEZ II

DATE: May 5, 2023

PROJECT: SPR0001-23

APPLICANT: Darren Verdegaal

LOCATION: 605 N. Irwin Street (APN 010-233-014)

PROPOSAL: 2,616 sq. ft. office building development

ZONING: MX-D Downtown Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: February 15, 2023

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:** 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

May 5, 2023
DATE

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.080).

The planned unit development is subject to environmental review.

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ PLANNING
- ☒ BUILDING
- ☒ ENGINEERING
- ☐ SOLID WASTE
- ☐ WASTEWATER
- ☐ POLICE
- ☒ FIRE – approved without conditions
- ☐ 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. 0001-23 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: February 15, 2023

SITE PLAN NUMBER: 0001-23

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

General Plan Designation: Downtown Mixed Use

Zoning: MX-D Downtown Mixed Use

Other Special Districts: Central Parking and Business Improvement District

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.

Corrections:

- Ensure the trash enclosure does not cross the property line

Required Entitlements:

- Planned unit development – cross access, shared access drive

Special Conditions:

- That use of the building be limited to office uses. Any change in the occupancy of the building may be subject to additional entitlements
- That a reciprocal use agreement be recorded between 605 and 609 N. Irwin street with the Kings County Recorder's Office for use of the shared driveway
- That parking-in-lieu fees be paid for the 2 parking spaces not able to be accommodated on site.

MX-D Downtown Mixed Use

General: (all comments checked shall apply)

- ☒ 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 SPR001-23, 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 no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.
- ☐ That mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district
- ☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.
- ☒ That the Mixed Use Downtown zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

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

Height of Structures (Section 17.28.080)

- ☒ That the maximum structure height shall be 100 feet.

Off Street Parking: (Section 17.54).

- ☒ That 10 stalls shall be provided for the proposed office use, one of which is ADA-accessible, based on the calculation below:

Calculation:

$$2,616 \text{ square feet} \div 250 \text{ square feet} = 10.464 \text{ parking spaces}$$

Based on the site plan provided, 8 stalls will be provided on-site, one of which is ADA. Parking-in-lieu fees will be paid for the two stalls not provided on-site.

In accordance with Section 17.54.080, in lieu of furnishing the parking spaces and facilities required by the provisions of Section 17.54 for uses within the central parking and business area, the City may require the applicant, as a condition of approval of any project which is subject to the provisions of Section 17.54, to satisfy said provision by the use of one (1) of the following alternatives:

- A. The payment to the City of an amount of money, equal to fifty percent (50%) of the value of each parking space required by the provision of this chapter for the specific use which value shall be fixed every two (2) years by resolution of the City Council based upon a cost analysis of developing municipal off-street parking facilities as determined by the City Engineer. The payment of such amount shall constitute full compliance with the provisions of this section. Payment of such amount shall be made prior to occupancy. **The current rate is \$4,475/parking stall not provided.**

- ☒ 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 17.28.110).

- ☒ That there is no standard requirement for minimum usable open space.
- ☐ Conditional uses may be required to provide usable open space as a condition of approval.

Signage: (Section 17.56).

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

Landscaping: (Section 17.28.120 and 17.52).

- ☐ **Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least ten (10) feet.**
- ☒ 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 17.28.130)

- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ That any proposed fencing on the site be maintained in good repair.

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

Outdoor Lighting Standards (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 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 0001-23 Office

3-5-2023

605 N. Irwin Street

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

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

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

- 4.1 1 copy of the City of Hanford Permit Application form
- 4.2 One electronic submittal or 6 complete sets of Drawings unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings, for reference)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan (for reference)
 - 4.2.9 Commissioning Plan per 2019 CEnC
 - 4.2.10 **Planning Dept. "Conditions of Approval" or "Resolution"**
printed on the drawings and part of the drawing submittal
 - 4.2.11 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

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

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

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.
7. That all special inspection reports be submitted to the Building Division prior to final inspection.
8. That all construction shall conform to **the Most Current Edition** (2019) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen
9. That Kings County Impact Fees shall apply at current rates.
10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
11. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
13. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2019 California Building Code.
14. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
15. That the address will be 605 N. Irwin Street



City of Hanford

Public Works Department

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

Utilities Division Comments

PROJECT: SPR0001-23 605 North Irwin Street

APN: 010-233-014

General:

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

Water:

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

Sewer:

1. That the property owner is responsible for maintenance of all sanitary sewer laterals providing service to their property from building structure to the City Sanitary Sewer main, including connection fittings.
2. That the developer shall size sewer service lateral(s) to serve the project site in accordance with requirements of the Uniform Plumbing Code, latest edition. All new sanitary sewer laterals shall connect to North Irwin Street.

Bob Williams

Utilities Manager

4/17/2023

Date



City of Hanford

Public Works Department

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

Engineering Division Comments

PROJECT: SPR0001-23 605 North Irwin Street

APN: 010-233-014

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standards and Specifications 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 **\$2,700.00** Grading Plan Review fee in accordance with City Resolution No. 10-31-R. or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right-of-way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation of ungrounding 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.

Steve Coodey

4/17/2023

Assistant Engineer 559-585-2582

Date



City of Hanford

Public Works Department

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

PROJECT: SPR0001-23 605 North Irwin Street

APN: 010-233-014

2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.
2. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.
3. That a drainage/site improvement plan for development be prepared by a licensed 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.

Curb, Gutter, and Sidewalk Requirements:

1. That the existing concrete curbs, gutters, and sidewalks located along the North Irwin Street project frontage may remain in place provided they are found to be in functional condition and

Steve Coodey

4/17/2023

Assistant Engineer (559) 585-2582

Date



City of Hanford

Public Works Department

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

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adequately sloped for proper drainage and meet ADA requirements. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curb and gutter, and sidewalk installed per City Standard CO-11 and CO-15. The locations of any such curbs, gutters, and sidewalks required to be reconstructed shall be shown on the engineered site improvement plans.

Street Requirements:

1. Traffic control within the City of Hanford right-of-way shall conform to the California Manual on Uniform Traffic Control (CAMUTCD) and shall be approved by the City of Hanford Public Works Department prior to scheduling work.
2. All underground piping within the City right-of-way shall be inspected prior to backfilling. All utility trench backfill and paving shall conform to City Standard Detail ST-8.

Drive Approach Requirements:

1. That the developer shall remove the non-compliant drive approach and replace drive approach in conformance with City Standard Detail CO-41 as shown on the plans. The drive approach shall not exceed 26' in width as measured at the bottom of the apron.

Soil Report Requirements:

1. That copies of a preliminary soils investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans.
2. That a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Departments prior to acceptance of the development improvements or issuance of building permits, whichever occurs first.
3. That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.

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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 the 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 the FY22/23 rates effective October 1st, 2022. All fees are payable prior to issuance of building permits. **(Proposed building area 2,616 sf.- Site Area: 0.203 Acres).**
 - A. That the development is subject to a **\$13,281.55** **Circulation Impact Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.
 - B. That the development is subject to a **\$696.12** **Water System Impact Fee** in accordance with City Resolution No. 98-54-R, or any revision thereof.
 - C. That the development is subject to a **\$1,215.66** **Wastewater System Impact Fee** in accordance with City Resolution No 98-55-R, or any revision thereof.
 - D. That the development is **NOT** subject to a **Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revision thereof.
 - E. That the development is subject to a **\$211.37** **Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R, or any revision thereof.
 - F. That the development is subject to a **\$945.42** **Police Protection Impact Fee** in accordance with city Resolution No. 98-53-R, or any revision thereof.
 - G. That the development is subject to a **\$523.39** **Refuse and Recycling Impact Fee** in accordance with City Resolution No 98-56-R, or any revision thereof. Calculated with three (3) residential containers.
 - H. That the development is **NOT** subject to a Park Impact Fee in accordance with City Resolution No 05-64-R, or any revision thereof.

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Refuse Division Comments

PROJECT: SPR0001-23 605 North Irwin Street

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General Requirements:

1. That an enclosure be constructed of adequate size to store three (3) residential trash containers. The refuse enclosure shall have block walls or chain-link fencing 6' in height. The refuse enclosure shall have gates of chain-link fencing. All chain-link fencing will have earth-tone color vinyl slats or other approved gate material. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable).**
6. The property will receive three (3) residential waste containers. Waste containers will be picked up by the City Refuse Department on the North Irwin Street property frontage. City crews will not service the refuse enclosure.

Nick Mechem

4/17/2023

Refuse Supervisor (559) 585-7992

Date

Notice of Exemption 2023-31

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: Planned Unit Development No. 2023-01; SPR0001-23

Project Location – 605 N. Irwin Street (APN 010-233-014)

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

Description of Nature, Purpose and Beneficiaries of Project: Planned Unit Development No. 2023-01: A request to allow a shared access drive between two parcels for the future development of a 2,616 square-foot office building, proposed under Site Plan Review No. 0001-23 with an existing office, located north of the project site in the MX-D Downtown Mixed Use zone district.

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

Name of Person or Agency Carrying Out Project: Darren Verdegaal on behalf of Martin Garcia

Exempt Status: **(check one)**

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

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15332 In-Fill Development Projects. The project is an in-fill development, meeting the conditions described in Class 32. A) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. B) the proposed development occurs within city limits on a project site of no more than 5 acres, substantially surrounded by urban uses. C) the project has no value as habitat for endangered, rare, or threatened species. D) approval of the project would not result in any significant effects relating to traffic, noise, air, quality or water quality. E) The site can be adequately served by all required utilities and public services. Lead Agency

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

Signature: _____ Date: May 9, 2023 Title: Senior Planner

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