



## Planning Commission Meeting Agenda

May 23, 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/>

### ROLL CALL:

### INVOCATION:

### FLAG SALUTE:

### PUBLIC COMMENT:

*This is the time for citizens to comment on subject matters within the jurisdiction of the Hanford City Council. 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. State law does not allow the Council to discuss or take action on issues not on the agenda, except that members of the Council or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code sec. 54954.2). 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: February 22, 2022 Minutes
- B. Community Development: February 14, 2023 Minutes
- C. Community Development: May 9, 2023 Minutes

### ELECTION OF THE 2023 PLANNING COMMISSION VICE-CHAIR:

### PUBLIC HEARING:

- A. Community Development: **Tract 927 Amendment #1:** A request, by Lennar Homes, to amend previously approved Tract 927, to allow exterior elevation changes applicable to the single-family residences (Plans 7512, 7514, and 7515) within the 133-lot subdivision,

in the R-L-5 Low-Density Residential and R-M Medium-Density Residential zone district. The project is located at the northeast corner of Grangeville Boulevard and 13<sup>th</sup> Avenue (APN pre-subdivision: 009-030-146)

- B. Community Development: **Variance No. 0004-23**, a request to deviate from the standards set forth in Section 17.60.150 A. of the Hanford Municipal Code, in order to allow an ice and water vending machine to be located 5'6" from the building, where no separation is permitted by ordinance. The project is located at 1705 W. Hanford Armona Road (APN 011-090-003, 011-090-002, and 011-090-033).
- C. Community Development: **Conditional Use Permit No. 0006-23**, a request to establish a bar, ABC License Type 42, in an existing building in the MX-D Downtown Mixed Use zone district. The project is located at 104 W. Sixth Street, Hanford, CA 93230 (APN 012-054-012).

## **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](http://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:** 5/23/2023

**AGENDA SECTION:** CONSENT CALENDAR

**SUBJECT:**

February 22, 2022 Minutes

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**RECOMMENDATION:**

Recommendation:

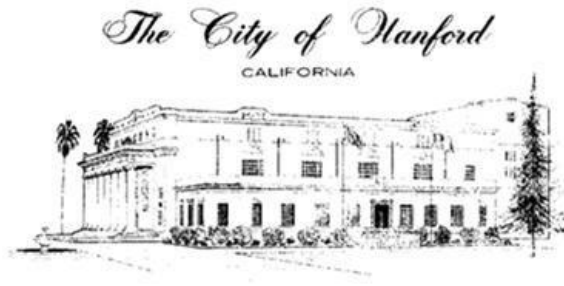
Recommended Motion:

**BACKGROUND:**

**FISCAL IMPACT:**

**ATTACHMENTS:**

1. 02-22-22



# MINUTES

## PLANNING COMMISSION

of the

## CITY OF HANFORD

COUNCIL CHAMBERS  
400 N. Douty St.  
5:30 PM, Tuesday, February 22, 2022

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

### **CALL TO ORDER**

Chair SANCHEZ called the meeting to order at 5:41 p.m. (The 5:30 p.m. meeting was delayed, due to technical difficulties.)

### **ROLL CALL**

| Attendee Name   | Title | Status  | Arrived |
|-----------------|-------|---------|---------|
| Richard Douglas |       | Present | 5:14 PM |
| Travis Paden    |       | Present | 5:13 PM |
| Martin Devine   |       | Present | 5:13 PM |
| Jacob Sanchez   |       | Present | 5:12 PM |

### **INVOCATION**

Commissioner PADEN led the invocation.

### **FLAG SALUTE**

Commissioner DEVINE led the 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.*

Before Public Comment, Chair SANCHEZ announced that, because it is not in the purview of the Planning Commission, there would be no discussion regarding the Northstar Courts project. He then opened Public Comment.

- Hanford resident Rose Shapley had questions regarding the zoning of Hidden Valley Park and whether or not it had been, or could be, changed to multi-use.
- Hanford resident Liz Toppan had questions regarding how this project was approved. Interim Director Beatie explained that, within the confines of the zoning ordinance, there are uses and activities that are considered ministerial, meaning they do not require independent judgment, such as what the Commission would be doing at this meeting, deliberating on a matter at a public hearing, as to whether or not a project should be approved. The site plan review process is a ministerial process and is handled similarly to a building permit, which does not come before the Planning Commission or City Council. The ministerial process is basically a checklist of all ordinance requirements applicable in a specific zone and review of the site plan proposal and to revise it, until it does comply. A building permit is similar, in that the proposed plans are reviewed by the plans examiner, and revisions are made until it complies with the building code. Ministerial projects are reviewed by department representatives, looking for compliance with all applicable codes and requirements, as regulated by the adopted zoning ordinance. This use was classified by the zoning ordinance as a use permitted by right. It was allowed to go through site plan review, to make sure that it met all the requirements of that use in that zone. When it was found that all requirements were met, it was issued approval. It was not a matter that was slated for a conditional use permit or a zoning change, or matters that would come before the Planning Commission.

Ms. Toppan then asked if it would be possible to bring before the Commission the mixed-use zone district on the north side of town to discuss a rezoning of that. City Attorney Mizote stated that, if a private party were to apply for a rezoning, that request would come before the Planning Commission, and Planning Commission would make a recommendation to City Council. The Planning Commission does not initiate that process. It is either properties can be identified by looking at the zoning map. A private party can submit an application to the City. He added that there is a fee associated with that, and any applicant would have to pay that fee, and there is a process to rezone property. Ms. Beatie added that it has to be a specific proposal, a request for a specific piece of property. It cannot be an application to discuss rezoning; it must be an actual specific request.

Commissioner PADEN asked that, if a private party wanted to request a rezoning of a specific property, would approval of the property owner be required. Ms. Beatie replied that the property owner's consent would be required.

- Cheryl Bernard stated that, in this specific instance, it seems that things were missed. She asked if there is a way to change that ministerial process to allow the input of private citizens. City Attorney Mizote replied that there is no public input component. He confirmed that the process is, as Interim Director Beatie described, similar to a building permit. Ms. Bernard then clarified that she was not referring to a case-by-case change of the process, but an added step in each of these cases, allowing citizen input. Mr. Mizote replied that it would depend on the type of approval a project needs. If a project needs an administrative approval, then the most that will happen is that it will go through a site plan review, which is approved at the staff level. At that level, there is no public input. He referenced the conditional use permit (CUP) on this agenda as another type of example, this one is a project that does require a public hearing, which is a requirement to allow public input. Ms. Bernard stated that she was not requesting a public hearing but was requesting an added step in the ministerial review for projects that might affect neighboring properties. For public input regarding such issues as traffic, the nature of neighboring businesses. City Attorney Mizote replied that traffic is considered, as part of the site plan review process. Ms. Beatie added that the review is conducted not only for compliance with the zoning ordinance, but also for compliance with the General Plan, which has an adopted Circulation Element. Engineering reviews the project, to be sure that all standards of the Circulation Element are met. She noted that it is difficult to say that things were missed, because each department has thoroughly reviewed the project, for compliance with all required development standards.

Commissioner PADEN asked Ms. Beatie if it is the City or the State that determines what boxes must be checked for ministerial projects. She replied that State law requires that projects not be approved, unless they are consistent with the General Plan and Zoning Ordinance, and each jurisdiction must have a checklist of things contained in the Ordinance that each project must comply with. Mr. Paden asked how each department compiles its checklist and if they could add a section to include public input. Mr. Mizote replied that, in the site plan review process, the departments look at the General Plan, the Municipal Code, and City standards. Their job is to see that the proposed project is consistent with all those requirements. The departments do not make up their own rules and requirements (ex. Public Works looks at the streets. If they meet the standards, Public Works checks the box.) Ms. Beatie added that the standards are based on the Land Use Plan for the City, which anticipates a certain amount of traffic for all the different land use designations. Mr. Mizote added that many traffic issues were considered when the General Plan was updated. When the General Plan was updated, an environmental impact report was prepared. Many environmental issues were included in the report, including traffic, for many types of projects.

- Hanford resident John Darply stated that he has heard more transparency in this meeting than he has heard at any City Council meeting. He was not sure if this was in the Commission's purview, but he asked that the community receive more notification of projects and opportunity for citizen input.

City Attorney Mizote referred to the Housing Element Table 2B, which shows hundreds of properties in the City of Hanford. The State requires all cities to provide an inventory of land that can be utilized for different types of housing: very-low income, low income, moderate, above-moderate. The property discussed in this meeting is listed there as "Can accommodate low-income housing." In terms of transparency, the Housing Element was subject to public hearings and public review before it was adopted, which is part of the process.

- Hanford resident Chris Jordan asked if the Planning Commission knew that this project was in review. Chair SANCHEZ replied that they did not, because it was a permitted use, per the General Plan and Zoning Ordinance, requiring only a site plan review. Site Plan Reviews do not come before the Planning Commission. Mr. Jordan stated that, due to the size and type of project and possible impact on the community, people should have been notified.

Commissioner PADEN noted that he recently read a senate bill that led him to understand that the State has mandated cities to allow housing wherever it can go, due to the housing crisis. He welcomed correction, if he misunderstood. Mr. Mizote addressed two types of issues: 1) internal communications (e.g., staff notifying Planning Commissioners or City Council of a new restaurant), and 2) matters that come before the Commission formally, for Commission consideration and discussion. Both state law and the Municipal Code identify the types of matters that come before the body (e.g., a Conditional Use Permit). In this meeting, Conditional Use Permit No. 2021-09 was being considered, the Commission requires a public hearing. State law requires the City to allow supportive housing in multifamily or mixed-use zones, so the City's hands are tied. It is an administrative approval, meaning no hearings. The City cannot require special conditions, and it cannot be denied based on that specific use.

Hanford resident Steve McCarty asked who is required to know these projects, and whom can he contact to make a change. Ms. Beatie replied that site plan review staff is composed of representatives from the following departments: Public Works, Fire, Building, Planning, and Kings County Environmental Health (for projects within their narrow scope), Planning Commission Clerk Diana Black takes in the project submittals, but she does not attend site plan review meetings. She added that it does not matter who knew, as it would not change the outcome of the project. There is no mechanism, within the Municipal Code's defined process for site plan review, that allows anyone to change it. City Attorney Mizote replied that State law says that once the site plan review application was deemed complete (all required information was submitted), pre-approval, that set the framework for the developer to move forward. He added that, if City Council acted next month to rezone the property, it would not affect this project. Any city law that contradicts State law is automatically invalid. Mr. Mizote stated that, if the City Council tried to rezone this property to prevent this project, and it went to court, the City would lose. In the previous General Plan, this property was zoned High-Density Residential, so it would have been approved under the previous General Plan, as well. (Some of City Attorney Mizote's comments here were in reply to questions from Commissioners PADEN and DEVINE.)

## **CONSENT CALENDAR**

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

### **Approval of the February 8, 2022 Minutes**

Motion to approve the minutes of the February 8, 2022 meeting.

|                  |                                 |
|------------------|---------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>     |
| <b>MOVER:</b>    | Travis Paden                    |
| <b>SECONDER:</b> | Martin Devine                   |
| <b>AYES:</b>     | Douglas, Paden, Devine, Sanchez |

## **PUBLIC HEARING**

**Conditional Use Permit No. 2021-09, a request to install a 1 MW ground-mounted tracker photovoltaic (PV) solar facility as an accessory use to the existing Tessengerlo Kerley, Inc. chemical manufacturing facility in the I-H Heavy Industrial zone district. Mitigated Negative Declaration No. 2014-02: An addendum to the previously approved Mitigated Negative Declaration No. 2014-02 has been prepared to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located at 10724 Energy Street (APN 018-242-077 and 018-242-078).**

Chair SANCHEZ opened the Public Hearing and called for the staff report.

Assistant Planner Manha presented the staff report, recommended approval of the project, and invited questions of staff. There being no questions, Chair SANCHEZ opened Public Comment:

### **IN FAVOR**

Kerry (Powerflex) reviewed aspects of the project, from a report distributed to the Commissioners, and requested that the requirement to provide landscaping be waived.

### **OPPOSED**

None.

Chair SANCHEZ closed Public Comment and invited questions from Commissioners. Commissioner PADEN asked for clarification of the applicant's request. Kerry replied that they propose adding a slatted fence, rather than landscape, due to drought and lack of water supply at the location.

Mr. Manha stated that, in that zone district, the ordinance requires landscaping to be provided, and permanently maintained, in a setback area not less than ten feet from a lot line adjoining a street. Ms. Beatie confirmed the landscape requirement and noted some acceptable alternatives to live plants, such as colored rock.

Chair SANCHEZ asked City Attorney Mizote what the options would be, if the Commission wanted to waive the landscape requirement. Mr. Mizote advised that the Commission look at surrounding property and see what they have. City Council would have to remove the landscaping requirement. Ms. Beatie asked if we have the State's definition of "frivolous use of water," as the City's ordinance does not have one.

After further discussion, City Attorney Mizote determined that the CUP could be approved during this meeting, as landscape plans would be reviewed afterward. If the applicant and staff are unable to agree on landscape plans (or alternative), the applicant could file a variance.

Motion to adopt Resolution 2022-03, approving Conditional Use Permit 2021-09.

|                  |                                 |
|------------------|---------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>     |
| <b>MOVER:</b>    | Martin Devine                   |
| <b>SECONDER:</b> | Travis Paden                    |
| <b>AYES:</b>     | Douglas, Paden, Devine, Sanchez |

### **DIRECTOR'S COMMENTS**

Interim Director Beatie had no comments.

### **COMMISSIONER'S ITEMS OF INTEREST**

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Commissioner PADEN:

- He asked for clarification of how the Regional Housing Needs Allocation (RHNA) figures are determined. Ms. Beatie explained.
- Kings County Homeless Collaboration stated in one of their meetings that one of their goals is to build a relationship with the Planning Commission. Chair SANCHEZ replied, as a member of the Collaboration, that they want to establish a relationship, attend some of the Planning Commission meetings, understand the process, and be informed of new projects that they might need to know about. Ms. Beatie suggested that they present a letter of introduction, with their stated goals, to the City Manager, who could then bring that before City Council, to provide direction. Chair SANCHEZ added that the Collaborative Police Chief Sever serves as a representative from the City.
- Referring to several recent state laws regarding housing, he asked if the Commission would be interested in having a study session to learn what their role is. Commissioner DEVINE suggested that City Council might be interested in a study session as well. Ms. Beatie replied that they could take that to staff, to see if they are able to provide a study session, regarding the parts of the laws that they would require action.

Commissioner DEVINE announced that he will be out of state for the month of May. He thanked Interim Director Beatie and City Attorney Mizote for answering questions from the public in this meeting. Ms. Beatie thanked the Commission for allowing the public to have some dialog.

## **ADJOURNMENT**

Chair SANCHEZ adjourned the meeting at 7:19 p.m.

Respectfully submitted,

Diana Black  
Recording Secretary



## AGENDA STAFF REPORT

|                                |                                         |
|--------------------------------|-----------------------------------------|
| <b>MEETING DATE:</b> 5/23/2023 | <b>AGENDA SECTION:</b> CONSENT CALENDAR |
|--------------------------------|-----------------------------------------|

**SUBJECT:**

February 14, 2023 Minutes

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**RECOMMENDATION:**

Recommendation: Approve the minutes of the February 14, 2023 meeting.

**ATTACHMENTS:**

1. 02-14-23 Minutes





**Planning Commission Regular Meeting  
Minutes**

**February 14, 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:**

| <b>Present:</b>                                                                                                                                                                                 | <b>Absent:</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Planning Commissioner Dennis Ham<br>Planning Commissioner Jacob Sanchez<br>Planning Commissioner Gunther Norris<br>Planning Commissioner Richard Douglas<br>Planning Commissioner Martin Devine |                |

**INVOCATION:**

There was no invocation.

**FLAG SALUTE:**

Commissioner Douglas led the flag salute.

**PUBLIC COMMENT:**

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There were no public comments.

**CONSENT CALENDAR:**

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Chair SANCHEZ requested that Item B be pulled from the Consent Calendar, for separate consideration.

- A. Community Development: **TE0001-23**, a request to extend the life of Vesting Tentative Tract 928 Unit Four for 12 months. The project is located at the southeast corner of Fargo Avenue and

Motion to approve Item A.

**RESULT:** (UNANIMOUS)  
**MOVER:** HAM  
**SECONDER:** DOUGLAS  
**AYES:** HAM, DOUGLAS, NORRIS, DEVINE, SANCHEZ

**B. Community Development: Approval of the Minutes of the January 24, 2023 Meeting**

Motion to approve the minutes of the January 24, 2023 meeting.

**RESULT:** APPROVED  
**MOVER:** DOUGLAS  
**SECONDER:** DEVINE  
**AYES:** DOUGLAS, DEVINE, NORRIS, HAM  
**ABSTAIN:** SANCHEZ

**GENERAL BUSINESS:**

Senior Planner Myers (attended via Zoom) presented the staff report and invited questions of staff.

Commissioner HAM

- A. Community Development: **Scoping Meeting or Vesting Tentative Tract 938:** A request by DR Horton to subdivide approximately 95 acres into 457 single-family residences, a drainage retention basin, and a 5.82-acre park. The project is located east of 10 ½ Avenue between Hanford Armona Road and Houston Avenue (APN 011-440-015 and 011-440-014). The City of Hanford will be the Lead Agency and will prepare a focused Environmental Impact Report (EIR) for the proposed Lunaria Residential Development Project (TTM 938; Project).

Commissioner HAM had concerns about the accuracy and consistency of street names. He felt that the street flow will be hampered with the street layout shown, causing issues for first responders. He asked why air quality and hydrology are not addressed, and asked if the City would be able to provide water to so many homes.

In reply, Director Waters noted that the street names will be addressed on the final map, as street names on tentative maps are often just placeholders. He stated that the City does have the capacity to serve this subdivision.

Senior Planner Myers added that the traffic study will have an accurate and correct map.

Onan Champi, asked if any roads will connect to 10th Avenue. He asked if the developers are aware that he owns 80 acres in the area that are zoned I-H (Heavy Industrial)..

Ernie Escobedo, (from QK, representing DR Horton), stated that they have submitted an updated map with updated street names. They are aware of the 80 acres zoned I-H, and they can work with the owner, if needed. The project will not connect to 10th Avenue.

Commissioner HAM asked if Jordan Way will go through to the existing Jordan way. The answer was "Yes."

Commissioner NORRIS asked how this is being noticed to the public. Senior Planner Myer replied that it is on CEQANET, the City website, *The Hanford Sentinel*.

**DIRECTOR'S COMMENTS :**

Director Waters provided the following information:

- A new Planning Commissioner should be announced soon.
- The League of California Cities offers a three-day Planning Commissioners Academy. This year, the dates will be March 29-31. He encouraged them to contact staff if they would like to attend.

Commissioner DOUGLAS added that he attended a few years ago and found it to be very helpful and informative.

**COMMISSIONERS' ITEMS OF INTEREST:**

Commissioner DEVINE announced that he will be out of town sometime in May and June.

**ADJOURNMENT:**

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

Respectfully Submitted,

Diana Black  
Recording Secretary



## AGENDA STAFF REPORT

|                                |                                         |
|--------------------------------|-----------------------------------------|
| <b>MEETING DATE:</b> 5/23/2023 | <b>AGENDA SECTION:</b> CONSENT CALENDAR |
|--------------------------------|-----------------------------------------|

**SUBJECT:**

May 9, 2023 Minutes

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**RECOMMENDATION:**

Recommendation: Approve the minutes of the May 9, 2023 meeting.

**ATTACHMENTS:**

1. May 9, 2023 Minutes



## Planning Commission Regular Meeting Minutes

May 9, 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 |
| Garry Curtis    | Alternate Planning Commissioner | Present |

### FLAG SALUTE:

Chair Commissioner SANCHEZ led the flag salute.

### PUBLIC COMMENT:

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None.

### 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

Motion to Approve the Minutes of the April 25, 2023 Meeting

**RESULT:** Passed (UNANIMOUS)

**MOVER:** Dennis Ham

**SECONDER:** Richard Douglas

**AYES:** Martin Devine, Dennis Ham, Richard Douglas, Gunther Norris, Jacob Sanchez

## **GENERAL BUSINESS:**

### **A. Community Development: Election of 2023 Chair Commissioner**

Chair Commissioner SANCHEZ thanked the Commission and Staff members for his past two years as Chair. Chair SANCHEZ invited nominations for Chair. The first nomination was initiated by Commissioner DOUGLAS, who nominated Commissioner DEVINE. The second nomination was initiated by Commissioner DEVINE, who nominated Commissioner HAM.

Motion to Elect DEVINE as 2023 Chair Commissioner

**RESULT:** Passed (3:AYES 1:NAYS 1:ABSTAIN)  
**MOVER:** Richard Douglas  
**SECONDER:** Gunther Norris  
**AYES:** Douglas, Norris, Sanchez  
**NAYS:** Devine  
**ABSTAIN:** Ham

Following the elections, Commissioner SANCHEZ passed the gavel to chairperson DEVINE, who presided over the remainder of the meeting.

There was a question regarding the election of a Vice Chair. Director Waters explained that the election could be added to a future agenda if needed.

## **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).

Chair DEVINE opened the public hearing at 5:36 p.m. and called for the staff report.

Senior Planner Myers presented the staff report and invited questions from the Commission.

Commissioner CURTIS had questions regarding who was responsible for the driveway maintenance, the city, or the property owner. Senior Planner Myers explained that the property is privately owned, and the responsibility remains with the property owner.

Commissioner HAM had concerns regarding the encroaching on the adjacent property and whether there was an agreement. Senior Planner Myers addressed this concern, stating that an existing sales agreement between the properties would require an access agreement to be recorded. There will be an agreement recorded before the final of the building.

There being no additional questions, chair DEVINE opened Public Comment. There were no comments from the public. Chair Commissioner DEVINE called for a motion.

Motion to adopt Resolution No. 2023-07, approving Planned Unit Development No. 2023-01.

Motion to Approve adoption of Resolution No. 2023-07, approving Planned Unit Development No. 2023-01.

**RESULT:** Passed (UNANIMOUS)  
**MOVER:** Richard Douglas  
**SECONDER:** Gunther Norris  
**AYES:** Devine, Ham, Douglas, Norris, Sanchez

## **DIRECTOR'S COMMENTS:**

Director Waters informed commissioners regarding the City of Hanford Media Policy that applies to the city council, staff, and commissioners. Director Waters invited commissioners to review the policy and encouraged commissioners to contact him for any questions on this policy.

Commissioner HAM asked if this included comments regarding social media. Director Waters explained that social media policy is a different policy and is under review with the help of the City Attorney.

## **COMMISSIONERS' ITEMS OF INTEREST:**

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Commissioner DOUGLAS thanked Commissioner SANCHEZ for his hard work and dedication as chair for the last two years and thanked Chair Commissioner DEVINE for taking on the challenge of becoming the newly elected Chair Commissioner.

Chair DEVINE expressed his appreciation for being the newly elected Chair Commissioner.

## **ADJOURNMENT:**

Chair Commissioner DEVINE adjourned the meeting at 5:48 p.m.

Respectfully submitted,

Rosa Contreras  
Recording Clerk

**CITY OF HANFORD PLANNING COMMISSION  
STAFF REPORT  
Tuesday, May 23, 2023**

**PROJECT:**           **Tract 927 Amendment #1:** A request, by Lennar Homes, to amend previously approved Tract 927, to allow exterior elevation changes applicable to the single-family residences (Plans 7512, 7514, and 7515) within the 133-lot subdivision, in the R-L-5 Low-Density Residential and R-M Medium-Density Residential zone district.

**LOCATION:**           The project is located at the northeast corner of Grangeville Boulevard and 13<sup>th</sup> Avenue (APN pre-subdivision: 009-030-146)

**PLANNER:**           Gabrielle Myers, Senior Planner

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission

1. Adopt Resolution No. 2023-08, approving Tract 927 Amendment #1.

**RECOMMENDED MOTION**

1. I move to adopt Resolution No. 2023-08, approving Tract 927 Amendment #1.

**PROJECT DESCRIPTION**

**Vesting Tentative Tract 927**

On December 10, 2019, the Planning Commission reviewed and approved Vesting Tentative Tract 927, a request by Lennar Homes to utilize the small lot provisions of Section 17.10.100 and 17.12.100 of the Hanford Municipal Code to subdivide 24.93 acres into 133 single-family residential lots in the R-L-5 Low-Density Residential and R-M Medium-Density Residential zone district.

See approved subdivision – **Attachment 1.**

**Tract 927 Amendment #1**

Tract 927 Amendment #1 is a request to amend the previous resolution, in order to allow exterior elevation changes for Plans 7512, 7514, and 7515 for the remainder of the residences to be constructed within Tract 927.

In a letter to the Planning Commission, the applicant states, “Lennar would like to formally submit a request to modify the elevations for our Clementine product at Tract 927. The market has made a major shift since April of 2022 and is now challenged by inflation of construction materials, plummeting sales prices and skyrocketing interest rates. In most if not all markets we build in affordability is a major concern and costs have not followed the downward trajectory of sales prices. The adjustments proposed at Clementine are intended to help with both affordability on



the buyer side as well as financial feasibility for Lennar. We are proposing the changes outlined below [attached] by plan and elevation.”

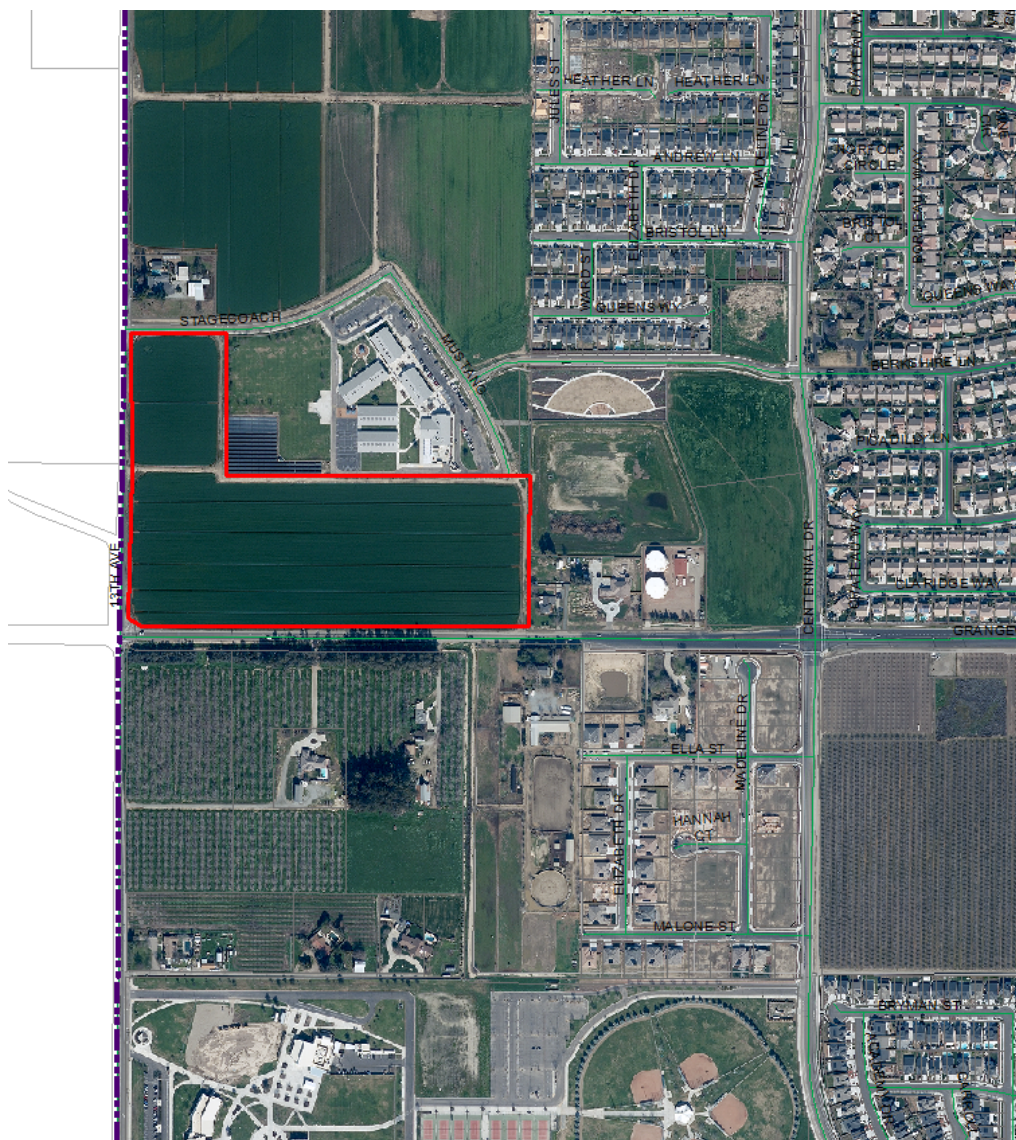
See Applicant’s request and proposed elevations – **Attachment 2.**

## BACKGROUND INFORMATION

### Project Location

The project is located at the northeast corner of Grangeville Boulevard and 13<sup>th</sup> Avenue (APN 009-030-146).

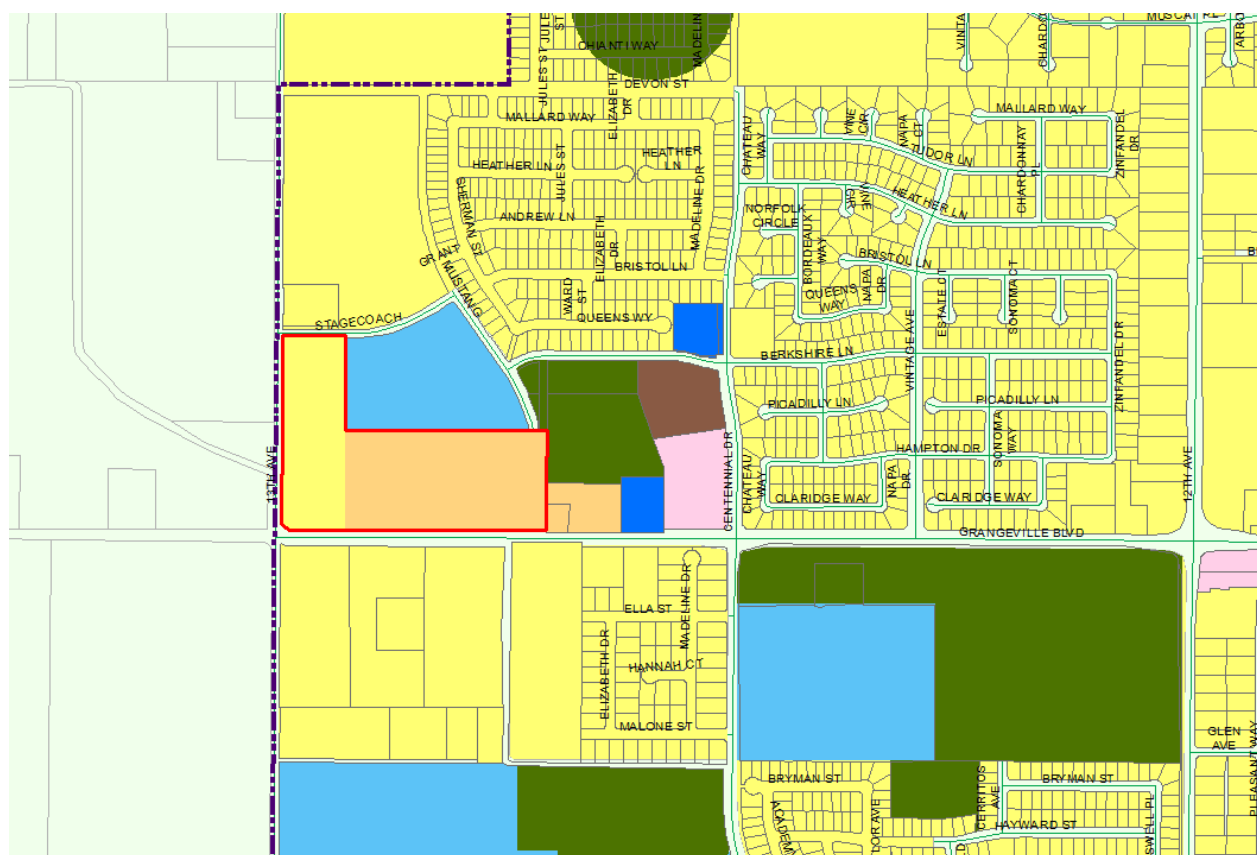
Figure 1 – Aerial



## General Plan and Zoning Designation

The site is designated by the General Plan as Low-Density and Medium-Density Residential and is zoned R-L-5 Low-Density Residential on 9.07 acres of the project site and R-M Medium Density Residential on 15.66 acres of the project site, in accordance with the General Plan.

Figure 2: General Plan Designation  
Low-Density Residential and Medium-Density Residential



### Low-Density Residential

In accordance with the General Plan, the expected density range for Low-Density Residential is two to 10 units per gross acre, with an expected average of four units per gross acre. According to Land Use Policy L31, the purpose of the Low-Density Residential land use designation is to provide mainly single-family development on lot sizes typically found in urban settings. Typical uses in the Low-Density Residential land use designation include residential uses in a variety of single-family lot types. Duplexes, second dwelling units, and home occupations can also be allowed when made compatible with the residential nature of the neighborhood, according to Policy L32.

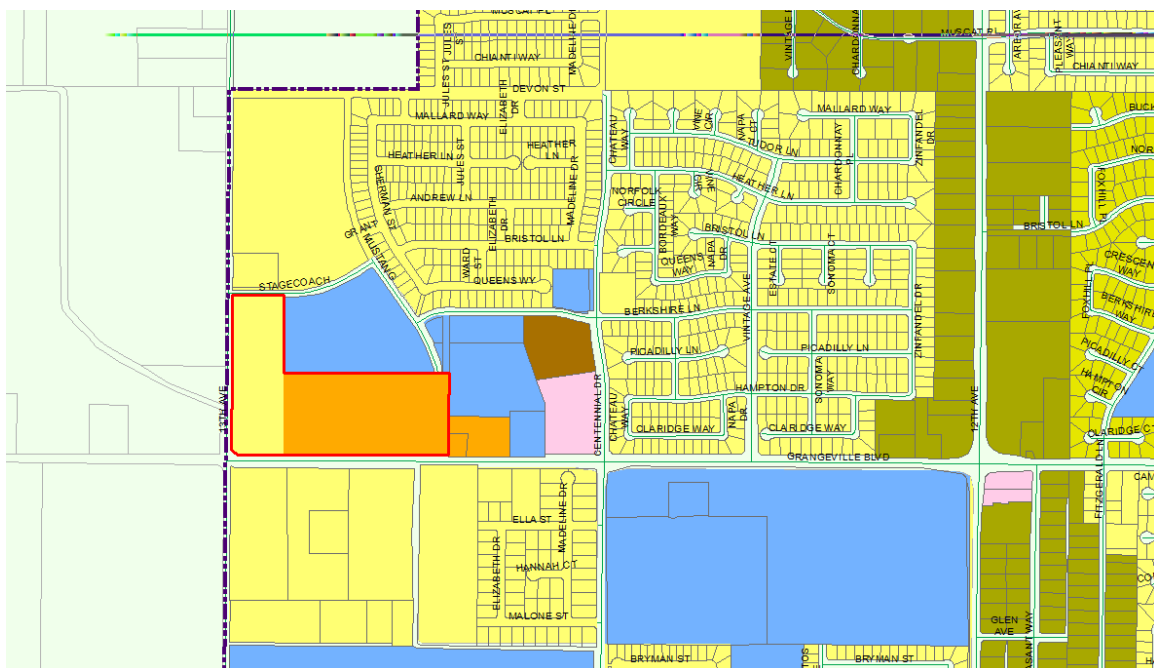
### Medium-Density Residential

In accordance with the General Plan, the expected density range for Medium-Density Residential is seven to 20 units per gross acre, with an expected density of nine units per gross acre. 20 units per gross acre may be achieved with density bonuses and conditional use permits. According to

Policy L34, the purpose of the Medium-Density Residential land use designation is to include residential uses such as duplexes, triplexes, fourplexes, townhomes, and lower-density apartment complexes, as well as non-traditional, smaller single-family lots with designs such as zero lot lines, patio homes, and townhomes with lot sizes ranging from 4,500 to 7,500 square feet for single-family developments. It is intended that development be conveniently serviced by neighborhood commercial and recreational facilities and have access to major collector or arterial streets.

The property is zoned R-L-5 Low-Density Residential and R-M Medium-Density Residential. The subdivision utilizes the provisions set forth in Section 17.10.100 and 17.12.100 of the Hanford Municipal Code to permit lots with lot areas less than 5,000 square feet.

Figure 3: Zoning Designation  
R-L-5 Low-Density Residential and R-M Medium-Density Residential



## PROJECT EVALUATION

### Small-Lot Provisions

In accordance with Section 17.10.100 and 17.12.100, lots in the R-L-5 Low-Density Residential and R-M Medium-Density Residential zone districts may have a lot area of between 3,600 and 4,999 square feet, if all of the following standards are met:

1. Each lot shall have only one (1) dwelling unit. Second dwelling units are not permitted.

Analysis: All lots are proposed to be developed for single-family residences. A condition prohibiting second dwelling units was included in the resolution for the project.

2. Not more than one hundred fifty (150) lots less than five thousand (5,000) square feet may be approved per tentative subdivision map.

Analysis: The subdivision proposed 133 residential lots on the tentative subdivision map.

3. Streets shall be constructed to public street standards.

Analysis: All streets in the subdivision map meet the public street standards. 13<sup>th</sup> Avenue and Grangeville Boulevard will be developed as major arterial streets along the entire development frontage. Improvements are required to be constructed to City Standards ST-17 and ST-18. North Mustang Drive and Stagecoach Drive will be developed as collector streets along the development frontage of the subdivision. All improvements will be constructed in conformance with City Standard ST-17 and ST-26. All other streets within the subdivision will be constructed to the residential street standard, ST-32.

4. All structures shall be constructed on site.

Analysis: All residences will be constructed on site. A condition prohibiting manufactured dwelling units was included in the resolution for the project.

5. Each subdivision with small lots shall have at least three (3) different small lot floor plans with two (2) available elevation designs for each floor plan.

Analysis: Originally, the applicant provided four small lot floor plans with three elevations available for each. The original floor plans and elevations are attached – **Attachment 3**.

**Due to the request to make changes to the approved elevations for Tract 927, staff evaluated the changes, in accordance with Section 16.32.120 Modifications to an Approved Vesting Tentative Map of the Hanford Municipal Code. An evaluation is presented later in the report.**

6. The primary frontage of the main structure shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.

Analysis: The frontage of the residence will be constructed to face the public streets within the subdivision.

7. The primary frontage of the main structure shall include the primary entrance and at least one window.

Analysis: The primary frontage of each residence provides the primary entrance and one window.

8. Required covered parking spaces shall be in garages. Carports are prohibited.

Analysis: In accordance with Section 17.54.040 of the Hanford Municipal Code, single-family dwellings require two spaces per dwelling unit with at least one stall covered. According to the small-lot provisions set forth in Section 17.10.100 and Section 17.12.100, required

covered parking spaces shall be in garages. All floor plans feature a two-car garage. A condition of approval of the project prohibits carports from being constructed in the future.

9. The width of the garage shall not be greater than fifty percent (50%) of the width of the structure.

Analysis: Each floorplan provides a 40-foot wide residence. In each floorplan, the width of the garage is limited to 20 feet, which comprises 50% of the width of the structure.

10. Main structures shall include a covered front porch at least four (4) feet deep or an uncovered front courtyard at least five (5) feet wide and five (5) feet deep that is surrounded on four (4) sides by the main structure or a wall or fence between three (3) and four (4) feet high.

Analysis: Each plan provides an adequate porch, as required. Plan 7511, 7412, and 7515 feature a four-feet-deep porch. Plan 7514 provides a 19-feet by four-feet-deep porch. No changes are proposed to the floorplans.

11. The Building Official shall not approve a building permit for a new residence on a lot with a lot area less than five thousand (5,000) square feet until the Community Development Director has determined that the standards identified in this section are met.

B. Lots with less than five thousand (5,000) square feet shall have the following minimum dimensions and building setback areas:

1. The minimum lot depth shall be seventy (70) feet.

Analysis: All lots proposed under Tentative Tract 927 meet the minimum 70-foot lot depth requirement. The majority of the lots in the subdivision are between 80 to 100 feet deep.

2. The minimum lot width shall be forty (40) feet for interior lots and forty-five (45) feet for corner lots.

Analysis: All lots proposed under Tentative Tract 927 meet the minimum lot width. The majority of the lots in the subdivision are between 50 and 60 feet wide.

3. The minimum front building setback area shall be twelve (12) feet for livable space and eighteen (18) feet for garages.

Analysis: Setbacks will be verified during plan check. A minimum 12-foot front-yard setback to livable space and 18-foot setback to garages has been made a condition of approval in the resolution.

4. The minimum rear yard building setback area shall be ten (10) feet for the first story and fifteen (15) feet for upper stories.



Analysis: Setbacks will be verified during plan check. A minimum 10-foot rear-yard setback for one-story residences and 15-foot rear-yard setback for residences exceeding one-story has been made a condition of approval in the resolution.

5. The minimum interior side yard building setback area shall be five (5) feet.

Analysis: Setbacks will be verified during plan check. A minimum five-foot interior side-yard setback has been made a condition of approval in the resolution.

6. The minimum corner side yard building setback area shall be ten (10) feet.

Analysis: Setbacks will be verified during plan check. A minimum 10-foot street-side setback has been made a condition of approval in the resolution.

7. The maximum building height shall be thirty-five (35) feet.

Analysis: A maximum building height of 35 feet has been made a condition of approval in the resolution.

8. Lots shall provide for a usable open space area of a minimum three hundred (300) square feet. The open space shall be a minimum fifteen (15) feet wide.

Analysis: The provision of open space will be verified during plan check. A requirement for a minimum of 300 square feet of open space, 15 feet wide minimum, is included as a condition of approval in the resolution.

- C. Lots having a lot area of less than three thousand six hundred (3,600) square feet, or lots that do not meet the standards in this section may be approved through the planned unit development process per Chapter [17.82](#).

Analysis: No lot within the subdivision has an area less than 3,600 square feet.

### **Proposed Elevation Changes**

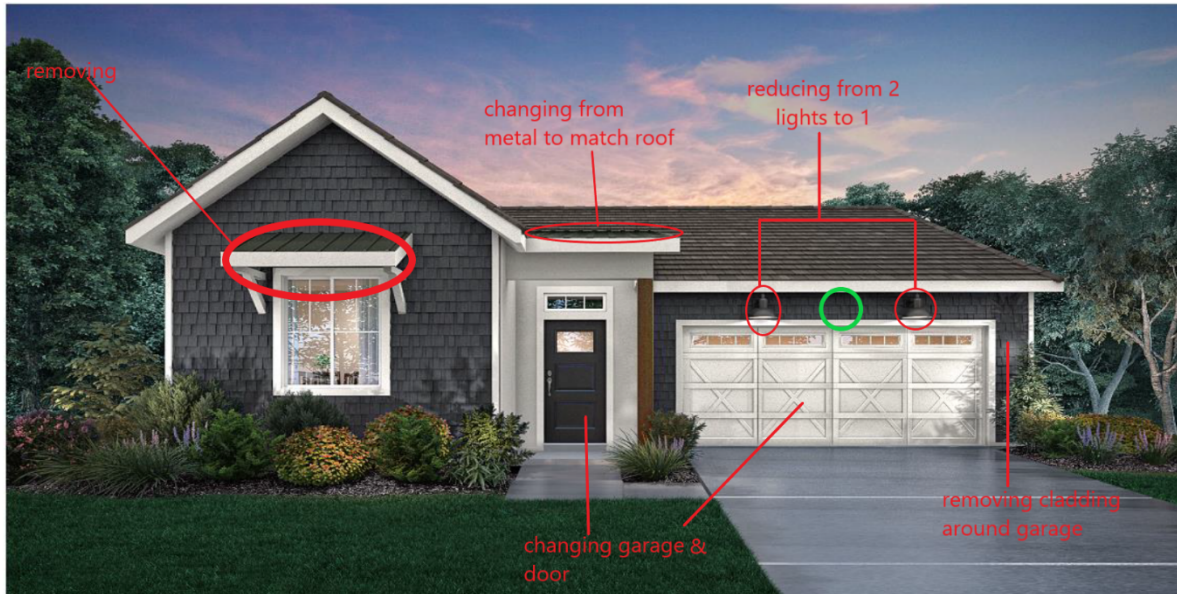
In accordance with Section 16.32.120 of the Hanford Municipal Code, minor modifications to an approved or conditionally approved vesting tentative map or vesting final map may be approved by the Planning Department and/or City Engineer, if the modifications include the following:

- A. Changes in the basic design of the map;
- B. Changes in the number of lots or units; except for the reduction in the number of lots for a single family detached housing subdivision.
- C. Changes in the orientation of roads; or
- D. Other similar changes.

Major modifications which include, but are not limited to, the changes listed in subsections A through D of this section, require a public hearing, and planning commission approval. Staff could not make a finding that the proposed elevations were substantially similar to the approved elevations; therefore, the Planning Commission is charged with reviewing the proposed modifications.

General elevation changes to each plan appear below.

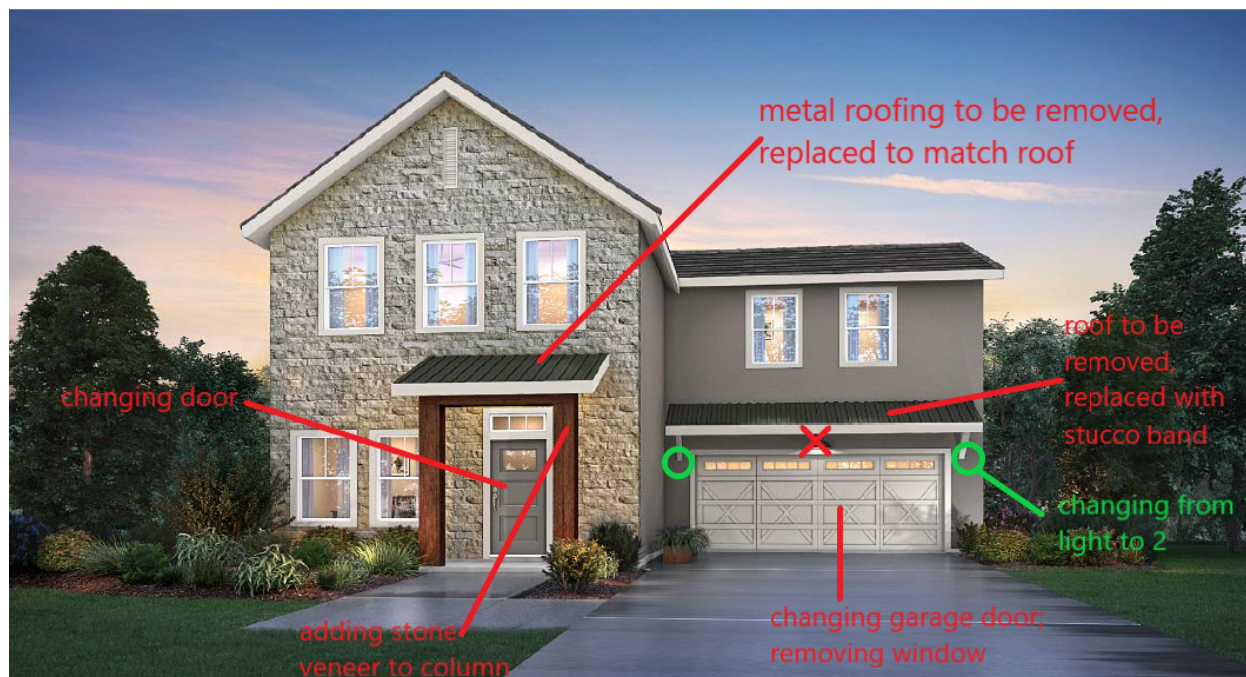
### Changes to 7512



### Changes to 7514



## Changes to 7515



Enhanced elevations are not a condition of approval for usage of the small-lot subdivision provisions. All required provisions set forth in Section 17.10.100 and 17.12.100 have been satisfied.

Although the proposed changes to the elevations are less architecturally enhanced than those originally approved, enhanced elevations are not a condition of approval for utilizing the small lot subdivision provisions. Therefore, staff is able to recommend approval of the proposed changes.

### ENVIRONMENTAL ASSESSMENT

An initial study/environmental assessment was conducted for Tentative Tract 927; and, on the basis on the initial study, the Community Development Department and Planning Commission determined that the project would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2019-51 was certified for the project. The elevation changes will not have an impact on the original environmental determination.

### PUBLIC COMMENTS

Noticing of the proposed amendment was published in the newspaper on May 12, 2023 and mailed to property owners within 300 feet of the project site on May 11, 2023. No public comments have been received, as of the date of the preparation of this staff report.



### CONDITIONS OF APPROVAL

1. That all conditions of Resolution No. 2019-30 shall apply, excepting the previously approved elevations.

### RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-08, approving Tract 927 Amendment #1.

**Applicant/Owner**

Lennar Homes of California  
8080 N. Palm Avenue #110  
Fresno, CA 93711

**RESOLUTION 2023-08**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD  
APPROVING TRACT 927 AMENDMENT #1: A REQUEST, BY LENNAR HOMES, TO AMEND  
PREVIOUSLY APPROVED TRACT 927, TO ALLOW EXTERIOR ELEVATION CHANGES  
APPLICABLE TO THE SINGLE-FAMILY RESIDENCES (PLANS 7512, 7514, AND 7515)  
WITHIN THE 133-LOT SUBDIVISION IN THE R-L-5 LOW-DENSITY AND R-M MEDIUM-  
DENSITY RESIDENTIAL SUBDIVISION.  
THE PROJECT IS LOCATED AT THE NORTHEAST CORNER OF GRANGEVILLE  
BOULEVARD AND 13<sup>TH</sup> AVENUE (APN 009-030-146).**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on May 23, 2023, by motion of Commissioner \_\_\_\_\_, \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_, and duly carried, the following resolution was adopted:

**WHEREAS**, Tract 927 Amendment #1: A request, by Lennar Homes, to amend previously approved Tract 927, to allow exterior elevation changes applicable to the single-family residences (Plans 7512, 7514, and 7515) within the 133-lot subdivision, in the R-L-5 Low-Density Residential and R-M Medium-Density Residential zone district has been reviewed by the Planning Commission of the City of Hanford, in accordance with Title 16 of the Hanford Municipal Code; and

**WHEREAS**, the project is located at the northeast corner of Grangeville Boulevard and 13<sup>th</sup> Avenue (APN 009-030-146 ); and

**WHEREAS**, amended elevations have been approved for the subdivision, shown in **Exhibit A**; and

**WHEREAS**, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of May 23, 2023; and

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

**WHEREAS**, the Mitigated Negative Declaration No. 2019-51 was certified for Tentative Tract 927 by the Planning Commission on December 20, 2019; and

**WHEREAS**, the changes proposed to the exterior elevations will not have an effect on the environment, beyond the impact analyzed for Mitigated Negative Declaration No. 2019-51; and

**THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Hanford hereby approves the elevations changes to Tract 927, proposed under Tract 927 Amendment #1, subject to conditions set forth in the former resolution, Resolution 2019-30, attached as **Exhibit B**.

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

AYES:       Commissioners  
NOES:       Commissioners

ABSTAIN: Commissioners  
ABSENT: Commissioners

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

I, **Jason Waters**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the **23<sup>rd</sup>** day of **May 2023**.

---

Jason Waters, Deputy City Manager  
Secretary of the Planning Commission

**Exhibit A:**  
Amended Elevations



April 18, 2023

RE: City of Hanford  
Amendment to Tract 927 Exterior Elevations

To Whom It May Concern:

Lennar would like to formally submit a request to modify the elevations for our Clementine product at tract 927. The market has made a major shift since April of 2022 and is now challenged by inflation of construction materials, plummeting sales prices and skyrocketing interest rates. In most if not all markets we build in affordability is a major concern and costs have not followed the downward trajectory of sales prices. The adjustments proposed at Clementine are intended to help with both affordability on the buyer side as well as financial feasibility for Lennar. We are proposing the changes outlined below by plan and elevation.

7511: No plan changes made.

7512 A- Remove scabbed on roof above bedroom 3. Remove one carriage light above garage. Change garage door to 4 panel door. Replace vertical siding with horizontal siding.

7512 B- Remove scabbed on roof above bedroom 3. Remove one carriage light above garage. Change garage door to 4 panel door. Change garage surround from shingle cladding to stucco.

7512 C- Remove scabbed on roof above bedroom 3. Remove one carriage light above garage. Change garage surround from stone/brick to stucco. Change garage door to 4 panel door.

7514 A- Change garage door to 4 panel door. Replace vertical siding with horizontal siding.

7514 B- Change garage door to 4 panel door. Change garage surround from shingle cladding to stucco. Replace metal shed roof with comp material.

7514 C- Change garage surround from stone/brick to stucco. Change garage door to 4 panel door. Replace metal shed roof with comp material.

7515 A- Replace scabbed on roof above garage with decorative stucco band. Replace vertical siding with horizontal siding. Change garage door to 4 panel door. Add carriage lights to either side of the garage. Change entry post from stucco to stone.

7515 B- Replace scabbed on roof above garage with decorative stucco band. Change garage door to 4 panel door. Change shingle cladding on garage portion of the house to stucco. Add carriage lights to either side of the garage. Change entry post from stucco to stone.

7515 C- Replace scabbed on roof above garage with decorative stucco band. Change garage door to 4 panel door. Add carriage lights to either side of the garage. Change garage door to 4 panel door with windows. Change entry post from stucco to stone.

Should there be any questions please contact me at (559) 259-6277 or [amie.nisbett@lennar.com](mailto:amie.nisbett@lennar.com)

Sincerely,

*Amie Nisbett*

Amie Nisbett  
Product Development Manager  
Lennar Homes of California

**BUILDER: LENNAR**  
**TRACT: 927**  
**PLAN NUMBER: 7512**

**ELEVATION A**



**ELEVATION B**



**ELEVATION C**



**LENNAR**



**BUILDER: LENNAR**  
**TRACT: 927**  
**PLAN NUMBER: 7514**

**ELEVATION A**



**ELEVATION B**



**ELEVATION C**



**LENNAR**



**BUILDER: LENNAR**  
**TRACT: 927**  
**PLAN NUMBER: 7515**

**ELEVATION A**



**ELEVATION B**

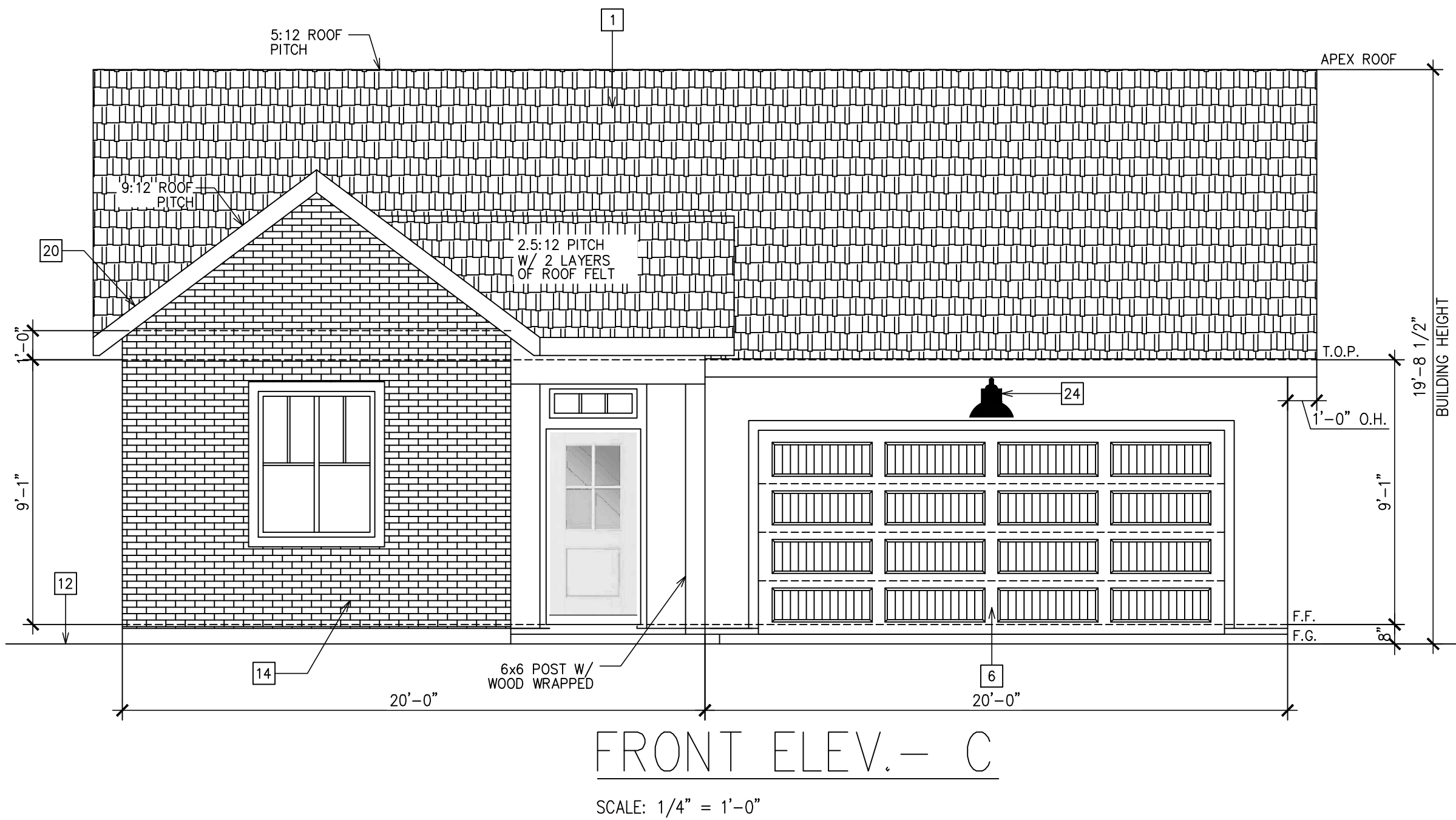
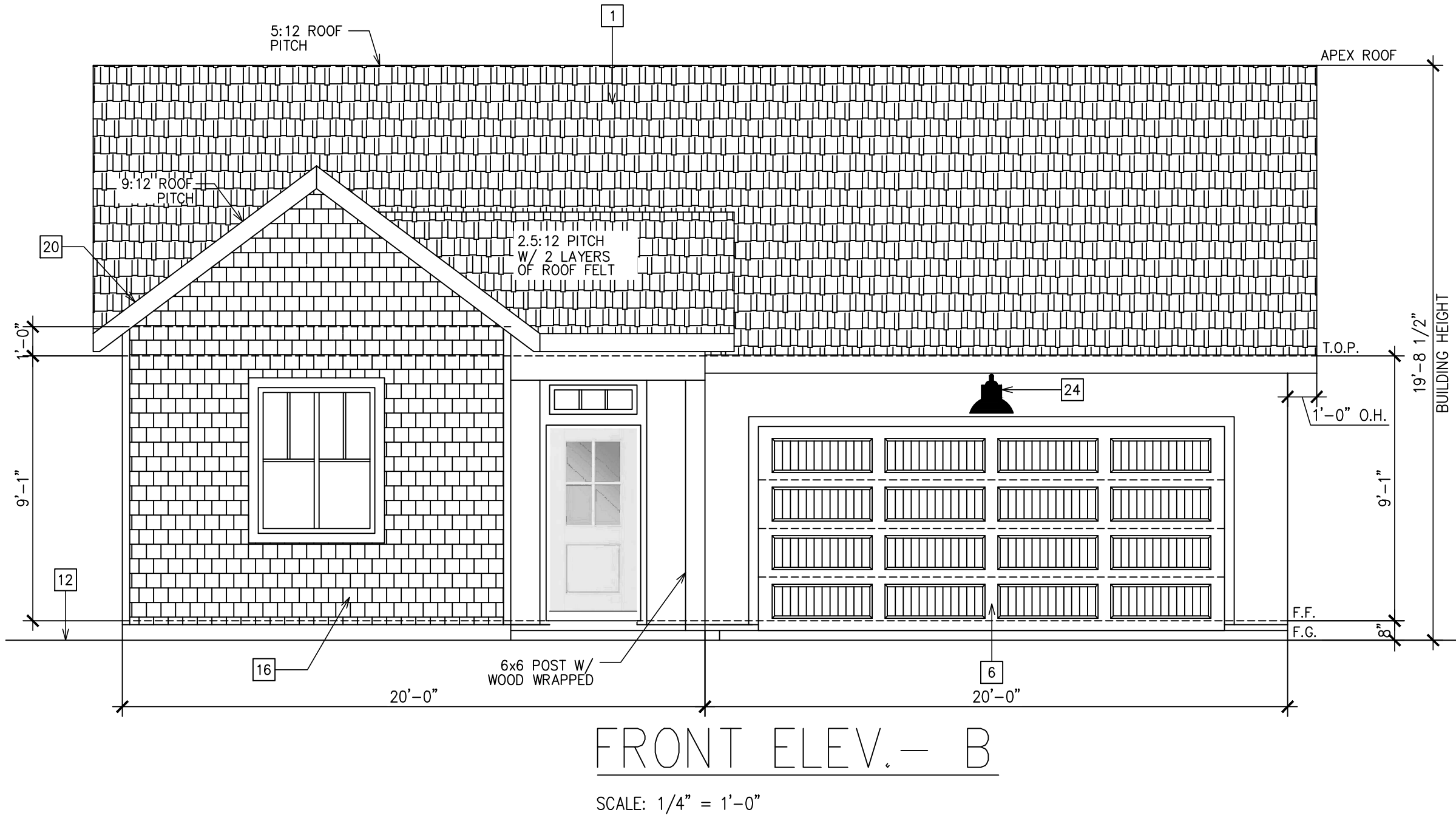
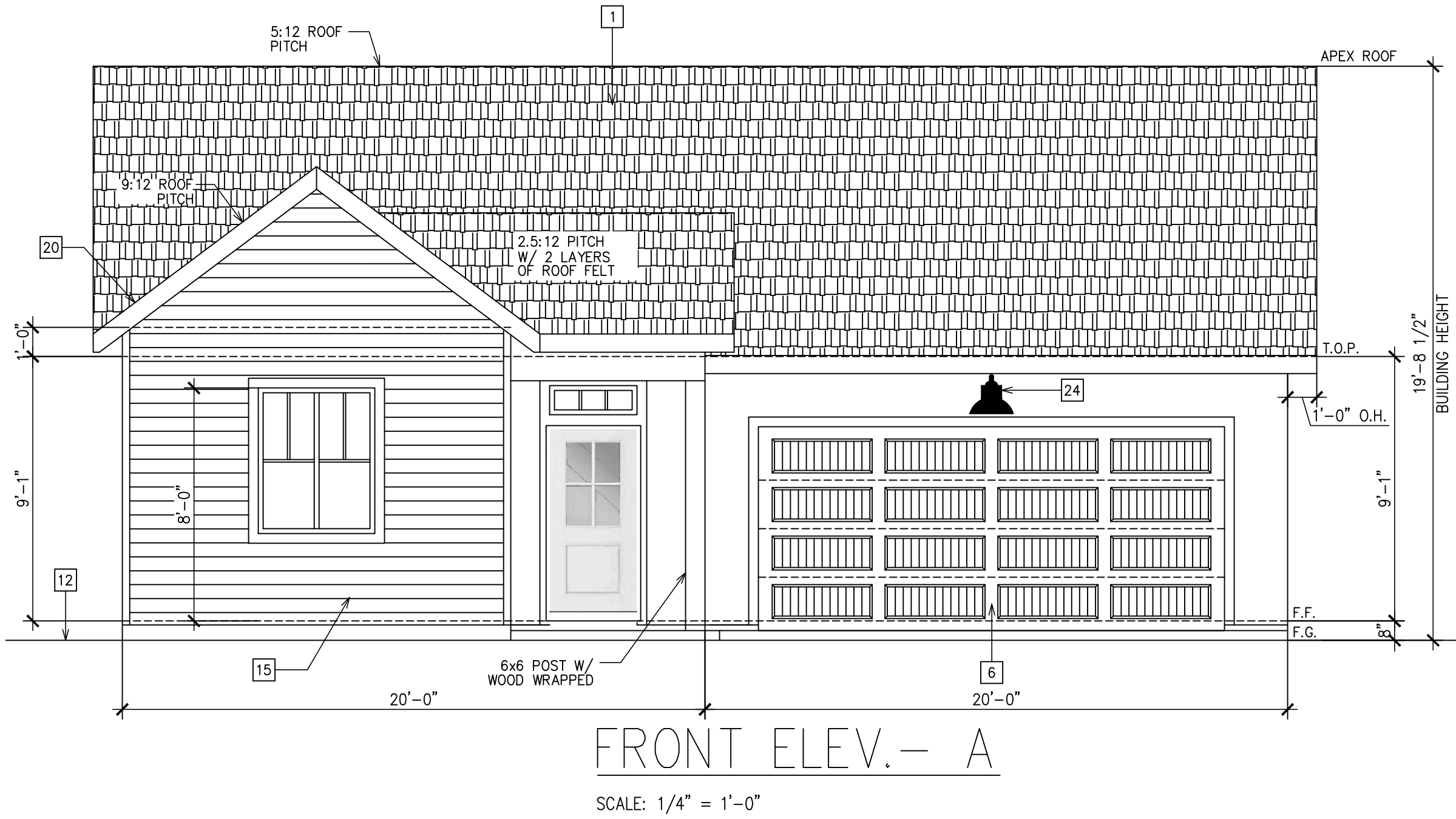


**ELEVATION C**



**LENNAR**

|                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                         | ELEVATION KEYNOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1                                                                                                                                                                                                                                                                                                                                                | CLASS 'A' COMPOSITION ROOFING O/ 15# UNDERLAYMENT O/ ROOF SHEATHING.<br>NOTE: UNDERLAYMENT SHALL BE TWO LAYERS FOR SLOPE 2:12 TO 4:12 FOR ASPHALT ROOFING.                                                                                                                                                                                                                                                                                                                                                                                          |
| 2                                                                                                                                                                                                                                                                                                                                                | MAIN DOOR- 3' WIDE MIN. SOLID CORE DOOR OR TEMP. W/ REEP HOLE OR VISION PANEL                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 3                                                                                                                                                                                                                                                                                                                                                | EXTERIOR DOOR- SOLID CORE DOOR W/ THRESHOLD AND WEATHER STRIPPING.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 4                                                                                                                                                                                                                                                                                                                                                | SLIDING DOOR- TEMP. GLASS DUAL GLAZED SLIDING DOOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 5                                                                                                                                                                                                                                                                                                                                                | WINDOWS- ALL WINDOWS TO BE DUAL GLAZED VINYL W/ MUNTIN AS SHOWN (FRONT ELEV. ONLY)                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 6                                                                                                                                                                                                                                                                                                                                                | SECTIONAL GARAGE DOOR W/ AUTO. DOOR OPENER AND DECORATIVE HARDWARE. SEE FLOOR PLAN FOR SIZES                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 7                                                                                                                                                                                                                                                                                                                                                | ILLUMINATED ADDRESS LOCATION. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/4 INCH W/ 6 FEET MIN. MOUNTING HT.                                                                                                                                                                                                                                                                                                                                                                                               |
| 8                                                                                                                                                                                                                                                                                                                                                | PROVIDE G.I. SHEET METAL FLASHING AS REQUIRED. (SEE STANDARD FLASHING DETAILS ON SHEET FD-3).                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 9                                                                                                                                                                                                                                                                                                                                                | CABLE END VENTS- PROVIDE MIN. 1/8" MESH SCREEN. SEE ROOF VENT CALCULATION.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 10                                                                                                                                                                                                                                                                                                                                               | TYPICAL WEEP SCREED SEE DETAIL 1/A-4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 11                                                                                                                                                                                                                                                                                                                                               | FINISH FLOOR LINE- MIN. 8" FROM FINISH GRADE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 12                                                                                                                                                                                                                                                                                                                                               | FINISHED GRADE- MIN. 8" TO FINISH FLOOR WITH MIN. 6" SLOPE AWAY FOR 10' FROM THE BUILDING PAD.                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 13                                                                                                                                                                                                                                                                                                                                               | WESTERN 1-COAT EXTERIOR STUCCO SYSTEM (UES-ER 382) O/ "ACH FOAM CONTROL EPS BOARD" (ESR-1006) OR "STAR R FOAM EPS" (ESR-1566) MAY BE USED IN ATTIC SPACES WITHOUT COVERING WHEN INSTALLED PER THE REQUIREMENTS OF THE ESR REPORTS. (1" FOAM IS REQUIRED TO BE R-4 MIN.)<br><br>ALL OTHER FOAM INSULATION BOARDS EXPOSED TO THE ATTIC SHALL BE PROTECTED W/ 1/2" SHEETROCK OR 1/4" PLYWOOD OR OTHER CODE APPROVED MATERIAL.<br>(NOTE: 2-LAYERS OF TYPE 'D' BUILDING PAPER UNDERLAYMENT IS REQUIRED TO USE WHERE LATH IS APPLIED OVER WOOD SHEATHING) |
| 14                                                                                                                                                                                                                                                                                                                                               | CULTURED STONE/BRICK MASONRY BY BORAL STONE PRODUCTS (ESR-1364) OR ANY APPROVED EQUAL. INSTALL PER REQUIREMENTS AS INDICATED IN ICC-ESR REPORT                                                                                                                                                                                                                                                                                                                                                                                                      |
| 15                                                                                                                                                                                                                                                                                                                                               | HARDIE PANEL LAP SIDING PER ELEV. BY JAMES HARDIE BUILDING PRODUCTS INC. OR EQUAL (ESR-1844) OVER 60# BUILDING PAPER. INSTALL PER INSTALLATION AS INDICATED IN THE ICC-ESR REPORT                                                                                                                                                                                                                                                                                                                                                                   |
| 16                                                                                                                                                                                                                                                                                                                                               | HARDIE SHINGLE SIDING PER ELEV. BY JAMES HARDIE BUILDING PRODUCTS INC. OR EQUAL (ESR-2290) OVER 60# BUILDING PAPER. INSTALL PER INSTALLATION AS INDICATED IN THE ICC-ESR REPORT                                                                                                                                                                                                                                                                                                                                                                     |
| 17                                                                                                                                                                                                                                                                                                                                               | DECORATIVE GABLE VENT ONLY PER ELEVATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 18                                                                                                                                                                                                                                                                                                                                               | TRIM OR BAND PER ELEVATION- 2x WOOD TRIM FOR WOOD SIDING WALL & STUCCO FOAM TRIM FOR STUCCO WALL AND MASONRY VENEER WALL, U.N.O.                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 19                                                                                                                                                                                                                                                                                                                                               | DECORATIVE BERMUDA SHUTTER PER ELEVATION. INSTALL PER MANUFACTURER INSTALLATION INSTRUCTIONS.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 20                                                                                                                                                                                                                                                                                                                                               | MIN. 2x6 HEMLOCK CONT. FASCIA BOARD TYP. AT GABLE END AND EAVES W/ DRIP EDGE FLASHING.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 21                                                                                                                                                                                                                                                                                                                                               | DECORATIVE METAL GUTTER PER ELEVATION WITH DOWNSPOUT-NOT SHOWN (OPTIONAL)                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 22                                                                                                                                                                                                                                                                                                                                               | PROVIDE RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE, SUCH AS GABLE END WALLS (TYP.)                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 23                                                                                                                                                                                                                                                                                                                                               | MIN. 6x6 POST WITH STUCCO FINISH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 24                                                                                                                                                                                                                                                                                                                                               | APPROVED WEATHER PROOF EXTERIOR WALL LIGHT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 25                                                                                                                                                                                                                                                                                                                                               | SHED ROOF O/ ROOF SHEATHING W/ 2x4 DF #2 RAFTERS AT 24" O.C. O/ BUILT UP 4x BRACKET W/ 4x6 DF #2 HEADER PER DETAIL 11/SD3 ON STRUCTURAL PLAN. USE COMPOSITION ROOFING FOR ELEV.- A. METAL ROOFING FOR ELEV.- B & C.                                                                                                                                                                                                                                                                                                                                 |
| NOTE FOR RADIANT BARRIER:<br>USE LP TECHSHIELD RADIANT BARRIER BY LP BUILDING PRODUCTS (LICENSE NO. T-1370) AT ROOF SHEATHING AND SUPER R RADIANT BARRIER BY INNOVATIVE INSULATION INC. (LICENSE NO. T-1408) AT WALLS OR ANY APPROVED EQUAL.<br>NOTE:<br>RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE, SUCH AS GABLE END WALLS. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |



The information, arrangements and ideas represented within these drawings are and shall remain the property of LENNAR Homes. No part shall be copied, disclosed to others, or used in connection with any project without the written consent of LENNAR.

| REV. | DATE | DESCRIPTION OF WORK |
|------|------|---------------------|
| 1    |      |                     |
| 2    |      |                     |
| 3    |      |                     |
| 4    |      |                     |
| 5    |      |                     |

TYPICAL ALL CITIES  
PLAN 7512 (OLIVE)

PROJECT

CLEMENTINE SERIES

DATE

MARCH 14, 2022

LENNAR®

8080 N. PALM AVE. SUITE 110, FRESNO, CA. 93711 PHONE (559) 447-3400

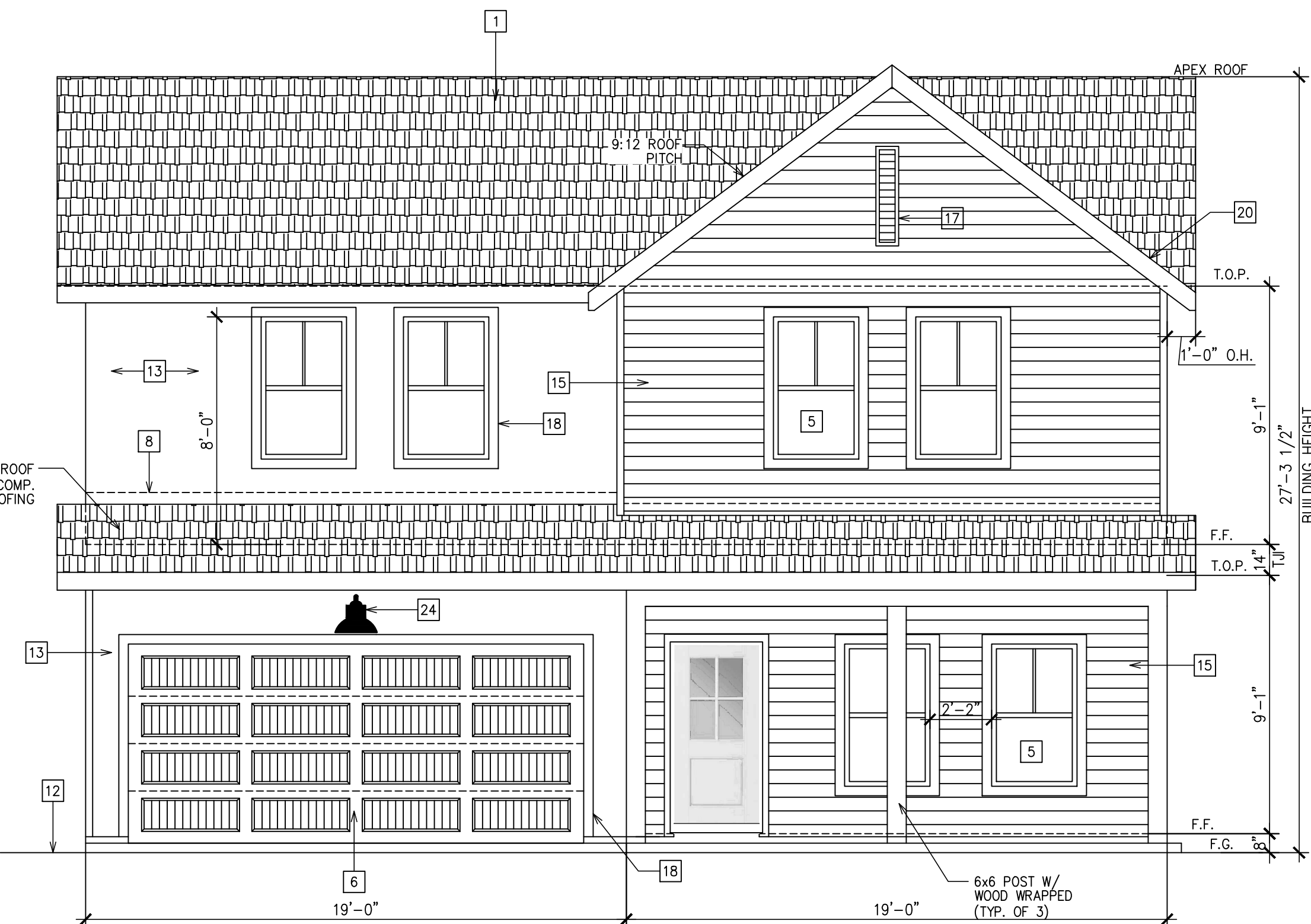
SHEET NO.

A-2

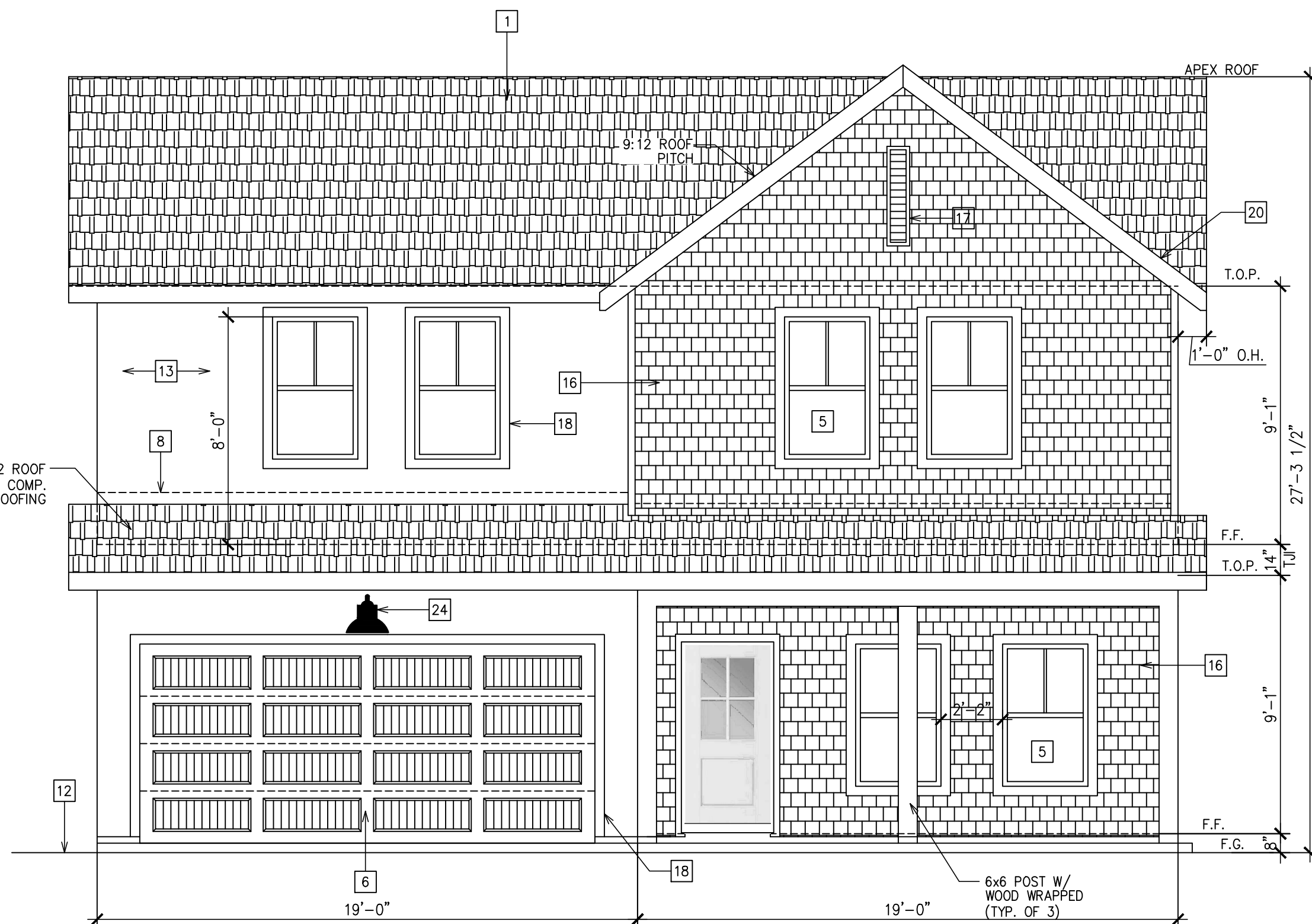
OF SHEETS

Page 36 of 169





FRONT ELEV.- A  
SCALE: 1/4" = 1'-0"



FRONT ELEV.- B  
SCALE: 1/4" = 1'-0"



FRONT ELEV.- C  
SCALE: 1/4" = 1'-0"

| ELEVATION KEYNOTES                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                         |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1                                                                                                                                                                                                                                                                    | CLASS "A" COMPOSITION ROOFING O/ 15# UNDERLAYMENT O/ ROOF SHEATHING.<br>NOTE: UNDERLAYMENT SHALL BE TWO LAYERS FOR SLOPE 2:12 TO 4:12 FOR ASPHALT ROOFING.                                                                                                              |  |
| 2                                                                                                                                                                                                                                                                    | MAIN DOOR- 3' WIDE MIN. SOLID CORE DOOR OR TEMP. W/ PEEP HOLE OR VISION PANEL.                                                                                                                                                                                          |  |
| 3                                                                                                                                                                                                                                                                    | EXTERIOR DOOR- SOLID CORE DOOR W/ THRESHOLD AND WEATHER STRIPPING.                                                                                                                                                                                                      |  |
| 4                                                                                                                                                                                                                                                                    | SLIDING DOOR- TEMP. GLASS DUAL GLAZED SLIDING DOOR                                                                                                                                                                                                                      |  |
| 5                                                                                                                                                                                                                                                                    | WINDOWS- ALL WINDOWS TO BE DUAL GLAZED VINYL W/ MUNTIN AS SHOWN (FRONT ELEV. ONLY)                                                                                                                                                                                      |  |
| 6                                                                                                                                                                                                                                                                    | SECTIONAL GARAGE DOOR W/ AUTO. DOOR OPENER AND DECORATIVE HARDWARE. SEE FLOOR PLAN FOR SIZES                                                                                                                                                                            |  |
| 7                                                                                                                                                                                                                                                                    | ILLUMINATED ADDRESS LOCATION. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/8 INCH W/ 6 FEET MIN. MOUNTING HT.                                                                                                                   |  |
| 8                                                                                                                                                                                                                                                                    | PROVIDE G1. SHEET METAL FLASHING AS REQUIRED. (SEE STANDARD FLASHING DETAILS ON SHEET FD-3)                                                                                                                                                                             |  |
| 9                                                                                                                                                                                                                                                                    | GABLE END VENTS- PROVIDE MIN. 1/8" MESH SCREEN. SEE ROOF VENT CALCULATION.                                                                                                                                                                                              |  |
| 10                                                                                                                                                                                                                                                                   | TYPICAL WEEP SCREED SEE DETAIL 1/A-5.                                                                                                                                                                                                                                   |  |
| 11                                                                                                                                                                                                                                                                   | FINISH FLOOR LINE- MIN. 8" FROM FINISH GRADE                                                                                                                                                                                                                            |  |
| 12                                                                                                                                                                                                                                                                   | FINISHED GRADE- MIN. 8" TO FINISH FLOOR WITH MIN. 6" SLOPE AWAY FOR 10' FROM THE BUILDING PAD                                                                                                                                                                           |  |
| 13                                                                                                                                                                                                                                                                   | WESTERN 1-COAT EXTERIOR STUCCO SYSTEM (UES-ER 382) O/ "ACH FOAM CONTROL EPS BOARD" (ESR-1006) OR "STAR R FOAM EPS" (ESR-1566) MAY BE USED IN ATTIC SPACES WITHOUT COVERING WHEN INSTALLED PER THE REQUIREMENTS OF THE ESR REPORTS. (1" FOAM IS REQUIRED TO BE R-4 MIN.) |  |
| ALL OTHER FOAM INSULATION BOARDS EXPOSED TO THE ATTIC SHALL BE PROTECTED W/ 1/2" SHEETROCK OR 1/4" PLYWOOD OR OTHER CODE APPROVED MATERIAL.<br>(NOTE: 2-LAYERS OF TYPE "D" BUILDING PAPER UNDERLAYMENT IS REQUIRED TO USE WHERE LATH IS APPLIED OVER WOOD SHEATHING) |                                                                                                                                                                                                                                                                         |  |
| 14                                                                                                                                                                                                                                                                   | CULTURED STONE/BRICK MASONRY BY BORAL STONE PRODUCTS (ESR 1364) OR ANY APPROVED EQUAL. INSTALL PER REQUIREMENTS AS INDICATED IN ICC-ESR REPORT                                                                                                                          |  |
| 15                                                                                                                                                                                                                                                                   | HARDIE PANEL LAP SIDING PER ELEV. BY JAMES HARDIE BUILDING PRODUCTS INC. OR EQUAL (ESR-1844) OVER 60# BUILDING PAPER. INSTALL PER INSTALLATION AS INDICATED IN THE ICC-ESR REPORT                                                                                       |  |
| 16                                                                                                                                                                                                                                                                   | HARDIE SHINGLE SIDING PER ELEV. BY JAMES HARDIE BUILDING PRODUCTS INC. OR EQUAL (ESR-2290) OVER 60# BUILDING PAPER. INSTALL PER INSTALLATION AS INDICATED IN THE ICC-ESR REPORT                                                                                         |  |
| 17                                                                                                                                                                                                                                                                   | DECORATIVE GABLE VENT ONLY PER ELEVATION                                                                                                                                                                                                                                |  |
| 18                                                                                                                                                                                                                                                                   | TRIM OR BAND PER ELEVATION- 2x WOOD TRIM FOR WOOD SIDING WALL & STUCCO FOAM TRIM FOR STUCCO WALL AND MASONRY VENER WALL, U.N.O.                                                                                                                                         |  |
| 19                                                                                                                                                                                                                                                                   | DECORATIVE BERMUDA SHUTTER PER ELEVATION. INSTALL PER MANUFACTURER INSTALLATION INSTRUCTIONS.                                                                                                                                                                           |  |
| 20                                                                                                                                                                                                                                                                   | MIN. 2x6 HEMLOCK CONT. FASCIA BOARD TYP. AT GABLE END AND EAVES W/ DRIP EDGE FLASHING.                                                                                                                                                                                  |  |
| 21                                                                                                                                                                                                                                                                   | DECORATIVE METAL GUTTER PER ELEVATION WITH DOWNSPOUT-NOT SHOWN (OPTIONAL)                                                                                                                                                                                               |  |
| 22                                                                                                                                                                                                                                                                   | PROVIDE RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE, SUCH AS GABLE END WALLS (TYP.)                                                                                                                                                                   |  |
| 23                                                                                                                                                                                                                                                                   | MIN. 6x6 POST WITH STUCCO FINISH                                                                                                                                                                                                                                        |  |
| 24                                                                                                                                                                                                                                                                   | APPROVED WEATHER PROOF EXTERIOR WALL LIGHT                                                                                                                                                                                                                              |  |

NOTE FOR RADIANT BARRIER:  
USE LP TECHSHIELD RADIANT BARRIER BY LP BUILDING PRODUCTS (LICENSE NO. T-1370) AT ROOF SHEATHING AND SUPER R RADIANT BARRIER BY INNOVATIVE INSULATION INC. (LICENSE NO. T-1408) AT WALLS OR ANY APPROVED EQUAL  
NOTE:  
RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE, SUCH AS GABLE END WALLS.

The information, arrangements and ideas represented within these drawings are and shall remain the property of LENNAR Homes. No part shall be copied, disclosed to others, or used in connection with any project without the written consent of LENNAR.

TYPICAL ALL CITIES

PLAN 7514 (DEWBERRY)

PROJECT

CLEMENTINE SERIES

DATE

MARCH 14, 2022

8080 N. PALM AVE. SUITE 110, FRESNO, CA. 93711

PHONE (559) 447-3400

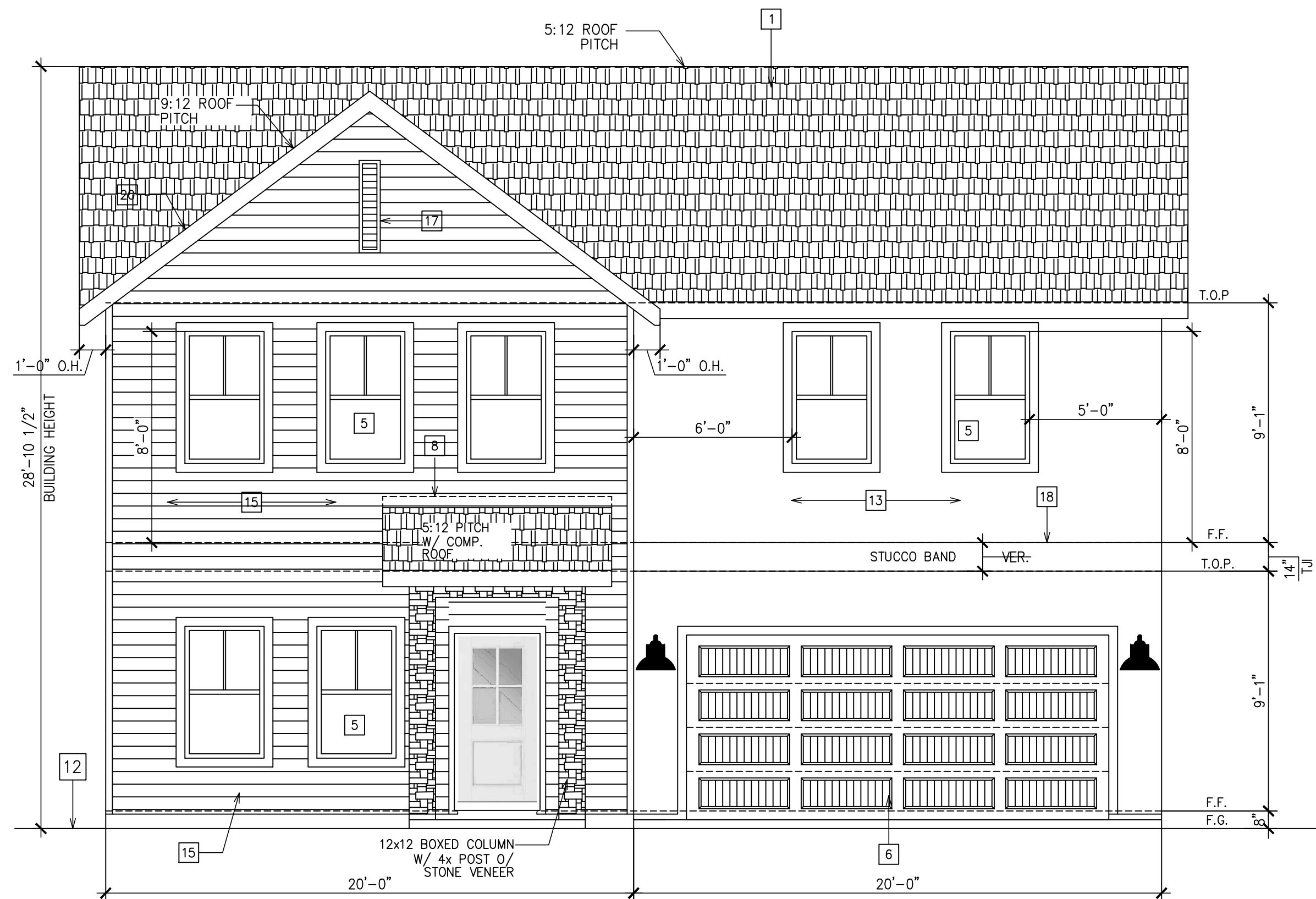
SHEET NO.

A-3

OF SHEETS

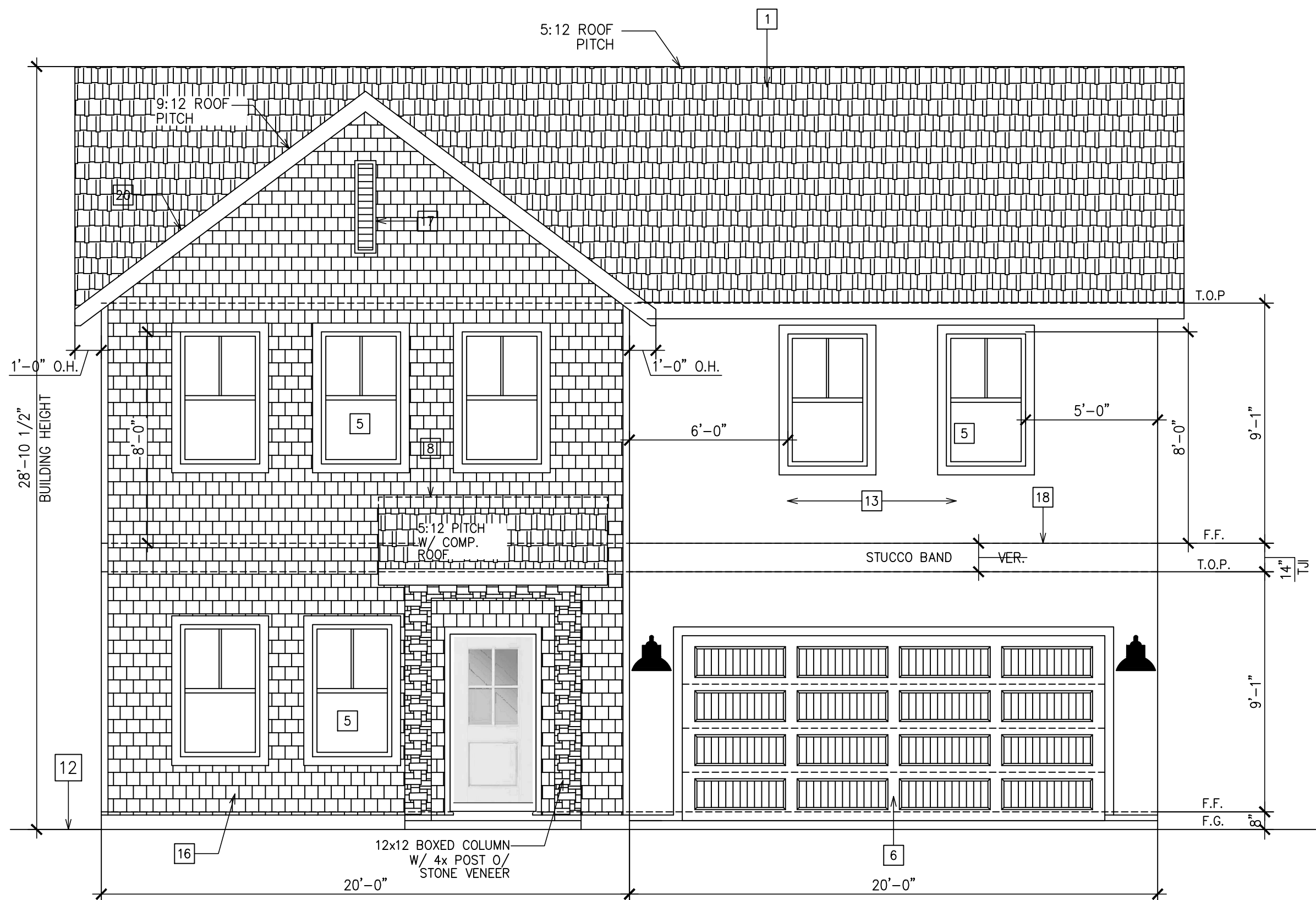
Page 37 of 169





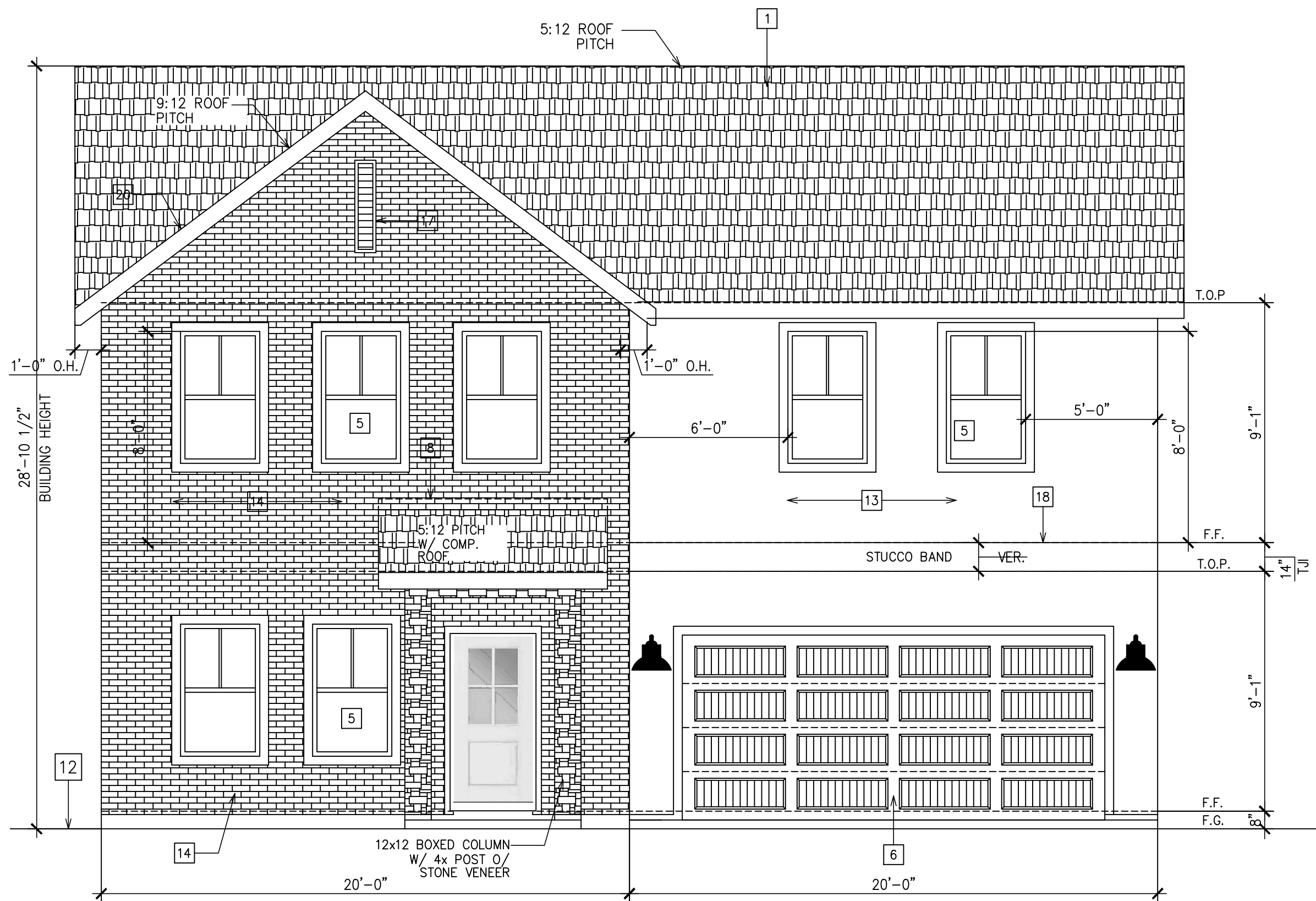
FRONT ELEV. A

SCALE: 1/4" = 1'-0"



FRONT ELEV. B

SCALE: 1/4" = 1'-0"



FRONT ELEV. C

SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES

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- PROVIDE G.I. SHEET METAL FLASHING AS REQUIRED. (SEE STANDARD FLASHING DETAILS ON SHEET FD-3).
- GABLE END VENTS- PROVIDE MIN. 1/8" MESH SCREEN. SEE ROOF VENT CALCULATION.
- TYPICAL WEEP SCREED SEE DETAIL 1/A-5.
- FINISH FLOOR LINE- MIN. 8" FROM FINISH GRADE.
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- DECORATIVE BERMUDA SHUTTER PER ELEVATION. INSTALL PER MANUFACTURER INSTALLATION INSTRUCTIONS.
- MIN. 2x6 HEMLOCK CONT. FASCIA BOARD TYP. AT GABLE END AND EAVES W/ DRIP EDGE FLASHING.
- DECORATIVE METAL GUTTER PER ELEVATION WITH DOWNSPOUT-NOT SHOWN (OPTIONAL).
- PROVIDE RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE, SUCH AS GABLE END WALLS (TYP.)
- MIN. 6x6 POST WITH STUCCO FINISH
- APPROVED WEATHER PROOF EXTERIOR WALL LIGHT

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NOTE:  
RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE, SUCH AS GABLE END WALLS.

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DESCRIPTION OF WORK

REV. DATE

TYPICAL - ALL CITIES  
PLAN 7515 (PERSIMMON)

PROJECT

CLEMENTINE SERIES

DATE

MARCH 14, 2022

LENNAR®

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SHEET NO.

A-3

OF SHEETS



## RESOLUTION 2019-30

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING VESTING TENTATIVE TRACT 927, A REQUEST TO UTILIZE THE SMALL-LOT PROVISIONS OF SECTION 17.10.100 AND SECTION 17.12.100 OF THE HANFORD MUNICIPAL CODE TO SUBDIVIDE 24.93 ACRES INTO 133 SINGLE-FAMILY RESIDENTIAL LOTS IN THE R-L-5 LOW-DENSITY AND R-M MEDIUM-DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT THE NORTHEAST CORNER OF GRANGEVILLE BOULEVARD AND 13<sup>TH</sup> AVENUE (APN 009-030-146).**

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

**WHEREAS**, Tentative Subdivision Map No. 927, filed by Lennar Homes of California, a request by Lennar Homes to utilize the small lot provisions of Section 17.10.100 and 17.12.100 of the Hanford Municipal Code to subdivide 24.93 acres into 133 single-family residential lots in the R-M Medium-Density Residential and R-L-5 Low-Density Residential zone districts, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford, in accordance with Title 16 of the Hanford Municipal Code; and

**WHEREAS**, the project is located at the northeast corner of Grangeville Boulevard and 13<sup>th</sup> Avenue (APN 009-030-146 ); and

**WHEREAS**, elevations have been approved for the subdivision, shown in **Exhibit B**; and

**WHEREAS**, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of December 10, 2019 and

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

**WHEREAS**, the Initial Study, Mitigated Negative Declaration No. 2019-51, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission hereby finds that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation Monitoring and Reporting Program, attached as **Exhibit C**, and certify that Mitigated Negative Declaration No. 2019-51 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

**BE IT FURTHER RESOLVED**, that the Planning Commission has made the following findings pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act and Hanford's Zoning Ordinance:

1. Consistency Finding:

ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance,

and Subdivision Ordinance. All lots proposed meet the requirements set forth in the Hanford Municipal Code Section 17.10.100 and Section 17.12.100 Lots Area Less than 5,000 Square Feet.

2. Design Finding:

ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the requirements set forth in the Hanford Municipal Code Section 17.10.100 and Section 17.12.100 Lots Area Less than 5,000 Square Feet.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for single-family residential-type development, proposed under Vesting Tentative Tract 927, in accordance with the General Plan and Zoning designation for the property, R-L-5 Low-Density Residential development and R-M Medium-Density Residential.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density between two and 10 units per acre for the Low-Density Residential designation and seven to 20 units per acre for the Medium-Density Residential zone district. The development has an overall density of 5.33 units per gross acre, which is within the combined allowable density for the subdivision overall.

Calculation

Minimum Density:

$$\frac{9.07 \text{ acres of R-L-5 (2 units per acre)} + 15.66 \text{ acres of R-M (7 units per acre)}}{24.93 \text{ acres}}$$

$$= 5.18 \text{ units per acre (minimum density allowance)}$$

Maximum Density:

$$\frac{9.07 \text{ acres of R-L-5 (10 units per acre)} + 15.66 \text{ acres of R-M (20 units per acre)}}{24.93 \text{ acres}}$$

$$= 16.2 \text{ units per acre (maximum density allowance)}$$

The density range for the subdivision overall is between 5.18 and 16.2 units per acre. The density provided for the subdivision overall is 5.33 units per acre, which is within the allowable range.



5. Environmental Finding:

ANALYSIS: That an initial study/environmental assessment was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2019-51 has been prepared for the project.

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Tentative Tract 927 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

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

**THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Hanford hereby approves Vesting Tentative Tract 927, subject to the conditions of approval, attached as **Exhibit D**, and the following:

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

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

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

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

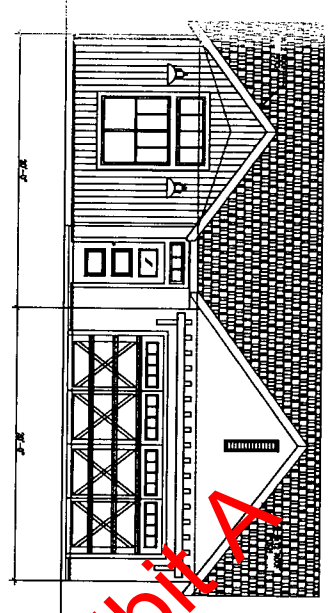
I, **DARLENE R. MATA** Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the **10<sup>th</sup>** day of **December**, **2019**.

  
\_\_\_\_\_  
Darlene R. Mata, Community Development Director  
Secretary of the Planning Commission

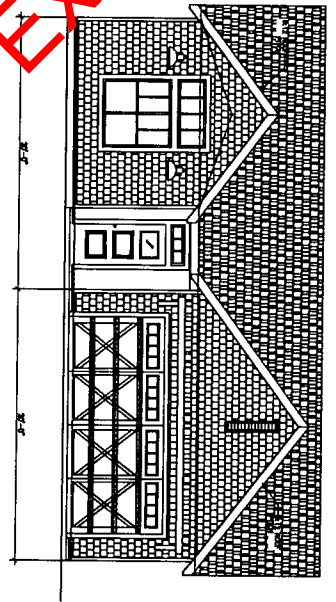




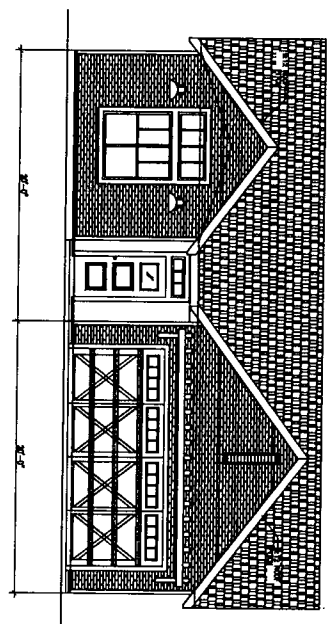
reflects previous elevations  
see approved amendment in Exhibit A



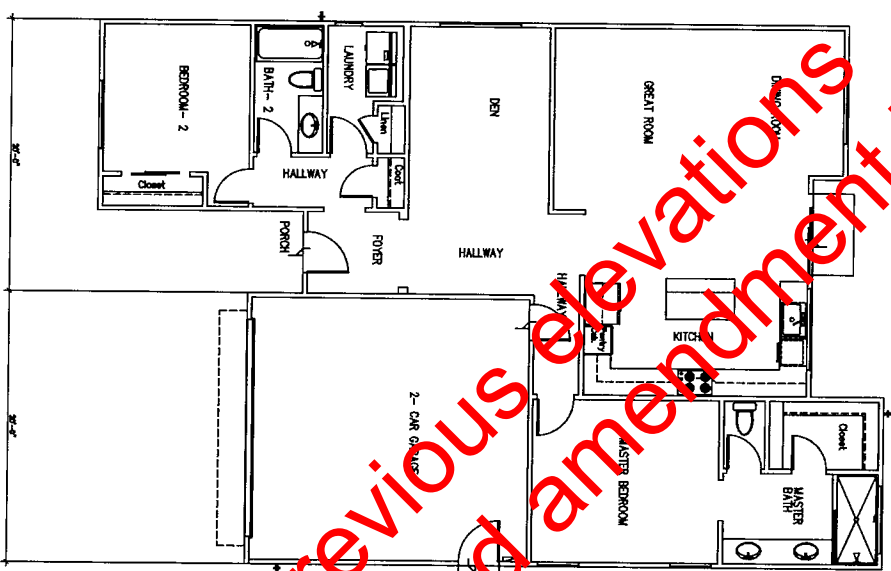
FRONT ELEV.- A



FRONT ELEV.- B



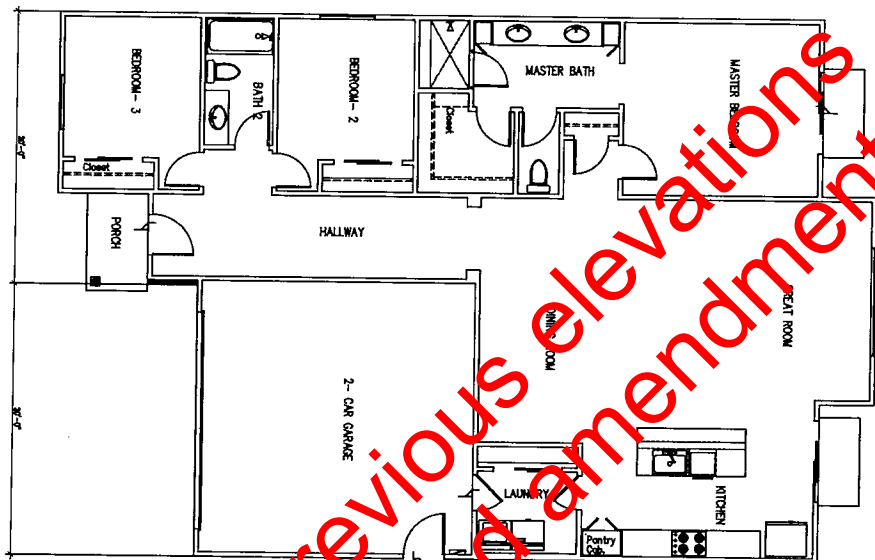
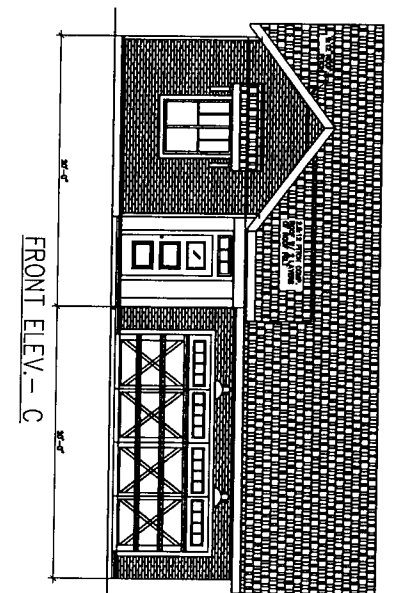
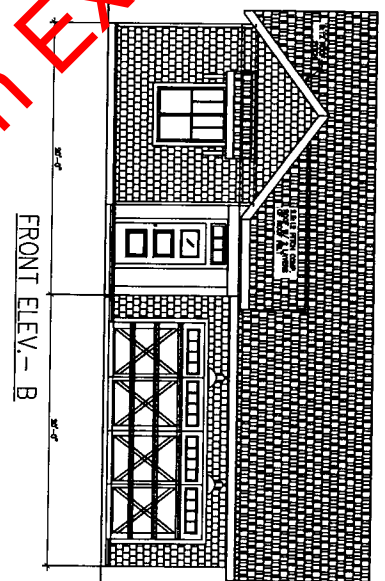
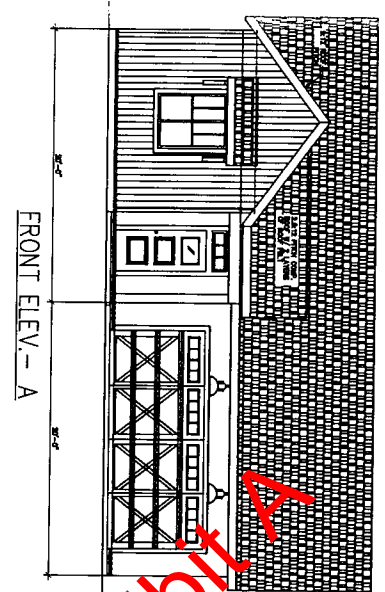
FRONT ELEV.- C



PLAN 7511

REVISED TO ACCOMMODATE THE FOLLOWING:  
GARAGE SIZE SHALL BE 50% OR LESS THE WIDTH OF THE FRONT FACADES

reflects previous elevations  
see approved amendment in Exhibit A

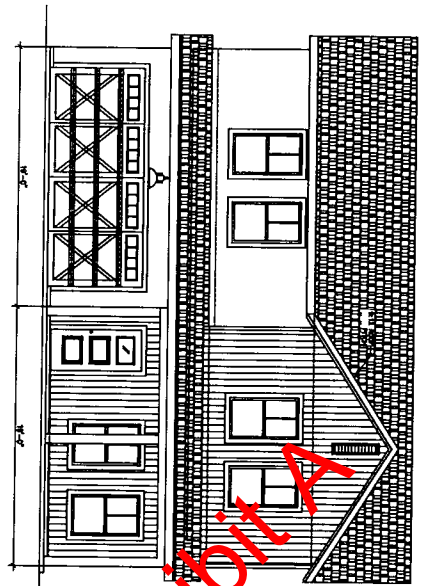


reflects previous elevations  
see approved amendment in Exhibit A

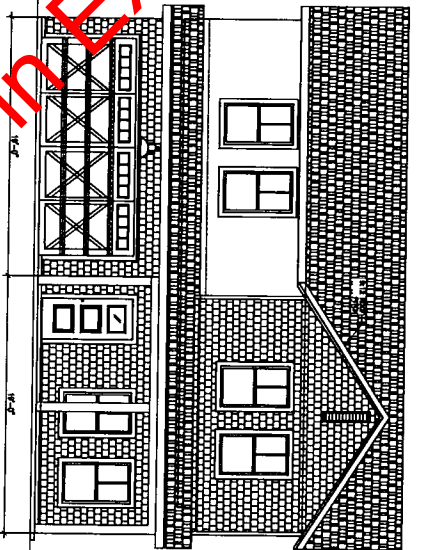
REVISD TO ACCOMMODATE THE FOLLOWING:  
GARAGE SIZE SHALL BE 50% OR LESS THE WIDTH OF THE FRONT FACADES

LENNAR<sup>SM</sup>

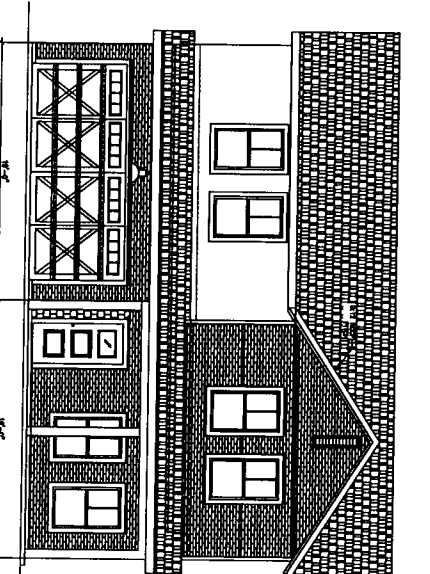




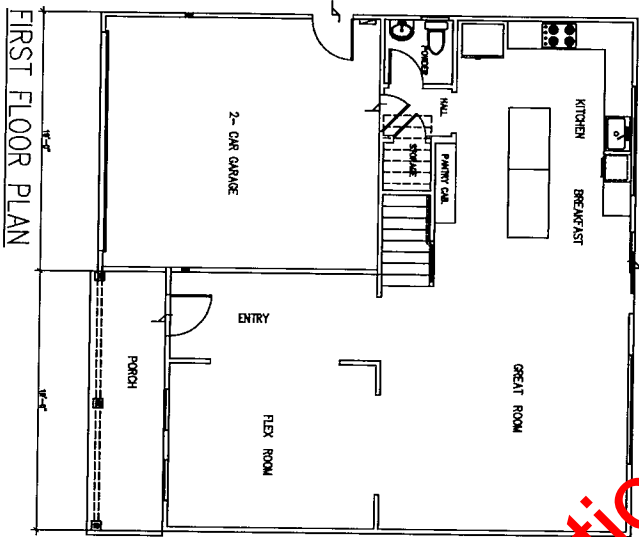
FRONT ELEV.- A



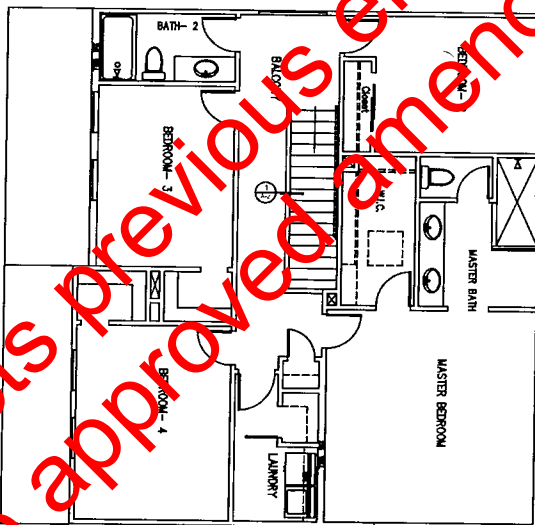
FRONT ELEV.- B



FRONT ELEV.- C



FIRST FLOOR PLAN



SECOND FLOOR PLAN

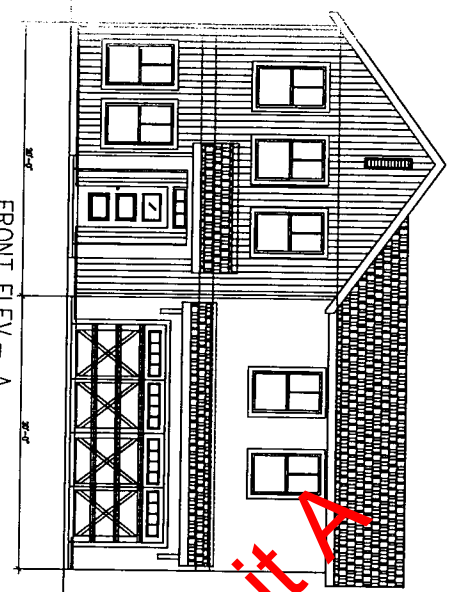
# PLAN 7514

REVISED TO ACCOMMODATE THE FOLLOWING GARAGE SIZE SHALL BE 50X OR LESS THE WIDTH OF THE FRONT FACADES

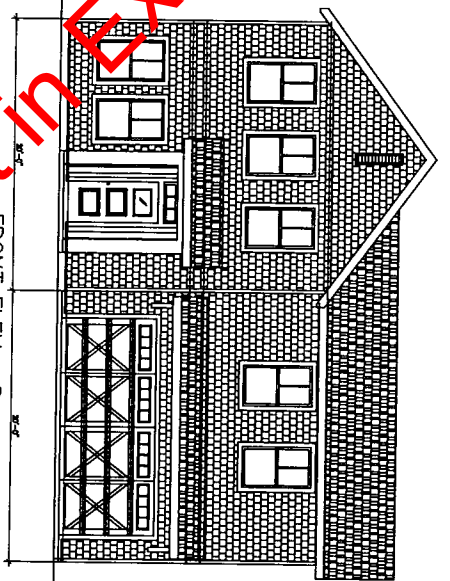
LENNAR

reflects previous elevations  
see approved amendment in Exhibit A

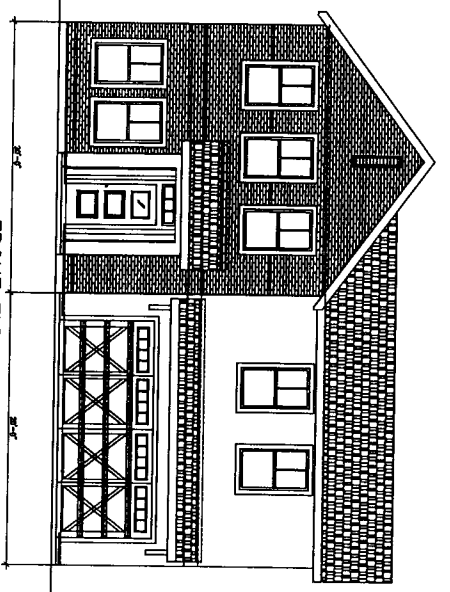
FRONT ELEV.- A



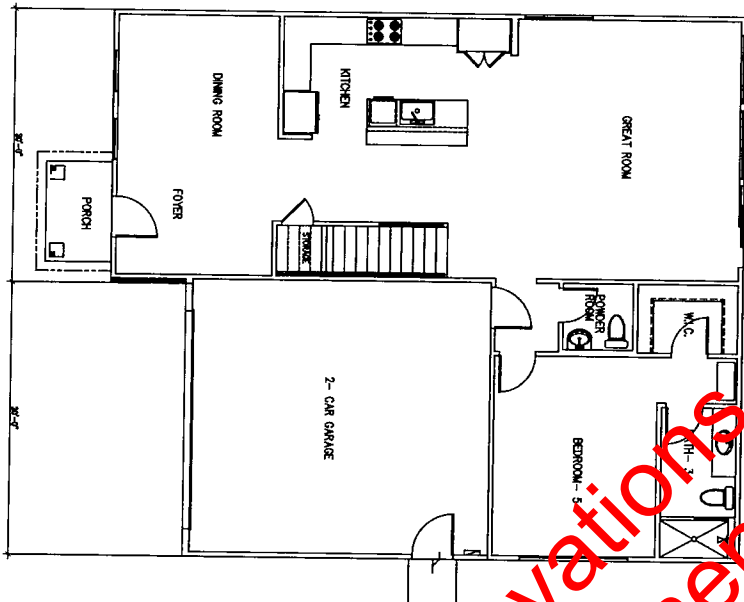
FRONT ELEV.- B



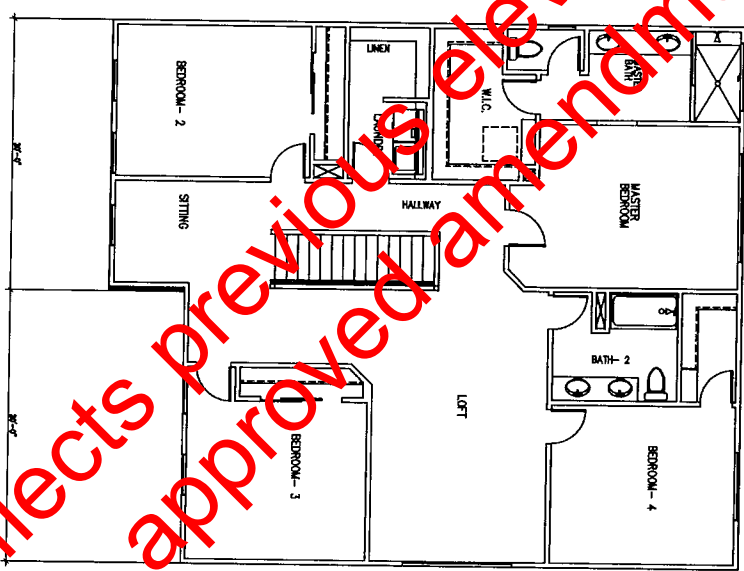
FRONT ELEV.- C



FIRST FLOOR PLAN



SECOND FLOOR PLAN



reflects previous elevation  
see approved amendment in Exhibit A

PLAN 7515

DESIGNED TO ACCOMMODATE THE FOLLOWING:  
GARAGE SIZE SHALL BE 50% OR LESS THE WIDTH OF THE FRONT FACADES



7511 Elevation A: In the "A" elevations we incorporate vertical siding and stucco.





reflects previous elevations  
see approved amendment in Exhibit A



7512 Elevation B: In the "B" elevations we incorporate shingles and stucco.



7514 Elevation A: In the "A" elevations we incorporate vertical siding and stucco.





reflects previous elevations  
see approved amendment in Exhibit A



7515 Elevation C: In the "C" elevations we incorporate stone and stucco.



Exhibit C:  
Mitigation Monitoring and Reporting Program



**Vesting Tentative Tract 927  
Mitigation Measures  
Mitigated Negative Declaration 2019-51**

| <b>Mitigation Number</b> | <b>Potential Impact</b>                                                                                                            | <b>Mitigation Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Responsible Party</b>                                                                           |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>AESTHETICS</b>        |                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                    |
| <b>MM Aesthetics 1</b>   | The project could substantially degrade the existing visual character or quality of the site and its surroundings?                 | That the applicant develop the project consistent with the General Plan, Hanford Municipal Code, and Tree Ordinance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Developer                                                                                          |
| <b>MM Aesthetics 2</b>   | The project could substantially degrade the existing visual character or quality of the site and its surroundings?                 | That the applicant shall comply with the requested items below, in accordance with Section 17.10 and 17.12 of the Hanford Municipal Code:<br>1. The subdivision with small lots shall have at least three different small lot floor plans with two available elevation designs for each floor plan.<br>2. The primary frontage of the main structure shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provided delineated paths of travel.<br>3. The primary frontage of the main structure shall include the primary entrance and at least one window.<br>4. Required covered parking spaces shall be in garages. Carports are prohibited.<br>5. The width of the garage shall not be greater than 50% of the width of the structure.<br>6. Main structures shall include a covered front porch of at least four feet deep or an uncovered front courtyard at least five feet wide and five feet deep that is surrounded on four sides by the main structure or a wall or fence between three and four feet high. | Developer to provide; Building Official shall not issue building permit until requirements are met |
| <b>MM Aesthetics 3</b>   | The project may create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | That the development comply with the Hanford Municipal Code Section 17.50.140 Outdoor Lighting Standards and the California Building Code for outdoor lighting standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Developer                                                                                          |

| <b>AGRICULTURE RESOURCES</b> |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                      |
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| <b>MM Agriculture 1</b>      | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.                                                                                                                                                                                                                                                                                                                                                                                               | Developer                                                                            |
| <b>AIR QUALITY</b>           |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                      |
| <b>MM Air Quality 1:</b>     | The project may conflict with or obstruct implementation of the applicable air quality plan?                                                                                                                                                | That the applicant complies with the SJVAPCDC Air Quality Plan and obtains any necessary permits through the SJVAPCD.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Developer to file application with San Joaquin Valley Air Pollution Control District |
| <b>MM Air Quality 2:</b>     | The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?                                                                                               | That effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at <a href="http://www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf">www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf</a> and <a href="http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf">http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf</a> . Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques. | Developer                                                                            |

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| <b>MM Air Quality 3</b>          | <p>The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p> <p>The project could potentially result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p> | <p>The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to any earthmoving activities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Developer to file application with San Joaquin Valley Air Pollution Control District                                                                        |
| <b>CULTURAL RESOURCES</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                             |
| <b>MM Cultural Resources 1-4</b> | <p>The project could potentially cause a substantial adverse change in the significance of an archeological resource pursuant to Public Resources Code 15064.5?</p> <p>The project could potentially disturb human remains, including those interred outside of formal cemeteries?</p>                                                                                                                                                                                             | <p><b>MM Cultural Resources 1:</b> That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.</p> <p><b>MM Cultural Resources 2:</b> In order to assist in the recognition of cultural resources, a training session for all construction crew members should be conducted in advance of the initiation of any construction activities at the site. The training session will provide information on recognition of artifacts, human remains, and cultural deposits to help in the recognition of potential issues.</p> <p><b>MM Cultural Resources 3:</b> If prehistoric or historic-era cultural materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock, as well as historic</p> | <p>Developer to coordinate with the Tachi Yokut Tribe;</p> <p>Developer or representative to notify archeologist or coroner of discovery (if uncovered)</p> |

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|                                |                                                                                                      | resources such as glass, metal, wood, brick, or structural remnants. If the qualified professional archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                |
|                                |                                                                                                      | <p>If a potentially-eligible resource is encountered, then the qualified professional archaeologist, the Lead Agency, and the project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.</p> <p><b>MM Cultural Resources 4:</b> If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed.</p> <p>Section 7050.5(c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the direction of the County coroner. All reports, correspondences, and determinations regarding the discovery of human remains on the project site shall be submitted to the Lead Agency.</p> |                                                                                |
| <b>MM Cultural Resources 3</b> | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <b>MM Cultural Resources 3:</b> If prehistoric or historic-era cultural materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, can evaluate the significance of the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock, as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Developer or representative to notify archeologist of discovery (if uncovered) |

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|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>qualified professional archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.</p> <p>If a potentially-eligible resource is encountered, then the qualified professional archaeologist, the Lead Agency, and the project proponent shall arrange for either 1) total avoidance of the resource or 2) test excavations to evaluate eligibility and, if eligible, total data recovery. The determination shall be formally documented in writing and submitted to the Lead Agency as verification that the provisions for managing unanticipated discoveries have been met.</p> |                                                                                                                         |
| <b>GEOLOGY AND SOILS</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                         |
| <b>MM Geology 1:</b>     | <p>That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction.</p> <p>The project may be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p> | <p>That the development of the project complies with the applicable General Plan policies, as well as the California Building Code.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>City of Hanford must ensure conditions are set forth to mitigate impacts;<br/>Developer to comply with standards</p> |
| <b>MM Geology 2:</b>     | <p>That the project may</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>That a geotechnical and soil studies be prepared as a required by the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>Building Official to</p>                                                                                             |



|                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                      |
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|                                        | <p>expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction.</p> <p>The project may be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p> | Building Official (if applicable).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | require; developer to conduct study  |
| <b>MM Geology 3:</b>                   | That the project could result in substantial soil erosion or the loss of topsoil?                                                                                                                                                                                                                                                                                                                                                                                                     | That the physical development of the project comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check and development review process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | City to require; developer to comply |
| <b>HAZARDS AND HAZARDOUS MATERIALS</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                      |
| <b>MM Hazards 1</b>                    | That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?                                                                                                                                                                                                                                                                                                                           | <p>If hazardous materials at or above threshold reporting quantities (55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a gas) will be kept on site during the construction phase, a Hazardous Materials Business Plan must be filed online at <a href="http://cers.calepa.ca.gov">http://cers.calepa.ca.gov</a> within 30 days of beginning operations. Hazardous materials are broadly defined, and include fuel, lubricants, antifreeze, motor vehicle batteries, welding gases, paints, solvents, glues, agricultural chemicals, etc. Please contact our office if you require assistance with the online registration process. Any quantities of hazardous wastes generated by the construction operation must be managed in accordance with Federal, State, and local laws and regulations. Hazardous wastes cannot be disposed of into the municipal waste stream or onsite sewage disposal system. The</p> | Developer                            |

|                                    |                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                       |
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|                                    |                                                                                                                                                                                                                                                                                                                                                                                               | owner/operator must contact the Kings County Environmental Health Department at with any questions regarding proper management and reporting of hazardous wastes, such as waste oil/filters, associated with this operation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                       |
| <b>MM Hazards 2</b>                | <p>That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p> <p>That the Project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p> | Any quantities of hazardous wastes generated by the construction operation must be managed in accordance with Federal, State, and local laws and regulations. Hazardous wastes cannot be disposed of into the municipal waste stream or onsite sewage disposal system. The owner/operator must contact our office at with any questions regarding proper management and reporting of hazardous wastes, such as waste oil/filters, associated with this operation.                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Developer                             |
| <b>HYDROLOGY AND WATER QUALITY</b> |                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                       |
| <b>MM Hydrology 1 &amp; 2</b>      | <p>The project could potentially violate water quality standards or waste discharge requirements.</p> <p>That the project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or</p>                         | <p>1) All new development that disturbs more than one acre is required to comply with the General Permit Order No. 2012-006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs;</p> <p>2) New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.</p> | City to require; Developer to provide |

|                       | off-site?                                                                                                                                                                                                                                                                              |                                                                                                                                                                                               |                                            |
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| <b>MM Hydrology 3</b> | The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.       | City to require; Developer to provide      |
|                       | Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?                                                                                                     | New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.       | City to require; Developer to provide      |
| <b>MM Hydrology 4</b> | Otherwise substantially degrade water quality?                                                                                                                                                                                                                                         | New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical. | City to require; Developer to provide      |
| <b>NOISE</b>          |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                               |                                            |
| <b>MM Noise 1:</b>    | Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable                                                                                                                                    | Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extent feasible.                          | Residents and developer; Police to enforce |

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|                                | standards of other agencies?                                                                                                                                                                                                           |                                                                      |                              |
| <b>MM Noise 2 &amp; 3:</b>     | Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?<br><br>The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project? | Construction is limited to the hours of 7 a.m. to 10 p.m.            | Developer; Police to enforce |
| <b>PUBLIC FACILITIES</b>       |                                                                                                                                                                                                                                        |                                                                      |                              |
| <b>MM Public Facilities 1:</b> | The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)                  | The project will be subject to fire impact fees.                     | Developer to pay             |
| <b>MM Public Facilities 2</b>  | The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Police)                | The project will be subject to police impact fees.                   | Developer to pay             |
| <b>MM Public</b>               | The project may result in                                                                                                                                                                                                              | That the development of the project will be subject to School Impact | Developer to pay             |

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| <b>Facilities 3</b>           | substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Schools)                                                                                                                                                                        | Fees.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                       |
| <b>RECREATION</b>             |                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                       |
| <b>MM Recreation 1</b>        | The project could potentially increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?                                                                                                                                               | That a two-acre park shall be provided for the subdivision proposed under Tentative Tract 929.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | City to require; developer to provide |
| <b>TRANSPORTATION/TRAFFIC</b> |                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                       |
| <b>MM Traffic 1-2</b>         | Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, | <p><b>MM Traffic 1</b> – That the development is subject to traffic impact fees.</p> <p><b>MM Traffic 2</b> - Conditions of the development include:</p> <p>Conditions of the development include:</p> <ol style="list-style-type: none"> <li>That all streets within the subdivision shall be developed to residential street standard ST-32, except the following: <ol style="list-style-type: none"> <li>13<sup>th</sup> Ave shall be developed as a major arterial street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST-17 and ST-18 and as follows:</li> </ol> </li> <li>Traffic index used for the design of street structural section shall be a minimum of 10.0.</li> </ol> | Developer to provide and pay          |





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|                                      |                                                  | <p>3. A left-hand turn pocket will be required for southbound traffic to Devon Street.</p> <p>4. That the developer shall attempt to acquire additional street right-of-way along the "Existing Residence" frontage and make street improvements. City to reimburse for offsite right-of-way and improvement cost.</p> <p>5. That development is subject to a transportation mitigation impact fee as required by City Municipal Code section 15.48 and any revisions thereof. Developer shall be entitled to a credit towards their development impact fee for permanent street improvements constructed by developer within 13<sup>th</sup> Ave, consisting of curb &amp; gutter, street striping, signing and street paving from gutter lip to edge of the existing 13th Ave street sections. If applicable, developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing 13th Ave street section. Transitional paving improvements beyond the development limits, that are not considered to be a permanent improvements and the reconstruction of the existing 13th Ave street section, if required, will not be subject to a credit. Developer shall submit competitive bid proposals to substantiate the cost of reimbursable items for City Public Utilities and Engineer Department review and approval prior to beginning construction. All documentation materials submitted for reimbursement consideration shall be well organized and tabulated for convenient reference by Public Utilities and Engineer staff. Improvement quantities and costs proposed for reimbursement must be clearly identified in the documentation provided, and not combined or aggregated with non-reimbursable subdivision improvement costs. Appropriate graphic exhibits referenced to the subdivision improvement plans shall also be provided as needed to facilitate the reimbursement review process.</p> |                            |  |
| <b>UTILITIES AND SERVICE SYSTEMS</b> |                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                            |  |
| <b>MM Utilities 1</b>                | Would the project have sufficient water supplies | That the future development would be required to implement water                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | City to require and ensure |  |

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|                        | available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | conservation measures.                                                                                  | compliance; developer and future occupants to adhere |
| <b>MM Utilities 2:</b> | Would the project comply with federal, state, and local statutes related to solid waste?                             | That the future project be required to comply with all statutes and regulations related to solid waste. | City to require; developer to provide                |

Exhibit D:  
Conditions of Approval

**SEPTEMBER 17, 2019**

**PLANNING DIVISION**  
**SITE PLAN REVIEW COMMENTS**

**MEETING DATE:** September 25, 2019

**TENTATIVE TRACT NO. 927 REVISION #1**

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

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**General Plan Designation:** Low-Density Residential and Medium-Density Residential

**Zoning:** R-L-5 Low-Density Residential and R-M Medium-Density Residential

**Other Special Districts:** N/A

**Planning Division Recommendation** ☒ Revise and Proceed ☐ Resubmit

**General Requirements:**

1. 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.
2. That all approved proposals of the applicant be conditions of development, if not mentioned herein.
3. That the site be developed according to the approved tentative tract map, titled Tentative Tract 927, with minor modifications to be approved by the Community Development Department.
4. That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this tentative tract shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
5. 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.

**Right-to-Farm:**

- ☒ Notwithstanding any other provision in this Chapter, agricultural operations are the principal and favored use of land in the areas of Kings County designated "Agricultural" in the Kings County General Plan and included in the agricultural zone districts of the Kings County zoning ordinance. In order to implement Policy LU 8.2 and Program LU 8.2-A of the city of Hanford General Plan, there is hereby adopted in the city of Hanford a policy to (1) protect agricultural land, operations, and facilities from conflicting use due to the encroachment of incompatible, non-agricultural uses of the land in agricultural areas of the county, and (2) to advise developers, owners, and subsequent purchasers of property in the city of Hanford within one (1) mile of the city's urban limit line of the inherent potential inconveniences and discomforts



often associated with agricultural activities and operations, including, but not limited to, equipment and animal noise; farming activities conducted on a 24-hour a day, 7-days a week basis; odors from manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from agriculture operations.

- ☒ That no lawfully established and otherwise lawful agricultural activity, operation, or facility, or appurtenances thereto, conducted or maintained for commercial agricultural purposes in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, including, but not limited to, the encroachment of non-agricultural uses such as residences.
- ☒ In order to carry out the goals and policies of the city of Hanford General Plan, and the provisions of this chapter, the following notices and disclosures shall be required:
- ☒ All approvals for improvement or development of property including without limitation application for rezonings, land divisions, zoning permits, and residential building permits, on property in the city of Hanford within one (1) mile of the city's urban limit line, shall include a condition that notice and disclosure of this agricultural land use policy be given by the applicant, or the owner if different from the applicant. The applicant, or owner if different from the applicant, shall also acknowledge the contents of the notice and disclosure, which includes a description of the property the notice and disclosure pertains to, in the Official Records of the Kings County Recorder, and recorded at the applicant's own expense.

**General:**

- ☒ That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
- ☒ That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
- ☒ That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.
- ☒ That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
- ☒ That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.

- ☒ That all lots less than 5,000 square feet shall meet all standards of Section 17.10.100 and 17.12.100 Lot Area Less than 5,000 square feet.
  - ☒ That there shall be at least three different small lot floor plans with two available elevation designs for each floor plan.
  - ☒ That the primary frontage of the main structure shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.
  - ☒ That the primary frontage of the main structure shall include the primary entrance and at least one window.
  - ☒ That required covered parking spaces shall be in garages. Carports are prohibited.
  - ☒ That the width of the garage shall not be greater than 50% of the width of the structure.
  - ☒ That the main structure shall include a covered front porch at least four feet deep or an uncovered front courtyard at least five feet wide and five feet deep that is surrounded on four sides by the main structure or a wall or fence between three and four feet high.

**Dwelling Units per Lot** (Section 17.10.100 and 17.12.100)

- ☒ That for lots subject to the provisions of 17.10.100 and 17.12.100 (lots under 5,000 square feet), each lot shall have only one dwelling unit. **Second dwelling units are prohibited.**

**Building Setback Area** (Section 17.10.100 and 17.12.100)

- ☒ That no structure shall be placed within a building setback area.
- ☒ That the minimum front building setback area shall be 12 feet for livable space and 18 feet for garages.
- ☒ That the minimum rear-yard setback area shall be 10 feet for the first story and 15 feet for the upper stories.
- ☒ That the interior side yard building setback area shall be five feet.
- ☒ That the minimum corner side yard building setback area shall be ten feet.
- ☒ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

**Distance between Structures** (Section 17.10.080 and 17.12.080)

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

**Height of Structures** (Section 17.10.090 and 17.12.090)

- ☒ The maximum structure height shall be 35 feet.

**Driveways** (Section 17.10.110 and 17.12.110)

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

**Off-Street Parking** (Section 17.10.140, 17.12.140, 17.10.100 and 17.12.100)

- ☒ That single-family dwellings shall provide a minimum of one covered and one uncovered parking space.
- ☒ That required covered parking spaces shall be in garages. **Carports are prohibited.**
- ☒ That the width of the garage shall not be greater than 50% of the width of the structure.

**Usable Open Space** (Section 17.10.100 and 17.12.100)

- ☒ That lots shall provide for a usable open space are of a minimum 300 square feet that is a minimum 15 feet wide.

**Landscaping** (Section 17.10.160 and 17.12.160)

- ☒ That landscaping be provided in accordance with Section 17.52 Landscape Standards of the Hanford Municipal Code.
- ☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.
- ☒ That two street trees, a minimum 15 gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two shall be planted 12 feet (no greater or no less) from the face of the front lot line street curb.
- ☒ That one street tree, a minimum 15 gallon size, shall be planted on all lots less than 6,000 square feet. The tree shall be planted in the parkway. If there is no parkway, the tree shall be planted four feet behind the sidewalk.
- ☒ That there shall be two additional street trees, a minimum 15 gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

- ☒ That all species of trees shall be selected from a list approved by the City Parks and Recreation Commission.
- ☒ That each lot owner within Tentative Tract 927 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.

**Environmental Requirements:**

- ☒ That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA-certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.
- ☒ That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.
- ☒ That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

**Noise:**

- ☒ That construction equipment is muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday through Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.
- ☒ That noise from fixed mechanical equipment, when measured at the property line, meets the standard of the Hanford Noise Element.

**Rooftop Equipment** (Section 17.50.100)

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

**Outdoor Lighting Standards** (Section 17.50.140)

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

- ☒ That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
- ☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

**Tents, Tarps, and Other Coverings** (Section 17.50.130)

- ☒ That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:
  - ☒ Standard window and door awnings
  - ☒ Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

**Dust Control:**

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

**BUILDING DIVISION**

**TT 927 (504-0533)**

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

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

**Soils:**

1. That a preliminary soils report, prepared by a qualified soil's engineer, be provided to the Engineering and Building Departments prior to approval of Subdivision Improvement Plans.
2. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering Department and Building Division prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.
3. That the developer retain the design engineer to inspect and verify that grading within the subdivision was constructed as per the approved design, and a copy of the report be provided to the Building Division prior to building permit issuance.

**Street Names and Addresses:**

1. That street addresses for each lot, as provided by the Building Division, be included on the subdivision final map.
2. That street names, as shown on the tentative subdivision map, be included on the subdivision final maps.
3. That all single family dwellings within the subdivision have illuminated address numbers 2-¼ inches high or be within an illuminated area with 3-½ inch high address numbers installed on the front most part of the building leading to the entrance. In either case the address numbers shall be of contrasting colors with the background.
4. That all landscaping requires permits and must meet requirements at time of installation.
5. That a map must be provided to show existing streets names of surrounding subdivisions that have City maintained streets.



# Hanford Fire Department

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

**Site Plan Review: TR 927 Rev 1**

**Date: 9/10/19**

**Project #: 504-0533, Lennar Homes 13 Ave & Stage Coach Dr**

## General Instructions

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

**The following comments are applicable if checked:**

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

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

15. ☐ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
16. ☐ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility.
17. ☐ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards.
18. ☐ Existing access roads are sufficient.
19. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.

Access road with a hydrant, the minimum road width shall be 26 feet exclusive of shoulders.

Aerial fire apparatus access roads (CFC D105.1): Where the vertical distance between the grade and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. CFC D105.2: Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

20. ☒ Access road turning radius for fire apparatus is as follows (show all three on plans):
- a. 20 feet 1 inch inside turning radius (inside rear wheel)
  - b. 36 feet 3 inch curb to curb (outside front wheel)
  - c. 44 feet 6 inch outside radius (outside front bumper)
21. ☐ Additional access roads may be required per CFC 2016 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
22. ☒ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
23. ☒ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.

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

24. ☒ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.

25. ☐ Locked gates installed across fire department access roads:

- a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; or a **Knox Box, Model 3200 Series**, shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box.
- b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
- c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
- d. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.

26. ☐ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at [www.knoxbox.com](http://www.knoxbox.com) or an order form can be obtained from the fire department.

27. ☐ All address numbers shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.

Size of Address Numbers:

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

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

29. ☐ All commercial cooking appliances creating grease laden vapors shall have a K-

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

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



# City of Hanford

## Department of Public Works

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

### PROJECT: Tract 927 Lennar Homes – NE Grangeville Boulevard and 13<sup>th</sup> Avenue

#### **Maps and Plans:**

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements, culverts and landscape improvements and all other infrastructure required to complete development. All plans shall be approved by the City Engineer and all other involved agencies before the release of the building permits.
2. That prior to beginning any construction or within ten (10) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and four (4) blue line copies of the approved set of construction plans and four (4) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) blue line copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING."

#### **Easements:**

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Utilities and Engineer Department.
2. That all easements for irrigation ditches and / or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.
3. That all proposed landscape/public utility easements, located as shown on the tentative subdivision map, shall be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement shall meet or exceed the following minimum widths:
  - a.) 13<sup>th</sup> Ave– Ten feet
  - b.) Grangeville Boulevard – Ten feet
  - c.) N. Mustang Drive – Five feet
  - d.) W. Stagecoach Drive – Five feet
  - e.) All residential streets – Six feet

#### **Dedications:**

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.

|                                                   |          |
|---------------------------------------------------|----------|
| John Doyel                                        | 10/12/19 |
| UTILITIES AND ENGINEERING DIRECTOR (559) 585-2571 | DATE     |





# City of Hanford

## Department of Public Works

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2. That all proposed landscape public utility easements, located as shown on the tentative subdivision map shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map, unless modified herein.

### **Restricted Access:**

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.
2. That all access shall be restricted from lots at the property lines backing onto 13<sup>th</sup> Ave, Grangeville Boulevard, W. Stagecoach Drive, and N. Mustang Drive shall be indicated on the subdivision final map.

### **Street Improvements:**

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.
2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following:
  - a. 13<sup>th</sup> Ave and Grangeville Boulevard shall be developed as major arterial streets along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST-17 and ST-18 and as follows:
    1. Traffic index used for the design of street structural section shall be a minimum of 10.0.
    2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of 13th Avenue, from W. Stagecoach Drive to Grangeville Boulevard, concurrent with the submittal of development improvement plans. Reconstruction of 13th Avenue between W. Stagecoach Drive and Grangeville Boulevard (or another form of mitigation as approved by the City Engineer) will be required if the existing street structural section does not conform to City Standards and Specifications.
    3. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, half width street construction on the east side of 13th Avenue, including pavement reconstruction of existing roadway if applicable, plus a 16 foot wide concrete curbed and landscaped raised median with a protected southbound left turn lane at Stagecoach Drive, and a minimum 12 foot Southbound travel lane and a 4 foot paved shoulder west of the median, including pavement reconstruction of roadway if applicable, and all street signing, striping and transition paving as required.

John Doyel  
UTILITIES AND ENGINEERING DIRECTOR (559) 585-2571

10/12/19  
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# City of Hanford

## Department of Public Works

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- b. N. Mustang Drive and Stagecoach Drive shall be developed as collector streets, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-26, and as follows:
  1. Traffic index used for the design of street structural section shall be a minimum of 7.0.
  2. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, street paving, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required.
  3. A left-hand turn pocket will be required for southbound traffic to W. Stagecoach Drive.
3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.
4. That a traffic signal be installed at the intersection of 13<sup>th</sup> Ave and Devon Ave at the time of the construction of the development unless a focused traffic study is conducted and the analysis determines that the traffic signal does not to meet the required warrants with the development of the subdivision.
5. That the developer shall attempt to acquire additional street right-of-way along the "Existing Residence" frontage and make street improvements. City to reimburse for offsite right-of-way and improvement cost.
6. That development is subject to a transportation mitigation impact fee as required by City Municipal Code section 15.48 and any revisions thereof. Developer shall be entitled to a credit towards their development impact fee for permanent street improvements constructed by developer within 13<sup>th</sup> Ave, consisting of curb & gutter, street striping, signing and street paving from gutter lip to edge of the existing 13th Ave street sections. If applicable, developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing 13th Ave street section. Transitional paving improvements beyond the development limits, that are not considered to be a permanent improvements and the reconstruction of the existing 13th Ave street section, if required, will not be subject to a credit. Developer shall submit competitive bid proposals to substantiate the cost of reimbursable items for City Public Utilities and Engineer Department review and approval prior to beginning construction. All documentation materials submitted for reimbursement consideration shall be well organized and tabulated for convenient reference by Public Utilities and Engineer' staff. Improvement quantities and costs proposed for reimbursement must be clearly identified in the documentation provided, and not combined or aggregated with non-reimbursable subdivision improvement costs. Appropriate graphic exhibits referenced to the subdivision improvement plans shall also be provided as needed to facilitate the reimbursement review process.

John Doyel

UTILITIES AND ENGINEERING DIRECTOR (559) 585-2571

10/12/19

DATE



# City of Hanford

## Department of Public Works

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### **Backup Parkway Improvements:**

1. That the developer shall design and construct the following improvements along the development frontages of 13<sup>th</sup> Avenue, Grangeville Boulevard, W. Stagecoach Drive, and N. Mustang Drive for lots backing onto said streets:
  - a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Utilities and Engineer and Community Development Departments.
  - b. A 4 1/2 foot wide meandering detached sidewalk along the development frontages of 13<sup>th</sup> Avenue, Grangeville Boulevard, W. Stagecoach Drive, and N. Mustang Drive.
  - c. Landscaping and irrigation system improvements along the development frontages of 13<sup>th</sup> Avenue, Grangeville Boulevard, W. Stagecoach Drive, and N. Mustang Drive. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Utilities and Engineer, Parks & Recreation, and Community Development Departments.
2. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.
3. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.
4. That a covenant including each residential lot within the subdivision and requiring care and maintenance of local street park strip landscape improvements along the individual lot frontage(s) by the homeowners thereof shall be recorded concurrent with the final map.

### **Neighborhood Park Improvements:**

1. That the developer shall consult with City Parks & Recreation and Utilities and Engineering staff prior to the design and construction of park facility improvements. The design and construction of park facility improvements shall be concurrent with the first phase of development. Park improvements shall include, but may not be limited to: Recreational areas, decorative landscaping and irrigation system improvements, drinking fountains, park benches, decorative security lights and trash receptacles. The developer shall retain the services of a licensed landscape architect to design all park facility improvements.

John Doyel  
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10/12/19  
DATE



# City of Hanford

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2. That the development is subject to a park development mitigation impact fee as required by City Municipal Code Section 15.44 and any revisions thereof. Developer shall be entitled to a credit towards the subdivision park impact fee obligation for all park improvements constructed by the developer in accordance with the Municipal Code. Developer shall submit competitive bid cost proposals to substantiate cost for reimbursable items for City Public Utilities and Engineering department review and approval prior to beginning construction. Reimbursement for park land acquisition costs shall be determined based upon the market value of the property at the time of filing the tentative subdivision map with the city as per Section 66480 of the Subdivision Map Act.

### **Sewer Improvements:**

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for City Utilities and Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That the developer shall extend existing sewer within W. Stagecoach to 13<sup>th</sup> Ave.
3. That the developer may be entitled to a refund for sewer main over-sizing in accordance with City Municipal Code Section 13.08. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Utilities and Engineering Department for review and approval. The developer shall submit competitive bid proposals to substantiate costs for sewer main over-sizing for City Utilities and Engineering Department review and approval prior to beginning construction.
4. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.08 for sewer system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said sewer system improvements for Public Utilities and Engineering Department review and approval prior to beginning construction.

### **Storm Drainage Improvements:**

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Utilities and Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That all drainage from proposed development shall be retained in retention drainage basin located as shown on the tentative subdivision map. The basin expansion shall be constructed in conformance with City Standards.
3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

John Doyel  
UTILITIES AND ENGINEERING DIRECTOR (559) 585-2571

10/12/19  
DATE



# City of Hanford

## Department of Public Works

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

### **Water System:**

1. That the developer's engineer shall provide a Water System Master Plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That a minimum 12 inch diameter water main and appurtenances shall be extended within N. Mustang Drive, from the school site to Grangeville Boulevard, within Grangeville Boulevard, from the eastern limits of subdivision to 13<sup>th</sup> Avenue, and within 13<sup>th</sup> Ave, from W. Stagecoach Drive to Grangeville Boulevard. Improvements shall conform to the City's water master plan.
3. That the developer shall extend existing water within W. Stagecoach to 13<sup>th</sup> Ave.
4. That the developer may be entitled to a refund for water main over-sizing in accordance with City Municipal Code Section 13.04. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Utilities and Engineer Department for review and approval. The developer shall submit competitive bid proposals to substantiate costs for water main over-sizing for City Public Utilities and Engineer Department review and approval prior to beginning construction.
5. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said water system improvements for Public Utilities and Engineer Department review and approval prior to beginning construction.
6. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

### **Assessment District:**

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative block fencing, and landscaping located along the property frontages of 13<sup>th</sup> Avenue, Grangeville Boulevard, W. Stagecoach Drive, N. Mustang Drive, and W. Hampton Drive located as shown on the tentative subdivision map.
2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision interior street lighting and decorative fencing.

### **City Development Impact Fees:**

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

John Doyel  
UTILITIES AND ENGINEERING DIRECTOR (559) 585-2571

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DATE



# City of Hanford

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3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.
5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.
8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of subdivision final map.
9. That development is subject to a 12<sup>th</sup> Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

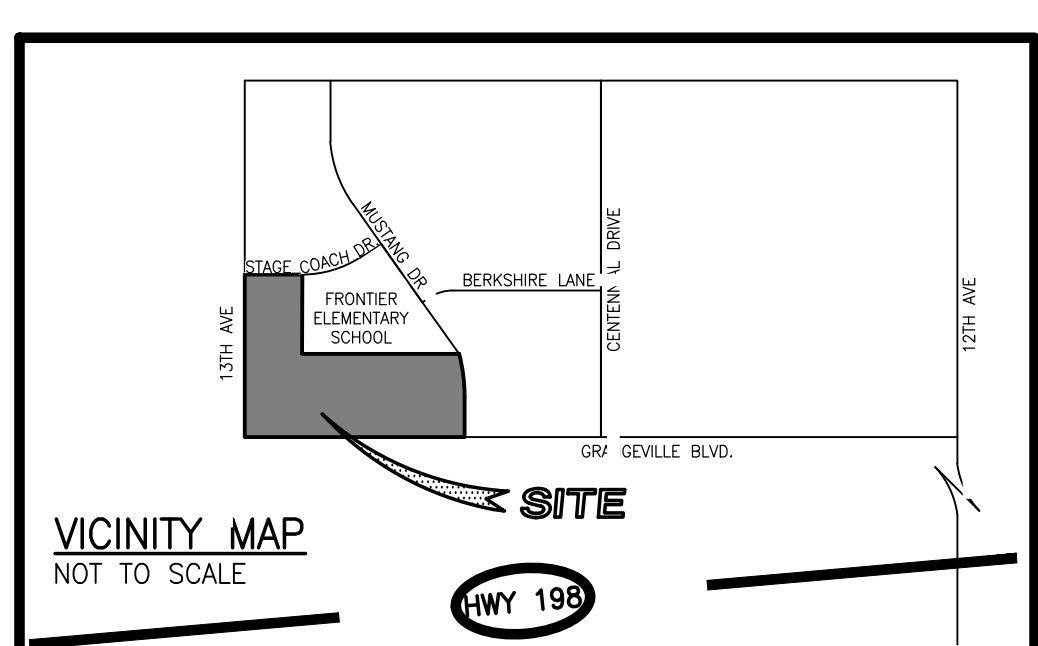
John Doyel

UTILITIES AND ENGINEERING DIRECTOR (559) 585-2571

10/12/19

DATE





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| <p><b><u>LEGAL DESCRIPTION</u></b></p> <p>THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:</p> <p>ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE STATE OF CALIFORNIA, COUNTY OF KINGS, ACCORDING TO THE APPROVED GOVERNMENT TOWNSHIP PLATS THEREOF, DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00° 08' 05" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 80.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0° 08' 05" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,078.63 FEET TO A POINT 68.00 FEET SOUTHERLY OF THE SOUTH LINE OF A PARCEL AS SHOWN ON THE LOT LINE ADJUSTMENT NO. 03-01 AND RECORDED AT DOCUMENT NO. 0307109 OF OFFICIAL RECORDS IN THE OFFICE OF THE KINGS COUNTY RECORDER; THENCE NORTH 89° 57' 00" EAST, PARALLEL WITH AND 68.00 FEET SOUTHERLY OF THE LAST SAID SOUTH LINE, A DISTANCE OF 394.00 FEET; THENCE SOUTH 0° 08' 05" WEST, PARALLEL WITH AND 394.00 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 543.54 FEET TO A POINT 17.12 FEET SOUTHERLY OF THE NORTH LINE OF PARCEL 4, AS SHOWN ON A MAP RECORDED IN BOOK 16 AT PAGE 15 OF PARCEL MAPS, IN THE OFFICE OF THE KINGS COUNTY RECORDER; THENCE NORTH 89° 56' 32" EAST, PARALLEL WITH AND 17.12 FEET SOUTHERLY OF THE LAST SAID NORTH LINE, A DISTANCE OF 1,179.99 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 4; THENCE SOUTH 0° 21' 52" WEST, ALONG LAST SAID EAST LINE, A DISTANCE OF 616.78 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 4, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89° 59' 41" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,451.52 FEET TO A POINT 120.00 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 56° 15' 54" WEST, A DISTANCE OF 144.08 FEET TO THE TRUE POINT OF BEGINNING.</p> | <p>VESTING TENTATIVE SUBDIVISION MAP</p> <p><b>COUNTY TRACT NO. 927</b></p> <p>CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |          |               |          |              |        |              |             |       |                 |       |                 |             |                                             |        |             |          |     |     |             |           |      |       |         |            |             |       |            |    |             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p><b><u>OWNER</u></b></p> <p>CAL—CLARK FARMS, INC. A CALIFORNIA CORPORATION<br/>P.O. BOX 22185<br/>CARMEL, CA 93922</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |          |               |          |              |        |              |             |       |                 |       |                 |             |                                             |        |             |          |     |     |             |           |      |       |         |            |             |       |            |    |             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p><b><u>APPLICANT</u></b></p> <p>LENNAR HOMES OF CALIFORNIA, INC.<br/>8080 N. PALM AVE., SUITE 110<br/>FRESNO, CA 93711</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |               |          |               |          |              |        |              |             |       |                 |       |                 |             |                                             |        |             |          |     |     |             |           |      |       |         |            |             |       |            |    |             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p><b><u>GENERAL INFORMATION</u></b></p> <table> <tr> <td>EXISTING ZONE</td><td>R—L—5/RM</td></tr> <tr> <td>PROPOSED ZONE</td><td>R—L—5/RM</td></tr> <tr> <td>EXISTING USE</td><td>VACANT</td></tr> <tr> <td>PROPOSED USE</td><td>RESIDENTIAL</td></tr> <tr> <td>SEWER</td><td>CITY OF HANFORD</td></tr> <tr> <td>WATER</td><td>CITY OF HANFORD</td></tr> <tr> <td>STORM DRAIN</td><td>EXISTING OFF—SITE BASIN (SILVER OAKS BASIN)</td></tr> <tr> <td>A.P.N.</td><td>009—030—146</td></tr> <tr> <td>ELECTRIC</td><td>SCO</td></tr> <tr> <td>GAS</td><td>GAS COMPANY</td></tr> <tr> <td>TELEPHONE</td><td>AT&amp;T</td></tr> <tr> <td>CABLE</td><td>COMCAST</td></tr> <tr> <td>TOTAL AREA</td><td>24.93 ACRES</td></tr> <tr> <td>R—L—5</td><td>9.07 ACRES</td></tr> <tr> <td>RM</td><td>15.86 ACRES</td></tr> </table> | EXISTING ZONE | R—L—5/RM | PROPOSED ZONE | R—L—5/RM | EXISTING USE | VACANT | PROPOSED USE | RESIDENTIAL | SEWER | CITY OF HANFORD | WATER | CITY OF HANFORD | STORM DRAIN | EXISTING OFF—SITE BASIN (SILVER OAKS BASIN) | A.P.N. | 009—030—146 | ELECTRIC | SCO | GAS | GAS COMPANY | TELEPHONE | AT&T | CABLE | COMCAST | TOTAL AREA | 24.93 ACRES | R—L—5 | 9.07 ACRES | RM | 15.86 ACRES |
| EXISTING ZONE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | R—L—5/RM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |          |               |          |              |        |              |             |       |                 |       |                 |             |                                             |        |             |          |     |     |             |           |      |       |         |            |             |       |            |    |             |
| PROPOSED ZONE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | R—L—5/RM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |          |               |          |              |        |              |             |       |                 |       |                 |             |                                             |        |             |          |     |     |             |           |      |       |         |            |             |       |            |    |             |
| EXISTING USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | VACANT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |               |          |               |          |              |        |              |             |       |                 |       |                 |             |                                             |        |             |          |     |     |             |           |      |       |         |            |             |       |            |    |             |
| PROPOSED USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | RESIDENTIAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               |          |               |          |              |        |              |             |       |                 |       |                 |             |                                             |        |             |          |     |     |             |           |      |       |         |            |             |       |            |    |             |
| SEWER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | CITY OF HANFORD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |               |          |               |          |              |        |              |             |       |                 |       |                 |             |                                             |        |             |          |     |     |             |           |      |       |         |            |             |       |            |    |             |
| WATER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | CITY OF HANFORD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |               |          |               |          |              |        |              |             |       |                 |       |                 |             |                                             |        |             |          |     |     |             |           |      |       |         |            |             |       |            |    |             |
| STORM DRAIN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | EXISTING OFF—SITE BASIN (SILVER OAKS BASIN)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               |          |               |          |              |        |              |             |       |                 |       |                 |             |                                             |        |             |          |     |     |             |           |      |       |         |            |             |       |            |    |             |
| A.P.N.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 009—030—146                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               |          |               |          |              |        |              |             |       |                 |       |                 |             |                                             |        |             |          |     |     |             |           |      |       |         |            |             |       |            |    |             |
| ELECTRIC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | SCO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |               |          |               |          |              |        |              |             |       |                 |       |                 |             |                                             |        |             |          |     |     |             |           |      |       |         |            |             |       |            |    |             |
| GAS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | GAS COMPANY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               |          |               |          |              |        |              |             |       |                 |       |                 |             |                                             |        |             |          |     |     |             |           |      |       |         |            |             |       |            |    |             |
| TELEPHONE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | AT&T                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |               |          |               |          |              |        |              |             |       |                 |       |                 |             |                                             |        |             |          |     |     |             |           |      |       |         |            |             |       |            |    |             |
| CABLE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | COMCAST                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |               |          |               |          |              |        |              |             |       |                 |       |                 |             |                                             |        |             |          |     |     |             |           |      |       |         |            |             |       |            |    |             |
| TOTAL AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 24.93 ACRES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               |          |               |          |              |        |              |             |       |                 |       |                 |             |                                             |        |             |          |     |     |             |           |      |       |         |            |             |       |            |    |             |
| R—L—5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 9.07 ACRES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               |          |               |          |              |        |              |             |       |                 |       |                 |             |                                             |        |             |          |     |     |             |           |      |       |         |            |             |       |            |    |             |
| RM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 15.86 ACRES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               |          |               |          |              |        |              |             |       |                 |       |                 |             |                                             |        |             |          |     |     |             |           |      |       |         |            |             |       |            |    |             |

**LOT INFORMATION**

|                   |                       |
|-------------------|-----------------------|
| TOTAL LOTS:       | 133 LOTS              |
| TOTAL AREA:       | 24.93 ACRES           |
| LOTS PER ACRE:    | 5.33                  |
|                   |                       |
| MINIMUM LOT SIZE: | 3,995 S.F. (LOT 61)   |
| MAXIMUM LOT SIZE: | 11,022 S.F. (LOT 128) |
| AVERAGE LOT SIZE: | 5,045± S.F.           |

**AREA**

|                             |               |
|-----------------------------|---------------|
| INTERIOR STREET DEDICATION: | 8.28 AC.      |
| EXTERIOR STREET DEDICATION: | 0.89 AC.      |
| TOTAL STREET AREA:          | 9.17 AC. NET  |
| BASIN DEDICATION:           | 3,704 SQ. FT. |

PER ZONING ORDINANCE MINIMUM LOT WIDTH  
FOR R-L-5 IS 50' (60' CORNER LOTS)

- | <u>TOPO LEGEND</u> |                        |
|--------------------|------------------------|
| C                  | CONCRETE               |
| CR                 | ASPHALT CROWN          |
| EP                 | EDGE OF PAVEMENT       |
| FL                 | FLOW LINE              |
| INV                | INVERT                 |
| OG                 | ORIGINAL GROUND        |
| SDMH               | STORM DRAIN MANHOLE    |
| SSMH               | SANITARY SEWER MANHOLE |
| TC                 | TOP OF CURB            |

[illegible]

**LENNAR HOMES OF CALIFORNIA, INC.**  
**8080 N. PALM AVE., SUITE 110**  
**FRESNO, CA 93711**



**TR 927**  
**VESTING TENTATIVE**  
**SUBDIVISION MAP**  
FOR:  
**LENNAR HOMES OF CALIFORNIA, INC.**

**CIVIL ENGINEERS**

**ZUMWALT  
HANSEN & CO.**

**LAND SURVEYORS**

609 N. Irwin St.  
Hanford, CA 93230  
Office: (559) 582-1056  
Fax: (559) 584-4143

|             |           |
|-------------|-----------|
| DRAWN BY:   | MBO       |
| CHECKED BY: | AD        |
| INDEXED BY: |           |
| DATE:       | 8/30/2019 |
| JOB NO.:    | 0747226   |
| SHEET:      | 1<br>OF 1 |



April 18, 2023

RE: City of Hanford  
Amendment to Tract 927 Exterior Elevations

To Whom It May Concern:

Lennar would like to formally submit a request to modify the elevations for our Clementine product at tract 927. The market has made a major shift since April of 2022 and is now challenged by inflation of construction materials, plummeting sales prices and skyrocketing interest rates. In most if not all markets we build in affordability is a major concern and costs have not followed the downward trajectory of sales prices. The adjustments proposed at Clementine are intended to help with both affordability on the buyer side as well as financial feasibility for Lennar. We are proposing the changes outlined below by plan and elevation.

7511: No plan changes made.

7512 A- Remove scabbed on roof above bedroom 3. Remove one carriage light above garage. Change garage door to 4 panel door. Replace vertical siding with horizontal siding.

7512 B- Remove scabbed on roof above bedroom 3. Remove one carriage light above garage. Change garage door to 4 panel door. Change garage surround from shingle cladding to stucco.

7512 C- Remove scabbed on roof above bedroom 3. Remove one carriage light above garage. Change garage surround from stone/brick to stucco. Change garage door to 4 panel door.

7514 A- Change garage door to 4 panel door. Replace vertical siding with horizontal siding.

7514 B- Change garage door to 4 panel door. Change garage surround from shingle cladding to stucco. Replace metal shed roof with comp material.

7514 C- Change garage surround from stone/brick to stucco. Change garage door to 4 panel door. Replace metal shed roof with comp material.

7515 A- Replace scabbed on roof above garage with decorative stucco band. Replace vertical siding with horizontal siding. Change garage door to 4 panel door. Add carriage lights to either side of the garage. Change entry post from stucco to stone.

7515 B- Replace scabbed on roof above garage with decorative stucco band. Change garage door to 4 panel door. Change shingle cladding on garage portion of the house to stucco. Add carriage lights to either side of the garage. Change entry post from stucco to stone.

7515 C- Replace scabbed on roof above garage with decorative stucco band. Change garage door to 4 panel door. Add carriage lights to either side of the garage. Change garage door to 4 panel door with windows. Change entry post from stucco to stone.

Should there be any questions please contact me at (559) 259-6277 or [amie.nisbett@lennar.com](mailto:amie.nisbett@lennar.com)

Sincerely,

*Amie Nisbett*

Amie Nisbett  
Product Development Manager  
Lennar Homes of California



**BUILDER: LENNAR**  
**TRACT: 927**  
**PLAN NUMBER: 7512**

**ELEVATION A**



**ELEVATION B**



**ELEVATION C**



**LENNAR**



**BUILDER: LENNAR**  
**TRACT: 927**  
**PLAN NUMBER: 7514**

**ELEVATION A**



**ELEVATION B**



**ELEVATION C**



**LENNAR**

**BUILDER: LENNAR**  
**TRACT: 927**  
**PLAN NUMBER: 7515**

**ELEVATION A**



**ELEVATION B**



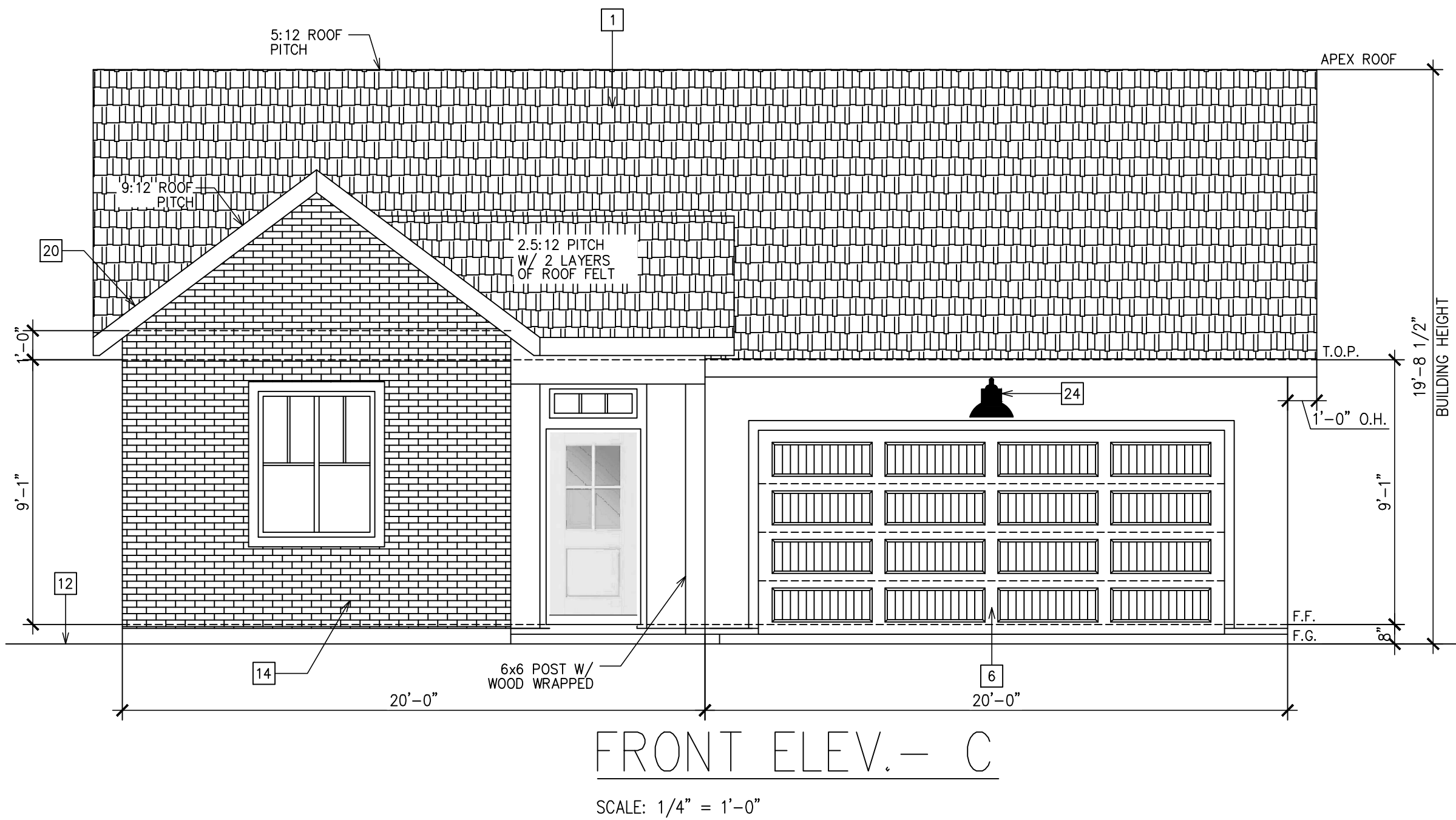
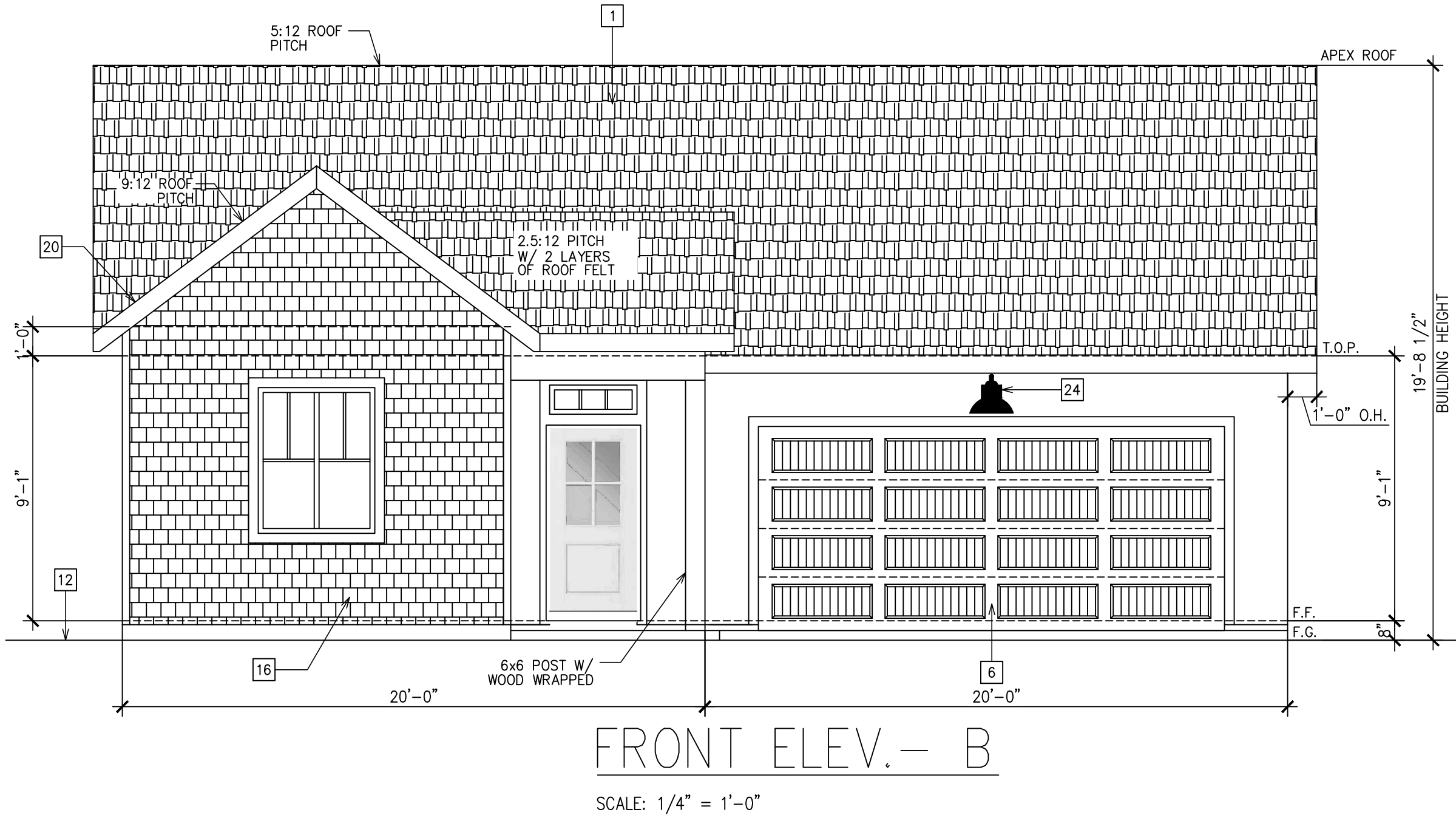
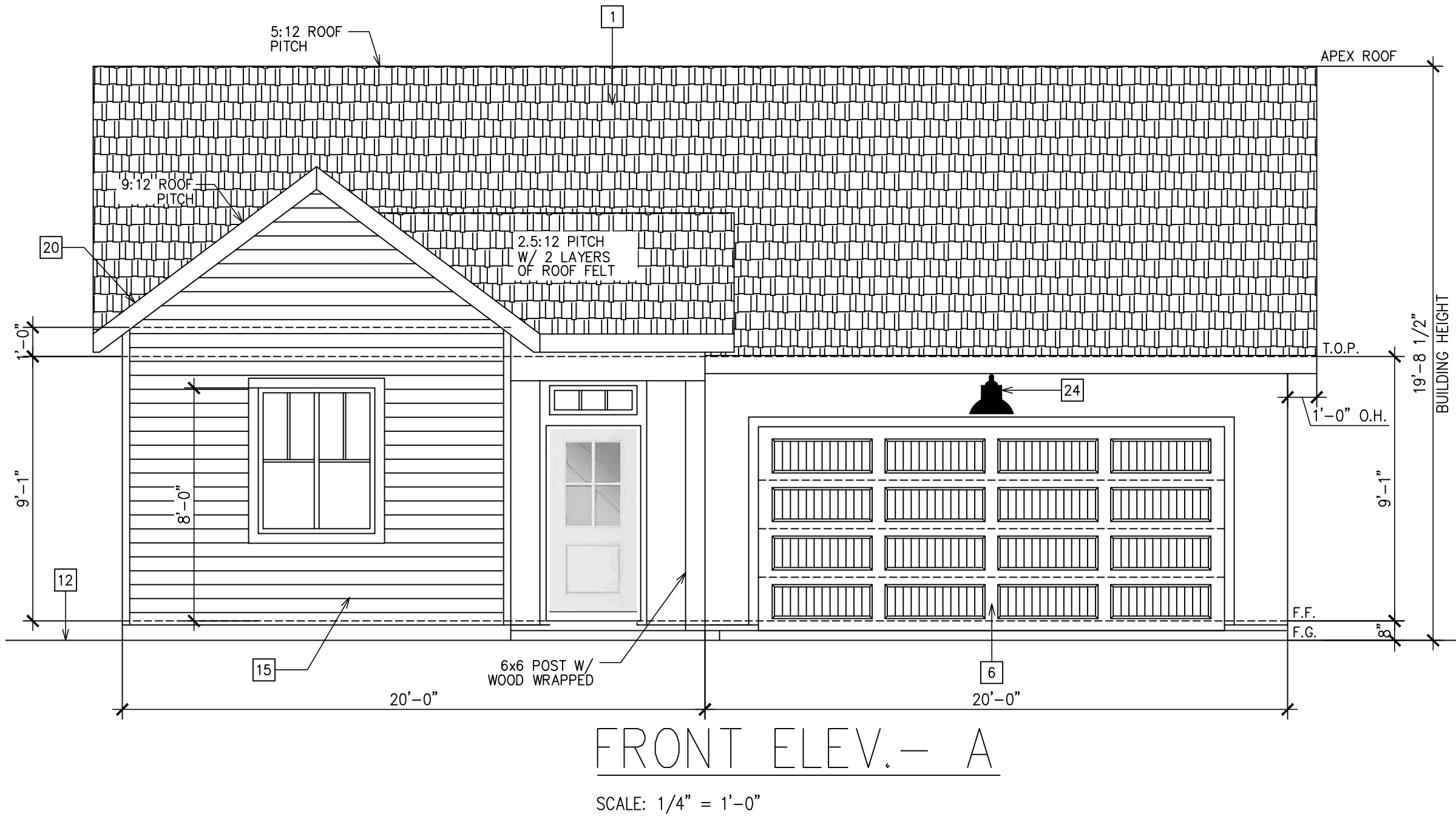
**ELEVATION C**



**LENNAR**



| ELEVATION KEYNOTES                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                | CLASS 'A' COMPOSITION ROOFING O/ 15# UNDERLAYMENT O/ ROOF SHEATHING.<br>NOTE: UNDERLAYMENT SHALL BE TWO LAYERS FOR SLOPE 2:12 TO 4:12 FOR ASPHALT ROOFING.                                                                                                                                                                                                                                                                                                                                                                                          |
| 2                                                                                                                                                                                                                                                                                                                                                | MAIN DOOR- 3' WIDE MIN. SOLID CORE DOOR OR TEMP. W/ REEP HOLE OR VISION PANEL                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 3                                                                                                                                                                                                                                                                                                                                                | EXTERIOR DOOR- SOLID CORE DOOR W/ THRESHOLD AND WEATHER STRIPPING.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 4                                                                                                                                                                                                                                                                                                                                                | SLIDING DOOR- TEMP. GLASS DUAL GLAZED SLIDING DOOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 5                                                                                                                                                                                                                                                                                                                                                | WINDOWS- ALL WINDOWS TO BE DUAL GLAZED VINYL W/ MUNTIN AS SHOWN (FRONT ELEV. ONLY)                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 6                                                                                                                                                                                                                                                                                                                                                | SECTIONAL GARAGE DOOR W/ AUTO. DOOR OPENER AND DECORATIVE HARDWARE. SEE FLOOR PLAN FOR SIZES                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 7                                                                                                                                                                                                                                                                                                                                                | ILLUMINATED ADDRESS LOCATION. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/4 INCH W/ 6 FEET MIN. MOUNTING HT.                                                                                                                                                                                                                                                                                                                                                                                               |
| 8                                                                                                                                                                                                                                                                                                                                                | PROVIDE G.I. SHEET METAL FLASHING AS REQUIRED. (SEE STANDARD FLASHING DETAILS ON SHEET FD-3).                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 9                                                                                                                                                                                                                                                                                                                                                | CABLE END VENTS- PROVIDE MIN. 1/8" MESH SCREEN. SEE ROOF VENT CALCULATION.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 10                                                                                                                                                                                                                                                                                                                                               | TYPICAL WEEP SCREED SEE DETAIL 1/A-4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 11                                                                                                                                                                                                                                                                                                                                               | FINISH FLOOR LINE- MIN. 8" FROM FINISH GRADE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 12                                                                                                                                                                                                                                                                                                                                               | FINISHED GRADE- MIN. 8" TO FINISH FLOOR WITH MIN. 6" SLOPE AWAY FOR 10' FROM THE BUILDING PAD.                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 13                                                                                                                                                                                                                                                                                                                                               | WESTERN 1-COAT EXTERIOR STUCCO SYSTEM (UES-ER 382) O/ "ACH FOAM CONTROL EPS BOARD" (ESR-1006) OR "STAR R FOAM EPS" (ESR-1566) MAY BE USED IN ATTIC SPACES WITHOUT COVERING WHEN INSTALLED PER THE REQUIREMENTS OF THE ESR REPORTS. (1" FOAM IS REQUIRED TO BE R-4 MIN.)<br><br>ALL OTHER FOAM INSULATION BOARDS EXPOSED TO THE ATTIC SHALL BE PROTECTED W/ 1/2" SHEETROCK OR 1/4" PLYWOOD OR OTHER CODE APPROVED MATERIAL.<br>(NOTE: 2-LAYERS OF TYPE 'D' BUILDING PAPER UNDERLAYMENT IS REQUIRED TO USE WHERE LATH IS APPLIED OVER WOOD SHEATHING) |
| 14                                                                                                                                                                                                                                                                                                                                               | CULTURED STONE/BRICK MASONRY BY BORAL STONE PRODUCTS (ESR-1364) OR ANY APPROVED EQUAL. INSTALL PER REQUIREMENTS AS INDICATED IN ICC-ESR REPORT                                                                                                                                                                                                                                                                                                                                                                                                      |
| 15                                                                                                                                                                                                                                                                                                                                               | HARDIE PANEL LAP SIDING PER ELEV. BY JAMES HARDIE BUILDING PRODUCTS INC. OR EQUAL (ESR-1844) OVER 60# BUILDING PAPER. INSTALL PER INSTALLATION AS INDICATED IN THE ICC-ESR REPORT                                                                                                                                                                                                                                                                                                                                                                   |
| 16                                                                                                                                                                                                                                                                                                                                               | HARDIE SHINGLE SIDING PER ELEV. BY JAMES HARDIE BUILDING PRODUCTS INC. OR EQUAL (ESR-2290) OVER 60# BUILDING PAPER. INSTALL PER INSTALLATION AS INDICATED IN THE ICC-ESR REPORT                                                                                                                                                                                                                                                                                                                                                                     |
| 17                                                                                                                                                                                                                                                                                                                                               | DECORATIVE GABLE VENT ONLY PER ELEVATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 18                                                                                                                                                                                                                                                                                                                                               | TRIM OR BAND PER ELEVATION- 2x WOOD TRIM FOR WOOD SIDING WALL & STUCCO FOAM TRIM FOR STUCCO WALL AND MASONRY VENEER WALL, U.N.O.                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 19                                                                                                                                                                                                                                                                                                                                               | DECORATIVE BERMUDA SHUTTER PER ELEVATION. INSTALL PER MANUFACTURER INSTALLATION INSTRUCTIONS.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 20                                                                                                                                                                                                                                                                                                                                               | MIN. 2x6 HEMLOCK CONT. FASCIA BOARD TYP. AT GABLE END AND EAVES W/ DRIP EDGE FLASHING.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 21                                                                                                                                                                                                                                                                                                                                               | DECORATIVE METAL GUTTER PER ELEVATION WITH DOWNSPOUT-NOT SHOWN (OPTIONAL)                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 22                                                                                                                                                                                                                                                                                                                                               | PROVIDE RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE, SUCH AS GABLE END WALLS (TYP.)                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 23                                                                                                                                                                                                                                                                                                                                               | MIN. 6x6 POST WITH STUCCO FINISH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 24                                                                                                                                                                                                                                                                                                                                               | APPROVED WEATHER PROOF EXTERIOR WALL LIGHT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 25                                                                                                                                                                                                                                                                                                                                               | SHED ROOF O/ ROOF SHEATHING W/ 2x4 DF #2 RAFTERS AT 24" O.C. O/ BUILT UP 4x BRACKET W/ 4x6 DF #2 HEADER PER DETAIL 11/SD3 ON STRUCTURAL PLAN. USE COMPOSITION ROOFING FOR ELEV.- A. METAL ROOFING FOR ELEV.- B & C.                                                                                                                                                                                                                                                                                                                                 |
| NOTE FOR RADIANT BARRIER:<br>USE LP TECHSHIELD RADIANT BARRIER BY LP BUILDING PRODUCTS (LICENSE NO. T-1370) AT ROOF SHEATHING AND SUPER R RADIANT BARRIER BY INNOVATIVE INSULATION INC. (LICENSE NO. T-1408) AT WALLS OR ANY APPROVED EQUAL.<br>NOTE:<br>RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE, SUCH AS GABLE END WALLS. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |



The information, arrangements and ideas represented within these drawings are and shall remain the property of LENNAR Homes. No part shall be copied, disclosed to others, or used in connection with any project without the written consent of LENNAR.

| REV. | DATE | DESCRIPTION OF WORK |
|------|------|---------------------|
| A    |      |                     |
| B    |      |                     |
| C    |      |                     |
| D    |      |                     |
| E    |      |                     |

TYPICAL ALL CITIES  
PLAN 7512 (OLIVE)

PROJECT  
CLEMENTINE SERIES

DATE  
MARCH 14, 2022

LENNAR®

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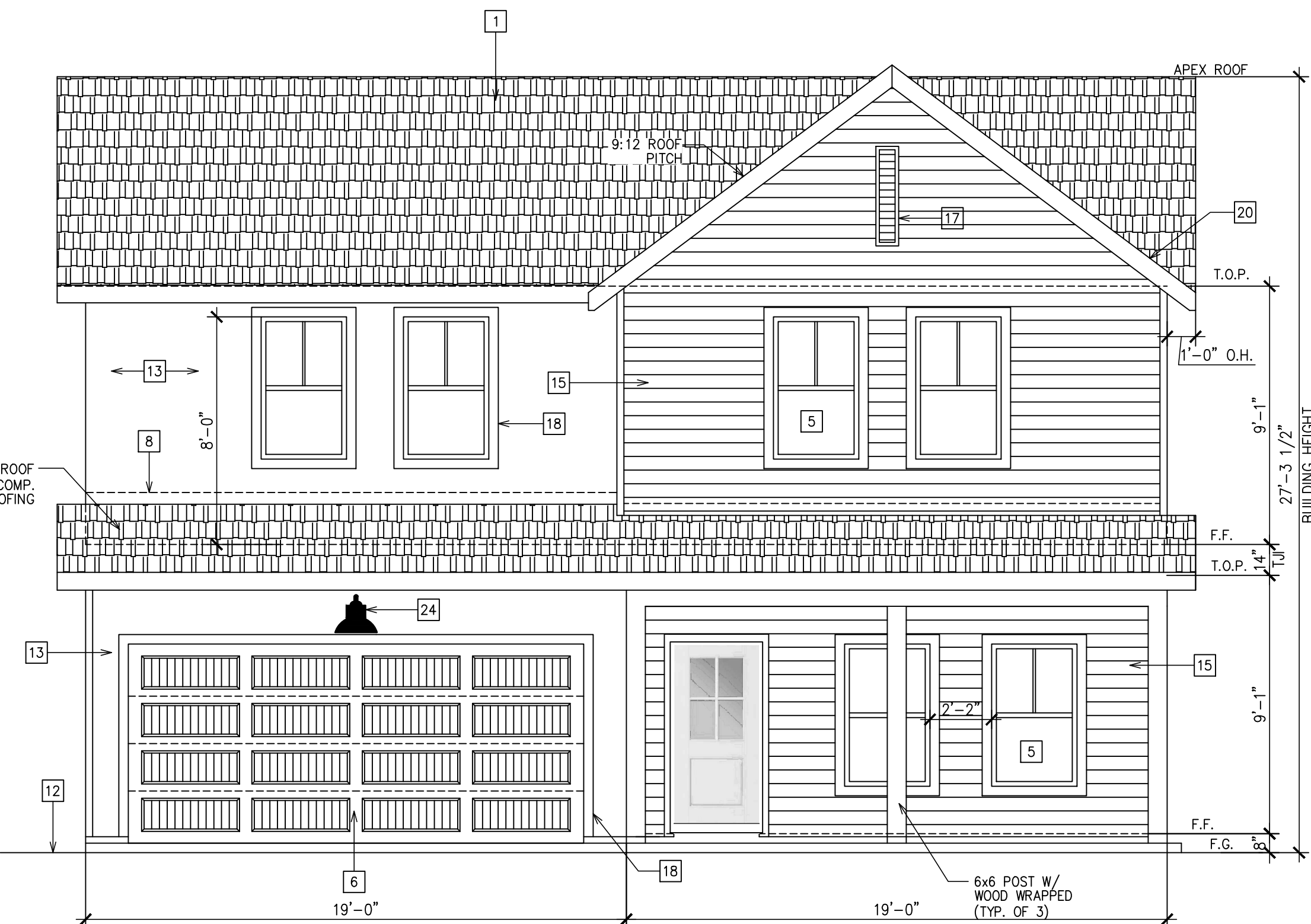
SHEET NO.

A-2

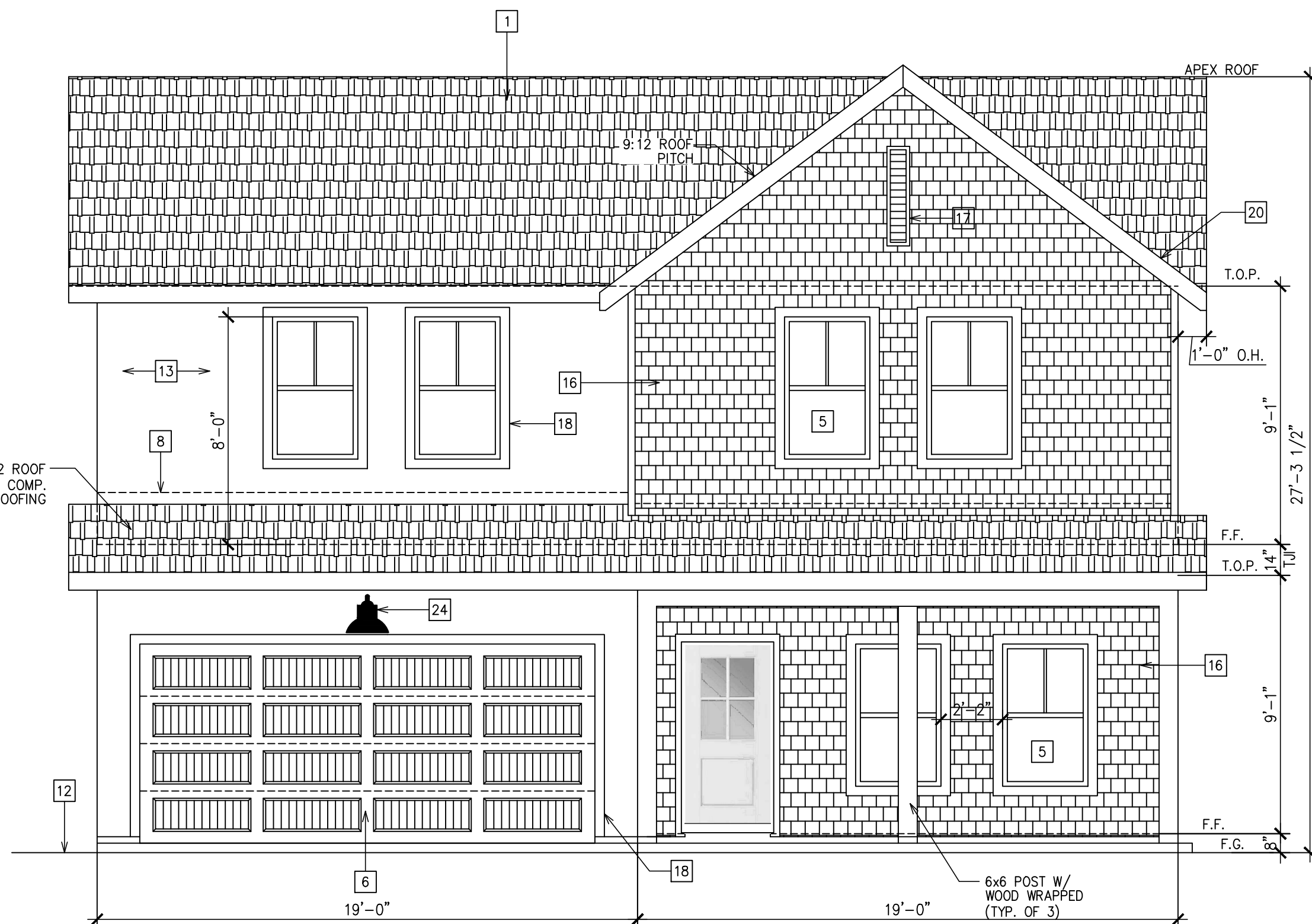
OF SHEETS

Page 95 of 169





FRONT ELEV.- A  
SCALE: 1/4" = 1'-0"



FRONT ELEV.- B  
SCALE: 1/4" = 1'-0"



FRONT ELEV.- C  
SCALE: 1/4" = 1'-0"

| ELEVATION KEYNOTES                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                    | CLASS "A" COMPOSITION ROOFING O/ 15# UNDERLAYMENT O/ ROOF SHEATHING.<br>NOTE: UNDERLAYMENT SHALL BE TWO LAYERS FOR SLOPE 2:12 TO 4:12 FOR ASPHALT ROOFING.                                                                                                              |
| 2                                                                                                                                                                                                                                                                    | MAIN DOOR- 3' WIDE MIN. SOLID CORE DOOR OR TEMP. W/ PEEP HOLE OR VISION PANEL.                                                                                                                                                                                          |
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| 5                                                                                                                                                                                                                                                                    | WINDOWS- ALL WINDOWS TO BE DUAL GLAZED VINYL W/ MUNTIN AS SHOWN (FRONT ELEV. ONLY)                                                                                                                                                                                      |
| 6                                                                                                                                                                                                                                                                    | SECTIONAL GARAGE DOOR W/ AUTO. DOOR OPENER AND DECORATIVE HARDWARE. SEE FLOOR PLAN FOR SIZES                                                                                                                                                                            |
| 7                                                                                                                                                                                                                                                                    | ILLUMINATED ADDRESS LOCATION. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH W/ 6 FEET MIN. MOUNTING HT.                                                                                                                   |
| 8                                                                                                                                                                                                                                                                    | PROVIDE G1. SHEET METAL FLASHING AS REQUIRED. (SEE STANDARD FLASHING DETAILS ON SHEET FD-3)                                                                                                                                                                             |
| 9                                                                                                                                                                                                                                                                    | GABLE END VENTS- PROVIDE MIN. 1/8" MESH SCREEN. SEE ROOF VENT CALCULATION.                                                                                                                                                                                              |
| 10                                                                                                                                                                                                                                                                   | TYPICAL WEEP SCREED SEE DETAIL 1/A-5.                                                                                                                                                                                                                                   |
| 11                                                                                                                                                                                                                                                                   | FINISH FLOOR LINE- MIN. 8" FROM FINISH GRADE                                                                                                                                                                                                                            |
| 12                                                                                                                                                                                                                                                                   | FINISHED GRADE- MIN. 8" TO FINISH FLOOR WITH MIN. 6" SLOPE AWAY FOR 10' FROM THE BUILDING PAD                                                                                                                                                                           |
| 13                                                                                                                                                                                                                                                                   | WESTERN 1-COAT EXTERIOR STUCCO SYSTEM (UES-ER 382) O/ "ACH FOAM CONTROL EPS BOARD" (ESR-1006) OR "STAR R FOAM EPS" (ESR-1566) MAY BE USED IN ATTIC SPACES WITHOUT COVERING WHEN INSTALLED PER THE REQUIREMENTS OF THE ESR REPORTS. (1" FOAM IS REQUIRED TO BE R-4 MIN.) |
| ALL OTHER FOAM INSULATION BOARDS EXPOSED TO THE ATTIC SHALL BE PROTECTED W/ 1/2" SHEETROCK OR 1/4" PLYWOOD OR OTHER CODE APPROVED MATERIAL.<br>(NOTE: 2-LAYERS OF TYPE "D" BUILDING PAPER UNDERLAYMENT IS REQUIRED TO USE WHERE LATH IS APPLIED OVER WOOD SHEATHING) |                                                                                                                                                                                                                                                                         |
| 14                                                                                                                                                                                                                                                                   | CULTURED STONE/BRICK MASONRY BY BORAL STONE PRODUCTS (ESR 1364) OR ANY APPROVED EQUAL. INSTALL PER REQUIREMENTS AS INDICATED IN ICC-ESR REPORT                                                                                                                          |
| 15                                                                                                                                                                                                                                                                   | HARDIE PANEL LAP SIDING PER ELEV. BY JAMES HARDIE BUILDING PRODUCTS INC. OR EQUAL (ESR-1844) OVER 60# BUILDING PAPER. INSTALL PER INSTALLATION AS INDICATED IN THE ICC-ESR REPORT                                                                                       |
| 16                                                                                                                                                                                                                                                                   | HARDIE SHINGLE SIDING PER ELEV. BY JAMES HARDIE BUILDING PRODUCTS INC. OR EQUAL (ESR-2290) OVER 60# BUILDING PAPER. INSTALL PER INSTALLATION AS INDICATED IN THE ICC-ESR REPORT                                                                                         |
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| 19                                                                                                                                                                                                                                                                   | DECORATIVE BERMUDA SHUTTER PER ELEVATION. INSTALL PER MANUFACTURER INSTALLATION INSTRUCTIONS.                                                                                                                                                                           |
| 20                                                                                                                                                                                                                                                                   | MIN. 2x6 HEMLOCK CONT. FASCIA BOARD TYP. AT GABLE END AND EAVES W/ DRIP EDGE FLASHING.                                                                                                                                                                                  |
| 21                                                                                                                                                                                                                                                                   | DECORATIVE METAL GUTTER PER ELEVATION WITH DOWNSPOUT-NOT SHOWN (OPTIONAL)                                                                                                                                                                                               |
| 22                                                                                                                                                                                                                                                                   | PROVIDE RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE, SUCH AS GABLE END WALLS (TYP.)                                                                                                                                                                   |
| 23                                                                                                                                                                                                                                                                   | MIN. 6x6 POST WITH STUCCO FINISH                                                                                                                                                                                                                                        |
| 24                                                                                                                                                                                                                                                                   | APPROVED WEATHER PROOF EXTERIOR WALL LIGHT                                                                                                                                                                                                                              |

NOTE FOR RADIANT BARRIER:  
USE LP TECHSHIELD RADIANT BARRIER BY LP BUILDING PRODUCTS (LICENSE NO. T-1370) AT ROOF SHEATHING AND SUPER R RADIANT BARRIER BY INNOVATIVE INSULATION INC. (LICENSE NO. T-1408) AT WALLS OR ANY APPROVED EQUAL  
NOTE:  
RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE, SUCH AS GABLE END WALLS.

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TYPICAL ALL CITIES  
PLAN 7514 (DEWBERRY)

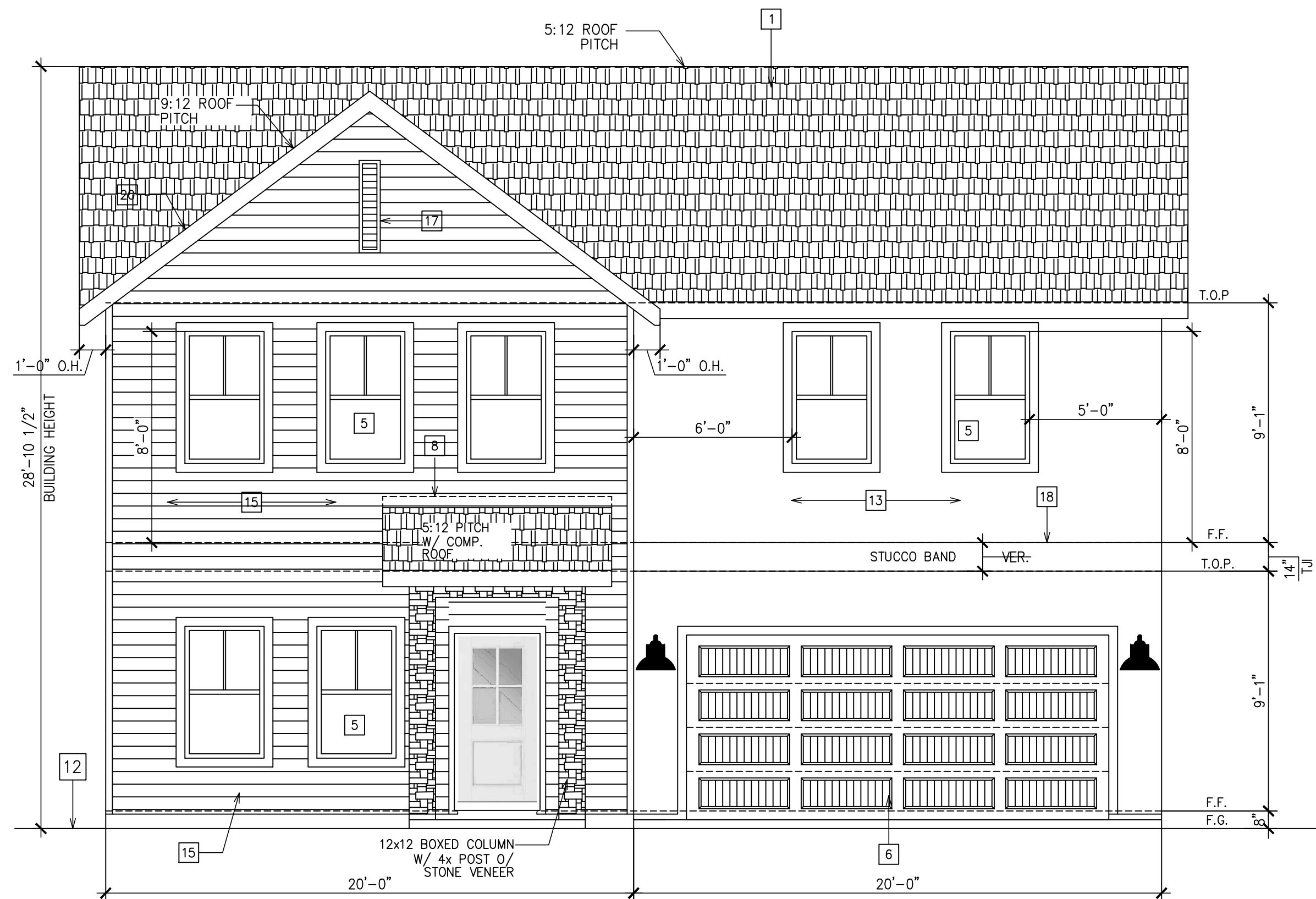
PROJECT  
CLEMENTINE SERIES

DATE  
MARCH 14, 2022

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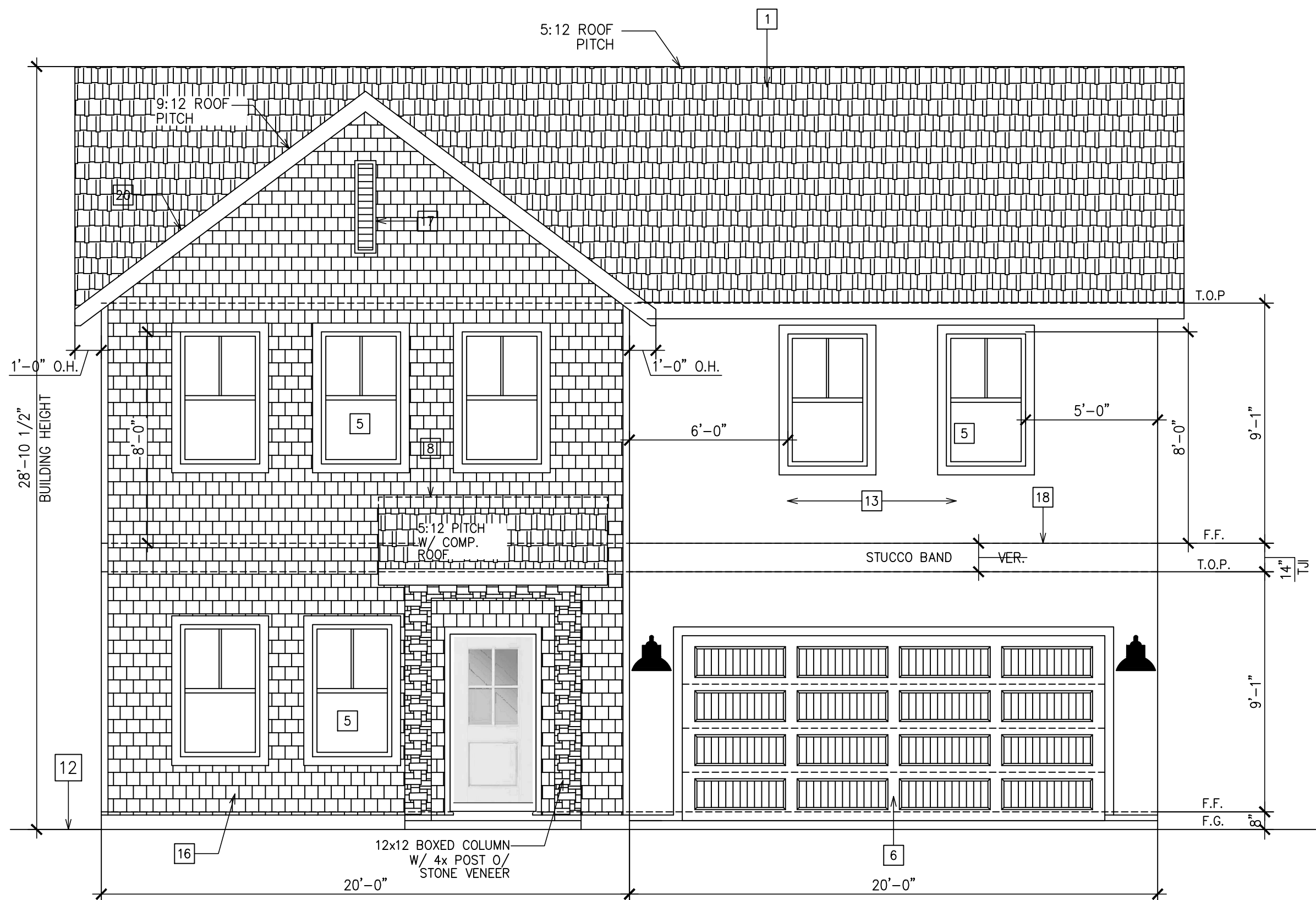
SHEET NO.  
A-3  
OF SHEETS





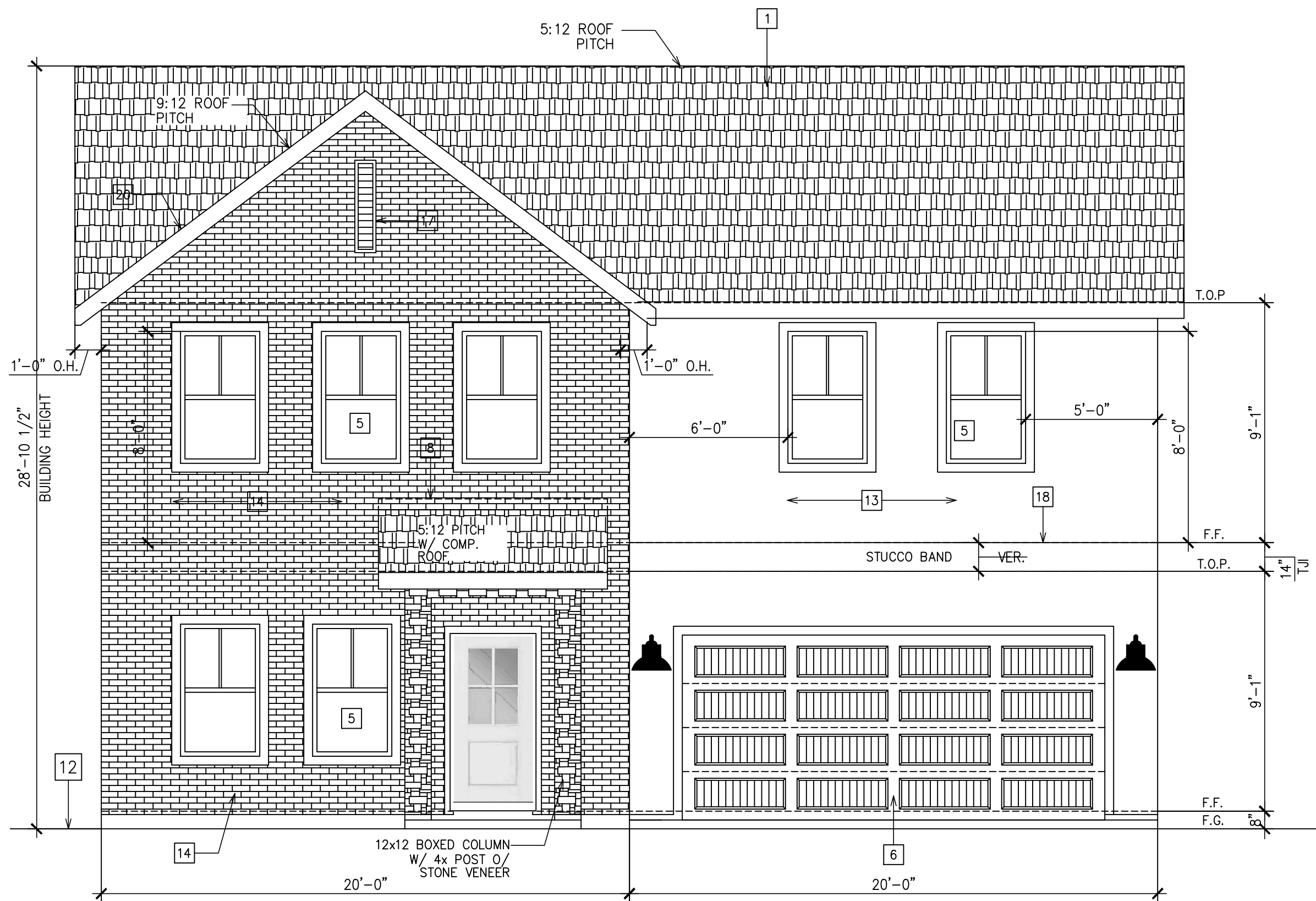
FRONT ELEV. A

SCALE: 1/4" = 1'-0"



FRONT ELEV. B

SCALE: 1/4" = 1'-0"



FRONT ELEV. C

SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES

- CLASS 'A' COMPOSITION ROOFING O/ 15# UNDERLAYMENT O/ ROOF SHEATHING. NOTE: UNDERLAYMENT SHALL BE TWO LAYERS. FOR SLOPE 2:12 TO 4:12 FOR ASPHALT ROOFING.
- MAIN DOOR- 3' WIDE MIN. SOLID CORE DOOR OR TEMP. W/ PEEP HOLE OR VISION PANEL.
- EXTERIOR DOOR- SOLID CORE DOOR W/ THRESHOLD AND WEATHER STRIPPING.
- SLIDING DOOR- TEMP. GLASS DUAL GLAZED SLIDING DOOR.
- WINDOWS- ALL WINDOWS TO BE DUAL GLAZED VINYL W/ MUNTIN AS SHOWN (FRONT ELEV. ONLY).
- SECTIONAL GARAGE DOOR W/ AUTO. DOOR OPENER AND DECORATIVE HARDWARE. SEE FLOOR PLAN FOR SIZES.
- ILLUMINATED ADDRESS LOCATION. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/4 INCH W/ 6 FEET MIN. MOUNTING HT.
- PROVIDE G.I. SHEET METAL FLASHING AS REQUIRED. (SEE STANDARD FLASHING DETAILS ON SHEET FD-3).
- GABLE END VENTS- PROVIDE MIN. 1/8" MESH SCREEN. SEE ROOF VENT CALCULATION.
- TYPICAL WEEP SCREED SEE DETAIL 1/A-5.
- FINISH FLOOR LINE- MIN. 8" FROM FINISH GRADE.
- FINISHED GRADE- MIN. 8" TO FINISH FLOOR WITH MIN. 6" SLOPE AWAY FOR 10' FROM THE BUILDING PAD.
- WESTERN 1-COAT EXTERIOR STUCCO SYSTEM (UES-ER 382) O/ "ACH FOAM CONTROL EPS BOARD" (ESR-1006) OR "STAR R FOAM EPS" (ESR-1566) MAY BE USED IN ATTIC SPACES WITHOUT COVERING WHEN INSTALLED PER THE REQUIREMENTS OF THE ESR REPORTS. (1" FOAM IS REQUIRED TO BE R-4 MIN.)
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- CULTURED STONE/BRICK MASONRY BY BORAL STONE PRODUCTS (ESR 1364) OR ANY APPROVED EQUAL. INSTALL PER REQUIREMENTS AS INDICATED IN ICC-ESR REPORT.
- HARDIE PANEL LAP SIDING PER ELEV. BY JAMES HARDIE BUILDING PRODUCTS INC. OR EQUAL (ESR-1844) OVER 60# BUILDING PAPER. INSTALL PER INSTALLATION AS INDICATED IN THE ICC-ESR REPORT.
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- DECORATIVE GABLE VENT ONLY PER ELEVATION.
- TRIM OR BAND PER ELEVATION- 2x WOOD TRIM FOR WOOD SIDING WALL & STUCCO FOAM TRIM FOR STUCCO WALL AND MASONRY VENEER WALL, U.N.O.
- DECORATIVE BERMUDA SHUTTER PER ELEVATION. INSTALL PER MANUFACTURER INSTALLATION INSTRUCTIONS.
- MIN. 2x6 HEMLOCK CONT. FASCIA BOARD TYP. AT GABLE END AND EAVES W/ DRIP EDGE FLASHING.
- DECORATIVE METAL GUTTER PER ELEVATION WITH DOWNSPOUT-NOT SHOWN (OPTIONAL).
- PROVIDE RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE, SUCH AS GABLE END WALLS (TYP.)
- MIN. 6x6 POST WITH STUCCO FINISH
- APPROVED WEATHER PROOF EXTERIOR WALL LIGHT

NOTE FOR RADIANT BARRIER:  
USE LP TECHSHIELD RADIANT BARRIER BY LP BUILDING PRODUCTS (LICENSE NO. T-1370) AT ROOF SHEATHING AND SUPER R RADIANT BARRIER BY INNOVATIVE INSULATION INC. (LICENSE NO. T-1408) AT WALLS OR ANY APPROVED EQUAL.  
NOTE:  
RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE, SUCH AS GABLE END WALLS.

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DESCRIPTION OF WORK

REV. DATE

TYPICAL - ALL CITIES  
PLAN 7515 (PERSIMMON)

PROJECT

DATE

MARCH 14, 2022

CLEMENTINE SERIES

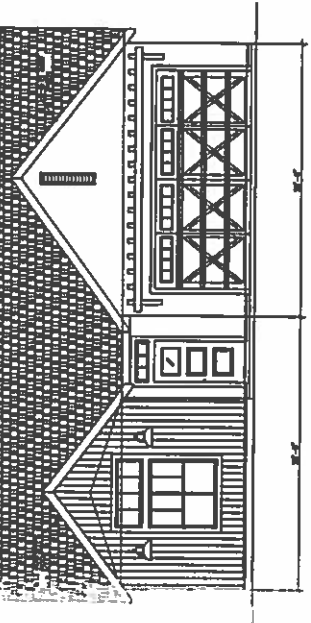
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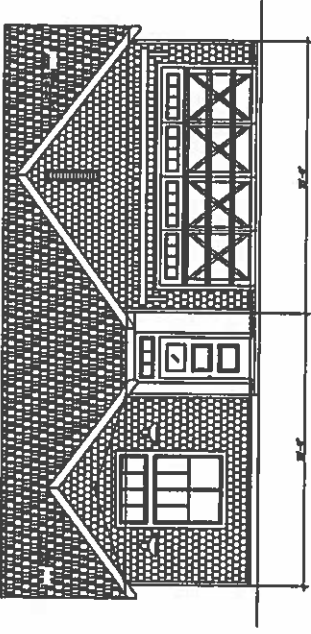
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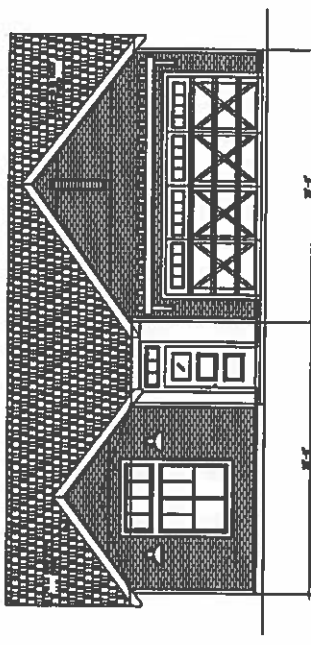
OF SHEETS



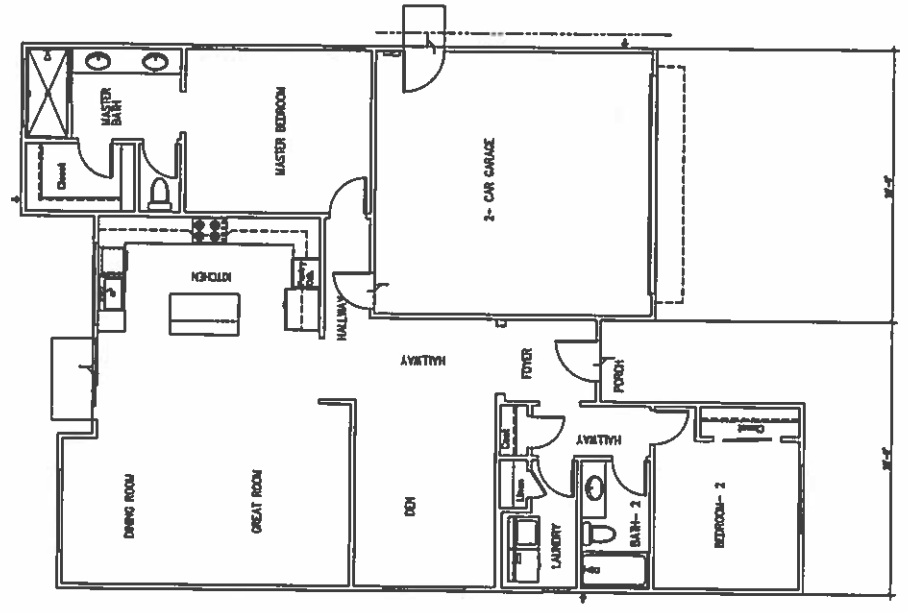
FRONT ELEV.- A



FRONT ELEV.- B



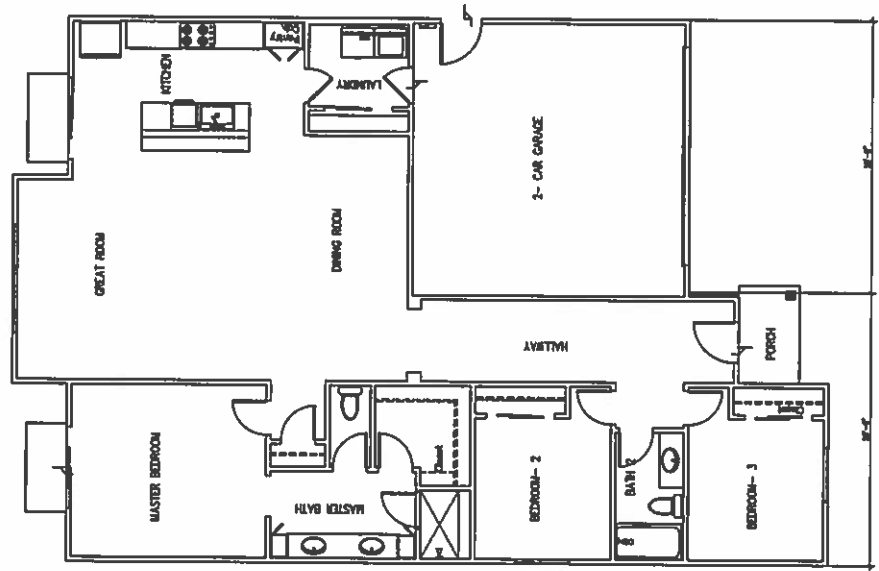
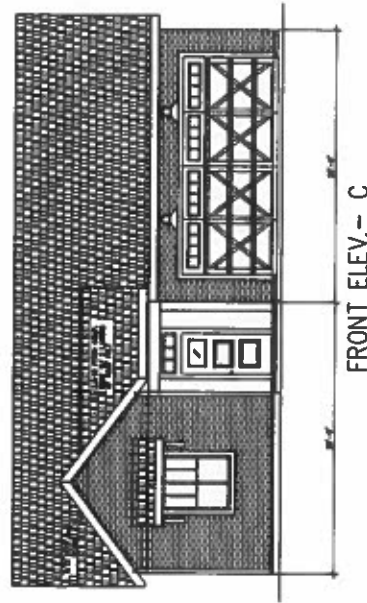
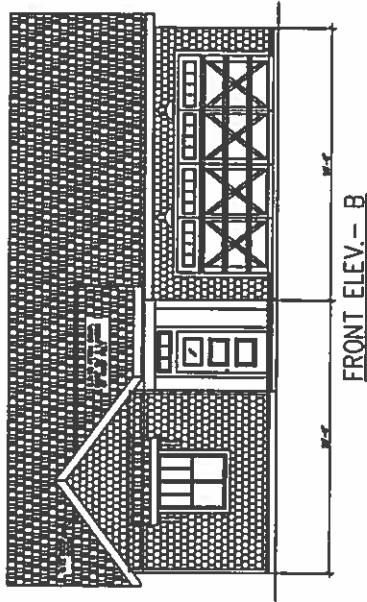
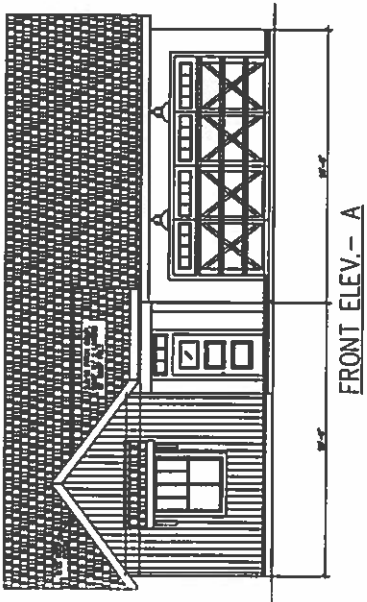
FRONT ELEV.- C



PLAN 7511

REVISED TO ACCOMMODATE THE FOLLOWING:  
GARAGE SIZE SHALL BE 504' OR LESS THE WIDTH OF THE FRONT FACADES

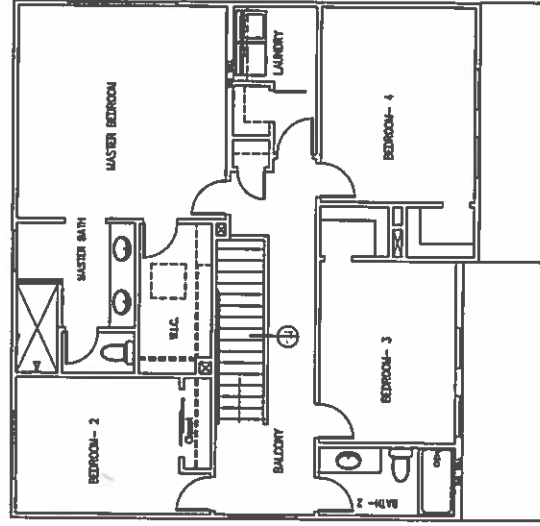
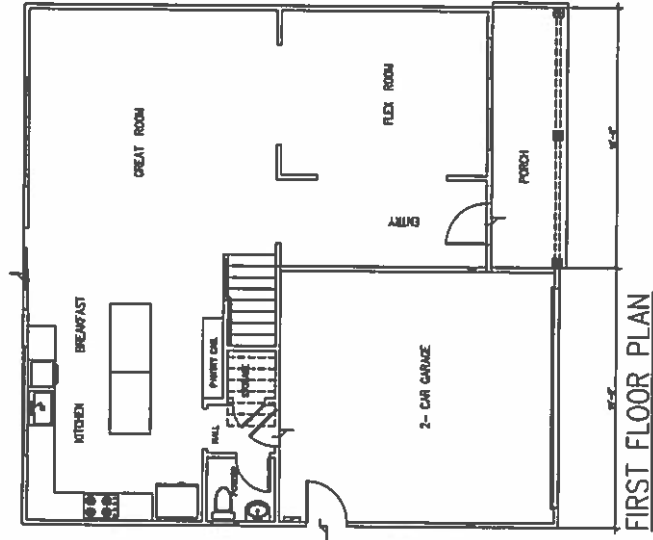
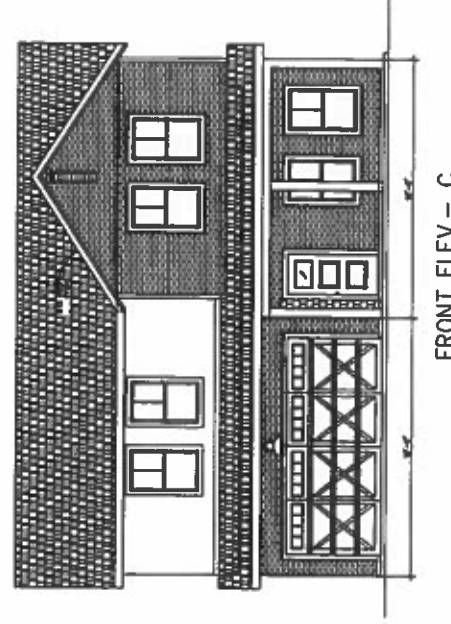
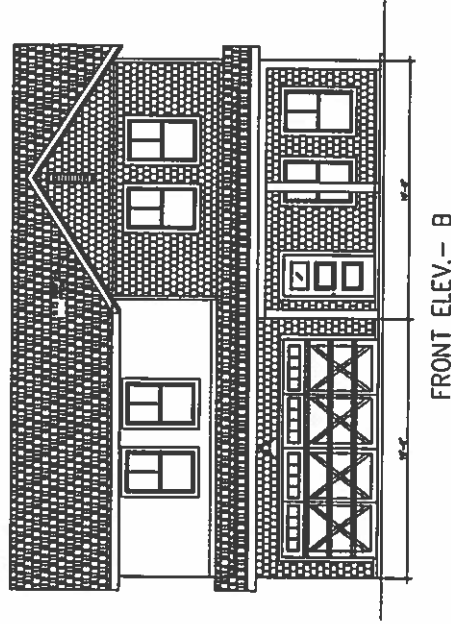
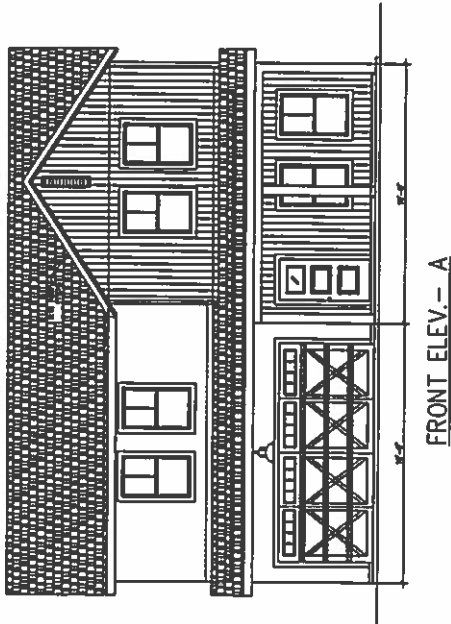
LENNAR<sup>SM</sup>



# PLAN 7512

REVISED TO ACCOMMODATE THE FOLLOWING:  
GARAGE SIZE SHALL BE 500' OR LESS THE WIDTH OF THE FRONT FACADES

LENNAR<sup>SM</sup>

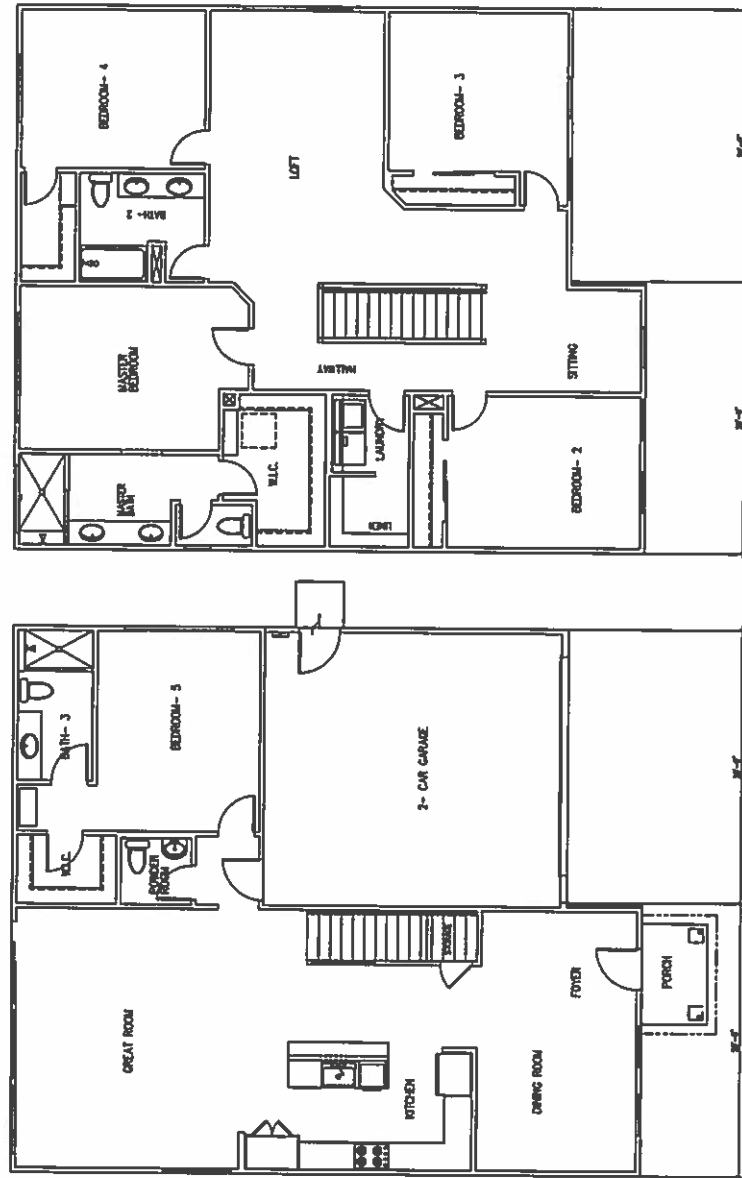
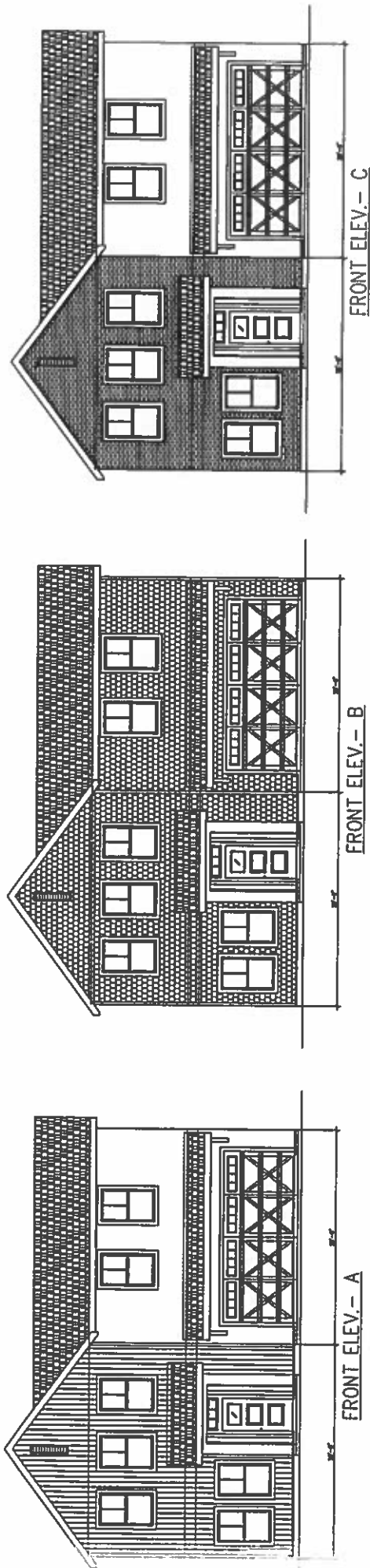


# PLAN 7514

REVISED TO ACCOMMODATE THE FOLLOWING:  
GARAGE SIZE SHALL BE 50X OR LESS THE WIDTH OF THE FRONT FACADES

LENNAR<sup>SM</sup>





FIRST FLOOR PLAN

SECOND FLOOR PLAN

# **PLAN 7515**

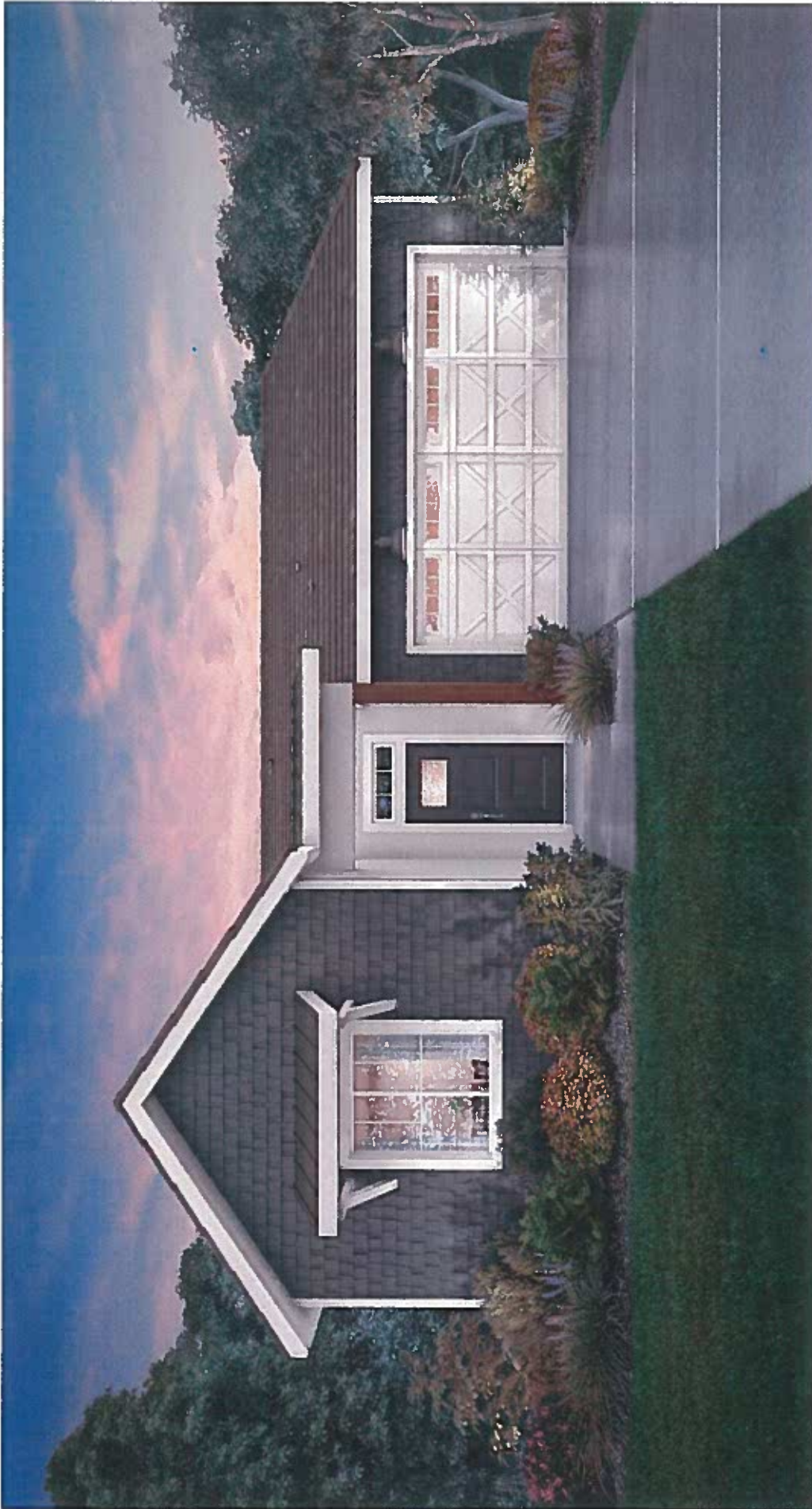
REVISED TO ACCOMMODATE THE FOLLOWING:  
GARAGE SIZE SHALL BE 50% OR LESS THE WIDTH OF THE FRONT FACADES

# **LENNAR<sup>SM</sup>**





7511 Elevation A: In the "A" elevations we incorporate vertical siding and stucco.



7512 Elevation B: In the "B" elevations we incorporate shingles and stucco.





7514 Elevation A: In the "A" elevations we incorporate vertical siding and stucco.



7515 Elevation C: In the "C" elevations we incorporate stone and stucco.



**CITY OF HANFORD PLANNING COMMISSION  
STAFF REPORT  
Tuesday, May 23, 2023**

**PROJECT:** **Variance No. 0004-23**, a request to deviate from the standards set forth in Section 17.60.150 A. of the Hanford Municipal Code, in order to allow an ice and water vending machine to be located five feet and six inches from the building, where no separation is permitted by ordinance.

**LOCATION:** The project is located at 1705 W. Hanford Armona Road (APN 011-090-003, 011-090-002, and 011-090-033).

**PLANNER:** Gabrielle Myers, Senior Planner

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-10, approving Variance No. 0004-23.

**RECOMMENDED MOTION**

1. I move to adopt Resolution No. 2023-10, approving Variance No. 0004-23.

**PROJECT DESCRIPTION**

The project is a request to deviate from the standards set forth in Section 17.60.150 (A), in order to allow an ice and water vending machine to be located five feet and six inches from the building, where no separation is permitted by ordinance. Vending machines are permitted by right in the C-N Neighborhood Mixed Use zone district, subject to the conditions set forth in Section 17.60.150.

Figure 1: Land Use Table

| Commercial, Office, and Industrial Use Table                                                                                                                                                  |                  |     |     |     |                 |      |      |                             |   |     |     |             |    |                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----|-----|-----|-----------------|------|------|-----------------------------|---|-----|-----|-------------|----|------------------------------------------------------|
| P = Use is Permitted by Right    C = Use Requires Conditional Use Permit<br>A = Use Requires Administrative Use Permit    T = Use Requires Temporary Use Permit<br>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                                                   |
| A19 Vending machines                                                                                                                                                                          | P                | P   | P   | P   | P               | P    | P    |                             | P | P   | P   | P           | P  | 17.60.150                                            |

“Vending machines” means a device that dispenses a product or service upon activation by the receiver of that product or service. Products can include items such as ice; food and beverages, movies and video games, lottery tickets, newspapers, or similar items, but does not include fueling pumps. (A19)

Section 17.60.150 states, “The preferred location for vending machines is inside buildings. Vending machines installed outdoors shall meet the following requirements: (A) Outdoor vending machines shall be located along the face of a building or against a structure designed to accommodate them.”

As shown in **Attachment 1**, the applicant proposes to locate the proposed ice and water vending machine five feet and six inches from the nearest point of the building’s façade.

### **Project Location**

The proposed project is located at 1705 W. Hanford Armona Road (APN 011-090-003, 011-090-002, and 011-090-033) (see Figure 2, below). The General Plan designates the property as Neighborhood Commercial (see Figure 3, below). The property is zoned C-N Neighborhood Commercial, which corresponds with the General Plan designation (see Figure 4, below).

### **Entitlements**

#### **Vending Machine**

Vending machines are permitted by right in the C-N Neighborhood Mixed Use zone district, subject to the conditions set forth in Section 17.60.150.

In accordance with the Hanford Municipal Code, Section 17.72.020 (A)(2) commercial structures less than 100 square feet are not subject to the site plan review process. Therefore, typically, only a building permit is required for installation of a structure of this size. Since the proposed structure does not satisfy the specific land use standards set forth in the Hanford Municipal Code Section 17.160.150 for vending machines, a variance application is required.

#### **Site Plan Review 2020-29 and Variance 2020-03.**

The site is proposed to be developed in accordance with the approved Site Plan Review No. 2020-29, a proposal to construct a drive-thru restaurant, a liquor store, leasable space, and associated improvements (see **Attachment 2**). Variance 2020-03 was obtained for the site, in order to permit the drive-thru lane within 150 feet of a residential zone.

#### **Parcel Map Waiver**

A parcel map waiver is required in order to remove the lot lines between the three existing parcels. The parcel map waiver shall record prior to building final.



Figure 2:  
Land Use (property outlined in red)



Figure 3:  
General Plan Designation (property outlined in bold)  
Neighborhood Commercial

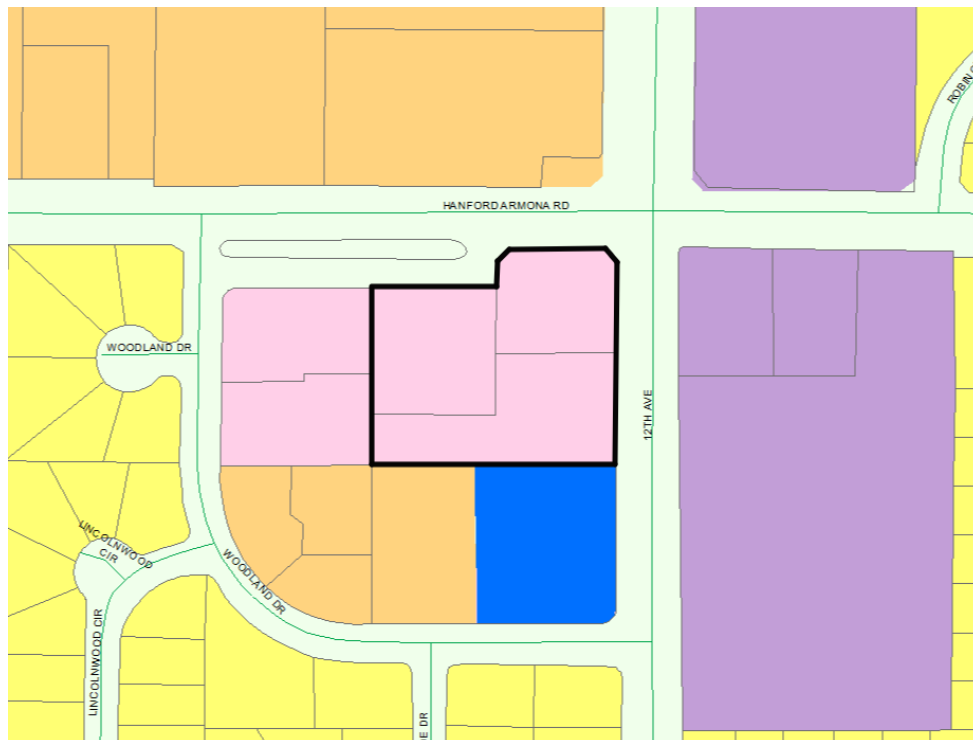
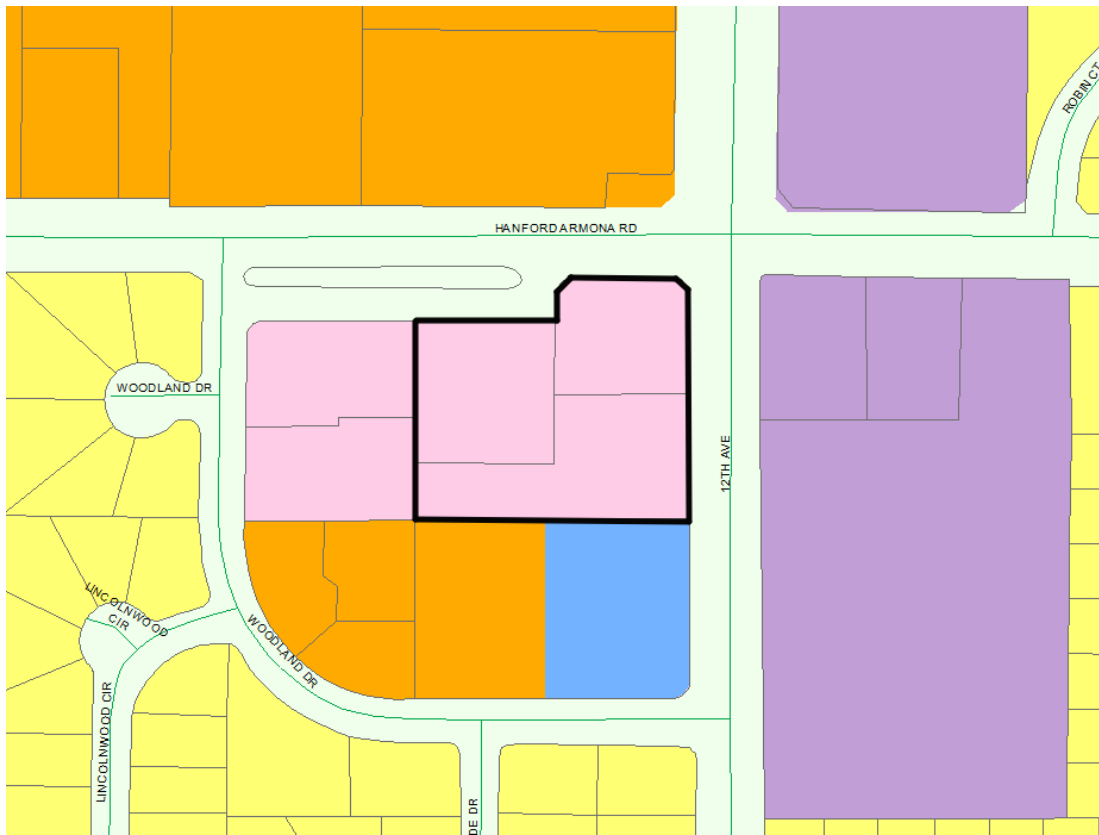


Figure 4:  
Zoning Designation (property outlined in bold)  
C-N Neighborhood Commercial



## PROJECT EVALUATION

### **Conformance with the standards of the C-N Neighborhood Commercial zone district**

The proposed water and ice vending machine was reviewed for conformance with the standards set forth in Section 17.16 for the Neighborhood Commercial zone district.

#### **17.16.030 Site Area**

The minimum site area shall be three acres. The site may be divided into multiple separate lots if a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office. Existing sites of less than three acres may be developed in accordance with the specifications of Section 17.16 of the Hanford Municipal Code. The combined size of the subject property is 1.46 acres, which is less than the required minimum site area. However, the site is already existing; therefore, the site may be developed in accordance with Section 17.16.

#### **17.16.040 Lot Dimensions**

In the C-N Neighborhood Commercial zone district, the minimum lot frontage shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with

the Kings County recorder's office. The project site has approximately 144 feet 2 inches of frontage along Hanford Armona Road and 240 feet five inches of frontage along 12<sup>th</sup> Avenue. The site exceeds the lot frontage requirement for the C-N Neighborhood Commercial zone district.

#### **17.16.050 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 setback area, open space, and off-street parking and loading requirements were evaluated and mandated as part of the site plan review process.

#### **17.16.060 Building Setback Areas**

No structure is permitted within a building setback area.

##### Front-Building Setback

In the C-N Neighborhood Commercial zone district, the front building setback area shall be 15 feet. On corner lots, the lot line adjoining the shorter street frontage shall be the front lot line. Therefore, the front lot line is along Hanford Armona Road. The water and ice vending machine is proposed to be located 77 feet and one inch from the front property line, which satisfies the requirement of the C-N Neighborhood Commercial zone district.

##### Rear-Building Setback

The rear building setback may be zero feet from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the rear building setback shall be 15 feet. The rear is along the southern lot line, which is adjacent to a property in the R-M Medium Density Residential zone district and a property in the PF Public Facilities zone district; therefore, the required building setback area is 15 feet. The proposed ice and water vending machine is 135 feet and nine inches from the rear property line, which satisfies the requirement of the C-N Neighborhood Commercial zone district.

##### Side-Building Setback

The side building setback area shall be zero feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the side building setback area shall be 15 feet. The interior side building setback, which is adjacent to two properties in the C-N Neighborhood Commercial zone district, is zero feet. The water and ice vending machine is proposed to be located three feet from the interior side lot line.

#### **17.16.070 Distances Between Structures**

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

#### **17.16.080 Height of Structures**

The maximum height of structures in the C-N Neighborhood Commercial zone district is 35 feet. The ice and water vending machine has a maximum height of 11 feet and 10 inches.

### **17.16.090 Driveways**

In the C-N Neighborhood Commercial zone district, wherever possible, developments shall share driveways to minimize the number of driveways on public streets. New driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer. As part of the approved site plan, the applicant proposed to remove all existing driveways on site and construct two new driveways. There is one new driveway located along each street; each new driveway is 30 feet in width. The location and size of the driveways have been approved by the Engineering Division. No changes to the driveways are requested in this application.

### **17.16.100 Off-Street Parking**

As part of the approved site plan, the applicant proposed to provide 56 parking spaces for the site, three of which will be ADA-accessible and six of which will be clean air/vanpool/EV spaces. There is 19,542 square feet of building space proposed for the site. Section 17.54.040 of the Hanford Municipal Code requires one space per 350 square feet of building space for integrated shopping centers. An integrated shopping center is defined as “a combination of three (3) or more business establishments permitted or conditional permitted in the zone district in which they are located where off-street parking, landscaping, lighting, or other features are developed, managed and maintained jointly.” A minimum of 56 parking spaces was required based on the following calculation:

#### **Calculation:**

**19,542 sq. ft. ÷ 350 sq. ft. = 55.8, which rounds up to 56 parking spaces required**

All parking spaces meet the minimum size requirement of 18.5 feet in length x nine feet in width and are located outside of any required setback area. The project meets the parking requirements for the C-N Neighborhood Commercial zone district.

An administrative variance was permitted, to reduce the number of parking spaces from 56 to 53, in order to allow the construction of EV charging stations on the site. The special circumstance applicable to the project was the need to comply with AB 1236 and AB970, which required accommodations to various City standards, in order to allow EV charging stations throughout California.

Vending machines do not require parking spaces. The addition of the vending machine (63 square feet) does not increase the site's overall square footage enough to require additional parking spaces, either.

### **17.16.110 Usable Open Space**

In the C-N Neighborhood Commercial zone district, new developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum 250 square feet per acre of site area. Since the site is approximately 1.46 acres, the site requires a minimum of 365 square feet of usable open space based on the following calculation:

#### **Calculation**

**1.46 acres x 250 square feet = 365 square feet of usable open space required**

Site Plan Review No. 2020-29 approved a usable open space area of 365 square feet, which meets the usable open space requirement for the C-N Neighborhood Commercial zone district.

#### **17.16.120 Landscaping**

Landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street. All building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped. In all commercial zone districts, 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 spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least 10 feet. As part of Site Plan Review 2020-29, all proposed landscaping met the requirements for the C-N Neighborhood Commercial zone district.

#### **17.16.130 Screening, Fences, and Walls**

Properties in the C-N Neighborhood Commercial zone district shall meet the screening, fences, and walls standards of Section 17.16.130, as well as Section 17.50.110 of the Hanford Municipal Code. According to Section 17.50.110, "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 percent (50%) 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." The project does not propose to place any hedge, shrub, fence, or wall within the 25 feet corner sight triangle. No proposed hedge, shrub, fence, or wall placed along the front or street side property line will create a traffic or pedestrian hazard. According to Section 17.16.130, "a block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district." Since the rear lot line abuts a property in the R-M Medium Density Residential zone district and a property in the PF Public Facilities zone district, a block wall is required along the rear lot line. Due to the construction of a fire station adjacent to this property in 2019, a block wall already exists on a portion of the rear lot line. Under Site Plan Review No. 2020-29, the applicant proposed to construct the remainder of the required block wall, as well as an additional block wall along the interior side lot line. The project satisfies all screening, fence, and wall regulations for the C-N Neighborhood Commercial zone district.

#### **17.16.140 Signs**

All signage must follow the standards set in Chapter 17.56 of the Hanford Municipal Code. For permanent building signs, there is no limit to the number of signs allowed for each business; the allowed square footage per building frontage is cumulative. Establishments with a primary building frontage less than 300 feet may have a sign with a size of two square feet per one lineal foot up to a maximum of 350 square feet along the primary frontage, with 50 square feet allowed regardless of frontage length. Secondary building frontages may have signage with a size of one square foot per lineal foot up to a maximum of 200 square feet per secondary frontage, with 35 square feet allowed regardless of frontage length.

Signage requires a separate application and will be evaluated at the time of submittal. All signage

shown on the ice and water vending machine will be subject to review and application.

#### **17.16.150 General Provisions and Standards**

In the C-N Neighborhood Commercial zone district, structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50 of the Hanford Municipal Code. Section 17.50.090 states that suitable area shall be provided on-site for collection of trash and recyclable materials for all commercial uses. Refuse storage areas shall be adequately screened from view. Under Site Plan Review No. 2020-29, the applicant proposed to construct a trash enclosure on site, as shown in **Attachment 2**. The Engineering Division approved the size and location of the proposed trash enclosure.

All requirements of the C-N Neighborhood Commercial zone district, prescribed by Chapter 17.16 of the Hanford Municipal Code, are satisfied for the proposed ice and water vending machine, or were previously satisfied through approval of Site Plan Review No. 2020-29.

In addition to the zoning requirements for all properties in the C-N Neighborhood Commercial zone district, the project is subject to the specific land use standards set forth for vending machines, in accordance with Section 17.60.150 of the Hanford Municipal Code.

#### **17.60.150 Vending machines.**

The preferred location for vending machines is inside buildings.

Analysis: The vending machine is outside the building.

Vending machines installed outdoors shall meet the following requirements:

- A. Outdoor vending machines shall be located along the face of a building or against a structure designed to accommodate them.

Analysis: **Unable to satisfy condition.** Per the applicant's statement, "The kiosk manufacturer requires specific clearances around the unit for servicing of the unit. The unit will be installed as close as possible to the building." Since the applicant must locate the kiosk/vending machine five feet and six inches away from the building, a variance is required, in order to deviate from the standards.

- B. A minimum walkway of four (4) feet is required in front of all outdoor vending machines.

Analysis: The ice vending machine will face 12<sup>th</sup> Avenue. There is a four-foot-five-inch walkway along the vending machine's frontage.

- C. Outdoor vending machine shall not be installed in the public right-of-way or immediately adjacent such that it would cause customers to stand in the right-of-way in order to use the machine.

Analysis: The proposed vending machine is not located near the public right-of-way, or in a manner that would cause customers to stand in the right-of-way. The vending machine will be located 65 feet and six inches from the property line along Hanford Armona Road and 280 feet from the property line on 12<sup>th</sup> Avenue.



- D. Outdoor vending machines shall be an ancillary use to an approved primary use and may not be located on an unimproved lot.

Analysis: The vending machine is ancillary to the primary uses on the site, which when developed will include a drive-thru restaurant, a liquor store, and retail space.

- E. Outdoor vending machines shall not be placed in a location that will block parking areas or create an unsafe situation.

Analysis: The proposed vending machine is not located in a location that will block parking areas or create an unsafe situation.

- F. Vending machines are permitted to cover up to a maximum of ten percent (10%) of the length of the primary building frontage, or twenty (20) feet, whichever is less.

Analysis: The proposed vending machine is nine feet wide and not located along a primary building frontage.

- G. Vending machine installations shall not have exposed conduits, piping or overhead utility connections.

- H. All outdoor machines shall be maintained in a clean and attractive condition.

- I. Any graffiti on an outdoor vending machine shall be removed within twenty-four (24) hours.

- J. If the outdoor machine is removed the area shall be cleaned and restored, including the removal of any conduits or other connection hardware.

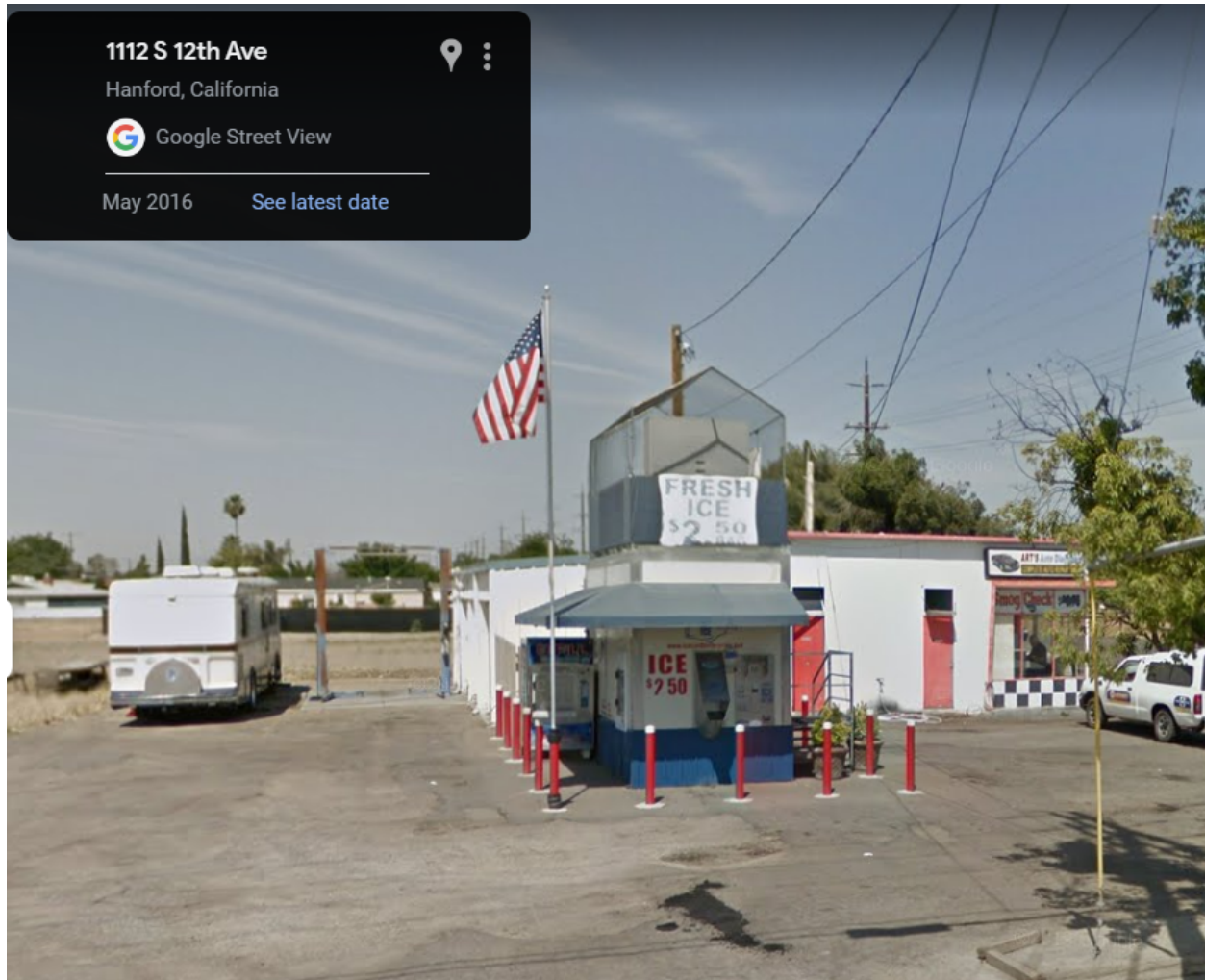
Analysis: Requirements G – J will be required conditions of approval.

#### **Variance No. 0004-23**

As discussed above, the project is a request to deviate from the Hanford Municipal Code Section 17.60.150(A), in order to locate the ice and water vending machine five feet and six inches from the building, instead of along the building, as required by ordinance.

Until the existing site was demolished, there was an ice and water vending machine located on the project site. The ice and water vending machine was approved in this location in 2009, under Administrative Approval 2009-05. The ice and water vending machine in this location was approved prior to the 2017 General Plan and Zoning Ordinance update. Therefore, the standards set forth in Section 17.60.150 were not in place at the time of approval.

Figure 5: Former Ice and Water Vending Machine On-Site



Currently, there is an ice and water vending machine located at 1005 N. 10<sup>th</sup> Avenue, in the MX-C Corridor Mixed Use zone district which is not located along the building's frontage. The ice and water vending machine was approved in 2016, under Administrative Approval 2016-01. The ice and water vending machine in this location was approved prior to the 2017 General Plan and Zoning Ordinance update. Therefore, the standards set forth in Section 17.60.150 were not in place at the time of approval.

Figure 6: Ice and Water Vending Machine – 1005 N. 10<sup>th</sup> Avenue



An ice and water stand-alone store is located at 605 W. Sixth Street in the MX-D Downtown Mixed Use zone district. This use varies from the proposed ice and vending machine, since the ice and water store is the primary use of the site.

Figure 7: Ice and Water Store – 605 W. Sixth Street



## **FINDINGS FOR APPROVAL: VARIANCE NO. 0004-23**

In taking action on a Variance, the Planning Commission must make the appropriate findings, in accordance with Section 17.84.050 of the Hanford Municipal Code:

1. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, are such that the strict application deprives such property of privileges enjoyed by other property in the vicinity that are in the same zone district;

ANALYSIS: That the special circumstance applicable to this property is the proposed use and former presence of the ice and water vending machine. The Hanford Municipal Code sets forth vending machine standards but does not differentiate between the various types of vending machines, such as ice vending, food and beverage vending, movie and video games, and lottery ticket vending. This ice and water vending machine is typically either built into a brick-and-mortar water store, or a stand-alone building or kiosk. Due to manufacturer specifications, placement along the building frontage is not possible since clearance is required.

2. That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the vicinity and that are in the same zone district and denied to the property for which the variance is sought;

ANALYSIS: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other ice and water vending machines in the City, however the use is not within the same zone district. This is the only current ice and vending machine proposed to be located within the C-N Neighborhood Commercial zone district. Another ice and vending machine exists in the MX-C Corridor Mixed Use zone district, located at 1005 N. 10<sup>th</sup> Avenue. Approval of this variance application would allow the applicant to enjoy a substantial property right possessed by other properties in the City but are within a different zone district than the vending machine proposed herein.

Additionally, prior to the demolition of the site, an ice and water vending machine was located on this site.

3. That the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and that are in the same zone district in which the property is located;

ANALYSIS: That allowing a separation between the proposed structure and the building to be constructed on site will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity. On the contrary, the proposed ice and water vending machine structure is required by manufacturer specifications to be separated from the building.

4. That the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and that are in the same land use district in which such property is located;

ANALYSIS: That the granting of this variance does not constitute a special privilege inconsistent with the limitations upon other properties in the City, however the use is not within

the same zone district. This is the only current ice and vending machine proposed to be located within the C-N Neighborhood Commercial zone district. Another ice and vending machine exists in the MX-C Corridor Mixed Use zone district, located at 1005 N. 10<sup>th</sup> Avenue. Approval of this variance application would allow the applicant to enjoy a substantial property right possessed by other properties in the City but are within a different zone district than the vending machine proposed herein.

Additionally, prior to the demolition of the site, an ice and water vending machine was located on this site.

5. That the variance does not allow a use or activity which is prohibited in the zone district where the property is located;

ANALYSIS: That this variance is a request to deviate from the specific land use standards of Section 17.60.150 of the Hanford Municipal Code applicable to vending machines. In accordance with the Hanford Municipal Code Section 17.08.030 Commercial, Industrial, and Office Land Use Table, vending machines are permitted by right in the C-N Neighborhood Mixed Use zone district, subject to the conditions set forth in Section 17.60.150.

6. That the variance is consistent with the purposes of this title;

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to this property is the proposed use and former presence of the ice and water vending machine. The Hanford Municipal Code sets forth vending machine standards, but does not differentiate between the various types of vending machines, such as ice vending, food and beverage vending, movie and video games, and lottery ticket vending. This ice and water vending machine is typically either built into a brick and mortar water store, or a stand alone building or kiosk. Due to manufacturer specifications, placement along the building frontage is not possible since clearance is required.

7. That the variance will be consistent with the General Plan.

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically Policy L42, which establishes this zone district to provide convenience commercial and neighborhood shopping centers serving a localized market that provide a range of necessary day-to-day retail goods and services.

## **PUBLIC COMMENTS**

A Notice of Public Hearing for a Variance was noticed in the local newspaper on May 13, 2023 and mailed to property owners within 300 feet of the project site on May 12, 2023. No comments were received, as of the date of preparation of this report.

## ENVIRONMENTAL ASSESSMENT

That this project is categorically exempt from further environmental review, as per 15303 New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

## CONDITIONS OF APPROVAL

The following conditions of approval shall be applied to the use:

1. That the proposed structure shall comply with all standards set forth for the C-N Neighborhood Mixed Use zone district .
2. That all signage on the vending machine is subject to review by a separate sign application.
3. That the vending machine shall comply with all conditions set forth in Section 17.60.150, except as modified by the variance application:
  - A. Maintain a minimum walkway of four (4) feet is required in front of the outdoor vending machine.
  - B. The outdoor vending machine shall not be installed in the public right-of-way or immediately adjacent such that it would cause customers to stand in the right-of-way in order to use the machine.
  - C. The outdoor vending machine shall be an ancillary use to an approved primary use and may not be located on an unimproved lot.
  - D. The outdoor vending machine shall not be placed in a location that will block parking areas or create an unsafe situation.
  - E. The outdoor vending machine shall not cover up more than ten percent (10%) of the length of the primary building frontage, or twenty (20) feet, whichever is less.
  - F. The outdoor vending machine installations shall not have exposed conduits, piping or overhead utility connections.
  - G. The outdoor vending machine shall be maintained in a clean and attractive condition.
  - H. Any graffiti on the outdoor vending machine shall be removed within twenty-four (24) hours.
  - I. If the outdoor machine is removed the area shall be cleaned and restored, including the removal of any conduits or other connection hardware.



Building Division Comments:

**Building Permits will be required if doing any work 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**.
1. 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.
1. 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.
2. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
  - 4.1 1 copy of the City of Hanford Permit Application form
  - 4.2 1 electronic set of Drawings, unless noted, including:
    - 4.2.1 Reserved
    - 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 Reserved
    - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution"  
printed on the drawings and part of the drawing submittal
    - 4.2.10 Original 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. Racking, Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable. \*\*\*\***

- 4.3 1 electronic set 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 Original shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

3. **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.**
4. That all special inspection reports be submitted to the Building Division prior to final inspection.
7. That all construction shall conform to **the Most Current Edition** (2022) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
8. 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.
9. That the applicant provides a complete set of AS-BUILT drawings on CD, in “tif” format, to the Building Division prior to Final Inspection.
10. That each of these drawings apply to any/all work done to the structure at this time including racking.
11. **This project is Installing an Ice Machine. A permit is required. A plan is required. Plan must include scaled drawings of Installation.**

#### **RECOMMENDATION**

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-10, approving Variance No. 0004-23.

**Applicant:**

Darren Verdegaal  
5500 10<sup>th</sup> Avenue  
Hanford, CA 93230

**Property Owner:**

Kuldeep S. Sidhu & Sukhminder Kaur  
15085 S. West Ave.  
Caruthers, CA 93609

## RESOLUTION NO. 2023-10

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO VARIANCE NO. 0004-23, A REQUEST TO DEVIATE FROM THE STANDARDS SET FORTH IN SECTION 17.60.150 (A) OF THE HANFORD MUNICIPAL CODE, IN ORDER TO ALLOW AN ICE AND WATER VENDING MACHINE TO BE LOCATED A MINIMUM FIVE FEET AND SIX INCHES FROM THE BUILDING, WHERE NO SEPARATION IS PERMITTED BY ORDINANCE. THE PROJECT IS LOCATED AT 1705 W. HANFORD ARMONA ROAD (APN 011-090-003, 011-090-002, AND 011-090-033).**

At a regular meeting of the City of Hanford Planning Commission duly called and held on May 23, 2023 on motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and duly carried, the following resolution was adopted:

**WHEREAS**, Variance No. 0004-23, a request to deviate from the standards set forth in Section 17.60.150 (A), in order to allow an ice and vending machine to be located five feet and six inches from the building, where no separation is permitted by ordinance, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.84 of the Hanford Municipal Code; and

**WHEREAS**, the project is located at 1705 W. Hanford Armona Road (APN 011-090-003, 011-090-002, and 011-090-033); and

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

**WHEREAS**, the project is exempt from environmental review, per Section 15303 New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared; and

**WHEREAS**, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.84.050 of the Hanford Municipal Code:

1. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, are such that the strict application deprives such property of privileges enjoyed by other property in the vicinity that are in the same zone district;

ANALYSIS: That the special circumstance applicable to this property is the proposed use and former presence of the ice and water vending machine. The Hanford Municipal Code sets forth vending machine standards but does not differentiate between the various types of vending machines, such as ice vending, food and beverage vending, movie and video games, and lottery ticket vending. This ice and water vending machine is typically either built into a brick-and-mortar water store, or a stand-alone building or kiosk. Due to manufacturer specifications, placement along the building frontage is not possible since clearance is required.

2. That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the vicinity and that are in the same zone district and denied to the property for which the variance is sought;

ANALYSIS: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other ice and water vending machines in the City, however the use is not within the same zone district. This is the only current ice and vending machine proposed to be located within the C-N Neighborhood Commercial zone district. Another ice and vending machine exists in the MX-C Corridor Mixed Use zone district, located at 1005 N. 10<sup>th</sup> Avenue. Approval of this variance application would allow the applicant to enjoy a substantial property right possessed by other properties in the City but are within a different zone district than the vending machine proposed herein.

Additionally, prior to the demolition of the site, an ice and water vending machine was located on this site.

3. That the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and that are in the same zone district in which the property is located;

ANALYSIS: That allowing a separation between the proposed structure and the building to be constructed on site will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity. On the contrary, the proposed ice and water vending machine structure is required by manufacturer specifications to be separated from the building.

4. That the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and that are in the same land use district in which such property is located;

ANALYSIS: That the granting of this variance does not constitute a special privilege inconsistent with the limitations upon other properties in the City, however the use is not within the same zone district. This is the only current ice and vending machine proposed to be located within the C-N Neighborhood Commercial zone district. Another ice and vending machine exists in the MX-C Corridor Mixed Use zone district, located at 1005 N. 10<sup>th</sup> Avenue. Approval of this variance application would allow the applicant to enjoy a substantial property right possessed by other properties in the City but are within a different zone district than the vending machine proposed herein.

Additionally, prior to the demolition of the site, an ice and water vending machine was located on this site.

5. That the variance does not allow a use or activity which is prohibited in the zone district where the property is located;

ANALYSIS: That this variance is a request to deviate from the specific land use standards of Section 17.60.150 of the Hanford Municipal Code applicable to vending machines. In accordance with the Hanford Municipal Code Section 17.08.030 Commercial, Industrial, and

Office Land Use Table, vending machines are permitted by right in the C-N Neighborhood Mixed Use zone district, subject to the conditions set forth in Section 17.60.150.

6. That the variance is consistent with the purposes of this title;

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to this property is the proposed use and former presence of the ice and water vending machine. The Hanford Municipal Code sets forth vending machine standards, but does not differentiate between the various types of vending machines, such as ice vending, food and beverage vending, movie and video games, and lottery ticket vending. This ice and water vending machine is typically either built into a brick and mortar water store, or a stand alone building or kiosk. Due to manufacturer specifications, placement along the building frontage is not possible since clearance is required.

7. That the variance will be consistent with the General Plan.

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically Policy L42, which establishes this zone district to provide convenience commercial and neighborhood shopping centers serving a localized market that provide a range of necessary day-to-day retail goods and services.

**THEREFORE, BE IT RESOLVED** that Variance No. 0004-23 be approved, subject to the conditions below:

1. That the proposed structure shall comply with all standards set forth for the C-N Neighborhood Mixed Use zone district .
2. That all signage on the vending machine is subject to review by a separate sign application.
3. That the vending machine shall comply with all conditions set forth in Section 17.60.150, except as modified by the variance application:
  - A. Maintain a minimum walkway of four (4) feet is required in front of the outdoor vending machine.
  - B. The outdoor vending machine shall not be installed in the public right-of-way or immediately adjacent such that it would cause customers to stand in the right-of-way in order to use the machine.
  - C. The outdoor vending machine shall be an ancillary use to an approved primary use

and may not be located on an unimproved lot.

- D. The outdoor vending machine shall not be placed in a location that will block parking areas or create an unsafe situation.
- E. The outdoor vending machine shall not cover up more than ten percent (10%) of the length of the primary building frontage, or twenty (20) feet, whichever is less.
- F. The outdoor vending machine installations shall not have exposed conduits, piping or overhead utility connections.
- G. The outdoor vending machine shall be maintained in a clean and attractive condition.
- H. Any graffiti on the outdoor vending machine shall be removed within twenty-four (24) hours.
- I. If the outdoor machine is removed the area shall be cleaned and restored, including the removal of any conduits or other connection hardware.

Building Division Comments:

**Building Permits will be required if doing any work 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 1 electronic set of Drawings, unless noted, including:
    - 4.2.1 Reserved
    - 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 Reserved
    - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution"



- 4.2.10 printed on the drawings and part of the drawing submittal  
Original 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. Racking, Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable. \*\*\*\***

- 4.3 1 electronic set 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 Original shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
5. **That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.**
6. That all special inspection reports be submitted to the Building Division prior to final inspection.
7. That all construction shall conform to **the Most Current Edition** (2022) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
8. 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.
9. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
10. That each of these drawings apply to any/all work done to the structure at this time including racking.
11. **This project is Installing an Ice Machine. A permit is required. A plan is required. Plan must include scaled drawings of Installation.**

### **EXPIRATION**

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

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

|          |               |
|----------|---------------|
| AYES:    | Commissioners |
| NOES:    | Commissioners |
| ABSTAIN: | Commissioners |
| ABSENT:  | Commissioners |

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

I, **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 23<sup>rd</sup> day of May 2023.

Jason Waters, Secretary

**Exhibit A**  
Site Plan



**Kooler**  
**ICE**  
fresh and ready when you are 

**IM2500-SERIES II**



### Target Market Production & Capacity

The IM2500 Series II was designed to be placed in areas where ice sales volumes are expected to be high.

| # of C1848 Ice Makers | Storage Bin Capacity | 10 lb Max Production * | 16 lb Max Production * | Amps Required |
|-----------------------|----------------------|------------------------|------------------------|---------------|
| 1                     | 2300 lbs             | Up to 269 bags         | Up to 174 bags         | 100           |
| 2                     | 2800 lbs             | Up to 375 bags         | Up to 242 bags         | 100           |
| 3                     | 2800 lbs             | Up to 435 bags         | Up to 281 bags         | 150           |
| 4                     | 2800 lbs             | Up to 495 bags         | Up to 320 bags         | 150           |

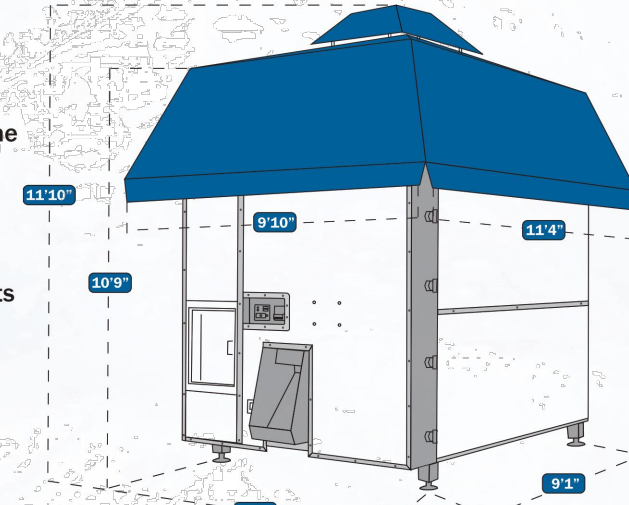
\*Starting with Full Bin - Ice Production in 12 Hours - High Agitation

### Machine Features:

- Features one Scotsman C1848 Prodigy Ice Maker (Rated at 1309lbs of ice in 24 hours)
- Additional Ice makers may be Added to Increase Production
- Insulated Bin - Requires No Refrigeration
- 2300lb Ice Storage Capacity with 1 - C1848
- 2800lb Ice Storage Capacity with 2 - C1848's
- 220 Volt Single Phase Power, 100 Amp Service
- 3/4" Water Supply Line with 2" Drain-line
- High Speed 4000 RPM Fan - 10000 CFM Air Flow Frame
- 4000 CFM Air Flow - 10000 CFM Air Flow
- Siemens Electronics and Cellular Module
- Eye-Catching High Gloss Lexan Graphics
- Compact Design with Easy Access to All Components
- Easy Bag Changing System - Holds up to 500 Bags
- Unique Bag Tracking System for Consumer Safety
- Adjustable Vend Rate (from \$.05 to \$99.95)
- MEI Extended Bill Cartridge - Holds up to 750 Bills
- Multiple Volume Vending Options
  - 10lb / 20lb, or 15lb, buttons available

### Machine Options:

- 1 and 5 Gallon Water Vending Station (Filtered or Reverse Osmosis (RO) Options)
- Credit/Debit Card Reader
- Light Kit Available, all 4 Sides
- Heating Unit



**Machine Weight – Approximately 3,550lbs.**

### Environmentally Friendly – Naturally Green!

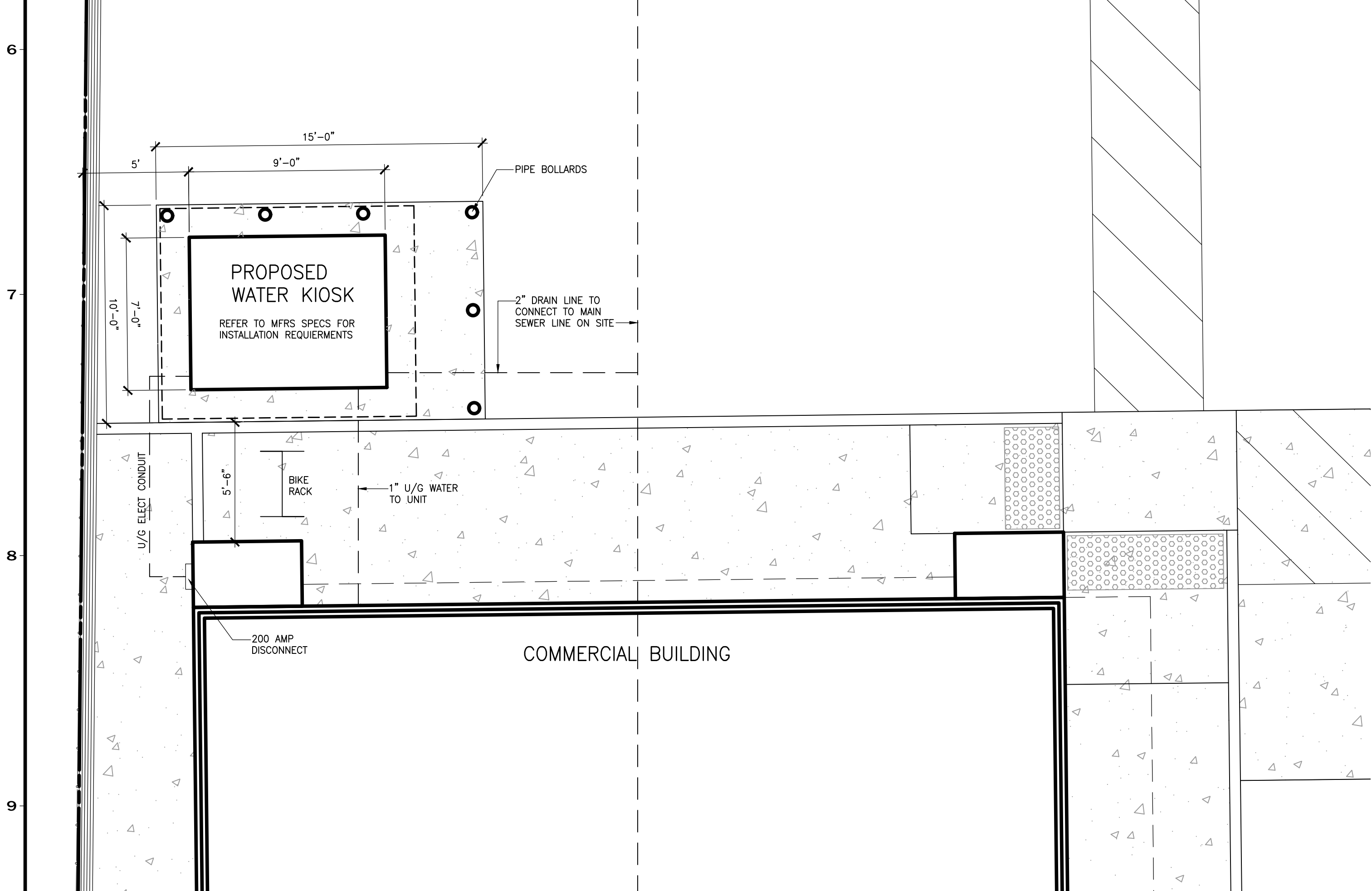
Because Kooler Ice machines produce ice on-site, the need for an ice delivery truck is eliminated, therefore reducing the carbon foot print. **Our machines help protect the environment** while providing a safer, more convenient, higher quality product than what is currently available through today's packaged ice system.



For more information, please contact us at:

1-800-858-3025 or  
1-478-956-1423  
510 Dunbar Road  
Byron, GA 31008  
Or Visit Us at:  
[www.koolerice.com](http://www.koolerice.com)

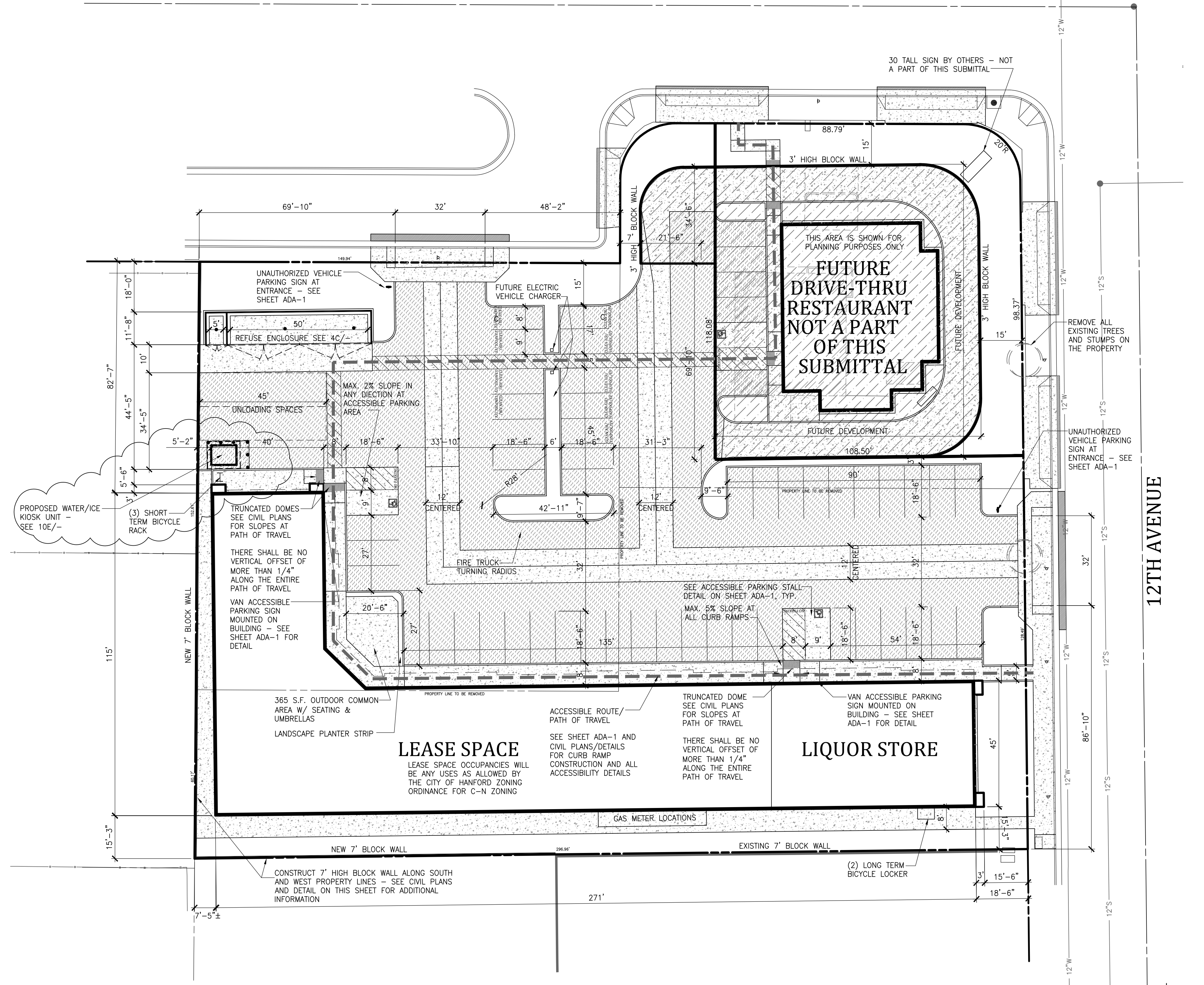
Kooler Ice Incorporated and Kooler Ice Machines are trademarked. © Copyright 2012



## ENLARGED SITE PLAN

$$1/4^n = 1' - 0^n$$

10E



## SITE PLAN

$$1^{\circ}=20'-0''$$

10M

[illegible]

DRAFTING BY  
**DARREN VERDEGAAL**  
5500 10TH AVENUE HANFORD, CA 93230  
ph. (559) 381-9472  
verdegaldesigns@gmail.com

PROPOSED WATER/ICE KIOSK FOR:  
**EZ STOP PLAZA 2**  
1040 S. 12TH AVE. HANFORD, CA  
A.P.N.: 011-090-002, 003, 033

|                          |
|--------------------------|
| PROJECT NO:              |
| DATE:<br>4-11-23         |
| SHEET NUMBER<br><b>1</b> |



**Kooler**  
**ICE**  
fresh and ready when you are 

**IM2500-SERIES II**



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The IM2500 Series II was designed to be placed in areas where ice sales volumes are expected to be high.

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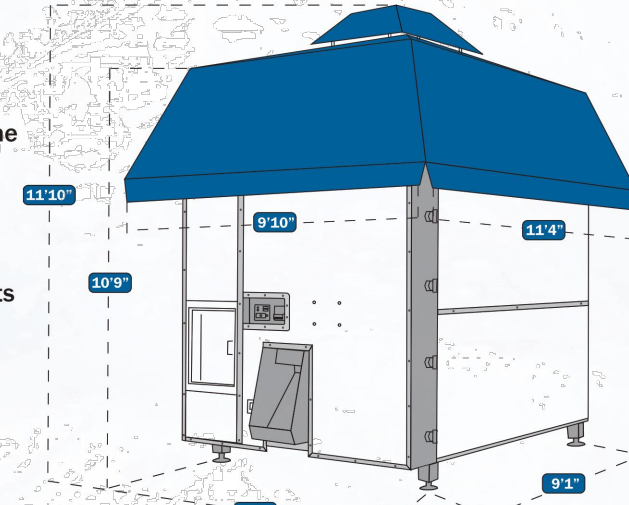
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- Unique Bag Tracking System for Consumer Safety
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### Machine Options:

- 1 and 5 Gallon Water Vending Station (Filtered or Reverse Osmosis (RO) Options)
- Credit/Debit Card Reader
- Light Kit Available, all 4 Sides
- Heating Unit



**Machine Weight - Approximately 3,550lbs.**

### Environmentally Friendly – Naturally Green!

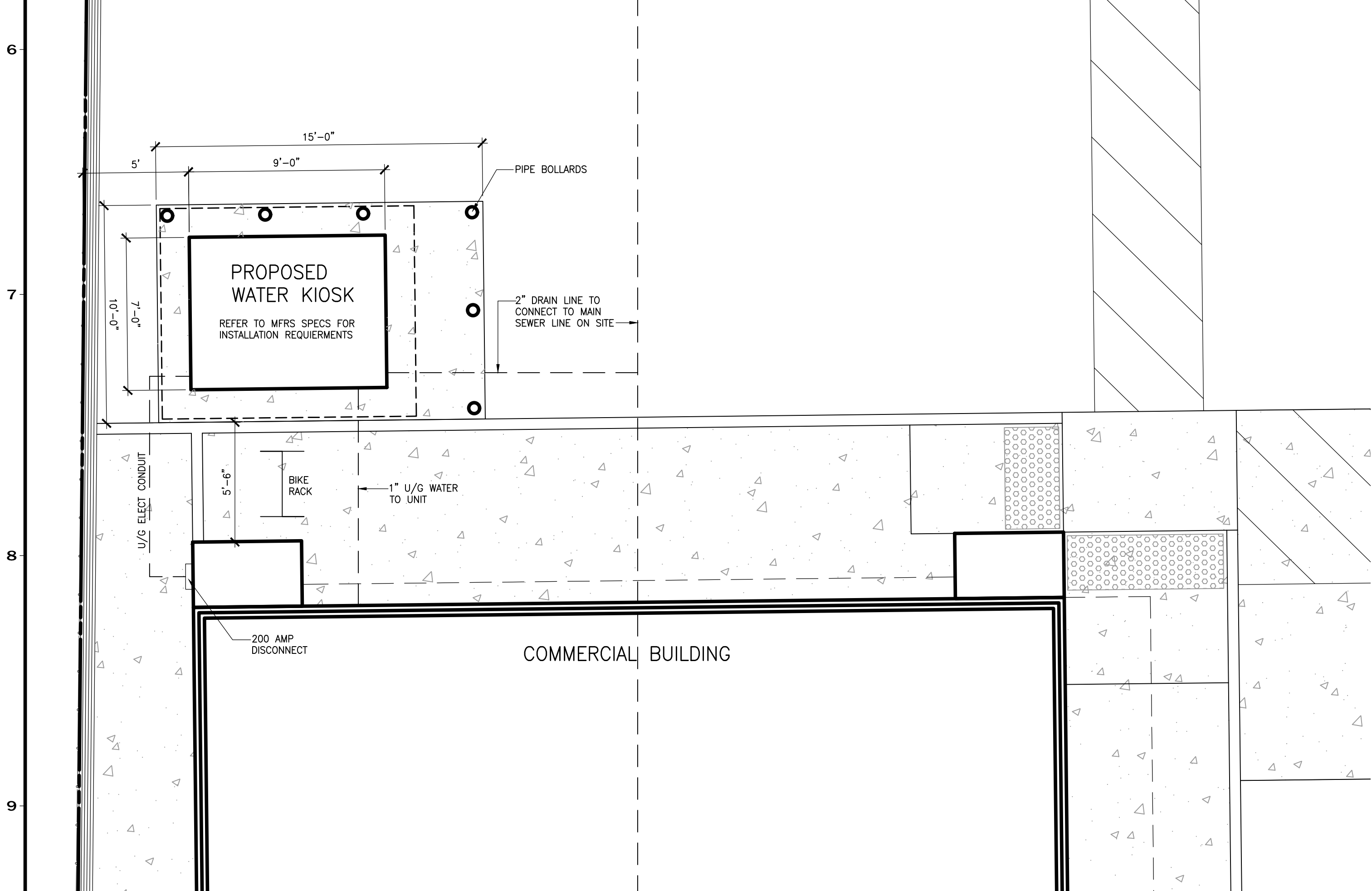
Because Kooler Ice machines produce ice on-site, the need for an ice delivery truck is eliminated, therefore reducing the carbon foot print. **Our machines help protect the environment** while providing a safer, more convenient, higher quality product than what is currently available through today's packaged ice system.



For more information, please contact us at:

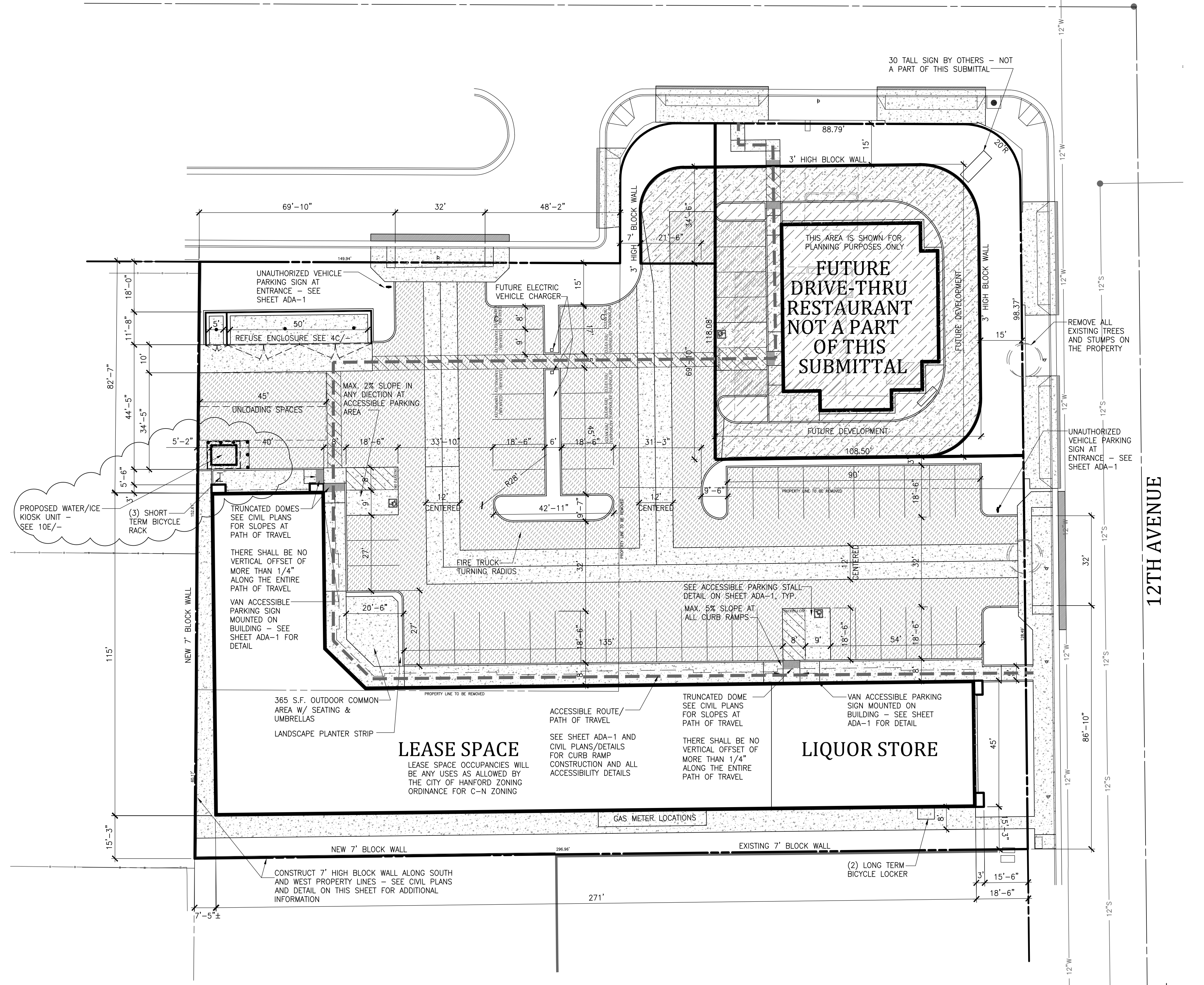
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Or Visit Us at:  
[www.koolerice.com](http://www.koolerice.com)

Kooler Ice Incorporated and Kooler Ice Machines are trademarked. © Copyright 2012



## ENLARGED SITE PLAN

|                     |            |
|---------------------|------------|
| $1/4^* = 1^* - 0^*$ | <b>10E</b> |
|---------------------|------------|



## SITE PLAN

|                     |            |
|---------------------|------------|
| $1^{\circ}=20'-0''$ | <b>10M</b> |
|---------------------|------------|

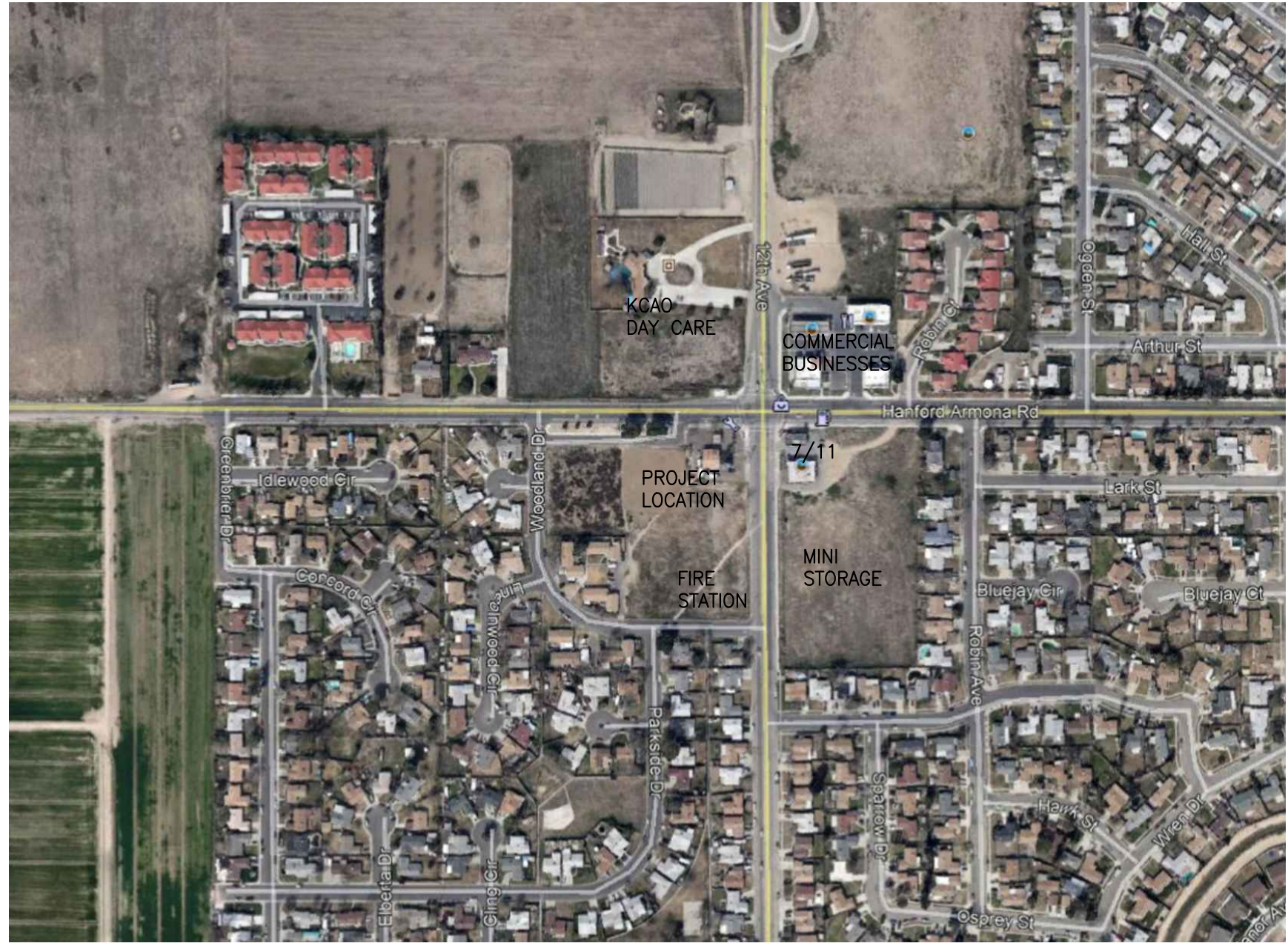
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ph. (559) 381-9472  
verdegaldesigns@gmail.com

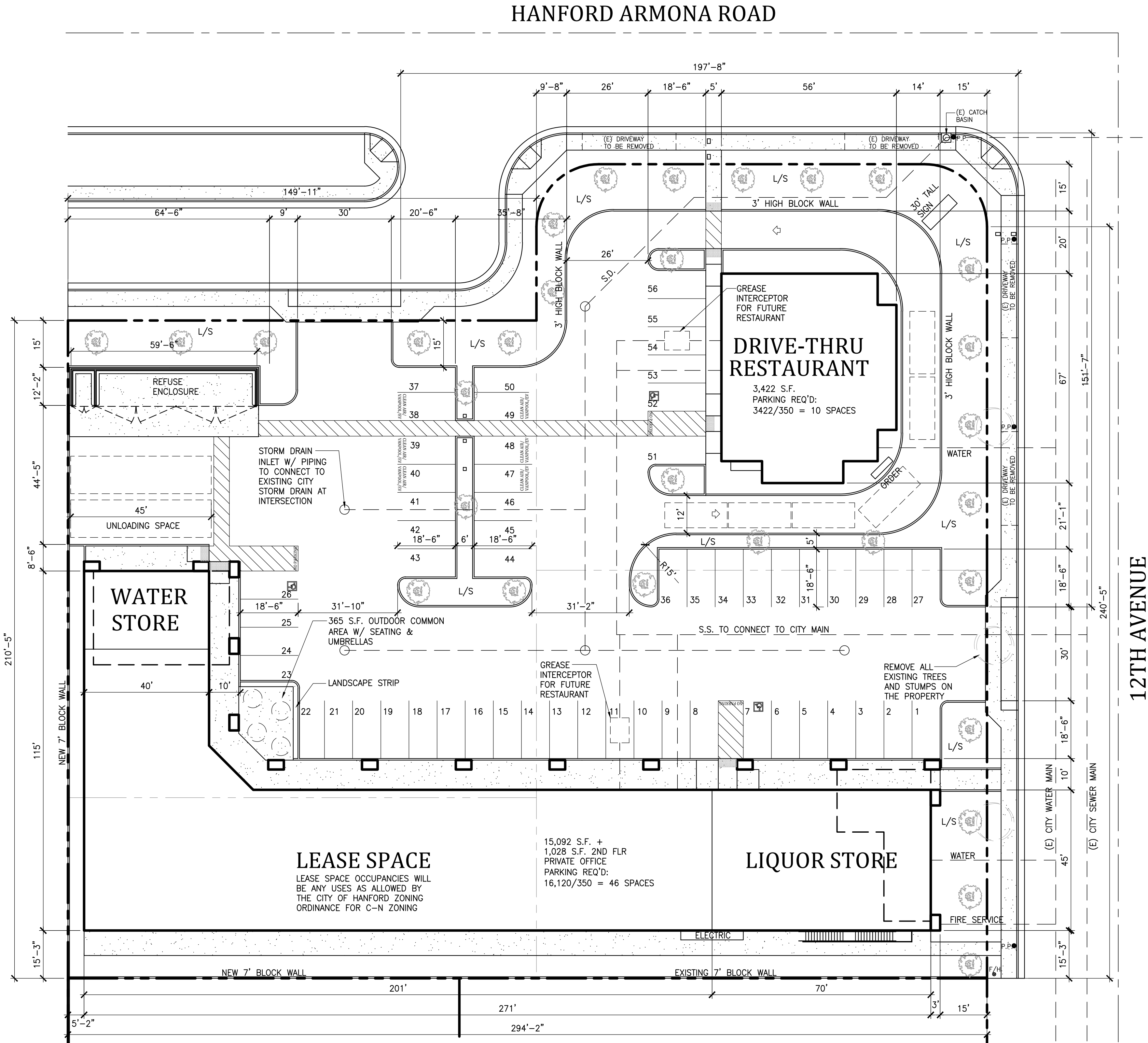
PROPOSED WATER/ICE KIOSK FOR:  
**EZ STOP PLAZA 2**  
1040 S. 12TH AVE. HANFORD, CA  
A.P.N.: 011-090-002, 003, 033

|                          |
|--------------------------|
| PROJECT NO:              |
| DATE:<br>4-11-23         |
| SHEET NUMBER<br><b>1</b> |

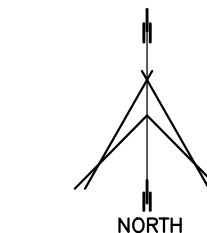




VICINITY MAP



SITE PLAN



| MARK | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |

OWNER:  
KULDEEP S. SIDHU & SUKHMINDER KAUR  
15085 S WEST AVE.  
CARUTHERS CA 93609  
(559) 246-8158  
ALLSTARMINIMART1947@GMAIL.COM

DRAFTING BY  
**DARREN VERDEGAAL**  
5500 10TH AVENUE HANFORD, CA 93230  
ph. (559) 381.9472  
email: darren@verdegaldesigns.com

PROPOSED DEVELOPMENT FOR:  
**EZ STOP PLAZA 2**  
SOUTHWEST CORNER 12TH AVE. & HANFORD ARMONA RD.  
A.P.N.: 011-090-002, 003, 033  
SHEET TITLE: **SITE PLAN**

|              |          |
|--------------|----------|
| PROJECT NO:  |          |
| DATE:        | 11-14-20 |
| SHEET NUMBER | 1        |
| OF           | 8        |



Notice of Exemption 2023-36

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: VAR0004-23

Project Location –1705 W. Hanford Armona Road  
(APN 011-090-003, 011-090-002, and 011-090-033).

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

Description of Nature, Purpose and Beneficiaries of Project: Variance No. 0004-23, a request to deviate from the standards set forth in Section 17.60.150 A. of the Hanford Municipal Code, in order to allow an ice and water vending machine to be located five feet and six inches from the building, where no separation is permitted by ordinance.

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

Name of Person or Agency Carrying Out Project: Darren Verdegaal on behalf of Kuldeep S. Sidhu

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: 15303 New Construction or Conversion of Small Structures  
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15303 New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures, and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to: (c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Lead Agency

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

Signature: \_\_\_\_\_ Date: May 23, 2023 Title: Senior Planner

☒ Signed by Lead Agency  
☐ Signed by Applicant

Date received for filing at OPR: \_\_\_\_\_

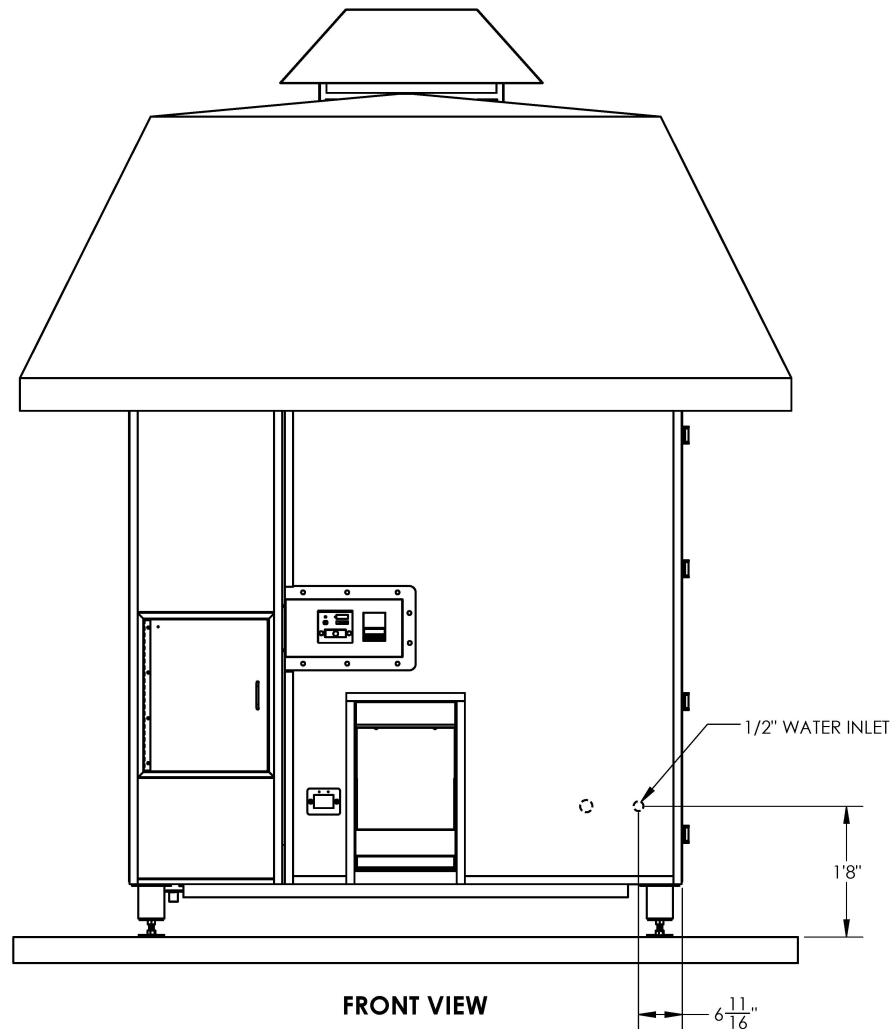
# Installation Procedures

## IM2500

**IM2500 requires 3 items for installation: Water Line, Drain Line, and Electrical Hookup**

**Water Line - The IM2500 requires a 1/2" water line plumbed to the right side rear of the machine. The machine will have a 1/2" female pipe coupling on the rear right side of the machine to connect to. The location of the water line will need to be at the right side rear of the machine. A water shutoff valve should be installed as well to turn off the water to the machine if necessary.**

**See Exhibit A below:**



**EXHIBIT A**

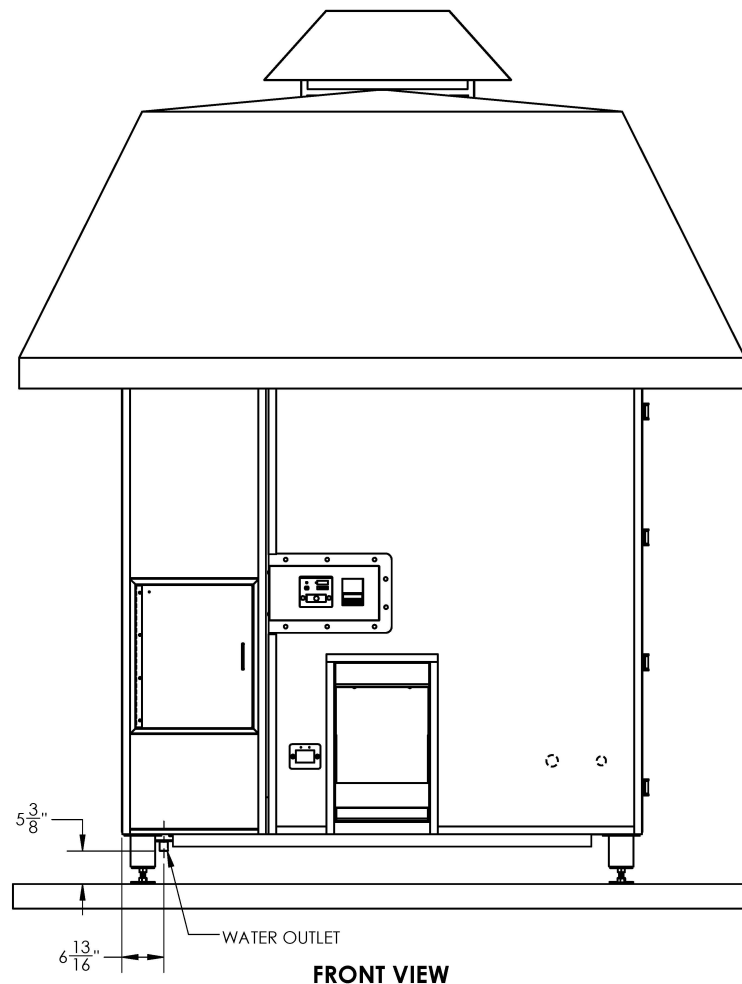
# Installation Procedures (cont'd)

## IM2500

**Drain Line -** The IM2500 requires a 3/4" drain line to remove melt and water that is purged from the ice maker. The drain line will come out of the machine, on the bottom front right and will typically be routed to a French Drain located below the machine in a stand-alone location where a French Drain is permitted.

If the unit is equipped with a sump pump, when the sump well fills up in the bottom of the machine, the pump will automatically kick on draining and emptying the water in the bottom of the machine or sump well. The sump is capable of removing water from the machine and pumping the water vertically up to 15 feet. From that point, the PVC drain line will need to slope down slightly, allowing gravity to drain the water to the collection point.

See Exhibit B:

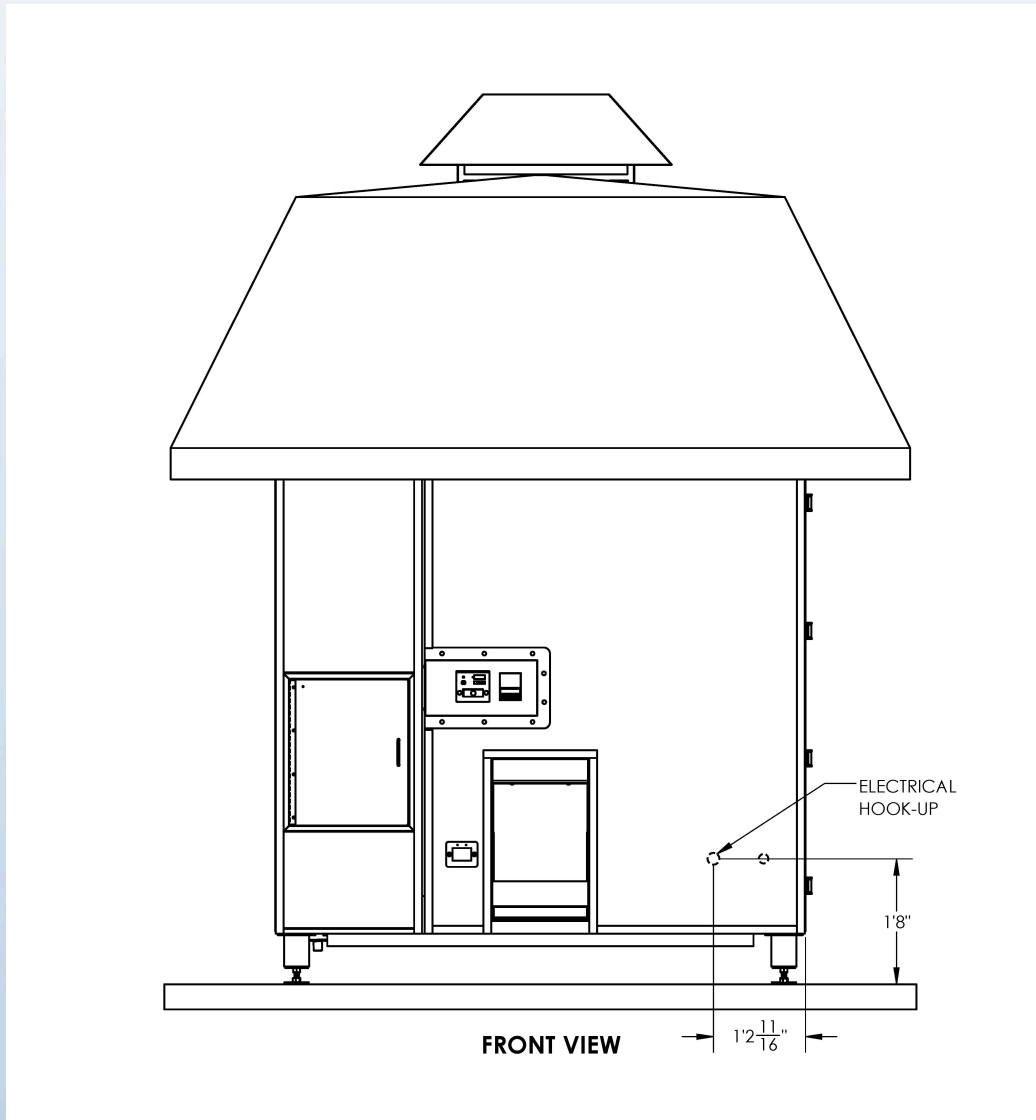


# Installation Procedures (cont'd)

## IM2500

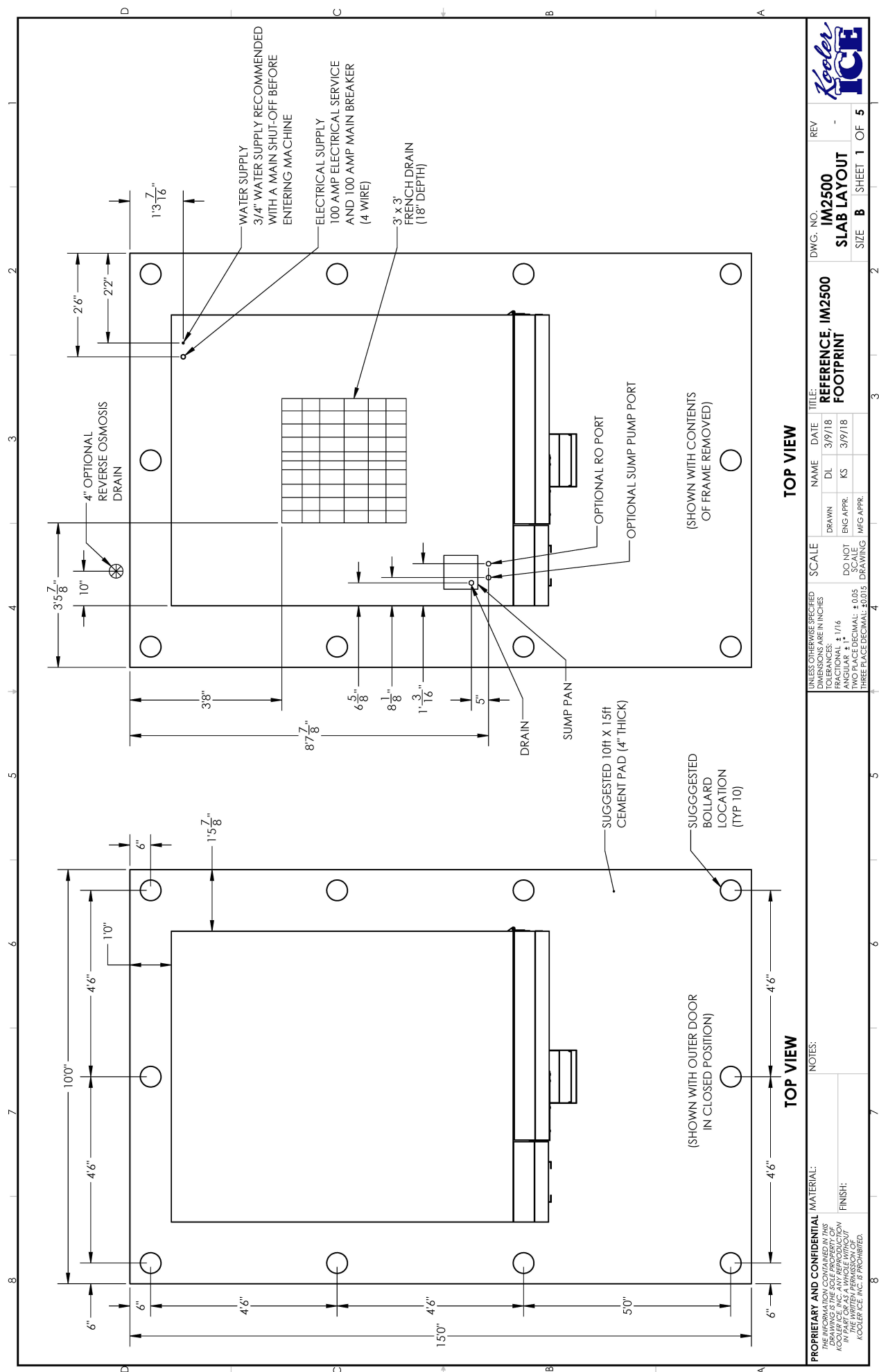
**Electrical Hookup - The IM2500 will be hard wired directly to a wall or pole mounted disconnect. Your local contractor will be required to follow all local codes and guidelines for the disconnect installation.**

**See Exhibit C:**



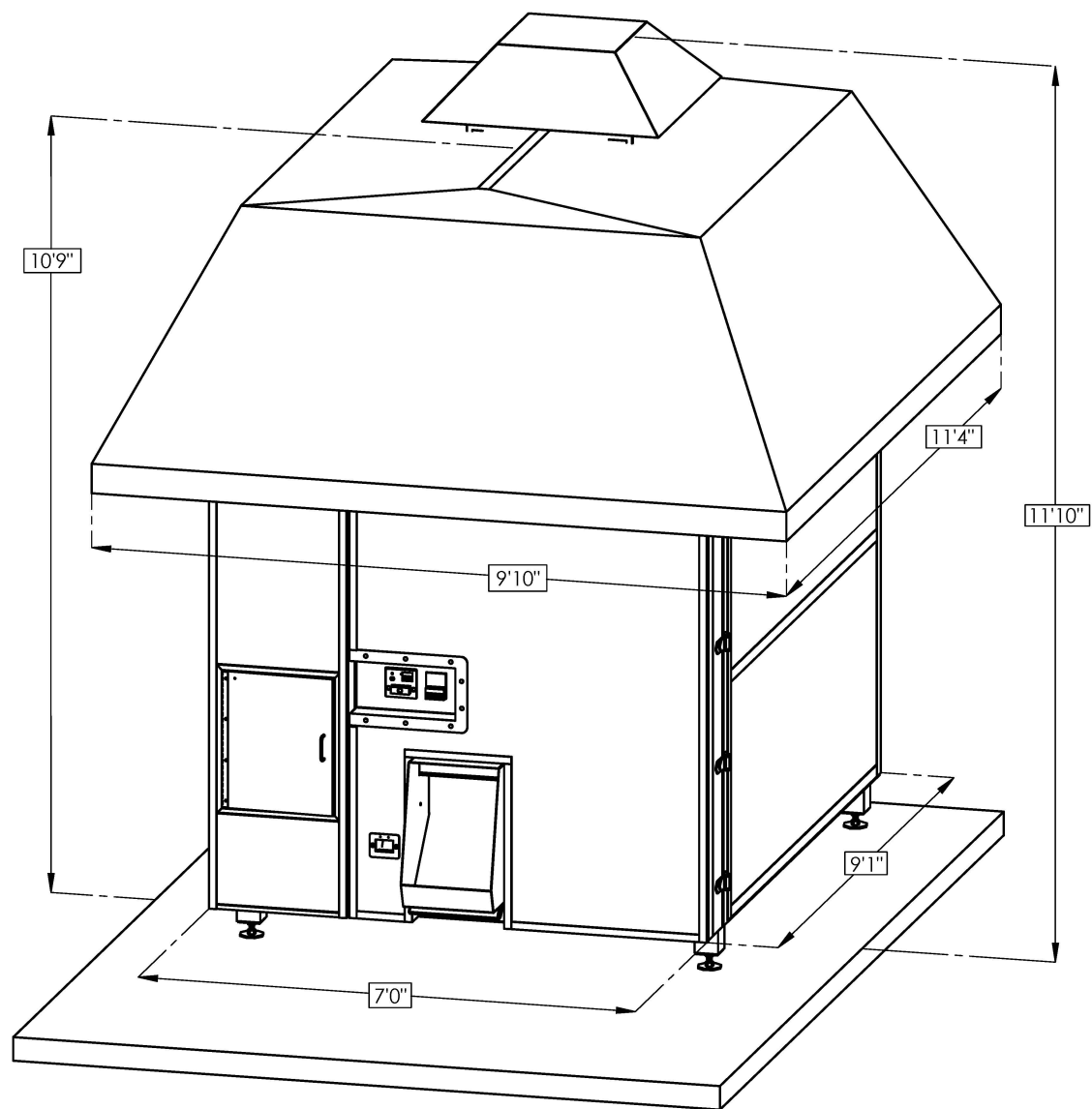
**EXHIBIT C**

**The IM2500 requires a 4-wire hookup (2 hots, 1 ground, 1 neutral). The IM2500 requires 100 amp service. If a third ice maker is added at a later date, a separate 50 amp breaker and 4-wire hookup will be required.**





**EXHIBIT D**



*If you have any service questions related to installation, please call 1-800-858-3025 and ask to talk with our Service Manager*

Reply to: Rick Daugherty  
4709 Cross Street  
Downers Grove, IL 60515  
Email: [publichealth100@gmail.com](mailto:publichealth100@gmail.com)  
Phone: 630-921-8650



October 17, 2018

Mr. Kerry Seymour  
Kooler Ice Inc.  
510 Dunbar Rd.  
Byron, GA 31008

Mr. Seymour:

This letter confirms my visit to Kooler Ice Inc. on 10/16/2018, to re-evaluate your vending machines for continuing compliance with NAMA's *Standard for the Sanitary Design and Construction of Food and Beverage Vending Machines*.

The following machines were re-evaluated during my visit 810, Hydration Pro, IM 600 XL, IM-500, IM-1000, IM-2500, IM-600. The design and construction of these machines remain in compliance with NAMA's *Standard for the sanitary Design and construction of Food and beverage Vending Machines*

In addition, the following machine was also evaluated:  
TBD

Based on my visit the following items will have to be corrected to obtain NAMA certification:

1. Provide photos of the cabinet showing door seals. Section 301.
2. Provide photos of other openings in the cabinet as being sealed. Section 303.
3. Provide a wettable parts list with appropriate certifications. Section 904.4.
4. Send a copy of the sanitation and service manual with details of the cleaning and sanitization of the ice and water mixing tank. Section 911.
5. Other items as needed after machine has been redesigned.

Please submit your response no later than 01/13/2019.

Feel free to contact me at (630) 921-8650 if you have any questions or I can be of assistance in any way.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Daugherty", is written over a blue circular stamp.

Rick Daugherty, LEHP, RS, MPA  
NAMA Public Health Consultant

pc: Jo Bradshaw NAMA

| 1.0 Reference and Address |                                                                                      |                              |                                                                |
|---------------------------|--------------------------------------------------------------------------------------|------------------------------|----------------------------------------------------------------|
| Report Number             | 100090085ATL-001A                                                                    | Original Issued: 27-Dec-2010 | Revised: 3-Sep-2015                                            |
| Standard(s)               | Refrigerated Vending Machines, UL 541, 8th Ed, Issued 2011/12/30, revised 2014/12/23 |                              |                                                                |
| Applicant                 | Kooler Ice, Inc.                                                                     | Manufacturer                 | <b>Kooler Ice, Inc.</b>                                        |
| Address                   | 510 Dunbar Road<br>Byron, Georgia 31008                                              | Address                      | 510 Dunbar Road<br>Byron, Georgia 31008                        |
| Country                   | USA                                                                                  | Country                      | USA                                                            |
| Contact                   | Mr. Jeff Dyson                                                                       | Contact                      | Mr. Jeff Dyson                                                 |
| Phone                     | (478) 956-1423                                                                       | Phone                        | (478) 956-1423                                                 |
| FAX                       | (478)-956-1432                                                                       | FAX                          | (478) 956-1432                                                 |
| Email                     | <a href="mailto:jdyson@koolerice.com">jdyson@koolerice.com</a>                       | Email                        | <a href="mailto:jdyson@koolerice.com">jdyson@koolerice.com</a> |

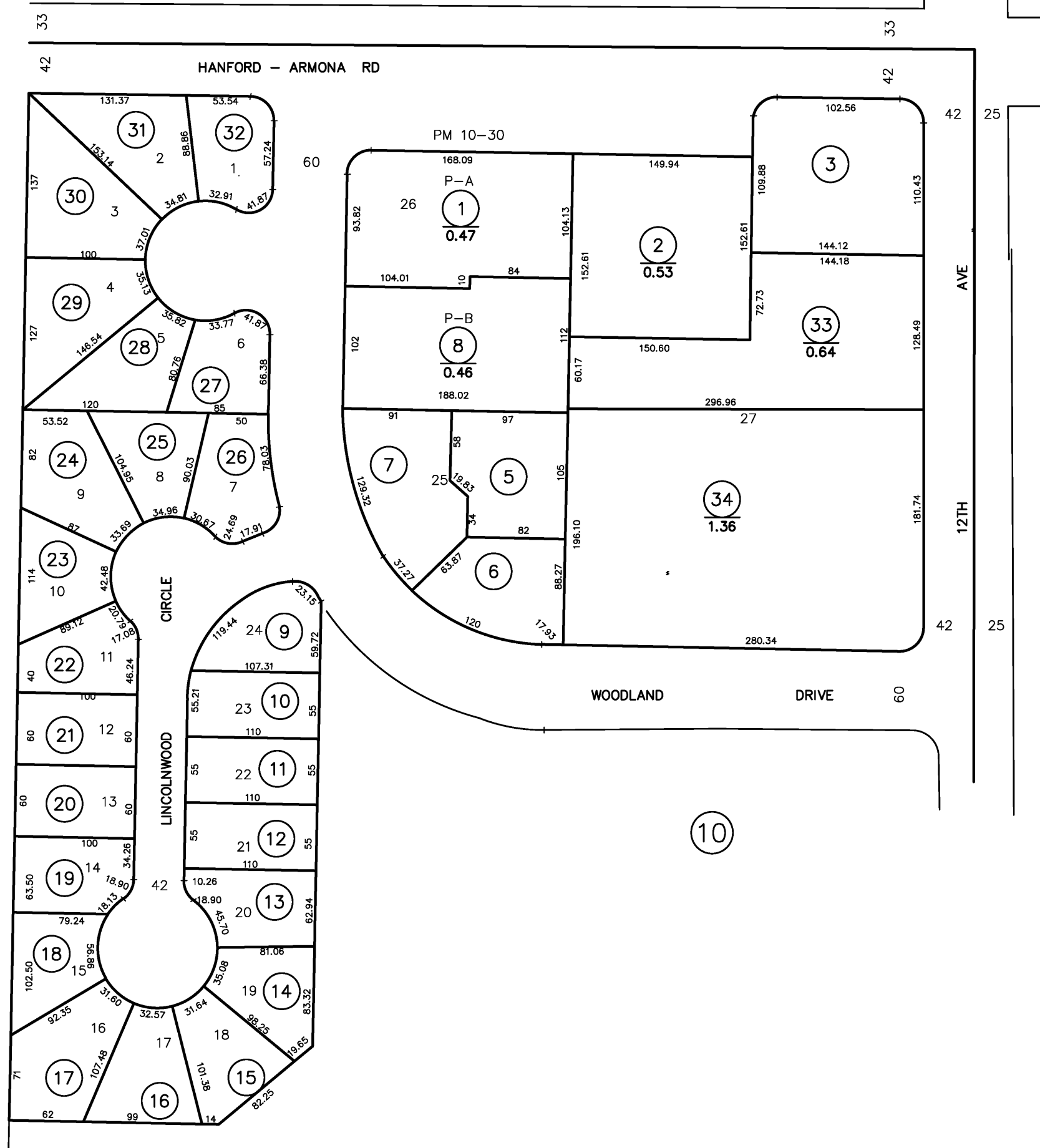
| <b>2.0 Product Description</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Product                        | Commercial Ice and Water Vending Machines                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Brand name                     | NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Description                    | The products covered are permanently connected commercial ice and water vending/dispensing machines designed for outdoor use. These machines may also be used indoors. The machines dispense predetermine amounts of water or ice when credit is available using notes, coins, credit cards or similar means.                                                                                                                                                                                                                                                                                                                                                                        |
| Models                         | KI510, KI1810, IM500, IM600, IM600XL, IM1000, IM2500, & Hydration Pro.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Model Similarity               | Model KI510 uses a single C1030 or a single C1848 icemaker. Model KI1810 uses a single C1030, a single C1848 icemaker, two C1848 icemakers, or a C1030 and C1848 icemakers. Model IM1000 is the is identical to model KI510 except the same enclosure is extended to enclosed the icemaker. Model IM500 Is identical to Model IM1000 except it has a smaller ice bin and footprint. Models IM600 is identical to the IM500 but with a larger capacity ice bin. Model IM600XL is identical to the IM600 with water vending in addition to ice vending. Model IM2500 may have up to two integral ice makers. Hydration Pro is the same as the IM500 with simple push-button actuation. |
| Ratings                        | Model KI1510: 220V, 30.1A max, 60Hz<br>Model KI1810: 220V, 51.6A max, 60Hz<br>Model IM500: 220V, 30.8A max, 60Hz<br>Model IM600: 220V, 30.8A max, 60Hz<br>Model IM600XL: 220V, 30.8A max, 60Hz<br>Model IM1000: 220V, 30.8A max, 60Hz<br>Model IM2500: 220V, 51.6A max, 60Hz<br>Model Hydration Pro: 220V, 30.8A max, 60Hz                                                                                                                                                                                                                                                                                                                                                           |
| Other Ratings                  | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY  
IT IS NOT TO BE CONSTRUED AS PORTRAYING  
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR  
PURPOSES OF ZONING OR SUBDIVISION LAW.  
JANUARY 2018

# KINGS COUNTY ASSESSOR'S MAP

11-09

2-015



PARKSIDE ESTATES  
TR. NO. 185  
PORTION NE 1/4  
SEC. 3-19-21



**CITY OF HANFORD PLANNING COMMISSION**  
**STAFF REPORT**  
**Tuesday, May 23, 2023**

**PROJECT:**                **Conditional Use Permit No. 0006-23:** A request to establish a bar, ABC License Type 42, in an existing building in the MX-D Downtown Mixed Use zone district.

**LOCATION:**             The project is located at 104 W. Sixth Street (APN 012-054-012).

**PLANNER:**            Gabrielle Myers, Senior Planner

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-09, approving Conditional Use Permit No. 0006-23.

**RECOMMENDED MOTION**

1. I move to adopt Resolution No. 2023-09, approving Conditional Use Permit No. 0006-23.

**PROJECT DESCRIPTION**

The project is a request to establish a bar, the California Club, with a Type 42 Department of Alcoholic Beverage Control License, within an existing building in the MX-D Downtown Mixed Use zone district, as shown in **Attachment 1**.

The project is located at 104 W. Sixth Street (APN 012-054-012), as shown in **Figure 1**. The property is designated by the General Plan as Downtown Mixed Use, as shown in **Figure 2**, and zoned MX-D Downtown Mixed Use, as shown in **Figure 3**.

The use of a bar, nightclub, or lounge requires a conditional use permit in the MX-D Downtown Mixed Use zone district.

Figure 1: Land Use  
(Property outlined in red)

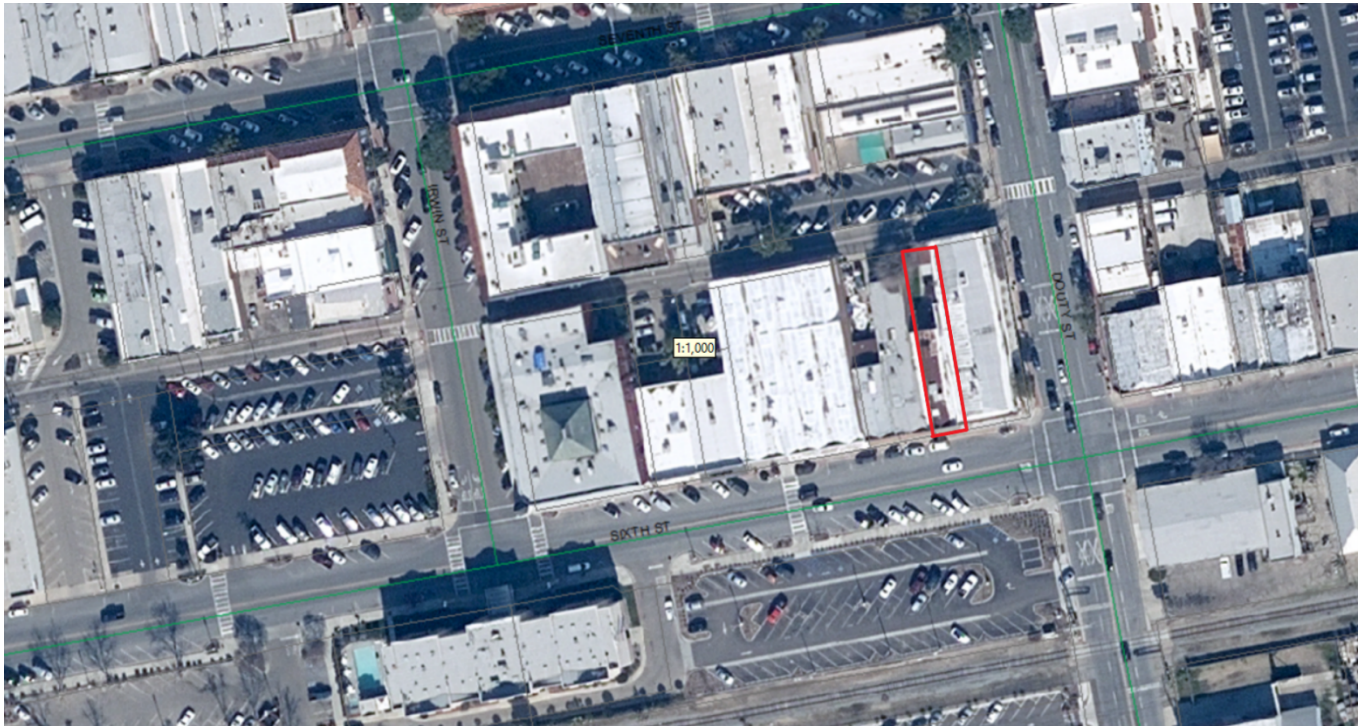


Figure 2: General Plan Designation  
Downtown Mixed Use  
Within the Historic Overlay District – Boundary represented in pink

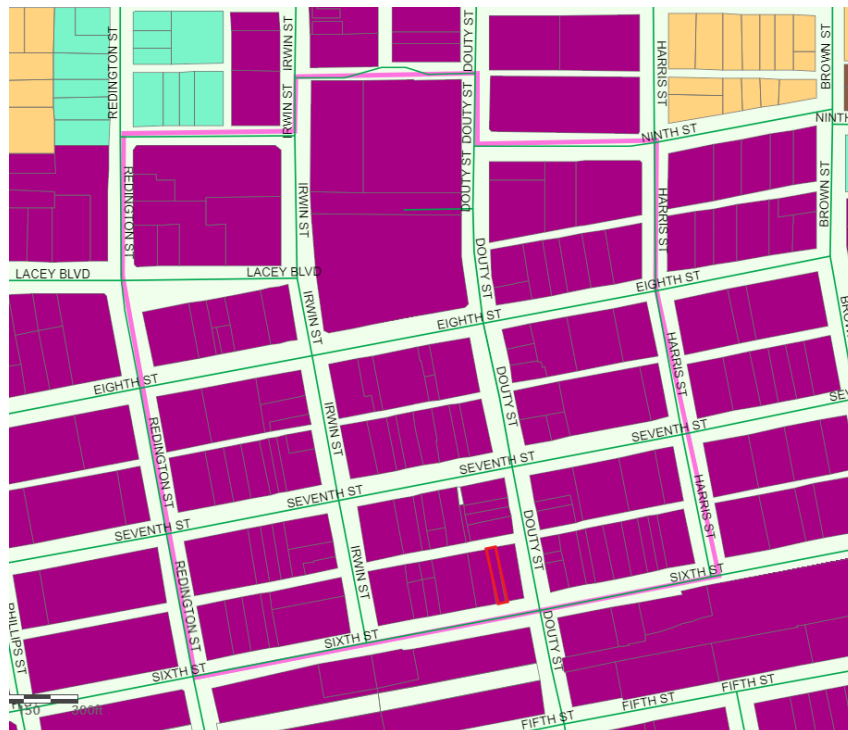
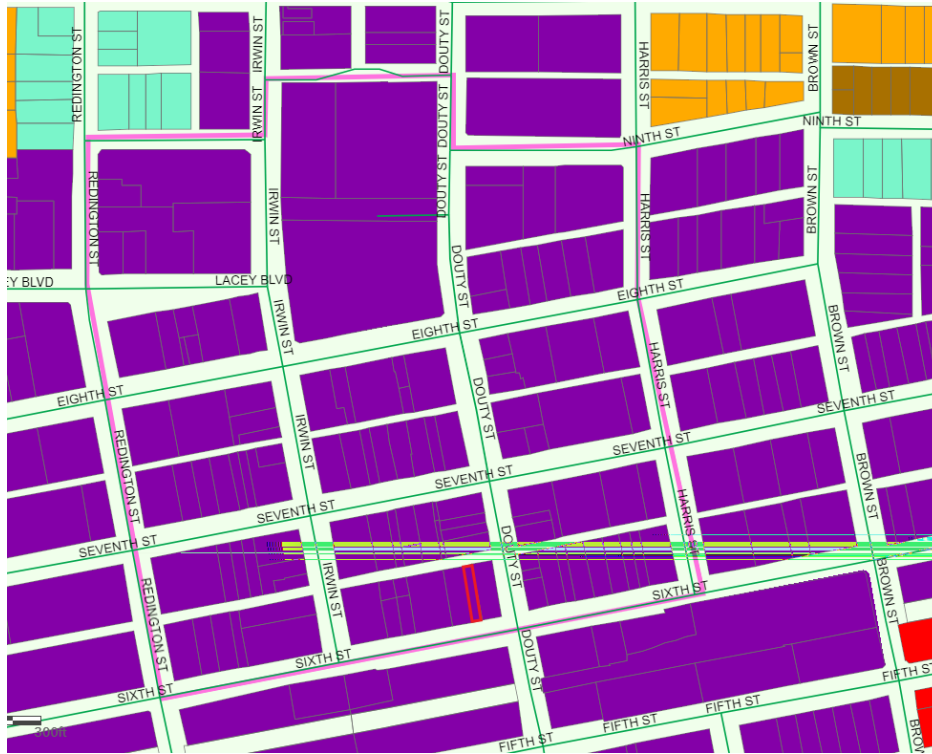


Figure 3: Zoning Designation  
MX-D Downtown Mixed Use  
Within the Historic Overlay District – Boundary represented in pink



## BACKGROUND INFORMATION

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 district is to provide 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. According to General Plan Policy L70, typical uses in the Downtown Mixed Use district 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. The use of a bar proposed by the applicant is consistent with the goals and policies of the Hanford General Plan.

### Zoning Designation

The applicant seeks to allow a bar with a Type 42 ABC license for on-sale beer and wine within an existing building in the MX-D Downtown Mixed Use zone district.

In accordance with the Hanford Municipal Code, a “Bar, nightclub, or lounge” means an establishment that provides alcoholic beverages for consumption on the site and may or may not

provide food service, and that may provide live entertainment and/or dancing. This use typically requires an ABC Type 40, 42, 48, 60, or 61 license.

The applicant is seeking to obtain a Type 42 license from ABC.

#### 42 - On-Sale Beer & Wine - Public Premises

(Bar, Tavern) Authorizes the sale of beer and wine for consumption on or off the premises where sold. No distilled spirits may be on the premises. Minors are not allowed to enter and remain (see Section 25663.5 for exception, musicians). Food service is not required.

The use of a bar, nightclub, or lounge requires a conditional use permit in the MX-D Downtown Mixed Use zone district, as demonstrated in Figure 4, the Commercial, Office, and Industrial Zone Use Table, presented in Section 17.08.030.

Figure 4:  
Table 17.08.030 Commercial, Office, and Industrial Zone Use Table

| Commercial, Office, and Industrial Use Table                                                                                                                                                  |                                                |                  |     |     |     |                 |      |      |                             |   |     |     |             |    |    |                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------|-----|-----|-----|-----------------|------|------|-----------------------------|---|-----|-----|-------------|----|----|------------------------------------------------------|
| P = Use is Permitted by Right    C = Use Requires Conditional Use Permit<br>A = Use Requires Administrative Use Permit    T = Use Requires Temporary Use Permit<br>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 |                                                      |
|                                                                                                                                                                                               | Eating and Drinking Establishment Uses         |                  |     |     |     |                 |      |      |                             |   |     |     |             |    |    |                                                      |
| B1                                                                                                                                                                                            | Artisan food and beverage production and sales | P                | P   | P   | P   | P               | P    | P    |                             |   | P   |     |             |    |    |                                                      |
| B2                                                                                                                                                                                            | Bar, nightclub, or lounge                      |                  | C   | C   | C   |                 | C    | C    |                             |   |     |     |             |    |    |                                                      |

The California Club was formerly in operation in this location, however their license ABC license expired on November 17, 2021.

See former ABC license information – **Attachment 2**.

## PROJECT EVALUATION

### 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. The entire parcel totals 3,750 square feet. The existing parcel is considered a legally nonconforming lot, which means a lot legally created in accordance with the State Subdivision Map Act prior to the adoption or amendment of the zoning ordinance, but which, does not meet all of the provisions, standards, and requirements of the zoning ordinance applicable to lots. A nonconforming lot may be used for any use allowed in the zone district in which it is located. Although the site area does not comply with the current MX-D Downtown Mixed Use zone district requirements, the lot may still be used for any use permitted or conditionally permitted in the MX-D Downtown Mixed Use zone district.

#### **17.28.040 Lot Dimensions**

The minimum lot frontage in 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 has 25 feet of street frontage along Sixth Street. The existing parcel is considered a legally nonconforming lot, which means a lot legally created in accordance with the State Subdivision Map Act prior to the adoption or amendment of the zoning ordinance, but which does not meet all of the provisions, standards, and requirements of the zoning ordinance applicable to lots. A nonconforming lot may be used for any use allowed in the zone district in which it is located. Although the lot frontage does not comply with the current MX-D Downtown Mixed Use zone district requirements, the lot may still be used for any use permitted or conditionally permitted in 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. The site is fully developed; no expansion of the existing building is proposed in the request for a conditional use permit.

#### **17.28.060 Building Setback Area**

No structure is permitted to be placed within a building setback area. In the MX-D Downtown Mixed Use zone district, there is no front building setback area required. The rear, side, and street side setbacks may also be zero, as the property does not abut a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district. The site is fully developed; no expansion of the existing building is proposed in the request for a conditional use permit.

#### **17.28.070 Distances Between Structures**

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



### **17.28.080 Height of Structures**

The maximum height of structures in the MX-D Downtown Mixed Use zone district is 100 feet. The structure is a single-story structure and does not exceed the height maximum of the District. No building expansion is proposed in the request for a conditional use permit.

### **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. The nearest driveway is north of the parcel providing entrance into the alley. There are no plans to alter the driveway access.

### **17.28.100 Off-Street Parking**

According to General Plan Policy L69, the purpose of the Downtown Mixed Use district is to provide 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. There is on-street parking available along Sixth and Douty Streets. There is a public parking lot located to the north and south of the project site. Additionally, since the applicant does not request a change in the previous use of the building, no additional parking shall be required.

### **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. Staff is not requiring the applicant to provide usable open space for the use.

### **17.28.150 General Provisions and Standards**

All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by the Hanford Municipal Code. The use proposed will occur within an existing, completely enclosed, permanently fixed structure.

The project is in conformance with the standards set forth in Section 17.28 for the MX-D Downtown Mixed Use zone district.

### **Operating Standards**

#### Alcohol

In accordance with the Type 42 license, only beer and wine will be permitted to be served. No distilled spirits are permitted to be served.

#### Hours of Operation

The applicant proposes to operate the bar on Thursday, Friday, Saturday, and Sunday from 6:00 p.m. to 2:00 a.m. on the specified days.

#### Security

The applicant proposes to have one security guard at the entrance to the bar during hours of operation.

#### Food

Food service is not planned. Limited pre-packaged snacks will be available.

#### Music

A DJ is planned for the bar; live music is not proposed. The Police Department is responsible for enforcing any noise concerns. Per the Hanford Municipal Code, Section 9.10.020, "It is the purpose and intent of this chapter to protect, preserve, and promote the health, safety, welfare, and peace and quiet of the citizens of Hanford through the reduction, control, and prevention of loud and raucous noise, or any noise which unreasonably disturbs, injures, or endangers the comfort, repose, health, peace, or safety; or causes public inconvenience, annoyance or alarm to reasonable persons of ordinary sensitivity."

### **FINDINGS FOR APPROVAL**

#### **Conditional Use Permit No. 0006-23**

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

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

ANALYSIS: That the proposed use of a bar, within an existing building will not impair the integrity and character of the MX-D Downtown Mixed Use zone district. The use of a bar is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use District, with the exception of lot size and lot frontage; however, the lot is considered a legally existing nonconforming lot and it may still be used for uses permitted or conditionally permitted in the MX-D District. The use of a bar, lounge, or nightclub is listed as a permitted use with the approval of a conditional use permit in the MX-D Downtown Mixed Use zone district, as prescribed in the land use table in Section 17.08.030.

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

ANALYSIS: That the use of a bar within an existing building is compatible with the existing land uses and the future permitted land uses within the MX-D Downtown Mixed Use zone district. The proposed use will occupy an existing building within a fully developed block. 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 Downtown Mixed Use designation, which according to General Plan Policy L70, includes 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. The use proposed by the applicant

is consistent with the goals and policies of the Hanford General Plan to develop the Downtown Mixed Use Zone District for entertainment activities with typical uses such as drinking establishments.

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

ANALYSIS: The General Plan designates the property as Downtown Mixed Use. According to General Plan Policy L70, the Downtown Mixed Use designation includes 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. The use proposed by the applicant is consistent with the goals and policies of the Hanford General Plan to develop the Downtown Mixed Use Zone District for entertainment activities with typical uses such as drinking establishments.

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

ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

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

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use zone district. The use of a bar is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use District, with the exception of lot size and lot frontage; however, the lot is considered a legally existing nonconforming lot and it may still be used for uses permitted or conditionally permitted in the MX-D District. Police Department Chief Sever has requested the following condition of approval, in order to ensure the bar will not be detrimental to public safety:

1. That surveillance cameras shall be installed in the bar area and front and rear of the building's exterior to ensure safety. Footage shall be stored for a minimum of seven days.

Any other improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval of Resolution 2023-09.

## **PUBLIC COMMENTS**

A Notice of Public Hearing for a Conditional Use Permit was noticed in the Hanford Sentinel on May 13, 2023 and mailed to property owners within 300 feet of the project site on May 12, 2023. No comments were received, as of the date of preparation of this report.

## ENVIRONMENTAL ASSESSMENT

That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

## RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-09, approving Conditional Use Permit 0006-23.

**Applicant/Owner:**

Juan Jose Garcia Rodriquez  
California Club  
104 W. Sixth Street  
Hanford, CA 93230

## RESOLUTION NO. 2022-09

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 0006-23, A REQUEST TO ESTABLISH A BAR, ABC LICENSE TYPE 42, IN AN EXISTING BUILDING IN THE MX-D DOWNTOWN MIXED USE ZONE DISTRICT. THE PROJECT IS LOCATED AT 104 W. SIXTH STREET (APN 012-054-012).**

At a regular meeting of the City of Hanford Planning Commission duly called and held on May 23, 2023 on motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and duly carried, the following resolution was adopted:

**WHEREAS**, Conditional Use Permit No. 0006-23, a request to establish a bar, ABC license Type 42, in an existing building in the MX-D Downtown Mixed Use zone district, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.80 of the Hanford Municipal Code; and

**WHEREAS**, the project is located at 104 W. Sixth Street (APN 012-054-012); and

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

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

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

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

ANALYSIS: That the proposed use of a bar, within an existing building will not impair the integrity and character of the MX-D Downtown Mixed Use zone district. The use of a bar is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use District, with the exception of lot size and lot frontage; however, the lot is considered a legally existing nonconforming lot and it may still be used for uses permitted or conditionally permitted in the MX-D District. The use of a bar, lounge, or nightclub is listed as a permitted use with the approval of a conditional use permit in the MX-D Downtown Mixed Use zone district, as prescribed in the land use table in Section 17.08.030.

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

ANALYSIS: That the use of a bar within an existing building is compatible with the existing land uses and the future permitted land uses within the MX-D Downtown Mixed Use zone district. The proposed use will occupy an existing building within a fully developed block. 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 Downtown Mixed Use



designation, which according to General Plan Policy L70, includes 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. The use proposed by the applicant is consistent with the goals and policies of the Hanford General Plan to develop the Downtown Mixed Use Zone District for entertainment activities with typical uses such as drinking establishments.

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

ANALYSIS: The General Plan designates the property as Downtown Mixed Use. According to General Plan Policy L70, the Downtown Mixed Use designation includes 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. The use proposed by the applicant is consistent with the goals and policies of the Hanford General Plan to develop the Downtown Mixed Use Zone District for entertainment activities with typical uses such as drinking establishments.

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

ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared.

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

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use zone district. The use of a bar is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use District, with the exception of lot size and lot frontage; however, the lot is considered a legally existing nonconforming lot and it may still be used for uses permitted or conditionally permitted in the MX-D District. Police Department Chief Sever has requested the following condition of approval, in order to ensure the bar will not be detrimental to public safety:

1. That surveillance cameras shall be installed in the bar area and front and rear of the building's exterior to ensure safety. Footage shall be stored for a minimum of seven days.

Any other improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval.

**THEREFORE, BE IT RESOLVED** that Conditional Use Permit No. 0006-23 be approved, subject to the conditions of approval attached as **Exhibit B**.

## **EXPIRATION**

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

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

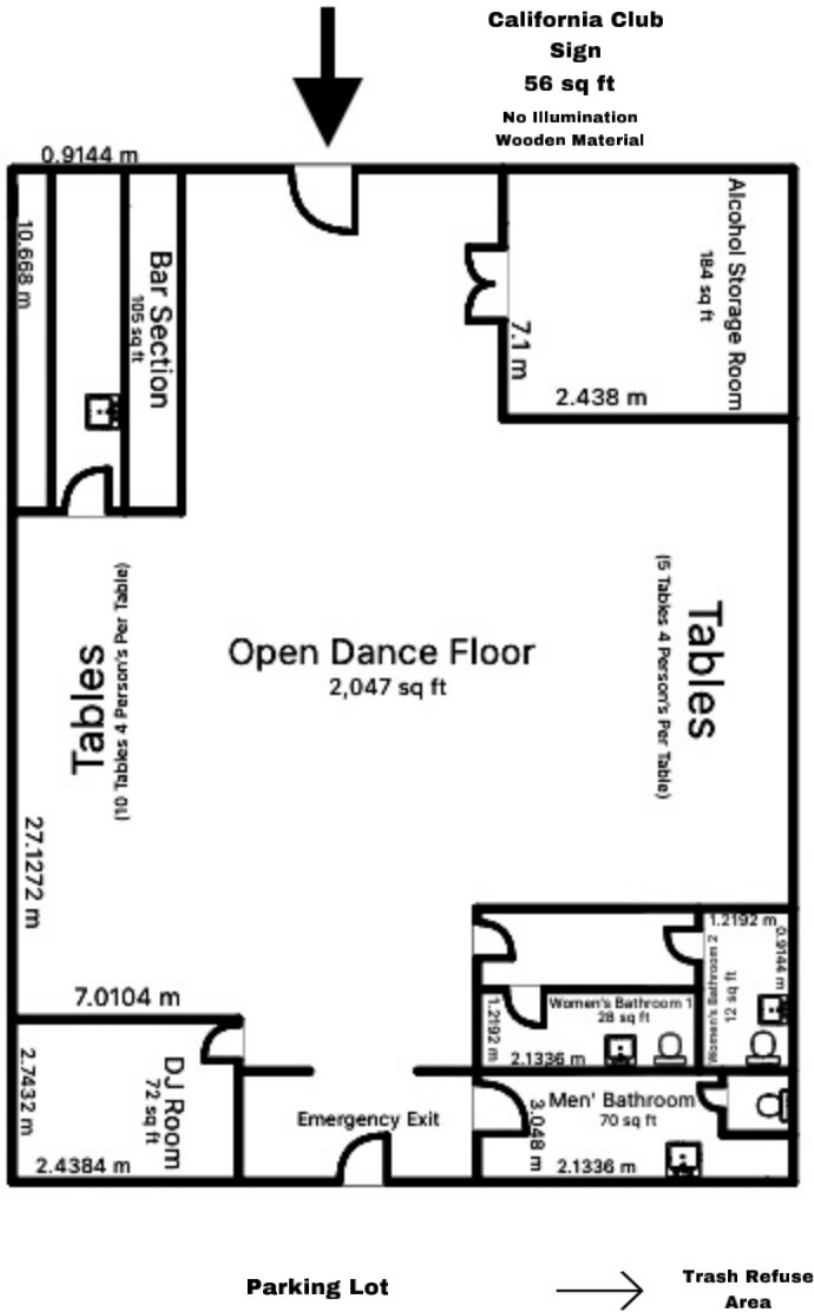
|          |               |
|----------|---------------|
| AYES:    | Commissioners |
| NOES:    | Commissioners |
| ABSTAIN: | Commissioners |
| ABSENT:  | Commissioners |

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

I, **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 23<sup>rd</sup> day of May 2023.

Jason Waters, Secretary

**Exhibit A**  
Site Plan



**Exhibit B**  
Conditions of Approval



**PLANNING DIVISION**  
**SITE PLAN REVIEW COMMENTS**

**MEETING DATE:** March 1, 2023; April 26, 2023

**SITE PLAN NUMBER:** CUP0006-23

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

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**General Plan Designation:** Downtown Mixed Use

**Zoning:** MX-D Downtown Mixed Use

**Other Special Districts:** Historic Overlay 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.

**Required Entitlements:**

- Conditional Use Permit – Bar, Lounge, Nightclub

**MX-D Downtown Mixed Use**

**General: (all comments checked shall apply)**

- ☒ That any façade changes will be subject to a historic resource permit, in accordance with Hanford Municipal Code Section 17.48.070, which is required for any alteration of the exterior features of a building within a designated historic district. The City Council shall determine whether a historic resources permit shall be issues. A permit shall not be required for ordinary maintenance and repairs.
  - An application is required (no fee)
  - Complete elevation drawings of the proposed alterations, samples of proposed colors and materials, color photographs of all sides of any existing improvement, building, or structure on the site shall be submitted
- ☒ 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 Conditional Use Permit 0006-23 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 Conditional Use Permit 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.

**Building Setback Areas** (Section 17.28.060)

- ☒ That the appropriate setbacks be maintained, as follows:
  - ☒ The front building setback area may be zero.
  - ☒ The rear building setback may be zero.
  - ☒ The side building setback may be zero.
  - ☐ The street side building setback shall be 15 feet.

**Height of Structures** (Section 17.28.080)

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

**Off Street Parking:** (Section 17.54).

- ☒ That no additional parking spaces shall be required. There is not a change of the use of the building.

**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 (will not be required)

**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 17.20.120 and 17.52).

- ☐ That landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.
- ☐ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
- ☐ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
  - ☐ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
  - ☐ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
  - ☐ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
  - ☐ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
  - ☐ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
  - ☐ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☐ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
- ☐ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
  - ☐ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
  - ☐ The size of groundcover at planting shall be one (1) gallon or larger.

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

**Fencing and Walls:** (Section 17.28.130)

- ☒ 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**  
**CUP0006-23 Re-open Business**  
**5-18-23**  
**104 W Sixth Street**

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

**Building Permits will be required if doing any work 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 1 electronic set of Drawings, unless noted, including:
    - 4.2.1 Reserved
    - 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 Reserved
    - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution"  
printed on the drawings and part of the drawing submittal
    - 4.2.10 Original 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. Racking, Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable. \*\*\*\***

- 4.3 1 electronic set 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 Original shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
5. That **the site**, as well as the buildings, shall be made accessible and usable by the disabled

**in accordance with the California Building Code, Chapter 11B.**

6. That all special inspection reports be submitted to the Building Division prior to final inspection.
7. That all construction shall conform to **the Most Current Edition** (2022) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
8. 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.
9. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
10. That each of these drawings apply to any/all work done to the structure at this time including racking.
11. **This project is a re-opening of a business closed for a long period of time. A Compliance permit is required. A plan is required. Plan must include scaled drawings of existing floor plan.**







CALIFORNIA DEPARTMENT OF

# Alcoholic Beverage Control

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**Report Date:** Thursday, May 18, 2023

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## LICENSE INFORMATION

**License Number:** 395830 **Primary Owner:** GARCIA, EVA RODRIGUEZ

**Office of Application:** 21 - FRESNO

## BUSINESS NAME

21 CALIFORNIA CLUB

## BUSINESS ADDRESS

104 W 6TH ST , HANFORD, CA, 93230

**County:** KINGS **Census Tract:** 0009.02

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## LICENSEE INFORMATION

**Licensee:** GARCIA, EVA RODRIGUEZ

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## LICENSE TYPES

Allow up to six weeks for expiration date updates after fee waiver or renewal fee submittal.

## 42 - ON-SALE BEER AND WINE - PUBLIC PREMISES



**License Type Status:** AUTO REVOKED **Status Date:** 17-NOV-2021 **Term:** 12 Month(s)

**Original Issue Date:** 28-MAY-2003 **Expiration Date:** 30-JUN-2021 **Master:** Y **Duplicate:** 0

From License Number: 42-363499

**Fee Code:** P40 **Transfers:** Transferred On: 28-MAY-2003

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## **OPERATING RESTRICTIONS:**

No Operating Restrictions found

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## **DISCIPLINARY ACTION:**

No Active Disciplinary Action found

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## **DISCIPLINARY HISTORY:**

No Disciplinary History found.

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## **HOLDS:**

No Active Holds found

## **ESCROWS:**

No Escrow found

**Notice of Exemption 2023-37**

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

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

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

**Project Title:** Conditional Use Permit 0006-23

**Project Location** – 104 W. Sixth Street (APN 012-054-012).

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

**Description of Nature, Purpose and Beneficiaries of Project:** **Conditional Use Permit No. 0006-23:** A request to establish a bar, ABC License Type 42, in an existing building 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: Jose Juan Garcia Rodriuez, California Club

Exempt Status: **(check one)**

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

Reasons why project is exempt:

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

Lead Agency

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

Signature: \_\_\_\_\_ Date: May 23, 2023 Title: Senior Planner

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

12-05

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