



Planning Commission Meeting Agenda

June 27, 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 not on the agenda and that are within the jurisdiction of the Commission. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed. A maximum of three minutes is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.

CONSENT CALENDAR:

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

- A. Community Development: Minutes of the June 13, 2023 Meeting

PUBLIC HEARING:

- A. Community Development: Conditional Use Permit No. 0001-23, a request to convert a former movie theater into a church in the MX-C Corridor Mixed Use zone district. The project is located at 136 N. 11th Avenue. (APN 012-271-026)
- B. Community Development: **Variance No. 0003-23**, a request to deviate from the standards set forth in Section 17.54.040 Number of Parking Spaces Required, in order to reduce the number of required parking spaces from 14 stalls to seven stalls for an automatic car wash facility proposed to be constructed in the C-S Service Commercial zone district.

The project is located west of 12th Avenue, north of Glendale Avenue (APN 011-030-012) in the City of Hanford.

- C. Community Development: **Conditional Use Permit No. 0011-23:** a request to allow mobile vendors and vending vehicles (food trucks) to operate at Plan B Taphouse in the MX-D Downtown Mixed Use zone district. The project is located at 129 W. Fifth Street (APN 012-095-002).

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 Planning Commission after distribution of the agenda packet are available to public inspection in the Planning Division Office located at 317 N. Dooty Street, Hanford, California 93230, during normal business hours. Such documents are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post documents before the meeting. If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Division's office, 559-585-2580, 317 N. Dooty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II} APPEALS: Any action of the Planning Commission, which is a final project decision, may be appealed to the City Council by the applicant or any adversely affected person. To file an appeal, an appeal application and filing fee of \$1,000.00 must be submitted to the Community Development Department, 317 N. Dooty Street, Hanford, California, within ten (10) days following the date of the final decision of the Planning Commission.

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. Dooty Street, Hanford, California 93230, during normal business hours. Such agendas are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post the agenda before the meeting.

If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's office, 559-585-2515, 319 N. Dooty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}



Planning Commission Regular Meeting Minutes

June 13, 2023 5:30 PM
Council Chambers
400 N. Douty St.

ROLL CALL:

Present:	Absent:
Planning Commissioner Dennis Ham Planning Commissioner Jacob Sanchez Planning Commissioner Gunther Norris Planning Commissioner Richard Douglas Chair Planning Commissioner Martin Devine Alternate Planning Commissioner Garry Curtis	None

INVOCATION:

Pastor Tyler Jones, Koinonia Christian Fellowship

FLAG SALUTE:

Commissioner SANCHEZ 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.

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.

Motion to approve the Consent Calendar.

RESULT: (APPROVED)
MOVER: HAM
SECONDER: DOUGLAS
AYES: HAM, DOUGLAS, NORRIS, DEVINE
NAYS: NONE
ABSTAIN: SANCHEZ

A. Community Development: Minutes of the May 23, 2023 Meeting

PUBLIC HEARING:

- A. Community Development: **Vesting Tentative Tract 938:** A request by D.R. Horton to subdivide a 95-acre project site into 457 single-family residences, internal roads, a drainage retention basin, and a 5.82-acre park in the R-L-5 Low-Density Residential zone district.

Focused Environmental Impact Report (EIR) State Clearinghouse Number (SCH) 2023020035: A request to certify the Final Focused Environmental Impact Report for the project and adopt a Statement of Overriding Considerations for the project's significant impact to Transportation/Traffic.

The project is located east of 10 ½ Avenue, between Hanford-Armona Road and Houston Avenue in the City of Hanford (APN 011-440-014 and -015).

Chair DEVINE opened the public hearing and called for the staff report. Senior Planner Myers first informed the Commission that there had been some technical issues to address with the developer. Director Waters, Ms. Myers, and other staff, met with the developer earlier today and came to an agreement with City Engineering and the applicant's representative. Ms. Myers referred to the amended Public Works Conditions of Approval that had been distributed to the Commissioners prior to the meeting. She stated that the resolution will contain the amended Conditions, not those that were in the agenda packet. She then presented the staff report, recommended approval, and called for questions of staff.

Commissioner HAM noted that one of the mitigation measures was to create a bikeway. He asked where that would be on the map. Ms. Myers replied that the proposed bikeway would be located just along the project frontage of 10 1/2 Avenue and Orchard Drive.

Chair DEVINE opened Public Comment:

IN FAVOR

--Ernie Escobedo (of QK) made himself available to answer any questions. He expressed appreciation to staff and confirmed that the applicant was in agreement with the amended resolution.

Commissioner HAM asked if it was appropriate to ask a question at this time. City Attorney Mizote advised him to wait until after Public Comment.

--Alex Dwiggins (QK) highlighted aspects of the project, offered to answer any engineering questions, and encouraged approval of the project, as amended.

--Melody Haigh (with D.R. Horton), mentioned other projects the applicant has in process with the City. She provided information regarding the product being offered and encouraged approval, as amended.

OPPOSED

Onan Champi, was neither for or against the project. He owns industrial property near the project location and wants to change the zoning to I-H (Heavy Industrial).

Commissioner HAM expressed concern that when it is built out, the number of entrances will be insufficient for the number of homes. He was also concerned about construction traffic and emergency vehicle access.

Mr. Escobedo stated that construction vehicles usually have a separate path of travel. He added that there is a dedicated left-turn lane going onto Orchard Drive, which will also help with traffic.

Senior Planner Myers stated that the applicant had originally proposed a third entrance, but staff had them take away one.

Director Waters noted that the traffic study analysis found that what is proposed is sufficient.

City Engineer Lisa Dock stated that there were three entries into the development from 10 1/2 Avenue. One had to be removed, due to City standards. She added that too many collector streets causes more traffic issues. Fire access is a requirement with temporary access, until the development is built out. Commissioner HAM felt that this was still insufficient.

There being no further discussion, Chair DEVINE called for a motion.

Motion to adopt Resolution No. 2023-12, certifying Focused EIR SCH#2023020035 for the project.

RESULT:	(APPROVED)
MOVER:	DOUGLAS
SECONDER:	NORRIS
AYES:	DOUGLAS, NORRIS, SANCHEZ, DEVINE
NAYS:	HAM

Motion to adopt Resolution 2023-13, approving Vesting Tentative Tract 938.

RESULT:	(APPROVED)
MOVER:	SANCHEZ
SECONDER:	DOUGLAS
AYES:	SANCHEZ, DOUGLAS, NORRIS, DEVINE
NAYS:	HAM

DIRECTOR'S COMMENTS:

Director Waters announced that Olivia Morales has been hired as an analyst in the Community Development Department. He will try to have her come to a Planning Commission meeting to introduce her.

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).

Commissioner HAM reminded the Commissioners of the online training available to them on June 23.

ADJOURNMENT:

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Chair DEVINE adjourned the meeting at 6:09 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 6/27/2023

AGENDA SECTION: PUBLIC HEARING

SUBJECT:

Conditional Use Permit No. 0001-23, a request to convert a former movie theater into a church in the MX-C Corridor Mixed Use zone district. The project is located at 136 N. 11th Avenue. (APN 012-271-026)

RECOMMENDATION:

Adopt Resolution No. 2023-11, approving Conditional Use Permit No. 0001-23.

BACKGROUND:

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:

1. Staff Report - CUP0001-23
2. Resolution No. 2023-11
3. Attachment 1 - Site Plan
4. Attachment 2 - operational statement
5. Attachment 3 - Notice of Exemption No. 2023-54
6. Assessor's Map

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, June 27, 2023**

PROJECT: **Conditional Use Permit No. 0001-23**, a request to convert a former movie theater into a church in the MX-C Corridor Mixed Use zone district.

LOCATION: The project is located at 136 N. 11th Avenue. (APN 012-271-026)

PLANNER: Mark Manha, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-11, approving Conditional Use Permit No. 0001-23.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2023-11, approving Conditional Use Permit No. 0001-23.

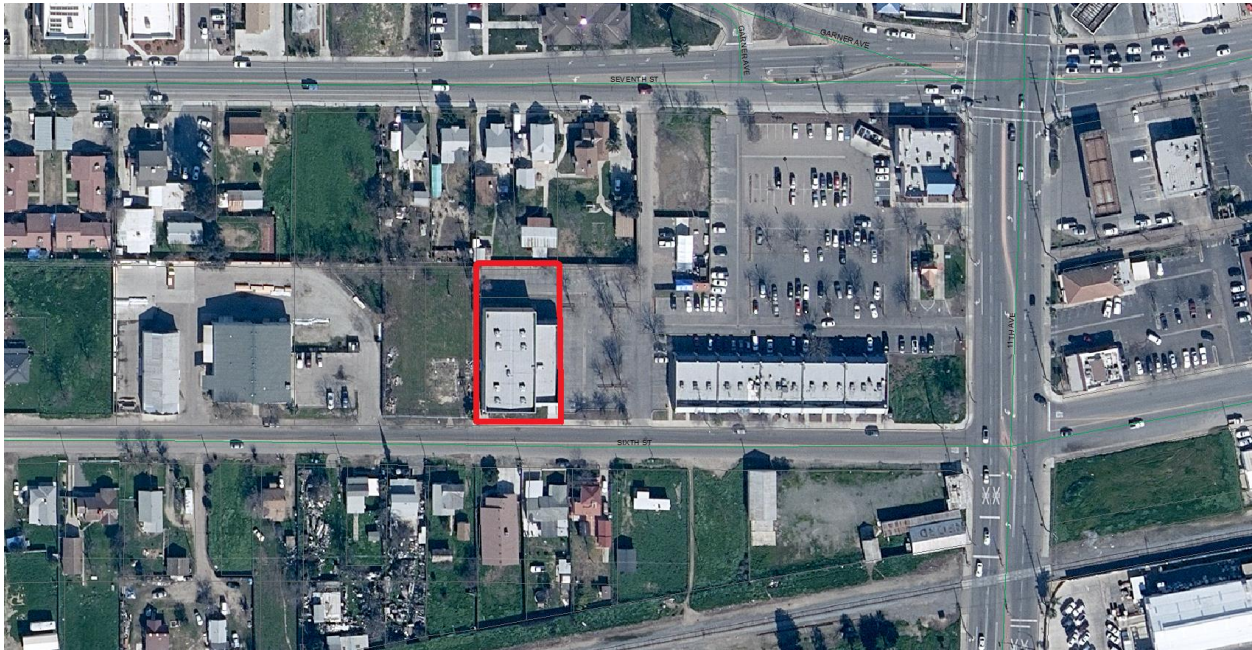
PROJECT DESCRIPTION

The project is a request to convert a former movie theater into a church in the MX-C Corridor Mixed Use zone district, as shown in **Attachment 1**. The use of a religious institution or facility requires a conditional use permit in the MX-C Corridor Mixed Use zone district. The last use of the space was a movie theater. An operational statement was provided and is shown in **Attachment 2**.

Project Location

The proposed project is located at 136 N. 11th Avenue (APN 012-271-026) (see Figure 1, below). The project site is located within the existing Hanford Plaza shopping center, which has shared parking, landscaping, lighting, signage, and cross access.

Figure 1:
Land Use (property outlined in red)

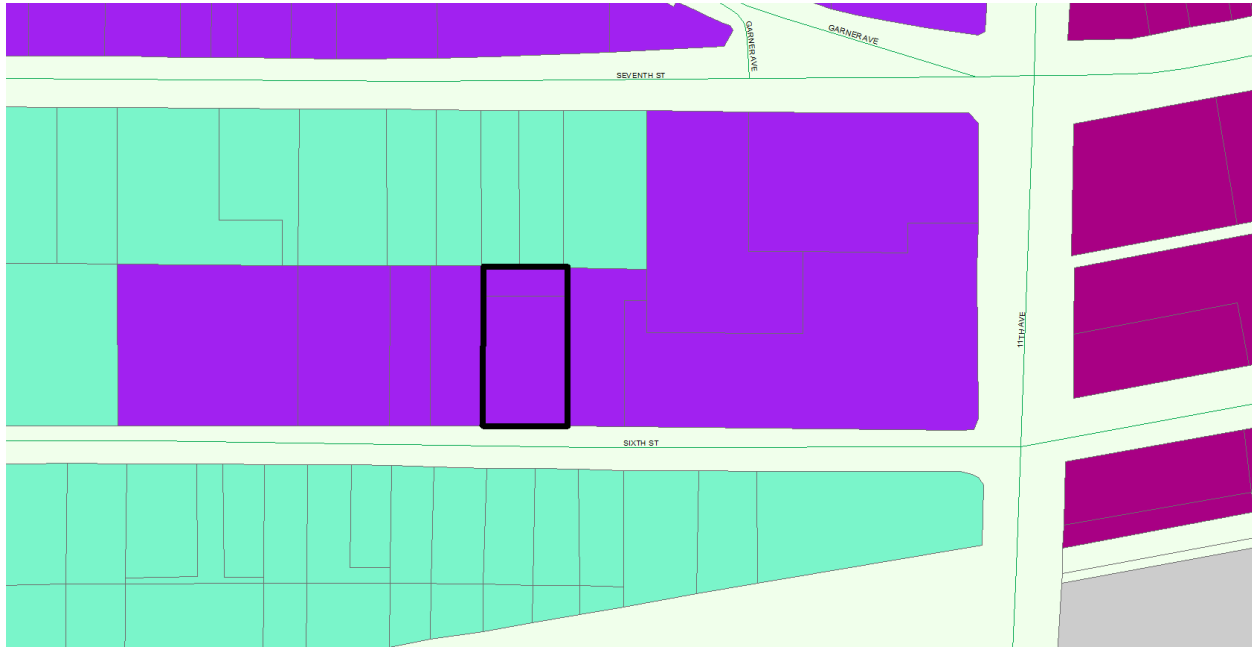


BACKGROUND INFORMATION

General Plan Designation

The General Plan designates the property as Corridor Mixed Use (see Figure 2, below). In accordance with General Plan Policy L65, Hanford shall establish the Corridor Mixed Use land use designation to promote a mix of commercial, office, and multifamily residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. The project supports this policy, as it maintains a mix of uses along transportation corridors with the intent to maintain a pedestrian-friendly environment that encourages walking between uses. In accordance with General Plan Policy L66, Hanford shall define the uses allowed in the Corridor Mixed Use land use designation to include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The use of this site as a religious institution or facility supports this policy, as it is similar to and supports other existing permitted uses in the MX-C Corridor Mixed Use zone district.

Figure 2:
General Plan Designation (property outlined in bold)
Corridor Mixed Use



Zoning Designation

The property is zoned MX-C Corridor Mixed Use, which corresponds with the General Plan designation (see Figure 3, below). The applicant seeks to allow a church in the MX-C Corridor Mixed Use zone district. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, a religious institution or facility requires a Conditional Use Permit in the MX-C Corridor Mixed Use zone district (see Figure 4, below). A “religious institution or facility” means a facility used primarily to gather for religious worship and related religious activities.

Figure 3:
Zoning Designation (property outlined in bold)
MX-C Corridor Mixed Use

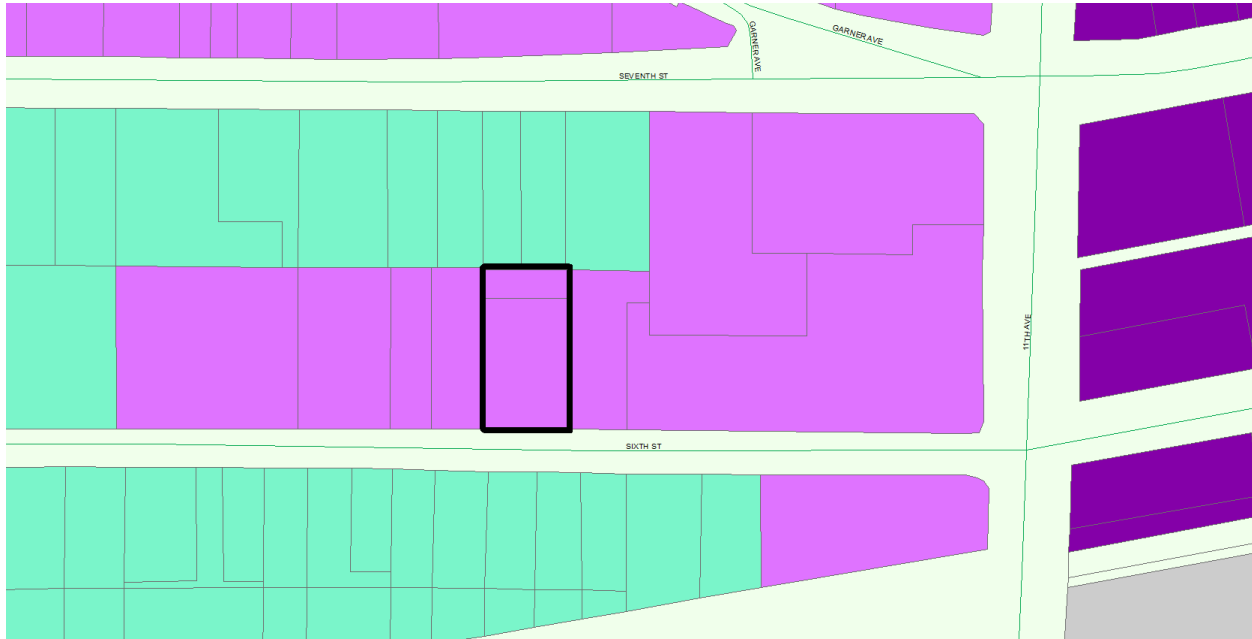


Figure 4:
Land Use Table

Commercial, Office, and Industrial Zone Use Table															
P = Use Is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use Is Not Allowed															
Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See Identified Section)
	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
C10 Religious institution or facility			P			C	C		C	C					

PROJECT EVALUATION

Conformance with the standards of the MX-C Corridor Mixed Use zone district

17.26.030 Site Area

In the MX-C Corridor Mixed Use zone district, the minimum lot area shall be 5,000 square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80. The subject property is an 18,200-square-foot existing and developed site. Combined, the

shopping center is approximately 4 acres. The property exceeds the site area requirement for the MX-C Corridor Mixed Use zone district.

17.26.040 Lot Dimensions

In the MX-C Corridor Mixed Use 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 100 feet of street frontage. The property exceeds the lot dimension requirement for the MX-C Corridor Mixed Use zone district.

17.26.050 Coverage

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

17.26.060 Building Setback Area

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

Front-Building Setback

In the MX-C Corridor Mixed Use zone district, the front building setback area shall be 15 feet. The building setback is 10 feet from the front property line along Sixth Street, which does not meet the front setback requirement. However, the structure is considered a legally existing, nonconforming structure. According to Section 17.90.040(A) of the Hanford Municipal Code, "a structure shall be deemed nonconforming if it was lawfully erected prior to the adoption or amendment of this title, but which now does not meet all of the provisions, standards, and requirements of this title applicable to structures." The site was developed concurrently with the development of the shopping center, proposed under Site Plan Review No. 83-19. A 10-foot setback for this building along Sixth Street was approved under Site Plan Review No. 83-19. The applicant does not propose to bring the site into further non-conformance. As an existing structure, the building may remain, as is.

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 shall be 15 feet. Since the side lot line is not adjacent to a public street or any of the stated zone districts, the side setback area requirement is zero feet. The western side building setback is 10 feet and the eastern side building setback area is zero feet, both of which meet the side setback requirements for the MX-C Corridor Mixed Use zone district.

Rear-Building Setback

The rear building setback area 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 lot line abuts the O-R Office Residential zone district; therefore, a 15-foot building setback area is required. The rear setback is over 15 feet from the rear lot line, which satisfies the requirement for the MX-C Corridor Mixed Use zone district.

17.26.070 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.

17.26.080 Height of Structures

The maximum height of structures in the O-R Office Residential zone district is 50 feet. The existing building is a single-story structure. There are no changes proposed to the existing building height. The single-story structure does not exceed the zone district height limitations.

17.26.090 Driveways

In the MX-C Corridor Mixed Use zone district, wherever possible, developments shall share driveways to minimize the number of driveways on public streets. The site is fully developed and is located within an existing integrated shopping center with cross access. The site shares five ingress and egress locations along Sixth Street, 11th Avenue, and Seventh Street with the existing shopping center. There are no changes proposed to the existing driveways; therefore, the driveway requirements have been satisfied.

17.26.100 Off-Street Parking

There are approximately 243 parking spaces provided for the shopping center. In accordance with Section 17.54.040, all integrated shopping centers shall provide parking at a ratio of one space per 350 square feet of building space. The building square footage is approximately 29,320 square feet. Based on the ratio, the current parking total exceeds the requirement.

Calculation:

$$29,320 \text{ square feet} \div 350 \text{ square feet} = 84 \text{ parking spaces minimum}$$

There are approximately 13 parking spaces provided on this lot. In accordance with Section 17.54.040, all integrated shopping centers shall provide parking at a ratio of one space per 350 square feet of building space. The church building square footage is 8,970 square feet. Based on the ratio, the current parking total does not meet the requirement.

Calculation:

$$8,970 \text{ square feet} \div 350 \text{ square feet} = 26 \text{ parking spaces minimum}$$

However, the site shares parking with the existing shopping center, which provides adequate parking for the site, and does not propose an increase to the existing square footage; therefore, additional parking is not required. The current number of parking spaces exceeds the number of required parking spaces for the integrated shopping center.

17.26.110 Usable Open Space

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

17.26.120 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. Landscaping is provided within the 10-foot setback area along Sixth Street, which does not meet the landscaping requirement of 15 feet from a lot line adjoining a street. Additional space for landscaping along the street is limited due to the location of the existing structure within the setback area. However, the structure is considered a legally existing, nonconforming structure. According to Section 17.90.040(A) of the Hanford Municipal Code, "a structure shall be deemed nonconforming if it was lawfully erected prior to the adoption or amendment of this title, but which now does not meet all of the provisions, standards, and requirements of this title applicable to structures." The site was developed concurrently with the development of the shopping center, proposed under Site Plan Review No. 83-19. 10 feet of landscaping for this site along Sixth Street was approved under Site Plan Review No. 83-19. The applicant does not propose to bring the site into further non-conformance. As existing, the landscaping may remain, as is.

17.26.130 Screening, Fences, and Walls

Properties in the MX-C Corridor Mixed Use zone district shall meet the screening, fences, and walls standards of Section 17.26.130, 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 is not on a corner lot. No existing hedge, shrub, fence, or wall placed along a 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." The rear property line is adjacent to the O-R Office Residential zone district. There is an existing block wall along the rear property line of the subject site. The project satisfies all screening, fence, and wall regulations for the MX-C Corridor Mixed Use zone district.

17.26.140 Signs

All signage shall meet the standards of Hanford Municipal Code Chapter 17.56. 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 permanent 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 a permanent sign 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. For permanent freestanding signs, a maximum of one sign is allowed per establishment. The face of the sign may be a maximum of 40 square feet, with a height of: six feet if set back 10 feet from the property line, five feet if set back five feet from the property line, and four feet if set back zero feet from the property

line. An additional freestanding sign is permitted on sites within an integrated shopping center. This additional sign may be up to 350 square feet in size, with a maximum height not greater than 1.5 times the average height of the building.

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

17.26.150 General Provisions and Standards

In the MX-C Corridor Mixed Use 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; refuse storage areas shall be adequately screened from view and designed to meet the minimum recommended dimensional standards as determined by the City Engineer. There is an existing trash enclosure on site, as shown in **Attachment 1**.

All requirements of the MX-C Corridor Mixed Use zone district, prescribed by Chapter 17.26 of the Hanford Municipal Code, are satisfied, except for those items that are legally non-conforming.

FINDINGS FOR APPROVAL: CONDITIONAL USE PERMIT NO. 0001-23

Conditional Use Permit No. 0001-23

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 will occupy an existing building and not impair the integrity and character of the MX-C Corridor Mixed Use zone district. The use is consistent with the regulations set forth in Chapter 17.26 of the Hanford Municipal Code for the MX-C Corridor Mixed Use zone district, except for those items that are legally non-conforming, but will not be brought into further non-conformance. The use of a church is listed as a permitted use with the approval of a Conditional Use Permit in the MX-C Corridor Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030. There are other existing churches within the MX-C Corridor Mixed Use zone district.

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 proposed church is compatible with existing and future permitted land uses in the MX-C Corridor Mixed Use zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.26 for the MX-C Corridor Mixed Use zone district, except for those items that are legally non-conforming. In accordance with General Plan Policy L66, Hanford shall define the uses allowed in the Corridor Mixed Use land use designation to include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty

salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The use of this site as a religious institution or facility supports this policy, as it is similar to and supports other existing permitted uses in the MX-C Corridor Mixed Use zone district. There are other existing churches within the MX-C Corridor Mixed Use zone district.

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

ANALYSIS: That in accordance with General Plan Policy L65, Hanford shall establish the Corridor Mixed Use land use designation to promote a mix of commercial, office, and multifamily residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. The project supports this policy, as it maintains a mix of uses along transportation corridors with the intent to maintain a pedestrian-friendly environment that encourages walking between uses. In accordance with General Plan Policy L66, Hanford shall define the uses allowed in the Corridor Mixed Use land use designation to include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The use of this site as a religious institution or facility supports this policy, as it is similar to and supports other existing permitted uses in the MX-C Corridor Mixed Use zone district.

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 various City departments and evaluated for conformity with the requirements of Chapter 17.26 of the Hanford Municipal Code for the MX-C Corridor Mixed Use zone district. The use of a church is compliant with the Hanford Municipal Code. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in the resolution.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on June 16, 2023 and mailed to property owners within 300 feet of the project site on June 15, 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. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

CONDITIONS OF APPROVAL

Project approval shall be subject to the condition below:

1. The applicant operates consistent with their approved operational statement.

RECOMMENDATION

Staff recommends that the Planning Commission:

2. Adopt Resolution No. 2023-11, approving Conditional Use Permit No. 0001-23.

Applicant:

Darren Verdegaal
5500 10th Ave.
Hanford, CA 93230

Property Owner:

First Pentecostal Church of Hanford
PO Box 128
Hanford, CA 93232

RESOLUTION NO. 2023-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 0001-23, A REQUEST TO CONVERT A FORMER MOVIE THEATER INTO A CHURCH IN THE MX-C CORRIDOR MIXED USE ZONE DISTRICT. THE PROJECT IS LOCATED AT 136 N. 11TH AVENUE (APN 012-271-026).

At a regular meeting of the City of Hanford Planning Commission duly called and held on June 27, 2023 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 0001-23, a request to convert a former movie theater into a church in the MX-C Corridor 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 136 N. 11th Avenue (APN 012-271-026); 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 will occupy an existing building and not impair the integrity and character of the MX-C Corridor Mixed Use zone district. The use is consistent with the regulations set forth in Chapter 17.26 of the Hanford Municipal Code for the MX-C Corridor Mixed Use zone district, except for those items that are legally non-conforming, but will not be brought into further non-conformance. The use of a church is listed as a permitted use with the approval of a Conditional Use Permit in the MX-C Corridor Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030. There are other existing churches within the MX-C Corridor Mixed Use zone district.

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 proposed church is compatible with existing and future permitted land uses in the MX-C Corridor Mixed Use zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.26 for the MX-C Corridor Mixed Use zone district, except for those items that are legally non-conforming. In accordance with General Plan Policy L66, Hanford shall define the uses allowed in the Corridor Mixed Use land use

designation to include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The use of this site as a religious institution or facility supports this policy, as it is similar to and supports other existing permitted uses in the MX-C Corridor Mixed Use zone district. There are other existing churches within the MX-C Corridor Mixed Use zone district.

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

ANALYSIS: That in accordance with General Plan Policy L65, Hanford shall establish the Corridor Mixed Use land use designation to promote a mix of commercial, office, and multifamily residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. The project supports this policy, as it maintains a mix of uses along transportation corridors with the intent to maintain a pedestrian-friendly environment that encourages walking between uses. In accordance with General Plan Policy L66, Hanford shall define the uses allowed in the Corridor Mixed Use land use designation to include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The use of this site as a religious institution or facility supports this policy, as it is similar to and supports other existing permitted uses in the MX-C Corridor Mixed Use zone district.

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 various City departments and evaluated for conformity with the requirements of Chapter 17.26 of the Hanford Municipal Code for the MX-C Corridor Mixed Use zone district. The use of a church is compliant with the Hanford Municipal Code. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in the resolution.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 0001-23 be approved, subject to the conditions presented in **Exhibit B**, and the condition below:

1. The applicant operates consistent with their approved operational statement, attached as **Exhibit C.**

EXPIRATION

That this Conditional Use Application Permit 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:

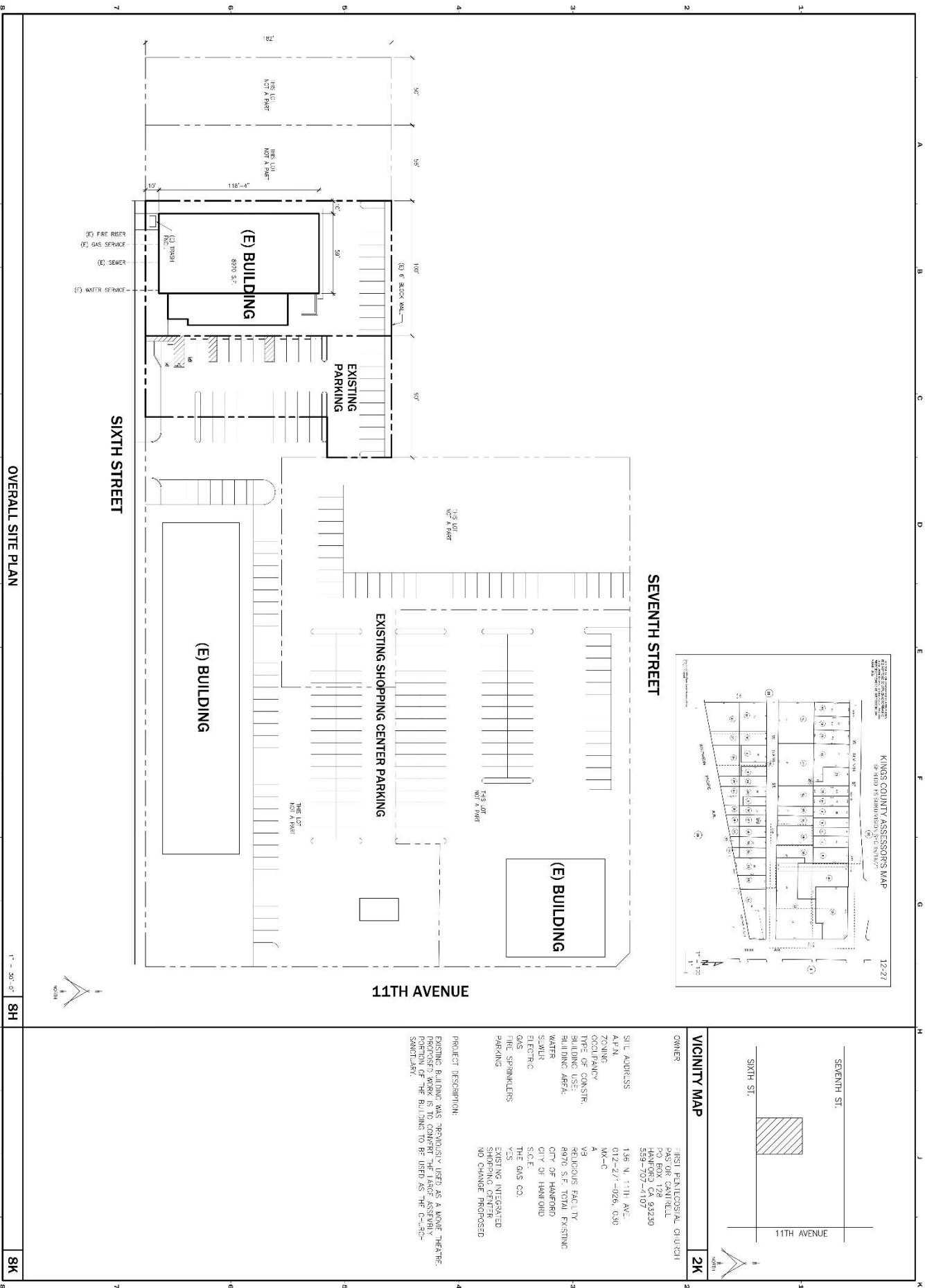
AYES:	Commissioners
NOES:	Commissioners
ABSTAIN:	Commissioners
ABSENT:	Commissioners

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 27th day of June 2023.

Jason Waters, Secretary

Exhibit A
Site Plan



DRAFTING BY
DARREN VERDEGAAL
 5500 10TH AVENUE, HANFORD, CA 93230
 559-707-1107
 email: verdegaaledesign@gmail.com

Exhibit B
Conditions of Approval

PLANNING DIVISION

Contact Associate Planner Mark Manha at (559) 585-2583 or mmanha@cityofhanfordca.com concerning questions regarding the comments below:

General Requirements:

- ☒ 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 no expansion of the use which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
- ☒ 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.

MX-C Zone Requirements (all checked shall apply):

Building Setback Areas: (Section 17.26.060) – no building expansion proposed

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

Height of Structures: (Section 17.26.080)

- ☒ That the maximum structure height shall be 50 feet.

Off Street Parking: (Section 17.26.100 and 17.54)

- ☒ That all existing on-site parking shall be maintained.

Landscaping: (Section 17.26.120 and 17.52)

- ☒ That all existing landscaping remain for the site.
- ☒ That, for new construction, landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street.
- ☒ 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.

Screening, Fences, and Walls: (Section 17.56)

- ☒ That, for new construction, 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.
- ☒ 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.

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.

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 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 18 feet.
- ☒ That the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:

- ☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.
- ☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.
- ☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Dust Control:

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

BUILDING DIVISION
CUP0001-23 Theater to Church
6-16-23
136 N 11th Ave

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 One electronic submittal unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings, for reference)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan (for reference)
 - 4.2.9 Commissioning Plan per 2022 CEnC
 - 4.2.10 **Planning Dept. "Conditions of Approval" or "Resolution"**
printed on the drawings and part of the drawing submittal
 - 4.2.11 Sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

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

- 4.3 One Electronic submittal of all 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 Sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
 - 4.3.10 **Landscape Calculations per Hanford City Ordinance**
5. That the site, as well as the buildings, shall be made accessible and usable by the disabled

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

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.
7. That all special inspection reports be submitted to the Building Division prior to final inspection.
8. That all construction shall conform to **the Most Current Edition** (2022) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen
9. That Kings County Impact Fees shall apply at current rates.
10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
11. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
13. That any deferred submittals must be approved by the AHJ prior to permit issuance and submitted and approved prior to installation.

Exhibit C
Operational Statement

June 22, 2023

Mr. Mark Manha and the City of Hanford Planning Commission,

Greetings! I trust this finds you doing well. We are currently at the Santa Cruz County Fairgrounds working a couple of Summer camps so I apologize in advance if this seems a little disjointed. I did receive email notice a couple days ago from Darren Verdegaal that you needed some information with regard to the church remodel project of the old Dollar Theater located at 136 N. 11th Avenue (CUP0001-23).

The schedule of services and events at this facility would closely mirror what we have been doing at our current location (429 W. Elm Street). We would typically have a weekly 10:00 a.m. and 6:30 p.m. service on Sunday and then a 7:00 p.m. midweek Bible study on Wednesday. These would be the main meeting times. Smaller groups would meet for prayer on Monday at 7:00 p.m.. There would also be smaller groups that would meet for occasional music rehearsals on Tuesday evenings and then occasional Youth events on Friday evenings.

A couple times a year (typically Christmas and Easter) we host Parable Players theatrical productions which require nightly cast rehearsals for a couple of weeks. We anticipate that the theater will be remodeled with an audience seating capacity of 360 people with room for an additional 20 or so on the stage. This would double our current seating capacity and allow much needed space for growth.

Thank you for taking the time to review this project! We purchased the property in 2012, so it's been a long time coming but I believe that when the remodel is accomplished it will be a great improvement for both the church and the City of Hanford and will be something that we can all be proud of. If you have any further questions, feel free to give me a call at 559-707-4107 (wrapping up camp today, returning to Hanford tomorrow). Thanks for all that you do for our city!

Respectfully,

Pastor Gaylen Cantrell
First Pentecostal Church
429 W. Elm Street, Hanford CA 93230

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Respectfully,

Pastor Gaylen Cantrell
First Pentecostal Church
429 W. Elm Street, Hanford CA 93230

Notice of Exemption 2023-54

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 0001-23

Project Location – 136 N. 11th Ave. (APN 012-271-026)

Project Location – City: Hanford

Project Location – County: Kings County

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 0001-23, a request to convert a former movie theater into a church in the MX-C Corridor Mixed Use zone district.

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

Name of Person or Agency Carrying Out Project: Darren Verdegaal/First Pentecostal Church of Hanford
PO Box 128
Hanford, CA 93232

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

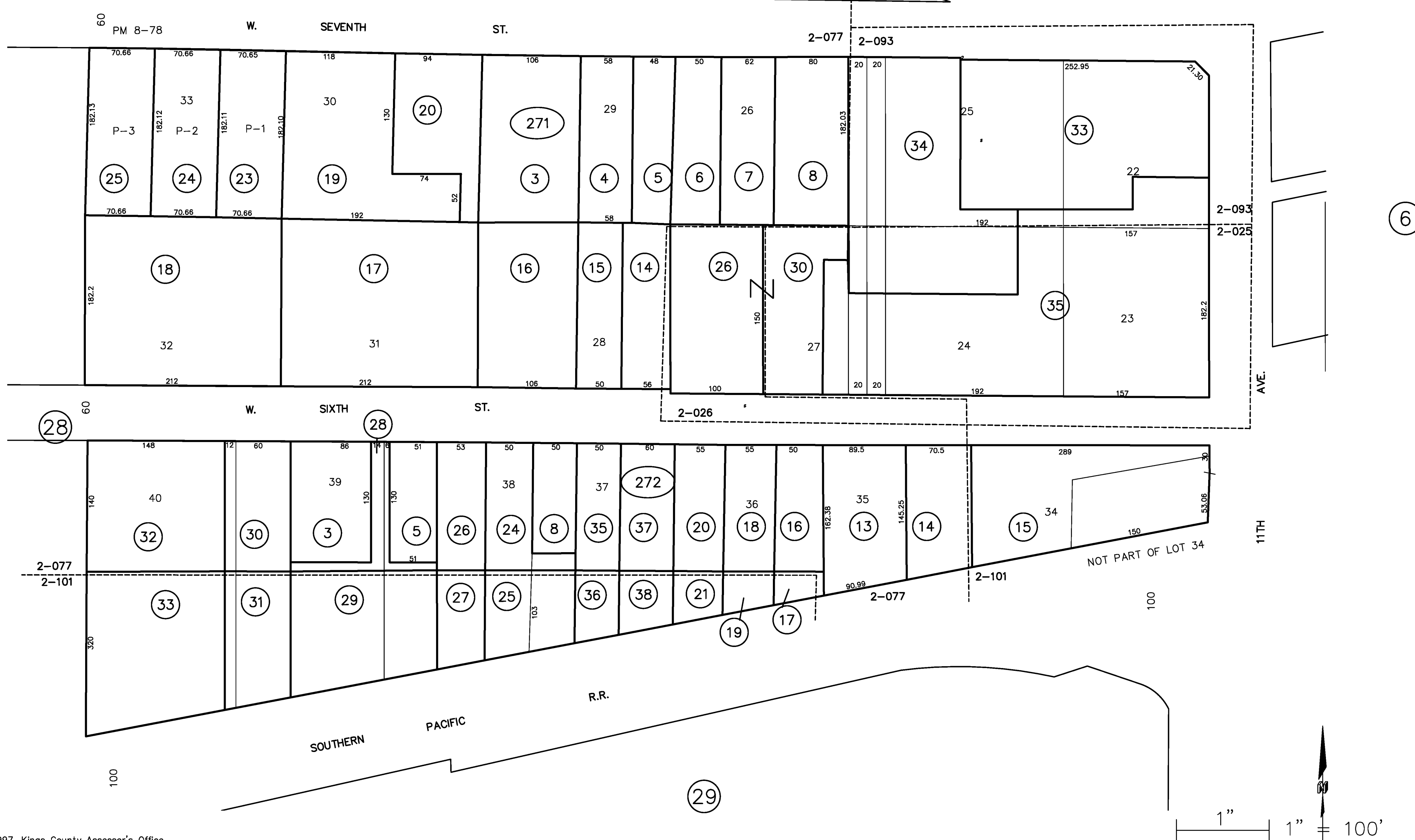
Contact Person: Mark Manha Area Code/ Telephone: (559) 585-2583

Signature: _____ Date: June 27, 2023 Title: Associate Planner

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

12-27

S E BIDDLES SUBDIVISION SEC 35/18/21 (25)



**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: June 27, 2023

PROJECT: **Variance No. 0003-23**, a request to deviate from the standards set forth in Section 17.54.040 Number of Parking Spaces Required, in order to reduce the number of required parking spaces from 14 stalls to seven stalls for an automatic car wash facility proposed to be constructed in the C-S Service Commercial zone district.

LOCATION: The project is located west of 12th Avenue, north of Glendale Avenue (APN 011-030-012) in the City of Hanford.

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-14, approving Variance No. 0003-23.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2023-14, approving Variance No. 0003-23.

PROJECT DESCRIPTION

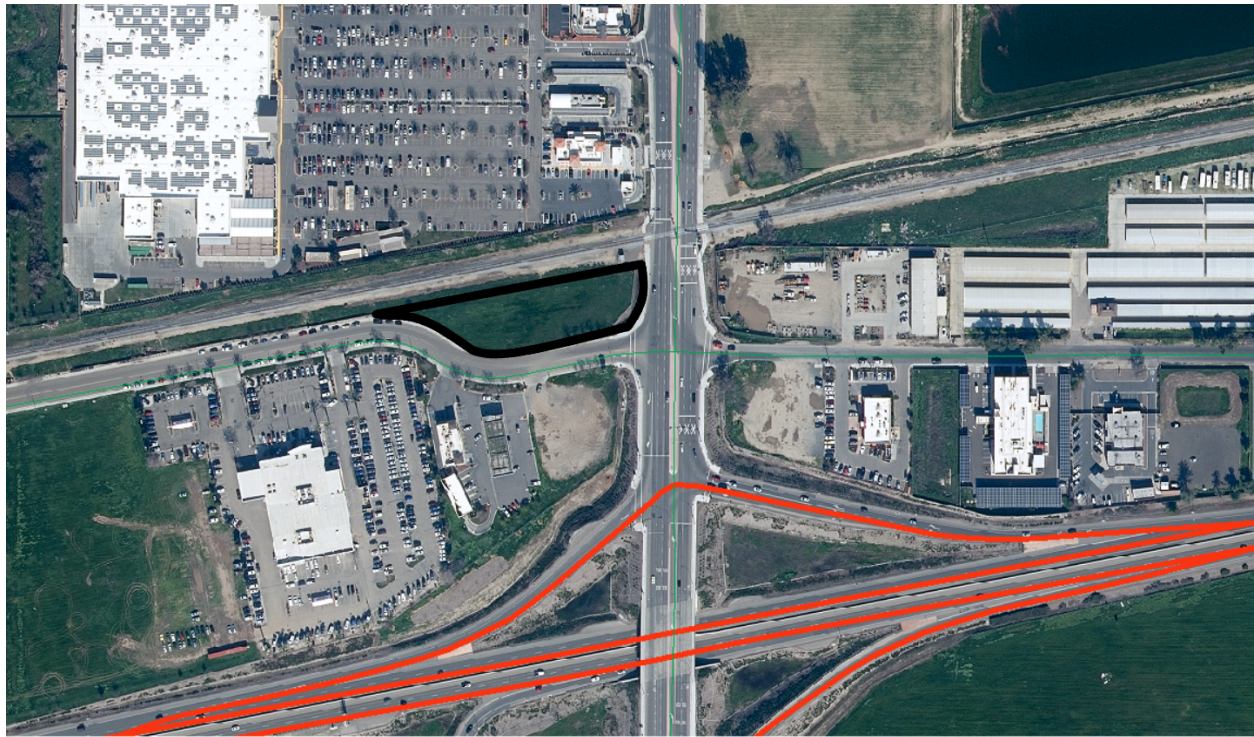
The project is a request for a variance, by Logan Couch, to deviate from the standards of the Municipal Code Section 17.54.040, in order to allow a reduction in the number of required parking spaces from 14 stalls to seven stalls for an automatic car wash facility, proposed to be constructed in the C-S Service Commercial zone district. The variance applies to Site Plan Review No. 2022-18, which proposes the development of the vacant site as an automatic carwash, as shown in **Attachment 1**.

Site Plan Review No. 2022-18 was reviewed by the Site Plan Review Committee and conditioned accordingly. All conditions set forth for Site Plan Review No. 2022-18, attached as **Attachment 2**, shall also be conditions of approval for this variance application.

BACKGROUND INFORMATION

The project site is located at the northwest corner of 12th Avenue and Glendale Avenue (APN 011-030-012) in the City of Hanford.

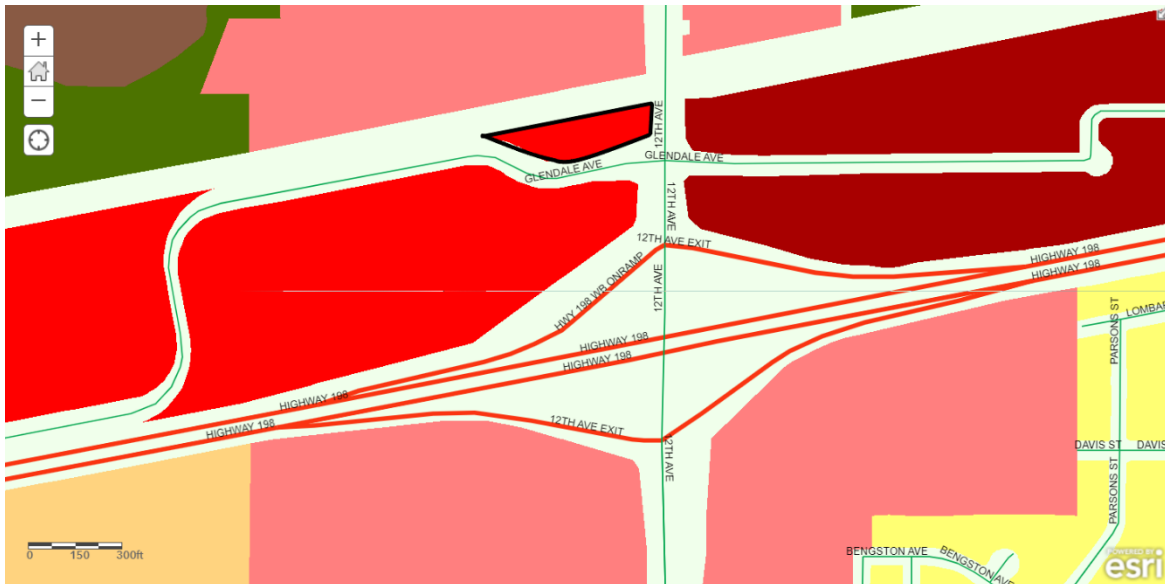
Figure 1:
Project Aerial
(property outlined in bold)



General Plan Designation

The General Plan designates the property as Service Commercial (See Figure 2). According to General Plan Policy L51, the Service Commercial Land Use Designation provides for establishments that engage in servicing equipment, materials, products, and related sales and travel conveniences, but which do not require the manufacturing, assembly, packaging or processing of articles or merchandise for distribution. According to General Plan Policy L52, typical uses in the Service Commercial Land Use Designation include a broad range of commercial activities such as businesses which have both retail and service components. Among these are uses such as vehicle sales and service; auto rental and equipment rental; motels; restaurants (including fast food); service stations; car washes; building material supply; warehousing; wholesale trade; contractors, suppliers, small equipment yards; and other similar uses. The use of the site as a car wash is consistent with the purpose and typical uses in the Service Commercial Land Use Designation, as described in the General Plan. Further General Plan Policy L53, states existing service commercial centers shall be encouraged to expand or adapt to *market* changes through reuse, rehabilitation, and infill development. The site is an infill site, substantially surrounded by urban development.

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



Zoning Designation

The property is zoned C-S Service Commercial, which corresponds with the General Plan Designation (see Figure 3). The applicant proposes to develop the site as a BubbleMe carwash, which is a permitted use in the C-S Service Commercial zone district. The use is classified as a “car wash, automatic or full service.” “Car wash, automatic or full service” means a facility for washing vehicles using conveyORIZED and/or mechanized equipment where the washing of the vehicle is performed by equipment, the facility’s employees, or both. (J5)

Figure 3: Zoning
C-S Service Commercial (property outlined in bold)

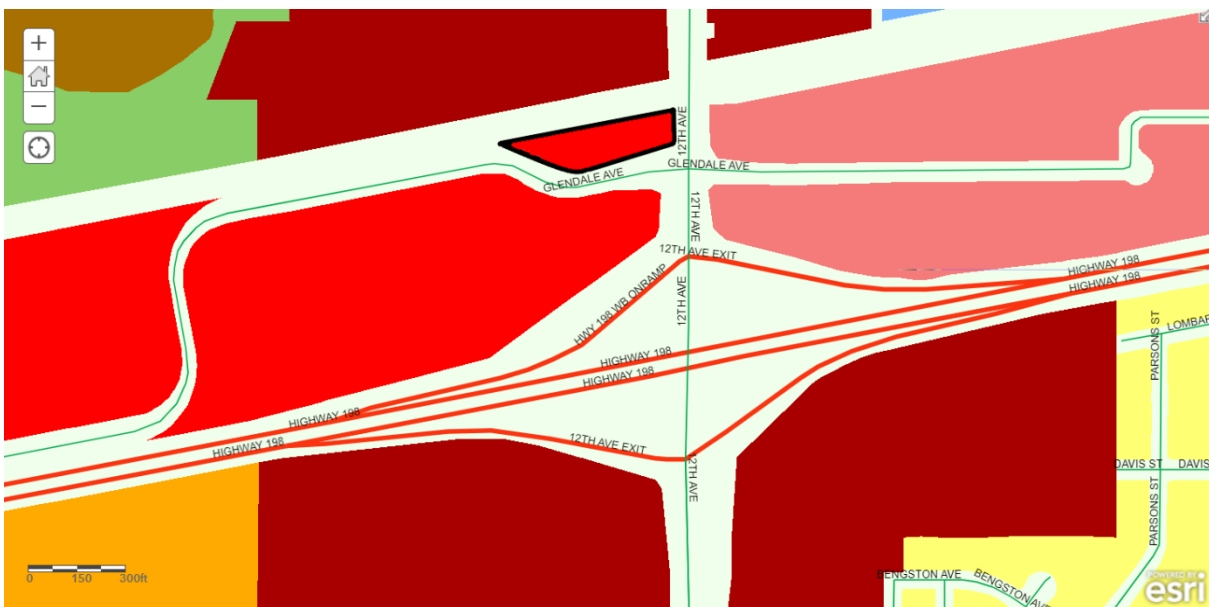


Figure 4 – Land Use Table

Commercial, Office, and Industrial Use Table															
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed															
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones			Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	
	Service Uses														
J5	Car wash, automatic or full service	C	C	P	P	C	P								

PROJECT EVALUATION

Conformance with the standards of the C-S Service Commercial zone district

17.20.030 Site Area

In the C-S Service Commercial zone district, the minimum site area shall be 5,000 square feet, unless a smaller site is approved with a conditional use permit, in accordance with Chapter 17.80. The project site is 45,483 square feet (1.044 acres), which meets and exceeds the required site area of the C-S Service Commercial zone district.

17.20.040 Lot Dimensions

In the C-S Service 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 parcel has continuous street frontage along Glendale Avenue (approximately 564 feet) and 12th Avenue (approximately 129 feet). The existing parcel satisfies the required lot dimensions of the C-S Service Commercial zone district.

17.20.050 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, open space, and off-street parking and loading requirements were

evaluated and mandated as part of the site plan review process. A variance is sought for the off-street parking requirements; however, all other requirements have been satisfied.

17.20.060 Building Setback Area

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

Front-Building Setback

In the C-S Service Commercial zone district, the front building setback area shall be a minimum of 15 feet, except that in C-S Service Commercial zones bounded by State Route 198, 10th Avenue, 11th Avenue, and Sixth Street, there is no minimum front building setback area required.

The project site is not bounded by any of the specified streets allowing a zero-setback area; therefore a 15-foot front-building setback area is required.

“Building setback area, front” means an area extending across the full width of the lot between the front lot line or the existing or future street right-of-way and a structural setback line parallel thereto. On corner lots, the shortest street frontage shall be the front building setback area.

The lot line along 12th Avenue is the front lot line. The building is setback approximately 162 feet from the lot line along 12th Avenue.

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. Since the rear lot line is not adjacent to a public street or any of the stated zone districts, the required rear setback area is zero feet.

“Rear” means a lot line, not intersecting a front lot line, which is most distant from and most closely parallel to the front lot line.

The building is setback 246.5 feet from the rear lot line.

Side-Building Setback

The side building setback area shall be zero feet, except where the side lot line abuts 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 street-side lot line along Glendale Avenue requires a 15-foot side-building setback area. The building is setback 88 feet and nine inches from Glendale Avenue. The covered vacuum stalls are setback 52 feet and 10 inches from the lot line along the Glendale Avenue.

There is a zero setback along the northern interior lot line.

All setbacks, as required for the C-S Service Commercial zone district, are satisfied by the proposed development.

17.20.070 Distances Between Structures

All distances allowed by the building code are allowed. The project was reviewed by the Building Department during the Site Plan Review process and found to meet all distances allowed by the building code.

17.20.080 Height of Structures

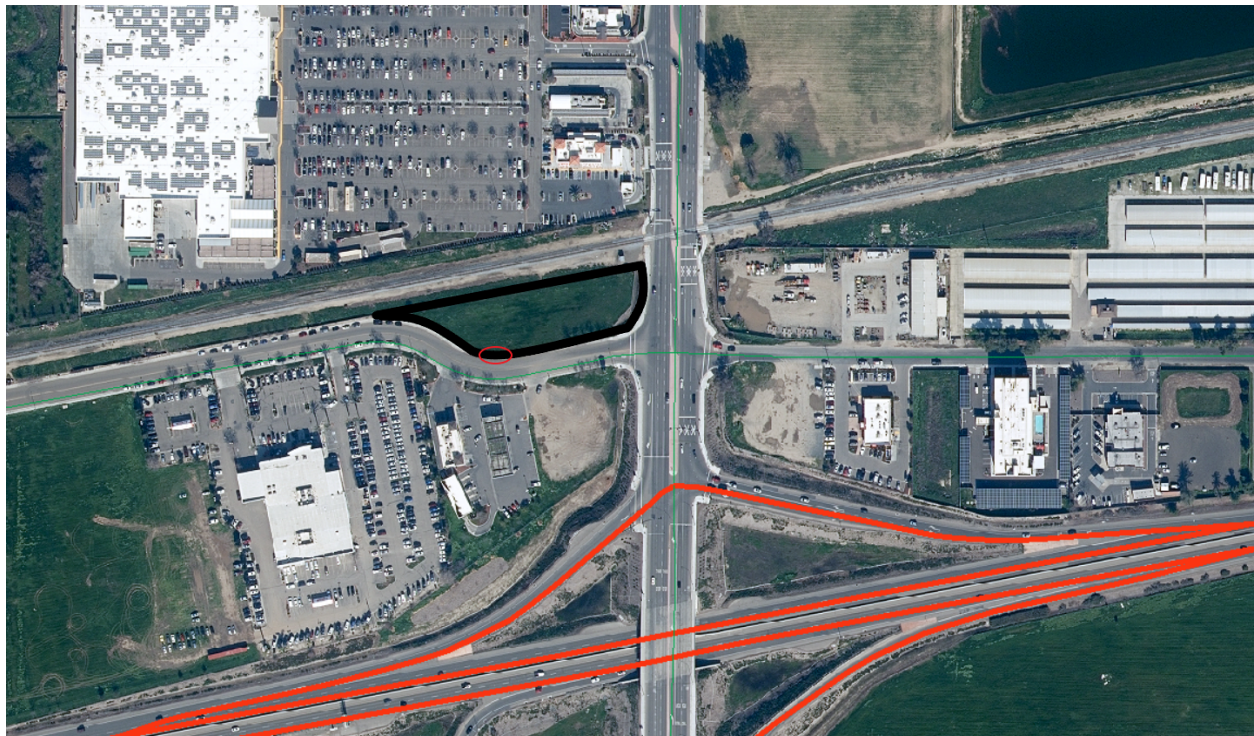
The maximum height of structures in the C-S Service Commercial zone district is 50 feet. The applicant proposes a single-story car wash structure not to exceed the 50-foot height maximum of the C-S Service Commercial zone district.

17.20.090 Driveways

In the C-S Service 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. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

One driveway is proposed for the site. The approximate location is shown in Figure 5. The location has been recommended and approved by the Engineering Division.

Figure 5: Approximate Driveway Location (red circle)



17.20.100 Off-Street Parking

Chapter 17.54.040 of the Hanford Municipal Code requires 1 space per 300 square feet of building space for all service commercial uses. The proposed usable building area of the car wash is 4,265 square feet, which yields a requirement of 14 parking spaces.

Calculation:

$$4,265 \text{ sq. ft. of building space} \div 300 \text{ sq. ft.} = 14.2$$

14.2 rounds down to **14 parking spaces minimum**

The applicant proposes to provide seven parking spaces on site and 17 vacuum positions for patron use.

The request to reduce the number of required parking spaces requires a variance.

17.20.110 Usable Open Space

In the C-S Service Commercial zone district, there is no minimum requirement for open space.

17.20.120 Landscaping

Landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways. All building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped. Landscaping is provided along 12th and Glendale Avenues, where there is not a driveway.

17.20.130 Screening, Fences, and Walls

Properties in the C-S Service Commercial zone district shall meet the screening, fences, and walls standards of Section 17.20.130, as well as Section 17.50.110, of the Hanford Municipal Code. There are two existing six ft. high chain link gates along the 12th Avenue frontage and along the northern interior side property line, separating the site from the railroad.

A block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district. The property does not abut any of the specified zones requiring a block wall; no block wall is required.

No fence or wall shall be placed in front of or within any landscaped area located next to a street. There is an existing fence located between the site and the existing Caltrans landscaped right-of-way. On site landscaping will not be separated by a fence or wall.

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, except as may be modified under site plan review. Outdoor storage is not proposed.

The proposal satisfies all screening, fence, and wall regulations for the C-S Service Commercial zone district.

17.20.140 Signs

All signage shall meet the standards set in Chapter 17.56 of the Hanford Municipal Code.

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

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

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

17.20.150 General Provisions and Standards

In the C-S Service Commercial zone district, no business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure. The proposed business will be operated within the conveyORIZED car wash system. Vacuuming positions will be located under a covered structure.

Mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district. The specified zones requiring a mechanical equipment setback do not abut the project site.

Structure and the use of structures or land shall be subject to the requirements and standards, prescribed in Chapter 17.50. The project has been evaluated during Site Plan Review for conformance with the requirements of Section 17.50. All development standards have been satisfied or addressed through conditions of approval.

All requirements of the C-S Service Commercial zone district, prescribed by Chapter 17.20 of the Hanford Municipal Code, are satisfied, except for off-street parking, for which a variance is sought.

Parking Variance Evaluation

In accordance with Section 17.54.040 of the Hanford Municipal Code, parking for service commercial uses requires parking ratio of one stall per 300 square feet. Based on the square footage of the usable area for the car wash, 14 parking spaces would be required. The applicant seeks to reduce the number of required parking spaces from 14 to seven. Staff is able to support the variance on the basis of the unique, challenging lot configuration, and the use of the business.

Chapter 17.54.040 of the Hanford Municipal Code requires 1 space per 300 square feet of building space for all service commercial uses. The proposed usable building area of the car wash is 4,265 square feet, which yields a requirement of 14 parking spaces.

Calculation:

$$4,265 \text{ sq. ft. of building space} \div 300 \text{ sq. ft.} = 14.2$$

14.2 rounds down to **14 parking spaces minimum**

Lot Configuration – Infill, Irregular

The parcel is an infill parcel, substantially surrounded by urban development. The parcel has a unique and challenging lot configuration for development, due to curves along public streets, as well as the Caltrans right-of-way area. The General Plan recommends accommodations to facilitate in-fill development. Allowance of the parking variance will facilitate the development of the site, without compromising vacuum positions for the proposed car wash.

Policy L11 Infill Development

Support, encourage, and incentivize, to the extent possible, infill development projects that can effectively utilize existing transportation and utility infrastructure.

Policy L53 Existing Service Commercial Designations

Encourage existing service commercial centers to expand or adapt to market changes through reuse, rehabilitation, and infill development.

Goal L37: Infill development that is incentivized and prioritized by the City of Hanford.

Policy L135 Infill Development Support

Support, encourage and, to the extent possible, incentivize infill development projects that can effectively utilize existing transportation and utility infrastructure.

Policy L137 Creative Design Solutions

Allow unique, diverse, and creative design solutions for infill development that are compatible with and enhance surrounding land uses.

Policy L138 Incentives for Infill Development

Examine and consider policies that promote, encourage, and incentivize infill development, including upgrading older infrastructure and public amenities reducing impact fees, streamlining permitting processes, and allowing smaller lot sizes, reduced setbacks, and innovative planning and design standards that support projects on sites that are otherwise difficult to accommodate development.

Use

Within the Zoning Ordinance, service commercial uses are grouped, providing a general parking ratio for a multitude of varying uses. Service Commercial uses include automobile mechanics, equipment rental yards, pest control services, kennels, pet grooming, large recycling facilities, specialty construction or trade services, and more. The car wash facility is not a use that will have patrons parking and conducting business on the site. The vast majority of the patrons will remain within their vehicles, utilize the automatic car wash, then park under the vacuum canopies to clean their vehicle's interior. The majority of parking spaces for the site will be utilized by employees only. The applicant anticipates a maximum shift of three employees at a time. The seven parking spaces on site will be satisfactory to accommodate the employees of the maximum working shift.

Past Parking Ratio

Under the previous Zoning Ordinance (2002), the required parking ratio for service commercial uses was one space per 600 square feet. A former site plan for the site was approved in 2016, but not constructed. Parking was required, as demonstrated in the below comment for the proposed service commercial use.

Off Street Parking:

1. That the 20 parking spaces, as shown on the site plan (one of which is ADA van accessible) are adequate for the car wash/auto repair facility. The parking ratio used for the proposed project was the "service commercial establishments" formula, which is one space for every 600 square feet. The total building square footage includes two buildings (car wash – 5,776.44 sq. ft. & auto-repair – 4,600.00 sq. ft.) a total of 10,376.44 square feet. Formula used: $10,376.44 / 600 = 17$ parking stalls.

The parking ratio of one stall per 300 square feet was adopted with the comprehensive General Plan and Zoning Ordinance Update in 2017.

FINDINGS FOR APPROVAL

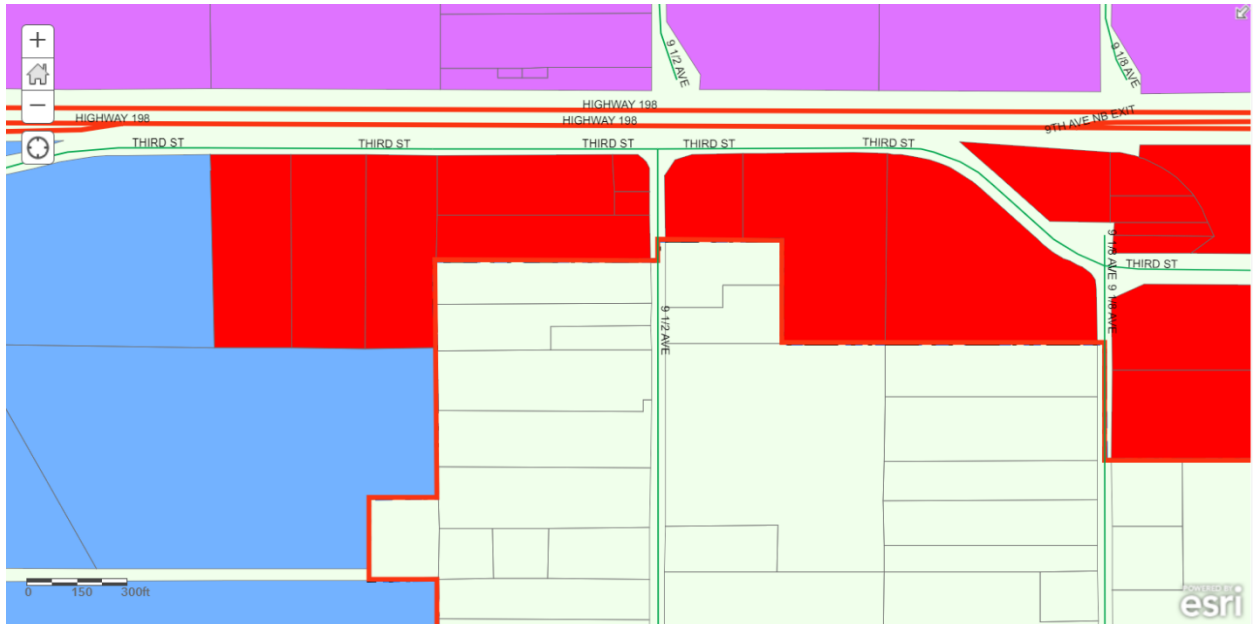
Pursuant to Section 17.84.050 of the Hanford Municipal Code, seven findings must be made before approval of the variance application.

1. 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 the property is the unique lot configuration, the property's status as an infill development, and the proposed use of the site as a car wash facility, thus not generating a high parking demand.

Other properties within the C-S Service Commercial zone district do not possess this challenging, unique lot configuration. The lot is narrow, small, bounded by public streets, and has a required Caltrans right-of-way to accommodate. Generally, lots in the C-S Service Commercial zone district of this size are standard rectangular lots.

Figure 6 – Service Commercial Regular Lots



The property is an infill lot, substantially surrounded by urban development. Development of the property has to give consideration to surrounding properties, especially for driveway access, to not create conflicting traffic.

Within the Zoning Ordinance, service commercial uses are grouped, providing a general parking ratio for a multitude of varying uses. Service Commercial uses include automobile mechanics, equipment rental yards, pest control services, kennels, pet grooming, large recycling facilities, specialty construction or trade services, and more. The car wash facility is not a use that will have patrons parking and conducting business on the site. The vast majority of the patrons will remain within their vehicles, utilize the automatic car wash, then park under the vacuum canopies to clean their vehicle's interior. The majority of parking spaces for the site will be utilized by employees only. The applicant anticipates a maximum shift of three employees at a time. The seven parking spaces on site will be satisfactory to accommodate the employees of the maximum working shift.

2. 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 the former parking ratio, allowed to others within the Service Commercial zone district, which were approved prior to the 2017 General Plan Update. Additionally, since other properties within the zone district do not experience the same challenges of an infill lot or the unique lot configuration, development in conformance with the Zoning Ordinance Parking Requirements is not as challenging.

Site Plan Reviews approved with the reduced parking ratio:

1. Site Plan Review 2016-14 proposing the conversion of a single-family residence into a used car parking lot and office, totaling 824 square feet, requiring one parking stall (applicant provided four parking spaces)
 2. Site Plan Review 2016-07 proposing the development of a service station and car wash, totaling 10,376 square feet, requiring 17 parking spaces
 3. Site Plan Review 2016-05 proposing the development of a construction business/private storage facility, totaling 4,000 square feet, requiring seven parking spaces.
 4. Site Plan Review 2014-02 proposing the development of a shop building, totaling 6,400 square feet, requiring 11 parking spaces.
3. 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 reducing the required number of parking spaces from 14 spaces to seven spaces will not create a safety hazard. This application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.20 for the Service Commercial zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.20, with the exception of parking. Any other improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2022-18 and the resolution.

4. 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 granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity that are in the same zone district, since other properties within the vicinity do not possess the same challenging lot configuration or proposed the same use.

Other properties within the C-S Service Commercial zone district do not possess this challenging, unique lot configuration. The lot is narrow, small, bounded by public streets, and has a required Caltrans right-of-way to accommodate. Generally, lots in the C-S Service Commercial zone district of this size are standard rectangular lots.

Within the Zoning Ordinance, service commercial uses are grouped, providing a general parking ratio for a multitude of varying uses. Service Commercial uses include automobile mechanics, equipment rental yards, pest control services, kennels, pet grooming, large

recycling facilities, specialty construction or trade services, and more. The car wash facility is not a use that will have patrons parking and conducting business on the site. The vast majority of the patrons will remain within their vehicles, utilize the automatic car wash, then park under the vacuum canopies to clean their vehicle's interior. The majority of parking spaces for the site will be utilized by employees only. The applicant anticipates a maximum shift of three employees at a time. The seven parking spaces on site will be satisfactory to accommodate the employees of the maximum working shift.

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

Analysis: That the variance applies to a parking reduction for an allowable use in the C-S Service Commercial zone district. The site is proposed to be developed as an automatic car wash, which is permitted in the C-S Service Commercial zone district.

6. The variance is consistent with the purposes of this title.

Analysis: That the variance is consistent with the purposes of this title to allow variances 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 the property is the unique lot configuration, the property's status as an infill development, and the proposed use of the site as a car wash facility, thus not generating a high parking demand.

Other properties within the C-S Service Commercial zone district do not possess this challenging, unique lot configuration. The lot is narrow, small, bounded by public streets, and has a required Caltrans right-of-way to accommodate. Generally, lots in the C-S Service Commercial zone district of this size are standard rectangular lots.

The property is an infill lot, substantially surrounded by urban development. Development of the property has to give consideration to surrounding properties, especially for driveway access, to not create conflicting traffic.

Within the Zoning Ordinance, service commercial uses are grouped, providing a general parking ratio for a multitude of varying uses. Service Commercial uses include automobile mechanics, equipment rental yards, pest control services, kennels, pet grooming, large recycling facilities, specialty construction or trade services, and more. The car wash facility is not a use that will have patrons parking and conducting business on the site. The vast majority of the patrons will remain within their vehicles, utilize the automatic car wash, then park under the vacuum canopies to clean their vehicle's interior. The majority of parking spaces for the site will be utilized by employees only. The applicant anticipates a maximum shift of three employees at a time. The seven parking spaces on site will be satisfactory to accommodate the employees of the maximum working shift.

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

Analysis: The project is consistent with the General Plan, including goals and policies which promote infill development (Goal L36 and 37, Policy L135, L137, and L138).

Infill Development Goals

Goal L36: Infill development that is sensitive to existing adjacent neighborhood development.

Goal L37: Infill development that is incentivized and prioritized by the City of Hanford.

Policy L135 Infill Development Support

Support, encourage and, to the extent possible, incentivize infill development projects that can effectively utilize existing transportation and utility infrastructure.

Policy L137 Creative Design Solutions

Allow unique, diverse, and creative design solutions for infill development that are compatible with and enhance surrounding land uses.

Policy L138 Incentives for Infill Development

Examine and consider policies that promote, encourage, and incentivize infill development, including upgrading older infrastructure and public amenities reducing impact fees, streamlining permitting processes, and allowing smaller lot sizes, reduced setbacks, and innovative planning and design standards that support projects on sites that are otherwise difficult to accommodate development.

ENVIRONMENTAL ASSESSMENT

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

PUBLIC COMMENTS

Noticing of the variance and addendum was published in the newspaper on June 16, 2023 and mailed to property owners within 300 feet of the project site on June 15, 2023. The Community Development Department has not received comments on the project as of the preparation of this report.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-14, approving Variance No. 0003-23.

Applicant:
Logan Couch
Centerline Design and Engineering
484 N. Prospect St. Suite B

Porterville, CA 93257

Owner:
Bian Liao Living Trust
PO Box 4848
Laguna Beach, CA 92652

RESOLUTION NO. 2023-14

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
PERTAINING TO VARIANCE NO. 0003-23, A REQUEST TO DEVIATE FROM THE
STANDARDS SET FORTH IN SECTION 17.54.040 NUMBER OF PARKING SPACES
REQUIRED, IN ORDER TO REDUCE THE NUMBER OF REQUIRED PARKING SPACES
FROM 14 STALLS TO SEVEN STALLS FOR AN AUTOMATIC CAR WASH FACILITY
PROPOSED TO BE CONSTRUCTED IN THE C-S SERVICE COMMERCIAL ZONE
DISTRICT. THE PROJECT IS LOCATED WEST OF 12TH AVENUE, NORTH OF GLENDALE
AVENUE (APN 011-030-012) IN THE CITY OF HANFORD.**

At a regular meeting of the City of Hanford Planning Commission duly called and held on June 27, 2023 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Variance No. 0003-23, a request to deviate from the standards set forth in Section 17.54.040 Number of Parking Spaces Required, in order to reduce the number of required parking spaces from 14 stalls to seven stalls for an automatic car wash facility proposed to be constructed in the C-S Service Commercial zone district, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.84 of the Hanford Municipal Code; and

WHEREAS, the project is located west of 12th Avenue, north of Glendale Avenue (APN 011-030-012) 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 15332 In-Fill Development 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. 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 the property is the unique lot configuration, the property's status as an infill development, and the proposed use of the site as a car wash facility, thus not generating a high parking demand.

Other properties within the C-S Service Commercial zone district do not possess this challenging, unique lot configuration. The lot is narrow, small, bounded by public streets, and has a required Caltrans right-of-way to accommodate. Generally, lots in the C-S Service Commercial zone district of this size are standard rectangular lots.

The property is an infill lot, substantially surrounded by urban development. Development of the property has to give consideration to surrounding properties, especially for driveway access, to not create conflicting traffic.

Within the Zoning Ordinance, service commercial uses are grouped, providing a general parking ratio for a multitude of varying uses. Service Commercial uses include automobile mechanics, equipment rental yards, pest control services, kennels, pet grooming, large recycling facilities, specialty construction or trade services, and more. The car wash facility is not a use that will have patrons parking and conducting business on the site. The vast majority of the patrons will remain within their vehicles, utilize the automatic car wash, then park under the vacuum canopies to clean their vehicle's interior. The majority of parking spaces for the site will be utilized by employees only. The applicant anticipates a maximum shift of three employees at a time. The seven parking spaces on site will be satisfactory to accommodate the employees of the maximum working shift.

2. 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 the former parking ratio, allowed to others within the Service Commercial zone district, which were approved prior to the 2017 General Plan Update. Additionally, since other properties within the zone district do not experience the same challenges of an infill lot or the unique lot configuration, development in conformance with the Zoning Ordinance Parking Requirements is not as challenging.

Site Plan Reviews approved with the reduced parking ratio:

- A. Site Plan Review 2016-14 proposing the conversion of a single-family residence into a used car parking lot and office, totaling 824 square feet, requiring one parking stall (applicant provided four parking spaces)
 - B. Site Plan Review 2016-07 proposing the development of a service station and car wash, totaling 10,376 square feet, requiring 17 parking spaces
 - C. Site Plan Review 2016-05 proposing the development of a construction business/private storage facility, totaling 4,000 square feet, requiring seven parking spaces.
 - D. Site Plan Review 2014-02 proposing the development of a shop building, totaling 6,400 square feet, requiring 11 parking spaces.
3. 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 reducing the required number of parking spaces from 14 spaces to seven spaces will not create a safety hazard. This application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.20 for the Service Commercial zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.20, with the exception of parking. Any other improvements or mitigations required for public health, safety, and welfare

have been applied to the project as conditions of approval in Site Plan Review No. 2022-18 and the resolution.

4. 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 granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity that are in the same zone district, since other properties within the vicinity do not possess the same challenging lot configuration or proposed the same use.

Other properties within the C-S Service Commercial zone district do not possess this challenging, unique lot configuration. The lot is narrow, small, bounded by public streets, and has a required Caltrans right-of-way to accommodate. Generally, lots in the C-S Service Commercial zone district of this size are standard rectangular lots.

Within the Zoning Ordinance, service commercial uses are grouped, providing a general parking ratio for a multitude of varying uses. Service Commercial uses include automobile mechanics, equipment rental yards, pest control services, kennels, pet grooming, large recycling facilities, specialty construction or trade services, and more. The car wash facility is not a use that will have patrons parking and conducting business on the site. The vast majority of the patrons will remain within their vehicles, utilize the automatic car wash, then park under the vacuum canopies to clean their vehicle's interior. The majority of parking spaces for the site will be utilized by employees only. The applicant anticipates a maximum shift of three employees at a time. The seven parking spaces on site will be satisfactory to accommodate the employees of the maximum working shift.

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

Analysis: That the variance applies to a parking reduction for an allowable use in the C-S Service Commercial zone district. The site is proposed to be developed as an automatic car wash, which is permitted in the C-S Service Commercial zone district.

6. The variance is consistent with the purposes of this title.

Analysis: That the variance is consistent with the purposes of this title to allow variances 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 the property is the unique lot configuration, the property's status as an infill development, and the proposed use of the site as a car wash facility, thus not generating a high parking demand.

Other properties within the C-S Service Commercial zone district do not possess this challenging, unique lot configuration. The lot is narrow, small, bounded by public streets, and has a required Caltrans right-of-way to accommodate. Generally, lots in the C-S Service Commercial zone district of this size are standard rectangular lots.

The property is an infill lot, substantially surrounded by urban development. Development of the property has to give consideration to surrounding properties, especially for driveway access, to not create conflicting traffic.

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

Analysis: The project is consistent with the General Plan, including goals and policies which promote infill development (Goal L36 and 37, Policy L135, L137, and L138).

Infill Development Goals

Goal L36: Infill development that is sensitive to existing adjacent neighborhood development.

Goal L37: Infill development that is incentivized and prioritized by the City of Hanford.

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Examine and consider policies that promote, encourage, and incentivize infill development, including upgrading older infrastructure and public amenities reducing impact fees, streamlining permitting processes, and allowing smaller lot sizes, reduced setbacks, and innovative planning and design standards that support projects on sites that are otherwise difficult to accommodate development.

THEREFORE, BE IT RESOLVED that Variance No. 0003-23 be approved, subject to the conditions of approval, attached as **Exhibit B**.

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 27th day of June 2023.

Jason Waters, Secretary

Exhibit A
Site Plan

CITY OF HANFORD 'SPR' NOTES & SITE PLAN KEY NOTES:

1. PROJECT SITE PLAN REVIEW NO.: 2022-18 (502-1214), 'SPR' COMMITTEE REVIEW DATE: APRIL 13, 2022

2. THE FRONT BLDG. SETBACK AREA SHALL BE A MIN. OF 15'-0" ALONG 12TH AVE.

3. THE REAR BLDG. 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 BLDG. SETBACK SHALL BE 15 FEET

4. THE SIDE BLDG. SETBACK AREA SHALL BE ZERO FEET, EXCEPT THAT WHERE THE SIDE LOT LINE ABUTS A PUBLIC STREET OR AN R-L, R-M, R-H, OR, O, PF, AP, OR CO ZONE DISTRICT THE SIDE BLDG. SETBACK AREA SHALL BE 15 FEET

5. THE MAXIMUM STRUCTURE HEIGHT SHALL BE 50 FEET

6. THE MAXIMUM NUMBER OF COMPACT-CAR PARKING SPACES IS LIMITED TO 30 PERCENT OF THE TOTAL PARKING SPACES REQUIRED. COMPACT PARKING SPACE SHALL BE 16 FEET (MIN.) IN DEPTH BY 8 FEET IN WIDTH. (MARKED FOR 'COMPACT CARS'). THERE SHALL BE NO MORE THAN FOUR COMPACT SPACES ADJACENT TO EACH OTHER

7. PROPOSED BLDG. LOCATION IS MORE THAN 40 FEET FROM STREET, THEREFORE ADDRESS NUMBERS INSTALLED ONTO THE BLDG. SHALL BE 12 INCHES IN HEIGHT VISIBLE FROM THE STREET FRONTAGE

8. A 'KNOX BOX' WILL BE REQUIRED ON HIS PROJECT. 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

9. FACILITY TO PROVIDE MINIMUM 2A10BC TYPE FIRE EXTINGUISHERS. PROVIDE LOCATION(S) AND NUMBER OF FIRE EXTINGUISHERS TO BE INSTALLED IN ACCORDANCE W/ CA FIRE CODE, SECTION 906

10. THE PARKING FOR BICYCLES AND LOW EMISSION VEHICLES SHALL BE PROVIDED IN ACCORDANCE W/ THE LATEST ADOPTED VERSION OF THE C.B.C. (SEC. 17.54.190)

11. IN ALL COMMERCIAL ZONE DISTRICTS, NOT LESS THAN 5% OF THE INTERIOR SQUARE FOOTAGE OF A PARKING AREA SHALL BE LANDSCAPED W/ TREES AND OTHER PLANT MATERIALS SUITABLE FOR ORNAMENTATION

12. PARKING LOT LIGHTING SHALL BE DEFLECTED, AIMED, OR SHIELDED TO MINIMIZE LIGHT TRESPASSING ACROSS PROPERTY BOUNDARIES, OR SKYWARD, AWAY FROM ADJOINING SITES SO AS NOT TO CAUSE GLARE TO SUCH SITES

13. TREES AND SHRUBS SHALL BE PLANTED SO THAT AT MATURITY THEY DO NOT INTERFERE W/ UTILITY LINES AND TRAFFIC SAFETY SITE AREAS
14. TREES PLANTED WITHIN FIVE (5) FEET OF SIDEWALKS OR CURBS SHALL HAVE AN EIGHTEEN (18) INCH BY TEN (10) FOOT LINEAR ROOT BARRIER PLACED AT EACH EDGE OF THE SIDEWALK OR FACE OF CURB, CENTERED ON THE TREE

15. QUANTITIES OF HAZARDOUS MATERIALS SHALL NOT EXCEED THE ALLOWABLE PER 2022 C.B.C. TABLE 307.1(1)

16. STANDARD PARKING STALL LENGTH IS 18.5 FEET

17. PARKING AREAS SHALL HAVE ONE TREE PLACED AT EVERY FOUR LINEAL PARKING SPACES

18. 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

19. 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

20. THE SIZE OF GROUND COVER AT PLANTING SHALL BE (1) GALLON OR LARGER

21. GROUND COVER SHALL BE DESIGNED TO HAVE ONE HUNDRED (100) PERCENT COVERAGE WITHIN TWO (2) YEARS

22. DROUGHT TOLERANT PLANT MATERIAL AND CLIMATE APPROPRIATE SPECIES SHALL BE EMPHASIZED IN THE LANDSCAPE DESIGN

23. MTL. POLE MTD. SIGNAGE FOR: 'UNAUTHORIZED VEHICLES', (SEE CIVIL/ARCH. DWGS.)

24. MTL. POLE MTD. SIGNAGE WHICH READS: 'TRUCK BEDS MUST BE EMPTY & FREE OF DEBRIS PLEASE

25. 4" WIDE STRIPING; W/ BORDER PAINTED WHITE W/ 4" WIDE PAINTED WHITE DIAGONALS WITHIN THE WHITE BORDER, (@ 45° @ 36° O.C., (MAX.), TYP. @ 3-LOCATIONS

26. THE HEIGHT OF FREESTANDING PARKING LOT LIGHT FIXTURES SHALL NOT EXCEED 30'-0" (MEASURED FROM THE TOP OF THE LIGHT FIXTURE TO THE ADJACENT GRADE @ THE BASE OF THE SUPPORT FOR THAT LIGHT FIXTURE)

27. (N) TRASH BIN TO BE INSTALLED PER C.O.H. STD'S GE-35 (DBL. BIN CONDITION), W/ FLOOR DRAIN & SAND/GREASE TRAP PER C.O.H. STD'S SS-32, & METAL PANEL SWING DOORS @ FRONT

LOT DESCRIPTION:

1. GENERAL PLAN DESIGNATION: SERVICE COMMERCIAL
2. ZONING: C-S SERVICE COMMERCIAL
3. APN: 011-003-012
4. ADDRESS: 1726 W. GLENDALE AVE., HANFORD, CA 93230

BENCH MARK:

CITY OF HANFORD BENCH MARK NO. 748

2" BRASS CAP IN MONUMENT WELL, FLUSH @ THE QUARTER CORNER LOCATION ON 12TH AVENUE BETWEEN LACEY BOULEVARD AND HANFORD-ARMONA ROAD

ELEVATION = 237.36 (2004)

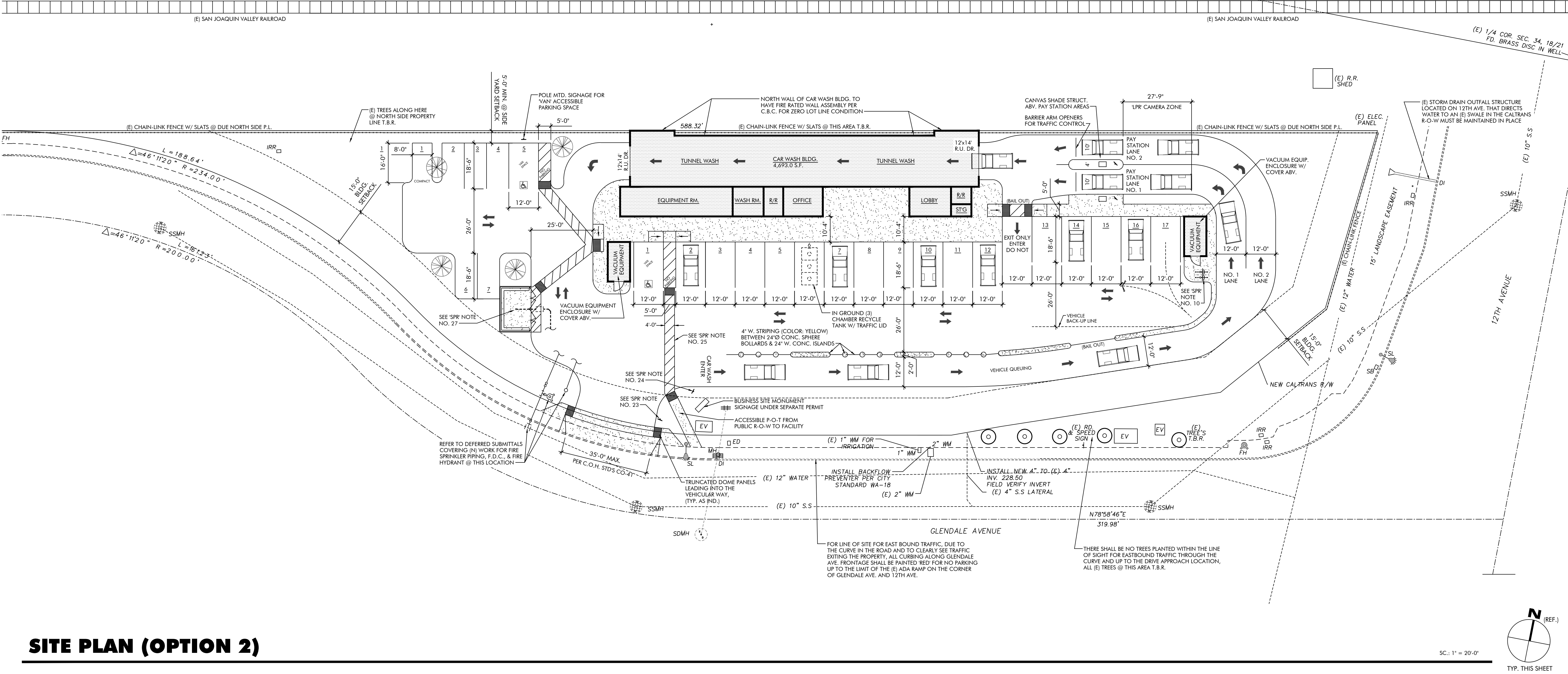
APPLICANT'S STATEMENT:

I HAVE REVIEWED A COPY OF THE SITE PLAN REVIEW APPROVAL NO. 2022-18 AND I UNDERSTAND THAT THE PROPOSED CONSTRUCTION AND/OR LAND USE IS DEPENDANT UPON THE FULFILLMENT OF THE CONDITIONS OF APPROVAL AND CONSTRUCTION OF ALL REQUIRED PUBLIC IMPROVEMENTS PRIOR TO USE, INAUGURATION, OR OCCUPANCY, UNLESS OTHER ARRANGEMENTS ARE APPROVED

APPLICANT OR AUTHORIZED REPRESENTATIVE

DEFERRED SUBMITTALS:

1. FIRE SPRINKLERS, INCLUDING WORK IN THE C.O.H. RIGHT-OF-WAY FOR (N) FIRE HYDRANT, (N) F.D.C. AND (N) FIRE SPRINKLER SUPPLY LINE
2. THAT ANY/ALL (BUSINESS) SIGNS PROPOSED FOR THIS DEVELOPMENT SHALL BE SUBJECT TO THE REQUIREMENTS & PRESCRIBED IN CHAPTER 17.56 OF THE HANFORD MUNICIPAL CODE. A SEPARATE APPLICATION WILL BE REQUIRED



SITE PLAN (OPTION 2)

ABBREVIATIONS:

- (N) - NEW

(E) - EXISTING

T.R. - TO REMAIN

F.V. - FIELD VERIFY

G.B. - GRADE BREAK

T.B.R. - TO BE REMOVED

D/A - DRIVE APPROACH

STD'S - STANDARDS

PWR. - POWER

DEV. - DEVELOPMENT

P.L. - PROPERTY LINE

P.O.T. - PATH OF TRAVEL

R.O.W - RIGHT-OF-WAY

C.O.H. - CITY OF HANFORD

G.C. - GENERAL CONTRACTOR

U.O.N. - UNLESS OTHERWISE NOTED

LPR - LICENSE PLATE RECOGNITION
- SB - SWITCH BOX

DI - DROP INLET

SL - STREET LIGHT

F.H. - FIRE HYDRANT

EV - EXISTING VAULT

ED - EDISON BOX

WM - WATER METER

SS - SANITARY SEWER

IRR - IRRIGATION CONTROL

SSMH - SANITARY SEWER MAN HOLE



A CAR WASH FOR:
TONY F. KHODADAD
1426 W. GLENDALE AVE
HANFORD, CA
93230

DRAWN BY: M. TAYLOR
DES. BY: E. WHITE/M. TAYLOR
PLOT DATE: 04-07-2023
CHK'D BY: L. COUCH/M. TAYLOR

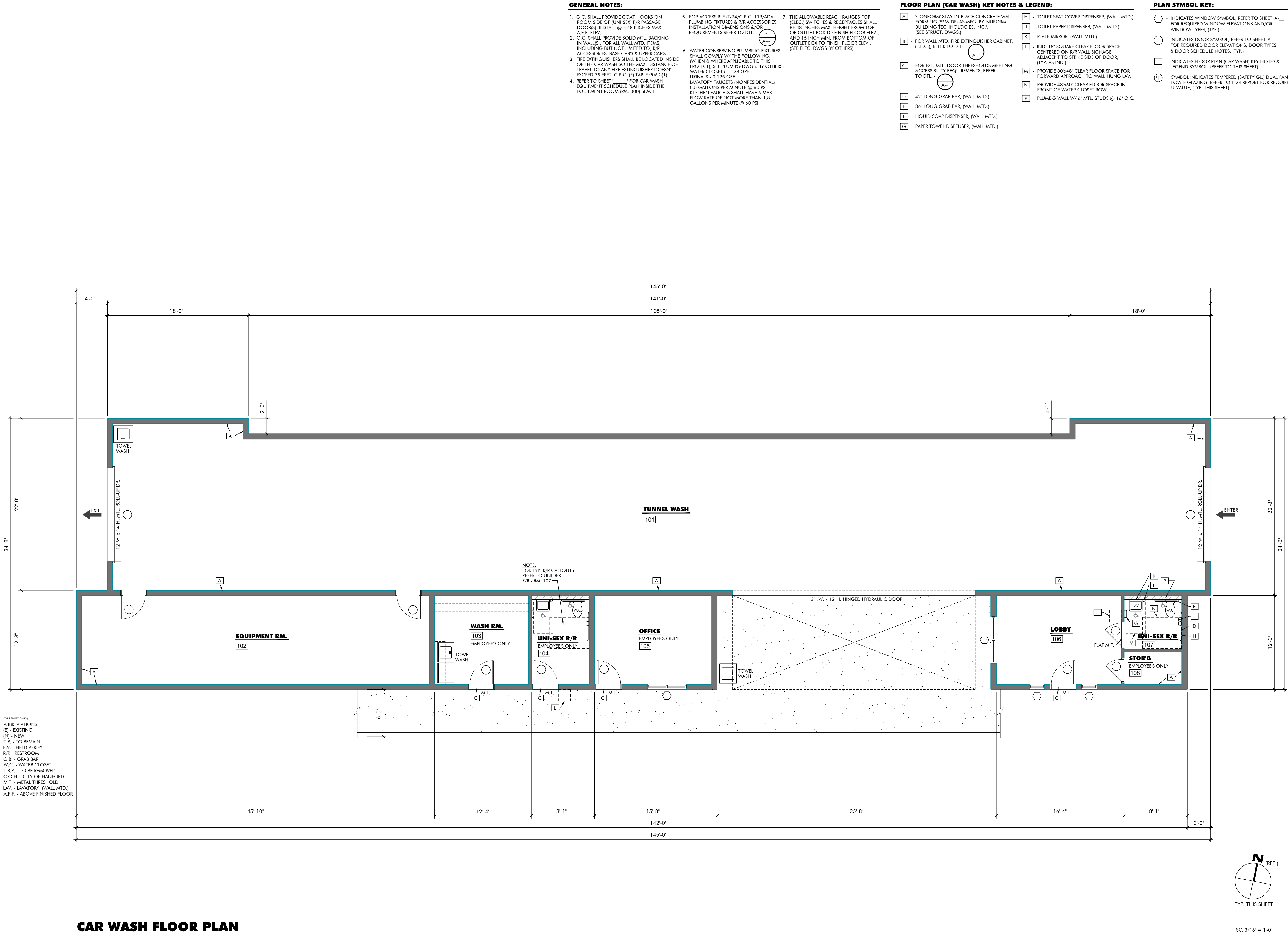
DESCRIPTION	DATE

CENTERLINE DESIGN & ENGINEERING (C.D.E.) EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND ALL OTHER APPLICABLE RIGHTS IN THESE PLANS. THEY ARE NOT TO BE COPIED, USED ON OTHER SITES THAN THAT SPECIFIED, REPRODUCED, OR CHANGED IN ANY MANNER, NOR BE ASSIGNED TO A THIRD PARTY WITHOUT OBTAINING PRIOR EXPRESS WRITTEN CONSENT. THESE PLANS AND THE IDEAS REPRESENTED HEREIN ARE, AND SHALL REMAIN, THE PROPERTY OF C.D.E.

OPTION 2
ARCHITECTURAL
SITE PLAN

PROJECT NUMBER:
22T114

SHEET NUMBER
A-1A

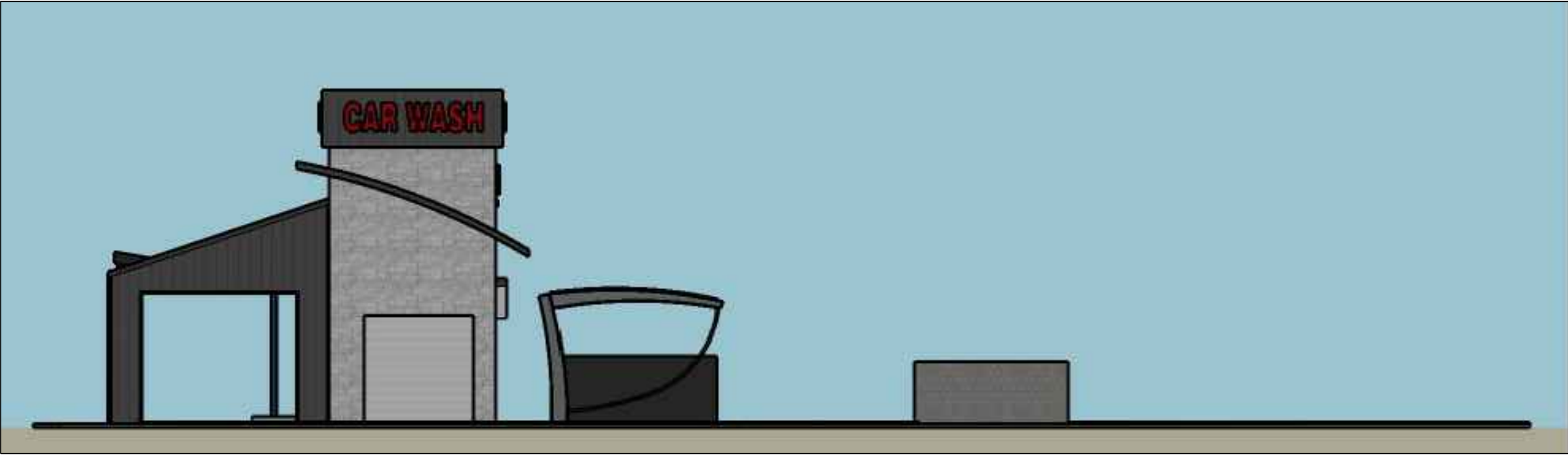




SOUTH ELEVATION

(FRONT VIEW)

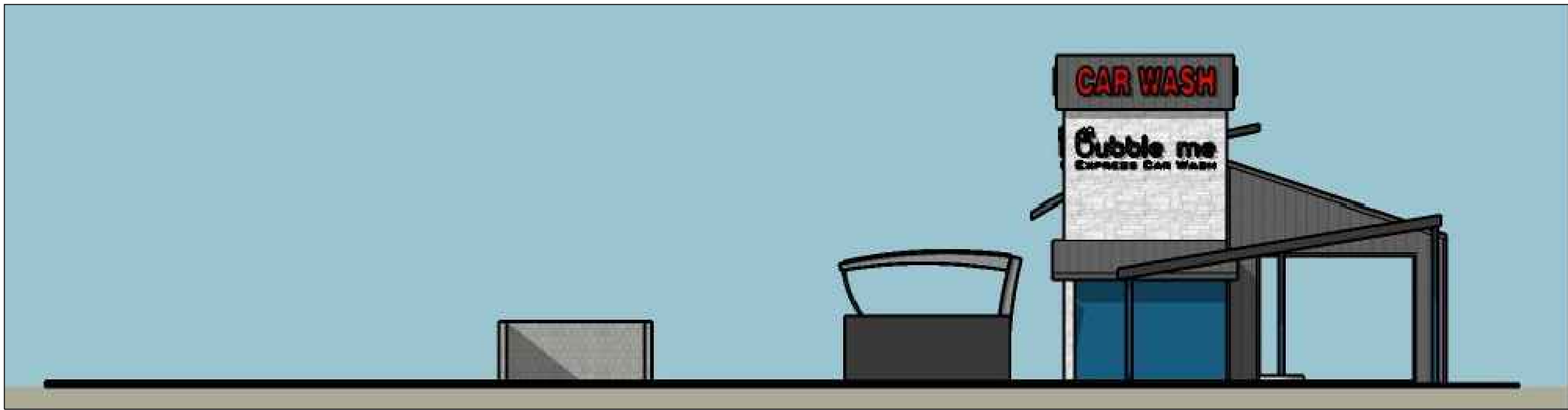
N.T.S.



EAST ELEVATION

(RIGHT SIDE VIEW)

N.T.S.



WEST ELEVATION

(LEFT SIDE VIEW)

N.T.S.



NORTH ELEVATION

(REAR VIEW)

N.T.S.



A CAR WASH FOR:

TONY F. KHODADAD
1426 W. GLENDALE AVE
HANFORD, CA
93230

DRAWN BY: M.TAYLOR
DES. BY: M.TAYLOR/E.WHITE
PLOT DATE: 03-09-2023
CHK'D BY: M.TAYLOR/L. COUCH

REVISION

DESCRIPTION	DATE

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COLORED ELEVATIONS

PROJECT NUMBER: 22T114

SHEET NUMBER
A-4.1



EXTERIOR RENDER 1



EXTERIOR RENDER 2

ENTERLINE

DESIGN & ENGINEERING

484 NORTH PROSPECT SUITE B
PORTERVILLE, CA 93257
(559) 789-9999
WWW.CENTERLINEGROUP.NET

A CAR WASH FOR:

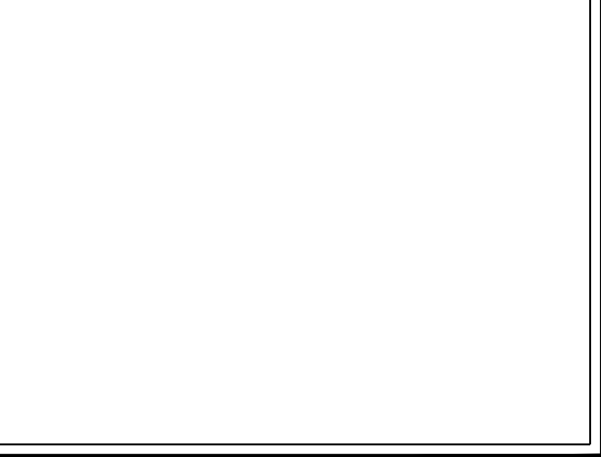
TONY F.
KHODADAD

1426 W. GLENDALE AVE
HANFORD, CA
93230

DRAWN BY:	M.TAYLOR
DES. BY:	M.TAYLOR/E.WHITE
PLOT DATE:	03-09-2023
CHK'D BY:	M.TAYLOR/L. COUCH

REVISION	
DESCRIPTION	DATE

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EXTERIOR RENDERINGS

PROJECT NUMBER: 22TI14

SHEET NUMBER
A-5



EXTERIOR RENDER 3



EXTERIOR RENDER 4

ENTERLINE

DESIGN & ENGINEERING

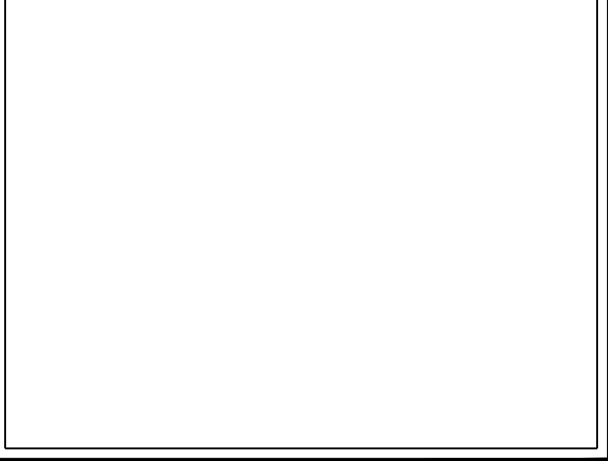
484 NORTH PROSPECT SUITE B
PORTERVILLE, CA 93257
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WWW.CENTERLINEGROUP.NET

A CAR WASH FOR:
TONY F. KHODADAD
1426 W. GLENDALE AVE
HANFORD, CA
93230

DRAWN BY:	M.TAYLOR
DES. BY:	M.TAYLOR/E.WHITE
PLOT DATE:	03-09-2023
CHK'D BY:	M.TAYLOR/L. COUCH

REVISION	
DESCRIPTION	DATE

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EXTERIOR RENDERINGS

PROJECT NUMBER: 22TI14

SHEET NUMBER
A-5

Exhibit B

Site Plan Review Approval Letter – Conditions of Approval

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
TRAVIS PADEN

VICE-MAYOR
MARK KAIRIS

COUNCIL MEMBERS
KALISH MORROW
DIANE SHARP
LOU MARTINEZ

CITY MANAGER
MARIO CIFUENTEZ II

CITY ATTORNEY
ROBERT M. DOWD

DATE: June 23, 2023

PROJECT: Site Plan Review 2022-18 (502-1214) Revision 1

APPLICANT: Tony Khodadad

LOCATION: 1726 Glendale Ave. (APN 011-003-012)

PROPOSAL: Express car wash

ZONING: C-S Service Commercial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: April 13, 2022; April 26, 2023

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

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

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

☐ Planning

☐ Fire

☐ Solid Waste

☐ Wastewater

☐ Building

☐ Engineering

☐ Police

☐ Parks and Recreation

☒ **REVISE AND PROCEED**

☒ Approved subject to the following and the attached conditions of approval.

☒ Submit plans for a building permit between the hours of 8:00 a.m. and 4:00 p.m.

☒ Your Plans must be reviewed by:

☐ City Council

☐ Parking and Traffic Commission

☐ Other: _____

☒ Planning Commission **Variance**

☐ Parks and Recreation Commission

Signed,

Mark Manha

Mark Manha, Associate Planner
Community Development Department

June 23, 2023

DATE

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2022-39**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval No. 2022-18 Revision 1 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: April 13, 2022; April 26, 2023

SITE PLAN NUMBER: 2022-18 (FILE 502-1214) REVISION 1

CONTACT: Mark Manha, Associate Planner: (559) 585-2583, mmanha@hanford.city

General Plan Designation: Service Commercial

Zoning: C-S Service Commercial

Other Special Districts: N/A

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

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

Correction(s):

- 14 parking spaces shall be maintained on site for employees and customers. The applicant has already applied for a variance to deviate from this standard.

Required Entitlements:

- Variance – reduce required number of parking spaces on site (already applied)

C-S Service Commercial - all checked comments shall apply:

General Requirements:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2022-18 Revision 1 with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
- ☒ That no business, service, or processes that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

- ☒ That mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

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 17.20.060)

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback area shall be a minimum of 15 feet along 12th Avenue.
 - ☒ 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 side building setback area shall be zero feet, except that **where the side lot line abuts a public street** or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district **the side building setback area shall be 15 feet.**

Distances Between Structures: (Section 17.20.070)

- ☒ That 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.

Height of Structures: (Section 17.20.080)

- ☒ That the maximum structure height shall be 50 feet.

Driveways: (Section 17.20.090)

- ☒ That wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- ☒ That new driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- ☒ That sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

Off Street Parking: (Section 17.20.100 and 17.54)

- ☒ That a minimum of 14 spaces, one of which is ADA-accessible, shall be maintained on site for employees and customers, based on the ratio "1 space per 300 square feet" of building space for all service commercial uses.

Calculation:

$$4,265 \text{ sq. ft. of building space} \div 300 \text{ sq. ft.} = 14.2$$

14.2 rounds down to **14 parking spaces minimum**

- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).
- ☒ There shall be no more than four compact spaces adjacent to each other.
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ That all parking spaces, whether required by this chapter or in addition that which is required, shall be located on a lot or parcel behind the front building setback and outside of a street side yard setback, except that vehicles may park on a paved driveway in the front building setback area. This requirement applies to both covered and uncovered parking areas.
- ☒ That in all commercial zone districts, not less than 5% 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.
- ☒ That all parking areas shall have ingress and egress to and from a street or alley as required by the City's standard specifications.
- ☒ That sufficient room for turning and maneuvering vehicles shall be provided on the site.
- ☒ That developed parking areas are to be utilized by all vehicles associated with or visiting the site.
- ☒ That the parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.
- ☒ That entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the Site Plan Review Committee.
- ☒ That parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.
- ☒ That no commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.

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

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.
- ☒ That all building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped.
- ☒ 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.

Fences and Walls: (Section 17.20.130 and 17.50.110)

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

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.**

Trash Collection Areas: (Section 17.50.090)

- ☒ That suitable area shall be provided on-site for collection of trash and recyclable materials for all multifamily residential, mixed-use, commercial, office, and industrial uses. Refuse storage areas shall be adequately screened from view. The refuse area enclosure shall be designed to meet the minimum recommended dimensional standards as determined by the City Engineer.

- ☒ That all uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

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 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.
- ☒ That the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:
 - ☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.
 - ☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.
 - ☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Dust Control:

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

BUILDING DIVISION
SPR 2022-018 (502-1214) Car Wash
6-16-23
1726 Glendale

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 One electronic submittal unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings, for reference)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan (for reference)
 - 4.2.9 Commissioning Plan per 2022 CEnC
 - 4.2.10 **Planning Dept. "Conditions of Approval" or "Resolution"**
printed on the drawings and part of the drawing submittal
 - 4.2.11 Sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

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

- 4.3 One Electronic submittal of all 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 Sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
 - 4.3.10 **Landscape Calculations per Hanford City Ordinance**
5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.
7. That all special inspection reports be submitted to the Building Division prior to final inspection.
8. That all construction shall conform to **the Most Current Edition** (2022) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen
9. That Kings County and City of Hanford Impact Fees shall apply at current rates.
10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
11. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
13. That any deferred submittals must be approved by the AHJ prior to permit issuance and submitted and approved prior to installation.

Hanford Fire Department

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

concerning questions that you may have on the following conditions.

Site Plan Review: SPR 2022-18

Date: April 4, 2022

Project #: 502-1214

General Instructions

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

The following comments are applicable if checked:

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

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 Building Department for submittal process.
9. ☐ A hydrant will be required within 50 feet of the Fire Department connection. **Knox FDC Locking Caps** are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.
10. ☒ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road (as measured by an approved route around the exterior of the building) on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☒ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☐ Number of additional hydrants necessary for this project: _____
14. ☐ Fire hydrant spacing shall be as follows:
- Section 507 or as required by appendix C of the 2019 CFC.
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. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.
19. ☒ Access road turning radius for fire apparatus is as follows:
- 20 feet, 1 inch inside turning radius
 - 44 feet, 6 inch outside radius
20. ☐ Additional access roads may be required per CFC 2019 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
21. ☐ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
22. ☒ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
- **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
 - **Access roads 26 to less than 32 feet in width:** Fire lanes shall be on one side of the fire apparatus access roads.
 - **Access roads 32 feet in width or more:** No fire lanes required.
23. ☒ Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING - FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
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:
- **Manual gates** with a chain lock require a **Knox Padlock** to be installed on them; or a **Knox Box** shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box. (See www.knoxbox.com for current models)
 - **Electric Gates** shall be equipped with an electric **Knox Key Switch**, at the gate location.
 - In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.

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

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

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 **Building** 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.

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

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

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

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

California Department of Transportation

DISTRICT 6 OFFICE
1352 WEST OLIVE AVENUE | P.O. BOX 12616 | FRESNO, CA 93778-2616
(559) 981-7373 | FAX (559) 488-4195 | TTY 711
www.dot.ca.gov



May 11, 2023

06-KIN-198-16.879
CITY OF HANFORD CARWASH
SPR #2022-18

GTS: <https://ld-igr-gts.dot.ca.gov/district/6/report/29635>

Sent via email

Gabrielle de Silva Myers
Divisions of Public Works and Planning
City of Hanford
317 N. Douty Street
Hanford, CA 93230

Dear Gabrielle de Silva Myers:

Thank you for the opportunity to review the site plan for the proposed car wash. The project site is located north of State Route (SR) 198, on the southwest quadrant of Centennial Dr. and 12th Avenue, in the City of Hanford.

The mission of Caltrans is to provide a safe, sustainable, integrated, and efficient transportation system to enhance California's economy and livability. The Local Development Review (LDR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the following comments consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. Caltrans concurs with the 15 feet setback as shown in the site plan.
2. 12th Avenue appears to be a major north-south arterial street in the city, and it currently does not have any bicycle lanes (class II bike lane) installed. It is recommended that the City of Hanford, with this development and others in the area, continue the establishment of programs that reduce single occupancy vehicle trips, provide a safe transportation system, reduce per capita VMT, increase accessibility to destinations via cycling, walking, carpooling, and transit, and reduce greenhouse gas emissions.
3. It is recommended that the project proponent contributes towards the Local (Kings County and/or the City of Hanford) Development Impact Fee Program to provide funding for the future improvements of the State and local infrastructure facilities in the surrounding area, particularly at the SR 198 at 12th Avenue ramp intersections.

If you have any further questions, please contact Nicholas Isla at (559) 981-7373 or email nicholas.isla@dot.ca.gov.

Sincerely,



DAVID PADILLA, Branch Chief
Transportation Planning – North

CITY OF HANFORD 'SPR' NOTES & SITE PLAN KEY NOTES:

1. PROJECT SITE PLAN REVIEW NO.: 2022-18 (502-1214), 'SPR' COMMITTEE REVIEW DATE: APRIL 13, 2022

2. THE FRONT BLDG. SETBACK AREA SHALL BE A MIN. OF 15'-0" ALONG 12TH AVE.

3. THE REAR BLDG. 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 BLDG. SETBACK SHALL BE 15 FEET

4. THE SIDE BLDG. SETBACK AREA SHALL BE ZERO FEET, EXCEPT THAT WHERE THE SIDE LOT LINE ABUTS A PUBLIC STREET OR AN R-L, R-M, R-H, OR, O, PF, AP, OR CO ZONE DISTRICT THE SIDE BLDG. SETBACK AREA SHALL BE 15 FEET

5. THE MAXIMUM STRUCTURE HEIGHT SHALL BE 50 FEET

6. THE MAXIMUM NUMBER OF COMPACT-CAR PARKING SPACES IS LIMITED TO 30 PERCENT OF THE TOTAL PARKING SPACES REQUIRED. COMPACT PARKING SPACE SHALL BE 16 FEET (MIN.) IN DEPTH BY 8 FEET IN WIDTH. (MARKED FOR 'COMPACT CARS'). THERE SHALL BE NO MORE THAN FOUR COMPACT SPACES ADJACENT TO EACH OTHER

7. PROPOSED BLDG. LOCATION IS MORE THAN 40 FEET FROM STREET, THEREFORE ADDRESS NUMBERS INSTALLED ONTO THE BLDG. SHALL BE 12 INCHES IN HEIGHT VISIBLE FROM THE STREET FRONTAGE

8. A 'KNOX BOX' WILL BE REQUIRED ON HIS PROJECT. 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

9. FACILITY TO PROVIDE MINIMUM 2A10BC TYPE FIRE EXTINGUISHERS. PROVIDE LOCATION(S) AND NUMBER OF FIRE EXTINGUISHERS TO BE INSTALLED IN ACCORDANCE W/ CA FIRE CODE, SECTION 906

10. THE PARKING FOR BICYCLES AND LOW EMISSION VEHICLES SHALL BE PROVIDED IN ACCORDANCE W/ THE LATEST ADOPTED VERSION OF THE C.B.C. (SEC. 17.54.190)

11. IN ALL COMMERCIAL ZONE DISTRICTS, NOT LESS THAN 5% OF THE INTERIOR SQUARE FOOTAGE OF A PARKING AREA SHALL BE LANDSCAPED W/ TREES AND OTHER PLANT MATERIALS SUITABLE FOR ORNAMENTATION

12. PARKING LOT LIGHTING SHALL BE DEFLECTED, AIMED, OR SHIELDED TO MINIMIZE LIGHT TRESPASSING ACROSS PROPERTY BOUNDARIES, OR SKYWARD, AWAY FROM ADJOINING SITES SO AS NOT TO CAUSE GLARE TO SUCH SITES

13. TREES AND SHRUBS SHALL BE PLANTED SO THAT AT MATURITY THEY DO NOT INTERFERE W/ UTILITY LINES AND TRAFFIC SAFETY SITE AREAS
14. TREES PLANTED WITHIN FIVE (5) FEET OF SIDEWALKS OR CURBS SHALL HAVE AN EIGHTEEN (18) INCH BY TEN (10) FOOT LINEAR ROOT BARRIER PLACED AT EACH EDGE OF THE SIDEWALK OR FACE OF CURB, CENTERED ON THE TREE

15. QUANTITIES OF HAZARDOUS MATERIALS SHALL NOT EXCEED THE ALLOWABLE PER 2022 C.B.C. TABLE 307.1(1)

16. STANDARD PARKING STALL LENGTH IS 18.5 FEET

17. PARKING AREAS SHALL HAVE ONE TREE PLACED AT EVERY FOUR LINEAL PARKING SPACES

18. 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

19. 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

20. THE SIZE OF GROUND COVER AT PLANTING SHALL BE (1) GALLON OR LARGER

21. GROUND COVER SHALL BE DESIGNED TO HAVE ONE HUNDRED (100) PERCENT COVERAGE WITHIN TWO (2) YEARS

22. DROUGHT TOLERANT PLANT MATERIAL AND CLIMATE APPROPRIATE SPECIES SHALL BE EMPHASIZED IN THE LANDSCAPE DESIGN

23. MTL. POLE MTD. SIGNAGE FOR: 'UNAUTHORIZED VEHICLES', (SEE CIVIL/ARCH. DWGS.)

24. MTL. POLE MTD. SIGNAGE WHICH READS: 'TRUCK BEDS MUST BE EMPTY & FREE OF DEBRIS PLEASE

25. 4" WIDE STRIPING; W/ BORDER PAINTED WHITE W/ 4" WIDE PAINTED WHITE DIAGONALS WITHIN THE WHITE BORDER, (@ 45° @ 36° O.C., (MAX.), TYP. @ 3-LOCATIONS

26. THE HEIGHT OF FREESTANDING PARKING LOT LIGHT FIXTURES SHALL NOT EXCEED 30'-0" (MEASURED FROM THE TOP OF THE LIGHT FIXTURE TO THE ADJACENT GRADE @ THE BASE OF THE SUPPORT FOR THAT LIGHT FIXTURE)

27. (N) TRASH BIN TO BE INSTALLED PER C.O.H. STD'S GE-35 (DBL. BIN CONDITION), W/ FLOOR DRAIN & SAND/GREASE TRAP PER C.O.H. STD'S SS-32, & METAL PANEL SWING DOORS @ FRONT

LOT DESCRIPTION:

1. GENERAL PLAN DESIGNATION: SERVICE COMMERCIAL
2. ZONING: C-S SERVICE COMMERCIAL
3. APN: 011-003-012
4. ADDRESS: 1726 W. GLENDALE AVE., HANFORD, CA 93230

BENCH MARK:

CITY OF HANFORD BENCH MARK NO. 748

2" BRASS CAP IN MONUMENT WELL, FLUSH @ THE QUARTER CORNER LOCATION ON 12TH AVENUE BETWEEN LACEY BOULEVARD AND HANFORD-ARMONA ROAD

ELEVATION = 237.36 (2004)

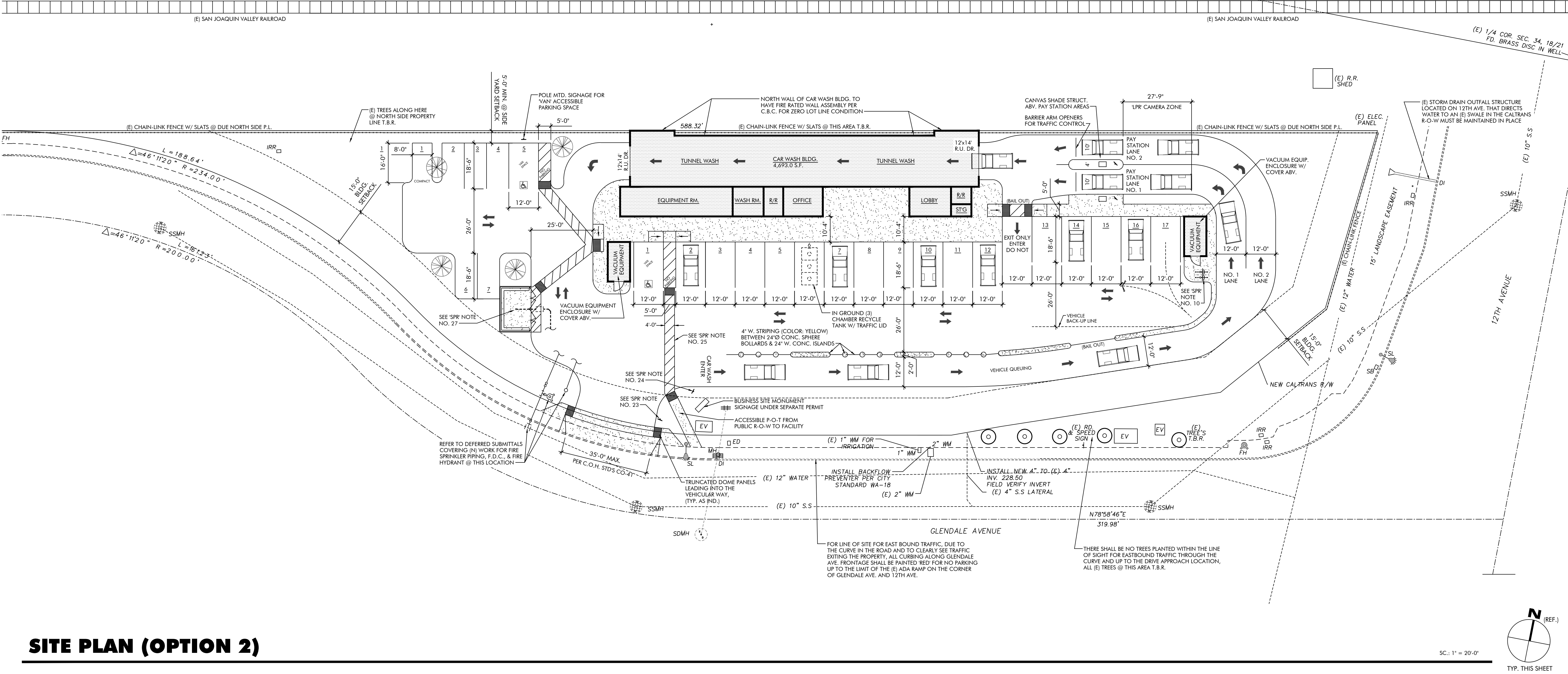
APPLICANT'S STATEMENT:

I HAVE REVIEWED A COPY OF THE SITE PLAN REVIEW APPROVAL NO. 2022-18 AND I UNDERSTAND THAT THE PROPOSED CONSTRUCTION AND/OR LAND USE IS DEPENDANT UPON THE FULFILLMENT OF THE CONDITIONS OF APPROVAL AND CONSTRUCTION OF ALL REQUIRED PUBLIC IMPROVEMENTS PRIOR TO USE, INAUGURATION, OR OCCUPANCY, UNLESS OTHER ARRANGEMENTS ARE APPROVED

APPLICANT OR AUTHORIZED REPRESENTATIVE

DEFERRED SUBMITTALS:

1. FIRE SPRINKLERS, INCLUDING WORK IN THE C.O.H. RIGHT-OF-WAY FOR (N) FIRE HYDRANT, (N) F.D.C. AND (N) FIRE SPRINKLER SUPPLY LINE
2. THAT ANY/ALL (BUSINESS) SIGNS PROPOSED FOR THIS DEVELOPMENT SHALL BE SUBJECT TO THE REQUIREMENTS & PRESCRIBED IN CHAPTER 17.56 OF THE HANFORD MUNICIPAL CODE. A SEPARATE APPLICATION WILL BE REQUIRED



SITE PLAN (OPTION 2)

ABBREVIATIONS:

- (N) - NEW

(E) - EXISTING

T.R. - TO REMAIN

F.V. - FIELD VERIFY

G.B. - GRADE BREAK

T.B.R. - TO BE REMOVED

D/A - DRIVE APPROACH

STD'S - STANDARDS

PWR. - POWER

DEV. - DEVELOPMENT

P.L. - PROPERTY LINE

P.O.T. - PATH OF TRAVEL

R.O.W - RIGHT-OF-WAY

C.O.H. - CITY OF HANFORD

G.C. - GENERAL CONTRACTOR

U.O.N. - UNLESS OTHERWISE NOTED

LPR - LICENSE PLATE RECOGNITION
- SB - SWITCH BOX

DI - DROP INLET

SL - STREET LIGHT

F.H. - FIRE HYDRANT

EV - EXISTING VAULT

ED - EDISON BOX

WM - WATER METER

SS - SANITARY SEWER

IRR - IRRIGATION CONTROL

SSMH - SANITARY SEWER MAN HOLE



A CAR WASH FOR:

TONY F. KHODADAD

1426 W. GLENDALE AVE
HANFORD, CA
93230

DRAWN BY: M. TAYLOR
DES. BY: E. WHITE/M. TAYLOR
PLOT DATE: 04-07-2023
CHK'D BY: L. COUCH/M. TAYLOR

DESCRIPTION	DATE

CENTERLINE DESIGN & ENGINEERING (C.D.E.) EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND ALL OTHER APPLICABLE RIGHTS IN THESE PLANS. THEY ARE NOT TO BE COPIED, USED ON OTHER SITES THAN THAT SPECIFIED, REPRODUCED, OR CHANGED IN ANY MANNER, NOR BE ASSIGNED TO A THIRD PARTY WITHOUT OBTAINING PRIOR EXPRESS WRITTEN CONSENT. THESE PLANS AND THE IDEAS REPRESENTED HEREIN ARE, AND SHALL REMAIN, THE PROPERTY OF C.D.E.

OPTION 2

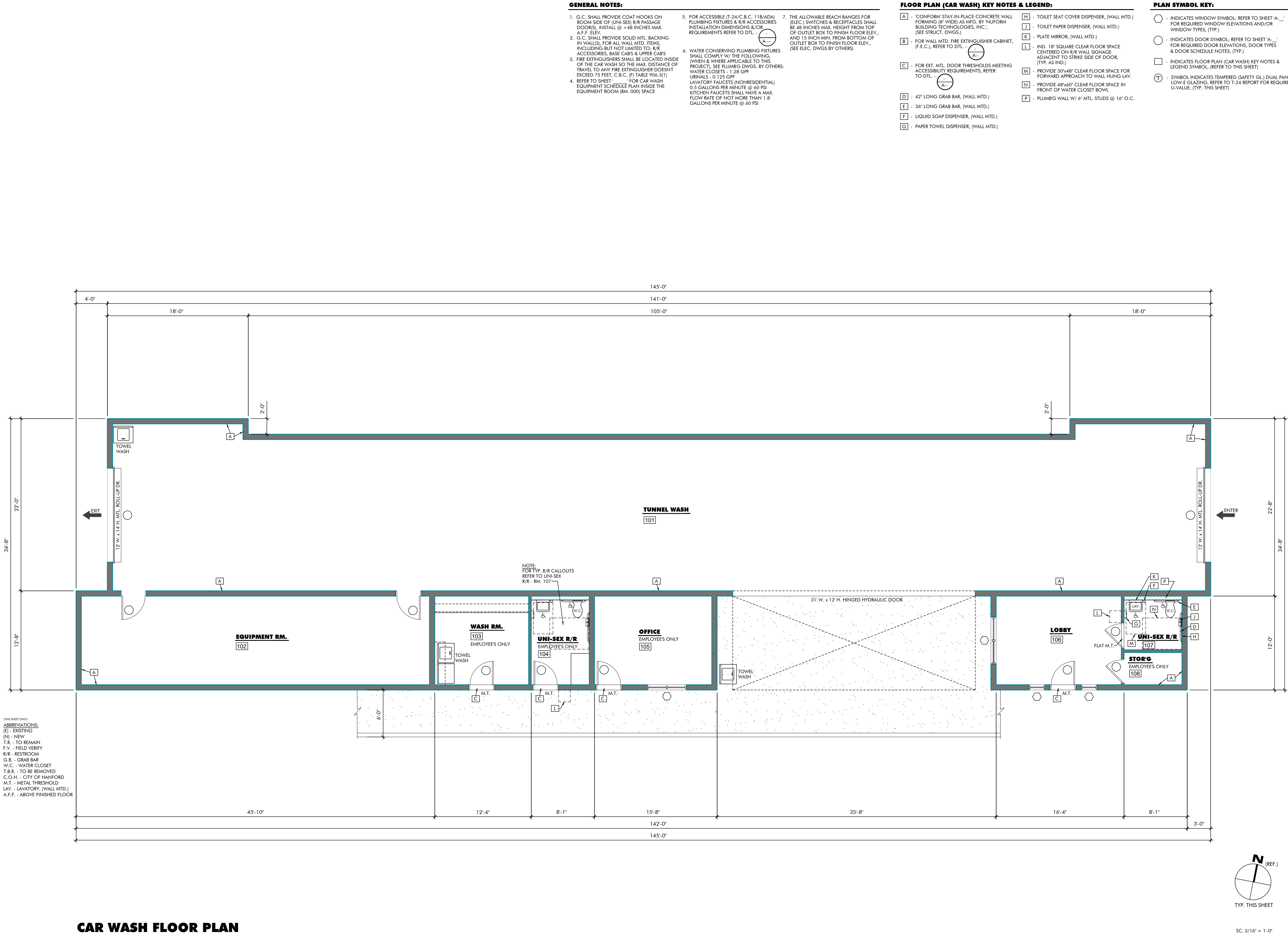
ARCHITECTURAL SITE PLAN

PROJECT NUMBER:

22T114

SHEET NUMBER

A-1A

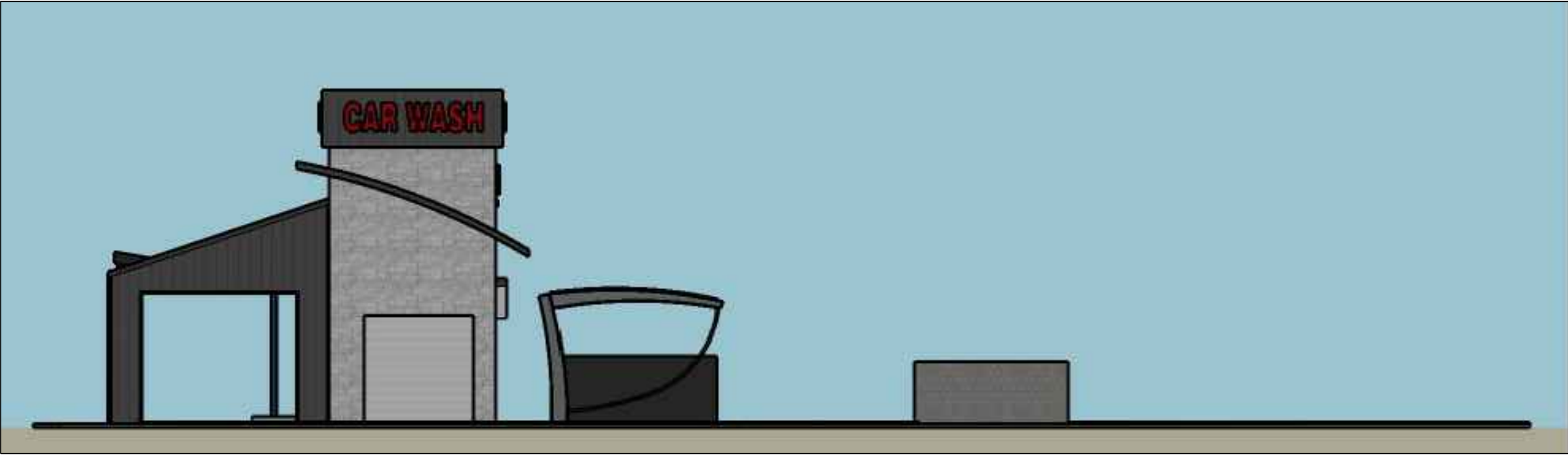




SOUTH ELEVATION

(FRONT VIEW)

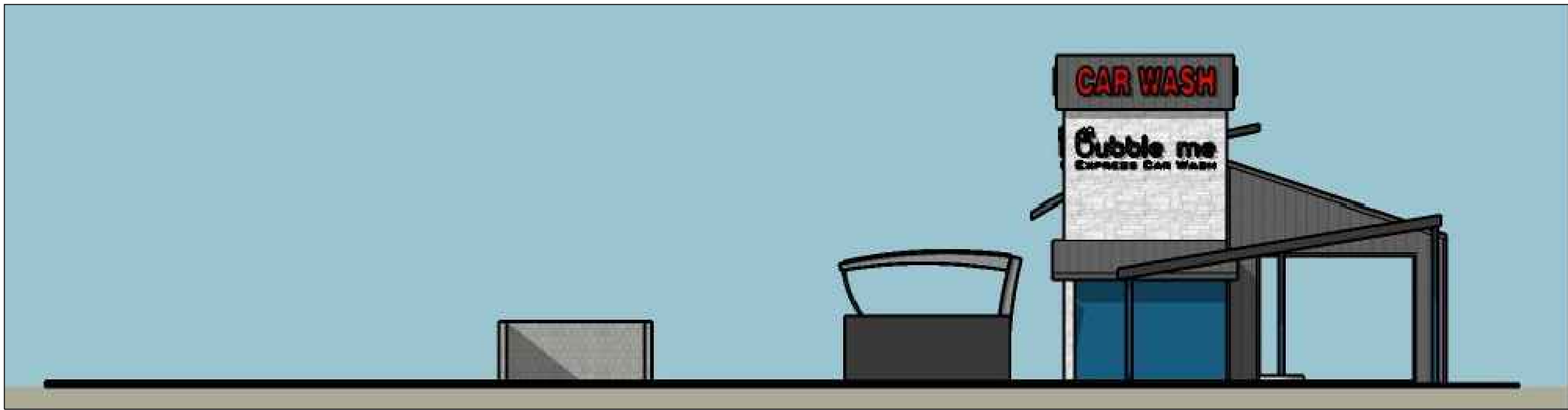
N.T.S.



EAST ELEVATION

(RIGHT SIDE VIEW)

N.T.S.



WEST ELEVATION

(LEFT SIDE VIEW)

N.T.S.



NORTH ELEVATION

(REAR VIEW)

N.T.S.



A CAR WASH FOR:

TONY F. KHODADAD
1426 W. GLENDALE AVE
HANFORD, CA
93230

DRAWN BY: M.TAYLOR

DES. BY: M.TAYLOR/E.WHITE

PLOT DATE: 03-09-2023

CHK'D BY: M.TAYLOR/L. COUCH

REVISION

DESCRIPTION	DATE

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COLORED ELEVATIONS

PROJECT NUMBER:

22T114

SHEET

NUMBER

A-4.1



EXTERIOR RENDER 1



EXTERIOR RENDER 2

ENTERLINE

DESIGN & ENGINEERING

484 NORTH PROSPECT SUITE B
PORTERVILLE, CA 93257
(559) 789-9999
WWW.CENTERLINEGROUP.NET

A CAR WASH FOR:
TONY F. KHODADAD
1426 W. GLENDALE AVE
HANFORD, CA
93230

DRAWN BY:	M.TAYLOR
DES. BY:	M.TAYLOR/E.WHITE
PLOT DATE:	03-09-2023
CHK'D BY:	M.TAYLOR/L. COUCH

REVISION	
DESCRIPTION	DATE

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EXTERIOR RENDERINGS

PROJECT NUMBER: 22TI14

SHEET	NUMBER
A-5	



EXTERIOR RENDER 3



EXTERIOR RENDER 4

ENTERLINE

DESIGN & ENGINEERING

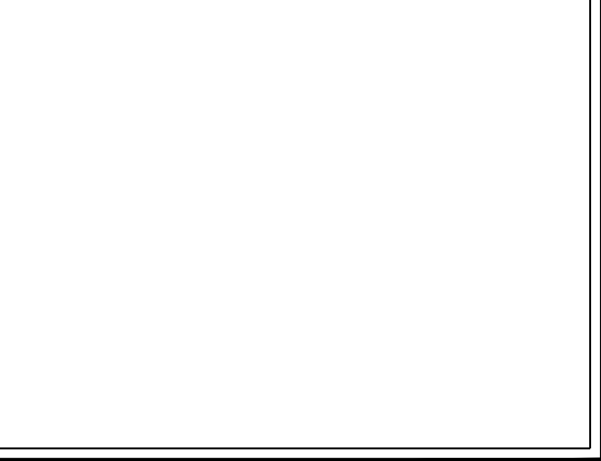
484 NORTH PROSPECT SUITE B
PORTERVILLE, CA 93257
(559) 789-9999
WWW.ENTERLINEGROUP.NET

A CAR WASH FOR:
TONY F.
KHODADAD
1426 W. GLENDALE AVE
HANFORD, CA
93230

DRAWN BY:	M.TAYLOR
DES. BY:	M.TAYLOR/E.WHITE
PLOT DATE:	03-09-2023
CHK'D BY:	M.TAYLOR/L. COUCH

REVISION	
DESCRIPTION	DATE

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EXTERIOR RENDERINGS

PROJECT NUMBER:	22TI14
-----------------	--------

SHEET	NUMBER
A-5	

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
TRAVIS PADEN

VICE-MAYOR
MARK KAIRIS

COUNCIL MEMBERS
KALISH MORROW
DIANE SHARP
LOU MARTINEZ

CITY MANAGER
MARIO CIFUENTEZ II

CITY ATTORNEY
ROBERT M. DOWD

DATE: June 23, 2023

PROJECT: Site Plan Review 2022-18 (502-1214) Revision 1

APPLICANT: Tony Khodadad

LOCATION: 1726 Glendale Ave. (APN 011-003-012)

PROPOSAL: Express car wash

ZONING: C-S Service Commercial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: April 13, 2022; April 26, 2023

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

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

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

☐ Planning

☐ Fire

☐ Solid Waste

☐ Wastewater

☐ Building

☐ Engineering

☐ Police

☐ Parks and Recreation

☒ **REVISE AND PROCEED**

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

☐ City Council

☐ Parking and Traffic Commission

☐ Other: _____

☒ Planning Commission **Variance**

☐ Parks and Recreation Commission

Signed,

Mark Manha

Mark Manha, Associate Planner
Community Development Department

June 23, 2023
DATE

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2022-39**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval No. 2022-18 Revision 1 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: April 13, 2022; April 26, 2023

SITE PLAN NUMBER: 2022-18 (FILE 502-1214) REVISION 1

CONTACT: Mark Manha, Associate Planner: (559) 585-2583, mmanha@hanford.city

General Plan Designation: Service Commercial

Zoning: C-S Service Commercial

Other Special Districts: N/A

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

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

Correction(s):

- 14 parking spaces shall be maintained on site for employees and customers. The applicant has already applied for a variance to deviate from this standard.

Required Entitlements:

- Variance – reduce required number of parking spaces on site (already applied)

C-S Service Commercial - all checked comments shall apply:

General Requirements:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2022-18 Revision 1 with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
- ☒ That no business, service, or processes that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

- ☒ That mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

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 17.20.060)

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback area shall be a minimum of 15 feet along 12th Avenue.
 - ☒ 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 side building setback area shall be zero feet, except that **where the side lot line abuts a public street** or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district **the side building setback area shall be 15 feet.**

Distances Between Structures: (Section 17.20.070)

- ☒ That 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.

Height of Structures: (Section 17.20.080)

- ☒ That the maximum structure height shall be 50 feet.

Driveways: (Section 17.20.090)

- ☒ That wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- ☒ That new driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- ☒ That sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

Off Street Parking: (Section 17.20.100 and 17.54)

- ☒ That a minimum of 14 spaces, one of which is ADA-accessible, shall be maintained on site for employees and customers, based on the ratio "1 space per 300 square feet" of building space for all service commercial uses.

Calculation:

$$4,265 \text{ sq. ft. of building space} \div 300 \text{ sq. ft.} = 14.2$$

14.2 rounds down to **14 parking spaces minimum**

- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).
- ☒ There shall be no more than four compact spaces adjacent to each other.
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ That all parking spaces, whether required by this chapter or in addition that which is required, shall be located on a lot or parcel behind the front building setback and outside of a street side yard setback, except that vehicles may park on a paved driveway in the front building setback area. This requirement applies to both covered and uncovered parking areas.
- ☒ That in all commercial zone districts, not less than 5% 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.
- ☒ That all parking areas shall have ingress and egress to and from a street or alley as required by the City's standard specifications.
- ☒ That sufficient room for turning and maneuvering vehicles shall be provided on the site.
- ☒ That developed parking areas are to be utilized by all vehicles associated with or visiting the site.
- ☒ That the parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.
- ☒ That entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the Site Plan Review Committee.
- ☒ That parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.
- ☒ That no commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.

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

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.
- ☒ That all building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped.
- ☒ 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.

Fences and Walls: (Section 17.20.130 and 17.50.110)

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

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.**

Trash Collection Areas: (Section 17.50.090)

- ☒ That suitable area shall be provided on-site for collection of trash and recyclable materials for all multifamily residential, mixed-use, commercial, office, and industrial uses. Refuse storage areas shall be adequately screened from view. The refuse area enclosure shall be designed to meet the minimum recommended dimensional standards as determined by the City Engineer.

- ☒ That all uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

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 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.
- ☒ That the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:
 - ☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.
 - ☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.
 - ☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Dust Control:

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

BUILDING DIVISION
SPR 2022-018 (502-1214) Car Wash
6-16-23
1726 Glendale

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 One electronic submittal unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings, for reference)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan (for reference)
 - 4.2.9 Commissioning Plan per 2022 CEnC
 - 4.2.10 **Planning Dept. "Conditions of Approval" or "Resolution"**
printed on the drawings and part of the drawing submittal
 - 4.2.11 Sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

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

- 4.3 One Electronic submittal of all 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 Sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
 - 4.3.10 **Landscape Calculations per Hanford City Ordinance**
5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.
7. That all special inspection reports be submitted to the Building Division prior to final inspection.
8. That all construction shall conform to **the Most Current Edition** (2022) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen
9. That Kings County and City of Hanford Impact Fees shall apply at current rates.
10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
11. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
13. That any deferred submittals must be approved by the AHJ prior to permit issuance and submitted and approved prior to installation.

Hanford Fire Department

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

concerning questions that you may have on the following conditions.

Site Plan Review: SPR 2022-18

Date: April 4, 2022

Project #: 502-1214

General Instructions

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

The following comments are applicable if checked:

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

- Fire Sprinkler head coverage required
- Normal and emergency back-up lighting shall be installed inside the fire riser room.
- The exterior of the fire riser door shall have permanent signage stating **FIRE RISER ROOM** in a contrasting color to background.
- For existing buildings: please contact the Fire Department.

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 Building Department for submittal process.
9. ☐ A hydrant will be required within 50 feet of the Fire Department connection. **Knox FDC Locking Caps** are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.
10. ☒ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road (as measured by an approved route around the exterior of the building) on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☒ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☐ Number of additional hydrants necessary for this project: _____
14. ☐ Fire hydrant spacing shall be as follows:
- Section 507 or as required by appendix C of the 2019 CFC.
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. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.
19. ☒ Access road turning radius for fire apparatus is as follows:
- 20 feet, 1 inch inside turning radius
 - 44 feet, 6 inch outside radius
20. ☐ Additional access roads may be required per CFC 2019 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
21. ☐ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
22. ☒ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
- **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
 - **Access roads 26 to less than 32 feet in width:** Fire lanes shall be on one side of the fire apparatus access roads.
 - **Access roads 32 feet in width or more:** No fire lanes required.
23. ☒ Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING - FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
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:
- **Manual gates** with a chain lock require a **Knox Padlock** to be installed on them; or a **Knox Box** shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box. (See www.knoxbox.com for current models)
 - **Electric Gates** shall be equipped with an electric **Knox Key Switch**, at the gate location.
 - In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.

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

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

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 **Building** 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.

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

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

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

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

California Department of Transportation

DISTRICT 6 OFFICE
1352 WEST OLIVE AVENUE | P.O. BOX 12616 | FRESNO, CA 93778-2616
(559) 981-7373 | FAX (559) 488-4195 | TTY 711
www.dot.ca.gov



May 11, 2023

06-KIN-198-16.879
CITY OF HANFORD CARWASH
SPR #2022-18

GTS: <https://ld-igr-gts.dot.ca.gov/district/6/report/29635>

Sent via email

Gabrielle de Silva Myers
Divisions of Public Works and Planning
City of Hanford
317 N. Douty Street
Hanford, CA 93230

Dear Gabrielle de Silva Myers:

Thank you for the opportunity to review the site plan for the proposed car wash. The project site is located north of State Route (SR) 198, on the southwest quadrant of Centennial Dr. and 12th Avenue, in the City of Hanford.

The mission of Caltrans is to provide a safe, sustainable, integrated, and efficient transportation system to enhance California's economy and livability. The Local Development Review (LDR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the following comments consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. Caltrans concurs with the 15 feet setback as shown in the site plan.
2. 12th Avenue appears to be a major north-south arterial street in the city, and it currently does not have any bicycle lanes (class II bike lane) installed. It is recommended that the City of Hanford, with this development and others in the area, continue the establishment of programs that reduce single occupancy vehicle trips, provide a safe transportation system, reduce per capita VMT, increase accessibility to destinations via cycling, walking, carpooling, and transit, and reduce greenhouse gas emissions.
3. It is recommended that the project proponent contributes towards the Local (Kings County and/or the City of Hanford) Development Impact Fee Program to provide funding for the future improvements of the State and local infrastructure facilities in the surrounding area, particularly at the SR 198 at 12th Avenue ramp intersections.

If you have any further questions, please contact Nicholas Isla at (559) 981-7373 or email nicholas.isla@dot.ca.gov.

Sincerely,



DAVID PADILLA, Branch Chief
Transportation Planning – North

Notice of Exemption 2023-55

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: VAR0003-23; SPR 2022-18

Project Location –west of 12th Avenue, north of Glendale Avenue
(APN 011-030-012)

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

Description of Nature, Purpose and Beneficiaries of Project: Variance No. 0003-23, a request to deviate from the standards set forth in Section 17.54.040 Number of Parking Spaces Required, in order to reduce the number of required parking spaces from 14 stalls to seven stalls for an automatic car wash facility proposed under Site Plan Review 2022-18

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

Name of Person or Agency Carrying Out Project: Logan Couch on behalf of BubbleMe Carwash

Exempt Status: **(check one)**

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

Reasons why project is exempt:

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

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

Signature: _____ Date: June 23, 2023 Title: Senior Planner

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

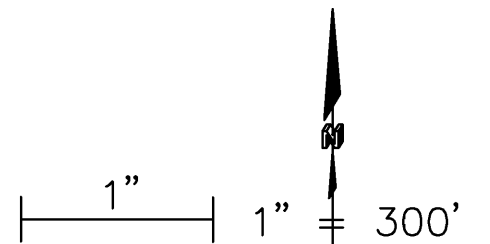
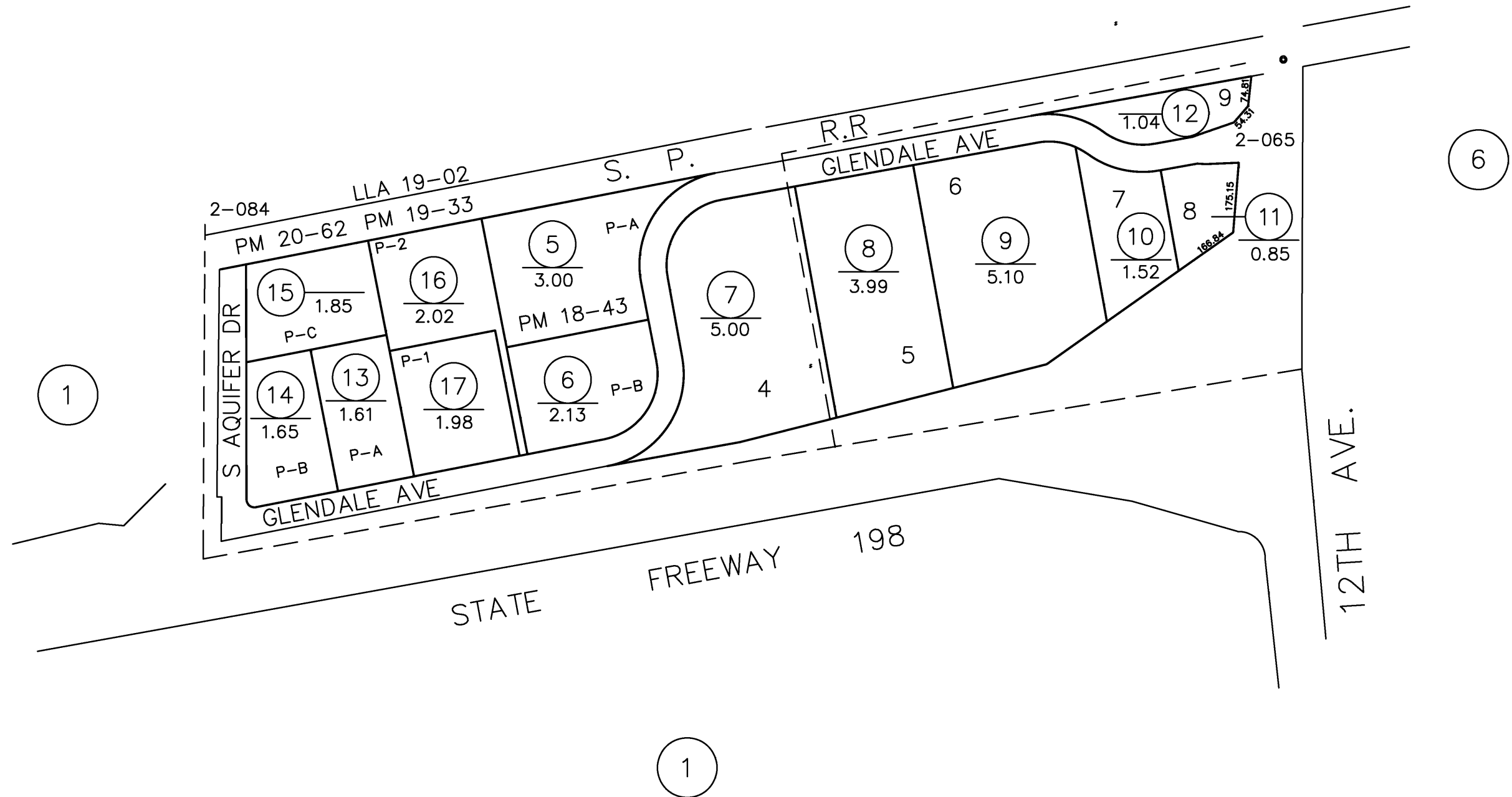
THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
AUGUST 2020

KINGS COUNTY ASSESSOR'S MAP

POR SE 1/4 SEC 34-18/21

11-03

HANFORD AUTO MALL
TRACT 806 LSP 20-99



**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, June 27, 2023**

PROJECT: **Conditional Use Permit No. 0011-23:** a request to allow mobile vendors and vending vehicles (food trucks) to operate at Plan B Taphouse in the MX-D Downtown Mixed Use zone district.

LOCATION: The project is located at 129 W. Fifth Street (APN 012-095-002).

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution 2023-15, approving Conditional Use Permit 0011-23.

RECOMMENDED MOTION

1. I move to adopt Resolution 2023-15, approving Conditional Use Permit 0011-23.

PROJECT DESCRIPTION

The project is a request to allow rotating mobile vendors and vending vehicles (food trucks) to operate at Plan B Taphouse in the MX-D Downtown Mixed Use zone district on a permanent basis.

Food trucks will operate within the parking lot, as shown in **Attachment 1**.

Project Location

The project is located at 129 W. Fifth Street (APN 012-095-002), as shown in Figure 1.

Figure 1:
Land Use (property shown in red)

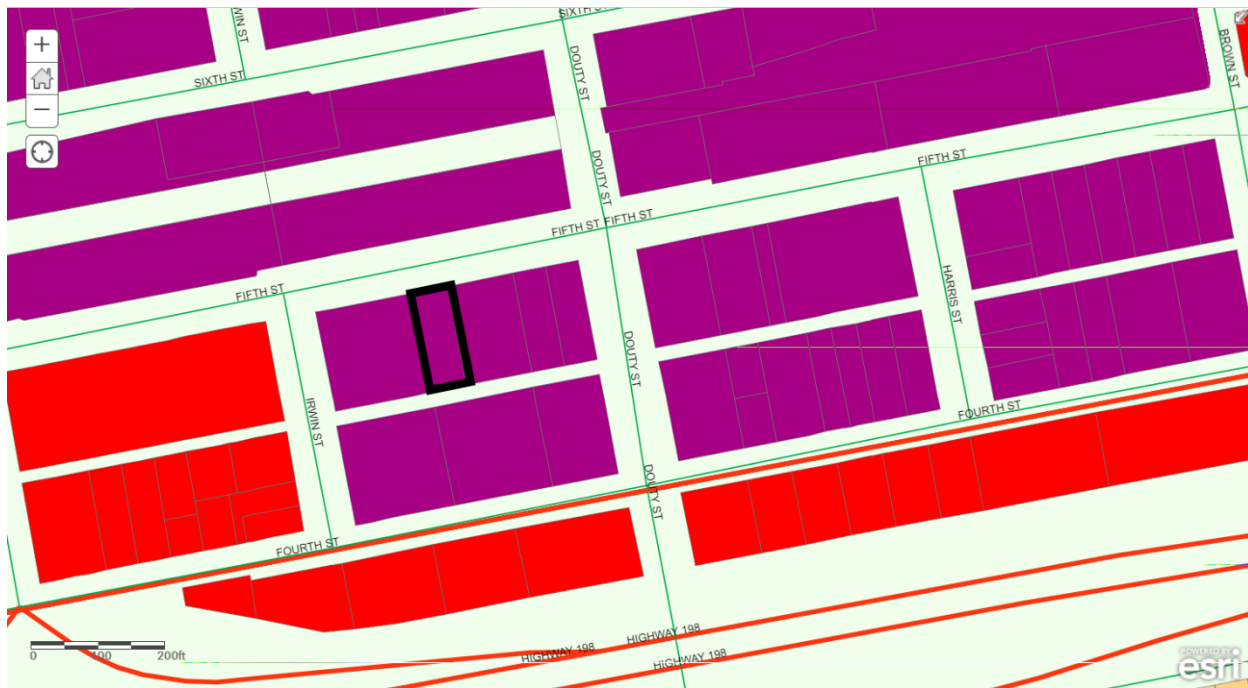


BACKGROUND INFORMATION

General Plan Designation

The General Plan designates the property as Downtown Mixed Use (see Figure 2). The property is zoned MX-D Downtown Mixed Use, which corresponds with the General Plan Designation. According to General Plan Policy L69, the purpose of the Downtown Mixed Use Land Use Designation is to be a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high-density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community. In accordance with Policy L70, typical uses in the Downtown Mixed Use Land Use Designation include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. The proposed allowance of food trucks, associated with the established, existing business, is consistent with the General Plan, by proposing dining activities in the Downtown Mixed Use Land Use Designation.

Figure 2: General Plan Designation
Downtown Mixed Use (property outlined in bold)



Zoning Designation

The site is designated as MX-D Downtown Mixed Use (See Figure 3). Mobile food vendors and food trucks are permitted as a temporary use permit in the MX-D Downtown Mixed Use, subject to the regulations set forth in Chapter 5.64 (See Figure 4). Section 5.64.050 Mobile Vending Vehicles (D) (11) requires food trucks operating on a site for longer than six months to obtain a conditional use permit:

D. Operation on Private Property. In addition to the requirements of Section [5.64.040](#), a mobile vending vehicle on private property shall be subject to the following requirements and limitations:

11. A vending vehicle may remain on private property for more than six (6) months, upon approval of a conditional use permit, in zones as provided in Section [17.08.030](#) of this code. Rotating vendors are acceptable in the location identified on the temporary use permit. A vendor's permit is required for each mobile vending vehicle.

Figure 3: Zoning Designation
MX-D Downtown Mixed Use (property outlined in bold)

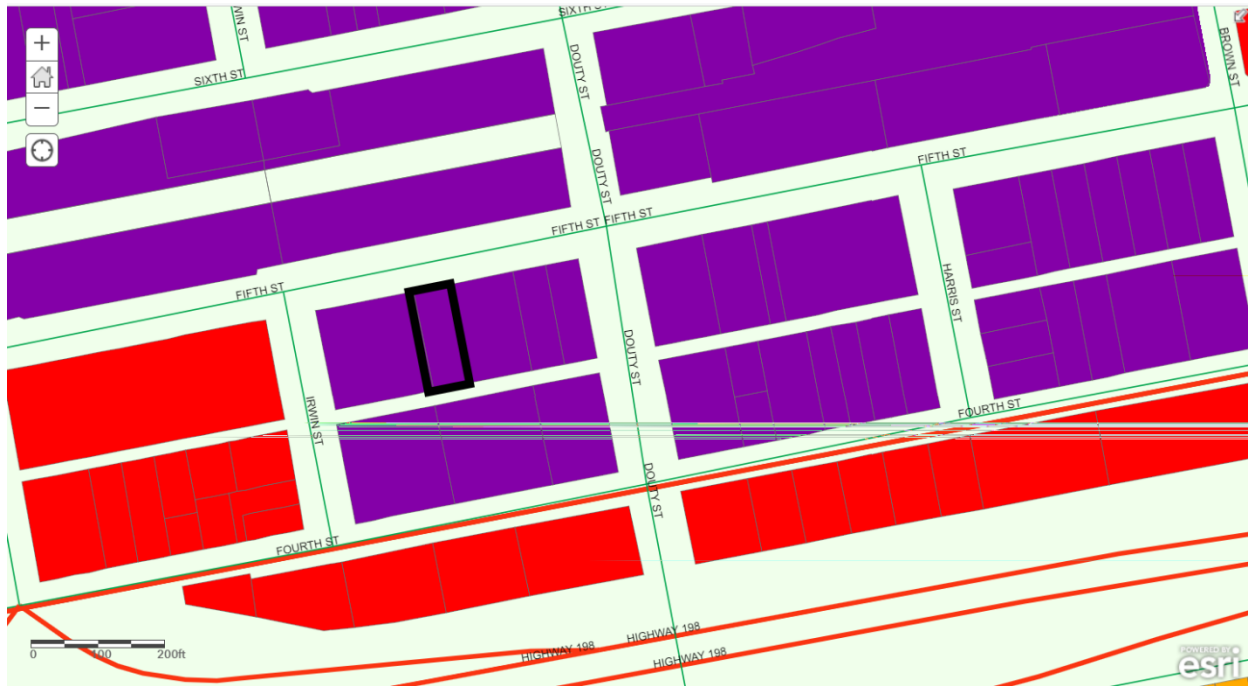


Figure 4: Land Use Table

Table 17.08.030															
Commercial, Office, and Industrial Zone Use Table															
P = Use Is Permitted by Right C = Use Requires Conditional Use Permit															
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit															
Blank = Use Is Not Allowed															
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	L	H	AP	PF	CO
A	Accessory and Support Uses														
A13	Mobile food vendor or food truck	T	T	T	T	T	T	T		T	T	T			

In accordance with Section 17.94.020 Land Use Definitions “Mobile food vendor” or “food truck” means and refers to the sale, display, solicitation or offer for sale, barter, exchange, gift or otherwise of food or beverages from any vending vehicle or non-motorized cart on a public street or highway or private property. (See additional regulations in Chapter 5.64 of this code.) (A13)

In accordance with Section 5.64.020 Definitions “Mobile vending vehicle” or “vending vehicle” means and refers to any self-propelled, motorized device by which any person or property may be propelled or moved upon a public street, excepting a device moved exclusively by human power, or which may be drawn or towed by a self-propelled, motorized vehicle, from which

foodstuffs are sold, displayed, solicited or offered for sale, bartered, exchanged, given or otherwise.

Mobile Vendors – Ordinance

On October 27, 2020, the City Council adopted Ordinance 20-12, approving Zone Text Amendment No. 2020-02, thus creating the Mobile Food Vendors Ordinance. This application is the first request to utilize the provisions of the ordinance to allow a mobile food vendors on a permanent basis in excess of six months. The Mobile Vending Ordinance was created to address and achieve the following:

5.64.10 Mobile food vending.

- A. The Hanford city council finds that mobile food and sidewalk vending creates the potential for safety hazards, including:
 - 1. Interfering with motorist and pedestrian visibility when parked, due to their height and bulk.
 - 2. Creating pedestrian conflicts on already congested sidewalks, forcing pedestrians into the street, due to the queuing of customers on sidewalks.
 - 3. Preventing normal turnover of the city's limited on-street parking spaces, resulting in motorists becoming distracted and slowing traffic while looking for parking spaces.
 - 4. Encouraging pedestrians to cross mid-block to purchase food.
 - 5. Placing equipment and furniture on public sidewalks, creating pedestrian trip and other hazards.
- B. The purpose of this chapter is to tailor the city's regulations to address mobile food vending vehicles and sidewalk vendors that operate in the city, in order to advance the city's substantial public interest in protecting public safety.

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, unless a smaller site is approved with a conditional use permit, in accordance with Chapter 17.80.

The subject site is 7,500 square feet.

17.28.040 Lot Dimensions

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

The subject site has 55 feet of street frontage along Fifth Street.

17.28.050 Coverage

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

17.28.060 Building Setback Area

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

Front Building Setback

In the MX-D Downtown Mixed Use zone district there is no front building setback area. The existing building is located 16 feet from the front property line.

Food trucks and other mobile vendors will be allowed to utilize a zero-setback from the front property line.

Rear Building Setback

In the MX-D Downtown Mixed Use zone district, the rear building setback may be zero feet from the rear lot line, except where the rear lot line abuts a public street, an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the rear building setback shall be 15 feet.

The property abuts an alley, therefore, a zero-setback is permissible.

There is a stage located along the rear property line.

Food trucks and other mobile vendors will be allowed to utilize a zero-setback from the rear property line.

Side Building Setback

In the MX-D Downtown Mixed Use zone district, the side building setback may be zero feet from side lot lines, except that where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, the setback shall be 15 feet.

The subject site is abutted on both sides of by the MX-D Downtown Mixed Use zone district; therefore, a zero-setback is permitted from the side property lines.

The existing building is located five feet from the western property line and 30 feet from the eastern property line.

Food trucks and other mobile vendors will be allowed to utilize a zero-setback from the side property line, provided access for required parking spaces is not impeded.

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

17.28.070 Distances Between Structures

In the MX-D Downtown Mixed Use zone district, all distances allowed by the building code area allowed. The project proposed to be developed has been evaluated by the Building Official and Fire Marshal and conditioned according to the California Building and Fire Code.

17.28.080 Height of Structures

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

The existing building on site is a single-story structure, well below the 100-foot maximum height limitation.

Figure 5: Existing Structure



Mobile vending vehicles are typically below 14 feet high.

17.28.090 Driveways

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

The existing business is accessed through the shared driveway on Fifth Street. Alley access is available along the rear property line of the neighboring parcel, for which there is a common access agreement.

Figure 6: Alley Access to Neighboring Parcel



The mobile vending vehicles are required to be located completely on the Plan B Taphouse's parcel. The mobile vending vehicle will not impede access to the driveway on Fifth Street or the neighboring parcel's alley access.

17.28.100 Off-Street Parking

In accordance with Section 17.54.040, restaurants, bars, nightclubs, lounges, brewpubs, and microbreweries shall provide parking at a ratio of one space per 150 square feet of building area. The existing business is 1,000 square feet. Therefore, a minimum of seven parking spaces are required for the business.

Table [17.54.040](#)

Number of Parking Spaces	
Land Use	Parking Space Requirement
Restaurant, bar, nightclub, lounge, brewpub, microbrewery	1 space per 150 square feet

Calculation:

1,000 square feet ÷ 150 square feet = 6.66 parking spaces (7 minimum)

In accordance with Section 5.64.050 Mobile vending vehicles (D) (4), Vendors shall only occupy parking spaces not required to meet the minimum requirements of the current primary use(s) on the property, as required in Section [17.54.040](#). Use of the primary business(es)' required parking spaces by a vendor is prohibited. The vending facility shall not be placed on landscaped areas, nor shall the vending facility adversely impact any landscaping or landscaped areas.

As a condition of approval, seven parking spaces must be maintained at all times for the business. An ADA-parking space shall always be available for the site.

The applicant's site plan depicts various locations for the vending vehicle to locate on the property, in order to allow flexibility. The applicant agrees and understands that seven parking spaces will be required to be maintained at all times.

17.28.110 Usable open space

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

17.28.120 Landscaping

In the MX-D Downtown Mixed Use zone district, landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street, where the setback area is not covered by driveway, parking, or access drives.

The existing site is fully developed. Landscaping is not provided within the front building setback. The area is fully concreted. No changes are required.

17.28.130 Screening, Fences, and Walls

A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

The subject site does not abut any of the specified zones; therefore, a block wall is not required.

The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height. Outdoor storage is not proposed for the subject site.

17.28.140 Signs

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

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

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

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

In accordance with Section 5.64.040 Vendor regulations—Generally. (H) Signage on the mobile food truck is permitted. A-frame signage and/or similar signs shall be prohibited.

17.28.150 General Provisions and Standards

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

Mobile vendors are permitted specifically through the Municipal Code to operate outside of a completely enclosed permanently fixed structure.

With the exception of landscaping, all requirements of the MX-D Downtown Mixed Use zone district have been satisfied.

Conformance with the standards of the Section 5.64 Mobile Vendors

5.64.10 Mobile food vending

- A. The Hanford city council finds that mobile food and sidewalk vending creates the potential for safety hazards, including:
1. Interfering with motorist and pedestrian visibility when parked, due to their height and bulk.
 2. Creating pedestrian conflicts on already congested sidewalks, forcing pedestrians into the street, due to the queuing of customers on sidewalks.
 3. Preventing normal turnover of the city's limited on-street parking spaces, resulting in motorists becoming distracted and slowing traffic while looking for parking spaces.
 4. Encouraging pedestrians to cross mid-block to purchase food.

5. Placing equipment and furniture on public sidewalks, creating pedestrian trip and other hazards.
- B. The purpose of this chapter is to tailor the city's regulations to address mobile food vending vehicles and sidewalk vendors that operate in the city, in order to advance the city's substantial public interest in protecting public safety.

The proposal has been evaluated to ensure the public safety through application of the required regulations, in order to address mobile food vending vehicles and vendors.

5.64.020 Definitions. (For the Commission's Reference)

"Beverages" means and refers to a liquid for drinking that does not contain alcohol.

"Block" means and refers to the segment of a street between adjacent intersections or between an intersection and the terminus of the street or the city boundary.

"Brick and mortar restaurant" means a permanent restaurant business. The term "restaurant" includes the various types of restaurants defined in Section 17.96.020, which definitions are incorporated herein by reference. This definition shall not include limited service drive-thru restaurants (fast food) or businesses primarily engaged in the preparation and sale of beverages.

"City" means the city of Hanford.

"Food" or "foodstuff" means and refers to any substance as defined by Section 113781 of the California Health and Safety Code, defined as a raw, cooked, or processed edible substance, ice, beverage, an ingredient used or intended for use or for sale in whole or in part for human consumption, and chewing gum.

"Mobile food vendor" means a person who engages in the sale, display, solicitation or offer for sale, barter, exchange, gift or otherwise, of food or beverages from any vending vehicle or non-motorized cart on a public street or private property.

"Mobile vending vehicle" or "vending vehicle" means and refers to any self-propelled, motorized device by which any person or property may be propelled or moved upon a public street, excepting a device moved exclusively by human power, or which may be drawn or towed by a self-propelled, motorized vehicle, from which foodstuffs are sold, displayed, solicited or offered for sale, bartered, exchanged, given or otherwise.

"Peddler" includes every person who carries from place to place, in either a pack, vehicle, basket, or other contrivance, and offers or sells, barter, or exchanges any goods, wares or merchandise (except religious publications, newspapers or periodicals); provided, however, such term shall not apply to commercial travelers selling their goods to merchants and other business establishments, whether for present or future delivery.

"Roaming sidewalk vendor" means a sidewalk vendor who moves from place to place and only stops for a brief time to complete a transaction.

"Sidewalk vendor" and "stationary sidewalk vendor" means a person who sells food, beverages or merchandise from a pushcart, stand, display, pedal driven cart, wagon, showcase,

rack, or other non-motorized conveyance or from one's person in a public park, upon a public sidewalk or other pedestrian path.

"Toilet facility" means a fixture maintained with a toilet room for the purpose of defecation or urination or both, as further defined in Health and Safety Code Section 114359.

"Vendor" means any person who operates a vending vehicle, stand or cart, pursuant to this chapter.

5.64.030 Business license and taxes.

All vendors governed by this chapter shall obtain a business license and pay business license taxes pursuant to Chapters 5.04 and 5.08 of this title. No business license shall be issued without evidence that the vendor has obtained all permits required by this chapter. The original of the city business license, health permit, and any permit required by this chapter shall be displayed conspicuously at all times on the vehicle, stand, or cart, as applicable.

Analysis: Each vendor locating on the subject site shall obtain a business license, health permit, and any other permit required.

5.64.040 Vendor regulations—Generally.

- A. Vendors shall not display, sell, dispense, or exchange any item other than food and/or beverages within the city limits, unless authorized by a mobile food vendor permit, obtained from the city.
- B. Vendors shall maintain a valid California Department of Tax and Fee Administration seller's permit, as required.
- C. Vendors shall maintain a copy of a valid food vending permit, issued by the Kings County department of public health, as required.

Analysis: All regulations appear as conditions of approval of the conditional use permit.

- D. Mobile vending vehicles shall not operate in any city-owned parking lot, park, or garage, with the exception of Civic Park.

Analysis: The conditional use permit applies to the operation of mobile vending on private property, not within a city-owned parking lot, park, or garage.

- E. Vendors shall not operate in yellow commercial loading/unloading zones or white passenger loading zones.

Analysis: There is not commercial loading/unloading or passenger loading zones on the site or within the public right-of-way in front of the subject site.

- F. Vendors shall not stop within twenty-five (25) feet of an intersection when making a sale or attempting to make a sale.

Analysis: The conditional use permit applies to the operation of mobile vending on private property. The subject site is not located within 25 feet of an intersection.

- G. Vendors shall not park within ten (10) feet of a structure or another food vending vehicle.

Analysis: This is a condition of approval.

- H. Signage on the mobile food truck is permitted. A-frame signage and/or similar signs shall be prohibited.

Analysis: Prohibition of the A-frame signage is a condition of approval.

- I. The vendor shall completely remove all equipment and other materials, including, without limitation, waste materials, from the site upon the conclusion of the vending activities, excepting such interior storage of equipment or materials, as may be allowed on the site with the permission of the owner or operator of the site.
- J. Vendors shall pick up, remove, and dispose of all garbage, and/or materials dispensed from the vending vehicle/cart and any residue deposited on the ground from the operation thereof, and otherwise maintain in a clean and debris-free condition the entire area within a twenty-five (25) foot radius of the location where mobile food vending is occurring.
- K. Vendors shall not sell or attempt to sell by means of any outcry, sound, speaker or amplifier, or any instrument that violates the city of Hanford noise standard in Chapter 9.10.
- L. Vending shall not be permitted directly to persons in other vehicles or from other than the curbside of the vending vehicle when the vehicle is parked in the right-of-way.
- M. Vendors shall not use city utility connections, including water and electric, without prior written approval from the city.
- N. Vendors shall control smoke and odors caused by food preparation to avoid a public nuisance.

Analysis: The above appear as conditions of approval of the conditional use permit.

5.64.050 Mobile vending vehicles.

Mobile vending vehicles operating in the city shall be compliant with the California Fire Code (CFC), California Code of Regulations, Title 19 (CCR), California Mechanical Code (CMC), and the California Health and Safety Code (H&S).

Analysis: This is a condition of approval.

- A. Required Inspections. An inspection of the mobile vending vehicle is required by the fire department, prior to issuance of a mobile vending permit.
 - 1. Frequency.
 - a. Mobile vending vehicles with a hood system require an inspection every six (6) months.

- b. Mobile vending vehicles with a generator require an inspection annually.

Analysis: As a condition of approval, mobile vending vehicles operating on-site shall adhere to required Fire Inspections, as described in Section 5.64.050 (A) of the Hanford Municipal Code.

2. Requirements. Mobile vending vehicles with a hood system require an extinguishing system and a separate fire extinguisher.

Analysis: As a condition of approval, mobile vending vehicles with a hood system, operating on the subject site shall require an extinguishing system and a separate fire extinguisher.

- D. Operation on Private Property. In addition to the requirements of Section 5.64.040, a mobile vending vehicle on private property shall be subject to the following requirements and limitations:

1. Have written documentation of the property owner's authorization to operate on the property in their possession.

Analysis: This conditional use permit is through application of the property owner, Christopher Graham.

2. Be located on a fully developed parcel. Locations shall have curb, gutter, sidewalk and be paved with a solid material, to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, for parking of the mobile food vending vehicle and guests.

Analysis: The conditional use permit applies to 129 W. Fifth Street. The subject site is fully developed with curb, gutter, sidewalk, and pavement.

3. Be located outside of the required setback area, established by the zone district, in accordance with Title 17.

Analysis:

Front Building Setback

In the MX-D Downtown Mixed Use zone district there is no front building setback area. Food trucks and other mobile vendors will be allowed to utilize a zero-setback from the front property line.

Rear Building Setback

In the MX-D Downtown Mixed Use zone district, the rear building setback may be zero feet from the rear lot line, except where the rear lot line abuts a public street, an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the rear building setback shall be 15 feet.

The property abuts an alley, therefore, a zero-setback is permissible. Food trucks and other mobile vendors will be allowed to utilize a zero-setback from the rear property line.

Side Building Setback

In the MX-D Downtown Mixed Use zone district, the side building setback may be zero feet from side lot lines, except that where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, the setback shall be 15 feet.

The subject site is abutted on both sides of by the MX-D Downtown Mixed Use zone district; therefore, a zero-setback is permitted from the side property lines.

Food trucks and other mobile vendors will be allowed to utilize a zero-setback from the side property line, provided access for required parking spaces is not impeded.

As a condition of approval, the mobile vendors shall not impede access through the site or neighboring parcel, for which there is a shared access drive.

4. Vendors shall only occupy parking spaces not required to meet the minimum requirements of the current primary use(s) on the property, as required in Section 17.54.040. Use of the primary business(es)' required parking spaces by a vendor is prohibited. The vending facility shall not be placed on landscaped areas, nor shall the vending facility adversely impact any landscaping or landscaped areas.

Analysis: In accordance with Section 17.54.040, restaurants, bars, nightclubs, lounges, brewpubs, and microbreweries shall provide parking at a ratio of one space per 150 square feet of building area. The existing business is 1,000 square feet. Therefore, a minimum of seven parking spaces are required for the business.

Table [17.54.040](#)

Number of Parking Spaces	
Land Use	Parking Space Requirement
Restaurant, bar, nightclub, lounge, brewpub, microbrewery	1 space per 150 square feet

Calculation:

$$1,000 \text{ square feet} \div 150 \text{ square feet} = 6.66 \text{ parking spaces (7 minimum)}$$

As a condition of approval, seven parking spaces must be maintained at all times for the business. An ADA-parking space shall always be available for the site.

The applicant's site plan depicts various locations for the vending vehicle to locate on the property, in order to allow flexibility. The applicant agrees and understands that seven parking spaces will be required to be maintained at all times.

5. Cannot be located within two hundred fifty (250) feet of a brick and mortar restaurant business, except as follows:
 - a) The restaurant and vendor are operated by the same entity; or

- b) The vendor has prior written permission of the brick and mortar restaurant business owner to operate on the property of that existing business; or
- c) The vendor is authorized to locate in Civic Park as part of a certified farmers' market, special event, or specified permit, as allowed in subsection E of this section.

Analysis: The subject site is not located within 250 feet of a brick-and-mortar restaurant business, as demonstrated by the radius map, below.

Figure 7: 250-foot-radius



Properties within the 250-foot radius include: Family Healthcare Network, HerbNJoy, St. Brigid Community Outreach Center, Vandersteen Audio, and Event Lighting.

6. If a mobile vending vehicle will be parked at a location for more than one hour, the site must contain toilet facilities for employees on site or within two hundred (200) feet of the vending vehicle. Applicants will be required to submit a letter signed by the party owning or controlling the toilet facilities indicating that the facilities used to fulfill this obligation can be used by the mobile vending vehicle employees.

Analysis: As a condition of approval, for mobile vending vehicles parked at the location for more than one hour, the property owner shall grant access to the toilet facilities, allowing the toilet facilities to be used by the mobile vending vehicle employees.

7. Only be established on sites which have an active business open during the hours of the mobile food vendor's operations. Mobile food vending shall be an ancillary use to the primary business on site.

Analysis: As a condition of approval, a business must be active and open on the subject site during the hours of the mobile food vendor's operations.

8. Hours of operation shall be limited to those hours the primary business on the site is open, excepting that where a business is located within one hundred fifty (150) feet of the R-L, R-M, R-H, or O-R zone district, vending shall be prohibited during the hours of ten p.m. to seven a.m.

Analysis: As required above, the business must be active and open on the subject site during the hours of the mobile food vendor's operations. The site is not located within 15-feet of the R-L, R-M, R-H, or O-R zone district.

9. Confine the entire operation on the private property, including queuing of patrons.

Analysis: As shown on the applicant's site plan, mobile vendors will be located completely on the private property.

10. A temporary use permit may be issued for a time period not to exceed six (6) months for a single location. Rotating vendors are acceptable in the location identified on the temporary use permit. A vendor's permit is required for each mobile vending vehicle. A new permit for the same or a different vending vehicle may not be issued at the location for a minimum of six (6) months.

11. A vending vehicle may remain on private property for more than six (6) months, upon approval of a conditional use permit, in zones as provided in Section 17.08.030 of this code. Rotating vendors are acceptable in the location identified on the temporary use permit. A vendor's permit is required for each mobile vending vehicle.

Analysis: The applicant seeks to allow rotating vendors exceeding the six-month temporary use permit limitation through the conditional use permit process. As a condition of approval, a vendor's permit is required for each mobile vendor.

12. Provide garbage and recycling receptacles for immediate use by customers.

Analysis: This is a condition of approval.

13. Mobile vendor permits are not required for mobile vendors to cater a one-day private event or party located on private property with no retail sale to the general public and no admission charge to the event, with the exception that the mobile vendors must have a food vending permit from Kings County and a business license.

Analysis: The conditional use permit applies to mobile vendors conducting sale to the general public, therefore mobile vendor permits are required.

5.64.080 Vendor permit.

It is unlawful for any person to: (1) sell or attempt to sell any commodity by means of vending such commodity upon on any street or private or public property in the city without first securing a permit and paying the fee therefor; and (2) violate the conditions applicable to the vendor's permit or business license.

FINDINGS FOR APPROVAL: CONDITIONAL USE PERMIT

Conditional Use Permit No. 0011-23

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: The proposed use will not impair the integrity and character of the MX-D Downtown Mixed Use zone district. The mobile vendors contribute to the goal of the General Plan to establish the Downtown Mixed Use designation for eating establishments. The proposed mobile vendors will comply with the standards set forth in the Hanford Municipal Code for the MX-D Downtown Mixed Use zone district and regulations set forth for Mobile Vendors.

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

ANALYSIS: The proposed use of the mobile vendor is compatible with existing land uses and future permitted land uses within the MX-D Downtown Mixed Use zone district. The mobile vendors contribute to the goal of the General Plan to establish the Downtown Mixed Use designation for eating establishments. The proposed mobile vendors will comply with the standards set forth in the Hanford Municipal Code for the MX-D Downtown Mixed Use zone district and regulations set forth for Mobile Vendors.

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

ANALYSIS: That the General Plan designates the property as Downtown Mixed According to General Plan Policy L69, the purpose of the Downtown Mixed Use Land Use Designation is to be a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high-density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community. In accordance with Policy L70, typical uses in the Downtown Mixed Use Land Use Designation include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. The proposed allowance of food trucks, associated with the established, existing business, is consistent with the General Plan, by proposing dining activities in the Downtown Mixed Use Land Use Designation.

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

ANALYSIS: That mobile vendors are exempted from environmental review, in accordance with the California Environmental Quality Act Guidelines Section 15311 Accessory Structures. A Notice of Exemption has been prepared for the project.

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

ANALYSIS: This application has been reviewed by the various City departments and evaluated for conformity with the requirements of Chapter 17.28 and Section 5.64 of the Hanford Municipal Code. The use of this site for mobile vendors is compliant with the Hanford Municipal Code. Any improvements required for public health, safety, and welfare have been applied to the project as conditions of approval.

CONDITIONS OF APPROVAL

Conditions of Approval:

1. Comply with all regulations set forth in Section 17.28 Downtown Mixed Use of the Hanford Municipal Code.
2. Comply with all applicable regulations of Section 5.64 Mobile Vendors of the Hanford Municipal Code.

General Requirements:

- A. Vendors shall not display, sell, dispense, or exchange any item other than food and/or beverages within the city limits, unless authorized by a mobile food vendor permit, obtained from the city.
- B. Vendors shall maintain a valid California Department of Tax and Fee Administration seller's permit, as required.
- C. Vendors shall maintain a copy of a valid food vending permit, issued by the Kings County department of public health, as required.
- D. Vendors shall not park within ten (10) feet of a structure or another food vending vehicle.
- E. Signage on the mobile food truck is permitted. A-frame signage and/or similar signs shall be prohibited.
- F. The vendor shall completely remove all equipment and other materials, including, without limitation, waste materials, from the site upon the conclusion of the vending activities, excepting such interior storage of equipment or materials, as may be allowed on the site with the permission of the owner or operator of the site.
- G. Vendors shall pick up, remove, and dispose of all garbage, and/or materials dispensed from the vending vehicle/cart and any residue deposited on the ground from the operation

thereof, and otherwise maintain in a clean and debris-free condition the entire area within a twenty-five (25) foot radius of the location where mobile food vending is occurring.

- H. Vendors shall not sell or attempt to sell by means of any outcry, sound, speaker or amplifier, or any instrument that violates the city of Hanford noise standard in Chapter 9.10.
- I. Vending shall not be permitted directly to persons in other vehicles or from other than the curbside of the vending vehicle when the vehicle is parked in the right-of-way.
- J. Vendors shall not use city utility connections, including water and electric, without prior written approval from the city.
- K. Vendors shall control smoke and odors caused by food preparation to avoid a public nuisance.
- L. A business must be active and open on the subject site during the hours of the mobile food vendor's operations.
- M. Confine the entire operation on the private property, including queuing of patrons.
- N. Provide garbage and recycling receptacles for immediate use by customers.

Vending Vehicles:

- A. Mobile vending vehicles operating in the city shall be compliant with the California Fire Code (CFC), California Code of Regulations, Title 19 (CCR), California Mechanical Code (CMC), and the California Health and Safety Code (H&S).
- B. Mobile vending vehicles operating on-site shall adhere to required Fire Inspections, as described in Section 5.64.050 (A) of the Hanford Municipal Code.
- C. Mobile vending vehicles with a hood system, operating on the subject site shall require an extinguishing system and a separate fire extinguisher.
- D. For mobile vending vehicles parked at the location for more than one hour, the property owner shall grant access to the toilet facilities, allowing the toilet facilities to be used by the mobile vending vehicle employees.

Site Specific Requirements:

- 1. The mobile vendors shall not impede access through the site or neighboring parcel, for which there is a shared access drive.
- 2. Seven parking spaces shall be maintained for the established business at all times. An ADA-parking space shall always be maintained for the site.

Conditions of approval from the Health Department and Fire Department appear in the resolution.

ENVIRONMENTAL ASSESSMENT

That mobile vendors are exempted from environmental review, in accordance with the California Environmental Quality Act Guidelines Section 15311 Accessory Structures. A Notice of Exemption has been prepared for the project – **Attachment 2**.

PUBLIC COMMENTS

Noticing of the project was published in the newspaper on June 16, 2023 and mailed to property owners within 300 feet of the project site on June 15, 2023.

No public comments have been received as of the date of preparation of this report.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution 2023-15, approving Conditional Use Permit 0011-23.

Applicant/Owner:
Christopher Graham
129 E. Fifth Street
Hanford, CA 93230

RESOLUTION NO. 2023-15

CONDITIONAL USE PERMIT NO. 0011-23: A REQUEST TO ALLOW MOBILE VENDORS AND VENDING VEHICLES (FOOD TRUCKS) TO OPERATE AT PLAN B TAPHOUSE IN THE MX-D DOWNTOWN MIXED USE ZONE DISTRICT. THE PROJECT SITE IS LOCATED AT 129 W. FIFTH STREET (APN 012-095-002).

At a regular meeting of the City of Hanford Planning Commission duly called and held on June 27, 2023 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 0011-23: a request to allow mobile vendors and vending vehicles (food trucks) to operate at Plan B Taphouse 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 129 W. Fifth Street (APN 012-095-002); and

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

WHEREAS, the project is exempt from environmental review, per Section 15311 Accessory Structure of the California Environmental Quality Act of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared; and

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

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

ANALYSIS: The proposed use will not impair the integrity and character of the MX-D Downtown Mixed Use zone district. The mobile vendors contribute to the goal of the General Plan to establish the Downtown Mixed Use designation for eating establishments. The proposed mobile vendors will comply with the standards set forth in the Hanford Municipal Code for the MX-D Downtown Mixed Use zone district and regulations set forth for Mobile Vendors.

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

ANALYSIS: The proposed use of the mobile vendor is compatible with existing land uses and future permitted land uses within the MX-D Downtown Mixed Use zone district. The mobile vendors contribute to the goal of the General Plan to establish the Downtown Mixed Use designation for eating establishments. The proposed mobile vendors will comply with the standards set forth in the Hanford Municipal Code for the MX-D Downtown Mixed Use zone district and regulations set forth for Mobile Vendors.

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

ANALYSIS: That the General Plan designates the property as Downtown Mixed According to General Plan Policy L69, the purpose of the Downtown Mixed Use Land Use Designation is to be a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high-density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community. In accordance with Policy L70, typical uses in the Downtown Mixed Use Land Use Designation include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. The proposed allowance of food trucks, associated with the established, existing business, is consistent with the General Plan, by proposing dining activities in the Downtown Mixed Use Land Use Designation.

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

ANALYSIS: That mobile vendors are exempted from environmental review, in accordance with the California Environmental Quality Act Guidelines Section 15311 Accessory Structures. A Notice of Exemption has been prepared for the project.

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

ANALYSIS: This application has been reviewed by the various City departments and evaluated for conformity with the requirements of Chapter 17.28 and Section 5.64 of the Hanford Municipal Code. The use of this site for mobile vendors is compliant with the Hanford Municipal Code. Any improvements 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. 0011-23 be approved, subject to the conditions below, and the conditions of approval attached as **Exhibit B**.

Conditions of Approval:

1. Comply with all regulations set forth in Section 17.28 Downtown Mixed Use of the Hanford Municipal Code.
2. Comply with all applicable regulations of Section 5.64 Mobile Vendors of the Hanford Municipal Code.

General Requirements:

- A. Vendors shall not display, sell, dispense, or exchange any item other than food and/or beverages within the city limits, unless authorized by a mobile food vendor permit, obtained from the city.
- B. Vendors shall maintain a valid California Department of Tax and Fee Administration seller's permit, as required.

- C. Vendors shall maintain a copy of a valid food vending permit, issued by the Kings County department of public health, as required.
- D. Vendors shall not park within ten (10) feet of a structure or another food vending vehicle.
- E. Signage on the mobile food truck is permitted. A-frame signage and/or similar signs shall be prohibited.
- F. The vendor shall completely remove all equipment and other materials, including, without limitation, waste materials, from the site upon the conclusion of the vending activities, excepting such interior storage of equipment or materials, as may be allowed on the site with the permission of the owner or operator of the site.
- G. Vendors shall pick up, remove, and dispose of all garbage, and/or materials dispensed from the vending vehicle/cart and any residue deposited on the ground from the operation thereof, and otherwise maintain in a clean and debris-free condition the entire area within a twenty-five (25) foot radius of the location where mobile food vending is occurring.
- H. Vendors shall not sell or attempt to sell by means of any outcry, sound, speaker or amplifier, or any instrument that violates the city of Hanford noise standard in Chapter 9.10.
- I. Vending shall not be permitted directly to persons in other vehicles or from other than the curbside of the vending vehicle when the vehicle is parked in the right-of-way.
- J. Vendors shall not use city utility connections, including water and electric, without prior written approval from the city.
- K. Vendors shall control smoke and odors caused by food preparation to avoid a public nuisance.
- L. A business must be active and open on the subject site during the hours of the mobile food vendor's operations.
- M. Confine the entire operation on the private property, including queuing of patrons.
- N. Provide garbage and recycling receptacles for immediate use by customers.

Vending Vehicles:

- A. Mobile vending vehicles operating in the city shall be compliant with the California Fire Code (CFC), California Code of Regulations, Title 19 (CCR), California Mechanical Code (CMC), and the California Health and Safety Code (H&S).
- B. Mobile vending vehicles operating on-site shall adhere to required Fire Inspections, as described in Section 5.64.050 (A) of the Hanford Municipal Code.
- C. Mobile vending vehicles with a hood system, operating on the subject site shall require an extinguishing system and a separate fire extinguisher.

- D. For mobile vending vehicles parked at the location for more than one hour, the property owner shall grant access to the toilet facilities, allowing the toilet facilities to be used by the mobile vending vehicle employees.

Site Specific Requirements:

1. The mobile vendors shall not impede access through the site or neighboring parcel, for which there is a shared access drive.
2. Seven parking spaces shall be maintained for the established business at all times. An ADA-parking space shall always be maintained for the site.

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 27th day of June 2023.

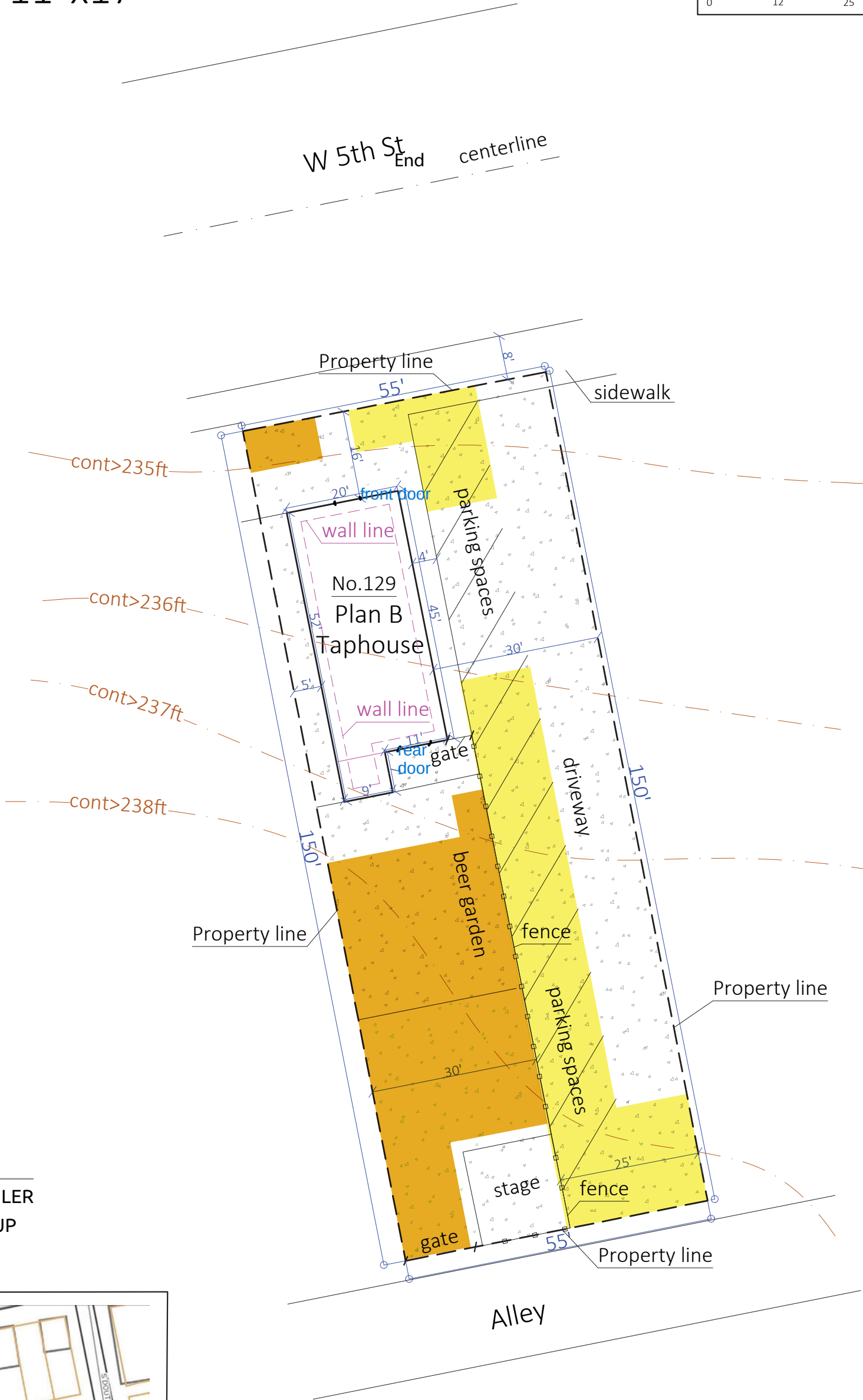
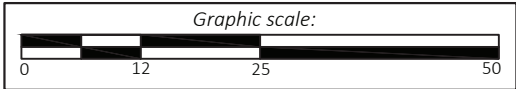
Jason Waters, Secretary

Exhibit A
Site Plan

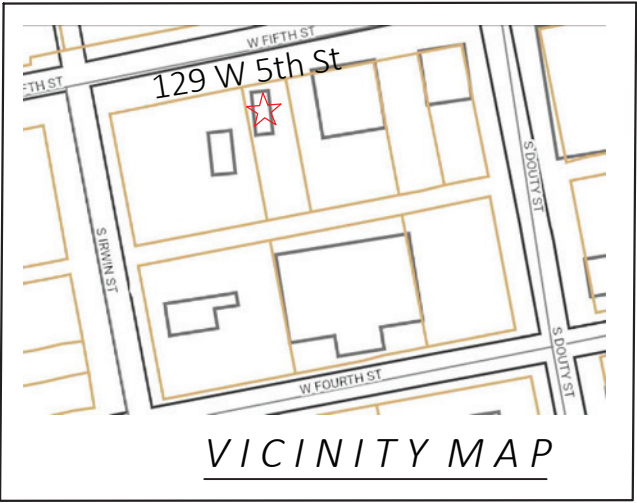
S I T E P L A N
129 W 5th St
Hanford, CA 93230
Parcel ID: 012-095-002-000
Lot area: 8250 sq. ft.
Paper Size: 11"x17"



scale 1"=20'



- KEY
- TRUCK / TRAILER
 - CART / POP-UP



VICINITY MAP

Exhibit B
Conditions of Approval

Hanford Fire Department

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

concerning questions that you may have on the following conditions.

Site Plan Review: CUP 0011-23

Date: May 15, 2023

Project Location: 129 W. Fifth Street.

General Instructions

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

The following comments are applicable if checked:

1. ☐ No comments.
2. ☐ This project must comply with latest applicable codes.
3. ☐ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2019 Ca.Fire Code. Provide most current fire flow information for this location.
4. ☐ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.
5. ☐ Based on the occupancy classification, an automatic sprinkler system is required for this project. **A separate fire department permit is required.** Please contact the Building department for submittal process.
6. ☐ For automatic sprinkler systems, **a separate permit must be submitted.** Please contact the Building 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 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.

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 Building Department for submittal process.
9. ☐ A hydrant will be required within 50 feet of the Fire Department connection. **Knox FDC Locking Caps** are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.
10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road (as measured by an approved route around the exterior of the building) on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☐ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☐ Number of additional hydrants necessary for this project: _____
14. ☐ Fire hydrant spacing shall be as follows:
- Section 507 or as required by appendix C of the 2019 CFC.
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. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.

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

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

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. If there is an existing Know Box installed, contact the Fire Department to determine if it will suffice.
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 **Building** 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.
33. ☐ Provide a Knox Box for all structures and gates. In accordance to the 2019 CFC 506.1. Location shall be approved by Hanford Fire Department.
34. ☐ Provide premises identification for all structures. Shall be visible from the street. A minimum of four (4) inch numbering on contrasting background. In accordance to the 2019 CFC 505.1
35. ☒ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I Hood. In accordance with the California Mechanical Code, and an automatic fire extinguishing system that is listed and labeled for its intended use.

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

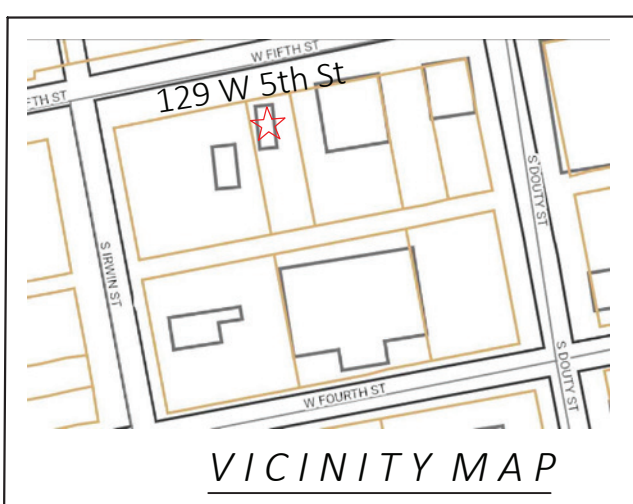
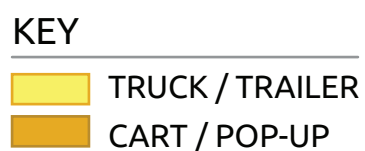
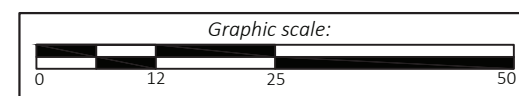
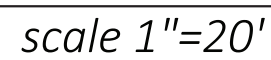
Kings County Department of Public Health

Contact Environmental Health Officer Liliana Stransky @ 559-852-2628 or Liliana.Stransky@co.kings.ca.us concerning questions that you may have on the following conditions.

Christopher Graham, (CUP0011-23) – Long Term on-site Food truck use

- For new food truck(s), the owner/operator(s) must first submit three sets of plans to our division for our review and approval. For information regarding the food truck requirements visit: <https://www.kcdph.com/foodprogram>.
- Existing food trucks must verify they have a valid permit in Kings County. Please contact our department at 559-584-1411 for any questions prior to allowing new or existing units to park on-site.

Paper Size: 11"x17"



Notice of Exemption 2023-56

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: CUP0011-23

Project Location – 129 W. Fifth Street (APN 012-095-002)

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

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 0011-23: a request to allow mobile vendors and vending vehicles (food trucks) to operate at Plan B Taphouse 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: Christopher Graham

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: 15311 Accessory Structures
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15311 Accessory Structures. The project consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to: (a) On-premise signs; (b) Small parking lots; (c) Placement of seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms, or similar items in generally the same locations from time to time in publicly owned parks, stadiums, or other facilities designed for public use.

Lead Agency

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

Signature: _____ Date: June 27, 2023 Title: Senior Planner

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