



Planning Commission Meeting Agenda

July 25, 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 27, 2023 Meeting

PUBLIC HEARING:

- A. Community Development: Conditional Use Permit No. 0007-23, a request to allow a Type 40 ABC liquor license for the on-site sale of beer within Tilted Athletic Facility in the MX-C Corridor Mixed Use zone district. The project is located at 325 N. 11th Avenue. (APN 012-013-009)
- B. Community Development: **Variance No. 0005-23:** A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district from 10 feet to seven feet. The project is located at 1455 S. Horizon Circle (APN

011-054-036).

- C. Community Development: **Variance No. 0006-23:** A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district from 10 feet to seven feet. The project is located at 1450 S. Horizon Circle (APN 011-054-037).
- D. Community Development: **Variance No. 0007-23:** A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district from 10 feet to seven feet. The project is located at 1471 S. Orbit Circle (APN 011-054-042).
- E. Community Development: **Variance No. 2023-08:** A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district from 10 feet to seven feet. The project is located at 1468 S. Orbit Circle (APN 011-054-043).
- F. Community Development: **Variance No. 2023-11:** A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district from 10 feet to seven feet. The project is located at 1473 S. Tropics Place (APN 011-054-030).
- G. Community Development: **Variance No. 2023-12:** A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district from 10 feet to seven feet. The project is located at 1476 S. Tropics Place (APN 011-054-031).

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

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available to public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during normal business hours. Such agendas are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post the agenda before the meeting.

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



AGENDA STAFF REPORT

MEETING DATE: 7/25/2023	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Minutes of the June 27, 2023 Meeting

RECOMMENDATION:

Approve the minutes of the June 27, 2023 meeting.

ATTACHMENTS:

1. 6-27-23 PC Minutes



**Planning Commission Regular Meeting
Minutes**

**June 27, 2023 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
Planning Commissioner DENNIS HAM Planning Commissioner GUNTHER NORRIS Planning Commissioner JACOB SANCHEZ Planning Commissioner RICHARD DOUGLAS Chair Planning Commissioner MARTIN DEVINE Alternate Planning Commissioner GARRY CURTIS	NONE

INVOCATION:

Diana Black led the Invocation.

FLAG SALUTE:

Commissioner NORRIS led the flag salute.

PUBLIC COMMENT:

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None.

CONSENT CALENDAR:

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

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

Motion to approve the Consent Calendar.

RESULT: (UNANIMOUS)
MOVER: HAM
SECONDER: DOUGLAS

AYES:	HAM, DOUGLAS, NORRIS, SANCHEZ, DEVINE
ABSTAIN:	NONE
ABSENT:	NONE

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)

Chair DEVINE opened the public hearing and called for the staff report. Associate Planner Manha presented the staff report, recommended approval, and invited questions of staff.

Commissioner DOUGLAS asked how long the building had been vacant. Mr. Manha replied that he did not know exactly, but that the church purchased the property in 2012. He estimated that it has been vacant for 10-15 years.

There were no questions, and Chair DEVINE opened Public Comment. There were no public comments, and Chair DEVINE again invited questions/comments from the Commissioners:

Commissioner HAM commented that, after the movie theater left, there was a church at this location for a time, and he had no objection to a church at this location. He asked if the church will be moving all their services and activities to this location. Associate Planner Manha replied that they would be.

Chair DEVINE closed the public hearing and called for a motion.

Motion to adopt Resolution No. 2023-11, approving Conditional Use Permit No. 0001-23.

RESULT:	(UNANIMOUS)
MOVER:	DOUGLAS
SECONDER:	HAM
AYES:	DOUGLAS, HAM, NORRIS, SANCHEZ, DEVINE
ABSTAIN:	NONE
ABSENT:	NONE

- 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.

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

Senior Planner Myers presented the staff report, recommended approval, and invited questions of staff. She noted that Public Works Comments were not available at the time the staff report was prepared. The comments were provided to the applicant and distributed at the dais before the meeting. She recommended that the resolution be amended to include the Public Works comments.

Commissioner HAM had a question regarding the site plan, and Ms. Myers provided clarification.

Chair DEVINE asked if the number of parking spaces required for the project is typical for a car wash. Ms. Myers replied that this is not typical, as car washes are usually in integrated shopping centers, which would require a different parking ratio.

Chair DEVINE opened Public Comment. There were no comments. He then called for a motion.

Motion to adopt Resolution No.2023-14, as amended, approving Variance No. 0003-23.

RESULT: (UNANIMOUS)
MOVER: HAM
SECONDER: NORRIS
AYES: HAM, NORRIS, DOUGLAS, SANCHEZ, DEVINE
ABSTAIN: NONE
ABSENT: NONE

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).

Chair DEVINE opened the Public Hearing and called for the staff report. Senior Planner Myers presented the staff report, recommended approval, and invited questions of staff.

Commissioner HAM asked the following questions:

- How many food trucks can be parked in the parking lot at one time? Ms. Myers replied that it would depend on the size of the trucks, and there are various specific sizes.
- Is the designated beer garden considered a structure? Ms. Myers commented that she did not think it would be considered a structure, for separation purposes, because it is not enclosed. She added that the building official would be able to address that.
- Will the same trucks be there all night each night, or will there be a rotation of different trucks on different nights?

Chair DEVINE asked about the blacktop damage in the back.

The applicant responded to the Commissioners' questions: They are limited to two trucks at a time. He plans to start with one truck on Saturdays, and progress from there. He does not plan a rotation of food trucks during the evening; although, if they are open for eight hours, they might have a truck, close for a few hours and bring in a different truck. They have 13 parking spaces and will never use more than three for food trucks. They have a shared-access agreement with Catholic Charities, and Catholic Charities is getting ready to resurface the parking lot.

Chair DEVINE opened Public Comment:

IN FAVOR

Hanford resident Bob Ramos asked if there would be restroom facilities available to customers.

OPPOSED

None.

Ms. Myers replied that, by ordinance, restrooms must be provided for employees. It is assumed that the customers will be patrons of Tap B, with access to the restrooms and handwashing facilities.

Commissioner HAM asked if the food trucks will be selling alcohol. Ms. Myers replied that they will not.

Commissioner DOUGLAS commended the applicant for the good job they are doing at Tap B. Commissioner NORRIS asked them to post the food-truck schedule as soon as they are able. Ms. Myers stated that there is a 10-day appeal period, then they can begin operation.

Motion to adopt Resolution 2023-15, approving Conditional Use Permit No. 0011-23.

RESULT: (UNANIMOUS)
MOVER: NORRIS
SECONDER: SANCHEZ
AYES: NORRIS, SANCHEZ, HAM, DOUGLAS, DEVINE
ABSTAIN: NONE
ABSENT: NONE

DIRECTOR'S COMMENTS:

In Director Waters' absence, Senior Planner Myers announced that there probably will not be a meeting July 11, but there will be a meeting on July 25.

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 asked what was going in at the building on the 1000 block of West Seventh Street. Associate Planner Manha replied that it will be a 40-unit apartment complex.

ADJOURNMENT:

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Chair DEVINE adjourned the meeting at 6:01 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 7/25/2023	AGENDA SECTION: PUBLIC HEARING
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SUBJECT:

Conditional Use Permit No. 0007-23, a request to allow a Type 40 ABC liquor license for the on-site sale of beer within Tilted Athletic Facility in the MX-C Corridor Mixed Use zone district. The project is located at 325 N. 11th Avenue. (APN 012-013-009)

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-17, approving Conditional Use Permit No. 0007-23.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2023-17, approving Conditional Use Permit No. 0007-23.

PROJECT DESCRIPTION

The project is a request to allow a Type 40 ABC liquor license for the on-site sale of beer within Tilted Athletic Facility in the MX-C Corridor Mixed Use zone district. The applicant is applying for a Type 40 liquor license from the California Department of Alcoholic Beverage Control (ABC). Should a local jurisdiction require a Conditional Use Permit for a use, ABC requires that the Conditional Use Permit be granted by the local jurisdiction prior to its own license approval. Tilted Athletic Facility is classified as a “health or fitness facility, large” use in the Hanford Municipal Code, which is permitted by right in the MX-C Corridor Mixed Use zone district. However, a business with a Type 40 ABC liquor license is classified as a “bar, nightclub, or lounge” use in the Municipal Code, which requires a Conditional Use Permit in the MX-C Corridor Mixed Use zone district. There is no construction proposed with this Conditional Use Permit.

Project Location

The proposed project is located at 325 N. 11th Avenue (APN 012-013-009) (see Figure 1, below). The project site is located within an existing shopping center, which has shared parking, landscaping, lighting, signage, and cross access.

ABC License

Per ABC, a Type 40 license authorizes the sale of beer for consumption on or off the premises where sold. No wine or distilled spirits may be on the premises. Full meals are not required; however,

sandwiches or snacks must be available. Minors are allowed on the premises.

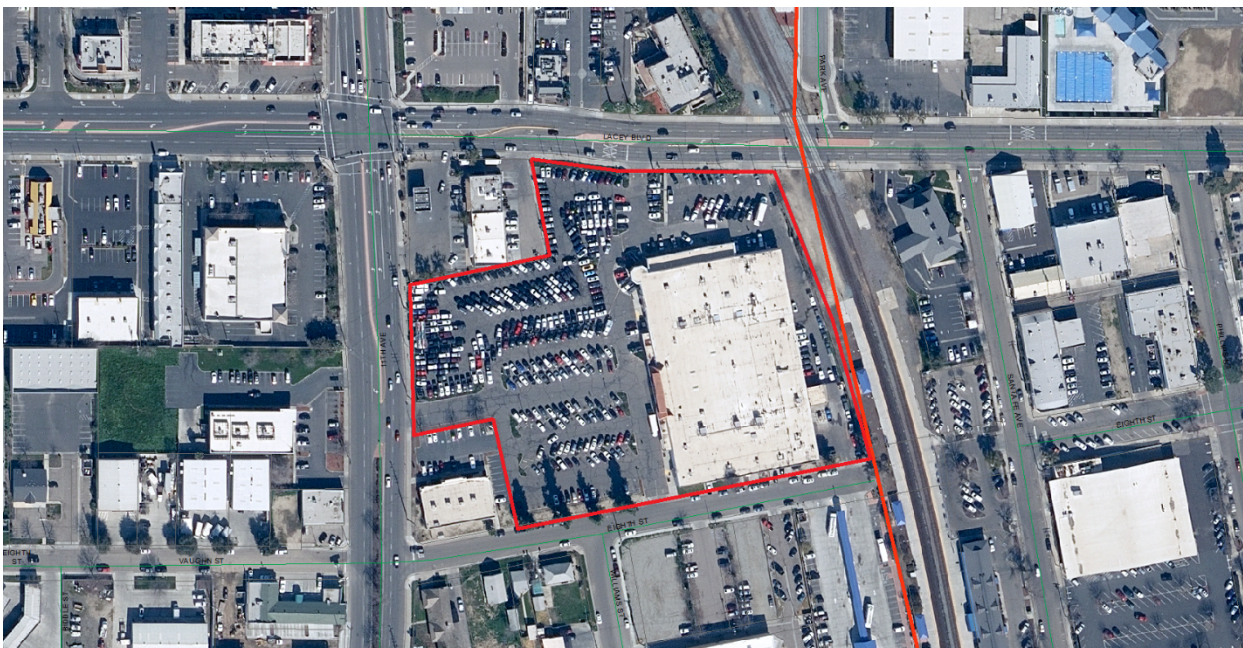
Tilted Athletic Facility offers a small "tap room" lounge area in its own separate room inside the facility for its members, which consists of a golf simulator machine, Acai bar, finger foods, TVs, high top tables and chairs, as well as a lounge area. The applicant is proposing to add a beer option for their members within the lounge area.

The proposal is consistent with the requirements of a Type 40 license. The applicant is only proposing the sale of beer, with no wine or distilled spirits on the premises. Full meals will not be provided; food provided will consist of snacks, such as acai bowls and other finger foods. Minors are permitted on site in order to use the existing exercise equipment, but will not be permitted to be sold beer in the lounge area. Consistent with ABC requirements, identification will be required for persons consuming beer on site.

Operating Standards

As part of this request, the sale of beer will occur on site within an existing lounge area. This area is only accessible to members of the facility; the general public will not be permitted to access the lounge area for the sale of beer. Tilted would only be permitted to sell beer to their members during the facility's hours of operation. Currently, the facility operates between the hours of 4 a.m. on Monday – 11 p.m. on Friday and between 5 a.m. – 9 p.m. on Saturday and Sunday. Any sale of alcoholic beverages on site shall be consistent with local, state, and federal regulations. As stated in the California Business and Professions Code Section 25631, alcoholic beverages shall not be sold between the hours of 2 a.m. – 6 a.m. All members, regardless of age, are permitted to visit the lounge area in order to use the golf simulator machine, watch TV, and eat any food provided at the facility. To ensure alcohol is not sold to any members under the age of 21, valid identification shall be presented and verified by Tilted staff in order to sell beer to members. Tilted staff shall also monitor members that partake in the consumption of beer on site to prevent any hazardous activities that may result in harm to themselves or others due to the mishandling of any of Tilted's exercise facilities.

Figure 1:
Land Use (property outlined in red)

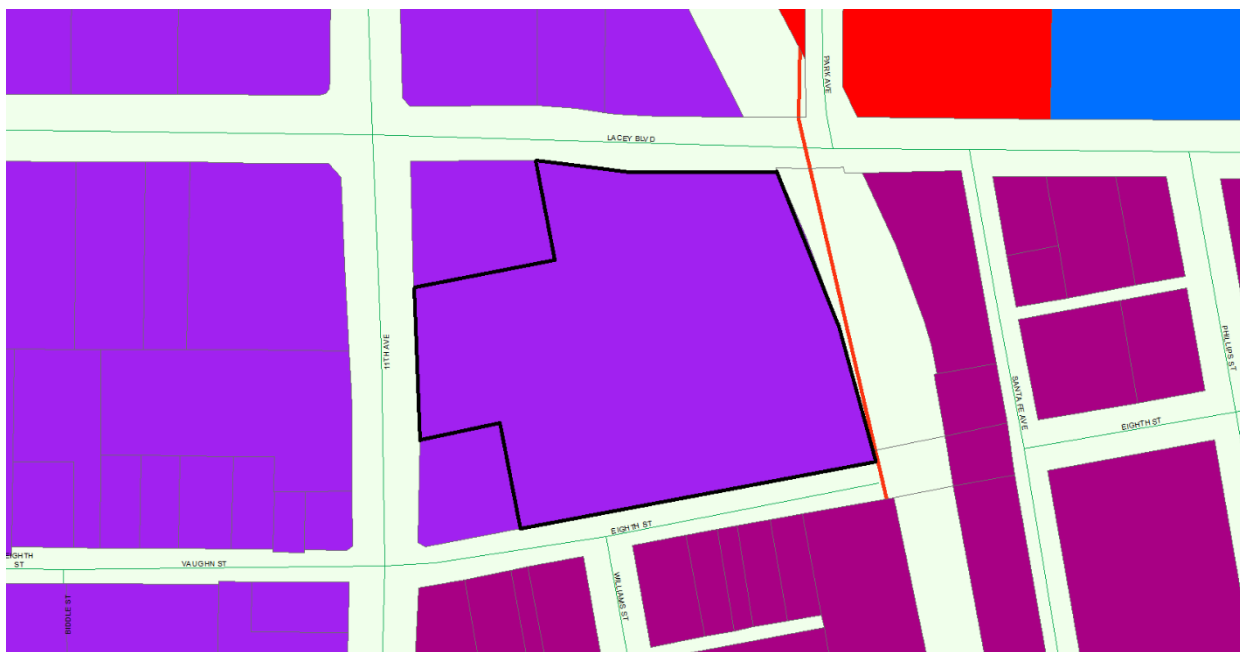


BACKGROUND INFORMATION

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. 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 supports this policy, as it is similar to 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 Type 40 ABC liquor license for the on-site sale of beer within Tilted Athletic Facility in the MX-C Corridor Mixed Use zone district. Tilted Athletic Facility is classified as a “health or fitness facility, large” use in the Hanford Municipal Code. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, a health or fitness facility, large is permitted by right in the MX-C

Corridor Mixed Use zone district. A “health or fitness facility, large” means a fitness center, gymnasium, health club or athletic club that typically charges a membership fee and includes any of the following: indoor sauna, spa or hot tub facilities; a swimming pool, or a tennis, basketball or handball court. The facility contains an indoor sauna, spa or hot tub facilities, a swimming pool, and a basketball court. However, having a Type 40 ABC liquor license meets the Municipal Code definition for a bar, nightclub, or lounge, which requires a Conditional Use Permit in the MX-C Corridor Mixed Use zone district (see Figure 4, below). A “bar, nightclub, or lounge” means an establishment that provides alcoholic beverages for consumption on the site and may or may not provide food service, and that may provide live entertainment and/or dancing. This use typically requires an ABC Type 40, 42, 48, 60, or 61 license.

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

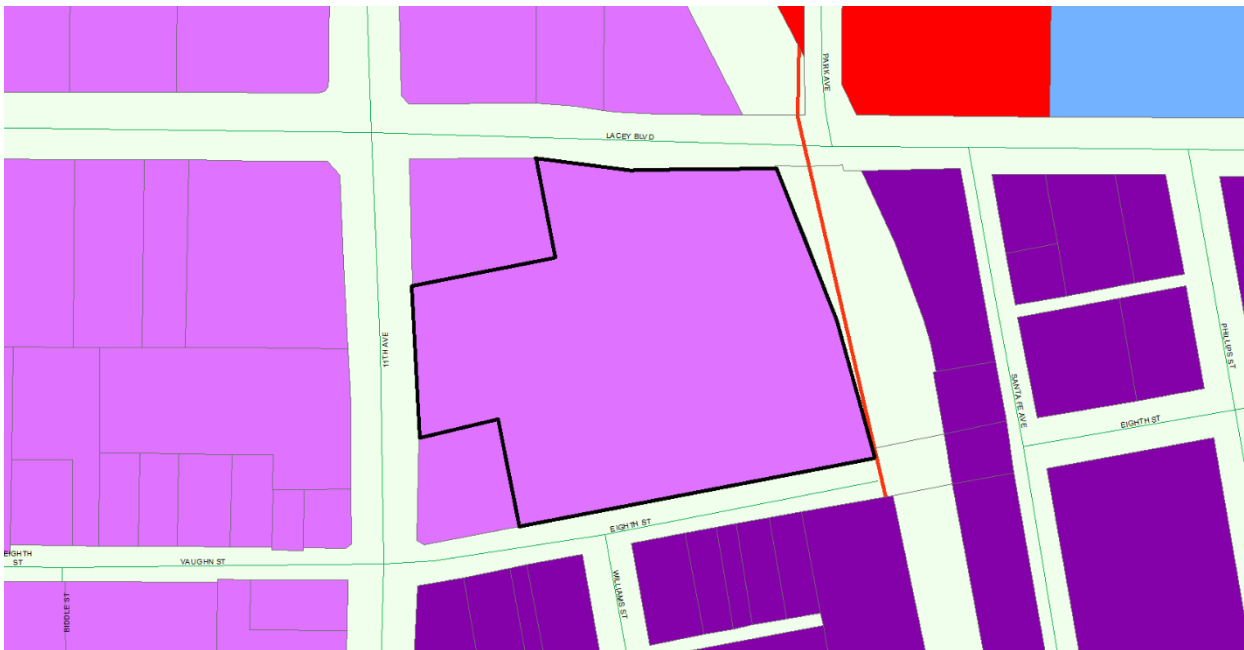


Figure 4:
Land Use Table

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 Standard (See Identification 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	
B2	Bar, nightclub, or lounge		C	C	C		C	C								
G5	Health or fitness facility, large		C	P	C		P	P		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 existing and developed approximately 5.83-acre site. 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 220.29 feet of lot frontage along 11th Avenue, 354.78 feet of lot frontage along Lacey Boulevard, and 533.48 feet of lot frontage along Eighth Street. 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. The site is fully developed. No expansion of the existing building is proposed in the request for a conditional use permit.

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. This parcel itself is not a corner lot, however, there are three street frontages. The shortest street frontage shall be the front, which is along 11th Avenue. The building setback is over 15 feet from the front property line along 11th Avenue, which meets the front setback requirement for the MX-C Corridor Mixed Use zone district.

Side-Building Setback

The side building setback area shall be zero feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the side building setback shall be 15 feet. Since both side lot lines are adjacent to a public street, the side setback area requirement is 15 feet. The building setback along Lacey Boulevard is over 15 feet from the northern side lot line and the building setback along Eighth Street is approximately 15 feet from the southern side lot line, 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 is not adjacent to a public street or any of the stated zone districts; therefore, the rear setback may be zero feet. The rear setback is at least 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 MX-C Corridor Mixed Use zone district is 50 feet. The existing building is a single-story structure, approximately 20 feet in height. 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 has five ingress and egress locations along Eighth Street, 11th Avenue, and Lacey Boulevard. 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 180 parking spaces provided for the site, plus some additional spaces utilized as vehicle display areas for the Hanford Chrysler Dodge Jeep Ram auto dealership. 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 square footage for Tilted Athletic Facility is approximately 33,451 square feet. Based on the ratio, the current parking total exceeds the requirement.

Calculation:

33,451 square feet ÷ 350 square feet = 95.6, which rounds up to 96 parking spaces minimum

The project 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 use.

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. 15 feet of landscaping is provided along Eighth Street, eight feet of landscaping is provided along 11th Avenue, and 12 feet of landscaping is provided along Lacey Boulevard. Additional space for landscaping along the street is limited due to the location of the existing parking areas within that area. However, the landscaping is legally existing, nonconforming since the site was approved and developed under different zoning regulations. 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 17.26.130, “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 property is not adjacent to any of the stated zone districts. According to Section 17.26.130, “no fence or wall shall be placed in front of or within any landscaped area located next to a street.” There are no existing or proposed fences or walls in front of or within any landscaped area located next to a street. 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

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

use proposed will occur within an existing, completely enclosed, permanently fixed structure. Any use of an outdoor area to serve and consume food and/or beverages will require the approval of an Outdoor Dining Permit, in accordance with Section 17.60.110 of the Hanford Municipal Code.

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 existing, non-conforming.

FINDINGS FOR APPROVAL: CONDITIONAL USE PERMIT NO. 0007-23

Conditional Use Permit No. 0007-23

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 existing, non-conforming, but will not be brought into further non-conformance. The use of a bar 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 is another existing business with a Type 40 ABC liquor license in 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 bar 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 existing, 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 supports this policy, as it is similar to other existing permitted uses in the MX-C Corridor Mixed Use zone district. There is another existing business with a Type 40 ABC liquor license in 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. 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 supports this policy, as it is similar to 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 1**.

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 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 is compliant with the Hanford Municipal Code, except for those items that are legally existing, non-conforming. 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 July 14, 2023 and mailed to property owners within 300 feet of the project site on July 13, 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 1**.

CONDITIONS OF APPROVAL

Project approval shall be subject to the condition below:

1. Tilted staff shall monitor members that partake in the consumption of beer on site to prevent any hazardous activities that may result in harm to themselves or others due to the mishandling of any of Tilted's exercise facilities.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-17, approving Conditional Use Permit No. 0007-23.

Applicant:

Tilted Athletic Facility
325 N. 11th Ave.
Hanford, CA 93230

Property Owner:

Hanford Chrysler-Dodge-Jeep, Inc.
3400 McCall Ave., Ste. 100
Selma, CA 93662

ATTACHMENTS:

1. Resolution No. 2023-17
2. Attachment 1 - Notice of Exemption No. 2023-82
3. Parcel Map

RESOLUTION NO. 2023-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 0007-23, A REQUEST TO ALLOW A TYPE 40 ABC LIQUOR LICENSE FOR THE ON-SITE SALE OF BEER WITHIN TILTED ATHLETIC FACILITY IN THE MX-C CORRIDOR MIXED USE ZONE DISTRICT. THE PROJECT IS LOCATED AT 325 N. 11TH AVENUE (APN 012-013-009).

At a regular meeting of the City of Hanford Planning Commission duly called and held on July 25, 2023 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 0007-23, a request to allow a Type 40 ABC liquor license for the on-site sale of beer within Tilted Athletic Facility in the MX-C Corridor Mixed Use zone district 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 325 N. 11th Avenue (APN 012-013-009); 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 existing, non-conforming, but will not be brought into further non-conformance. The use of a bar 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 is another existing business with a Type 40 ABC liquor license in 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 bar 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 existing, 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 supports this policy, as it is similar to other existing permitted uses in the MX-C Corridor Mixed Use zone district. There is another existing business with a Type 40 ABC liquor license in 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. 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 supports this policy, as it is similar to 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 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 is compliant with the Hanford Municipal Code, except for those items that are legally existing, non-conforming. 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. 0007-23 be approved, subject to the conditions presented in **Exhibit A**, and the condition below:

1. Tilted staff shall monitor members that partake in the consumption of beer on site to prevent any hazardous activities that may result in harm to themselves or others due to the mishandling of any of Tilted's exercise facilities.

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 25th day of July 2023.

Jason Waters, Secretary

Exhibit A
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 local, state, and federal regulations to serve food, alcoholic beverages, and/or non-alcoholic beverages.
- ☒ 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.

Off Street Parking: (Section 17.26.100 and 17.54)

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

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.

Notice of Exemption 2023-82

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 0007-23

Project Location – 325 N. 11th Ave. (APN 012-013-009)

Project Location – City: Hanford

Project Location – County: Kings County

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 0007-23, a request to allow a Type 40 ABC liquor license for the on-site sale of beer within Tilted Athletic Facility 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: Tilted Athletic Facility
325 N. 11th Ave.
Hanford, CA 93230

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ 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:

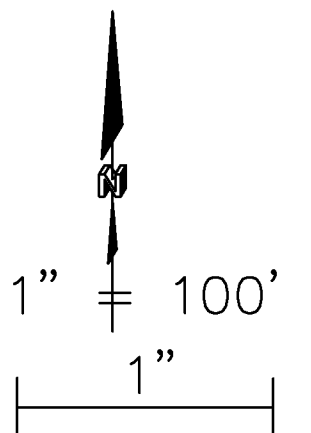
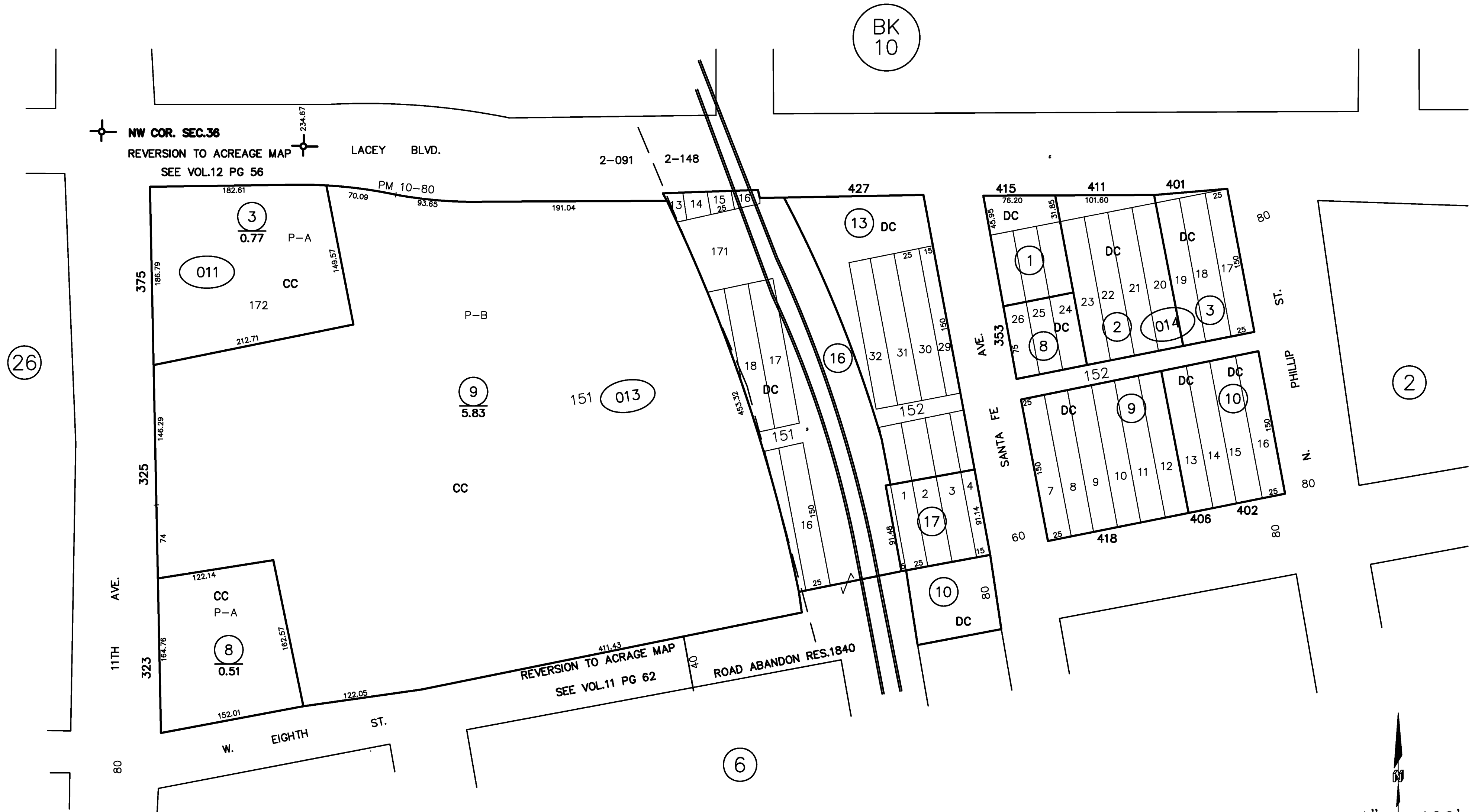
The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. Section 15301 states that Class 1 exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor 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: July 25, 2023 Title: Associate Planner

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





AGENDA STAFF REPORT

MEETING DATE: 7/25/2023

AGENDA SECTION: PUBLIC HEARING

SUBJECT:

Variance No. 0005-23: A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district from 10 feet to seven feet. The project is located at 1455 S. Horizon Circle (APN 011-054-036).

PLANNER: Gabrielle Myers, Senior Planner; Prepared by Annie Jones, Intern

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-16, approving Variance No. 0005-23.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2023-16, approving Variance No. 0005-23.

PROJECT DESCRIPTION

The project is a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for a single-family home on an irregular corner lot in the R-L-5 Low-Density Residential zone district.

In accordance with Section 17.10.070 E, the side building setback area shall be ten feet from a street-side property line. In accordance with Section 17.10.070 F, where there is a landscape easement with a wall or fence on the street-side of the lot, the side yard setback area shall be measured from the easement area, instead of the side lot line.

The applicant submitted building permit RBP23-1095 for the development of the subject site as a four-bedroom, two-story, single-family residence in Tract 902, Live Oak North. RBP23-1095 is attached, **Attachment 1**.

The street-side setback area provided is insufficient. The required setback is 10 feet, measured from the property line. The provided setback is seven feet.

Project Location

The project is located at 1455 S. Horizon Circle in Tract 902, within Live Oak North, which is a tract within the Live Oak Master Planned Community. The subject lot is shown, outlined in red, below.

Figure 1: Lot Location (shown in red)

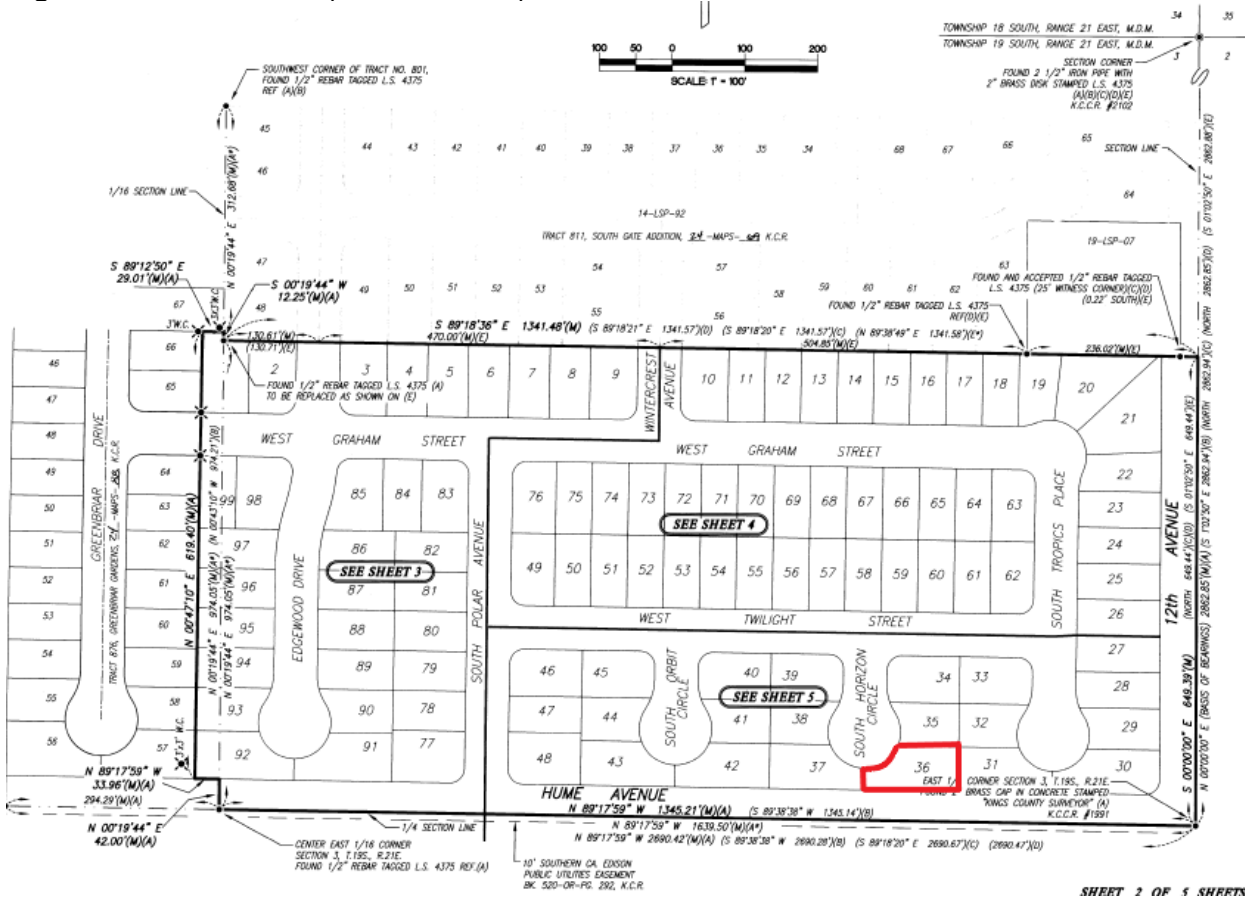
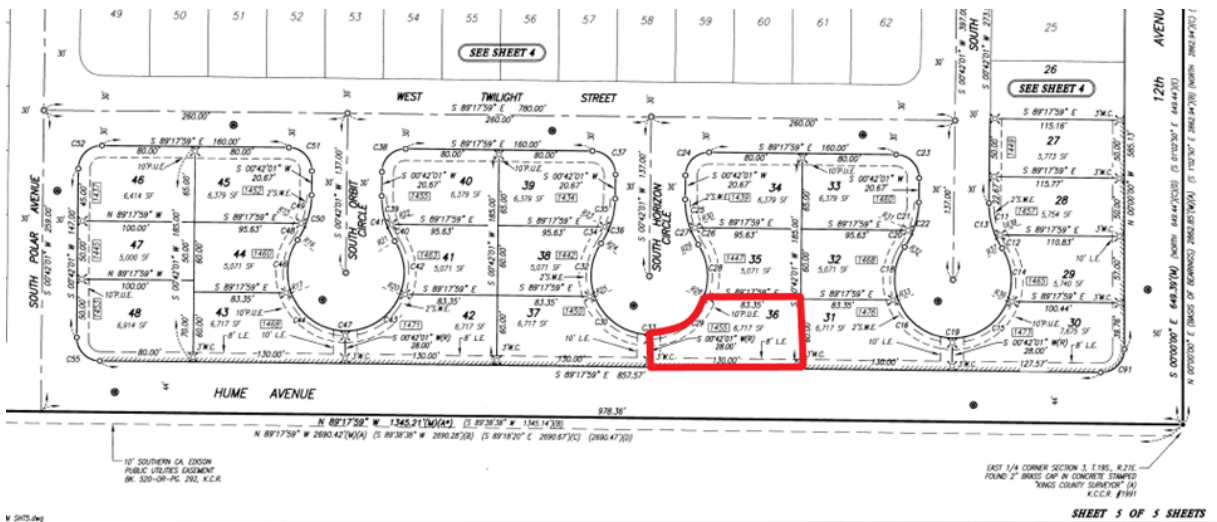


Figure 2: Lot Location (shown in red)



The General Plan designates the property as Low-Density Residential (see Figure 3, below). The property is zoned R-L-5 Low-Density Residential, which corresponds with the General Plan

designation (see Figure 4, below).

Figure 3:
General Plan Designation (Property outlined in red)
Low-Density Residential

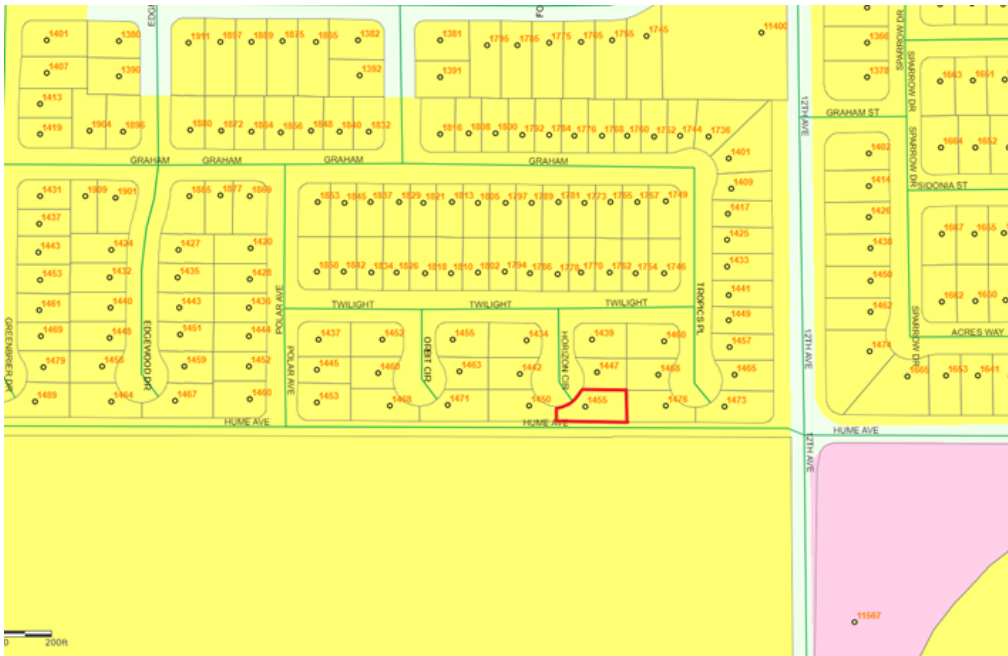
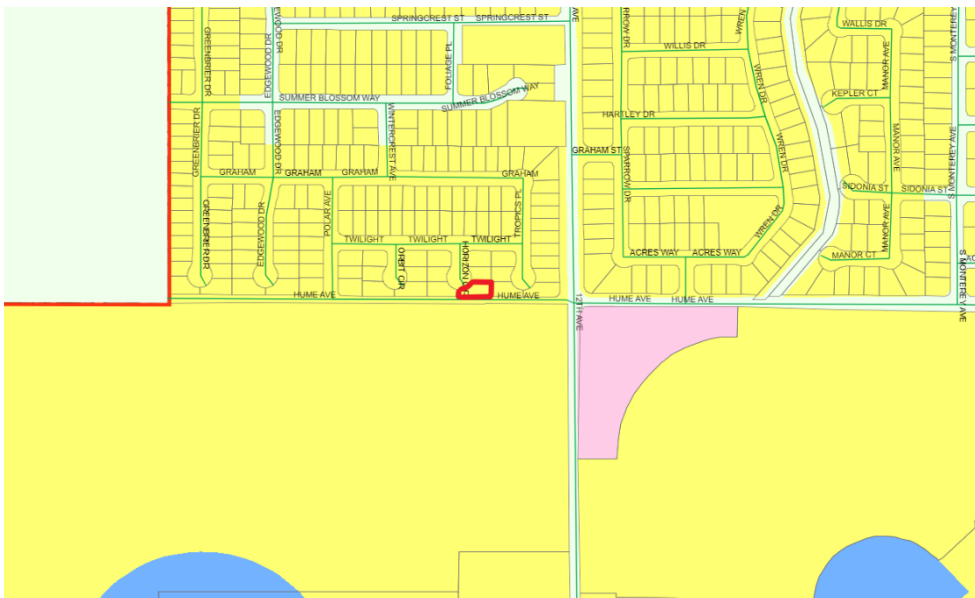


Figure 4:
Zoning Designation (Property outlined in red)
Low-Density Residential



Entitlement

The applicant submitted building permit RBP23-1095 for development of the site as a single-family residence – **Attachment 1**. The subject site is a single-family residential lot within the Live Oak Master Planned Community, approved under Planned Unit Development No. 2005-04 and Tentative Tract 902.

The Live Oak Master Plan contains varying development standards (see **Attachment 2**); however, the Master Plan does not allow a deviation from the street-side setback. In accordance with the Master Plan, the street-side setback on a corner lot shall be 10 feet, consistent with the Hanford Municipal Code.

PROJECT EVALUATION

Compliance with Hanford Municipal Code and Live Oak Master Plan

Building Permit RBP23-1095 was reviewed for conformance with the standards of the Live Oak Development Master Plan and the regulations set forth in Section 17.10 for the Low-Density Residential zone district, where the Master Plan was silent.

The Live Oak Master Plan was approved through Planned Unit Development No. 2005-04 and supersedes the regulations of the Hanford Municipal Code.

17.10.030 Lot Area

The minimum lot area in the R-L-5 Low-Density Residential zone district and in the Live Oak Master Plan shall be 5,000 square feet.

The subject property is 6,717 which satisfies the minimum lot area requirement for the R-L-5 Low-Density Residential zone district and the Live Oak Master Plan.

17.10.040 Lot Dimensions

In the R-L-5 Low Density Residential zone district, lot dimensions shall be as follows:

Lot frontage: 40 feet

Lot width: 50 feet for interior lots and 60 feet for corner lots

Lot depth: 90 feet

In accordance with the Live Oak Master Plan, lot dimensions shall be as follows:

Lot Frontage: 55 feet minimum (local streets)
40 feet minimum (radial streets)

Lot Width: 65 feet minimum for a corner lot (measured at front yard setback)
50 feet minimum for a radial lot (measured at front yard setback)

Depth: 90 feet

The lot's radial frontage is 60.13 feet. The lot's width is 60 feet, measured at the front setback. The lot's depth is 130 feet. The lot satisfies the standards for the R-L-5 Low-Density Residential zone district and the Live Oak Master Plan.

17.10.050 Dwelling Units Per Lot

Dwelling units per lot are not addressed in the Live Oak Master Plan, therefore, the regulations of the

R-L-5 Low-Density Residential zone district would apply. In the R-L-5 Low-Density Residential zone district, not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit in accordance with Section [17.60.030](#).

The applicant proposes one single-family residential unit for the project site.

17.10.060 Coverage

Coverage is not limited in the Live Oak Master Plan; therefore, the regulations of the R-L-5 Low-Density Residential zone district would apply. 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 building permit review process. A deviation from the required street-side setback is requested and can be supported, as demonstrated in the findings below.

17.10.070 Building Setback Area

In the R-L-5 Low Density Residential zone district, building setbacks shall be as follows:

Front Yard:	Livable	15 feet
	Garage	20 feet
Rear Yard:	One-Story	15 feet; 20 feet where there is a landscape easement
	Two-Story	25 feet; 30 feet where there is a landscape easement
Side Yard:	Interior	5 feet
	Street-Side	10 feet*

**Where there is a landscape easement with a wall or fence on the street-side of the lot, the side yard setback area shall be measured from the easement area instead of the side lot line.*

In accordance with the Live Oak Master Plan, building setbacks shall be as follows:

Front Yard: Livable	Porch	10 feet
	15 feet	
	Garage	20 feet
Rear Yard:	One-Story	15 feet
	Multi-Story	5 feet additional per story
Side Yard:	Interior	5 feet
	Street-Side	10 feet
	Garage	20 feet (side entry)
	Porch	10 feet

Front-Yard Setback:

The proposed residence's garage is setback 21 feet and 1/2 inch from the front property line. The livable space is setback approximately 42 feet and four inches from the closest point of the residence to the front property line. This satisfies the required front-yard setback for the garage and livable

space of the Live Oak Master Plan and R-L-5 Low-Density Residential standards.

Rear-Yard Setback:

The proposed residence is setback 20 feet from the rear property line. The two-story structure does not satisfy the 25-foot required setback for the Hanford Municipal Code, however reduced setbacks in the Live Oak Master Plan have been allowed through Planned Unit Development 2005-04. The two-story structure setback satisfies the 20-foot rear-yard setback permitted through the Live Oak Development Master Plan.

Interior Side-Yard Setback:

The proposed residence is setback 5 feet and six inches from the interior side-yard property line. This satisfies the required interior side-yard setback of the Live Oak Master Plan and R-L-5 Low-Density Residential standards.

Street-Side Side-Yard Setback:

Per the requirements of the Live Oak Master Plan and the R-L-5 Low-Density Residential zone district, a 10 foot-side-yard setback shall be provided on the street-side property line. The applicant provides a 15-foot side-yard setback along the landscape easement adjoining Hume Avenue. The applicant seeks a variance to the street-side setback area for the lot line adjoining Hume Avenue. Staff is able to support the variance request, as demonstrated in the variance findings, below.

17.10.080 Distances Between Structures

Per the requirements of the Live Oak Master Plan and the R-L-5 Low-Density Residential zone district, the minimum distance between structures shall be 10 feet, except as provided by the building code. There is only one structure proposed on site. Future structures would be required to meet the provided separation requirements.

17.10.090 Height of Structures

Per the requirements of the Live Oak Master Plan, the maximum building height, measured from finished floor elevation, shall be as follows:

Primary Unit:	35 feet
Accessory Structure:	25 feet
Accessory structure with a Residential Unit:	30 feet

In the R-L-5 Low-Density Residential zone district, the maximum height of structures is 35 feet.

The proposed two-story residence is 18 feet and three inches (18' 3"), measured from the grade to horizontal plate line height of the entry way, which does not exceed the required height of the Live Oak Master Plan or R-L-5 Low-Density Residential zone district.

17.10.100 Driveways

The width of a driveway and any paved area in the R-L-5 Low-Density Residential zone district shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot.

The driveway is 16-feet and three inches wide and is approximately 27% of the width of the lot's street frontage. Therefore, the proposed driveway does not exceed the required driveway standards of the R-L-5 Low-Density residential zone district. Driveway standards are not addressed in the Live Oak Master Plan.

17.10.130 Off-Street Parking

In the R-L-5 Low-Density Residential zone district, single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter [17.54](#).

According to the Live Oak Master Plan, two parking spaces shall be provided per unit. Spaces are required to be covered and provided within a garage or carport.

The applicant provides a two-car garage for the proposed residence.

17.10.140 Usable Open Space

In the R-L-5 Low-Density Residential zone district, each lot shall provide for a usable open space area of a minimum four hundred (400) square feet that is a minimum fifteen (15) feet wide.

Open space requirements are not addressed in the Live Oak Master Plan.

The applicant provides a 20-feet-by-60-feet (1,200 square feet) open space area in the backyard, which satisfied the requirement of the R-L-5 Low-Density Residential zone district.

17.10.150 Landscaping

In the R-L-5 Low-Density Residential zone district, except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area, or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces. Required landscaping is to be installed within six (6) months after occupancy of the residence and continually maintained.

In accordance with the Live Oak Master Plan, 30% of the lot shall be landscaped. The applicant has submitted landscape plans for the Sterling Oaks subdivision consistent with the requirements of the Live Oak Master Plan.

All requirements of the R-L-5 Low-Density Density Residential zone district and the Live Oak Master Plan are satisfied, with the exception of the street-side side-yard setback requirement, for which a variance is sought.

Reasons for Setbacks

The City requires setbacks between for several reasons:

Safety:

Maintaining setbacks between buildings and uses is important for safety reasons. Having adequate setbacks between structures and uses provides access for the Fire Department to reach fires, in cases of emergency. In this case, the variance is applicable to the street-side side-yard setback area.

There is not a concern regarding the separation of uses for Fire Department access.

The residential structure will be setback 15 feet from the lot line abutting Hume Avenue, the setback is a combination of the seven-foot setback and an eight-foot landscape easement.

Noise:

Setbacks also are in place to reduce noise impacts. The setback reduction pertains to the street-side lot line, which will not create noise issues. All noise generated from the property would be required to meet the Noise Emission standards prescribed by the General Plan.

Preventing Crowding:

Another reason setbacks are required by the City is to reduce crowding and provide separation between uses and structures.

The reduction of the street-side side-yard setback will not create a crowding issue, since it will not affect the distance between the proposed residential structure and any other nearby structure. Additionally, a block wall will be provided between the residence and the public street, further separating uses.

There is an eight-foot landscape easement with a block wall along the street-side side-yard lot line on Hume Avenue. The block wall and landscape easement will serve to provide significant distance between the residence and the public right-of-way.

Providing Open Space Areas:

Within the City of Hanford, there are requirements for open space – this is generally accommodated in the required setback area. The applicant provides an adequate open-space area in the rear property, which totals 1,200 square feet, which far exceeds the required 400-square-foot open-space requirement for the R-L-5 Low-Density Residential zone district.

Allowing the variance will not have impacts to safety, noise, the prevention of crowding, or providing open space areas.

In accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standard of the Hanford Municipal Code, when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The granting of Variance No. 0005-23 would be consistent with the purpose of the variance process, as the special circumstance applicable to the property pertains to the configuration of the corner lot. Although the has street frontage on two streets, Horizon Circle and Hume Avenue, the site is only accessible through the Horizon Circle frontage, since there is a block wall and landscape lot along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

Multiple variances were previously approved by the Planning Commission for the same request in the Live Oak subdivision Tract 865 on October 26, 2021 – Variance 2021-05 and 2021-06 and July 12, 2022 – Variance 2022-04, -06, and -07

FINDINGS FOR APPROVAL

Variance No. 0005-23

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

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

ANALYSIS: That the special circumstances applicable to the property pertains to the configuration of the corner lot. Although the has street frontage on two streets, Horizon Circle and Hume Avenue, the site is only accessible through the Horizon Circle frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

Additionally, previous variances 2021-05,2021-06, 2022-04, 2022-06, and 2022-07 were approved in the same master plan for the same request.

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

ANALYSIS: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity in the same zone district. Although the property has frontage on two public streets, since the property only has access through one frontage, Horizon Circle, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback.

Additionally, previous variances 2021-05,2021-06, 2022-04, 2022-06, and 2022-07 were approved in the same master plan for the same request.

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

ANALYSIS: That allowing the reduced street-side side-yard setback will not create a safety hazard. The residential structure will be setback 15 feet from the lot line adjoining Hume Avenue, the setback is a combination of an eight-foot landscape easement and a seven-foot setback. The various departments reviewed the proposal and conditioned the project, accordingly.

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

ANALYSIS: That typical R-L-5 Low-Density Residential lots do not share the configuration unique to this lot. Although the property has street frontage on two public streets, since the property only has access through one frontage, Horizon Court, the lot is similar to an interior lot. Interior lots are only

required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback. Since the property is not accessible through the Hume Avenue frontage, the street-side side-yard setbacks are not necessary.

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

ANALYSIS: That the variance applies to the street-side side-yard setback area for a single-family residence. The use of a single-family residence is a permitted use in the R-L-5 Low-Density Residential zone district.

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

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property pertains to the configuration of the lot. Although the property has street frontage on two streets, Horizon Circle and Hume Avenue, the site is only accessible through the Horizon Circle frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

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

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Residential Land Use Designations Goal L8, which aims to provide a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options.

PUBLIC COMMENTS

A Notice of Public Hearing for the project was noticed in the local newspaper on July 14, 2023 and mailed to property owners within 300 feet of the project site on July 13, 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 15303, New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-16, approving Variance No. 0005-23.

Applicant/Owner:

Stephanie Morgan
Century Communities
7330 N Palm Ave
Fresno, CA 93711

ATTACHMENTS:

1. Resolution 2023-16
2. Attachment 1 - Plot Plan
3. Attachment 2 - Live Oak Master Plan Low-Density Standards
4. Attachment 3 - Notice of Exemption

RESOLUTION NO. 2023-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING VARIANCE NO. 0005-23, A REQUEST TO DEVIATE FROM THE STANDARDS OF THE HANFORD MUNICIPAL CODE SECTION 17.10.070 E, IN ORDER TO REDUCE THE STREET-SIDE SETBACK FOR AN IRREGULAR CORNER LOT IN THE R-L-5 LOW-DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 1455 S. HORIZON CIRCLE (APN 011-054-036).

At a regular meeting of the City of Hanford Planning Commission duly called and held on July 25, 2023 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Variance No. 0005-23, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential 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 at 1455 S. Horizon Circle (APN 011-054-036). The subject site is lot 36 of Tract 902; and

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

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

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

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

ANALYSIS: That the special circumstances applicable to the property pertains to the configuration of the corner lot. Although the has street frontage on two streets, Horizon Circle and Hume Avenue, the site is only accessible through the Horizon Circle frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback required.

Additionally, previous variances 2021-05 and 2021-06 were approved in the same subdivision for the same request.

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

ANALYSIS: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity in the same zone district. Although the property has frontage on two public streets, since the property only has access through one frontage, Horizon Circle, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback.

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

ANALYSIS: That allowing the reduced street-side side-yard setback will not create a safety hazard. The residential structure will be setback 15 feet from the sidewalk adjoining Hume Avenue, the setback is a combination of an eight-foot landscape easement and a seven-foot setback. The various departments reviewed the proposal and conditioned the project, accordingly.

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

ANALYSIS: That typical R-L-5 Low-Density Residential lots do not share the configuration unique to this lot. Although the property has street frontage on two public streets, since the property only has access through one frontage, Horizon Circle, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback. Since the property is not accessible through the Hume Avenue frontage, the street-side side-yard setbacks are not necessary.

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

ANALYSIS: That the variance applies to the street-side side-yard setback area for a single-family residence. The use of a single-family residence is a permitted use in the R-L-5 Low-Density Residential zone district.

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

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property pertains to the configuration of the lot. Although the property has street frontage on two streets, Horizon Circle and Hume Avenue, the site is only accessible through the Horizon Circle frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

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

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Residential Land Use Designations Goal L8, which aims to provide a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options.

THEREFORE, BE IT RESOLVED that Variance No. 0005-23 be approved, subject to the conditions of approval, below:

1. That the subject site be developed, as shown in Exhibit A – RBP23-1095
2. That all development shall conform to the standards of the Hanford Municipal Code, except where modified by the Live Oak Master Plan Design Standards and this resolution.

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 25th day of July 2023.

Jason Waters, Secretary

DATE: _____		PERMIT NO: RBP23-1095	
317 N Douty St, Hanford CA 93230		Phone: (559)585-2581	
PROJECT INFORMATION Live Oak - Tract 902		(To be assigned by Building Division) www.cityofhanfordca.com	
SITE ADDRESS 1455 South Horizon Circle		Lot 36	
TYPE OF PROJECT New Construction		NOTE: A Plan Check Deposit will be required at the time this application is submitted. The deposit will be credited to the actual permit fee.	
ASSESSORS PARCEL NO.		VALUATION: \$439,857.04	
BLDG AREA: 2383 (SF)	OCCUPANCY TYPE: Single Family	UNDERGROUND FIRE LINE: (LF)	
GARAGE AREA: 479 (SF)	CONSTRUCTION TYPE: New Building		
<u>APPLICANT INFORMATION</u>			
NAME Century Communities, Inc.		PHONE 559.226.9729	
ADDRESS 7330 N. Palm Ave. Suite 106		CELL PH. 559.500.9008	
CITY Fresno	STATE CA	ZIP 93711	FAX
CONTACT Stephanie Morgan		E-MAIL Stephanie.Morgan@CenturyCommunities.com	
**** APPLICANT SIGNATURE			
<u>PROPERTY OWNER INFORMATION</u>			
NAME Century Communities		PHONE 559.226.9729	
ADDRESS 7330 N. Palm Ave. Suite 106		CELL PH. 559.500.9008	
CITY Fresno	STATE CA	ZIP 93711	FAX
CONTACT Stephanie Morgan		E-MAIL Stephanie.Morgan@CenturyCommunities.com	
<u>CONTRACTOR INFORMATION</u>			
NAME Benchmark Communities LLC		PHONE 559.439.4464	
ADDRESS 7330 N. Palm Ave. Suite 106		CELL PH. 559.500.9008	
CITY Fresno	STATE CA	ZIP 93711	FAX
CONTACT Stephanie Morgan		E-MAIL Stephanie.Morgan@CenturyCommunities.com	
CONTRACTOR LICENSE NO. 971581		CLASS B	EXPIRE 3.31.24
CITY BUSINESS LICENSE NO. 6962		EXPIRE 12.31.22	
<u>ARCHITECT INFORMATION</u>			
NAME Jeffrey Demure & Associates		PHONE 916-783-3700	
ADDRESS 5905 Granite Lake Drive		CELL PH.	
CITY Granite Bay	STATE CA	ZIP 95746	FAX
CONTACT Scott McQuay		E-MAIL smcquay@jdaarch.com	
<u>DESIGNER INFORMATION</u>			
NAME N/A		PHONE	
ADDRESS		CELL PH.	
CITY	STATE	ZIP	FAX
CONTACT		E-MAIL	
<u>ENGINEER INFORMATION</u>			
NAME Krazen & Associates		PHONE 559.348.2200	
ADDRESS 215 W. Dakota Ave.		CELL PH.	
CITY Fresno	STATE CA	ZIP 93612	FAX
CONTACT David Jarosz		E-MAIL davejarosz@krazen.com	

APPROVED PLAN SET

- Sheet Notes:
- FIRE BLOCKING SHALL BE PROVIDED IN ALL CONCEALED SPACES. (CRC SECTION R302.11)
 - ALL DIAGONAL WALLS TO BE 45 DEGREES (UNO)
 - WINDOW "HEAD" HEIGHTS:
 - 1ST FLOOR = 8'-0" AFF (UNO)
 - 2ND FLOOR = 7'-6" AFF (UNO)
 - DOOR HEIGHTS AS NOTED ON FLOOR PLANS
 - ALL DOORS TO BE CENTERED WITHIN ADJACENT WALLS, OR DOOR JAMB TO BE FRAMED AT 3" UNLESS OTHERWISE DIMENSIONED
 - PROVIDE BACKING FOR ALL HARDWARE FIXTURES (TOWEL BARS, ETC.) TOWEL BARS SHALL BE INSTALLED NO HIGHER THAN 48" AFF.
 - REFER TO BASE FLOOR PLAN FOR INFORMATION NOT SHOWN ON PARTIAL FLOOR PLANS. HATCHED WALLS ON PARTIAL FLOOR PLANS INDICATE FRAMING CHANGES FROM BASE FLOOR PLAN.
 - ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKET, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (CENC SECTION 110.7)

- Floor Plan Keynotes:
- DWELLING/GARAGE FIRE SEPARATION: ALL SURFACES SHALL BE PROTECTED WITH MINIMUM ONE (1) LAYER 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. ALL HORIZONTAL SURFACES WITH HABITABLE SPACE ABOVE SHALL BE PROTECTED WITH MINIMUM ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD APPLIED TO THE GARAGE SIDE. (CRC SECTION R302.6 & TABLE R302.6.)
 - OPENING PROTECTION: WHERE THE RESIDENCE AND PRIVATE GARAGE ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM, DOOR OPENINGS BETWEEN THE HOUSE AND THE GARAGE NEED ONLY BE SELF-CLOSING AND SELF-LATCHING. (CRC SECTION R302.5.1 EXCEPTION)
 - EMERGENCY ESCAPE AND RESCUE OPENINGS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE (1) OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY OPENING SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR AND A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". (CRC SECTION R310.2) WINDOWS USED FOR EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
 - TANKLESS WATER HEATER: SPEC PER ENERGY CALCULATIONS.
 - ATTIC ACCESS: PROVIDE A MINIMUM 22"x30" OPENING OR LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT. (CRC SECTION R807.1 & CMC SECTION 304.4) LOCATION APPROXIMATE. VERIFY/COORDINATE WITH TRUSS LAYOUT. ACCESS PANEL TO BE WEATHER-STRIPPED AND HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS EQUIVALENT TO THE SURROUNDING AREA REQUIREMENTS. (SECTION 150 OF CALIFORNIA ENERGY CODE) WHEN ATTIC ACCESS IS LOCATED IN THE GARAGE, USE PRE-FABRICATED ACCESS DOOR (SPEC CENDREX PFU OR EQUIVALENT), INSTALL PER MFR SPEC.
 - A/C CONDENSER: PROVIDE MINIMUM 30"x30" CONCRETE PAD, MINIMUM 3" ABOVE GRADE. LOCATE PER PLOT PLAN.
 - TEMPERED SAFETY GLASS: PROVIDE TEMPERED GLASS AT HAZARDOUS LOCATIONS PER REQUIREMENTS. (CRC SECTION R308.4)
 - GLAZING IN WALLS WITHIN 60 INCHES OF A WET SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. EXCEPTION: MORE THAN 60 INCHES AND IN A STRAIGHT LINE FROM THE WATERS EDGE.
 - GLAZING WHERE THE BOTTOM EDGE IS LESS THAN 36" ABOVE AN ADJACENT WALKING SURFACE OF STAIRS, LANDINGS, AND RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION. EXCEPTION: GLAZING ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL INSTALLED 34 TO 38 INCHES ABOVE THE WALKING SURFACE.
 - GLAZING ADJACENT TO THE BOTTOM OF A STAIR LANDING IS LESS THAN 36 INCHES AND IS WITHIN 60 INCHES FROM THE BOTTOM TREAD NOSE SHALL BE CONSIDERED A HAZARDOUS LOCATION. EXCEPTION: WHERE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SECTION R312 AND THE GLASS IS MORE THAN 18 INCHES ABOVE THE GUARD.
 - DRYER: VENT DUCT SHALL BE OF A RIGID METALLIC MATERIAL AND SHALL HAVE SMOOTH INTERIOR SURFACES, EXTENDING TO EXTERIOR WITH BACKDRAFT DAMPER. TRANSITION DUCTS MUST BE IN ACCORDANCE WITH UL 2158A (CMC SECTION 504.4) SEE DETAIL 2/AD3
 - WASHING MACHINE: PROVIDE PRE-FABRICATED CORROSION RESISTANT PAN UNDER WASHING MACHINE LOCATED ON UPPER FLOOR. DRAIN TO EXTERIOR.
 - UPPER CABINETS: WALL MOUNTED ABOVE, 12" DEEP TYPICAL, 24" DEEP ABOVE REFRIGERATOR.
 - SHOWERS & TUB/SOWER COMBINATIONS: FLOORS AND WALLS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR. (CRC SECTION R307.2) MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE R702.4.2 AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECS. (CRC SECTION R702.4.2) LOCATE SHOWER HEAD AT +84" AFF. GLAZING IN ALL FIXED AND OPERABLE PANELS OF A SWINGING, SLIDING, OR BI-FOLD DOOR SHALL BE CONSIDERED A HAZARDOUS LOCATION AND SHALL COMPLY WITH CRC SECTIONS R308.3 & R308.4.
 - COOKING APPLIANCES: 36" RANGE/36" MICRO/HOOD. LIGHT, EXHAUST FAN ABOVE FAN: MIN 100 CFM FOR LOCAL EXHAUST VENTILATION (BUILDING ENERGY EFFICIENCY STANDARDS)
 - PANTRY / LINEN: (5) SHELVES, EQUAL SPACING.
 - INTERIOR FLAT SOFFIT: FIRST FLOOR: FRAME AT 8'-1" AFF (UNO). SECOND FLOOR: FRAME AT 7'-1" AFF (UNO).
 - EXTERIOR SOFFIT OR ARCH: SEE EXTERIOR ELEVATIONS FOR DIMENSIONS.
 - EXTENTS OF EXTERIOR ADHERED STONE VENEER, HEIGHT AND WRAP-BACK AS NOTED ON ELEVATIONS.
 - DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE. SOLID LINE INDICATES OUTLINE OF FLOOR BELOW.
 - LOW WALL: PROVIDE WITH DOUBLE TOP PLATE, HEIGHT AT +42" AFF. (UNO)
 - UNDER-STAIR PROTECTION: ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD (CRC SECTION R302.7)
 - STAIRWAYS: SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH (AND NOT HAVE A VERTICAL RISE OF MORE THAN 51"). MINIMUM HEADROOM SHALL NOT BE LESS THAN 6'-8". MAXIMUM RISER HEIGHT SHALL BE 7-3/4", AND MINIMUM TREAD DEPTH SHALL BE 10". (CRC SECTION R311.7)
 - HANDRAILS (AND GUARDS WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL) SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS. HEIGHT SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38", AND CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT. (CRC SECTION R311.7.8) SEE DETAIL 8/AD3
 - GUARDS: SHALL BE NOT LESS THAN 42" IN HEIGHT, VERTICALLY ABOVE THE WALKING SURFACE OR THE LINE CONNECTING THE NOSING. RAIL DESIGN TO COMPLY WITH CODE. (CRC SECTION R312) SEE DETAIL 7/AD3

Floor Area	
LIVING AREA:	
FIRST FLOOR LIVING:	1322.3 SQ. FT.
SECOND FLOOR LIVING:	1061.0 SQ. FT.
TOTAL LIVING AREA:	2383 SQ. FT.
OTHER AREAS:	
GARAGE:	479 SQ. FT.
COVERED PORCH:	141 SQ. FT.

JDA

JEFFREY DEMURE • ASSOCIATES
ARCHITECTS PLANNERS

5905 GRANITE LAKE DRIVE, SUITE 140
GRANITE BAY, CA 95746
P: 916.783.3700 | WWW.JDAARCH.COM



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CENTURY
COMMUNITIES

7815 N. PALM
FRESNO, CA 93720
(559) 439-4444

RBP23-1095

LIVE OAK

CITY OF HANFORD, CALIFORNIA

PROJECT NO. 2383

DATE: 06/22/22

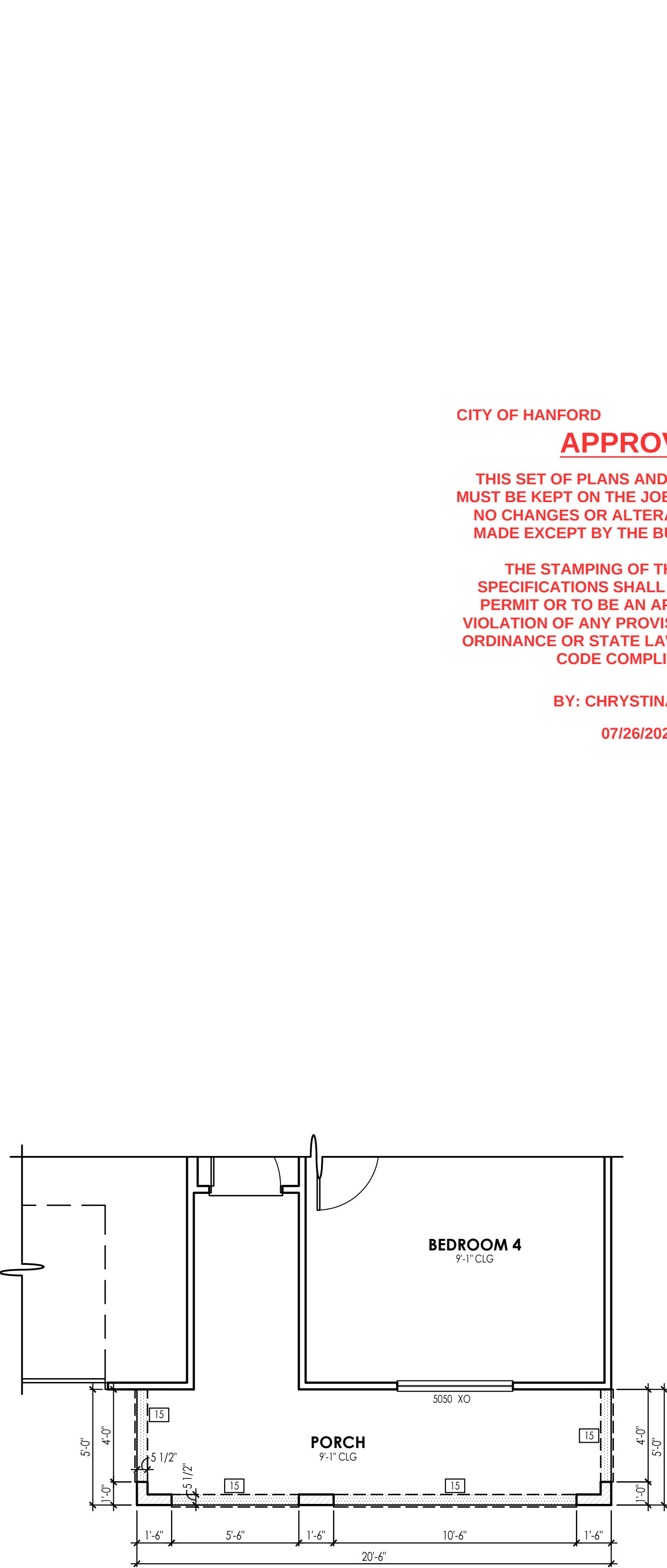
BY: ROSA CONTRERAS

DATE: 05/08/2023

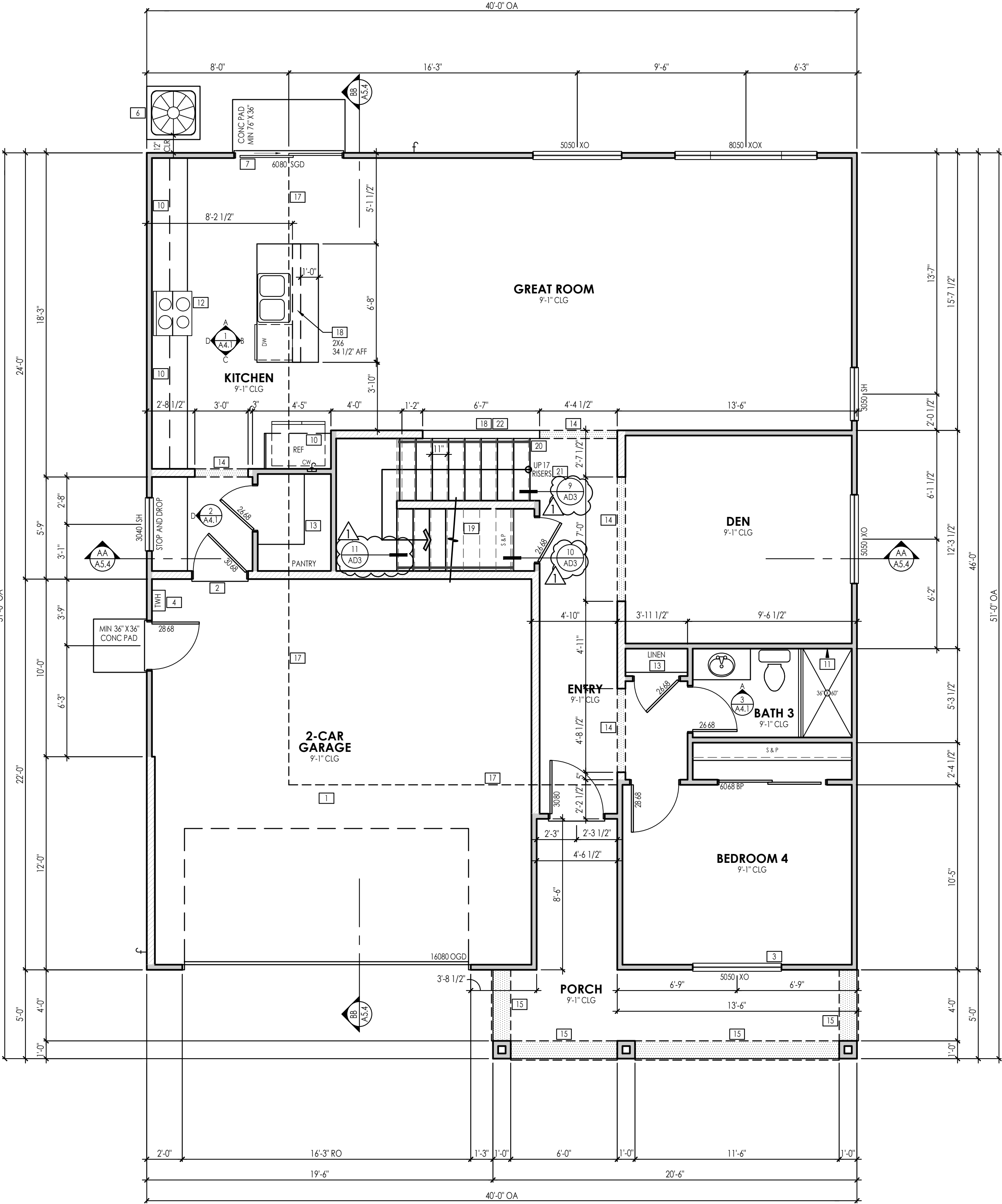
SHEET REVISION	
#	DATE
1	06.01.22
2	06.22.22
3	06.22.22
4	06.22.22
5	06.22.22
6	06.22.22
7	06.22.22
8	06.22.22
9	06.22.22
10	06.22.22
11	06.22.22
12	06.22.22
13	06.22.22
14	06.22.22
15	06.22.22
16	06.22.22
17	06.22.22
18	06.22.22
19	06.22.22
20	06.22.22
21	06.22.22
22	06.22.22

PLAN 2383
FIRST FLOOR
PLAN

A3.1



ELEVATION "C"
PARTIAL FIRST FLOOR PLAN
1/4" = 1'-0"



ELEVATIONS "A" & "B"
FIRST FLOOR PLAN
1/4" = 1'-0"

CITY OF HANFORD

BUILDING DIVISION

APPROVED

THIS SET OF PLANS AND SPECIFICATIONS
MUST BE KEPT ON THE JOB AT ALL TIMES AND
NO CHANGES OR ALTERATIONS SHALL BE
MADE EXCEPT BY THE BUILDING DIVISION.

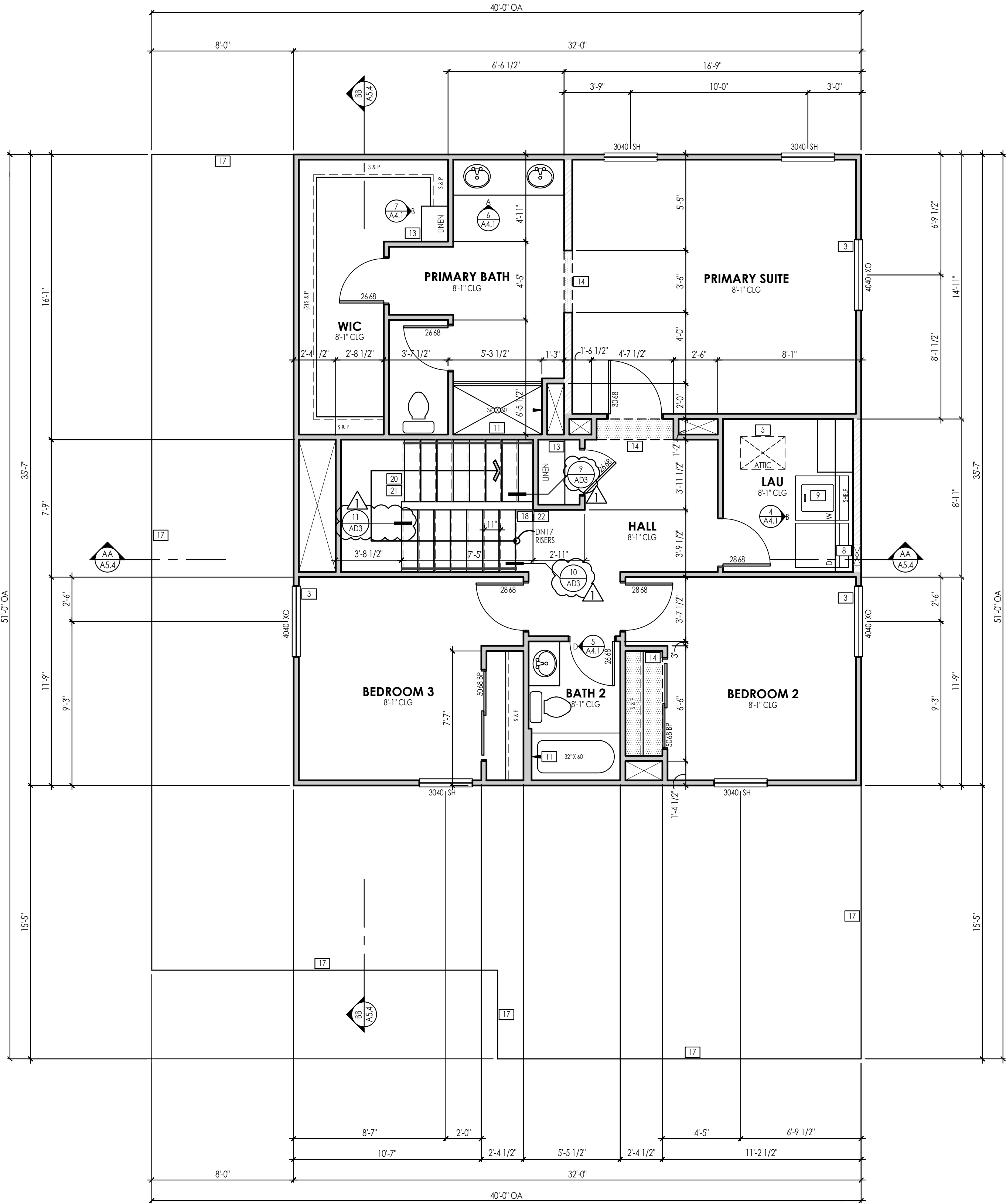
THE STAMPING OF THIS PLAN AND
SPECIFICATIONS SHALL NOT BE HELD TO
PERMIT OR TO BE AN APPROVAL OF THE
VIOLATION OF ANY PROVISIONS OF ANY CITY
ORDINANCE OR STATE LAW. "REVIEWED FOR
CODE COMPLIANCE."

BY: ROSA CONTRERAS
05/08/2023

These plans and documents have been reviewed
for compliance with the applicable codes
requirements of the jurisdiction. The stamping
of these plans shall not be held to permit or be
an approval of any violation of applicable codes
and standards nor relieve the owner, design
professional of record or contractor of
compliance with applicable codes and standards

ROD CARSEY CONSULTING & PLAN CHECK
SERVICE

APPROVED PLAN
SET



ALL ELEVATIONS
SECOND FLOOR PLAN

1/4" = 1'-0"

CITY OF HANFORD BUILDING DIVISION
APPROVED

THIS SET OF PLANS AND SPECIFICATIONS
MUST BE KEPT ON THE JOB AT ALL TIMES AND
NO CHANGES OR ALTERATIONS SHALL BE
MADE EXCEPT BY THE BUILDING DIVISION.

THE STAMPING OF THIS PLAN AND
SPECIFICATIONS SHALL NOT BE HELD TO
PERMIT OR TO BE AN APPROVAL OF THE
VIOLATION OF ANY PROVISIONS OF ANY CITY
ORDINANCE OR STATE LAW. "REVIEWED FOR
CODE COMPLIANCE."

BY: CHRYSTINA ARMS
07/26/2022

CITY OF HANFORD BUILDING DIVISION
APPROVED

THIS SET OF PLANS AND SPECIFICATIONS
MUST BE KEPT ON THE JOB AT ALL TIMES AND
NO CHANGES OR ALTERATIONS SHALL BE
MADE EXCEPT BY THE BUILDING DIVISION.

THE STAMPING OF THIS PLAN AND
SPECIFICATIONS SHALL NOT BE HELD TO
PERMIT OR TO BE AN APPROVAL OF THE
VIOLATION OF ANY PROVISIONS OF ANY CITY
ORDINANCE OR STATE LAW. "REVIEWED FOR
CODE COMPLIANCE."

BY: ROSA CONTRERAS
05/08/2023

Sheet Notes:

- FIRE BLOCKING SHALL BE PROVIDED IN ALL CONCEALED SPACES. (CRC SECTION R302.11)
- ALL DIAGONAL WALLS TO BE 45 DEGREES (UNO)
- WINDOW "HEAD" HEIGHTS:
 - 1ST FLOOR = 8'-0" AFF (UNO)
 - 2ND FLOOR = 7'-6" AFF (UNO)
 - DOOR HEIGHTS AS NOTED ON FLOOR PLANS
- ALL DOORS TO BE CENTERED WITHIN ADJACENT WALLS, OR DOOR JAMB TO BE FRAMED AT 3" UNLESS OTHERWISE DIMENSIONED
- PROVIDE BACKING FOR ALL HARDWARE FIXTURES (TOWEL BARS, ETC.) TOWEL BARS SHALL BE INSTALLED NO HIGHER THAN 48" AFF.
- REFER TO BASE FLOOR PLAN FOR INFORMATION NOT SHOWN ON PARTIAL FLOOR PLANS. HATCHED WALLS ON PARTIAL FLOOR PLANS INDICATE FRAMING CHANGES FROM BASE FLOOR PLAN.
- ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKET, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (CENC SECTION 110.7)

Floor Plan Keynotes:

- DWELLING/GARAGE FIRE SEPARATION: ALL SURFACES SHALL BE PROTECTED WITH MINIMUM ONE (1) LAYER 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. ALL HORIZONTAL SURFACES WITH HABITABLE SPACE ABOVE SHALL BE PROTECTED WITH MINIMUM ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD APPLIED TO THE GARAGE SIDE. (CRC SECTION R302.6 & TABLE R302.6.1)
- OPENING PROTECTION: WHERE THE RESIDENCE AND PRIVATE GARAGE ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM, DOOR OPENINGS BETWEEN THE HOUSE AND THE GARAGE NEED ONLY BE SELF-CLOSING AND SELF-LATCHING. (CRC SECTION R302.5.1 EXCEPTION)
- EMERGENCY ESCAPE AND RESCUE OPENINGS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE (1) OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY OPENING SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR AND A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". (CRC SECTION R310.2) WINDOWS USED FOR EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
- TANKLESS WATER HEATER: SPEC PER ENERGY CALCULATIONS.
- ATTIC ACCESS: PROVIDE A MINIMUM 22"x30" OPENING OR LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT. (CRC SECTION R807.1 & CMC SECTION 504.4) LOCATION APPROXIMATE. VERIFY/COORDINATE WITH TRUSS LAYOUT. ACCESS PANEL TO BE WEATHER-STRIPPED AND HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS EQUIVALENT TO THE SURROUNDING AREA REQUIREMENTS. (SECTION 150 OF CALIFORNIA ENERGY CODE) WHEN ATTIC ACCESS IS LOCATED IN THE GARAGE, USE PRE-FABRICATED ACCESS DOOR (SPEC CENDREX PFU OR EQUIVALENT), INSTALL PER MFR SPEC.
- A/C CONDENSER: PROVIDE MINIMUM 30"x30" CONCRETE PAD, MINIMUM 3" ABOVE GRADE. LOCATE PER PLOT PLAN.
- TEMPERED SAFETY GLASS: PROVIDE TEMPERED GLASS AT HAZARDOUS LOCATIONS PER REQUIREMENTS. (CRC SECTION R308.4)
 - GLAZING IN WALLS WITHIN 60 INCHES OF A WET SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. EXCEPTION: MORE THAN 60 INCHES AND IN A STRAIGHT LINE FROM THE WATERS EDGE.
 - GLAZING WHERE THE BOTTOM EDGE IS LESS THAN 36" ABOVE AN ADJACENT WALKING SURFACE OF STAIRS, LANDINGS, AND RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION. EXCEPTION: GLAZING ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL INSTALLED 34 TO 38 INCHES ABOVE THE WALKING SURFACE.
 - GLAZING ADJACENT TO THE BOTTOM OF A STAIR LANDING IS LESS THAN 36 INCHES AND IS WITHIN 60 INCHES FROM THE BOTTOM TREAD NOSE SHALL BE CONSIDERED A HAZARDOUS LOCATION. EXCEPTION: WHERE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SECTION R312 AND THE GLASS IS MORE THAN 18 INCHES ABOVE THE GUARD.
- DRYER: VENT DUCT SHALL BE OF A RIDGID METALLIC MATERIAL AND SHALL HAVE SMOOTH INTERIOR SURFACES, EXTENDING TO EXTERIOR WITH BACKDRAFT DAMPER. TRANSITION DUCTS MUST BE IN ACCORDANCE WITH UL 2158A (CMC SECTION 504.4) SEE DETAIL 2/ADS
- WASHING MACHINE: PROVIDE PRE-FABRICATED CORROSION RESISTANT PAN UNDER WASHING MACHINE LOCATED ON UPPER FLOOR. DRAIN TO EXTERIOR.
- UPPER CABINETS: WALL MOUNTED ABOVE, 12" DEEP TYPICAL, 24" DEEP ABOVE REFRIGERATOR.
- SHOWERS & TUB/SOWER COMBINATIONS: FLOORS AND WALLS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR. (CRC SECTION R307.2) MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE R702.4.2 AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECS. (CRC SECTION R702.4.2) LOCATE SHOWER HEAD AT +84" AFF. GLAZING IN ALL FIXED AND OPERABLE PANELS OF A SWINGING, SLIDING, OR BI-FOLD DOOR SHALL BE CONSIDERED A HAZARDOUS LOCATION AND SHALL COMPLY WITH CRC SECTIONS R308.3 & R308.4.
- COOKING APPLIANCES: 36" RANGE/36" MICRO/HOOD, LIGHT, EXHAUST FAN ABOVE FAN: MIN 100 CFM FOR LOCAL EXHAUST VENTILATION (BUILDING ENERGY EFFICIENCY STANDARDS)
- PANTRY / LINEN: (5) SHELVES, EQUAL SPACING.
- INTERIOR FLAT SOFFIT: FIRST FLOOR: FRAME AT 8'-1" AFF (UNO). SECOND FLOOR: FRAME AT 7'-1" AFF (UNO).
- EXTERIOR SOFFIT OR ARCH: SEE EXTERIOR ELEVATIONS FOR DIMENSIONS.
- EXTENTS OF EXTERIOR ADHERED STONE VENEER, HEIGHT AND WRAP-BACK AS NOTED ON ELEVATIONS.
- DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE. SOLID LINE INDICATES OUTLINE OF FLOOR BELOW.
- LOW WALL: PROVIDE WITH DOUBLE TOP PLATE, HEIGHT AT +42" AFF. (UNO)
- UNDER-STAIR PROTECTION: ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD (CRC SECTION R302.7)
- STAIRWAYS: SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH (AND NOT HAVE A VERTICAL RISE OF MORE THAN 51"). MINIMUM HEADROOM SHALL NOT BE LESS THAN 6'-8". MAXIMUM RISER HEIGHT SHALL BE 7-3/4", AND MINIMUM TREAD DEPTH SHALL BE 10". (CRC SECTION R311.7)
- HANDRAILS (AND GUARDS WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL) SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS. HEIGHT SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38", AND CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT. (CRC SECTION R311.7.8) SEE DETAIL 8/ADS
- GUARDS: SHALL BE NOT LESS THAN 42" IN HEIGHT, VERTICALLY ABOVE THE WALKING SURFACE OR THE LINE CONNECTING THE NOSING. RAIL DESIGN TO COMPLY WITH CODE. (CRC SECTION R312) SEE DETAIL 7/ADS

These plans and documents have been reviewed for compliance with the applicable codes and requirements of the jurisdiction. The stamping of these plans shall not be held to permit or be an approval of any violation of applicable codes and standards nor relieve the owner, design professional of record or contractor of compliance with applicable codes and standards

ROD CARSEY CONSULTING & PLAN CHECK SERVICE

JEFFREY DEMURE + ASSOCIATES
ARCHITECTS PLANNERS
5905 GRANITE LAKE DRIVE, SUITE 140
GRANITE BAY, CA 95746
P: 916.783.3700 | WWW.JDAARCH.COM

LICENSED ARCHITECT
Jeffrey DeMure
626832
DATE: 05/08/2023
RENEWAL DATE
STATE OF CALIFORNIA

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violation of federal copyright law.

CENTURY COMMUNITIES
7815 N. PALM AVE, SUITE 101
FRESNO, CA 93711
(559) 439-1564

RBP23-1095

LIVE OAK

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A PROJECT NUMBER: 22024 | DATE: 07.13.2022

SHEET REVISIONS		
#	DATE	COMMENT
	06.01.22	INITIAL SUBMITTAL
Δ	06.22.22	1ST PLAN CHECK RESPONSE

PLAN 2383
SECOND FLOOR
PLAN

A3.2

PERMIT SET

LEGEND:

PL	Property Line
PUE	Public Utility Easement
LE	Landscape Easement
SWE	Sidewalk Easement
CI	Curb Inlet
DW	Driveway
SB	Building Setback
SS	Sewer Lateral
W	Water Lateral
●	Property Corner
●	Fire Hydrant
●	Curb Inlet
●	Streetlight
●	Wood Fence
●	Block Wall
●	Concrete
●	Electric Transformer
●	Electric Splice Box
●	Phone Splice Box
●	Cable TV Box

QUANTITIES:

WOOD FENCE
120 L.F.

PRIVATE WALK
38 S.F.

DRIVEWAY
445 S.F.

PUBLIC SIDEWALK
410 S.F.

NOTE: Quantities are approximate and are based on linework from approved plans. Final quantities may differ due to field adjustments at the time of construction.

Note to buyer: Please visit home site to verify the location of any utility structures which may or may not be shown on this Plot Plan.

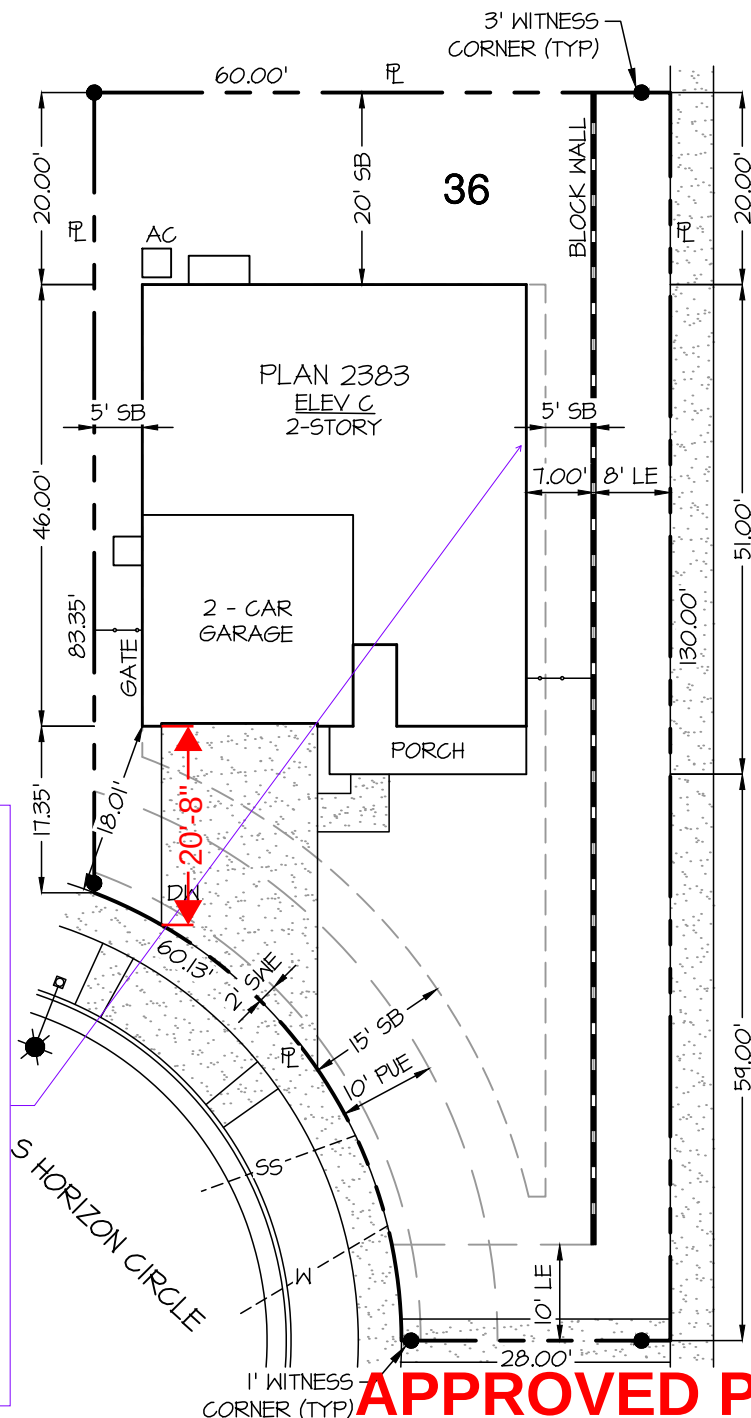
In accordance with Section 17.10.070 E, the side building setback area shall be ten feet from a street-side property line. In accordance with Section 17.10.070 F, where there is a landscape easement with a wall or fence on the street-side of the lot, the side yard setback area shall be measured from the easement area, instead of the side lot line. The street-side setback area provided is insufficient. The required setback is 10 feet, measured from the property line. The provided setback is 7 feet.

PLEASE NOTE: Certain site features may not be included in drawing. Plot map may not note any or all existing easements. Refer to title report for further disclosure. Placement of house, streetlights, fire hydrants, sidewalks, transformers, etc. are subject to change due to site conditions. Measurements shown are approximate except for minimums required by ordinance. This plot does not reflect as-built conditions which may vary from this plan.

*NOTE TO CONTRACTOR

Please refer to signed and approved improvement plans for any and all details and locations of retaining walls for construction purposes. The finish grading of the lot is designed with a supplemental below-ground pipe and drain installation. Maintenance and preservation of both swale and drainage pipeline is required by homeowner indefinitely to provide adequate lot drainage. Any modification to the drainage system shall be designed by a Licensed Civil Engineer by the State of California.

NOTES: A) All site grading shall comply with the current California Building Code. B) Place fence gate behind meter at garage side, typ. C) Do not place A/C pad in any non-buildable setback areas. D) Dimensions shown do not include roof overhangs.



RBP23-1095

ZONE DISTRICT	Live Oak MP
LOT AREA	6,717 S.F.
BLDG AREA	1,463 S.F.
GARAGE AREA	479 S.F.

All easements, structures, utility lines, underground systems & conditions affecting construction on this parcel must be shown & are the responsibility of the applicant. The issuance of a permit does not grant to any person the right to violate City or State Law.

Issuance of the building permit does not constitute approval of paving, concrete curbs, gutters, sidewalks & driveway approaches in street or alley right-of-way adjacent to the property. Separate permits are required for such work per applicable City standards. Issuance of a Certificate of Occupancy for the building is dependent upon prior satisfactory completion of required pavement and concrete work.

HUME AVENUE

CITY OF HANFORD BUILDING DIVISION

APPROVED

THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND NO CHANGES OR ALTERATIONS SHALL BE MADE EXCEPT BY THE BUILDING DIVISION.

THE STAMPING OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW. "REVIEWED FOR CODE COMPLIANCE."

BY: ROSA CONTRERAS
05/08/2023



1" = 20'

APPROVED PLAN SET

DRAWN : 17 April 2023 KK

2383 C
PLOT PLAN

ADDRESS : 1455 SOUTH HORIZON CIRCLE

LOT 36 • LIVE OAK NORTH ~ TRACT 902 • HANFORD, CA

SALES CONTACT: _____

BUYER SIGNATURE : _____ APPROVAL DATE : _____

CENTURY COMMUNITIES

7330 N. Palm Ave., Suite 106 Phone: (559) 439-4464
Fresno, CA 93711

LEGEND:

PL	Property Line
PUE	Public Utility Easement
LE	Landscape Easement
SWE	Sidewalk Easement
CI	Curb Inlet
DW	Driveway
SB	Building Setback
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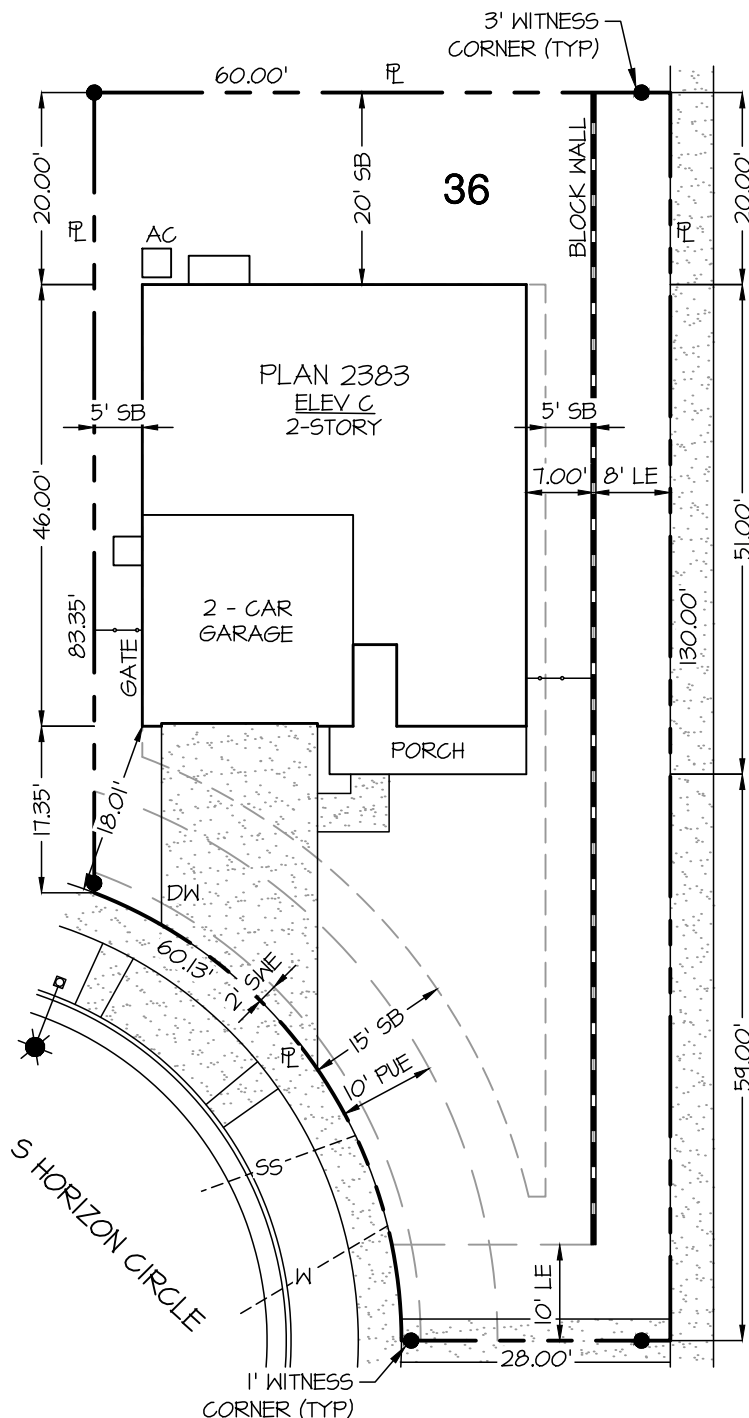
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ZONE DISTRICT
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LOT AREA
6,717 S.F.

BLDG AREA
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HUME AVENUE



1" = 20'

DRAWN : 17 April 2023 KK

2383 C

PLOT PLAN

ADDRESS : 1455 SOUTH HORIZON CIRCLE

LOT 36

LIVE OAK NORTH ~ TRACT 902

HANFORD, CA

SALES CONTACT: _____

BUYER SIGNATURE : _____

APPROVAL DATE : _____

CENTURY COMMUNITIES

7330 N. Palm Ave., Suite 106 Phone: (559) 439-4464
Fresno, CA 93711

Chapter 3

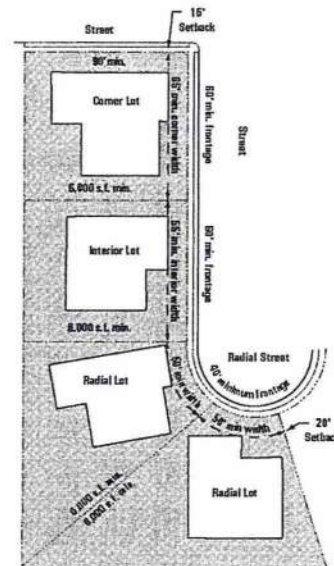
DM
8/11/14

Table 3.3 Low Density Residential (LD) Standards

Land Use	Low Density Residential
Base Zone District	R-1-6 R-L-5
Density Range	3-9 Dwelling units/gross acre 2-10 Dwelling units/gross acre
Permitted Use	HMC Section 17-18-020 17.10
Administrative Approval	HMC Section 17-18-030 17.10
Conditional Uses	HMC Section 17-18-040 17.10

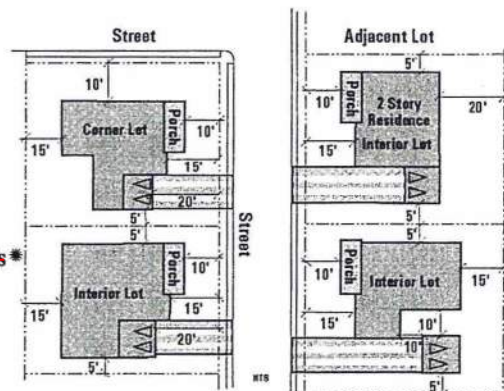
Lot Configuration

Lot Area	5,000 6,000 square feet minimum
Width	
Interior Lot	55 feet minimum (Measured at front yard setback)
Corner Lot	65 feet minimum (Measured at front yard setback)
Radial Lot	50 feet minimum (Measured at front yard setback)
Depth	90 feet minimum
Frontage	55 feet minimum (local streets) (Measure at the edge of ROW) 40 feet minimum (radial streets) (Measure at the edge of ROW)
Lot Coverage	40% maximum
Landscaping	30% of lot minimum



Setbacks

Front Yard	
Covered Porch	10 feet minimum
Living Space	15 feet minimum
Garage	20 feet minimum
Side Yard	
Interior	5 feet minimum
Corner (Street Side)	10 feet minimum
Corner (Street Side)	15 feet minimum at collector streets *
Garage (Side Entry)	20 feet minimum
Covered Porch	10 feet minimum
Rear Yard (one-story)	15 feet minimum
Multi-Story	5 feet additional per story



Accessory Structures 5 feet from rear or side property line
(When located in the rear yard)

Distance Between Buildings 10 feet minimum , or allowed per the Building Code

LIVE OAK
master plan

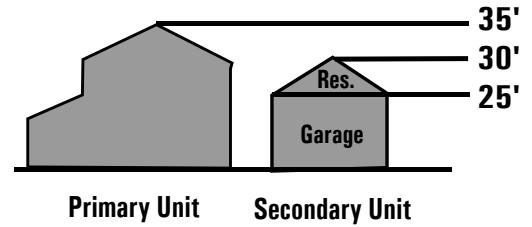
* Collector Streets are as defined by City of Hanford Municipal Code

Public Review Draft

Building Heights

Primary Unit
Accessory Structure
With Res. Unit

Measured from finished floor elevation
35 feet maximum
25 feet maximum
30 feet maximum



Off Street Parking

Parking Requirement 2 spaces/unit minimum (4 spaces/unit if no street driveway access)
(Minimum two covered spaces within a garage or carport)

Garages

Refer also to Section 3.3.6

~~Coverage 50% maximum of first floor front elevation~~

Front Loaded Garage

Front Yard Setback 20 feet minimum
Corner Side Yard Setback 20 feet minimum

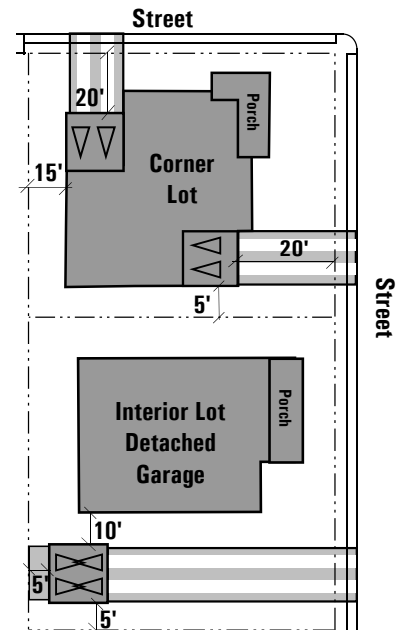
Detached Garage

Side Yard (Interior) 5 feet minimum
Side Yard (Street side) 20 feet minimum

Rear Yard

5 feet minimum
(setback a min. of 15' from alley centerline)

Note: When alley is available, no front loaded garage is allowed. (Refer to Residential policy F. and Garage Design Guidelines E.)



Porches

Refer also to Section 3.3.7

Requirement

60% of all units

Fencing and Walls

Refer also to Section 3.3.8

Within Setbacks

Front and Side Yard

3 feet maximum height (Must be 5' minimum behind property line and a minimum of 50% transparent)

7* feet maximum height

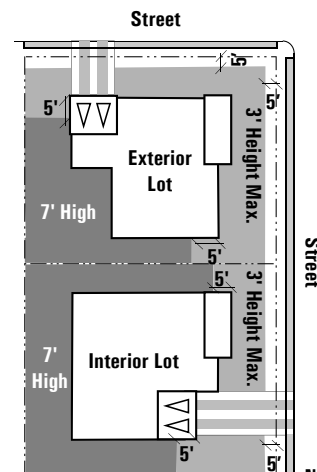
Rear and Side Yard

(Along rear and side property line when setback a minimum of 5' behind leading edge of house)

7* feet maximum height

Along Alley

(Along rear property, setback 3 feet minimum from alley Right of Way.



*As per city standards.

Notice of Exemption 2023-83

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: Variance No. 2023-05

Project Location – 1455 S. Horizon Circle; APN 011-054-036

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

Description of Nature, Purpose and Beneficiaries of Project: **Variance No. 2023-05**, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district within the Live Oak North Subdivision

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

Name of Person or Agency Carrying Out Project: Stephanie Morgan – Century Homes

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: 15303 New Construction and Conversion of Small Structures
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to 15303 New Construction or Conversion of Small Structures of California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt from future environmental review. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The proposed project will not result in cumulative impacts of successive projects of the same type in the same place, is not located within or near a scenic highway, road, or corridor, is not located on a hazardous waste site, and does not involve any change to a historical resource.

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

Signature: _____ Date: July 25, 2023 Title: Senior Planner

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



AGENDA STAFF REPORT

MEETING DATE: 7/25/2023	AGENDA SECTION: PUBLIC HEARING
--------------------------------	---------------------------------------

SUBJECT:

Variance No. 0006-23: A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district from 10 feet to seven feet. The project is located at 1450 S. Horizon Circle (APN 011-054-037).

PLANNER: Gabrielle Myers, Senior Planner; Prepared by Annie Jones, Intern

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-18, approving Variance No. 0006-23.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2023-18, approving Variance No. 0006-23.

PROJECT DESCRIPTION

The project is a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for a single-family home on an irregular corner lot in the R-L-5 Low-Density Residential zone district.

In accordance with Section 17.10.070 E, the side building setback area shall be ten feet from a street-side property line. In accordance with Section 17.10.070 F, where there is a landscape easement with a wall or fence on the street-side of the lot, the side yard setback area shall be measured from the easement area, instead of the side lot line.

RBP23-1096

The applicant submitted building permit RBP23-1096 for the development of the subject site as a five-bedroom, two-story, single-family residence in Tract 902, Live Oak North. RBP23-1096 is attached, **Attachment 1**.

The street-side setback area provided is insufficient. The required setback is 10 feet, measured from the property line. The provided setback is seven feet.

Project Location

The project is located at 1450 S. Horizon Circle in Tract 902, within Live Oak North, which is a tract within the Live Oak Master Planned Community. The subject lot is shown, outlined in red, below.

Figure 1: Lot Location (shown in red)

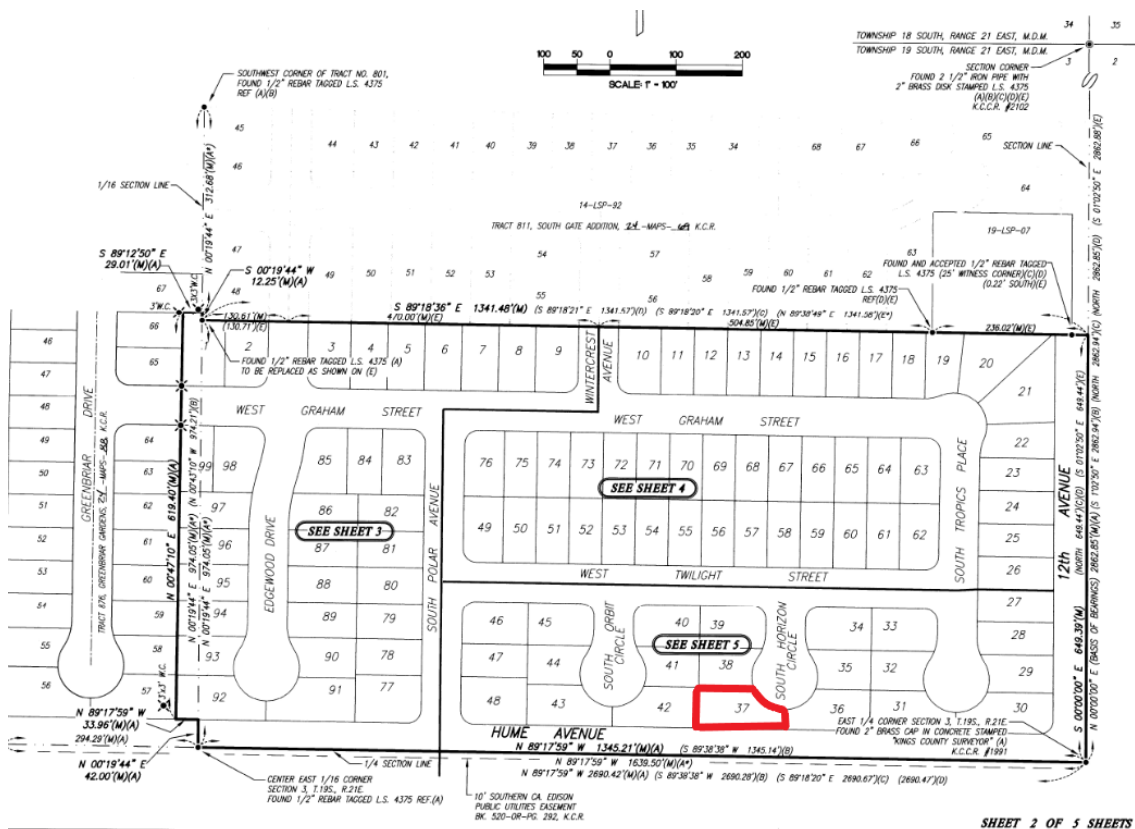
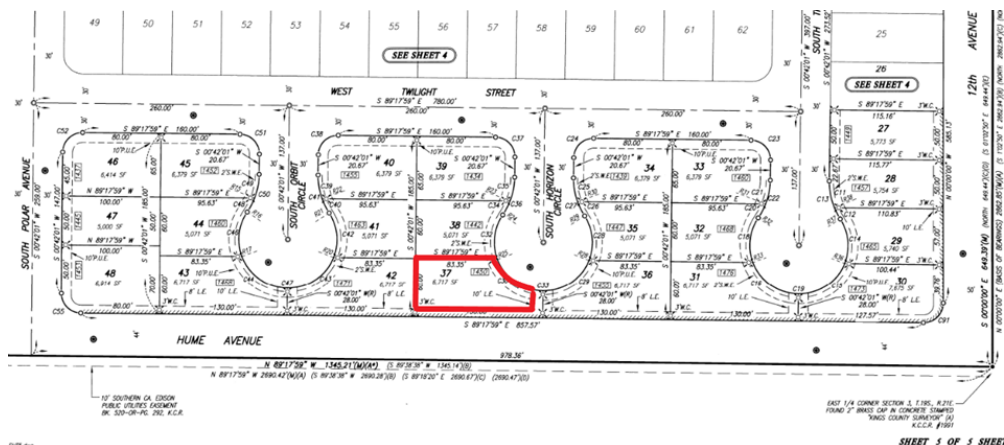


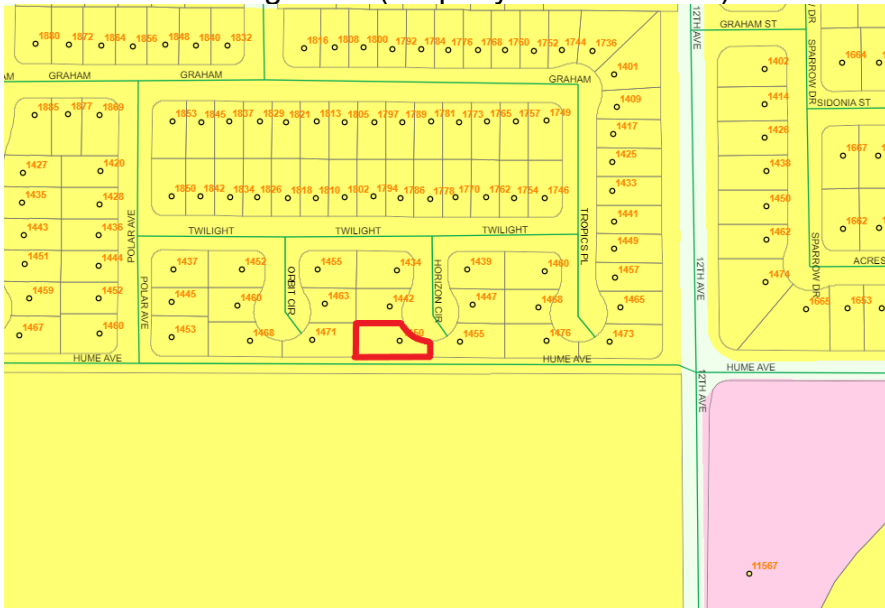
Figure 2: Lot Location (shown in red)



The General Plan designates the property as Low-Density Residential (see Figure 3, below). The property is zoned R-L-5 Low-Density Residential, which corresponds with the General Plan designation (see Figure 4, below).

Figure 3:

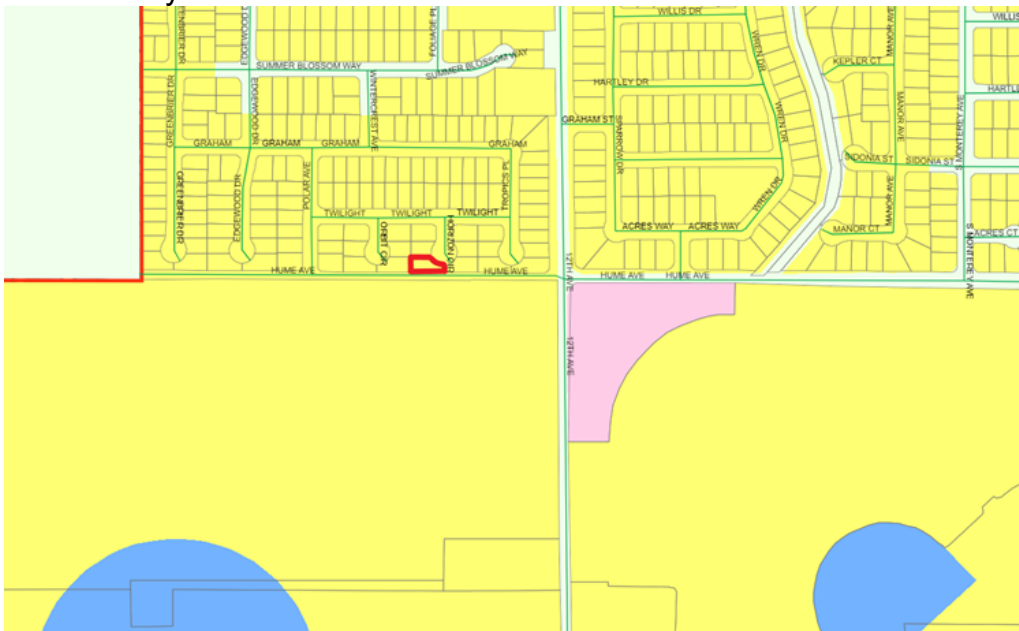
General Plan Designation (Property outlined in red)



Low-Density Residential

Figure 4:

Zoning Designation (Property outlined in red)
Low-Density Residential



Entitlement

The applicant submitted building permit RBP23-1096 for development of the site as a single-family residence – **Attachment 1**. The subject site is a single-family residential lot within the Live Oak Master Planned Community, approved under Planned Unit Development No. 2005-04 and Tentative Tract 902.

The Live Oak Master Plan contains varying development standards (see **Attachment 2**); however, the Master Plan does not allow a deviation from the street-side setback. In accordance with the Master Plan, the street-side setback on a corner lot shall be 10 feet, consistent with the Hanford Municipal Code.

PROJECT EVALUATION

-

Compliance with Hanford Municipal Code and Live Oak Master Plan

Building Permit RBP23-1096 was reviewed for conformance with the standards of the Live Oak Development Master Plan and the regulations set forth in Section 17.10 for the Low-Density Residential zone district, where the Master Plan was silent.

The Live Oak Master Plan was approved through Planned Unit Development No. 2005-04 and supersedes the regulations of the Hanford Municipal Code.

17.10.030 Lot Area

The minimum lot area in the R-L-5 Low-Density Residential zone district and in the Live Oak Master Plan shall be 5,000 square feet.

The subject property is 6,717 which satisfies the minimum lot area requirement for the R-L-5 Low-Density Residential zone district and the Live Oak Master Plan.

17.10.040 Lot Dimensions

In the R-L-5 Low Density Residential zone district, lot dimensions shall be as follows:

Lot frontage: 40 feet

Lot width: 50 feet for interior lots and 60 feet for corner lots

Lot depth: 90 feet

In accordance with the Live Oak Master Plan, lot dimensions shall be as follows:

Lot Frontage: 55 feet minimum (local streets)
40 feet minimum (radial streets)

Lot Width: 65 feet minimum for a corner lot (measured at front yard setback)
50 feet minimum for a radial lot (measured at front yard setback)

Depth: 90 feet

The lot's radial frontage is 60.13 feet. The lot's width is 60 feet, measured at the front setback. The lot's depth is 130 feet. The lot satisfies the standards for the R-L-5 Low-Density Residential zone district and the Live Oak Master Plan.

17.10.050 Dwelling Units Per Lot

Dwelling units per lot are not addressed in the Live Oak Master Plan, therefore, the regulations of the R-L-5 Low-Density Residential zone district would apply. In the R-L-5 Low-Density Residential zone district, not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit in accordance with Section [17.60.030](#).

The applicant proposes one single-family residential unit for the project site.

17.10.060 Coverage

Coverage is not limited in the Live Oak Master Plan; therefore, the regulations of the R-L-5 Low-Density Residential zone district would apply. 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 building permit review process. A deviation from the required street-side setback is requested and can be supported, as demonstrated in the findings below.

17.10.070 Building Setback Area

In the R-L-5 Low Density Residential zone district, building setbacks shall be as follows:

Front Yard:	Livable	15 feet
	Garage	20 feet
Rear Yard:	One-Story	15 feet; 20 feet where there is a landscape easement
	Two-Story	25 feet; 30 feet where there is a landscape easement
Side Yard:	Interior	5 feet
	Street-Side	10 feet*

**Where there is a landscape easement with a wall or fence on the street-side of the lot, the side yard setback area shall be measured from the easement area instead of the side lot line.*

In this case, the property line is coterminous with the inside of the landscape lot.

In accordance with the Live Oak Master Plan, building setbacks shall be as follows:

Front Yard: Livable	Porch	10 feet
	15 feet	
	Garage	20 feet
Rear Yard:	One-Story	15 feet
	Multi-Story	5 feet additional per story
Side Yard:	Interior	5 feet
	Street-Side	10 feet
	Garage	20 feet (side entry)
	Porch	10 feet

Front-Yard Setback:

The proposed residence's garage is setback 23 feet and five and 1/2 inches from the front property line. The livable space is setback approximately 42 feet and four inches from the closest point of the residence to the front property line. This satisfies the required front-yard setback for the garage and livable space of the Live Oak Master Plan and R-L-5 Low-Density Residential standards.

Rear-Yard Setback:

The proposed residence is setback 20 feet from the rear property line. The two-story structure does not satisfy the 25-foot required setback for the Hanford Municipal Code, however reduced setbacks

in the Live Oak Master Plan have been allowed through Planned Unit Development 2005-04. The two-story structure setback satisfies the 20-foot rear-yard setback permitted through the Live Oak Development Master Plan.

Interior Side-Yard Setback:

The proposed residence is setback 5 feet and six inches from the interior side-yard property line. This satisfies the required interior side-yard setback of the Live Oak Master Plan and R-L-5 Low-Density Residential standards.

Street-Side Side-Yard Setback:

Per the requirements of the Live Oak Master Plan and the R-L-5 Low-Density Residential zone district, a 10 foot-side-yard setback shall be provided on the street-side property line. The applicant provides a 15-foot side-yard setback along the landscape easement adjoining Hume Avenue. The applicant seeks a variance to the street-side setback area for the lot line adjoining Hume Avenue. Staff is able to support the variance request, as demonstrated in the variance findings, below.

17.10.080 Distances Between Structures

Per the requirements of the Live Oak Master Plan and the R-L-5 Low-Density Residential zone district, the minimum distance between structures shall be 10 feet, except as provided by the building code. There is only one structure proposed on site. Future structures would be required to meet the provided separation requirements.

17.10.090 Height of Structures

Per the requirements of the Live Oak Master Plan, the maximum building height, measured from finished floor elevation, shall be as follows:

Primary Unit:	35 feet
Accessory Structure:	25 feet
Accessory structure with a Residential Unit:	30 feet

In the R-L-5 Low-Density Residential zone district, the maximum height of structures is 35 feet.

The proposed two-story residence is 18 feet and four-and-one-half inches (18' 4 ½"), measured from the grade to horizontal plate line height of the entry way, which does not exceed the required height of the Live Oak Master Plan or R-L-5 Low-Density Residential zone district .

17.10.100 Driveways

The width of a driveway and any paved area in the R-L-5 Low- Density Residential zone district shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot.

The driveway is 16-feet and two inches wide and is approximately 31% of the width of the lot's street frontage. Therefore, the proposed driveway does not exceed the required driveway standards of the R-L-5 Low-Density residential zone district. Driveway standards are not addressed in the Live Oak Master Plan.

17.10.130 Off-Street Parking

In the R-L-5 Low-Density Residential zone district, single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter [17.54](#).

According to the Live Oak Master Plan, two parking spaces shall be provided per unit. Spaces are required to be covered and provided within a garage or carport.

The applicant provides a two-car garage for the proposed residence.

17.10.140 Usable Open Space

In the R-L-5 Low-Density Residential zone district, each lot shall provide for a usable open space area of a minimum four hundred (400) square feet that is a minimum fifteen (15) feet wide.

Open space requirements are not addressed in the Live Oak Master Plan.

The applicant provides a 20-feet-by-60-feet (1,200 square feet) open space area in the backyard, which satisfied the requirement of the R-L-5 Low-Density Residential zone district.

17.10.150 Landscaping

In the R-L-5 Low-Density Residential zone district, except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area, or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces. Required landscaping is to be installed within six (6) months after occupancy of the residence and continually maintained.

In accordance with the Live Oak Master Plan, 30% of the lot shall be landscaped. The applicant has submitted landscape plans for the Sterling Oaks subdivision consistent with the requirements of the Live Oak Master Plan.

All requirements of the R-L-5 Low-Density Density Residential zone district and the Live Oak Master Plan are satisfied, with the exception of the street-side side-yard setback requirement, for which a variance is sought.

Reasons for Setbacks

The City requires setbacks between for several reasons:

Safety:

Maintaining setbacks between buildings and uses is important for safety reasons. Having adequate setbacks between structures and uses provides access for the Fire Department to reach fires, in cases of emergency. In this case, the variance is applicable to the street-side side-yard setback area. There is not a concern regarding the separation of uses for Fire Department access.

The residential structure will be setback 15 feet from the lot line abutting Hume Avenue, the setback is a combination of the seven-foot setback and an eight-foot landscape easement.

Noise:

Setbacks also are in place to reduce noise impacts. The setback reduction pertains to the street-side lot line, which will not create noise issues. All noise generated from the property would be required to meet the Noise Emission standards prescribed by the General Plan.

Preventing Crowding:

Another reason setbacks are required by the City is to reduce crowding and provide separation between uses and structures.

The reduction of the street-side side-yard setback will not create a crowding issue, since it will not affect the distance between the proposed residential structure and any other nearby structure. Additionally, a block wall will be provided between the residence and the public street, further separating uses.

There is an eight-foot landscape easement with a block wall along the street-side side-yard lot line on Hume Avenue. The block wall and landscape easement will serve to provide significant distance between the residence and the public right-of-way.

Providing Open Space Areas:

Within the City of Hanford, there are requirements for open space – this is generally accommodated in the required setback area. The applicant provides an adequate open-space area in the rear property, which totals 1,200 square feet, which far exceeds the required 400-square-foot open-space requirement for the R-L-5 Low-Density Residential zone district.

Allowing the variance will not have impacts to safety, noise, the prevention of crowding, or providing open space areas.

In accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standard of the Hanford Municipal Code, when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The granting of Variance No. 0006-23 would be consistent with the purpose of the variance process, as the special circumstance applicable to the property pertains to the configuration of the corner lot. Although the has street frontage on two streets, Horizon Circle and Hume Avenue, the site is only accessible through the Horizon Circle frontage, since there is a block wall and landscape lot along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

Multiple variances were previously approved by the Planning Commission for the same request in the Live Oak subdivision Tract 865 on October 26, 2021 – Variance 2021-05 and 2021-06 and July 12, 2022 – Variance 2022-05, -06, and -07

FINDINGS FOR APPROVAL

Variance No. 0006-23

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

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

ANALYSIS: That the special circumstances applicable to the property pertains to the configuration of the corner lot. Although the has street frontage on two streets, Horizon Circle and Hume Avenue, the site is only accessible through the Horizon Circle frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

Additionally, previous variances 2021-05, 2021-06, 2022-04, 2022-06, and 2022-07 were approved in the same master plan for the same request.

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

ANALYSIS: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity in the same zone district. Although the property has frontage on two public streets, since the property only has access through one frontage, Horizon Circle, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback.

Additionally, previous variances 2021-05,2021-06, 2022-04, 2022-06, and 2022-07 were approved in the same master plan for the same request.

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

ANALYSIS: That allowing the reduced street-side side-yard setback will not create a safety hazard. The residential structure will be setback 15 feet from the lot line adjoining Hume Avenue, the setback is a combination of an eight-foot landscape easement and a seven-foot setback. The various departments reviewed the proposal and conditioned the project, accordingly.

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

ANALYSIS: That typical R-L-5 Low-Density Residential lots do not share the configuration unique to this lot. Although the property has street frontage on two public streets, since the property only has access through one frontage, Horizon Court, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback. Since the property is not accessible through the Hume Avenue frontage, the street-side side-yard setbacks are not necessary.

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

ANALYSIS: That the variance applies to the street-side side-yard setback area for a single-family residence. The use of a single-family residence is a permitted use in the R-L-5 Low-Density Residential zone district.

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

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property pertains to the configuration of the lot. Although the property has street frontage on two streets, Horizon Circle and Hume Avenue, the site is only accessible through the Horizon Circle frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

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

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Residential Land Use Designations Goal L8, which aims to provide a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options.

PUBLIC COMMENTS

A Notice of Public Hearing for the project was noticed in the local newspaper on July 14, 2023 and mailed to property owners within 300 feet of the project site on July 13, 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 15303, New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-18, approving Variance No. 0006-23.

Applicant/Owner:

Stephanie Morgan
Century Communities
7330 N Palm Ave
Fresno, CA 93711

ATTACHMENTS:

1. Resolution 2023-18
2. Attachment 1 - Plot Plan
3. Attachment 2 - Live Oak Master Plan Low-Density Standards
4. Attachment 3 - Notice of Exemption

RESOLUTION NO. 2023-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING VARIANCE NO. 0006-23, A REQUEST TO DEVIATE FROM THE STANDARDS OF THE HANFORD MUNICIPAL CODE SECTION 17.10.070 E, IN ORDER TO REDUCE THE STREET-SIDE SETBACK FOR AN IRREGULAR CORNER LOT IN THE R-L-5 LOW-DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 1450 S. HORIZON CIRCLE (APN 011-054-037).

At a regular meeting of the City of Hanford Planning Commission duly called and held on July 25, 2023 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Variance No. 0006-23, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential 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 at 1450 S. Horizon Circle (APN 011-054-037). The subject site is lot 37 of Tract 902; and

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

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

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

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

ANALYSIS: That the special circumstances applicable to the property pertains to the configuration of the corner lot. Although the has street frontage on two streets, Horizon Circle and Hume Avenue, the site is only accessible through the Horizon Circle frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

Additionally, previous variances 2021-05 and 2021-06 were approved in the same subdivision for the same request.

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

ANALYSIS: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity in the same zone district. Although the property has frontage on two public streets, since the property only has access through one frontage, Horizon Circle, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback.

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

ANALYSIS: That allowing the reduced street-side side-yard setback will not create a safety hazard. The residential structure will be setback 15 feet from the sidewalk adjoining Hume Avenue, the setback is a combination of an eight-foot landscape easement and a seven-foot setback. The various departments reviewed the proposal and conditioned the project, accordingly.

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

ANALYSIS: That typical R-L-5 Low-Density Residential lots do not share the configuration unique to this lot. Although the property has street frontage on two public streets, since the property only has access through one frontage, Horizon Circle, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback. Since the property is not accessible through the Hume Avenue frontage, the street-side side-yard setbacks are not necessary.

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

ANALYSIS: That the variance applies to the street-side side-yard setback area for a single-family residence. The use of a single-family residence is a permitted use in the R-L-5 Low-Density Residential zone district.

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

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property pertains to the configuration of the lot. Although the property has street frontage on two streets, Horizon Circle and Hume Avenue, the site is only accessible through the Horizon Circle frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

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

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Residential Land Use Designations Goal L8, which aims to provide a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options.

THEREFORE, BE IT RESOLVED that Variance No. 0006-23 be approved, subject to the conditions of approval, below:

1. That the subject site be developed, as shown in Exhibit A – RBP23-1096
2. That all development shall conform to the standards of the Hanford Municipal Code, except where modified by the Live Oak Master Plan Design Standards and this resolution.

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 25th day of July 2023.

Jason Waters, Secretary

RBP23-1096

DATE: _____

PERMIT NO. _____

317 N Douty St, Hanford CA 93230

Phone: (559)585-2581

(To be assigned by Building Division)
www.cityofhanfordca.com**PROJECT INFORMATION** Live Oak - Tract 902**SITE ADDRESS** 1450 South Horizon Circle

Lot 37

NOTE: A Plan Check Deposit will be required at the time this application is submitted. The deposit will be credited to the actual permit fee.**TYPE OF PROJECT** New Construction**ASSESSORS PARCEL NO.****VALUATION:** \$471,796.68**BLDG AREA:** 2617 (SF)**OCCUPANCY TYPE:** Single Family**UNDERGROUND FIRE LINE:** (LF)**GARAGE AREA:** 454 (SF)**CONSTRUCTION TYPE:** New Building**APPLICANT INFORMATION****NAME** Century Communities, Inc.**PHONE** 559.226.9729**ADDRESS** 7330 N. Palm Ave. Suite 106**CELL PH.** 559.500.9008**CITY** Fresno**STATE** CA**ZIP** 93711**FAX****CONTACT** Stephanie Morgan**E-MAIL** Stephanie.Morgan@CenturyCommunities.com****** APPLICANT SIGNATURE****PROPERTY OWNER INFORMATION****NAME** Century Communities, Inc.**PHONE** 559.226.9729**ADDRESS** 7330 N. Palm Ave. Suite 106**CELL PH.** 559.500.9008**CITY** Fresno**STATE** CA**ZIP** 93711**FAX****CONTACT** Stephanie Morgan**E-MAIL** Stephanie.Morgan@CenturyCommunities.com**CONTRACTOR INFORMATION****NAME** Benchmark Communities LLC**PHONE** 559.439.4464**ADDRESS** 7330 N. Palm Ave. Suite 106**CELL PH.** 559.500.9008**CITY** Fresno**STATE** CA**ZIP** 93711**FAX****CONTACT** Stephanie Morgan**E-MAIL** Stephanie.Morgan@CenturyCommunities.com**CONTRACTOR LICENSE NO.** 971581**CLASS** B**EXPIRE** 3.31.24**CITY BUSINESS LICENSE NO.** 6962**EXPIRE** 12.31.23**ARCHITECT INFORMATION****NAME** Jeffrey Demure & Associates**PHONE** 916-783-3700**ADDRESS** 5905 Granite Lake Drive**CELL PH.****CITY** Granite Bay**STATE** CA**ZIP** 95746**FAX****CONTACT** Scott McQuay**E-MAIL** smcquay@jdaarch.com**DESIGNER INFORMATION****NAME** N/A**PHONE****ADDRESS****CELL PH.****CITY****STATE****ZIP****FAX****CONTACT****E-MAIL****ENGINEER INFORMATION****NAME** Krazen & Associates**PHONE** 559.348.2200**ADDRESS** 215 W. Dakota Ave.**CELL PH.****CITY** Fresno**STATE** CA**ZIP** 93612**FAX****CONTACT** David Jarosz**E-MAIL** davejarosz@krazen.com

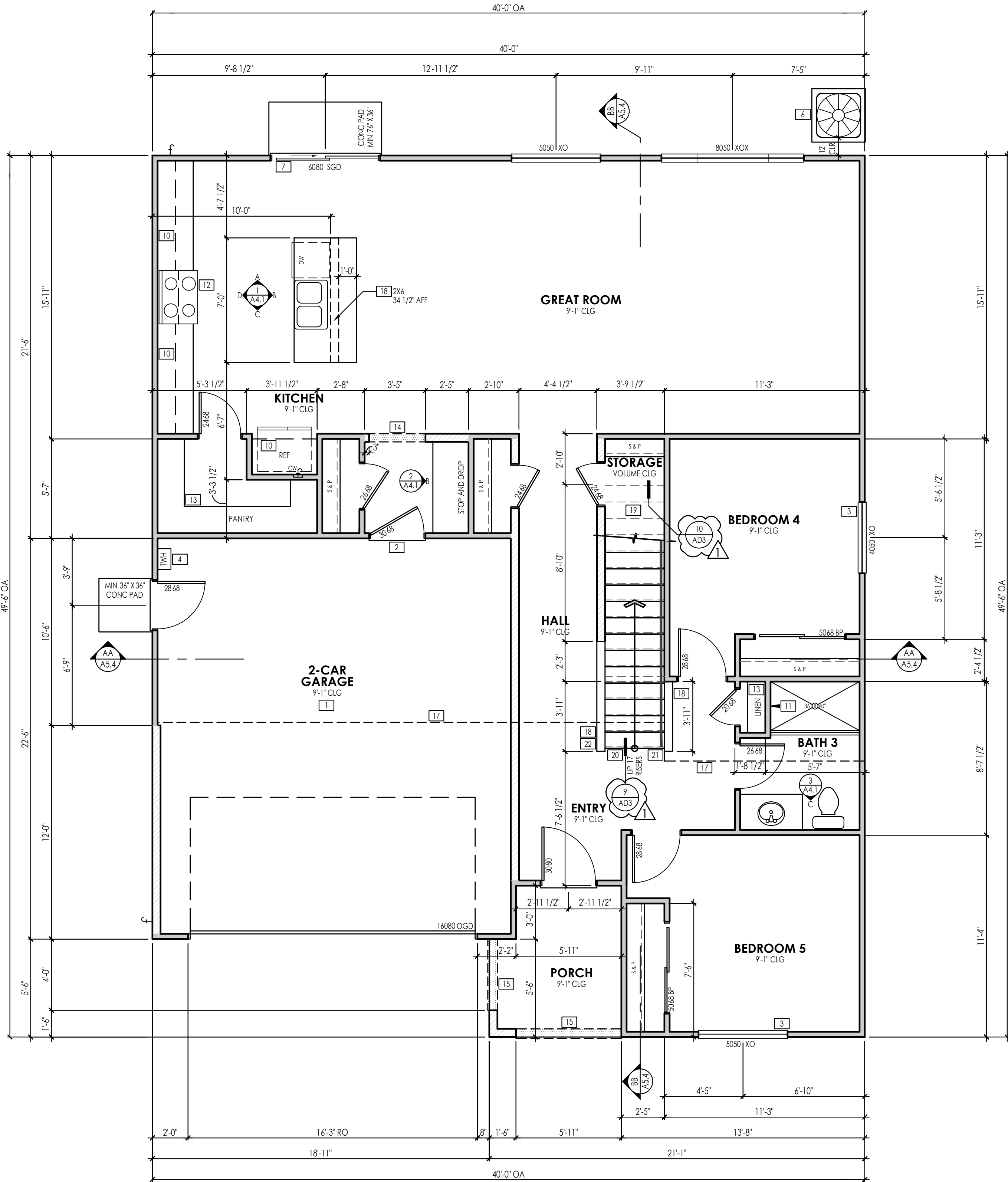
APPROVED

THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND NO CHANGES OR ALTERATIONS SHALL BE MADE EXCEPT BY THE BUILDING DIVISION.

THE STAMPING OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW. "REVIEWED FOR CODE COMPLIANCE."

BY: CHRYSTINA ARMS

07/26/2022



ELEVATIONS "A" & "B"
FIRST FLOOR PLAN

1/4" = 1'-0"

These plans and documents have been reviewed for compliance with the applicable codes requirements of the jurisdiction. The stamping of these plans shall not be held to permit or be an approval of any violation of applicable codes and standards nor relieve the owner, design professional of record or contractor of compliance with applicable codes and standards

ROD CARSEY CONSULTING & PLAN CHECK SERVICE

Sheet Notes:

- FIRE BLOCKING SHALL BE PROVIDED IN ALL CONCEALED SPACES. [CRC SECTION R302.11]
- ALL DIAGONAL WALLS TO BE 45 DEGREES (UNO)
- WINDOW "HEAD" HEIGHTS:
 - 1ST FLOOR = 8'-0" AFF (UNO)
 - 2ND FLOOR = 7'-6" AFF (UNO)
 - DOOR HEIGHTS AS NOTED ON FLOOR PLANS
- ALL DOORS TO BE CENTERED WITHIN ADJACENT WALLS, OR DOOR JAMB TO BE FRAMED AT 3' UNLESS OTHERWISE DIMENSIONED
- PROVIDE BACKING FOR ALL HARDWARE FIXTURES (TOWEL BARS, ETC.) TOWEL BARS SHALL BE INSTALLED NO HIGHER THAN 48" AFF.
- REFER TO BASE FLOOR PLAN FOR INFORMATION NOT SHOWN ON PARTIAL FLOOR PLANS. HATCHED WALLS ON PARTIAL FLOOR PLANS INDICATE FRAMING CHANGES FROM BASE FLOOR PLAN
- ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CALKED, GASKET, WEATHER STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. [CENC SECTION 110.7]

Floor Plan Keynotes:

- DWELLING/GARAGE FIRE SEPARATION: ALL SURFACES SHALL BE PROTECTED WITH MINIMUM ONE (1) LAYER 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. ALL HORIZONTAL SURFACES WITH HABITABLE SPACE ABOVE SHALL BE PROTECTED WITH MINIMUM ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD APPLIED TO THE GARAGE SIDE. [CRC SECTION R302.6 & TABLE R302.6.]
- OPENING PROTECTION: WHERE THE RESIDENCE AND PRIVATE GARAGE ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM, DOOR OPENINGS BETWEEN THE HOUSE AND THE GARAGE NEED ONLY BE SELF-CLOSING AND SELF-LATCHING. [CRC SECTION R302.5.1 EXCEPTION]
- EMERGENCY ESCAPE AND RESCUE OPENINGS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE (1) OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY OPENING SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR AND A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". [CRC SECTION R310.2] WINDOWS USED FOR EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
- TANKLESS WATER HEATER: SPEC PER ENERGY CALCULATIONS.
- ATTIC ACCESS: PROVIDE A MINIMUM 22"x30" OPENING OR LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT. [CRC SECTION R807.1 & CMC SECTION 304.4] LOCATION APPROXIMATE. VERIFY/COORDINATE WITH TRUSS LAYOUT/WHEN ACCESS PANEL TO BE WEATHER-STRIPPED AND HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS EQUIVALENT TO THE SURROUNDING AREA REQUIREMENTS, [SECTION 150 OF CALIFORNIA ENERGY CODE] WHEN ATTIC ACCESS IS LOCATED IN THE GARAGE, USE PRE FABRICATED ACCESS DOOR (SPEC CENDREX PFU OR EQUIVALENT), INSTALL PER MFR SPEC.
- A/C CONDENSER: PROVIDE MINIMUM 30"x30" CONCRETE PAD, MINIMUM 3" ABOVE GRADE. LOCATE PER PLOT PLAN.
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Floor Area	
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TOTAL LIVING AREA:	2617 SQ. FT.
OTHER AREAS:	
GARAGE:	454 SQ. FT.
COVERED PORCH:	59 SQ. FT.

JDA

JEFFREY DEMURE • ASSOCIATES
ARCHITECTS PLANNERS
5905 GRANITE LAKE DRIVE, SUITE 140
GRANITE BAY, CA 95746
P: 916.783.3700 | WWW.JDAARCH.COM

LICENSED ARCHITECT
JEFFREY DEMURE
0426832
DATE OF EXPIRATION
07/26/2022
RENEWAL
DATE
STATE OF CALIFORNIA

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CENTURY
COMMUNITIES
7815 N. PALM
FRESNO, CA 93711
(559) 439-4411

RBP23-1096

LIVE OAK
CITY OF HANFORD, CALIFORNIA

JD+A PROJECT NUMBER: 22044 | DATE: 07-25-2022

SHEET REVISIONS		
#	DATE	COMMENT
	05.26.22	INITIAL SUBMITTAL
Δ	06.22.22	1ST PLAN CHECK RESPONSE

PLAN 2617
FIRST FLOOR
PLAN

A3.1
PERMIT SET

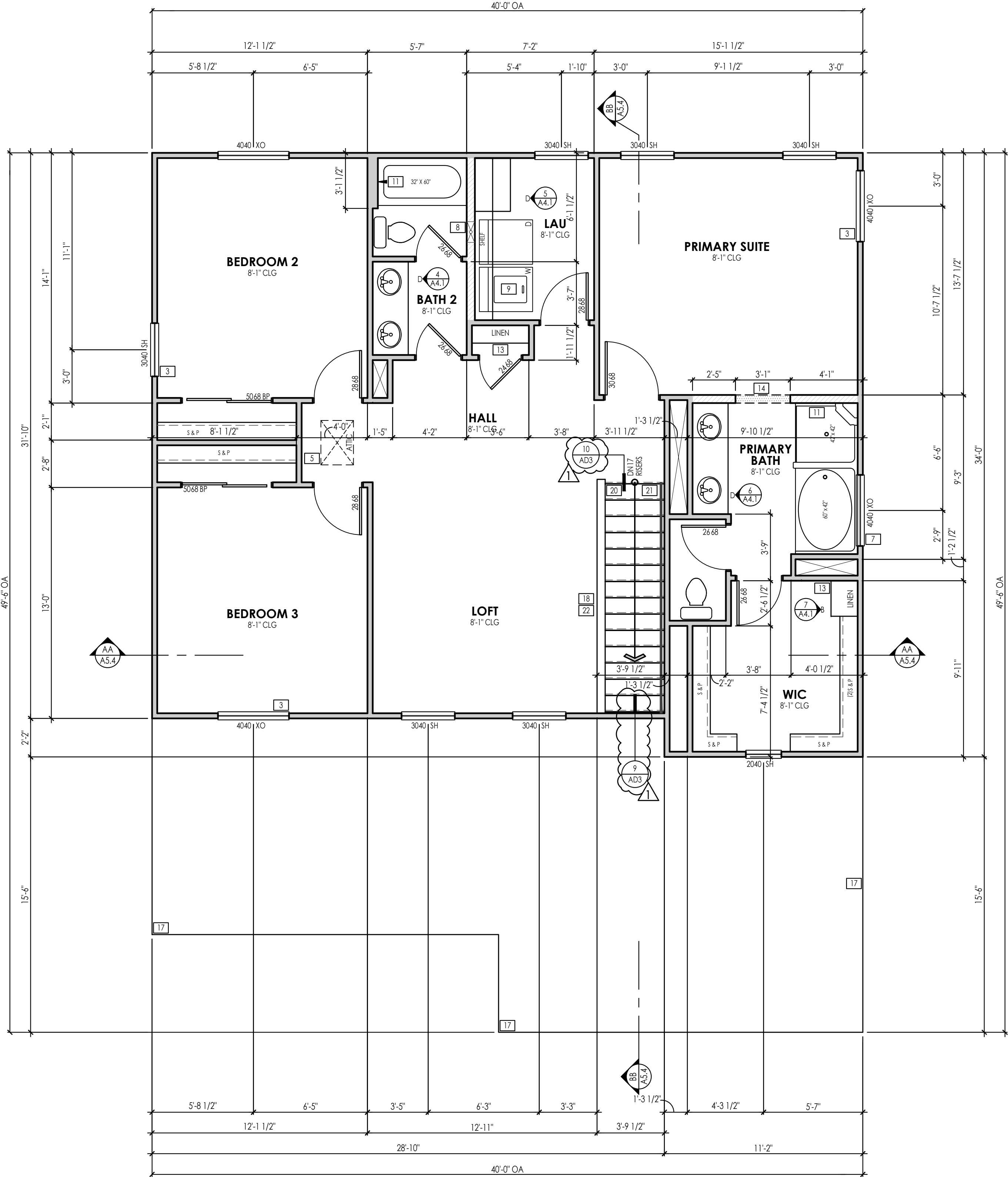
APPROVED

THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND NO CHANGES OR ALTERATIONS SHALL BE MADE EXCEPT BY THE BUILDING DIVISION.

THE STAMPING OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW. "REVIEWED FOR CODE COMPLIANCE."

BY: CHRYSTINA ARMS

07/26/2022



ALL ELEVATIONS
SECOND FLOOR PLAN

1/4" = 1'-0"

These plans and documents have been reviewed for compliance with the applicable codes requirements of the jurisdiction. The stamping of these plans shall not be held to permit or be an approval of any violation of applicable codes and standards nor relieve the owner, design professional of record or contractor of compliance with applicable codes and standards

ROD CARSEY CONSULTING & PLAN CHECK SERVICE

Sheet Notes:

- FIRE BLOCKING SHALL BE PROVIDED IN ALL CONCEALED SPACES. [CRC SECTION R302.1.1]
- ALL DIAGONAL WALLS TO BE 45 DEGREES (UNO)
- WINDOW "HEAD" HEIGHTS:
 - 1ST FLOOR = 8'-0" AFF (UNO)
 - 2ND FLOOR = 7'-6" AFF (UNO)
 - DOOR HEIGHTS AS NOTED ON FLOOR PLANS
- ALL DOORS TO BE CENTERED WITHIN ADJACENT WALLS, OR DOOR JAMB TO BE FRAMED AT 3' UNLESS OTHERWISE DIMENSIONED
- PROVIDE BACKING FOR ALL HARDWARE FIXTURES (TOWEL BARS, ETC.) TOWEL BARS SHALL BE INSTALLED NO HIGHER THAN 48" AFF.
- REFER TO BASE FLOOR PLAN FOR INFORMATION NOT SHOWN ON PARTIAL FLOOR PLANS. HATCHED WALLS ON PARTIAL FLOOR PLANS INDICATE FRAMING CHANGES FROM BASE FLOOR PLAN
- ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CALKED, GASKET, WEATHER STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. [CNC SECTION 110.7]

Floor Plan Keynotes:

- DWELLING/GARAGE FIRE SEPARATION: ALL SURFACES SHALL BE PROTECTED WITH MINIMUM ONE (1) LAYER 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. ALL HORIZONTAL SURFACES WITH HABITABLE SPACE ABOVE SHALL BE PROTECTED WITH MINIMUM ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD APPLIED TO THE GARAGE SIDE. [CRC SECTION R302.6 & TABLE R302.6.1]
- OPENING PROTECTION: WHERE THE RESIDENCE AND PRIVATE GARAGE ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM, DOOR OPENINGS BETWEEN THE HOUSE AND THE GARAGE NEED ONLY BE SELF-CLOSING AND SELF-LATCHING. [CRC SECTION R302.5.1 EXCEPTION]
- EMERGENCY ESCAPE AND RESCUE OPENINGS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE (1) OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY OPENING SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR AND A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". [CRC SECTION R310.2] WINDOWS USED FOR EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
- TANKLESS WATER HEATER: SPEC PER ENERGY CALCULATIONS.
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BP23-1096

SHEET REVISIONS		
#	DATE	COMMENT
	05.26.22	INITIAL SUBMITTAL
Δ	06.22.22	1ST PLAN CHECK RESPONSE

PLAN 2617
SECOND FLOOR
PLAN

A3.2

PERMIT SET

LEGEND:

PL	Property Line
PUE	Public Utility Easement
LE	Landscape Easement
SWE	Sidewalk Easement
CI	Curb Inlet
DW	Driveway
SB	Building Setback
SS	Sewer Lateral
W	Water Lateral
●	Property Corner
●	Fire Hydrant
●	Curb Inlet
●	Streetlight
●	Wood Fence
●	Block Wall
●	Concrete
▲	Electric Transformer
■	Electric Splice Box
■	Phone Splice Box
■	Cable TV Box

QUANTITIES:

WOOD FENCE
118 L.F.

PRIVATE WALK
34 S.F.

DRIVEWAY
480 S.F.

PUBLIC SIDEWALK
410 S.F.

NOTE: Quantities are approximate and are based on linework from approved plans. Final quantities may differ due to field adjustments at the time of construction.

Note to buyer: Please visit home site to verify the location of any utility structures which may or may not be shown on this Plot Plan.

In accordance with Section 17.10.070 E, the side building setback area shall be ten feet from a street-side property line. In accordance with Section 17.10.070 F, where there is a landscape easement with a wall or fence on the street-side of the lot, the side yard setback area shall be measured from the easement area, instead of the side lot line.

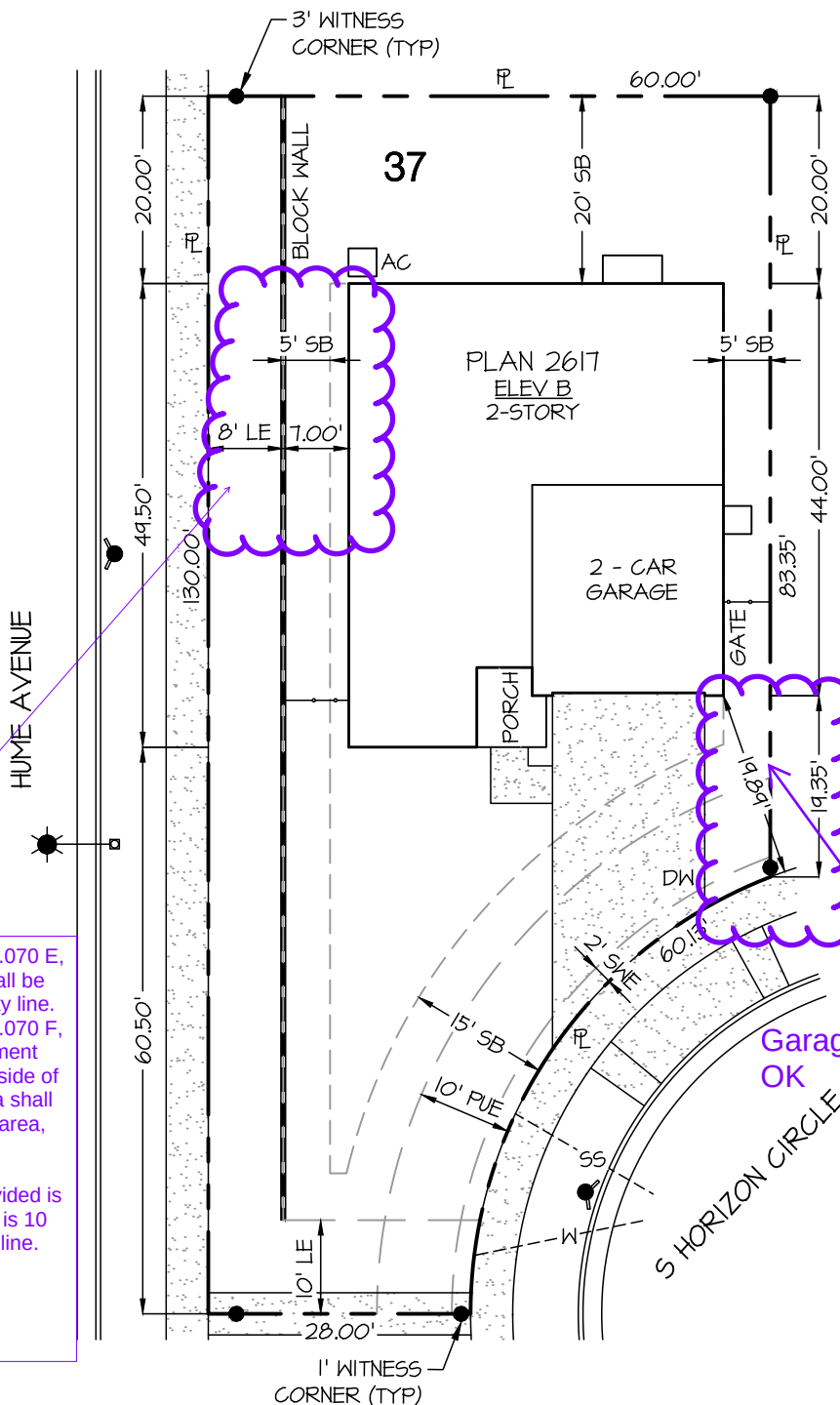
The street-side setback area provided is insufficient. The required setback is 10 feet, measured from the property line. The provided setback is 7 feet.

PLEASE NOTE: Certain site features may not be included in drawing. Plot map may not note any or all existing easements. Refer to title report for further disclosure. Placement of house, streetlights, fire hydrants, sidewalks, transformers, etc. are subject to change due to site conditions. Measurements shown are approximate except for minimums required by ordinance. This plot does not reflect as-built conditions which may vary from this plan.

*NOTE TO CONTRACTOR

Please refer to signed and approved improvement plans for any and all details and locations of retaining walls for construction purposes. The finish grading of the lot is designed with a supplemental below-ground pipe and drain installation. Maintenance and preservation of both swale and drainage pipeline is required by homeowner indefinitely to provide adequate lot drainage. Any modification to the drainage system shall be designed by a Licensed Civil Engineer by the State of California.

NOTES: A) All site grading shall comply with the current California Building Code. B) Place fence gate behind meter at garage side, typ. C) Do not place A/C pad in any non-buildable setback areas. D) Dimensions shown do not include roof overhangs.



RBP23-1096

ZONE DISTRICT	Live Oak MP
LOT AREA	6,717 S.F.
BLDG AREA	1,419 S.F.
GARAGE AREA	454 S.F.

All easements, structures, utility lines, underground systems & conditions affecting construction on this parcel must be shown & are the responsibility of the applicant. The issuance of a permit does not grant to any person the right to violate City or State Law.

Issuance of the building permit does not constitute approval of paving, concrete curbs, gutters, sidewalks & driveway approaches in street or alley right-of-way adjacent to the property. Separate permits are required for such work per applicable City standards. Issuance of a Certificate of Occupancy for the building is dependent upon prior satisfactory completion of required pavement and concrete work.

Garage doors at 20'; OK



1" = 20'



OK PROJECT No. 210134.02
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DRAWN : 17 April 2023 KK

2617 B

PLOT PLAN

ADDRESS : 1450 SOUTH HORIZON CIRCLE

LOT 37

LIVE OAK NORTH ~ TRACT 902

HANFORD, CA

SALES CONTACT: _____

BUYER SIGNATURE : _____

APPROVAL DATE : _____

CENTURY COMMUNITIES

7330 N. Palm Ave., Suite 106 Phone: (559) 439-4464
Fresno, CA 93711

LEGEND:

PL	Property Line
PUE	Public Utility Easement
LE	Landscape Easement
SWE	Sidewalk Easement
CI	Curb Inlet
DW	Driveway
SB	Building Setback
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●	Curb Inlet
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PUBLIC SIDEWALK
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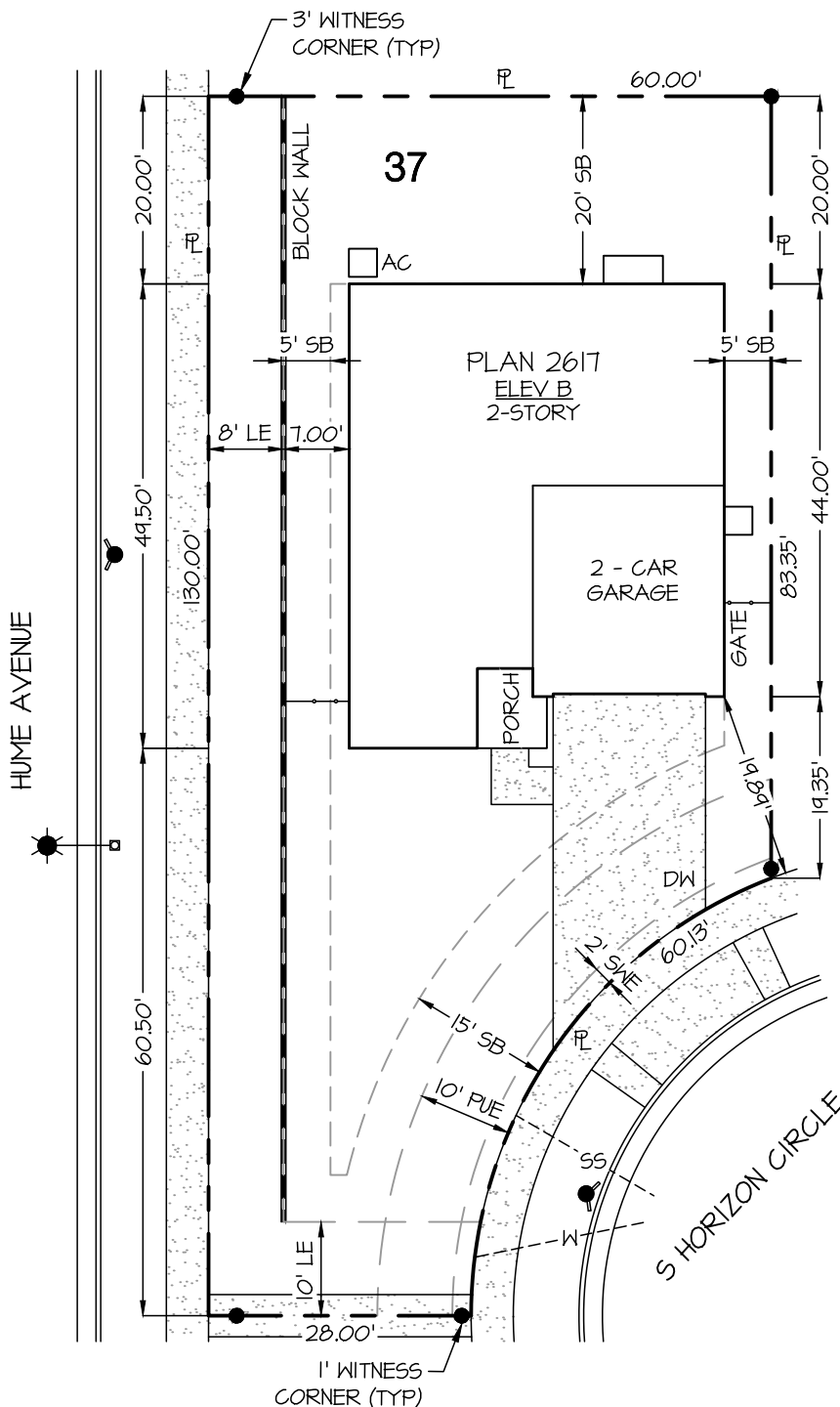
Note to buyer: Please visit home site to verify the location of any utility structures which may or may not be shown on this Plot Plan.

PLEASE NOTE: Certain site features may not be included in drawing. Plot map may not note any or all existing easements. Refer to title report for further disclosure. Placement of house, streetlights, fire hydrants, sidewalk, transformers, etc. are subject to change due to site conditions. Measurements shown are approximate except for minimums required by ordinance. This plot does not reflect as-built conditions which may vary from this plan.

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ZONE DISTRICT
Live Oak MP

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DRAWN : 17 April 2023 KK

2617 B

PLOT PLAN

ADDRESS : 1450 SOUTH HORIZON CIRCLE



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UNAUTHORIZED USE PROHIBITED.

LOT 37

LIVE OAK NORTH ~ TRACT 902

HANFORD, CA

SALES CONTACT: _____

BUYER SIGNATURE : _____

APPROVAL DATE : _____

CENTURY COMMUNITIES

7330 N. Palm Ave., Suite 106 Phone: (559) 439-4464
Fresno, CA 93711

Chapter 3

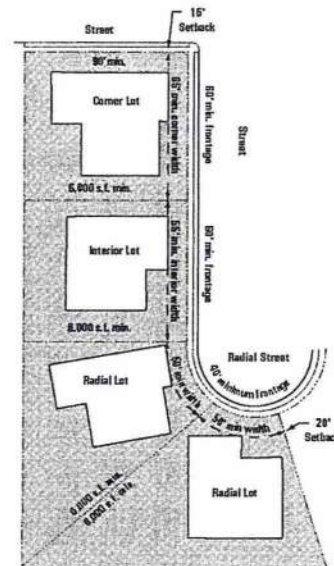
DM
8/11/14

Table 3.3 Low Density Residential (LD) Standards

Land Use	Low Density Residential
Base Zone District	R-1-6 R-L-5
Density Range	3-9 Dwelling units/gross acre 2-10 Dwelling units/gross acre
Permitted Use	HMC Section 17-18-020 17.10
Administrative Approval	HMC Section 17-18-030 17.10
Conditional Uses	HMC Section 17-18-040 17.10

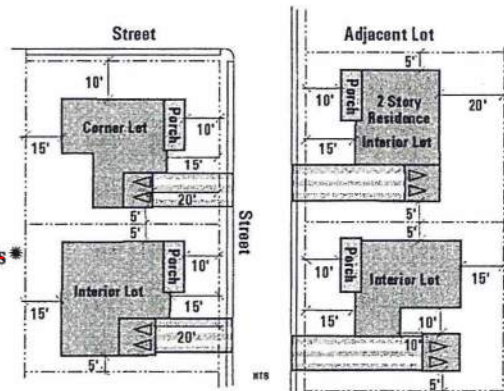
Lot Configuration

Lot Area	5,000 6,000 square feet minimum
Width	
Interior Lot	55 feet minimum (Measured at front yard setback)
Corner Lot	65 feet minimum (Measured at front yard setback)
Radial Lot	50 feet minimum (Measured at front yard setback)
Depth	90 feet minimum
Frontage	55 feet minimum (local streets) (Measure at the edge of ROW) 40 feet minimum (radial streets) (Measure at the edge of ROW)
Lot Coverage	40% maximum
Landscaping	30% of lot minimum



Setbacks

Front Yard	
Covered Porch	10 feet minimum
Living Space	15 feet minimum
Garage	20 feet minimum
Side Yard	
Interior	5 feet minimum
Corner (Street Side)	10 feet minimum
Corner (Street Side)	15 feet minimum at collector streets *
Garage (Side Entry)	20 feet minimum
Covered Porch	10 feet minimum
Rear Yard (one-story)	15 feet minimum
Multi-Story	5 feet additional per story



Accessory Structures 5 feet from rear or side property line
(When located in the rear yard)

Distance Between Buildings 10 feet minimum , or allowed per the Building Code

LIVE OAK
master plan

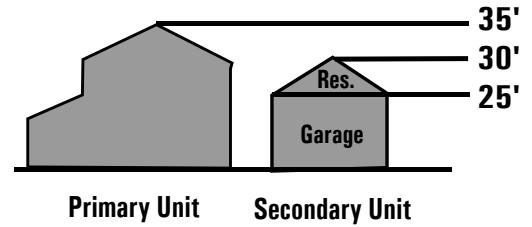
* Collector Streets are as defined by City of Hanford Municipal Code

Public Review Draft

Building Heights

Primary Unit
Accessory Structure
With Res. Unit

Measured from finished floor elevation
35 feet maximum
25 feet maximum
30 feet maximum



Off Street Parking

Parking Requirement 2 spaces/unit minimum (4 spaces/unit if no street driveway access)
(Minimum two covered spaces within a garage or carport)

Garages

Refer also to Section 3.3.6

~~Coverage 50% maximum of first floor front elevation~~

Front Loaded Garage

Front Yard Setback 20 feet minimum
Corner Side Yard Setback 20 feet minimum

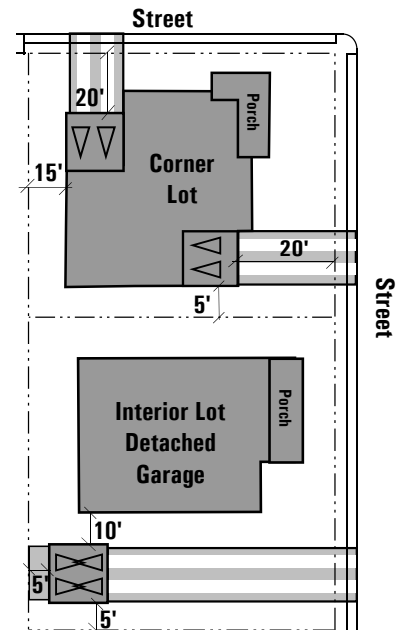
Detached Garage

Side Yard (Interior) 5 feet minimum
Side Yard (Street side) 20 feet minimum

Rear Yard

5 feet minimum
(setback a min. of 15' from alley centerline)

Note: When alley is available, no front loaded garage is allowed. (Refer to Residential policy F. and Garage Design Guidelines E.)



Porches

Refer also to Section 3.3.7

Requirement

60% of all units

Fencing and Walls

Refer also to Section 3.3.8

Within Setbacks

Front and Side Yard

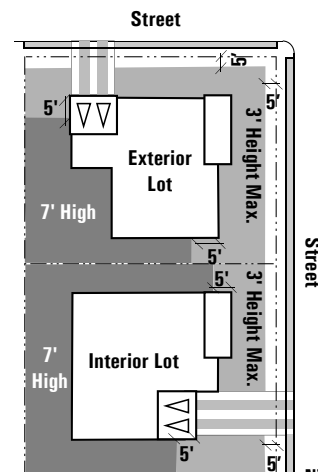
3 feet maximum height (Must be 5' minimum behind property line and a minimum of 50% transparent)
7* feet maximum height

Rear and Side Yard

(Along rear and side property line when setback a minimum of 5' behind leading edge of house)
7* feet maximum height

Along Alley

(Along rear property, setback 3 feet minimum from alley Right of Way.)



*As per city standards.

Notice of Exemption 2023-84

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

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

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

Project Title: Variance No. 2023-06

Project Location – 1450 S. Horizon Circle; APN 011-054-037

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

Description of Nature, Purpose and Beneficiaries of Project: **Variance No. 2023-06**, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district within the Live Oak North Subdivision

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

Name of Person or Agency Carrying Out Project: Stephanie Morgan – Century Homes

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: 15303 New Construction and Conversion of Small Structures
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to 15303 New Construction or Conversion of Small Structures of California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt from future environmental review. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The proposed project will not result in cumulative impacts of successive projects of the same type in the same place, is not located within or near a scenic highway, road, or corridor, is not located on a hazardous waste site, and does not involve any change to a historical resource.

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

Signature: _____ Date: July 25, 2023 Title: Senior Planner

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



AGENDA STAFF REPORT

MEETING DATE: 7/25/2023

AGENDA SECTION: PUBLIC HEARING

SUBJECT:

Variance No. 0007-23: A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district from 10 feet to seven feet. The project is located at 1471 S. Orbit Circle (APN 011-054-042).

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-1, approving Variance No. 0007-23.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2023-19, approving Variance No. 000-23.

PROJECT DESCRIPTION

The project is a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for a single-family home on an irregular corner lot in the R-L-5 Low-Density Residential zone district.

In accordance with Section 17.10.070 E, the side building setback area shall be ten feet from a street-side property line. In accordance with Section 17.10.070 F, where there is a landscape easement with a wall or fence on the street-side of the lot, the side yard setback area shall be measured from the easement area, instead of the side lot line.

RBP23-1340

The applicant submitted building permit RBP23-1340 for the development of the subject site as a four-bedroom, two-story, single-family residence in Tract 902, Live Oak North. RBP23-1340 is attached, **Attachment 1**.

The street-side setback area provided is insufficient. The required setback is 10 feet, measured from the property line. The provided setback is seven feet.

Project Location

The project is located at 1471 S. Orbit Circle in Tract 902, within Live Oak North, which is a tract within the Live Oak Master Planned Community. The subject lot is shown, outlined in red, below.

Figure 1: Lot Location (shown in red)

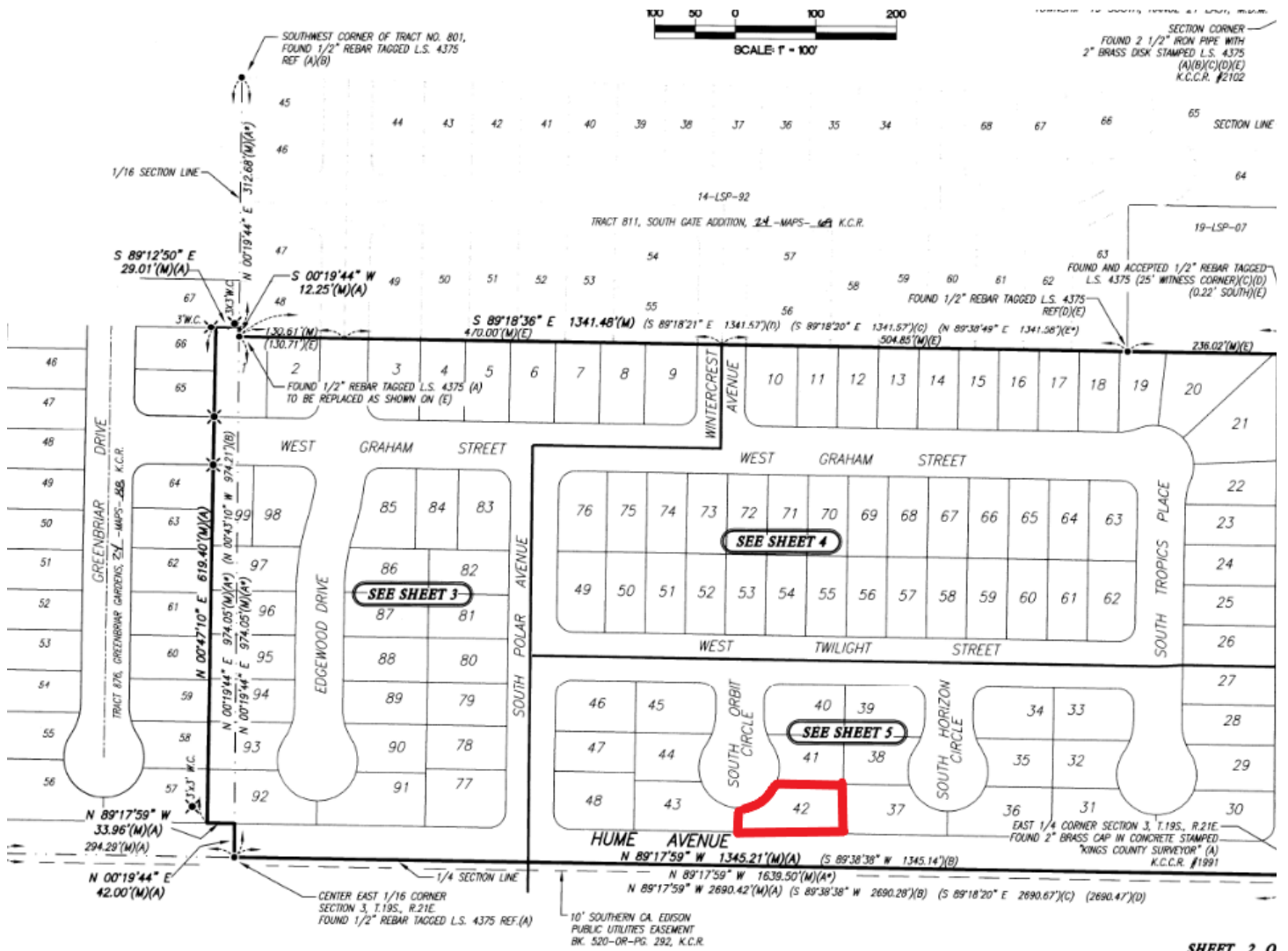
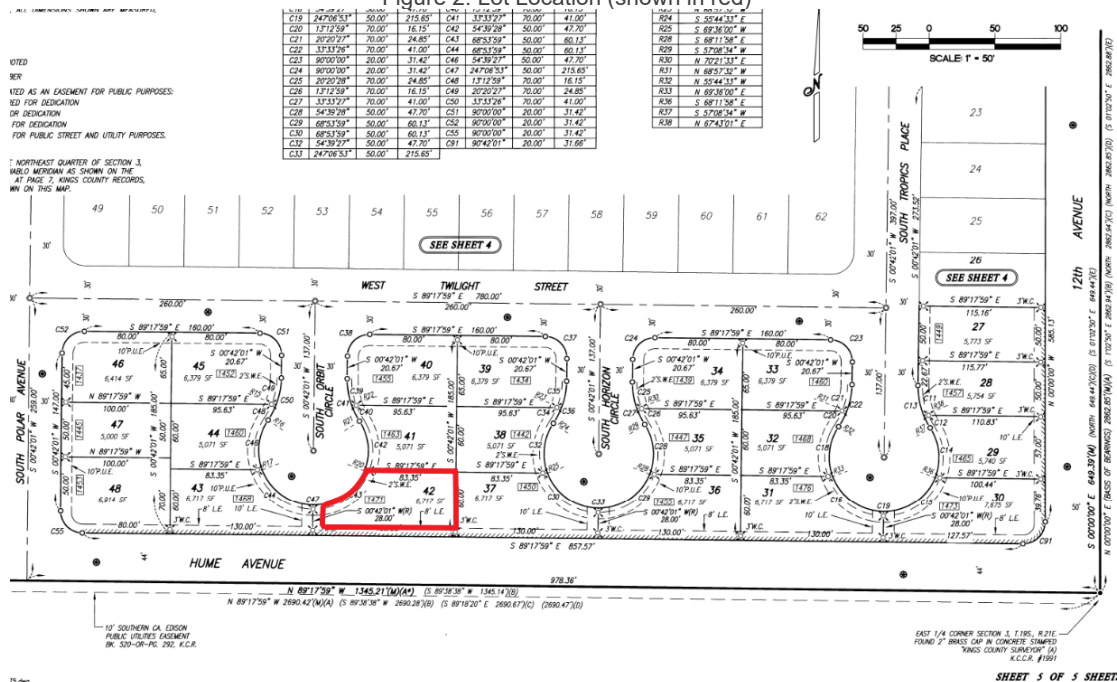


Figure 2: Lot Location (shown in red)



The General Plan designates the property as Low-Density Residential (see Figure 3, below). The property is zoned R-L-5 Low-Density

Residential, which corresponds with the General Plan designation (see Figure 4, below).

Figure 3:
General Plan Designation (Property outlined in red)

Low-Density Residential

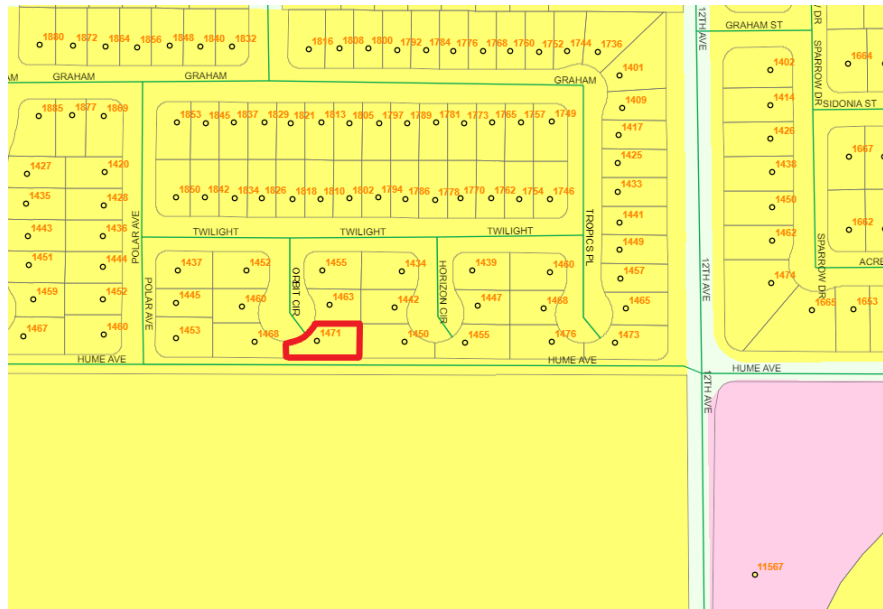
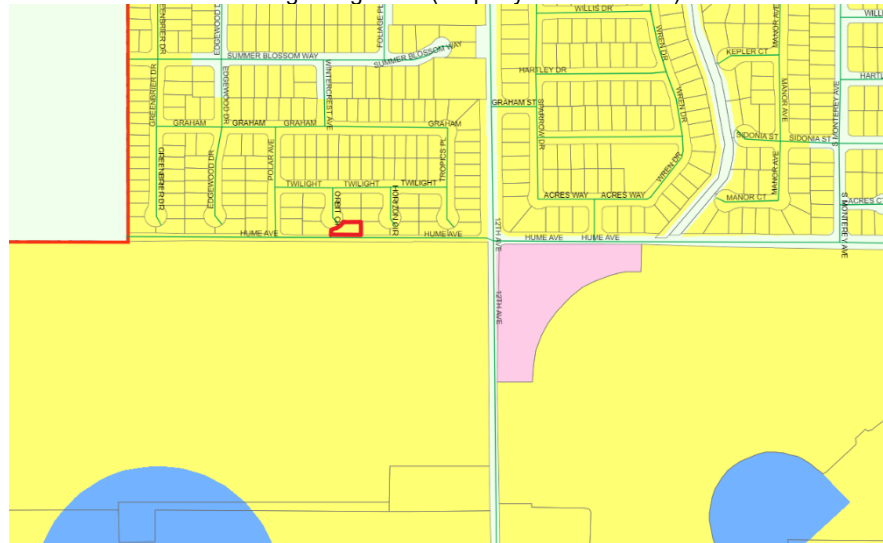


Figure 4:
Zoning Designation (Property outlined in red)



Entitlement

The applicant submitted building permit RBP23-1340 for development of the site as a single-family residence – **Attachment 1**. The subject site is a single-family residential lot within the Live Oak Master Planned Community, approved under Planned Unit Development No. 2005-04 and Tentative Tract 902.

The Live Oak Master Plan contains varying development standards (see **Attachment 2**); however, the Master Plan does not allow a deviation from the street-side setback. In accordance with the Master Plan, the street-side setback on a corner lot shall be 10 feet, consistent with the Hanford Municipal Code.

PROJECT EVALUATION

Compliance with Hanford Municipal Code and Live Oak Master Plan

Building Permit RBP23-1340 was reviewed for conformance with the standards of the Live Oak Development Master Plan and the regulations set forth in Section 17.10 for the Low-Density Residential zone district, where the Master Plan was silent.

The Live Oak Master Plan was approved through Planned Unit Development No. 2005-04 and supersedes the regulations of the Hanford Municipal Code.

17.10.030 Lot Area

The minimum lot area in the R-L-5 Low-Density Residential zone district and in the Live Oak Master Plan shall be 5,000 square feet.

The subject property is 6,717 which satisfies the minimum lot area requirement for the R-L-5 Low-Density Residential zone district and the Live Oak Master Plan.

17.10.040 Lot Dimensions

In the R-L-5 Low Density Residential zone district, lot dimensions shall be as follows:

Lot frontage: 40 feet
Lot width: 50 feet for interior lots and 60 feet for corner lots
Lot depth: 90 feet

In accordance with the Live Oak Master Plan, lot dimensions shall be as follows:

Lot Frontage: 55 feet minimum (local streets)
40 feet minimum (radial streets)
Lot Width: 65 feet minimum for a corner lot (measured at front yard setback)
50 feet minimum for a radial lot (measured at front yard setback)
Depth: 90 feet

The lot's radial frontage is 60.13 feet. The lot's width is 60 feet, measured at the front setback. The lot's depth is 130 feet. The lot satisfies the standards for the R-L-5 Low-Density Residential zone district and the Live Oak Master Plan.

17.10.050 Dwelling Units Per Lot

Dwelling units per lot are not addressed in the Live Oak Master Plan, therefore, the regulations of the R-L-5 Low-Density Residential zone district would apply. In the R-L-5 Low-Density Residential zone district, not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit in accordance with Section [17.60.030](#).

The applicant proposes one single-family residential unit for the project site.

17.10.060 Coverage

Coverage is not limited in the Live Oak Master Plan; therefore, the regulations of the R-L-5 Low-Density Residential zone district would apply. 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 building permit review process. A deviation from the required street-side setback is requested and can be supported, as demonstrated in the findings below.

17.10.070 Building Setback Area

In the R-L-5 Low Density Residential zone district, building setbacks shall be as follows:

Front Yard:	Livable	15 feet
	Garage	20 feet
Rear Yard:	One-Story	15 feet; 20 feet where there is a landscape easement
	Two-Story	25 feet; 30 feet where there is a landscape easement
Side Yard:	Interior	5 feet
	Street-Side	10 feet*

**Where there is a landscape easement with a wall or fence on the street-side of the lot, the side yard setback area shall be measured from the easement area instead of the side lot line.*

In this case, the property line is coterminous with the inside of the landscape lot.

In accordance with the Live Oak Master Plan, building setbacks shall be as follows:

Front Yard:	Porch	10 feet
	Livable	15 feet
	Garage	20 feet
Rear Yard:	One-Story	15 feet
	Multi-Story	5 feet additional per story

Side Yard:	Interior	5 feet
	Street-Side	10 feet
	Garage	20 feet (side entry)
	Porch	10 feet

Front-Yard Setback:

The proposed residence's garage is setback 22 feet and seven & ¼ inch from the front property line. The livable space is setback approximately 43 feet and one & ¼ inches from the closest point of the residence to the front property line. This satisfies the required front-yard setback for the garage and livable space of the Live Oak Master Plan and R-L-5 Low-Density Residential standards.

Rear-Yard Setback:

The proposed residence is setback 20 feet from the rear property line. The two-story structure does not satisfy the 25-foot required setback for the Hanford Municipal Code, however reduced setbacks in the Live Oak Master Plan have been allowed through Planned Unit Development 2005-04. The two-story structure setback satisfies the 20-foot rear-yard setback permitted through the Live Oak Development Master Plan.

Interior Side-Yard Setback:

The proposed residence is setback 5 feet from the interior side-yard property line. This satisfies the required interior side-yard setback of the Live Oak Master Plan and R-L-5 Low-Density Residential standards.

Street-Side Side-Yard Setback:

Per the requirements of the Live Oak Master Plan and the R-L-5 Low-Density Residential zone district, a 10 foot-side-yard setback shall be provided on the street-side property line. The applicant provides a 15-foot side-yard setback along the landscape easement adjoining Hume Avenue. The applicant seeks a variance to the street-side setback area for the lot line adjoining Hume Avenue. Staff is able to support the variance request, as demonstrated in the variance findings, below.

17.10.080 Distances Between Structures

Per the requirements of the Live Oak Master Plan and the R-L-5 Low-Density Residential zone district, the minimum distance between structures shall be 10 feet, except as provided by the building code. There is only one structure proposed on site. Future structures would be required to meet the provided separation requirements.

17.10.090 Height of Structures

Per the requirements of the Live Oak Master Plan, the maximum building height, measured from finished floor elevation, shall be as follows:

Primary Unit:	35 feet
Accessory Structure:	25 feet
Accessory structure with a Residential Unit:	30 feet

In the R-L-5 Low-Density Residential zone district, the maximum height of structures is 35 feet.

The proposed two-story residence is 18 feet and four & ¾ inches (18' 4 ¾"), measured from the grade to horizontal plate line height of the entry way, which does not exceed the required height of the Live Oak Master Plan or R-L-5 Low-Density Residential zone district.

17.10.100 Driveways

The width of a driveway and any paved area in the R-L-5 Low-Density Residential zone district shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot.

The driveway is 16-feet and three inches wide and is approximately 27% of the width of the lot's street frontage. Therefore, the proposed driveway does not exceed the required driveway standards of the R-L-5 Low-Density residential zone district. Driveway standards are not addressed in the Live Oak Master Plan.

17.10.130 Off-Street Parking

In the R-L-5 Low-Density Residential zone district, single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter [17.54](#).

According to the Live Oak Master Plan, two parking spaces shall be provided per unit. Spaces are required to be covered and provided within a garage or carport.

The applicant provides a two-car garage for the proposed residence.

17.10.140 Usable Open Space

In the R-L-5 Low-Density Residential zone district, each lot shall provide for a usable open space area of a minimum four hundred (400) square feet that is a minimum fifteen (15) feet wide.

Open space requirements are not addressed in the Live Oak Master Plan.

The applicant provides a 20-foot-by-60-foot (1,035 square feet) open space area in the backyard, which satisfied the requirement of the R-L-5 Low-Density Residential zone district.

17.10.150 Landscaping

In the R-L-5 Low-Density Residential zone district, except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area, or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces. Required landscaping is to be installed within six (6) months after occupancy of the residence and continually maintained.

In accordance with the Live Oak Master Plan, 30% of the lot shall be landscaped. The applicant has submitted landscape plans for the Sterling Oaks subdivision consistent with the requirements of the Live Oak Master Plan.

All requirements of the R-L-5 Low-Density Density Residential zone district and the Live Oak Master Plan are satisfied, with the exception of the street-side side-yard setback requirement, for which a variance is sought.

Reasons for Setbacks

The City requires setbacks between for several reasons:

Safety:

Maintaining setbacks between buildings and uses is important for safety reasons. Having adequate setbacks between structures and uses provides access for the Fire Department to reach fires, in cases of emergency. In this case, the variance is applicable to the street-side side-yard setback area. There is not a concern regarding the separation of uses for Fire Department access.

The residential structure will be setback 15 feet from the lot line abutting Hume Avenue, the setback is a combination of the seven-foot setback and an eight-foot landscape easement.[15](#)

Noise:

Setbacks also are in place to reduce noise impacts. The setback reduction pertains to the street-side lot line, which will not create noise issues. All noise generated from the property would be required to meet the Noise Emission standards prescribed by the General Plan.

Preventing Crowding:

Another reason setbacks are required by the City is to reduce crowding and provide separation between uses and structures.

The reduction of the street-side side-yard setback will not create a crowding issue, since it will not affect the distance between the proposed residential structure and any other nearby structure. Additionally, a block wall will be provided between the residence and the public street, further separating uses.

There is an eight-foot landscape easement with a block wall along the street-side side-yard lot line on Hume Avenue. The block wall and landscape easement will serve to provide significant distance between the residence and the public right-of-way.

Providing Open Space Areas:

Within the City of Hanford, there are requirements for open space – this is generally accommodated in the required setback area. The applicant provides an adequate open-space area in the rear property, which totals 1,035 square feet, which far exceeds the required 400-square-foot open-space requirement for the R-L-5 Low-Density Residential zone district.

Allowing the variance will not have impacts to safety, noise, the prevention of crowding, or providing open space areas.

In accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standard of the Hanford Municipal Code, when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The granting of Variance No. 0008-23 would be consistent with the purpose of the variance process, as the special circumstance applicable to the property pertains to the configuration of the corner lot. Although the has street frontage on two streets, Orbit Circle and Hume Avenue, the site is only accessible through the Orbit Circle frontage, since there is a block wall and landscape lot along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

Multiple variances were previously approved by the Planning Commission for the same request in the Live Oak subdivision Tract 865 on October 26, 2021 – Variance 2021-05 and 2021-06 and July 12, 2022 – Variance 2022-04, -06, and -07

FINDINGS FOR APPROVAL

Variance No. 0007-23

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

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

ANALYSIS: That the special circumstances applicable to the property pertains to the configuration of the corner lot. Although the has street frontage on two streets, Orbit Circle and Hume Avenue, the site is only accessible through the Orbit Circle frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

Additionally, previous variances 2021-05, 2021-06, 2022-04, 2022-06, and 2022-07 were approved in the same master plan for the same request.

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

ANALYSIS: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity in the same zone district. Although the property has frontage on two public streets, since the property only has access through one frontage, Orbit Circle, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback. Additionally, previous variances 2021-05, 2021-06, 2022-04, 2022-06, and 2022-07 were approved in the same master plan for the same request.

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

ANALYSIS: That allowing the reduced street-side side-yard setback will not create a safety hazard. The residential structure will be setback 15 feet from the lot line adjoining Hume Avenue, the setback is a combination of an eight-foot landscape easement and a seven-foot setback. The various departments reviewed the proposal and conditioned the project, accordingly.

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

ANALYSIS: That typical R-L-5 Low-Density Residential lots do not share the configuration unique to this lot. Although the property has street frontage on two public streets, since the property only has access through one frontage, Orbit Circle, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback. Since the property is not accessible through the Hume Avenue frontage, the street-side side-yard setbacks are not necessary.

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

ANALYSIS: That the variance applies to the street-side side-yard setback area for a single-family residence. The use of a single-family residence is a permitted use in the R-L-5 Low-Density Residential zone district.

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

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property pertains to the configuration of the lot. Although the property has street frontage on two streets, Orbit Circle and Hume Avenue, the site is only accessible through the Orbit Circle frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

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

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Residential Land Use Designations Goal L8, which aims to provide a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options.

PUBLIC COMMENTS

A Notice of Public Hearing for the project was noticed in the local newspaper on July 14, 2023 and mailed to property owners within 300 feet of the project site on July 13, 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 15303, New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-19, approving Variance No. 0007-23.

Applicant/Owner:
Stephanie Morgan
Century Communities
7330 N Palm Ave
Fresno, CA 93711

ATTACHMENTS:

1. Resolution 2023-20
2. Attachment 1 - Plot Plan
3. Attachment 2 - Live Oak Master Plan Low-Density Standards
4. Attachment 3 - Notice of Exemption

RESOLUTION NO. 2023-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING VARIANCE NO. 0008-23, A REQUEST TO DEVIATE FROM THE STANDARDS OF THE HANFORD MUNICIPAL CODE SECTION 17.10.070 E, IN ORDER TO REDUCE THE STREET-SIDE SETBACK FOR AN IRREGULAR CORNER LOT IN THE R-L-5 LOW-DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 1468 S. ORBIT CIRCLE (APN 011-054-043).

At a regular meeting of the City of Hanford Planning Commission duly called and held on July 25, 2023 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Variance No. 0008-23, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential 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 at 1468 S. Orbit Circle (APN 011-054-043). The subject site is lot 43 of Tract 902; and

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

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

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

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

ANALYSIS: That the special circumstances applicable to the property pertains to the configuration of the corner lot. Although the has street frontage on two streets, Orbit Circle and Hume Avenue, the site is only accessible through the Orbit Circle frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

Additionally, previous variances 2021-05 and 2021-06 were approved in the same subdivision for the same request.

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

ANALYSIS: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity in the same zone district. Although the property has frontage on two public streets, since the property only has access through one frontage, Orbit Circle, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback.

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

ANALYSIS: That allowing the reduced street-side side-yard setback will not create a safety hazard. The residential structure will be setback 15 feet from the sidewalk adjoining Hume Avenue, the setback is a combination of an eight-foot landscape easement and a seven-foot setback. The various departments reviewed the proposal and conditioned the project, accordingly.

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

ANALYSIS: That typical R-L-5 Low-Density Residential lots do not share the configuration unique to this lot. Although the property has street frontage on two public streets, since the property only has access through one frontage, Orbit Circle, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback. Since the property is not accessible through the Hume Avenue frontage, the street-side side-yard setbacks are not necessary.

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

ANALYSIS: That the variance applies to the street-side side-yard setback area for a single-family residence. The use of a single-family residence is a permitted use in the R-L-5 Low-Density Residential zone district.

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

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property pertains to the configuration of the lot. Although the property has street frontage on two streets, Orbit Circle and Hume Avenue, the site is only accessible through the Orbit Circle frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

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

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Residential Land Use Designations Goal L8, which aims to provide a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options.

THEREFORE, BE IT RESOLVED that Variance No. 0008-23 be approved, subject to the conditions of approval, below:

1. That the subject site be developed, as shown in Exhibit A – RBP23-1341
2. That all development shall conform to the standards of the Hanford Municipal Code, except where modified by the Live Oak Master Plan Design Standards and this resolution.

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 25th day of July 2023.

Jason Waters, Secretary

BUILDING PERMIT APPLICATION

CITY OF HANFORD CALIFORNIA

DATE: 5.15.23		PERMIT NO:	
317 N Douty St, Hanford CA 93230		Phone: (559)585-2581	
PROJECT INFORMATION Live Oak - Tract 902		(To be assigned by Building Division) www.cityofhanfordca.com	
SITE ADDRESS 1468 South Orbit Circle		Lot 43	
TYPE OF PROJECT New Construction		NOTE: A Plan Check Deposit will be required at the time this application is submitted. The deposit will be credited to the actual permit fee.	
ASSESSORS PARCEL NO.		VALUATION: \$471,796.68	
BLDG AREA: 2617 (SF)	OCCUPANCY TYPE: Single Family	UNDERGROUND FIRE LINE: (LF)	
GARAGE AREA: 454 (SF)	CONSTRUCTION TYPE: New Building		
<u>APPLICANT INFORMATION</u>			
NAME Century Communities, Inc.		PHONE 559.226.9729	
ADDRESS 7330 N. Palm Ave. Suite 106		CELL PH. 559.500.9008	
CITY Fresno	STATE CA	ZIP 93711	FAX
CONTACT Stephanie Morgan		E-MAIL Stephanie.Morgan@CenturyCommunities.com	
**** APPLICANT SIGNATURE			
<u>PROPERTY OWNER INFORMATION</u>			
NAME Century Communities, Inc.		PHONE 559.226.9729	
ADDRESS 7330 N. Palm Ave. Suite 106		CELL PH. 559.500.9008	
CITY Fresno	STATE CA	ZIP 93711	FAX
CONTACT Stephanie Morgan		E-MAIL Stephanie.Morgan@CenturyCommunities.com	
<u>CONTRACTOR INFORMATION</u>			
NAME Benchmark Communities LLC		PHONE 559.439.4464	
ADDRESS 7330 N. Palm Ave. Suite 106		CELL PH. 559.500.9008	
CITY Fresno	STATE CA	ZIP 93711	FAX
CONTACT Stephanie Morgan		E-MAIL Stephanie.Morgan@CenturyCommunities.com	
CONTRACTOR LICENSE NO. 971581		CLASS B	EXPIRE 3.31.24
CITY BUSINESS LICENSE NO. 6962		EXPIRE 12.31.23	
<u>ARCHITECT INFORMATION</u>			
NAME Jeffrey Demure & Associates		PHONE 916-783-3700	
ADDRESS 5905 Granite Lake Drive		CELL PH.	
CITY Granite Bay	STATE CA	ZIP 95746	FAX
CONTACT Scott McQuay		E-MAIL smcquay@jdaarch.com	
<u>DESIGNER INFORMATION</u>			
NAME N/A		PHONE	
ADDRESS		CELL PH.	
CITY	STATE	ZIP	FAX
CONTACT		E-MAIL	
<u>ENGINEER INFORMATION</u>			
NAME Krazen & Associates		PHONE 559.348.2200	
ADDRESS 215 W. Dakota Ave.		CELL PH.	
CITY Fresno	STATE CA	ZIP 93612	FAX
CONTACT David Jarosz		E-MAIL davejarosz@krazen.com	

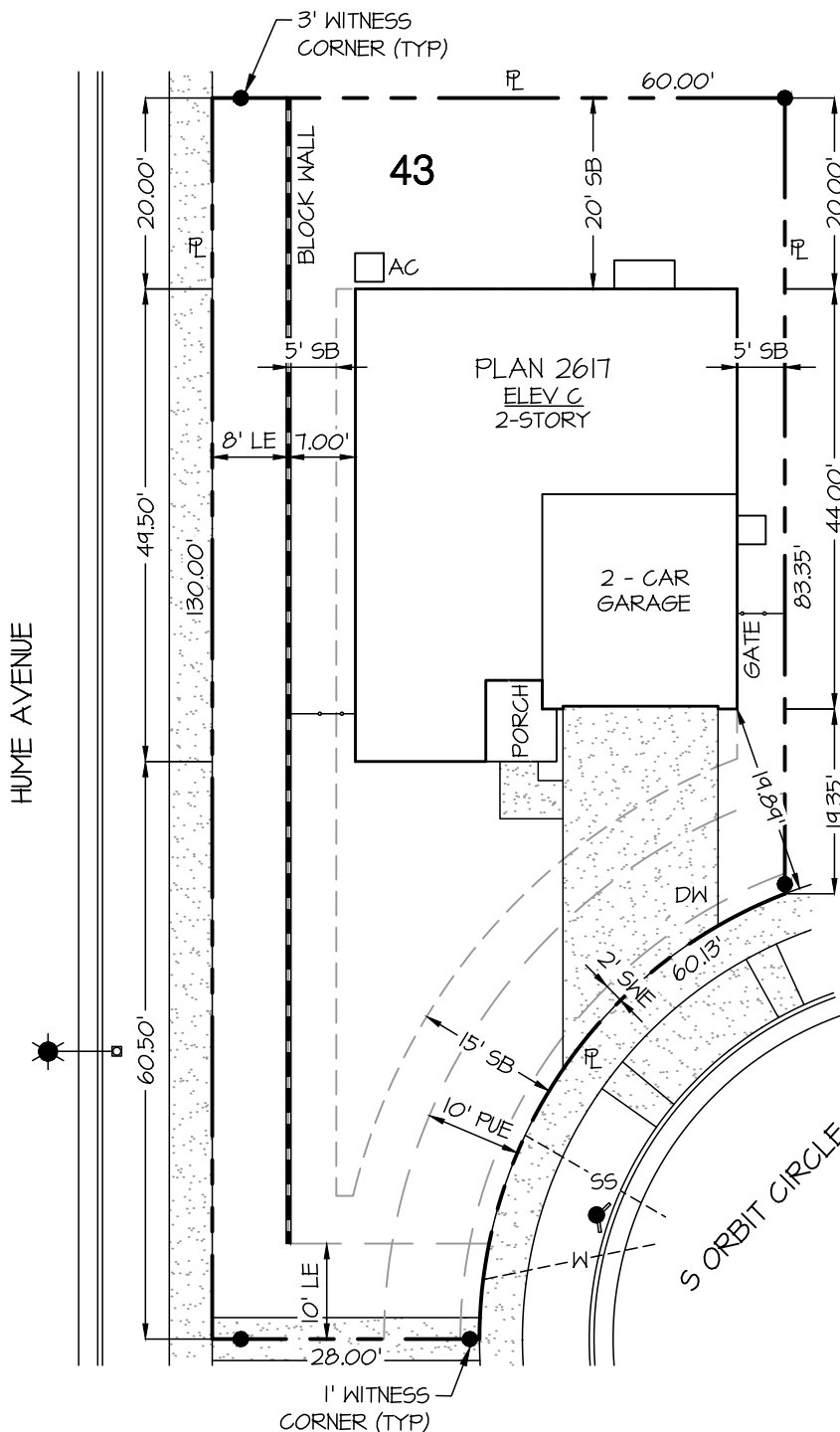
QUANTITIES:
WOOD FENCE 118 L.F.
PRIVATE WALK 34 S.F.
DRIVEWAY 480 S.F.
PUBLIC SIDEWALK 410 S.F.

Note to buyer: Please visit home site to verify the location of any utility structures which may or may not be shown on this Plot Plan.

NOTES: A) All site grading shall comply with the current California Building Code. B) Place fence gate behind meter at garage side, typ. C) Do not place A/C pad in any non-buildable setback areas. D) Dimensions shown do not include roof overhangs.

ZONE DISTRICT Live Oak MP
LOT AREA 6,717 S.F.
BLDG AREA 1,419 S.F.
GARAGE AREA 454 S.F.

Issuance of the building permit does not constitute approval of paving, concrete curbs, gutters, sidewalks & driveway approaches in street or alley right-of-way adjacent to the property. Separate permits are required for such work per applicable City standards. Issuance of a Certificate of Occupancy for the building is dependent upon prior satisfactory completion of required pavement and concrete work.



1" = 20'



QK PROJECT No. 210134.02
© COPYRIGHT BY QUAD KNOFF, INC.
UNAUTHORIZED USE PROHIBITED.

2617 C
PLOT PLAN

ADDRESS : 1468 SOUTH ORBIT CIRCLE

LOT 43 • LIVE OAK NORTH ~ TRACT 902 • HANFORD, CA
SALES CONTACT: _____
BUYER SIGNATURE : _____ APPROVAL DATE : _____

Sheet Notes:

1. FIRE PROTECTION SHALL BE PROVIDED IN ALL CONCRETE SPACES, (IFC SECTION 902.2).
2. ALL DIAGONAL WALLS TO BE 45 DEGREES (UND)
3. WINDOW HEAD HEIGHTS TO BE:
 - 1ST FLOOR = 8'-0" AFF (UND)
 - 2ND FLOOR = 8'-0" AFF (UND)
 - DOOR HEIGHTS AS NOTED ON FLOOR PLANS
4. ALL DOORS TO BE CENTERED WITH ADJACENT WALLS, OR DOOR JAMB TO BE FRAMED AT 1" UNLESS OTHERWISE SPECIFIED
5. PROVIDE SACKING FOR ALL HANDICAP FEATURES (TOWEL BARS, ETC.)
6. REFER TO BASES, FLOOR PLAN FOR INFORMATION NOT SHOWN ON PARTIAL FLOOR PLANS. HATCHED AREAS INDICATE PARTIAL FLOOR PLANS. PROVIDE CHANGING CHAIRS FOR ALL PARTIAL FLOOR PLANS.
7. ALL JOISTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING EXTERIOR THAT ARE PROTECTED BY SPRINKLER SHALL BE CALCULATED, SCHEDULED, WEATH-STRAPPED OR OVERSEAS
8. ALL GARAGE DOORS SHALL BE CALCULATED, SCHEDULED, WEATH-STRAPPED OR OVERSEAS
9. GARAGE DOORS SHALL BE LABELED WITH A PERMANENT LABEL PROVIDED BY THE GARAGE DOOR MANUFACTURER. THE LABEL SHALL BE PLACED IN THE UPPER CORNER OF THE DOOR.
10. ALL DOOR SCHEDULES AND THE POSITIVE AND NEGATIVE DESIGN WIND PRESSURE RATING, THE INSTALLATION INSTRUCTION CHAIRING REFERENCE NUMBER, AND THE APPLICABLE TEST STANDARDS SHALL BE PROVIDED.

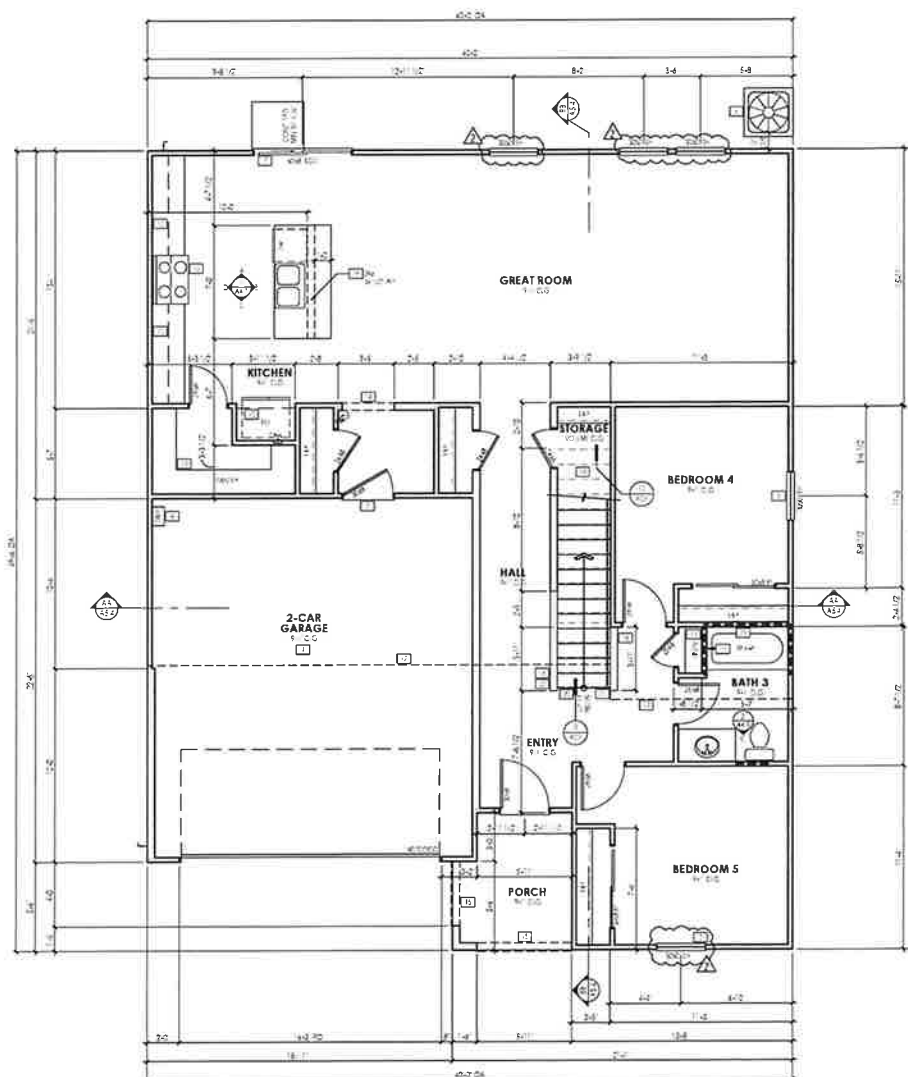
Floor Plan Keynotes:

- 1 DWELLING GARAGE FIRE SEPARATION: ALL SURFACES SHALL BE PROTECTED WITH MINIMUM ONE (1) LAYER 1/8" GYPSUM BOARD APPLIED TO THE GARAGE SIDE, ALL HORIZONTAL SURFACES WITH HABITABLE SPACE ABOVE SHALL BE PROTECTED WITH MINIMUM ONE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. (IRC SECTION R302.5.8 TAB. 2-202G).
 - 2 OPENING PROTECTION: WHERE THE RESIDENCE AND PRIVATE GARAGE ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM, DOOR OPENINGS BETWEEN THE HOUSE AND THE GARAGE NEED NOT BE SELF-CLOSING AND SELF-LATCHING. (IRC SECTION R302.5.1 EXCEPTION)
 - 3 ENERGY ESCAPE AND RESCUE OPENINGS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING, THAT THE BOTTOM OF THE CLEAR OPENING IS NOT GREATER THAN 4" MEASURED FROM THE FLOOR, MINIMUM CLEAR OPENING OF 5.7 SQUARE FEET, MINIMUM CLEAR OPENING HEIGHT SHALL BE 20" AND WIDTH SHALL BE 20". (IRC SECTION R310.2.1) MINIMUM MINIMUM CLEAR OPENING AT GRADE FLOOR SHALL BE 5.0 SQUARE FEET. (IRC R310.2.1)
 - 4 WATER HEATER SPACE PER ENERGY CALCULATIONS, PROVIDE 30"x30"x84" CLEAR SPACE FOR FUTURE HOT FLUMP WATER HEATER.
 - 5 ATTIC SPACE: PROVIDE A MINIMUM 27"x30" OPENING OR LANCE ENOUGH TO REMOVE THE LARGEST SIZE OF EQUIPMENT, (IRC SECTION R307.1) OR A CONC. SECTION 304.1 LOCATION. PROVIDE AN APPROPRIATE "VERY VENT" TYPE VENT, WITH INSULATION AND WEATHER STRIPPED AND HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS EQUIVALENT TO THE SURROUNDING AREA REQUIREMENTS. (SECTION 105 OF CALIFORNIA ENERGY CODE)
 - 6 KIC CONSTRUCTION MINIMUM 30" MEASURED FROM MINIMUM 3" ABOVE GRADE.
 - 7 TEMPERED SAFETY GLASS PROVIDE TEMPERED GLASS AT HAZARDOUS LOCATIONS PER CALIFORNIA ENERGY CODE, SEE PG. 8.4, PG. 8.4.1, PG. 8.7.
 - 8 1. GLAZING IN WALLS AQUANT TO BATHROOMS, SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. (IRC SECTION R310.2.1) GLAZING IN WALLS ABOVE 60" MEASURED HORIZONTALLY FROM THE WATERS EDGE OF A BATHUB OR SHOWER.
 - 9 2. GLAZING WHERE THE BOTTOM EDGE IS LESS THAN 30" ABOVE AN ADJACENT WALKING SURFACE OF STAIRS, LANDINGS AND RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION. (IRC SECTION R310.2.1) GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL HALL, BE INSTALLED AT 30" TO 30" ABOVE THE WALKING SURFACE, 2. GLAZING 30" OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.
 - 10 3. GLAZING ADJACENT TO A WALKING SURFACE, WHERE THE GLAZING IS LESS THAN 30" LESS THAN 30" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARCH LESS THAN 180 DEGREES FROM THE BOTTOM TRAD NOSING. EXCEPTION: WHERE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SECTION R312 AND THE PLANE OF THE GLASS IS MORE THAN 16" FROM THE GUARD.
 - 11 1. DRYER VENT DUCT SHALL BE OF A RIGID METALLIC MATERIAL, AND SHALL HAVE SMOOTH INTERIOR SURFACES, EXTENDING TO EXTERIOR WITH BACKFALL DAMPER, TRANSITION DUCTS MUST BE IN ACCORDANCE WITH UL 2158A (CNC SECTION 504.4) SEE DETAIL 2403
 - 12 1. WASHING MACHINE - PROVIDE FIRE-RATED CORDSET RESISTANT PAN UNDER WASHING MACHINE LOCATED ON THE EXTERIOR OF THE HOUSE.
 - 13 2. UPPER CABINETS WALL MOUNTED ABOVE 2" DEEP TRAY, 3" DEEP ABOVE REFRIGERATOR
 - 14 SHOWERS A TUBSHOWER COMBINATIONS, FLOORS AND WALLS SHALL BE FINISHED WITH A NONSLIP SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (IRC SECTION R310.2.1) MATERIALS USED AS BACKERS FOR WALL IN TUBS AND SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE R310.2.1 AND SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R310.2.1. (IRC SECTION R310.2.1) LOCATE SHOWER HEAD AT 48" AFF, GLAZING IN ALL FIXED AND OPERABLE PANELS OF A SWINGING, SLIDING, OR 48" OR LESS DUCT SHALL COMPLY WITH (IRC SECTION R310.4.3)
 - 15 COOKING APPLANCES: 2" RANGE/3" MICR OVEN, LIGHT, EXHAUST FAN ABOVE FAN MIN 100 CFM FOR LOCAL EXHAUST VENTILATION, (ILLUSTRATION ENERGY EFFICIENT STANDARDS)
 - 16 PANTRY (UN) (S) BELIEVES EIGHT SPACING.
 - 17 INTERIOR FLOOR FINISH: FLOOR AT 8'-4" AFF (UNO), SECOND FLOOR FRAME AT 7'-1" AFF (UNO), BATHROOM HEAD TO BE FINISHED AT 7'-0" AFF (UNO).
 - 18 EXTERIOR SLOOT OR ARCH: SEE EXTERIOR ELEVATIONS FOR DIMENSIONS.
 - 19 EXTENTS OF EXTERIOR ARCHED STONE VENEER, HEIGHT AND WATERPARK AS NOTED ON ELEVATIONS.
 - 20 DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE, SOLID LINE INDICATES OUTLINE OF FLOOR BELOW.
 - 21 LOW WALL: PROVIDE WITH DOUBLE TOP PLATE HEIGHT AT +22" AFF. (UNO)
 - 22 UNDER-STAR PROTECTION: ENCLOSE SPACE UNDER STAIRS THAT IS ACCESSIBLE BY A DOOR OR PANEL, SHALL BE PROTECTED BY 1" ALUMINUM OR 1/2" GLASS, OR 1/2" GLASS PROTECTED ON THE ENCLOSED SIDE BY 1/2" INCH GYPSUM BOARD. (IRC SECTION R302.7)
 - 23 STAIRWAYS: SHALL NOT BE LESS THAN 42" IN CLEAR WIDTH (AND NOT HAVE A VERTICAL RISE OF MORE THAN 12-71), MINIMUM HEADROOM SHALL NOT BE LESS THAN 6'-8", MAXIMUM RISE HEIGHT SHALL BE 7-3/4", AND MINIMUM TREAD DEPTH SHALL BE 10". (IRC SECTION R310.1.2, R310.1.3, R310.1.3, R310.1.3, R310.1.3)
 - 24 HANDRAILS AND GUARDS WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS, HEIGHT SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38", AND CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT. (IRC SECTION R311.7.2) SEE DETAIL 3403
 - 25 GUARDS: SHALL BE NOT LESS THAN 42" IN HEIGHT VERTICALLY ABOVE THE WALKING SURFACE OR THE LINE CONNECTING THE NOSING, RAIL DESIGN TO COMPLY WITH CODE. (IRC SECTION R310.1) SEE DETAIL 7403
 - 26 SHOWERS: TUBSHOWER COMBINATIONS AND SHOWER AREAS SHALL HAVE AT LEAST ONE BATHROOM SHOWER REINFORCEMENT FOR REINFORCEMENT RIGIDLY LOCATED BETWEEN 2" AND 3" DOWN ON PLANS, REINFORCEMENT SHALL BE NOT LESS THAN 2#8 UNBLENDED LOCATED BETWEEN 2" AND 3" AFF ABOVE THE FINISHED FLOOR WITH WALL FRAMING.
 - 27 1. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED OR SHOWERBATH SHALL HAVE INTEGRATED REINFORCED GRAB BARS
 - 28 2. BATHUB AND COMBINATION BATH/TUBSHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHUBS AND THE BACK WALL, ADDITIONALLY, THE SIDE WALL REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHUBS WITH THE BOTTOM EDGE LOCATED NO MORE THAN SIX INCHES (152.4 MM) ABOVE THE BATHUB H/M WATER CLOSURE, REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDED WALLS OF THE FLOOR, ONE SIDE WALL AND THE BACK WALL OR FLOOR MOUNTED, FLOW/BACK OR

[illegible]

PLAN 2617
FIRST FLOOR
PLAN

A3.1

PERMIT SET

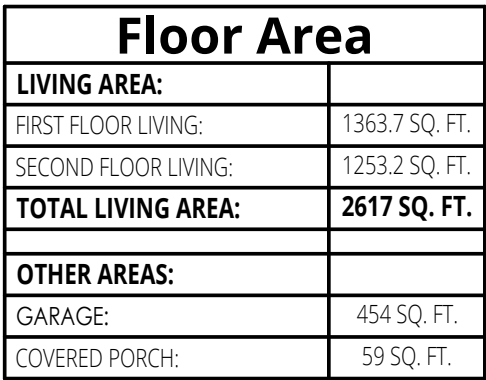
ELEVATIONS "A" & "B"
FIRST FLOOR PLAN

$$\overline{1/4'' = 1'-0''}$$

Floor Area	
LIVING AREA:	
FIRST FLOOR AREA:	1587 SQ. FT.
SECOND FLOOR AREA:	1267.2 SQ. FT.
TOTAL LIVING AREA:	2854.2 SQ. FT.
OTHER AREAS:	
PORCH:	454 SQ. FT.
SCREENED PORCH:	333 SQ. FT.

1. FIRE BLOCKING SHALL BE PROVIDED IN ALL CONCEALED SPACES. (CRC SECTION R302.11)
2. ALL DIAGONAL WALLS TO BE 45 DEGREES (UNO)
3. WINDOW "HEAD" HEIGHTS:
 - 1ST FLOOR = 8'-0" AFF (UNO)
 - 2ND FLOOR = 8'-0" AFF (UNO)
 - DOOR HEIGHTS AS NOTED ON FLOOR PLANS
4. ALL DOORS TO BE CENTERED WITHIN ADJACENT WALLS, OR DOOR JAMB TO BE FRAMED AT 3" UNLESS OTHERWISE DIMENSIONED.
5. PROVIDE BACKING FOR ALL HARDWARE FIXTURES (TOWEL BARS, ETC.)
6. REFER TO BASE FLOOR PLAN FOR INFORMATION NOT SHOWN ON PARTIAL FLOOR PLANS. HATCHED WALLS ON PARTIAL FLOOR PLANS INDICATE FRAMING CHANGES FROM BASE FLOOR PLAN
7. ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (CALIFORNIA ENERGY CODE SECTION 110.7)
8. GARAGE DOORS SHALL BE LABELED WITH A PERMANENT LABEL PROVIDED BY THE GARAGE DOOR MANUFACTURER. THE LABEL SHALL IDENTIFY THE GARAGE DOOR MANUFACTURER, THE GARAGE DOOR MODEL/SERIES NUMBER, THE POSITIVE AND NEGATIVE DESIGN WIND PRESSURE RATING, THE INSTALLATION INSTRUCTION DRAWING REFERENCE NUMBER, AND THE APPLICABLE TEST STANDARD PER CRC 609.4

- 1 DWELLING/GARAGE FIRE SEPARATION: ALL SURFACES SHALL BE PROTECTED WITH MINIMUM ONE (1) LAYER 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. ALL HORIZONTAL SURFACES WITH HABITABLE SPACE ABOVE SHALL BE PROTECTED WITH MINIMUM ONE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. (CRC SECTION R302.6 & TABLE R302.6).
- 2 OPENING PROTECTION: WHERE THE RESIDENCE AND PRIVATE GARAGE ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM, DOOR OPENINGS BETWEEN THE HOUSE AND THE GARAGE NEED ONLY BE SELF-CLOSING AND SELF-LATCHING. (CRC SECTION R302.5.1 EXCEPTION)
- 3 EMERGENCY ESCAPE AND RESCUE OPENINGS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE (1) OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. THAT THE BOTTOM OF THE CLEAR OPENING IS NOT GREATER THAN 44" MEASURED FROM THE FLOOR. MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" AND WIDTH SHALL BE 20". (CRC SECTION R310.2) EXCEPTION: THE MINIMUM NET CLEAR OPENINGS AT GRADE FLOOR SHALL BE 5 SQUARE FEET. (CRC R310.2.1)
- 4 WATER HEATER: SPEC PER ENERGY CALCULATIONS. PROVIDE 30"x30"x84" CLEAR SPACE FOR FUTURE HEAT PUMP WATER HEATER.
- 5 ATTIC ACCESS: PROVIDE A MINIMUM 22"x30" OPENING OR LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT. (CRC SECTION R807.1 & CMC SECTION 30.4.1) LOCATION APPROXIMATELY VERTICALLY COORDINATE WITH TRUSS LAYOUT. ACCESS PANEL TO BE WEATHER-STRIPPED AND HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS EQUIVALENT TO THE SURROUNDING AREA REQUIREMENTS. (SECTION 150 OF CALIFORNIA ENERGY CODE)
- 6 A/C CEILING: MINIMUM 30"x30" MOUNTING PAD, MINIMUM 3" ABOVE GRADE.
- 7 TEMPERED SAFETY GLASS: PROVIDE TEMPERED GLASS AT HAZARDOUS LOCATIONS PER REQUIREMENTS. (CRC SECTIONS R308.4.5, R308.4.6, R308.4.7)
 1. GLAZING IN WALLS ADJACENT TO BATHTUBS, SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE EXCEPTION: GLAZING THAT IS MORE THAN 60" MEASURED HORIZONTALLY FROM THE WATERS EDGE OF A BATHTUB OR SHOWER.
 2. GLAZING WHERE THE BOTTOM EDGE IS LESS THAN 36" ABOVE AN ADJACENT WALKING SURFACE OF STAIRS, LANDINGS, AND RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION. EXCEPTION: 1. WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED AT 34" TO 38" ABOVE THE WALKING SURFACE. 2. GLAZING 36" OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.
 3. GLAZING ADJACENT TO LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARCH LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING. EXCEPTION: WHERE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SECTION R312 AND THE PLANE OF THE GLASS IS MORE THAN 18" FROM THE GUARD.
- 8 DRYER: VENT DUCT SHALL BE OF A RIGID METALLIC MATERIAL, AND SHALL HAVE SMOOTH INTERIOR SURFACES, EXTENDING TO EXTERIOR WITH BACKDRAFT DAMPER. TRANSITION DUCTS MUST BE IN ACCORDANCE WITH UL 2158A (CMC SECTION 504.4) SEE DETAIL 2/A03
- 9 WASHING MACHINE: PROVIDE PRE-FABRICATED CORROSION RESISTANT PAN UNDER WASHING MACHINE LOCATED ON UPPER FLOOR. DRAIN TO EXTERIOR.
- 10 UPPER CABINETS: WALL MOUNTED ABOVE, 12" DEEP TYPICAL. 24" DEEP ABOVE REFRIGERATOR
- 11 SHOWERS & TUB/SHOWER COMBINATIONS: FLOORS AND WALLS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (CRC SECTION R307.2) MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE R702.4.2 AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECS. (CRC SECTION R702.4.2) SHOWING SLOPER HEAD, AT 84" AFF. (GLAZING IN ALL FIXED AND OPERABLE PANELS OF A SWINGING, SLIDING, OR BI-FOLD DOOR SHALL COMPLY WITH CRC SECTIONS R308.4.5.)
- 12 COOKING APPLANCES: 36" RANGE/ 36" MICRO/HOOD, LIGHT, EXHAUST FAN ABOVE. FAN MIN 100 CFM FOR LOCAL EXHAUST VENTILATION (BUILDING ENERGY EFFICIENCY STANDARDS)
- 13 PANTRY / LINEN: (5) SHELVES, EQUAL SPACING.
- 14 INTERIOR FLOOR SOFFIT: FRAME AT 8'-1" AFF (UNO). SECOND FLOOR: FRAME AT 7'-1" AFF (UNO). BARN DOOR HEADER TO BE FRAMED - 3" FROM SOFFIT HEADER.
- 15 EXTERIOR SOFFIT OR ARCH: SEE EXTERIOR ELEVATIONS FOR DIMENSIONS.
- 16 EXTENTS OF EXTERIOR ADHERED STONE VENEER, HEIGHT AND WRAP-AS AS NOTED ON ELEVATIONS.
- 17 DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE. SOLID LINE INDICATES OUTLINE OF FLOOR BELOW.
- 18 LOW WALL: PROVIDE WITH DOUBLE TOP PLATE. HEIGHT AT 442" AFF. (UNO)
- 19 UNDER-STAIR PROTECTION: ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½ INCH GYPSUM BOARD (CRC SECTION R302.7)
- 20 STAIRWAYS: SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH (AND NOT HAVE A VERTICAL RISE OF MORE THAN 12-7"). MINIMUM HEADROOM SHALL NOT BE LESS THAN 6'-8". MAXIMUM RISER HEIGHT SHALL BE .7-3/4". AND MINIMUM TREAD DEPTH SHALL BE 10". (CRC SECTION R311.7.2, R311.7.3, R311.7.5.1, & R311.7.5.2)
- 21 HANDRAILS (AND GUARDS WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL) SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS. HEIGHT SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38". AND CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT. (CRC SECTION R311.7.8.1) SEE DETAIL 8/A03
- 22 GUARDS: SHALL BE NOT LESS THAN 42" IN HEIGHT VERTICALLY ABOVE THE WALKING SURFACE OR THE LINE CONNECTING THE NOSING. RAIL DESIGN TO COMPLY WITH CODE. (CRC SECTION R312) SEE DETAIL 7/A03
- 23 SHOWERS, TUB/SHOWER COMBINATIONS AND TOILET AREAS IN AT LEAST ONE BATHROOM SHALL HAVE REINFORCED WALLS PER SECTION R327 AS INDICATED BELOW AND SHOWN ON PLANS. REINFORCEMENT SHALL BE NOT LESS THAN 2X8 LUMBER LOCATED BETWEEN 32" AND 39 1/4" ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.


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

A3.2

PERMIT SET

LEGEND:

PL	Property Line
PUE	Public Utility Easement
LE	Landscape Easement
SWE	Sidewalk Easement
CI	Curb Inlet
DW	Driveway
SB	Building Setback
SS	Sewer Lateral
W	Water Lateral
●	Property Corner
●	Fire Hydrant
●	Curb Inlet
●	Streetlight
●	Wood Fence
●	Block Wall
●	Concrete
▲	Electric Transformer
■	Electric Splice Box
■	Phone Splice Box
■	Cable TV Box

QUANTITIES:

WOOD FENCE
118 L.F.

PRIVATE WALK
34 S.F.

DRIVEWAY
480 S.F.

PUBLIC SIDEWALK
410 S.F.

NOTE: Quantities are approximate and are based on linework from approved plans. Final quantities may differ due to field adjustments at the time of construction.

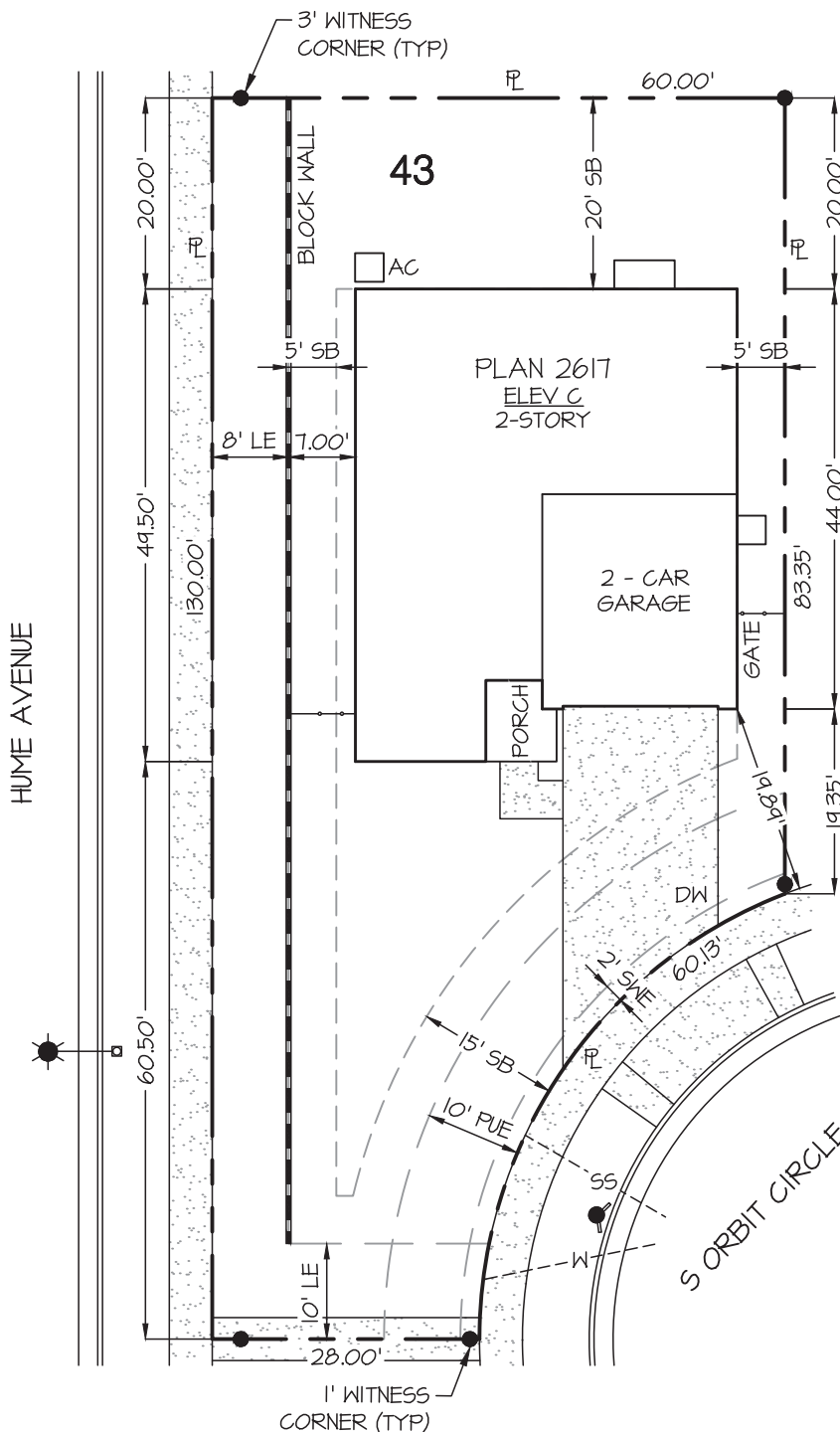
Note to buyer: Please visit home site to verify the location of any utility structures which may or may not be shown on this Plot Plan.

PLEASE NOTE: Certain site features may not be included in drawing. Plot map may not note any or all existing easements. Refer to title report for further disclosure. Placement of house, streetlights, fire hydrants, sidewalks, transformers, etc. are subject to change due to site conditions. Measurements shown are approximate except for minimums required by ordinance. This plot does not reflect as-built conditions which may vary from this plan.

*NOTE TO CONTRACTOR

Please refer to signed and approved improvement plans for any and all details and locations of retaining walls for construction purposes. The finish grading of the lot is designed with a supplemental below-ground pipe and drain installation. Maintenance and preservation of both swale and drainage pipeline is required by homeowner indefinitely to provide adequate lot drainage. Any modification to the drainage system shall be designed by a Licensed Civil Engineer by the State of California.

NOTES: A) All site grading shall comply with the current California Building Code. B) Place fence gate behind meter at garage side, typ. C) Do not place A/C pad in any non-buildable setback areas. D) Dimensions shown do not include roof overhangs.



ZONE DISTRICT
Live Oak MP

LOT AREA
6,717 S.F.

BLDG AREA
1,419 S.F.

GARAGE AREA
454 S.F.

All easements, structures, utility lines, underground systems & conditions affecting construction on this parcel must be shown & are the responsibility of the applicant. The issuance of a permit does not grant to any person the right to violate City or State Law.

Issuance of the building permit does not constitute approval of paving, concrete curbs, gutters, sidewalks & driveway approaches in street or alley right-of-way adjacent to the property. Separate permits are required for such work per applicable City standards. Issuance of a Certificate of Occupancy for the building is dependent upon prior satisfactory completion of required pavement and concrete work.

DRAWN : 8 May 2023 KK

2617 C

PLOT PLAN

ADDRESS : 1468 SOUTH ORBIT CIRCLE

LOT 43

LIVE OAK NORTH ~ TRACT 902

HANFORD, CA

SALES CONTACT: _____

BUYER SIGNATURE : _____

APPROVAL DATE : _____

CENTURY COMMUNITIES

7330 N. Palm Ave., Suite 106 Phone: (559) 439-4464
Fresno, CA 93711

Chapter 3

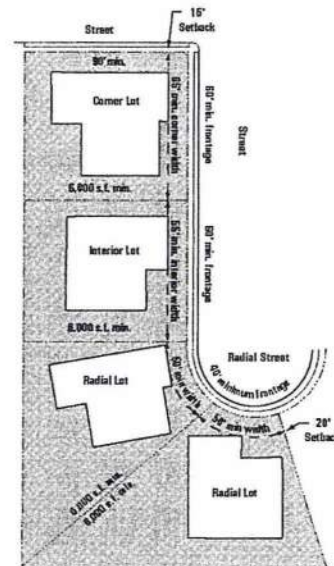
DM
8/11/14

Table 3.3 Low Density Residential (LD) Standards

Land Use	Low Density Residential
Base Zone District	R-1-6 R-L-5
Density Range	3-9 Dwelling units/gross acre 2-10 Dwelling units/gross acre
Permitted Use	HMC Section 17-18-020 17.10
Administrative Approval	HMC Section 17-18-030 17.10
Conditional Uses	HMC Section 17-18-040 17.10

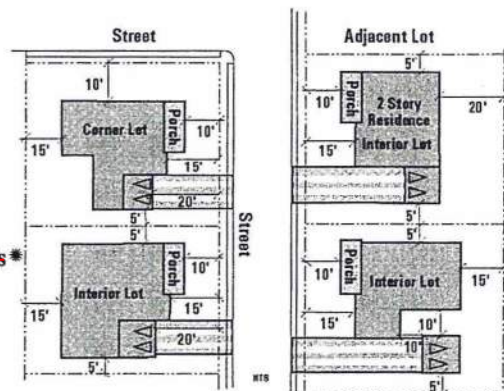
Lot Configuration

Lot Area	5,000 6,000 square feet minimum
Width	
Interior Lot	55 feet minimum (Measured at front yard setback)
Corner Lot	65 feet minimum (Measured at front yard setback)
Radial Lot	50 feet minimum (Measured at front yard setback)
Depth	90 feet minimum
Frontage	55 feet minimum (local streets) (Measure at the edge of ROW) 40 feet minimum (radial streets) (Measure at the edge of ROW)
Lot Coverage	40% maximum
Landscaping	30% of lot minimum



Setbacks

Front Yard	
Covered Porch	10 feet minimum
Living Space	15 feet minimum
Garage	20 feet minimum
Side Yard	
Interior	5 feet minimum
Corner (Street Side)	10 feet minimum
Corner (Street Side)	15 feet minimum at collector streets *
Garage (Side Entry)	20 feet minimum
Covered Porch	10 feet minimum
Rear Yard (one-story)	15 feet minimum
Multi-Story	5 feet additional per story



Accessory Structures 5 feet from rear or side property line
(When located in the rear yard)

Distance Between Buildings 10 feet minimum , or allowed per the Building Code

LIVE OAK
master plan

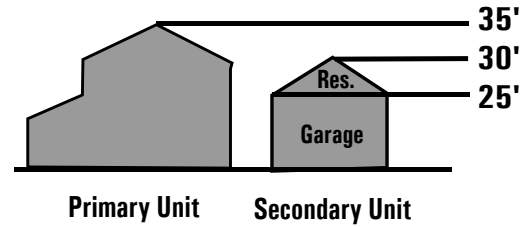
* Collector Streets are as defined by City of Hanford Municipal Code

Public Review Draft

Building Heights

Primary Unit
Accessory Structure
With Res. Unit

Measured from finished floor elevation
35 feet maximum
25 feet maximum
30 feet maximum



Off Street Parking

Parking Requirement 2 spaces/unit minimum (4 spaces/unit if no street driveway access)
(Minimum two covered spaces within a garage or carport)

Garages

Refer also to Section 3.3.6

~~Coverage 50% maximum of first floor front elevation~~

Front Loaded Garage

Front Yard Setback 20 feet minimum
Corner Side Yard Setback 20 feet minimum

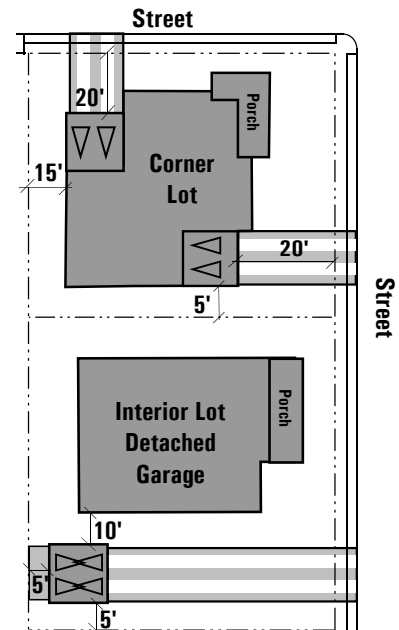
Detached Garage

Side Yard (Interior) 5 feet minimum
Side Yard (Street side) 20 feet minimum

Rear Yard

5 feet minimum
(setback a min. of 15' from alley centerline)

Note: When alley is available, no front loaded garage is allowed. (Refer to Residential policy F. and Garage Design Guidelines E.)



Porches

Refer also to Section 3.3.7

Requirement

60% of all units

Fencing and Walls

Refer also to Section 3.3.8

Within Setbacks

Front and Side Yard

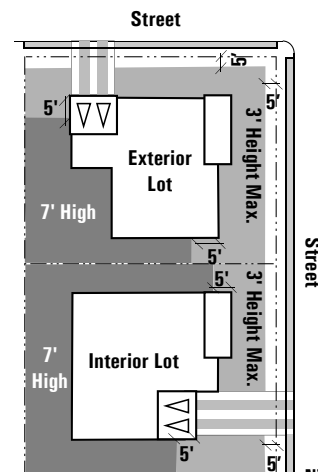
3 feet maximum height (Must be 5' minimum behind property line and a minimum of 50% transparent)
7* feet maximum height

Rear and Side Yard

(Along rear and side property line when setback a minimum of 5' behind leading edge of house)
7* feet maximum height

Along Alley

(Along rear property, setback 3 feet minimum from alley Right of Way.)



*As per city standards.

Notice of Exemption 2023-86

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: Variance No. 2023-08

Project Location – 1469 S. Orbit Circle; APN 011-054-043

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

Description of Nature, Purpose and Beneficiaries of Project: **Variance No. 2023-08**, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district within the Live Oak North Subdivision

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

Name of Person or Agency Carrying Out Project: Stephanie Morgan – Century Homes

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: 15303 New Construction and Conversion of Small Structures
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to 15303 New Construction or Conversion of Small Structures of California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt from future environmental review. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The proposed project will not result in cumulative impacts of successive projects of the same type in the same place, is not located within or near a scenic highway, road, or corridor, is not located on a hazardous waste site, and does not involve any change to a historical resource.

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

Signature: _____ Date: July 25, 2023 Title: Senior Planner

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



AGENDA STAFF REPORT

MEETING DATE: 7/25/2023

AGENDA SECTION: PUBLIC HEARING

SUBJECT:

Variance No. 2023-08: A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district from 10 feet to seven feet. The project is located at 1468 S. Orbit Circle (APN 011-054-043).

PLANNER: Gabrielle Myers, Senior Planner; Prepared by Annie Jones, Intern

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-20, approving Variance No. 0008-23.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2023-20, approving Variance No. 0008-23.

PROJECT DESCRIPTION

The project is a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for a single-family home on an irregular corner lot in the R-L-5 Low-Density Residential zone district.

In accordance with Section 17.10.070 E, the side building setback area shall be ten feet from a street-side property line. In accordance with Section 17.10.070 F, where there is a landscape easement with a wall or fence on the street-side of the lot, the side yard setback area shall be measured from the easement area, instead of the side lot line.

RBP23-1341

The applicant submitted building permit RBP23-1341 for the development of the subject site as a four-bedroom, two-story, single-family residence in Tract 902, Live Oak North. RBP23-1341 is attached, **Attachment 1**.

The street-side setback area provided is insufficient. The required setback is 10 feet, measured from the property line. The provided setback is seven feet.

Project Location

The project is located at 1468 S. Orbit Circle in Tract 902, within Live Oak North, which is a tract within the Live Oak Master Planned Community. The subject lot is shown, outlined in red, below.

Figure 1: Lot Location (shown in red)

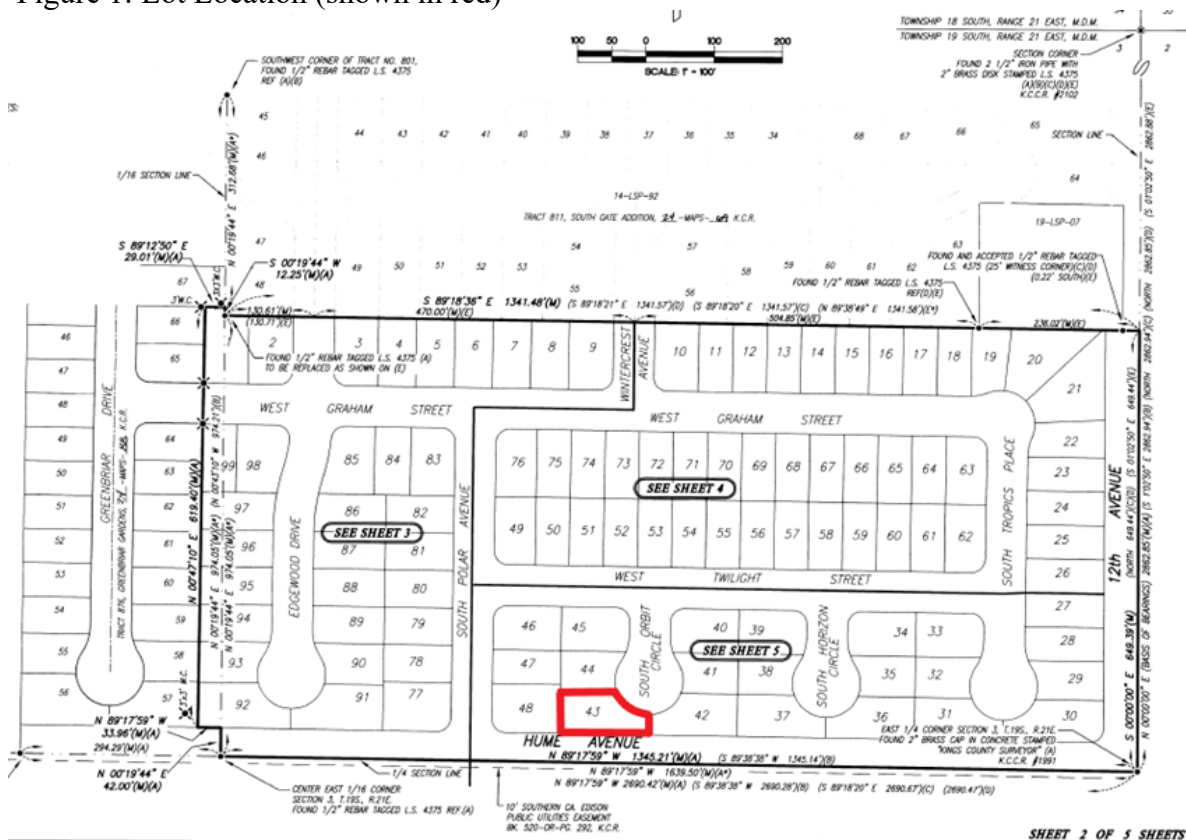
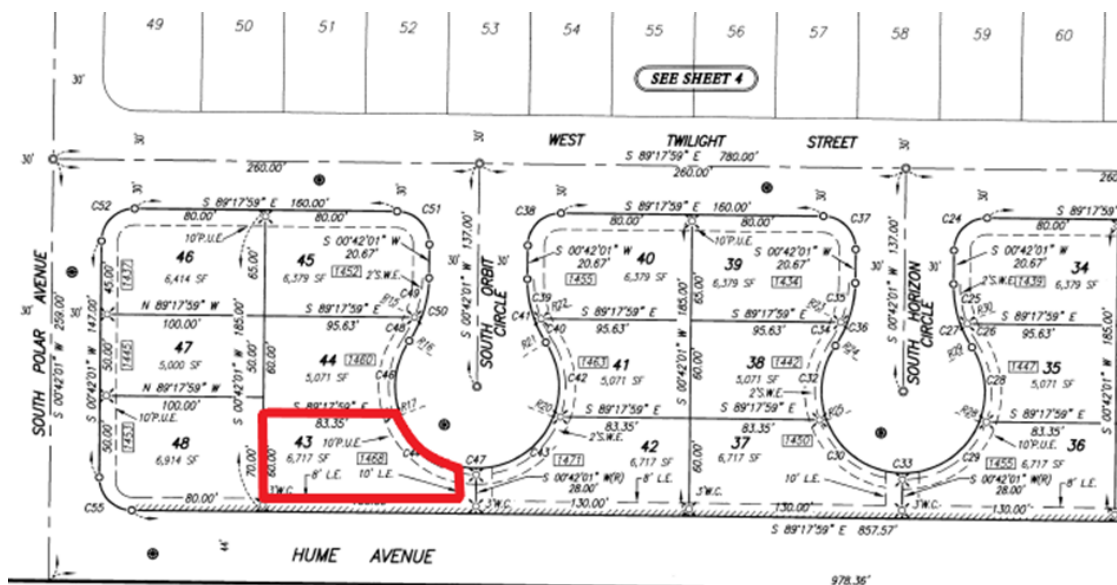


Figure 2: Lot Location (shown in red)

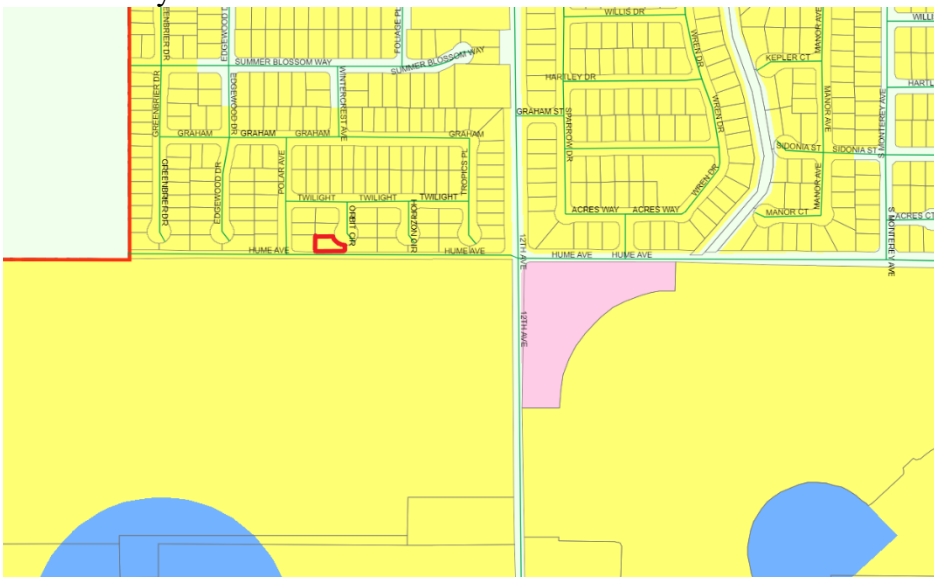


The General Plan designates the property as Low-Density Residential (see Figure 3, below). The property is zoned R-L-5 Low-Density Residential, which corresponds with the General Plan designation (see Figure 4, below).

Figure 3:
General Plan Designation (Property outlined in red)
Low-Density Residential



Figure 4:
Zoning Designation (Property outlined in red)
Low-Density Residential



Entitlement

The applicant submitted building permit RBP23-1341 for development of the site as a single-family residence – **Attachment 1**. The subject site is a single-family residential lot within the Live Oak Master Planned

Community, approved under Planned Unit Development No. 2005-04 and Tentative Tract 902.

The Live Oak Master Plan contains varying development standards (see **Attachment 2**); however, the Master Plan does not allow a deviation from the street-side setback. In accordance with the Master Plan, the street-side setback on a corner lot shall be 10 feet, consistent with the Hanford Municipal Code.

PROJECT EVALUATION

Compliance with Hanford Municipal Code and Live Oak Master Plan

Building Permit RBP23-1341 was reviewed for conformance with the standards of the Live Oak Development Master Plan and the regulations set forth in Section 17.10 for the Low-Density Residential zone district, where the Master Plan was silent.

The Live Oak Master Plan was approved through Planned Unit Development No. 2005-04 and supersedes the regulations of the Hanford Municipal Code.

17.10.030 Lot Area

The minimum lot area in the R-L-5 Low-Density Residential zone district and in the Live Oak Master Plan shall be 5,000 square feet.

The subject property is 6,717 which satisfies the minimum lot area requirement for the R-L-5 Low-Density Residential zone district and the Live Oak Master Plan.

17.10.040 Lot Dimensions

In the R-L-5 Low Density Residential zone district, lot dimensions shall be as follows:

Lot frontage: 40 feet

Lot width: 50 feet for interior lots and 60 feet for corner lots

Lot depth: 90 feet

In accordance with the Live Oak Master Plan, lot dimensions shall be as follows:

Lot Frontage: 55 feet minimum (local streets)
40 feet minimum (radial streets)

Lot Width: 65 feet minimum for a corner lot (measured at front yard setback)
50 feet minimum for a radial lot (measured at front yard setback)

Depth: 90 feet

The lot's radial frontage is 60.13 feet. The lot's width is 60 feet, measured at the front setback. The lot's depth is 130 feet. The lot satisfies the standards for the R-L-5 Low-Density Residential zone district and the Live Oak Master Plan.

17.10.050 Dwelling Units Per Lot

Dwelling units per lot are not addressed in the Live Oak Master Plan, therefore, the regulations of the R-L-5

Low-Density Residential zone district would apply. In the R-L-5 Low-Density Residential zone district, not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit in accordance with Section [17.60.030](#).

The applicant proposes one single-family residential unit for the project site.

17.10.060 Coverage

Coverage is not limited in the Live Oak Master Plan; therefore, the regulations of the R-L-5 Low-Density Residential zone district would apply. 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 building permit review process. A deviation from the required street-side setback is requested and can be supported, as demonstrated in the findings below.

17.10.070 Building Setback Area

In the R-L-5 Low Density Residential zone district, building setbacks shall be as follows:

Front Yard:	Livable	15 feet
	Garage	20 feet
Rear Yard:	One-Story	15 feet; 20 feet where there is a landscape easement
	Two-Story	25 feet; 30 feet where there is a landscape easement
Side Yard:	Interior	5 feet
	Street-Side	10 feet*

**Where there is a landscape easement with a wall or fence on the street-side of the lot, the side yard setback area shall be measured from the easement area instead of the side lot line.*

In this case, the property line is coterminous with the inside of the landscape lot.

In accordance with the Live Oak Master Plan, building setbacks shall be as follows:

Front Yard:	Porch	10 feet
	Livable	15 feet
	Garage	20 feet
Rear Yard:	One-Story	15 feet
	Multi-Story	5 feet additional per story
Side Yard:	Interior	5 feet
	Street-Side	10 feet
	Garage	20 feet (side entry)
	Porch	10 feet

Front-Yard Setback:

The proposed residence's garage is setback 22 feet and seven & ¼ inch from the front property line. The livable space is setback approximately 43 feet and one & ½ inches from the closest point of the residence to the front property line. This satisfies the required front-yard setback for the garage and livable space of the Live

Oak Master Plan and R-L-5 Low-Density Residential standards.

Rear-Yard Setback:

The proposed residence is setback 20 feet from the rear property line. The two-story structure does not satisfy the 25-foot required setback for the Hanford Municipal Code, however reduced setbacks in the Live Oak Master Plan have been allowed through Planned Unit Development 2005-04. The two-story structure setback satisfies the 20-foot rear-yard setback permitted through the Live Oak Development Master Plan.

Interior Side-Yard Setback:

The proposed residence is setback 5 feet and six inches from the interior side-yard property line. This satisfies the required interior side-yard setback of the Live Oak Master Plan and R-L-5 Low-Density Residential standards.

Street-Side Side-Yard Setback:

Per the requirements of the Live Oak Master Plan and the R-L-5 Low-Density Residential zone district, a 10 foot-side-yard setback shall be provided on the street-side property line. The applicant provides a 15-foot side-yard setback along the landscape easement adjoining Hume Avenue. The applicant seeks a variance to the street-side setback area for the lot line adjoining Hume Avenue. Staff is able to support the variance request, as demonstrated in the variance findings, below.

17.10.080 Distances Between Structures

Per the requirements of the Live Oak Master Plan and the R-L-5 Low-Density Residential zone district, the minimum distance between structures shall be 10 feet, except as provided by the building code. There is only one structure proposed on site. Future structures would be required to meet the provided separation requirements.

17.10.090 Height of Structures

Per the requirements of the Live Oak Master Plan, the maximum building height, measured from finished floor elevation, shall be as follows:

Primary Unit:	35 feet
Accessory Structure:	25 feet
Accessory structure with a Residential Unit:	30 feet

In the R-L-5 Low-Density Residential zone district, the maximum height of structures is 35 feet.

The proposed two-story residence is 18 feet and four-and-one-half inches (18' 4 ½"), measured from the grade to horizontal plate line height of the entry way, which does not exceed the required height of the Live Oak Master Plan or R-L-5 Low-Density Residential zone district.

17.10.100 Driveways

The width of a driveway and any paved area in the R-L-5 Low-Density Residential zone district shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot.

The driveway is 16-feet and three inches wide and is approximately 31% of the width of the lot's street

frontage. Therefore, the proposed driveway does not exceed the required driveway standards of the R-L-5 Low-Density residential zone district. Driveway standards are not addressed in the Live Oak Master Plan.

17.10.130 Off-Street Parking

In the R-L-5 Low-Density Residential zone district, single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter [17.54](#).

According to the Live Oak Master Plan, two parking spaces shall be provided per unit. Spaces are required to be covered and provided within a garage or carport.

The applicant provides a two-car garage for the proposed residence.

17.10.140 Usable Open Space

In the R-L-5 Low-Density Residential zone district, each lot shall provide for a usable open space area of a minimum four hundred (400) square feet that is a minimum fifteen (15) feet wide.

Open space requirements are not addressed in the Live Oak Master Plan.

The applicant provides a 20-feet-by-60-feet (1,040 square feet) open space area in the backyard, which satisfied the requirement of the R-L-5 Low-Density Residential zone district.

17.10.150 Landscaping

In the R-L-5 Low-Density Residential zone district, except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area, or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces. Required landscaping is to be installed within six (6) months after occupancy of the residence and continually maintained.

In accordance with the Live Oak Master Plan, 30% of the lot shall be landscaped. The applicant has submitted landscape plans for the Sterling Oaks subdivision consistent with the requirements of the Live Oak Master Plan.

All requirements of the R-L-5 Low-Density Density Residential zone district and the Live Oak Master Plan are satisfied, with the exception of the street-side side-yard setback requirement, for which a variance is sought.

Reasons for Setbacks

The City requires setbacks between for several reasons:

Safety:

Maintaining setbacks between buildings and uses is important for safety reasons. Having adequate setbacks between structures and uses provides access for the Fire Department to reach fires, in cases of emergency. In this case, the variance is applicable to the street-side side-yard setback area. There is not a concern regarding the separation of uses for Fire Department access.

The residential structure will be setback 15 feet from the lot line abutting Hume Avenue, the setback is a combination of the seven-foot setback and an eight-foot landscape easement.

Noise:

Setbacks also are in place to reduce noise impacts. The setback reduction pertains to the street-side lot line, which will not create noise issues. All noise generated from the property would be required to meet the Noise Emission standards prescribed by the General Plan.

Preventing Crowding:

Another reason setbacks are required by the City is to reduce crowding and provide separation between uses and structures.

The reduction of the street-side side-yard setback will not create a crowding issue, since it will not affect the distance between the proposed residential structure and any other nearby structure. Additionally, a block wall will be provided between the residence and the public street, further separating uses.

There is an eight-foot landscape easement with a block wall along the street-side side-yard lot line on Hume Avenue. The block wall and landscape easement will serve to provide significant distance between the residence and the public right-of-way.

Providing Open Space Areas:

Within the City of Hanford, there are requirements for open space – this is generally accommodated in the required setback area. The applicant provides an adequate open-space area in the rear property, which totals 1,040 square feet, which far exceeds the required 400-square-foot open-space requirement for the R-L-5 Low-Density Residential zone district.

Allowing the variance will not have impacts to safety, noise, the prevention of crowding, or providing open space areas.

In accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standard of the Hanford Municipal Code, when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The granting of Variance No. 0008-23 would be consistent with the purpose of the variance process, as the special circumstance applicable to the property pertains to the configuration of the corner lot. Although the has street frontage on two streets, Orbit Circle and Hume Avenue, the site is only accessible through the Orbit Circle frontage, since there is a block wall and landscape lot along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

Multiple variances were previously approved by the Planning Commission for the same request in the Live Oak subdivision Tract 865 on October 26, 2021 – Variance 2021-05 and 2021-06 and July 12, 2022 – Variance 2022-04, -06, and -07

FINDINGS FOR APPROVAL

Variance No. 0008-23

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

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

ANALYSIS: That the special circumstances applicable to the property pertains to the configuration of the corner lot. Although the has street frontage on two streets, Orbit Circle and Hume Avenue, the site is only accessible through the Orbit Circle frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

Additionally, previous variances 2021-05,2021-06, 2022-04, 2022-06, and 2022-07 were approved in the same master plan for the same request.

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

ANALYSIS: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity in the same zone district. Although the property has frontage on two public streets, since the property only has access through one frontage, Orbit Circle, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback.

Additionally, previous variances 2021-05,2021-06, 2022-04, 2022-06, and 2022-07 were approved in the same master plan for the same request.

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

ANALYSIS: That allowing the reduced street-side side-yard setback will not create a safety hazard. The residential structure will be setback 15 feet from the lot line adjoining Hume Avenue, the setback is a combination of an eight-foot landscape easement and a seven-foot setback. The various departments reviewed the proposal and conditioned the project, accordingly.

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

ANALYSIS: That typical R-L-5 Low-Density Residential lots do not share the configuration unique to this lot. Although the property has street frontage on two public streets, since the property only has access through one frontage, Orbit Circle, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback. Since the property is not accessible through the Hume Avenue frontage, the street-side side-yard setbacks are not necessary.

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

ANALYSIS: That the variance applies to the street-side side-yard setback area for a single-family residence. The use of a single-family residence is a permitted use in the R-L-5 Low-Density Residential zone district.

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

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property pertains to the configuration of the lot. Although the property has street frontage on two streets, Orbit Circle and Hume Avenue, the site is only accessible through the Orbit Circle frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

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

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Residential Land Use Designations Goal L8, which aims to provide a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options.

PUBLIC COMMENTS

A Notice of Public Hearing for the project was noticed in the local newspaper on July 14, 2023 and mailed to property owners within 300 feet of the project site on July 13, 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 15303, New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-20, approving Variance No. 0008-23.

Applicant/Owner:

Stephanie Morgan
Century Communities
7330 N Palm Ave
Fresno, CA 93711

ATTACHMENTS:

1. Resolution 2023-20
2. Attachment 1 - Plot Plan
3. Attachment 2 - Live Oak Master Plan Low-Density Standards
4. Attachment 3 - Notice of Exemption

RESOLUTION NO. 2023-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING VARIANCE NO. 0008-23, A REQUEST TO DEVIATE FROM THE STANDARDS OF THE HANFORD MUNICIPAL CODE SECTION 17.10.070 E, IN ORDER TO REDUCE THE STREET-SIDE SETBACK FOR AN IRREGULAR CORNER LOT IN THE R-L-5 LOW-DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 1468 S. ORBIT CIRCLE (APN 011-054-043).

At a regular meeting of the City of Hanford Planning Commission duly called and held on July 25, 2023 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Variance No. 0008-23, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential 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 at 1468 S. Orbit Circle (APN 011-054-043). The subject site is lot 43 of Tract 902; and

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

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

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

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

ANALYSIS: That the special circumstances applicable to the property pertains to the configuration of the corner lot. Although the has street frontage on two streets, Orbit Circle and Hume Avenue, the site is only accessible through the Orbit Circle frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

Additionally, previous variances 2021-05 and 2021-06 were approved in the same subdivision for the same request.

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

ANALYSIS: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity in the same zone district. Although the property has frontage on two public streets, since the property only has access through one frontage, Orbit Circle, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback.

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

ANALYSIS: That allowing the reduced street-side side-yard setback will not create a safety hazard. The residential structure will be setback 15 feet from the sidewalk adjoining Hume Avenue, the setback is a combination of an eight-foot landscape easement and a seven-foot setback. The various departments reviewed the proposal and conditioned the project, accordingly.

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

ANALYSIS: That typical R-L-5 Low-Density Residential lots do not share the configuration unique to this lot. Although the property has street frontage on two public streets, since the property only has access through one frontage, Orbit Circle, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback. Since the property is not accessible through the Hume Avenue frontage, the street-side side-yard setbacks are not necessary.

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

ANALYSIS: That the variance applies to the street-side side-yard setback area for a single-family residence. The use of a single-family residence is a permitted use in the R-L-5 Low-Density Residential zone district.

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

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property pertains to the configuration of the lot. Although the property has street frontage on two streets, Orbit Circle and Hume Avenue, the site is only accessible through the Orbit Circle frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

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

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Residential Land Use Designations Goal L8, which aims to provide a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options.

THEREFORE, BE IT RESOLVED that Variance No. 0008-23 be approved, subject to the conditions of approval, below:

1. That the subject site be developed, as shown in Exhibit A – RBP23-1341
2. That all development shall conform to the standards of the Hanford Municipal Code, except where modified by the Live Oak Master Plan Design Standards and this resolution.

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 25th day of July 2023.

Jason Waters, Secretary

BUILDING PERMIT APPLICATION

CITY OF HANFORD CALIFORNIA

DATE: 5.15.23		PERMIT NO: _____	
317 N Douty St, Hanford CA 93230		Phone: (559)585-2581	
PROJECT INFORMATION Live Oak - Tract 902		(To be assigned by Building Division) www.cityofhanfordca.com	
SITE ADDRESS 1468 South Orbit Circle		Lot 43	
TYPE OF PROJECT New Construction		NOTE: A Plan Check Deposit will be required at the time this application is submitted. The deposit will be credited to the actual permit fee.	
ASSESSORS PARCEL NO.		VALUATION: \$471,796.68	
BLDG AREA: 2617 (SF)	OCCUPANCY TYPE: Single Family	UNDERGROUND FIRE LINE: (LF)	
GARAGE AREA: 454 (SF)	CONSTRUCTION TYPE: New Building		
<u>APPLICANT INFORMATION</u>			
NAME Century Communities, Inc.		PHONE 559.226.9729	
ADDRESS 7330 N. Palm Ave. Suite 106		CELL PH. 559.500.9008	
CITY Fresno	STATE CA	ZIP 93711	FAX
CONTACT Stephanie Morgan		E-MAIL Stephanie.Morgan@CenturyCommunities.com	
**** APPLICANT SIGNATURE			
<u>PROPERTY OWNER INFORMATION</u>			
NAME Century Communities, Inc.		PHONE 559.226.9729	
ADDRESS 7330 N. Palm Ave. Suite 106		CELL PH. 559.500.9008	
CITY Fresno	STATE CA	ZIP 93711	FAX
CONTACT Stephanie Morgan		E-MAIL Stephanie.Morgan@CenturyCommunities.com	
<u>CONTRACTOR INFORMATION</u>			
NAME Benchmark Communities LLC		PHONE 559.439.4464	
ADDRESS 7330 N. Palm Ave. Suite 106		CELL PH. 559.500.9008	
CITY Fresno	STATE CA	ZIP 93711	FAX
CONTACT Stephanie Morgan		E-MAIL Stephanie.Morgan@CenturyCommunities.com	
CONTRACTOR LICENSE NO. 971581		CLASS B	EXPIRE 3.31.24
CITY BUSINESS LICENSE NO. 6962		EXPIRE 12.31.23	
<u>ARCHITECT INFORMATION</u>			
NAME Jeffrey Demure & Associates		PHONE 916-783-3700	
ADDRESS 5905 Granite Lake Drive		CELL PH.	
CITY Granite Bay	STATE CA	ZIP 95746	FAX
CONTACT Scott McQuay		E-MAIL smcquay@jdaarch.com	
<u>DESIGNER INFORMATION</u>			
NAME N/A		PHONE	
ADDRESS		CELL PH.	
CITY	STATE	ZIP	FAX
CONTACT		E-MAIL	
<u>ENGINEER INFORMATION</u>			
NAME Krazen & Associates		PHONE 559.348.2200	
ADDRESS 215 W. Dakota Ave.		CELL PH.	
CITY Fresno	STATE CA	ZIP 93612	FAX
CONTACT David Jarosz		E-MAIL davejarosz@krazen.com	

LEGEND:

PL	Property Line
PUE	Public Utility Easement
LE	Landscape Easement
SWE	Sidewalk Easement
CI	Curb Inlet
DW	Driveway
SB	Building Setback
SS	Sewer Lateral
W	Water Lateral
●	Property Corner
●	Fire Hydrant
●	Curb Inlet
●	Streetlight
●	Wood Fence
●	Block Wall
●	Concrete
▲	Electric Transformer
■	Electric Splice Box
■	Phone Splice Box
■	Cable TV Box

QUANTITIES:

WOOD FENCE
118 L.F.

PRIVATE WALK
34 S.F.

DRIVEWAY
480 S.F.

PUBLIC SIDEWALK
410 S.F.

NOTE: Quantities are approximate and are based on linework from approved plans. Final quantities may differ due to field adjustments at the time of construction.

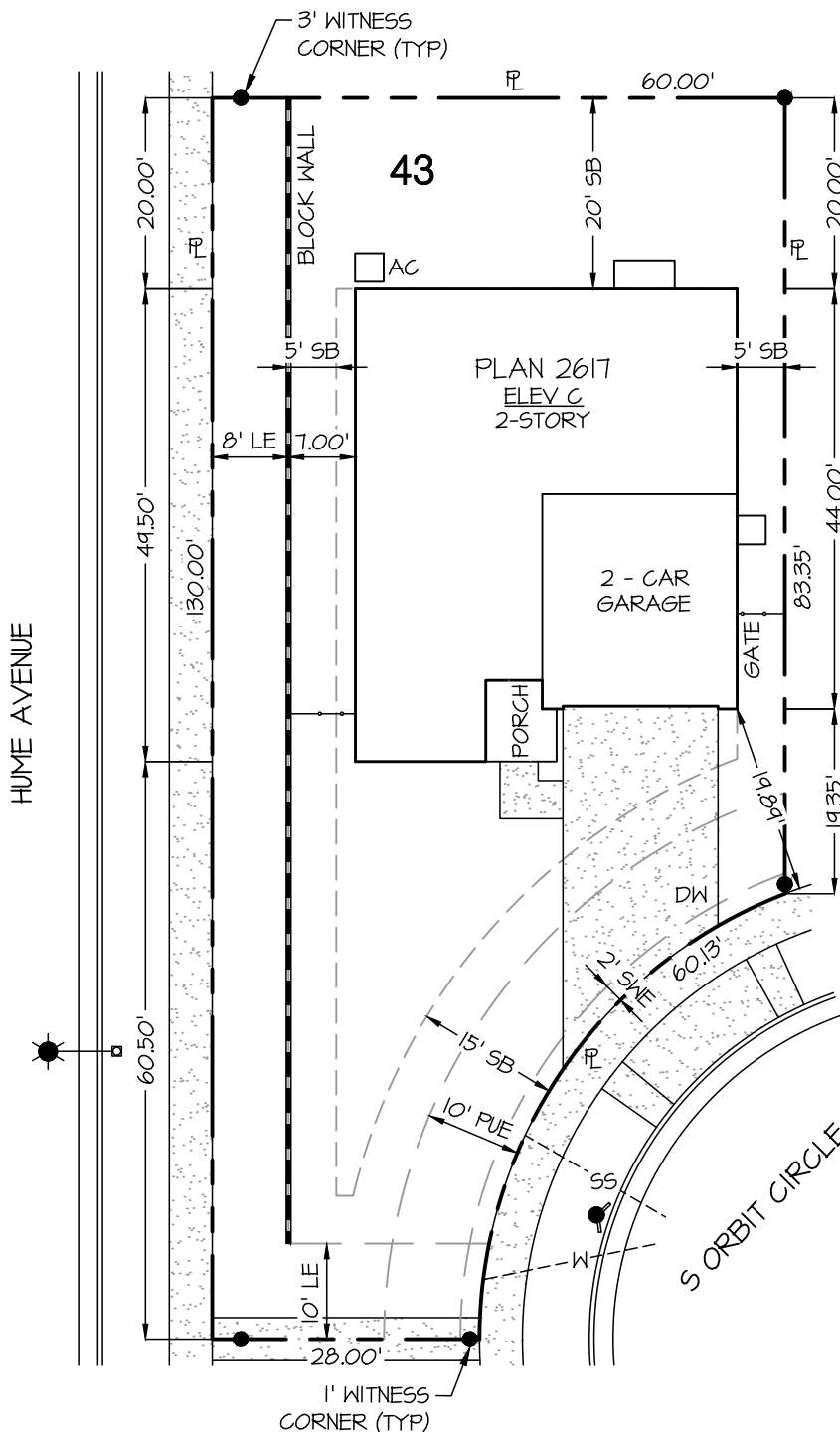
Note to buyer: Please visit home site to verify the location of any utility structures which may or may not be shown on this Plot Plan.

PLEASE NOTE: Certain site features may not be included in drawing. Plot map may not note any or all existing easements. Refer to title report for further disclosure. Placement of house, streetlights, fire hydrants, sidewalks, transformers, etc. are subject to change due to site conditions. Measurements shown are approximate except for minimums required by ordinance. This plot does not reflect as-built conditions which may vary from this plan.

*NOTE TO CONTRACTOR

Please refer to signed and approved improvement plans for any and all details and locations of retaining walls for construction purposes. The finish grading of the lot is designed with a supplemental below-ground pipe and drain installation. Maintenance and preservation of both swale and drainage pipeline is required by homeowner indefinitely to provide adequate lot drainage. Any modification to the drainage system shall be designed by a Licensed Civil Engineer by the State of California.

NOTES: A) All site grading shall comply with the current California Building Code. B) Place fence gate behind meter at garage side, typ. C) Do not place A/C pad in any non-buildable setback areas. D) Dimensions shown do not include roof overhangs.



ZONE DISTRICT
Live Oak MP

LOT AREA
6,717 S.F.

BLDG AREA
1,419 S.F.

GARAGE AREA
454 S.F.

All easements, structures, utility lines, underground systems & conditions affecting construction on this parcel must be shown & are the responsibility of the applicant. The issuance of a permit does not grant to any person the right to violate City or State Law.

Issuance of the building permit does not constitute approval of paving, concrete curbs, gutters, sidewalks & driveway approaches in street or alley right-of-way adjacent to the property. Separate permits are required for such work per applicable City standards. Issuance of a Certificate of Occupancy for the building is dependent upon prior satisfactory completion of required pavement and concrete work.



1" = 20'

DRAWN : 8 May 2023 KK

2617 C

PLOT PLAN

ADDRESS : 1468 SOUTH ORBIT CIRCLE



QK PROJECT No. 210134.02
© COPYRIGHT BY QUAD KNOFF, INC.
UNAUTHORIZED USE PROHIBITED.

LOT 43

LIVE OAK NORTH ~ TRACT 902

HANFORD, CA

SALES CONTACT: _____

BUYER SIGNATURE : _____

APPROVAL DATE : _____

CENTURY COMMUNITIES

7330 N. Palm Ave., Suite 106 Phone: (559) 439-4464
Fresno, CA 93711



CENTURY
COMMUNITIES
815 N. PALM AVE. SUITE 1
FRESNO, CA 93711
(559) 439-4464

[illegible]

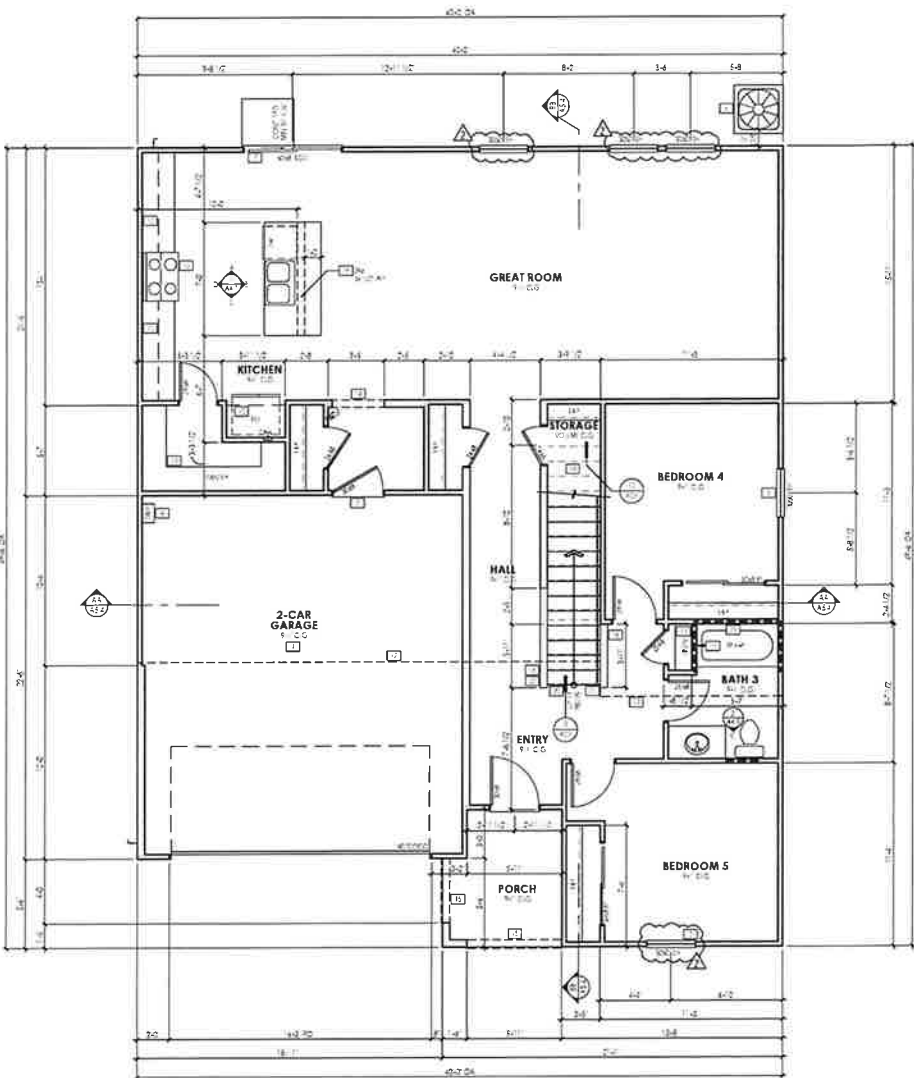
PLAN 2617
FIRST FLOOR
PLAN

A3.1

JD+A PROJECT NUMBER 22024 | DATE 03.13.2023

1. FLEET BLOODS SHALL BE PROVIDED ALL CONCEALED SPACES (i.e. SPACE BETWEEN STUDS)
2. ALL TRADITIONAL ROOF PITCHES ARE 12 DEGREES (INDICATED BY AN "X")
3. WINDOW HEAD HEIGHTS
 - 1ST FLOOR ROOF - 8'0" (INDICATED BY AN "X")
 - 2ND FLOOR ROOF - 8'0" (INDICATED BY AN "X")
 - DOOR HEIGHTS AS NOTED ON FLOOR PLANS
4. ALL DOORS TO BE CENTERED WITHIN ADJACENT WALLS, OR DOOR JAMB TO BE PRICED AT 7/8" UNLESS OTHERWISE NOTED
5. PROVIDE SCAVING FOR ALL WINDOW PROFILES (TOWEL BARS, ETC.)
6. ALL WINDOW DOORS SHALL BE IDENTIFIED BY AN "X" ON ALL FLOOR PLANS, HATCHED
 AREAS ON PARTIAL FLOOR PLANS INDICATE FRAMING CHANGES FROM BASE FLOOR PLAN
7. ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL
 LEAKAGE POINTS SHALL BE IDENTIFIED BY AN "X" ON ALL FLOOR PLANS, HATCHED AREAS
 ON PARTIAL FLOOR PLANS INDICATE FRAMING CHANGES FROM BASE FLOOR PLAN
8. GARAGE DOORS SHALL BE LABELED WITH A PERMANENT LABEL PROVIDED BY THE GARAGE DOOR
 MANUFACTURER. THE LABEL SHALL IDENTIFY THE MANUFACTURER, MODEL NUMBER, AND
 DOOR MODEL NUMBER. THE POSITIVE AND NEGATIVE DESIGN WIND PRESSURE RATING, THE
 WIND UPLIFT RATING, CYCLIC WIND PRESSURE RATING, AND THE APPLICABLE TEST STANDARD
 SHALL BE IDENTIFIED.

1	SWELLING/GROWTH/FIRE SEPARATION. ALL SURFACES SHALL BE PROTECTED WITH MINIMUM ONE (1) LAYER 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. ALL HORIZONTAL SURFACES (WALLS, CEILING, ETC.) SHALL BE PROTECTED WITH TWO (2) LAYERS OF MINIMUM ONE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. (CIRC SECTION R302.3.5 & TABLE R302.3)
2	OPENING PROTECTION: WHERE THE RESIDENCE AND PRIVATE GARAGE ARE PROTECTED BY AN EXISTING FIRE-RATED WALL OR DOOR, THE EXISTING WALL OR DOOR SHALL BE REINFORCED AND THE GARAGE NEED ONLY BE SELF-CLOSING AND SELF-LATCHING. (CIRC SECTION R302.1 EXCEPTION)
3	EMERGENCY ESCAPE AND RESCUE OPENINGS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE (1) OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. THAT THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE LESS THAN 20" ABOVE THE FINISHED FLOOR. MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" AND WIDTH SHALL BE 20". (CIRC SECTION R302.1 EXCEPTION) THE MINIMUM NET CLEAR OPENINGS AT GARAGE WALLS SHALL BE 20" SQUARE. (CIRC SECTION R302.1)
4	WATER HEATER: SPECIFIC ENERGY CALCULATIONS, PROVIDE 30"X30"X84" CLEAR SPACE FOR FUTURE HOT PLUMB WATER HEATER.
5	ATTIC ACCESS: PROVIDE A MINIMUM 22"X30" OPENING OR LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT. (CIRC SECTION R302.4.1 & CIRC SECTION 304.4) LOCATE APPROXIMATELY VERTICALLY CORRESPONDING WITH RUSSUS LAYOUT. ACCESS SHALL BE PROVIDED BY A DOOR OR OTHER MEANS AND HAVE PERMANENTLY ATTACHED HOISTING USING ADHESIVE OR MECHANICAL FASTENERS EQUIVALENT TO THE SURROUNDING AREA REQUIREMENTS. (SECTION 103 OF CALIFORNIA FIRE CODE CODE)
6	A/C CONDENSER: MINIMUM 36"X24" MOUNTING PAD, MINIMUM 4" ABOVE GRADE.
7	TEMPERED SAFETY GLASS: PROVIDE TEMPERED GLASS AT HAZARDOUS LOCATIONS PER REQUIREMENTS OF CALIFORNIA FIRE CODE.
8	1. GLAZING IN WALLS IS ADEQUATE TO BATHROOMS, SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 6" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE EXCEPT WHERE THE GLAZING IS ADEQUATELY ANCHORED HORIZONTALLY FROM THE WATERS EDGE OF A BATH OR SHOWER.
9	2. GLAZING WHERE THE BOTTOM EDGE IS LESS THAN 6" ABOVE AN ADJACENT WALKING SURFACE OF STAIRS, LANDINGS, AND RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION. GLAZING SHALL BE SECURED TO THE WALL OR FLOOR WITH A WALKING SURFACE AND A HORIZONTAL RAIL. IS INSTALLED AT 34" TO 38" ABOVE THE WALKING SURFACE. 2. GLAZING 30" OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.
10	3. GLAZING ADJACENT TO LANDING OR WALKING SURFACE WHERE THE GLAZING IS LESS THAN 34" ABOVE THE LANDING AND WITH IN A 60" HORIZONTAL ARCH LESS THAN 10" PROTECTED FROM THE BOTTOM TRANSIT MOSING. EXCEPTION WHERE GLAZING IS DECEASED BY A GLAZING COMPLY WITH SECTION R302 AND THE PLANE OF THE GLASS IS 48" ABOVE 14" FROM THE GROUND.
11	4. DRIVER VENT CUCH SHALL BE OF A RIGID METALLIC MATERIAL AND SHALL HAVE SMOOTH INTERIOR SURFACES. EXTENDING TO BOTTOM WITH BACKDRAFT DAMPER. TRANSITION CUTS MUST BE IN ACCORDANCE WITH UFG 218A. CIRC SECTION 218A SEE DETAIL 2403.
12	WASHING MACHINE: PROVIDE REINFORCED CORROSION RESISTANT PAN UNDER WASHING MACHINE. PROVIDE REINFORCED CORROSION RESISTANT PAN UNDER WASHING MACHINE.
13	UPPER CABINETS WALL MOUNTED ABOVE 12" DEEP TYPICAL. 24" DEEP ABOVE REFRIGERATOR. SHOWERS & TUBS/SHOWER COMBINATIONS: FLOOR PANELS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (CIRC SECTION R302.2.2) MATERIALS USED AS BACKERS FOR WALLS SHALL BE OF THE SAME TYPE AND SHALL BE MATERIALS LISTED IN TABLE R302.2.2 AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECS. (CIRC SECTION R302.2.4) LOCATE SHOWER HEAD AT 48" AFF. GLAZING IN ALL FIXED AND OPERABLE PANELS OF A SHOWER, SLIDING DOOR, OR TUB/SHOWER COMBINATION SHALL BE NOT LESS THAN 34" ABOVE FINISHED FLOOR. 30" RANGE/36" X 36" INCH OILING. LIGHT EXHAUST FAN. 100 CFM FOR FLOOR EXHAUST VENTILATION INCLUDING EXISTING STANDARDS.
14	PANTRY/UTEN. 36" SHELVES EASY. SPACING.
15	INTERIOR FILL SHEET FRAME AT 2' AFF. FINISH. SECOND FLOOR FRAME AT 1' AFF. FINISH. MAIN FLOOR HEADER TO BE FRAMED 2' FROM GOFFY HEADER.
16	EXTERIOR DOOR TO PORCH: SEE EXTERIOR ELEVATIONS FOR DIMENSIONS.
17	EXTENTS OF EXTERIOR ADHERED STONE VENEER, HINGE AND WRAP-BACK AS NOTED ON ELEVATIONS.
18	PAVED LINE INDICATES DOWEL ON FLOOR ABOVE. SOLID LINE INDICATES DOWEL ON FLOOR ABOVE.
19	LOW WALL: PROVIDE WITH DOUBLE TOP PLATE HINGE AT 2' AFF. FINISH.
20	UNDERSTAIR PROTECTION: ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDERSTAIR SURFACE AND ANY PROFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD. (CIRC SECTION R302.7)
21	STAIRWAYS SHALL BE NOT LESS THAN 36" IN CLEAR WIDTH AND NOT HAVE A VERTICAL RISE OF MORE THAN 7" PER STEP. MAXIMUM RISE SHALL BE NOT LESS THAN 7". MAXIMUM RISE HEIGHT SHALL BE 7.34". AND MAXIMUM TREAD DEPTH SHALL BE 10". (CIRC SECTION R311.7.2, R311.7.3, R311.7.5.1 & R311.7.5.2)
22	STAIRS SHALL BE PROVIDED NOT LESS THAN ONE (1) SIDE OF EACH FLIGHT OF STAIRS WITH FOUR (4) MORE RISERS. HEIGHT SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38". CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT. (CIRC SECTION R311.7.8) SEE DETAIL 2403.
23	GLAZING SHALL BE NOT LESS THAN 42" IN HEIGHT VERTICALLY ABOVE THE WALKING SURFACE ON THE LINE CONNECTING THE NOSE RAIL DESIGN TO COMPLY WITH CODE. (CIRC SECTION R302.1) SEE DETAIL 7303.
24	SHOWERS, TUBS/SHOWER COMBINATIONS AND TOILET AREAS IN AT LEAST ONE BATHROOM SHALL BE PROVIDED NOT LESS THAN ONE (1) SIDE OF EACH FLIGHT OF STAIRS WITH FOUR (4) MORE RISERS. HEIGHT SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38". CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT. (CIRC SECTION R311.7.8) SEE DETAIL 2403.



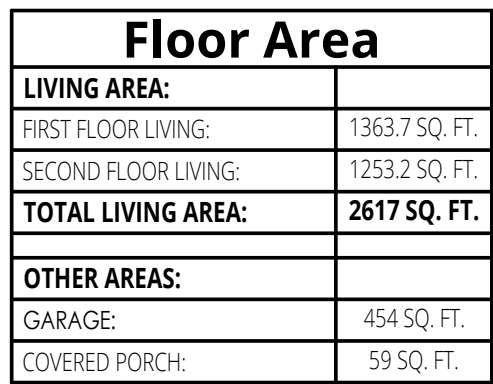
ELEVATIONS "A" & "B"
FIRST FLOOR PLAN
1/4" = 1'-0"

Floor Area	
LIVING AREA:	
FIRST FLOOR LIVING	11557 SQ. FT.
SECOND FLOOR LIVING	12582 SQ. FT.
TOTAL LIVING AREA:	24139 SQ. FT.
OTHER AREAS:	
GARAGE	454 SQ. FT.
CONTRACT ROOMS	58 SQ. FT.

PERMIT SET

1. FIRE BLOCKING SHALL BE PROVIDED IN ALL CONCEALED SPACES. (CRC SECTION R302.11)
2. ALL DIAGONAL WALLS TO BE 45 DEGREES (UNO)
3. WINDOW "HEAD" HEIGHTS:
 - 1ST FLOOR = 8'-0" AFF (UNO)
 - 2ND FLOOR = 8'-0" AFF (UNO)
 - DOOR HEIGHTS AS NOTED ON FLOOR PLANS
4. ALL DOORS TO BE CENTERED WITHIN ADJACENT WALLS, OR DOOR JAMB TO BE FRAMED AT 3" UNLESS OTHERWISE DIMENSIONED
5. PROVIDE BACKING FOR ALL HARDWARE FIXTURES (TOWEL BARS, ETC.)
6. REFER TO BASE FLOOR PLAN FOR INFORMATION NOT SHOWN ON PARTIAL FLOOR PLANS. HATCHED WALLS ON PARTIAL FLOOR PLANS INDICATE FRAMING CHANGES FROM BASE FLOOR PLAN
7. ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. CALIFORNIA ENERGY CODE SECTION 110.2.
8. GARAGE DOORS SHALL BE LABELED WITH A PERMANENT LABEL PROVIDED BY THE GARAGE DOOR MANUFACTURER. THE LABEL SHALL IDENTIFY THE GARAGE DOOR MANUFACTURER, THE GARAGE DOOR MODEL/SERIES NUMBER, THE POSITIVE AND NEGATIVE DESIGN WIND PRESSURE RATING, THE INSTALLATION INSTRUCTION DRAWING REFERENCE NUMBER, AND THE APPLICABLE TEST STANDARD PER CRC R909.4.

- 1 DWELLING/LAYER FIRE SEPARATION: ALL SURFACES SHALL BE PROTECTED WITH MINIMUM ONE (1) LAYER 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. ALL HORIZONTAL SURFACES WITH HABITABLE SPACE ABOVE SHALL BE PROTECTED WITH MINIMUM ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD APPLIED TO THE GARAGE SIDE. (CRC SECTION R302.6 & TABLE R302.6).
- 2 OPENING PROTECTION: WHERE THE RESIDENCE AND PRIVATE GARAGE ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM, DOOR OPENINGS BETWEEN THE HOUSE AND THE GARAGE NEED ONLY BE SELF-CLOSING AND SELF-LATCHING. (CRC SECTION R302.5.1 EXCEPTION)
- 3 EMERGENCY ESCAPE AND RESCUE OPENINGS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE (1) OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. THAT THE BOTTOM OF THE CLEAR OPENING IS NOT GREATER THAN 44" MEASURED FROM THE FLOOR. MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" AND WIDTH SHALL BE 20". (CRC SECTION R310.2) EXCEPTION: THE MINIMUM NET CLEAR OPENINGS AT GRADE FLOOR SHALL BE 5 SQUARE FEET. (CRC R310.2.1)
- 4 WATER HEATER: SPEC PER ENERGY CALCULATIONS. PROVIDE 30"x30"x84" CLEAR SPACE FOR FUTURE HEAT PUMP WATER HEATER.
- 5 ATTIC ACCESS: PROVIDE A MINIMUM 22"x30" OPENING OR LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT. (CRC SECTION R807.1 & CMC SECTION 304.4) LOCATION APPROXIMATE. VERIFY/COORDINATE WITH TRUSS LAYOUT. ACCESS PANEL TO BE WEATHER-STRIPPED AND HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS EQUIVALENT TO THE SURROUNDING AREA REQUIREMENTS. (SECTION 150 OF CALIFORNIA ENERGY CODE)
- 6 A/C CONDENSER: MINIMUM 30"x30" MOUNTING PAD, MINIMUM 3" ABOVE GRADE.
- 7 TEMPERED SAFETY GLASS: PROVIDE TEMPERED GLASS AT HAZARDOUS LOCATIONS PER REQUIREMENTS. (CRC SECTIONS R308.4.5, R308.4.6, R308.4.7)
 1. GLAZING IN WALLS ADJACENT TO BATHTUBS, SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE; EXCEPT: GLAZING THAT IS MORE THAN 60" MEASURED HORIZONTALLY FROM THE WATERS EDGE OF A BATHTUB OR SHOWER.
 2. GLAZING WHERE THE BOTTOM EDGE IS LESS THAN 36" ABOVE AN ADJACENT WALKING SURFACE OF STAIRS, LANDINGS, AND RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION. EXCEPTION: 1. WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED AT 34" TO 38" ABOVE THE WALKING SURFACE. 2. GLAZING 36" OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.
 3. GLAZING ADJACENT TO LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARCH LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING. EXCEPTION: WHERE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SECTION R312 AND THE PLANE OF THE GLASS IS MORE THAN 18" FROM THE GUARD.
- 8 DRYER: VENT DUCT SHALL BE OF A RIGID METALLIC MATERIAL AND SHALL HAVE SMOOTH INTERIOR SURFACES, EXTENDING TO EXTERIOR WITH BACKDRAFT DAMPER. TRANSITION DUCTS MUST BE IN ACCORDANCE WITH UL 2158A (CMC SECTION 504.4) SEE DETAIL 2/D3
- 9 WASHING MACHINE: PROVIDE PRE-FABRICATED CORROSION RESISTANT PAN UNDER WASHING MACHINE LOCATED ON UPPER FLOOR, DRAIN TO EXTERIOR.
- 10 UPPER CABINETS: WALL MOUNTED ABOVE, 12" DEEP TYPICAL. 24" DEEP ABOVE REFRIGERATOR
- 11 SHOWERS & TUB/SHOWER COMBINATIONS: FLOORS AND WALLS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (CRC SECTION R307.2) MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE R702.4.2 AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECS. (CRC SECTION R702.4.2) LOCATOR SHOWER HEAD AT 48" AFF. (GLAZING IN ALL FIXED AND OPERABLE PANELS OF A SWINGING, SLIDING, OR BI-FOLD DOOR SHALL COMPLY WITH CRC SECTIONS R308.4.5.)
- 12 COOKING APPLIANCES: 36" RANGE/ 36" MICRO/HOOD, LIGHT, EXHAUST FAN ABOVE. FAN MIN 100 CFM FOR LOCAL EXHAUST VENTILATION (BUILDING ENERGY EFFICIENCY STANDARDS)
- 13 PANTRY / LINEN: (5) SHELVES, EQUAL SPACING.
- 14 INTERIOR FLAT SOFFIT: FRAME AT 8'-1" AFF (UNO). SECOND FLOOR: FRAME AT 7'-1" AFF (UNO). BARN DOOR SOFFIT TO BE FRAMED -3" FROM SOFFIT HEADER.
- 15 EXTERIOR DOOR OR ARCH: SEE EXTERIOR ELEVATIONS FOR DIMENSIONS.
- 16 EXTENTS OF EXTERIOR ADHERED STONE VENEER, HEIGHT AND WRAP-BACK AS NOTED ON ELEVATIONS.
- 17 DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE. SOLID LINE INDICATES OUTLINE OF FLOOR BELOW.
- 18 LOW WALL: PROVIDE WITH DOUBLE TOP PLATE. HEIGHT AT 442" AFF. (UNO)
- 19 UNDER-STAIR PROTECTION: ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE BY 1/2 INCH GYPSUM BOARD (CRC SECTION R302.7)
- 20 STAIRWAYS: SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH (AND NOT HAVE A VERTICAL RISE OF MORE THAN 12-7"). MINIMUM HEADROOM SHALL NOT BE LESS THAN 6'-8". MAXIMUM RISER HEIGHT SHALL BE 7-3/4". AND MINIMUM TREAD DEPTH SHALL BE 10" . (CRC SECTION R311.7.2, R311.7.3, R311.7.5.1, & R311.7.5.2)
- 21 HANDRAILS (AND GUARDS WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL) SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS. HEIGHT SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38", AND CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT. (CRC SECTION R311.7.8.1) SEE DETAIL 8/A03
- 22 GUARDS: SHALL BE NOT LESS THAN 42" IN HEIGHT VERTICALLY ABOVE THE WALKING SURFACE OR THE LINE CONNECTING THE NOSING. RAIL DESIGN TO COMPLY WITH CODE. (CRC SECTION R312) SEE DETAIL 7/A03
- 23 SHOWERS, TUB/SHOWER COMBINATIONS AND TOILET AREAS IN AT LEAST ONE BATHROOM


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

LEGEND:

PL	Property Line
PUE	Public Utility Easement
LE	Landscape Easement
SWE	Sidewalk Easement
CI	Curb Inlet
DW	Driveway
SB	Building Setback
SS	Sewer Lateral
W	Water Lateral
●	Property Corner
●	Fire Hydrant
●	Curb Inlet
●	Streetlight
●	Wood Fence
●	Block Wall
●	Concrete
▲	Electric Transformer
■	Electric Splice Box
■	Phone Splice Box
■	Cable TV Box

QUANTITIES:

WOOD FENCE
118 L.F.

PRIVATE WALK
34 S.F.

DRIVEWAY
480 S.F.

PUBLIC SIDEWALK
410 S.F.

NOTE: Quantities are approximate and are based on linework from approved plans. Final quantities may differ due to field adjustments at the time of construction.

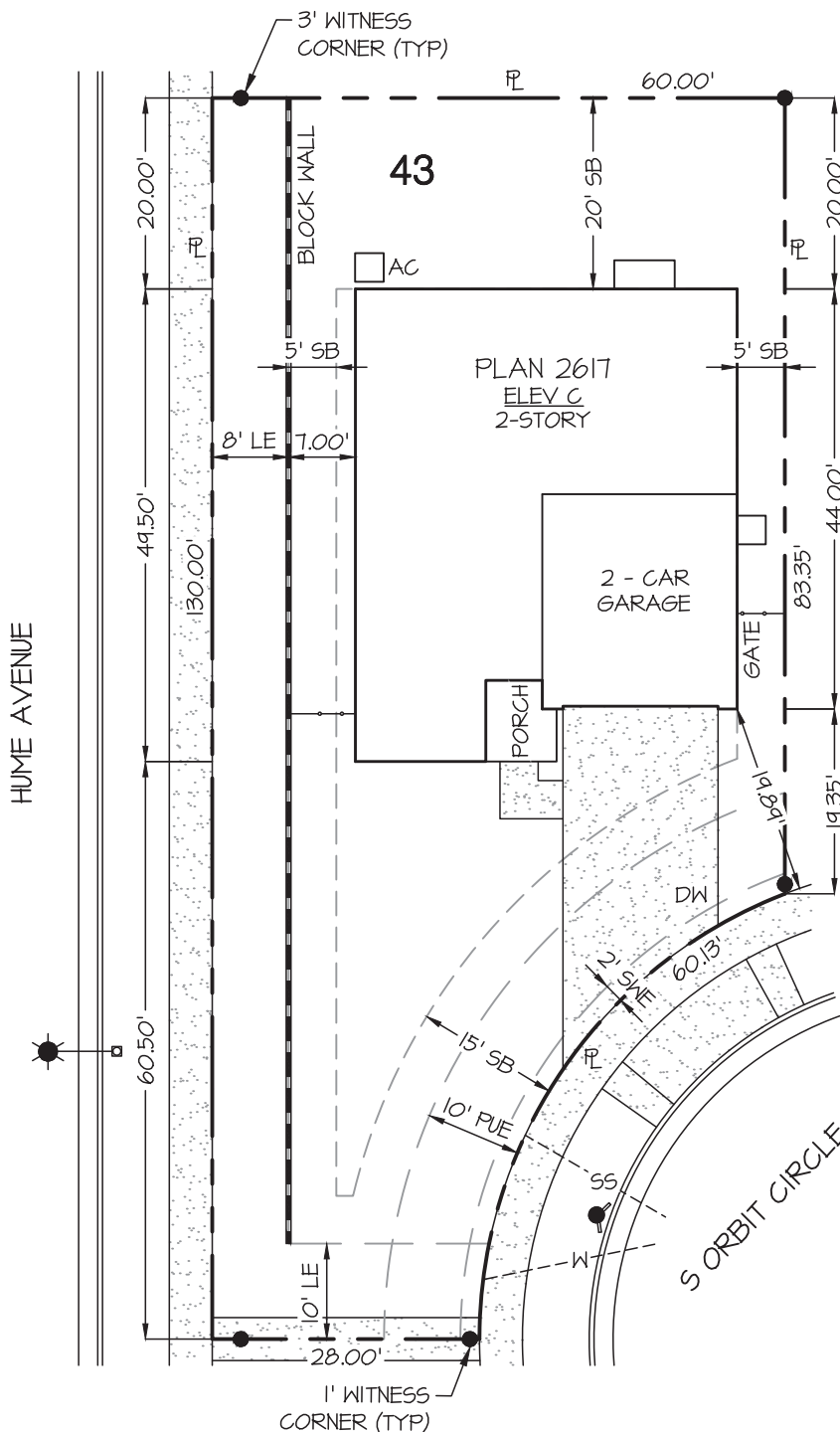
Note to buyer: Please visit home site to verify the location of any utility structures which may or may not be shown on this Plot Plan.

PLEASE NOTE: Certain site features may not be included in drawing. Plot map may not note any or all existing easements. Refer to title report for further disclosure. Placement of house, streetlights, fire hydrants, sidewalks, transformers, etc. are subject to change due to site conditions. Measurements shown are approximate except for minimums required by ordinance. This plot does not reflect as-built conditions which may vary from this plan.

*NOTE TO CONTRACTOR

Please refer to signed and approved improvement plans for any and all details and locations of retaining walls for construction purposes. The finish grading of the lot is designed with a supplemental below-ground pipe and drain installation. Maintenance and preservation of both swale and drainage pipeline is required by homeowner indefinitely to provide adequate lot drainage. Any modification to the drainage system shall be designed by a Licensed Civil Engineer by the State of California.

NOTES: A) All site grading shall comply with the current California Building Code. B) Place fence gate behind meter at garage side, typ. C) Do not place A/C pad in any non-buildable setback areas. D) Dimensions shown do not include roof overhangs.



ZONE DISTRICT
Live Oak MP

LOT AREA
6,717 S.F.

BLDG AREA
1,419 S.F.

GARAGE AREA
454 S.F.

All easements, structures, utility lines, underground systems & conditions affecting construction on this parcel must be shown & are the responsibility of the applicant. The issuance of a permit does not grant to any person the right to violate City or State Law.

Issuance of the building permit does not constitute approval of paving, concrete curbs, gutters, sidewalks & driveway approaches in street or alley right-of-way adjacent to the property. Separate permits are required for such work per applicable City standards. Issuance of a Certificate of Occupancy for the building is dependent upon prior satisfactory completion of required pavement and concrete work.



1" = 20'



QK PROJECT No. 210134.02
© COPYRIGHT BY QUAD KNOFF, INC.
UNAUTHORIZED USE PROHIBITED.

DRAWN : 8 May 2023 KK

2617 C

PLOT PLAN

ADDRESS : 1468 SOUTH ORBIT CIRCLE

LOT 43

LIVE OAK NORTH ~ TRACT 902

HANFORD, CA

SALES CONTACT: _____

BUYER SIGNATURE : _____

APPROVAL DATE : _____

CENTURY COMMUNITIES

7330 N. Palm Ave., Suite 106 Phone: (559) 439-4464
Fresno, CA 93711

Chapter 3

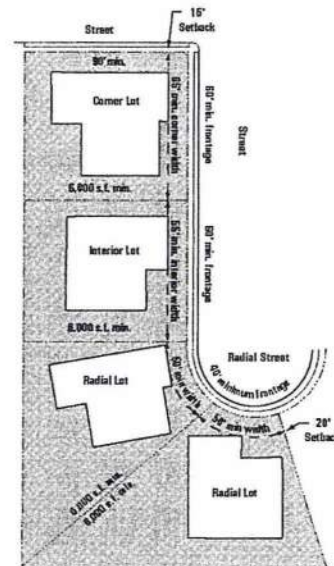
DM
8/11/14

Table 3.3 Low Density Residential (LD) Standards

Land Use	Low Density Residential
Base Zone District	R-1-6 R-L-5
Density Range	3-9 Dwelling units/gross acre 2-10 Dwelling units/gross acre
Permitted Use	HMC Section 17-18-020 17.10
Administrative Approval	HMC Section 17-18-030 17.10
Conditional Uses	HMC Section 17-18-040 17.10

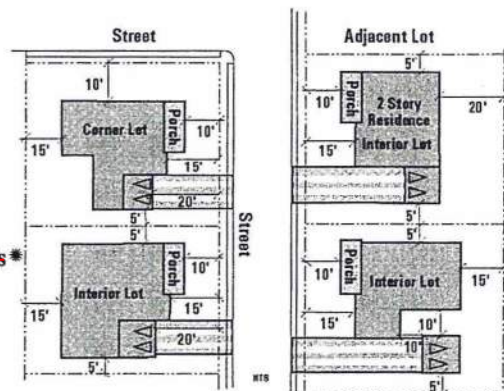
Lot Configuration

Lot Area	5,000 6,000 square feet minimum
Width	
Interior Lot	55 feet minimum (Measured at front yard setback)
Corner Lot	65 feet minimum (Measured at front yard setback)
Radial Lot	50 feet minimum (Measured at front yard setback)
Depth	90 feet minimum
Frontage	55 feet minimum (local streets) (Measure at the edge of ROW) 40 feet minimum (radial streets) (Measure at the edge of ROW)
Lot Coverage	40% maximum
Landscaping	30% of lot minimum



Setbacks

Front Yard	
Covered Porch	10 feet minimum
Living Space	15 feet minimum
Garage	20 feet minimum
Side Yard	
Interior	5 feet minimum
Corner (Street Side)	10 feet minimum
Corner (Street Side)	15 feet minimum at collector streets *
Garage (Side Entry)	20 feet minimum
Covered Porch	10 feet minimum
Rear Yard (one-story)	15 feet minimum
Multi-Story	5 feet additional per story



Accessory Structures 5 feet from rear or side property line
(When located in the rear yard)

Distance Between Buildings 10 feet minimum , or allowed per the Building Code

LIVE OAK
master plan

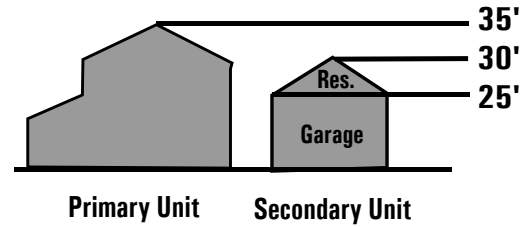
* Collector Streets are as defined by City of Hanford Municipal Code

Public Review Draft

Building Heights

Primary Unit
Accessory Structure
With Res. Unit

Measured from finished floor elevation
35 feet maximum
25 feet maximum
30 feet maximum



Off Street Parking

Parking Requirement 2 spaces/unit minimum (4 spaces/unit if no street driveway access)
(Minimum two covered spaces within a garage or carport)

Garages

Refer also to Section 3.3.6

~~Coverage 50% maximum of first floor front elevation~~

Front Loaded Garage

Front Yard Setback 20 feet minimum
Corner Side Yard Setback 20 feet minimum

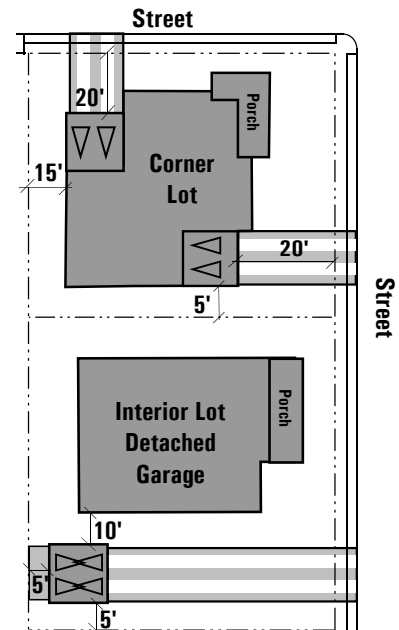
Detached Garage

Side Yard (Interior) 5 feet minimum
Side Yard (Street side) 20 feet minimum

Rear Yard

5 feet minimum
(setback a min. of 15' from alley centerline)

Note: When alley is available, no front loaded garage is allowed. (Refer to Residential policy F. and Garage Design Guidelines E.)



Porches

Refer also to Section 3.3.7

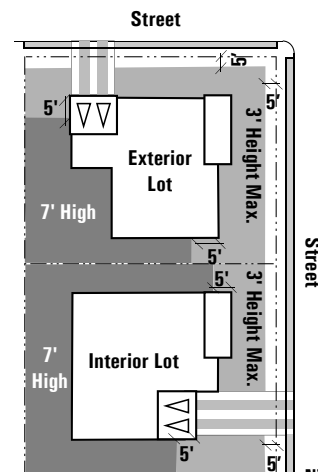
Requirement 60% of all units

Fencing and Walls

Refer also to Section 3.3.8

Within Setbacks

Front and Side Yard 3 feet maximum height (Must be 5' minimum behind property line and a minimum of 50% transparent)
7* feet maximum height
Rear and Side Yard (Along rear and side property line when setback a minimum of 5' behind leading edge of house)
7* feet maximum height
Along Alley (Along rear property, setback 3 feet minimum from alley Right of Way.)



*As per city standards.

Notice of Exemption 2023-86

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: Variance No. 2023-08

Project Location – 1469 S. Orbit Circle; APN 011-054-043

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

Description of Nature, Purpose and Beneficiaries of Project: **Variance No. 2023-08**, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district within the Live Oak North Subdivision

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

Name of Person or Agency Carrying Out Project: Stephanie Morgan – Century Homes

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: 15303 New Construction and Conversion of Small Structures
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to 15303 New Construction or Conversion of Small Structures of California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt from future environmental review. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The proposed project will not result in cumulative impacts of successive projects of the same type in the same place, is not located within or near a scenic highway, road, or corridor, is not located on a hazardous waste site, and does not involve any change to a historical resource.

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

Signature: _____ Date: July 25, 2023 Title: Senior Planner

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



AGENDA STAFF REPORT

MEETING DATE: 7/25/2023	AGENDA SECTION: PUBLIC HEARING
--------------------------------	---------------------------------------

SUBJECT:

Variance No. 2023-11: A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district from 10 feet to seven feet. The project is located at 1473 S. Tropics Place (APN 011-054-030).

PLANNER: Gabrielle Myers, Senior Planner; Prepared by Annie Jones, Intern

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-21, approving Variance No. 0011-23.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2023-21, approving Variance No. 0011-23.

PROJECT DESCRIPTION

The project is a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for a single-family home on an irregular corner lot in the R-L-5 Low-Density Residential zone district.

In accordance with Section 17.10.070 E, the side building setback area shall be ten feet from a street-side property line. In accordance with Section 17.10.070 F, where there is a landscape easement with a wall or fence on the street-side of the lot, the side yard setback area shall be measured from the easement area, instead of the side lot line.

RBP23-1513

The applicant submitted building permit RBP23-1513 for the development of the subject site as a three-bedroom, one-story, single-family residence in Tract 902, Live Oak North. RBP23-1513 is attached, **Attachment 1**.

The street-side setback area provided is insufficient. The required setback is 10 feet, measured from the property line. The provided setback is seven feet.

Project Location

The project is located at 1473 S. Tropics Place in Tract 902, within Live Oak North, which is a tract within the Live Oak Master Planned Community. The subject lot is shown, outlined in red, below.

Figure 1: Lot Location (shown in red)

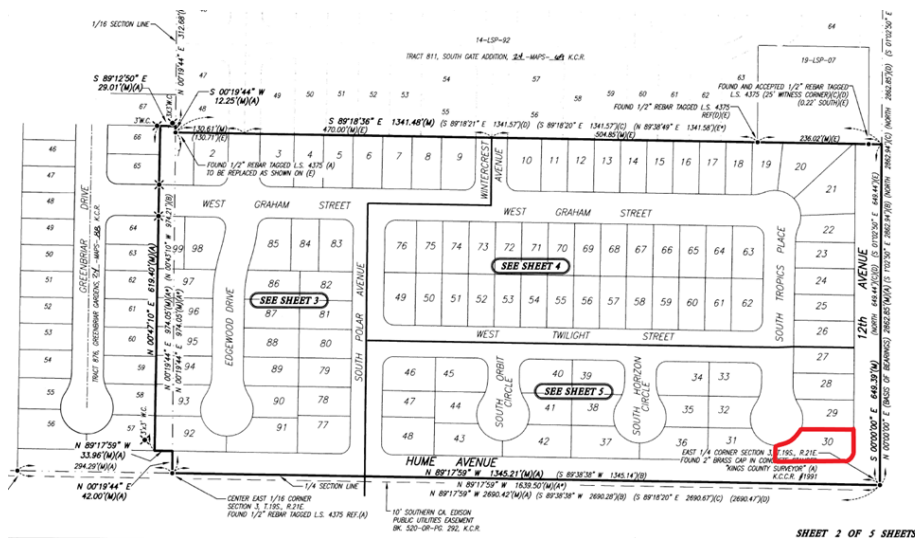
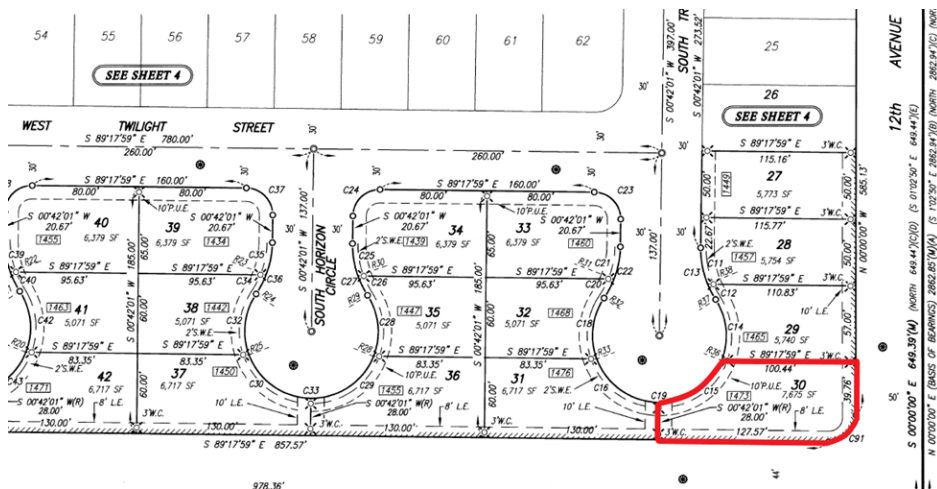


Figure 2: Lot Location (shown in red)

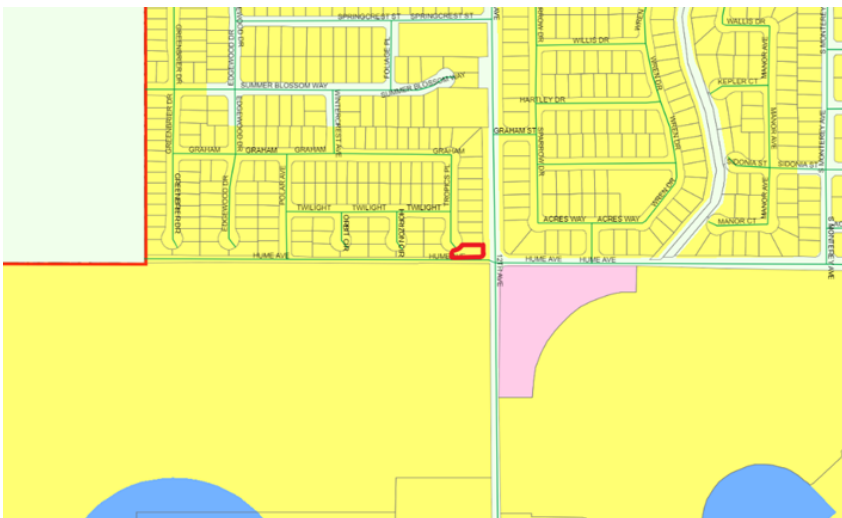


The General Plan designates the property as Low-Density Residential (see Figure 3, below). The property is zoned R-L-5 Low-Density Residential, which corresponds with the General Plan designation (see Figure 4, below).

Figure 3: General Plan Designation (Property outlined in red) Low-Density Residential



Figure 4:
Zoning Designation (Property outlined in red)
Low-Density Residential



Entitlement

The applicant submitted building permit RBP23-1513 for development of the site as a single-family residence – **Attachment 1**. The subject site is a single-family residential lot within the Live Oak Master Planned Community, approved under Planned Unit Development No. 2005-04 and Tentative Tract 902.

The Live Oak Master Plan contains varying development standards (see **Attachment 2**); however, the Master Plan does not allow a deviation from the street-side setback. In accordance with the Master Plan, the street-side setback on a corner lot shall be 10 feet, consistent with the Hanford Municipal Code.

PROJECT EVALUATION

Compliance with Hanford Municipal Code and Live Oak Master Plan

Building Permit RBP23-1513 was reviewed for conformance with the standards of the Live Oak Development Master Plan and the regulations set forth in Section 17.10 for the Low-Density Residential zone district, where the Master Plan was silent.

The Live Oak Master Plan was approved through Planned Unit Development No. 2005-04 and supersedes the regulations of the Hanford Municipal Code.

17.10.030 Lot Area

The minimum lot area in the R-L-5 Low-Density Residential zone district and in the Live Oak Master Plan shall be 5,000 square feet.

The subject property is 7,675 which satisfies the minimum lot area requirement for the R-L-5 Low-Density Residential zone district and the Live Oak Master Plan.

17.10.040 Lot Dimensions

In the R-L-5 Low Density Residential zone district, lot dimensions shall be as follows:

Lot frontage: 40 feet

Lot width: 50 feet for interior lots and 60 feet for corner lots

Lot depth: 90 feet

In accordance with the Live Oak Master Plan, lot dimensions shall be as follows:

Lot Frontage: 55 feet minimum (local streets)
40 feet minimum (radial streets)

Lot Width: 65 feet minimum for a corner lot (measured at front yard setback)
50 feet minimum for a radial lot (measured at front yard setback)

Depth: 90 feet

The lot's radial frontage is 60.13 feet. The lot's width is 60 feet, measured at the front setback. The lot's depth is 125 feet and five & $\frac{3}{4}$ inches (125' 5 $\frac{3}{4}$ "). The lot satisfies the standards for the R-L-5 Low-Density Residential zone district and the Live Oak Master Plan.

17.10.050 Dwelling Units Per Lot

Dwelling units per lot are not addressed in the Live Oak Master Plan, therefore, the regulations of the R-L-5 Low-Density Residential zone district would apply. In the R-L-5 Low-Density Residential zone district, not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit in accordance with Section [17.60.030](#).

The applicant proposes one single-family residential unit for the project site.

17.10.060 Coverage

Coverage is not limited in the Live Oak Master Plan; therefore, the regulations of the R-L-5 Low-Density Residential zone district would apply. 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 building permit review process. A deviation from the required street-side setback is requested and can be supported, as demonstrated in the findings below.

17.10.070 Building Setback Area

In the R-L-5 Low Density Residential zone district, building setbacks shall be as follows:

Front Yard:	Livable	15 feet
	Garage	20 feet
Rear Yard:	One-Story	15 feet; 20 feet where there is a landscape easement
	Two-Story	25 feet; 30 feet where there is a landscape easement
Side Yard:	Interior	5 feet
	Street-Side	10 feet*

**Where there is a landscape easement with a wall or fence on the street-side of the lot, the side yard setback area shall be measured from the easement area instead of the side lot line.*

In accordance with the Live Oak Master Plan, building setbacks shall be as follows:

Front Yard:	Porch	10 feet
	Livable	15 feet
	Garage	20 feet
Rear Yard:	One-Story	15 feet
	Multi-Story	5 feet additional per story
Side Yard:	Interior	5 feet
	Street-Side	10 feet
	Garage	20 feet (side entry)
	Porch	10 feet

Front-Yard Setback:

The proposed residence's garage is setback 22 feet and eight & $\frac{3}{4}$ inches (22' 8 $\frac{3}{4}$ ") from the front property line. The livable space is setback approximately 46 feet and 10 & $\frac{1}{4}$ (46' 10 $\frac{1}{4}$ ") inches from the closest point of the residence to the front property line. This satisfies the required front-yard setback for the garage and livable space of the Live Oak Master Plan and R-L-5 Low-Density Residential standards.

Rear-Yard Setback:

The proposed residence is setback 20 feet from the rear property line. The two-story structure does not satisfy the 25-foot required setback for the Hanford Municipal Code, however reduced setbacks in the Live Oak Master Plan have been allowed through Planned Unit Development 2005-04. The

one-story structure setback satisfies the 20-foot rear-yard setback permitted through the Live Oak Development Master Plan.

Interior Side-Yard Setback:

The proposed residence is setback 5 feet from the interior side-yard property line. This satisfies the required interior side-yard setback of the Live Oak Master Plan and R-L-5 Low-Density Residential standards.

Street-Side Side-Yard Setback:

Per the requirements of the Live Oak Master Plan and the R-L-5 Low-Density Residential zone district, a 10 foot-side-yard setback shall be provided on the street-side property line. The applicant provides a 15-foot side-yard setback along the landscape easement adjoining Hume Avenue. The applicant seeks a variance to the street-side setback area for the lot line adjoining Hume Avenue. Staff is able to support the variance request, as demonstrated in the variance findings, below.

17.10.080 Distances Between Structures

Per the requirements of the Live Oak Master Plan and the R-L-5 Low-Density Residential zone district, the minimum distance between structures shall be 10 feet, except as provided by the building code. There is only one structure proposed on site. Future structures would be required to meet the provided separation requirements.

17.10.090 Height of Structures

Per the requirements of the Live Oak Master Plan, the maximum building height, measured from finished floor elevation, shall be as follows:

Primary Unit:	35 feet
Accessory Structure:	25 feet
Accessory structure with a Residential Unit:	30 feet

In the R-L-5 Low-Density Residential zone district, the maximum height of structures is 35 feet.

The proposed one-story residence is nine feet and one inch (9' 1"), measured from the grade to 000tal plate line height of the entry way, which does not exceed the required height of the Live Oak Master Plan or R-L-5 Low-Densit Residential zone district.

17.10.100 Driveways

The width of a driveway and any paved area in the R-L-5 Low- Density Residential zone district shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot.

The driveway is 16-feet and three inches wide and is approximately 27% of the width of the lot's street frontage. Therefore, the proposed driveway does not exceed the required driveway standards of the R-L-5 Low-Density residential zone district. Driveway standards are not addressed in the Live Oak Master Plan.

17.10.130 Off-Street Parking

In the R-L-5 Low-Density Residential zone district, single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter [17.54](#).

According to the Live Oak Master Plan, two parking spaces shall be provided per unit. Spaces are required to be covered and provided within a garage or carport.

The applicant provides a two-car garage for the proposed residence.

17.10.140 Usable Open Space

In the R-L-5 Low-Density Residential zone district, each lot shall provide for a usable open space area of a minimum four hundred (400) square feet that is a minimum fifteen (15) feet wide.

Open space requirements are not addressed in the Live Oak Master Plan.

The applicant provides a 16.53-feet-by-51.89-feet (732 square feet) open space area in the backyard, which satisfied the requirement of the R-L-5 Low-Density Residential zone district.

17.10.150 Landscaping

In the R-L-5 Low-Density Residential zone district, except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area, or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces. Required landscaping is to be installed within six (6) months after occupancy of the residence and continually maintained.

In accordance with the Live Oak Master Plan, 30% of the lot shall be landscaped. The applicant has submitted landscape plans for the Sterling Oaks subdivision consistent with the requirements of the Live Oak Master Plan.

All requirements of the R-L-5 Low-Density Density Residential zone district and the Live Oak Master Plan are satisfied, with the exception of the street-side side-yard setback requirement, for which a variance is sought.

Reasons for Setbacks

The City requires setbacks between for several reasons:

Safety:

Maintaining setbacks between buildings and uses is important for safety reasons. Having adequate setbacks between structures and uses provides access for the Fire Department to reach fires, in cases of emergency. In this case, the variance is applicable to the street-side side-yard setback area. There is not a concern regarding the separation of uses for Fire Department access.

The residential structure will be setback 15 feet from the lot line abutting Hume Avenue, the setback is a combination of the seven-foot setback and an eight-foot landscape easement.[15](#)

Noise:

Setbacks also are in place to reduce noise impacts. The setback reduction pertains to the street-side lot line, which will not create noise issues. All noise generated from the property would be required to meet the Noise Emission standards prescribed by the General Plan.

Preventing Crowding:

Another reason setbacks are required by the City is to reduce crowding and provide separation between uses and structures.

The reduction of the street-side side-yard setback will not create a crowding issue, since it will not affect the distance between the proposed residential structure and any other nearby structure. Additionally, a block wall will be provided between the residence and the public street, further separating uses.

There is an eight-foot landscape easement with a block wall along the street-side side-yard lot line on Hume Avenue. The block wall and landscape easement will serve to provide significant distance between the residence and the public right-of-way.

Providing Open Space Areas:

Within the City of Hanford, there are requirements for open space – this is generally accommodated in the required setback area. The applicant provides an adequate open-space area in the rear property, which totals 732 square feet, which far exceeds the required 400-square-foot open-space requirement for the R-L-5 Low-Density Residential zone district.

Allowing the variance will not have impacts to safety, noise, the prevention of crowding, or providing open space areas.

In accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standard of the Hanford Municipal Code, when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The granting of Variance No. 0011-23 would be consistent with the purpose of the variance process, as the special circumstance applicable to the property pertains to the configuration of the corner lot. Although the has street frontage on two streets, and Hume Avenue, the site is only accessible through the Tropics Place frontage, since there is a block wall and landscape lot along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback. Multiple variances were previously approved by the Planning Commission for the same request in the Live Oak subdivision Tract 865 on October 26, 2021 – Variance 2021-05 and 2021-06 and July 12, 2022 – Variance 2022-04, -06, and -07

FINDINGS FOR APPROVAL

Variance No. 0011-23

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

1. That there are special circumstances applicable to the property, including size, shape,

topography, location or surroundings, are such that the strict application deprives such property of privileges enjoyed by other property in the vicinity that are in the same zone district;

ANALYSIS: That the special circumstances applicable to the property pertains to the configuration of the corner lot. Although the has street frontage on two streets, Tropics Place and Hume Avenue, the site is only accessible through the Tropics Place frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

Additionally, previous variances 2021-05,2021-06, 2022-04, 2022-06, and 2022-07 were approved in the same master plan for the same request.

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

ANALYSIS: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity in the same zone district. Although the property has frontage on two public streets, since the property only has access through one frontage, Tropics Place, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback.

Additionally, previous variances 2021-05,2021-06, 2022-04, 2022-06, and 2022-07 were approved in the same master plan for the same request.

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

ANALYSIS: That allowing the reduced street-side side-yard setback will not create a safety hazard. The residential structure will be setback 15 feet from the lot line adjoining Hume Avenue, the setback is a combination of an eight-foot landscape easement and a seven-foot setback. The various departments reviewed the proposal and conditioned the project, accordingly.

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

ANALYSIS: That typical R-L-5 Low-Density Residential lots do not share the configuration unique to this lot. Although the property has street frontage on two public streets, since the property only has access through one frontage, Tropics Place, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback. Since the property is not accessible through the Hume Avenue frontage, the street-side side-yard setbacks are not necessary.

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

ANALYSIS: That the variance applies to the street-side side-yard setback area for a single-family residence. The use of a single-family residence is a permitted use in the R-L-5 Low-Density Residential zone district.

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

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow

deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property pertains to the configuration of the lot. Although the property has street frontage on two streets, Tropics Place and Hume Avenue, the site is only accessible through the Tropics Place frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

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

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Residential Land Use Designations Goal L8, which aims to provide a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options.

PUBLIC COMMENTS

A Notice of Public Hearing for the project was noticed in the local newspaper on July 14, 2023 and mailed to property owners within 300 feet of the project site on July 13, 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 15303, New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-21, approving Variance No. 0011-23.

Applicant/Owner:

Stephanie Morgan
Century Communities
7330 N Palm Ave
Fresno, CA 93711

ATTACHMENTS:

1. Resolution 2023-21
2. Attachment 1 - Plot Plan
3. Attachment 2 - Live Oak Master Plan Low-Density Standards

4. Attachment 3 - Notice of Exemption

RESOLUTION NO. 2023-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING VARIANCE NO. 0011-23 A REQUEST TO DEVIATE FROM THE STANDARDS OF THE HANFORD MUNICIPAL CODE SECTION 17.10.070 E, IN ORDER TO REDUCE THE STREET-SIDE SETBACK FOR AN IRREGULAR CORNER LOT IN THE R-L-5 LOW-DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 1473 S. TROPICS PLACE (APN 011-054-030).

At a regular meeting of the City of Hanford Planning Commission duly called and held on July 25, 2023 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Variance No. 0011-23, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential 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 at 1473 S. Tropics Place (APN 011-054-030). The subject site is lot 30 of Tract 902; and

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

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

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

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

ANALYSIS: That the special circumstances applicable to the property pertains to the configuration of the corner lot. Although the has street frontage on two streets, Tropics Place and Hume Avenue, the site is only accessible through the Tropics Place frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

Additionally, previous variances 2021-05 and 2021-06 were approved in the same subdivision for the same request.

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

ANALYSIS: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity in the same zone district. Although the property has frontage on two public streets, since the property only has access through one frontage, Tropics Place, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback.

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

ANALYSIS: That allowing the reduced street-side side-yard setback will not create a safety hazard. The residential structure will be setback 15 feet from the sidewalk adjoining Hume Avenue, the setback is a combination of an eight-foot landscape easement and a seven-foot setback. The various departments reviewed the proposal and conditioned the project, accordingly.

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

ANALYSIS: That typical R-L-5 Low-Density Residential lots do not share the configuration unique to this lot. Although the property has street frontage on two public streets, since the property only has access through one frontage, Tropics Place, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback. Since the property is not accessible through the Hume Avenue frontage, the street-side side-yard setbacks are not necessary.

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

ANALYSIS: That the variance applies to the street-side side-yard setback area for a single-family residence. The use of a single-family residence is a permitted use in the R-L-5 Low-Density Residential zone district.

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

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property pertains to the configuration of the lot. Although the property has street frontage on two streets, Tropics Place and Hume Avenue, the site is only accessible through the Tropics Place frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

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

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Residential Land Use Designations Goal L8, which aims to provide a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options.

THEREFORE, BE IT RESOLVED that Variance No. 0011-23 be approved, subject to the conditions of approval, below:

1. That the subject site be developed, as shown in Exhibit A – RBP23-1513
2. That all development shall conform to the standards of the Hanford Municipal Code, except where modified by the Live Oak Master Plan Design Standards and this resolution.

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 DOUGLAS, DEVINE, HAM, NORRIS, SANCHEZ
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners PADEN

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

I, **Jason Waters**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 25th day of July 2023.

Jason Waters, Secretary

BUILDING PERMIT APPLICATION

CITY OF HANFORD CALIFORNIA

DATE: 6.2.23		PERMIT NO: _____	
317 N Douty St, Hanford CA 93230		Phone: (559)585-2581	
317 N Douty St, Hanford CA 93230		(To be assigned by Building Division) www.cityofhanfordca.com	
PROJECT INFORMATION Live Oak - Tract 902		NOTE: A Plan Check Deposit will be required at the time this application is submitted. The deposit will be credited to the actual permit fee.	
SITE ADDRESS 1473 South Tropics Place Lot 30			
TYPE OF PROJECT New Construction			
ASSESSORS PARCEL NO.		VALUATION: \$319,146.80	
BLDG AREA: 1705 (SF)	OCCUPANCY TYPE: Single Family	UNDERGROUND FIRE LINE: (LF)	
GARAGE AREA: 467 (SF)	CONSTRUCTION TYPE: New Building		
<u>APPLICANT INFORMATION</u>			
NAME Century Communities, Inc.		PHONE 559.226.9729	
ADDRESS 7330 N. Palm Ave. Suite 106		CELL PH. 559.500.9008	
CITY Fresno	STATE CA	ZIP 93711	FAX
CONTACT Stephanie Morgan		E-MAIL Stephanie.Morgan@CenturyCommunities.com	
**** APPLICANT SIGNATURE			
<u>PROPERTY OWNER INFORMATION</u>			
NAME Century Communities		PHONE 559.226.9729	
ADDRESS 7330 N. Palm Ave. Suite 106		CELL PH. 559.500.9008	
CITY Fresno	STATE CA	ZIP 93711	FAX
CONTACT Stephanie Morgan		E-MAIL Stephanie.Morgan@CenturyCommunities.com	
<u>CONTRACTOR INFORMATION</u>			
NAME Benchmark Communities LLC		PHONE 559.439.4464	
ADDRESS 7330 N. Palm Ave. Suite 106		CELL PH. 559.500.9008	
CITY Fresno	STATE CA	ZIP 93711	FAX
CONTACT Stephanie Morgan		E-MAIL Stephanie.Morgan@CenturyCommunities.com	
CONTRACTOR LICENSE NO. 971581		CLASS B	EXPIRE 3.31.24
CITY BUSINESS LICENSE NO. 6962		EXPIRE 12.31.23	
<u>ARCHITECT INFORMATION</u>			
NAME Jeffrey Demure & Associates		PHONE 916-783-3700	
ADDRESS 5905 Granite Lake Drive		CELL PH.	
CITY Granite Bay	STATE CA	ZIP 95746	FAX
CONTACT Scott McQuay		E-MAIL smcquay@jdaarch.com	
<u>DESIGNER INFORMATION</u>			
NAME N/A		PHONE	
ADDRESS		CELL PH.	
CITY	STATE	ZIP	FAX
CONTACT		E-MAIL	
<u>ENGINEER INFORMATION</u>			
NAME Krazen & Associates		PHONE 559.348.2200	
ADDRESS 215 W. Dakota Ave.		CELL PH.	
CITY Fresno	STATE CA	ZIP 93612	FAX
CONTACT David Jarosz		E-MAIL davejarosz@krazen.com	

LEGEND:

PL	Property Line
PUE	Public Utility Easement
LE	Landscape Easement
SWE	Sidewalk Easement
CI	Curb Inlet
DW	Driveway
SB	Building Setback
SS	Sewer Lateral
W	Water Lateral
●	Property Corner
●	Fire Hydrant
●	Curb Inlet
●	Streetlight
●	Wood Fence
●	Block Wall
●	Concrete
●	Electric Transformer
●	Electric Splice Box
●	Phone Splice Box
●	Cable TV Box

QUANTITIES:

WOOD FENCE
TO L.F.

PRIVATE WALK
36 S.F.

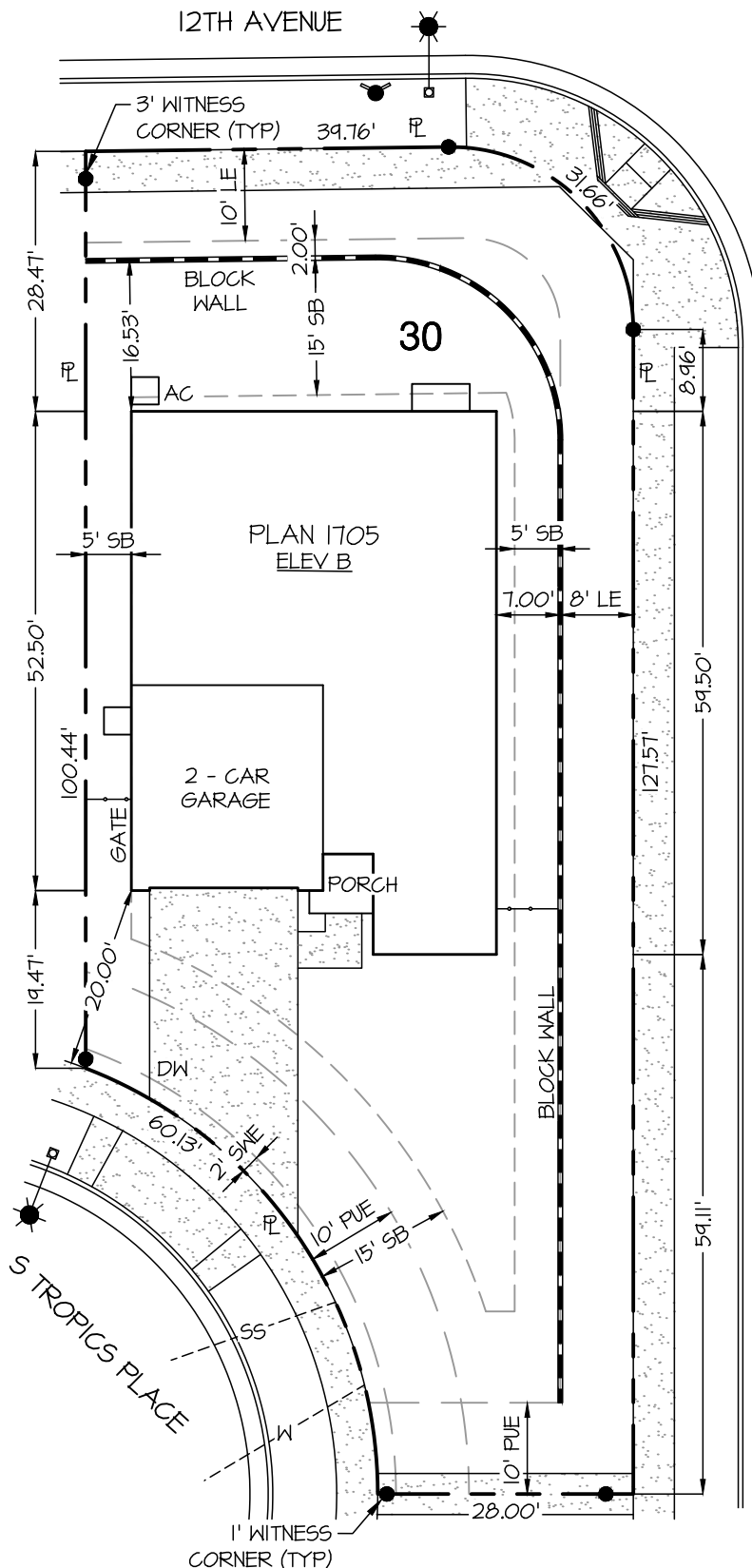
DRIVEWAY
480 S.F.

PUBLIC SIDEWALK
410 S.F.

NOTE: Quantities are approximate and are based on linework from approved plans. Final quantities may differ due to field adjustments at the time of construction.

Note to buyer: Please visit home site to verify the location of any utility structures which may or may not be shown on this Plot Plan.

PLEASE NOTE: Certain site features may not be included in drawing. Plot map may not note any or all existing easements. Refer to title report for further disclosure. Placement of house, streetlights, fire hydrants, sidewalk, transformers, etc. are subject to change due to site conditions. Measurements shown are approximate except for minimums required by ordinance. This plot does not reflect as-built conditions which may vary from this plan.



***NOTE TO CONTRACTOR**
Please refer to signed and approved improvement plans for any and all details and locations of retaining walls for construction purposes.
The finish grading of the lot is designed with a supplemental below-ground pipe and drain installation. Maintenance and preservation of both swale and drainage pipeline is required by homeowner indefinitely to provide adequate lot drainage. Any modification to the drainage system shall be designed by a Licensed Civil Engineer by the State of California.
NOTES: A) All site grading shall comply with the current California Building Code. B) Place fence gate behind meter at garage side, typ. C) Do not place A/C pad in any non-buildable setback areas. D) Dimensions shown do not include roof overhangs.

ZONE DISTRICT	Live Oak MP
LOT AREA	7,675 S.F.
BLDG AREA	1,745 S.F.
GARAGE AREA	467 S.F.

All easements, structures, utility lines, underground systems & conditions affecting construction on this parcel must be shown & are the responsibility of the applicant. The issuance of a permit does not grant to any person the right to violate City or State Law.

Issuance of the building permit does not constitute approval of paving, concrete curbs, gutters, sidewalks & driveway approaches in street or alley right-of-way adjacent to the property. Separate permits are required for such work per applicable City standards. Issuance of a Certificate of Occupancy for the building is dependent upon prior satisfactory completion of required pavement and concrete work.



1" = 20'



QK PROJECT No. 210134.02
© COPYRIGHT BY QUAD KNOFF, INC.
UNAUTHORIZED USE PROHIBITED.

DRAWN : 31 May 2023 KK

1705 B
PLOT PLAN

ADDRESS : 1473 SOUTH TROPICS PLACE

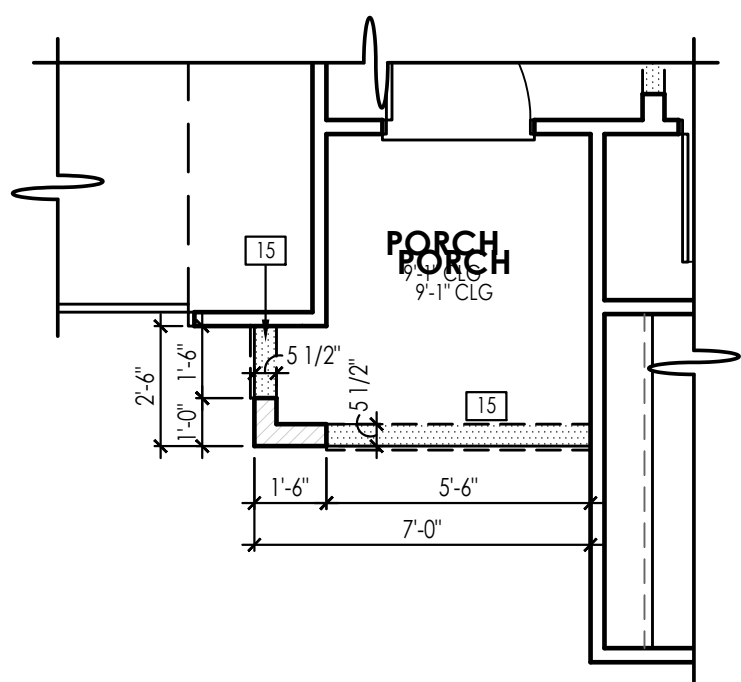
LOT 30 • LIVE OAK NORTH ~ TRACT 902 • HANFORD, CA

SALES CONTACT: _____

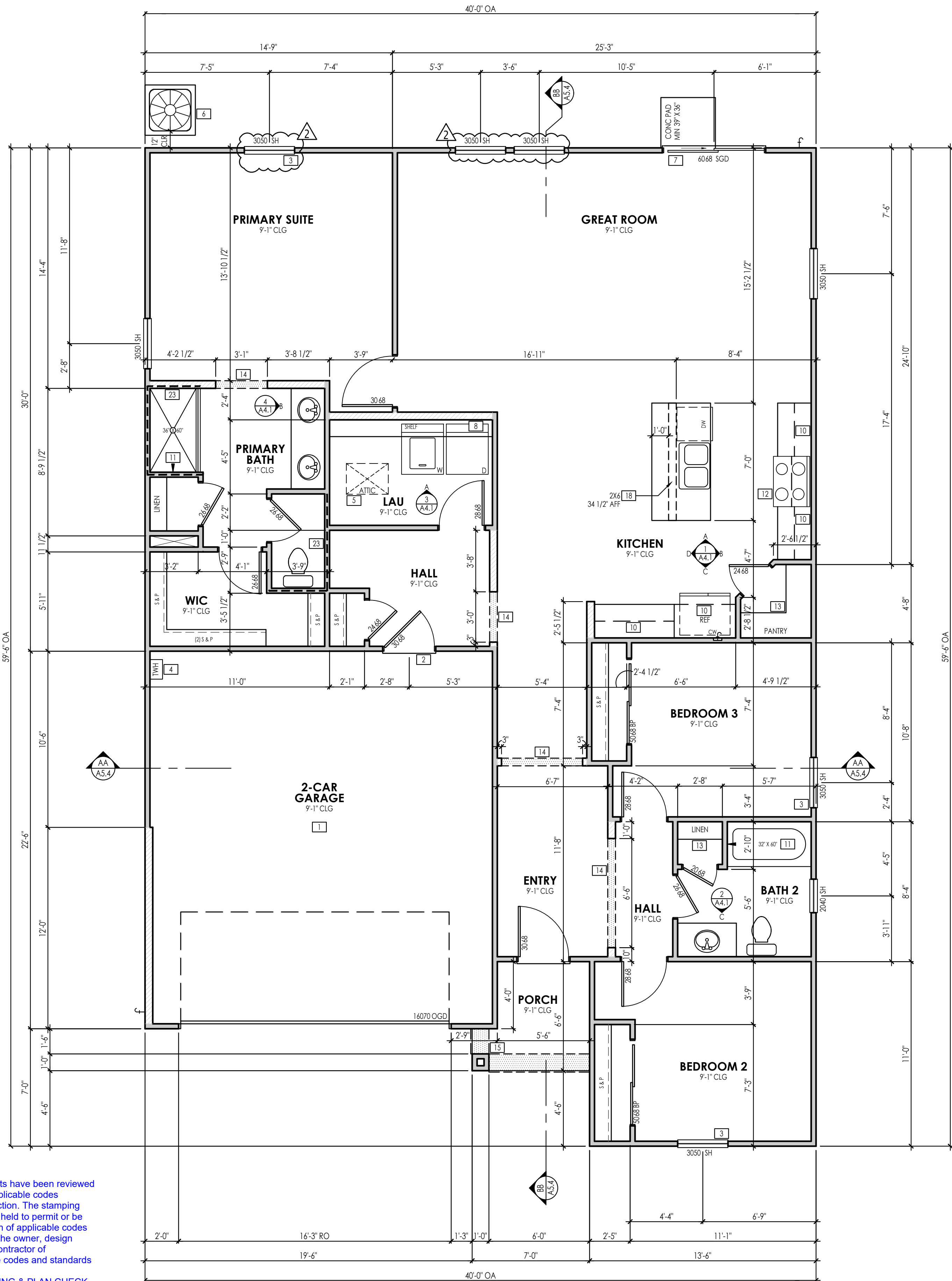
BUYER SIGNATURE : _____ APPROVAL DATE : _____

CENTURY COMMUNITIES

7330 N. Palm Ave., Suite 106 Phone: (559) 439-4464
Fresno, CA 93711



ELEVATION "C"
PARTIAL FLOOR PLAN
1/4" = 1'-0"



ELEVATIONS "A" & "B"
FLOOR PLAN
1/4" = 1'-0"

FLOOR AREA	
LIVING AREA:	
FIRST FLOOR LIVING:	1705.4 SQ. FT.
TOTAL LIVING AREA:	1705 SQ. FT.
OTHER AREAS:	
GARAGE:	467 SQ. FT.
COVERED PORCH:	40 SQ. FT.

Sheet Notes:

1. FIRE BLOCKING SHALL BE PROVIDED IN ALL CONCEALED SPACES. (CRC SECTION R302.11)
2. ALL DIAGONAL WALLS TO BE 45 DEGREES (UNO)
3. WINDOW "HEAD" HEIGHTS:
 - 1ST FLOOR = 8'-0" AFF (UNO)
 - 2ND FLOOR = 8'-0" AFF (UNO)
4. DOOR HEIGHTS AS NOTED ON FLOOR PLANS
5. ALL DOORS TO BE CENTERED WITHIN ADJACENT WALLS, OR DOOR JAMBS TO BE FRAMED AT 3" UNLESS OTHERWISE DIMENSIONED
6. PROVIDE BACKING FOR ALL HARDWARE FIXTURES (TOWEL BARS, ETC.)
7. REFER TO BASE FLOOR PLAN FOR INFORMATION NOT SHOWN ON PARTIAL FLOOR PLANS. HATCHED WALLS ON PARTIAL FLOOR PLANS INDICATE FRAMING CHANGES FROM BASE FLOOR PLAN
8. ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (CALIFORNIA ENERGY CODE SECTION 110.7)
9. GARAGE DOORS SHALL BE LABELED WITH A PERMANENT LABEL PROVIDED BY THE GARAGE DOOR MANUFACTURER. THE LABEL SHALL IDENTIFY THE GARAGE DOOR MANUFACTURER, THE GARAGE DOOR MODEL/SERIES NUMBER, THE POSITIVE AND NEGATIVE DESIGN WIND PRESSURE RATING, THE INSTALLATION INSTRUCTION DRAWING REFERENCE NUMBER, AND THE APPLICABLE TEST STANDARD PER CRC R609.4.1.

Floor Plan Keynotes:

- | | | |
|----|--|-----|
| | DWELLING/GARAGE FIRE SEPARATION: ALL SURFACES SHALL BE PROTECTED WITH MINIMUM ONE (1) LAYER 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. ALL HORIZONTAL SURFACES WITH HABITABLE SPACE ABOVE SHALL BE PROTECTED WITH MINIMUM ONE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. (CRC SECTION R302.6 & TABLE R302.6). | |
| 2 | OPENING PROTECTION: WHERE THE RESIDENCE AND PRIVATE GARAGE ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM, DOOR OPENINGS BETWEEN THE HOUSE AND THE GARAGE NEED ONLY BE SELF-CLOSING AND SELF-LATCHING. (CRC SECTION R302.5.1 EXCEPTION) | |
| 3 | EMERGENCY ESCAPE AND RESCUE OPENINGS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE (1) OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING, THAT THE BOTTOM OF THE CLEAR OPENING IS NOT GREATER THAN 44" MEASURED FROM THE FLOOR. MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" AND WIDTH SHALL BE 20". (CRC SECTION R310.2) EXCEPTION: THE MINIMUM NET CLEAR OPENINGS AT GRADE FLOOR SHALL BE 5 SQUARE FEET. (CRC R310.2.1) | |
| 4 | WATER HEATER: SPEC PER ENERGY CALCULATIONS. PROVIDE 30"x30"x84" CLEAR SPACE FOR FUTURE HEAT PUMP WATER HEATER. | |
| 5 | ATTIC ACCESS: PROVIDE A MINIMUM 22"x30" OPENING OR LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT. (CRC SECTION R807.1 & CMC SECTION 304.4) LOCATION APPROXIMATE, VERIFY/COORDINATE WITH TRUSS LAYOUT. ACCESS PANEL TO BE WEATHER-STRIPPED AND HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS EQUIVALENT TO THE SURROUNDING AREA REQUIREMENTS. (SECTION 150 OF CALIFORNIA ENERGY CODE) | CRT |
| 6 | A/C CONDENSER: MINIMUM 30"x30" MOUNTING PAD, MINIMUM 3" ABOVE GRADE. | |
| 7 | TEMPERED SAFETY GLASS: PROVIDE TEMPERED GLASS AT HAZARDOUS LOCATIONS PER REQUIREMENTS. (CRC SECTIONS R308.4.5, R308.4.6, R308.4.7) | ML |
| | 1. GLAZING IN WALLS ADJACENT TO BATHTUBS, SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE EXCEPTION: GLAZING THAT IS MORE THAN 60" MEASURED HORIZONTALLY FROM THE WATERS EDGE OF A BATHTUB OR SHOWER. | VI |
| | 2. GLAZING WHERE THE BOTTOM EDGE IS LESS THAN 36" ABOVE AN ADJACENT WALKING SURFACE OF STAIRS, LANDINGS, AND RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION. EXCEPTION: 1. WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED AT 34" TO 38" ABOVE THE WALKING SURFACE. 2. GLAZING 36" OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE. | OI |
| | 3. GLAZING ADJACENT TO LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60° HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING. EXCEPTION: WHERE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SECTION R312 AND THE PLANE OF THE GLASS IS MORE THAN 18" FROM THE GUARD. | |
| 8 | DRYER: VENT DUCT SHALL BE OF A RIGID METALLIC MATERIAL AND SHALL HAVE SMOOTH INTERIOR SURFACES. EXTENDING TO EXTERIOR WITH BACKDRIFT DAMPER. TRANSITION DUCTS MUST BE IN ACCORDANCE WITH UL 2158A (CMC SECTION 504.4) SEE DETAIL 2/AD3 | |
| 9 | WASHING MACHINE: PROVIDE PRE-FABRICATED CORROSION RESISTANT PAN UNDER WASHING MACHINE LOCATED ON UPPER FLOOR. DRAIN TO EXTERIOR. | |
| 10 | UPPER CABINETS: WALL MOUNTED ABOVE, 12" DEEP TYPICAL. 24" DEEP ABOVE REFRIGERATOR. | |
| 11 | SHOWERS & TUB/SHOWER COMBINATIONS: FLOORS AND WALLS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (CRC SECTION R307.2) MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE R702.4.2 AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECS. (CRC SECTION R702.4.2) LOCATING SHOWER HEAD AT 48" AFF. (GLAZING IN ALL FIXED AND OPERABLE PANELS OF A SWINGING, SLIDING, OR BI-FOLD DOOR SHALL COMPLY WITH CRC SECTIONS R308.4.5.) | |
| 12 | COOKING APPLIANCES: 36" RANGE/ 36" MICRO/HOOD, LIGHT, EXHAUST FAN ABOVE. FAN MIN 100 CFM FOR LOCAL EXHAUST VENTILATION (BUILDING ENERGY EFFICIENCY STANDARDS) | |
| 13 | PANTRY / LINEN: (5) SHELVES, EQUAL SPACING. | |
| 14 | INTERIOR FLAT SOFFIT: FRAME AT 8'-1" AFF. (UNO). SECOND FLOOR: FRAME AT 7'-1" AFF. (UNO). BARN DOOR HEADER TO BE FRAMED - 3" FROM SOFFIT HEADER. | |
| 15 | EXTERIOR SOFFIT OR ARCH: SEE EXTERIOR ELEVATIONS FOR DIMENSIONS. | |
| 16 | EXTENTS OF EXTERIOR ADHERED STONE VENEER, HEIGHT AND WRAP-BACK AS NOTED ON ELEVATIONS. | |
| 17 | DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE. SOLID LINE INDICATES OUTLINE OF FLOOR BELOW. | |
| 18 | LOW WALL: PROVIDE WITH DOUBLE TOP PLATE. HEIGHT AT +42" AFF. (UNO) | |
| 19 | UNDER-STAIR PROTECTION: ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSIBLE BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" INCH GYPSUM BOARD (CRC SECTION R302.7) | |
| 20 | STAIRWAYS: SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH (AND NOT HAVE A VERTICAL RISE OF MORE THAN 12'-7"). MINIMUM HEADROOM SHALL NOT BE LESS THAN 6'-8". MAXIMUM RISER HEIGHT SHALL BE 7'-3/4". MINIMUM TREAD DEPTH SHALL BE 10". (CRC SECTION R311.7.2, R311.7.3, R311.7.5.1, & R311.7.5.2) | |
| 21 | HANDRAILS (AND GUARDS WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL) SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS. HEIGHT SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38", AND CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT. (CRC SECTION R311.7.1.7) SEE DETAIL 8/AD3 | |
| 22 | GUARDS: SHALL BE NOT LESS THAN 42" IN HEIGHT VERTICALLY ABOVE THE WALKING SURFACE OR THE LINE CONNECTING THE NOSING. RAIL DESIGN TO COMPLY WITH CODE. (CRC SECTION R312) SEE DETAIL 7/AD3 | |

- 23 SHOWERS, TUB/SHOWER COMBINATIONS AND TOILET AREAS IN AT LEAST ONE BATHROOM SHALL HAVE REINFORCED WALLS PER SECTION R327 AS INDICATED BELOW AND SHOWN ON PLANS. REINFORCEMENT SHALL BE NOT LESS THAN 2X8 LUMBER LOCATED BETWEEN 32" AND 39 1/4" ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
- * SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED OR SHOWER/TUB SHALL HAVE INTEGRATED REINFORCED GRAB BARS
 - * BATH/TUB AND COMBINATION BATH/TUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATH/TUB AND THE BATH WALL. ADDITIONALLY, BATH WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES (152.4 MM) ABOVE THE BATH/TUB RIM
 - * WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL, AND THE BACK WALL OR FLOOR MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATIVE GRAB BAR.

JEFFREY DeMURE • ASSOCIATES
ARCHITECTS • PLANNERS

5905 GRANITE LAKE DRIVE, SUITE 140
GRANITE BAY, CA 95746
P: 916.785.3700 | WWW.JDAARCH.COM



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CENTURY
COMMUNITIES

7815 N. PALM AVE, SUITE 1
FRESNO, CA 93711
(559) 439-4464

CITY OF HANFORD BUILDING DIVISION

APPROVED

THIS SET OF PLANS AND SPECIFICATIONS
MUST BE KEPT ON THE JOB AT ALL TIMES AND
NO CHANGES OR ALTERATIONS SHALL BE
MADE EXCEPT BY THE BUILDING DIVISION.

THE STAMPING OF THIS PLAN AND
SPECIFICATIONS SHALL NOT BE HELD TO
PERMIT OR TO BE AN APPROVAL OF THE
VIOLATION OF ANY PROVISIONS OF ANY CITY
ORDINANCE OR STATE LAW. "REVIEWED FOR
CODE COMPLIANCE."

BY: CHRYSTINA ARMS
03/22/2023

LIVE OAK
CITY OF HANFORD, CALIFORNIA
RBP23-0195

[illegible]

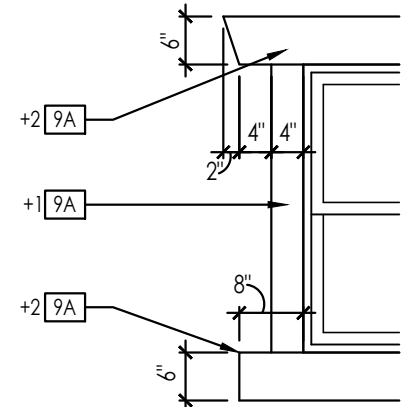
PLAN 1705

FLOOR PLAN

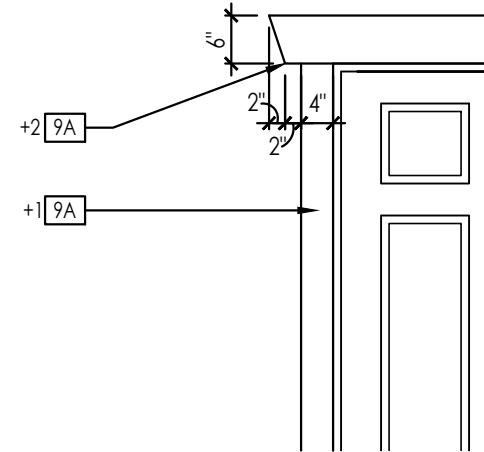
A3.1

PERMIT SET

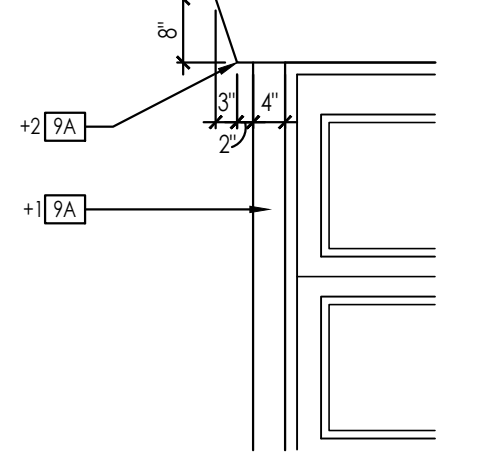
THE FOLLOWING DETAILS CONVEY DESIGN INTENT. REFER TO ARCHITECTURAL DETAILS FOR SPECIFIC CONSTRUCTION ASSEMBLIES.



1 WINDOW TRIM, TYP
SCALE 1/2" = 1'-0"



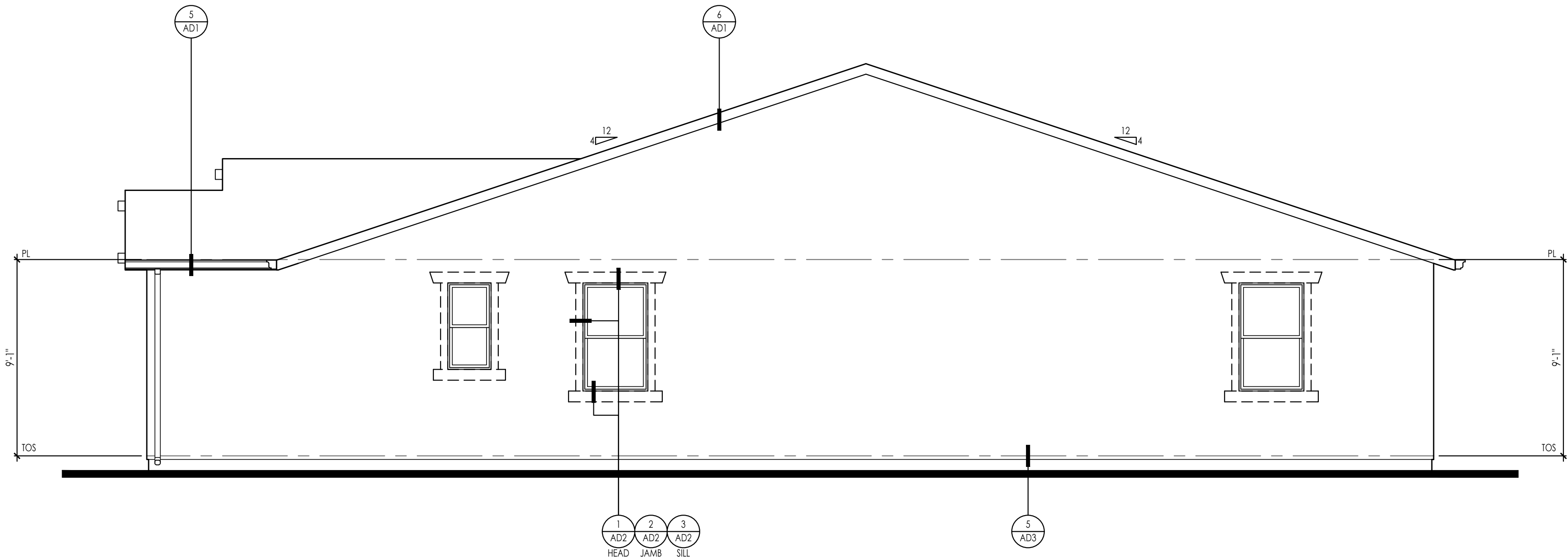
2 DOOR TRIM, TYP
SCALE 1/2" = 1'-0"



3 GARAGE DOOR TRIM, TYP
SCALE 1/2" = 1'-0"

1. PARTIAL AND OPTION ELEVATIONS SHOW ONLY THE ATTRIBUTES AND DETAILS UNIQUE TO THE PARTIAL OR OPTION ELEVATION. REFER TO BASE ELEVATION FOR INFORMATION NOT SHOWN.
2. WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-0" AFF (UNO)
 - 2ND FLOOR = 7'-6" AFF (UNO)
 - DOOR HEIGHTS AS NOTED ON FLOOR PLANS
3. EXTERIOR WALLS (PER MFG INSTALLATION INSTRUCTIONS):
 - 1-COAT STUCCO SYSTEM: OVER MIN 1" FOAM INSULATION, OVER ONE LAYER OF 60-MINUTE GRADE D PAPER OR EQUITOL, OVER STUDS OR WOOD-BASED SHEATHING. STUCCO CONTROL JOINT LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECT PRIOR TO INSTALLATION, IF NOT SHOWN ON PLANS
 - FIBER CEMENT SIDING: OVER ONE LAYER OF APPROVED WATER-RESISTIVE BARRIER, OVER STUDS OR SHEATHING
4. WINDOWS: VINYL, SPEC PER BUILDER GRIDS / DIVIDED LITES AS SHOWN
5. ENTRY DOORS: RAISED PANEL, SPEC PER BUILDER
6. OVER HEAD GARAGE DOORS:
 - STEEL SECTIONAL, SPEC PER BUILDER
 - RAISED PANEL AND GLASS INSERTS AS SHOWN
7. FASCIA BOARD: 2X6, UNLESS NOTED OTHERWISE REFER TO ELEVATION KEYNOTES
- BARGE RAFTER: 2X6, UNLESS NOTED OTHERWISE REFER TO ELEVATION KEYNOTES
8. ADDRESS NUMBERS: PLACE IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY (CRC R319.1)
 - A. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE LEGIBLE
 - B. NUMBERS SHALL BE A MINIMUM 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2"
9. ROOF HEELS: LABELED AS
STANDARD HEAD: 40"
10. RAISED HEEL:
ATTACHMENT: PENETRATED HEEL TO PLANE FASCIA, REFER TO TRUSS LAYOUTS
11. OVERHEAD: PRE-DRILLED AND FILLED WITH MASTIC AND, WHENEVER POSSIBLE, MADE OVER SELF-ADHERED FLASHING MEMBRANE LAPPED INTO WEATHER RESISTIVE BARRIER AND INTO SOLO BACKING.

1	SEE ROOF PLAN SHEET NOTES FOR MATERIAL.
2	FASCIA / BARGE RAFTER: 2X6
3	GUTTER, STYLE SPEC PER BUILDER
4	DOWNSPOUT, STYLE SPEC PER BUILDER
5	CORROSION RESISTANT ROOF TO WALL FLASHING REFER TO ROOF DETAILS
6	EXTERIOR STUCCO, TYPICAL +0" (UNO), STANDARD FINISH
7	EXTERIOR SIDING MATERIAL, FIBER CEMENT: A. LAP WITH 4" REVEAL B. 1X2 BOARD & BATTEN (BATTEN AT 16" OC)
8	EXTERIOR ADHERED STONE VENEER, SPEC PER BUILDER. HEIGHT AND WRAP-AS NOTED
9	TRIM, SIZE AS NOTED (HEIGHT X DEPTH) OR SEE DETAIL: A. STUCCO OVER FOAM, LIGHT SAND FINISH. B. COMPOSITE WOOD (NOMINAL SIZE)
10	FAUX WOOD SHUTTERS (STYLE PER DESIGN DETAIL).
11	DECORATIVE SHAPED STUCCO CORBEL. PER DESIGN DETAIL.
12	WOOD KNEE BRACE ATTACHMENT PER DETAIL 13/AD1
13	DECORATIVE WOOD BEAM, SIZE AS NOTED. SEE DETAIL 14/AD1 FOR ATTACHMENT DETAIL.
14	EXTERIOR COACH LIGHT; MOUNT AT +84" AFF (UNO)
15	ADDRESS NUMBER; MOUNT AT +66" AFF (UNO)
16	UTILITY CONNECTIONS (TYPICAL), PER MUNICIPAL CODES
17	REQUIRED AT ENHANCED ELEVATION ONLY


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

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

CITY OF HANFORD BUILDING DIVISION

APPROVED

THIS SET OF PLANS AND SPECIFICATIONS
MUST BE KEPT ON THE JOB AT ALL TIMES AND
NO CHANGES OR ALTERATIONS SHALL BE
MADE EXCEPT BY THE BUILDING DIVISION.

THE STAMPING OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW. "REVIEWED FOR CODE COMPLIANCE."

BY: CHRYSTINA ARMS

03/22/2023

These plans and documents have been reviewed for compliance with the applicable codes requirements of the jurisdiction. The stamping of these plans shall not be held to permit or be an approval of any violation of applicable codes and standards nor relieve the owner, design professional of record or contractor of compliance with applicable codes and standards.

ROD CARSEY CONSULTING & PLAN CHECK
SERVICE

LEGEND:	
PL	Property Line
PUE	Public Utility Easement
LE	Landscape Easement
SWE	Sidewalk Easement
CI	Curb Inlet
DW	Driveway
SB	Building Setback
SS	Sewer Lateral
W	Water Lateral
●	Property Corner
●	Fire Hydrant
●	Curb Inlet
●	Streetlight
●	Wood Fence
●	Block Wall
●	Concrete
●	Electric Transformer
●	Electric Splice Box
●	Phone Splice Box
●	Cable TV Box

QUANTITIES:

WOOD FENCE
TO L.F.

PRIVATE WALK
36 S.F.

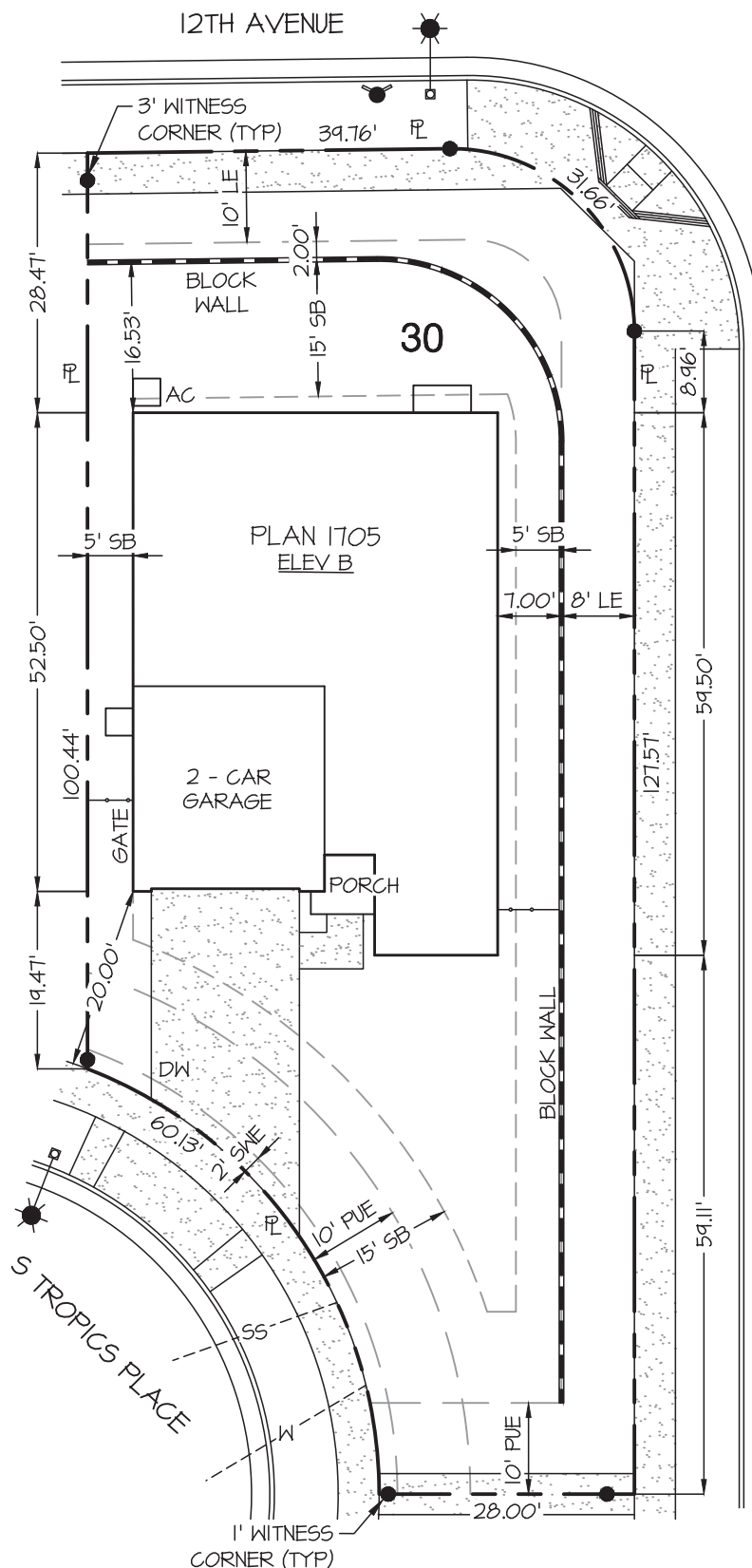
DRIVEWAY
480 S.F.

PUBLIC SIDEWALK
410 S.F.

NOTE: Quantities are approximate and are based on linework from approved plans. Final quantities may differ due to field adjustments at the time of construction.

Note to buyer: Please visit home site to verify the location of any utility structures which may or may not be shown on this Plot Plan.

PLEASE NOTE: Certain site features may not be included in drawing. Plot map may not note any or all existing easements. Refer to title report for further disclosure. Placement of house, streetlights, fire hydrants, sidewalk, transformers, etc. are subject to change due to site conditions. Measurements shown are approximate except for minimums required by ordinance. This plot does not reflect as-built conditions which may vary from this plan.



***NOTE TO CONTRACTOR**
Please refer to signed and approved improvement plans for any and all details and locations of retaining walls for construction purposes.
The finish grading of the lot is designed with a supplemental below-ground pipe and drain installation. Maintenance and preservation of both swale and drainage pipeline is required by homeowner indefinitely to provide adequate lot drainage. Any modification to the drainage system shall be designed by a Licensed Civil Engineer by the State of California.
NOTES: A) All site grading shall comply with the current California Building Code. B) Place fence gate behind meter at garage side, typ. C) Do not place A/C pad in any non-buildable setback areas. D) Dimensions shown do not include roof overhangs.

ZONE DISTRICT
Live Oak MP
LOT AREA
7,675 S.F.
BLDG AREA
1,745 S.F.
GARAGE AREA
467 S.F.

All easements, structures, utility lines, underground systems & conditions affecting construction on this parcel must be shown & are the responsibility of the applicant. The issuance of a permit does not grant to any person the right to violate City or State Law.

Issuance of the building permit does not constitute approval of paving, concrete curbs, gutters, sidewalks & driveway approaches in street or alley right-of-way adjacent to the property. Separate permits are required for such work per applicable City standards. Issuance of a Certificate of Occupancy for the building is dependent upon prior satisfactory completion of required pavement and concrete work.



1" = 20'



DRAWN : 31 May 2023 KK

1705 B
PLOT PLAN

ADDRESS : 1473 SOUTH TROPICS PLACE

LOT 30 • LIVE OAK NORTH ~ TRACT 902 • HANFORD, CA

SALES CONTACT: _____

BUYER SIGNATURE : _____ APPROVAL DATE : _____

CENTURY COMMUNITIES

7330 N. Palm Ave., Suite 106 Phone: (559) 439-4464
Fresno, CA 93711

Chapter 3

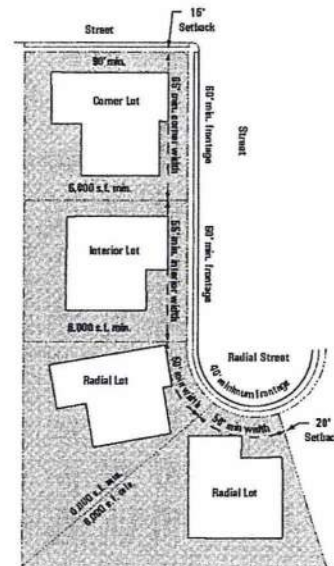
DM
8/11/14

Table 3.3 Low Density Residential (LD) Standards

Land Use	Low Density Residential
Base Zone District	R-1-6 R-L-5
Density Range	3-9 Dwelling units/gross acre 2-10 Dwelling units/gross acre
Permitted Use	HMC Section 17-18-020 17.10
Administrative Approval	HMC Section 17-18-030 17.10
Conditional Uses	HMC Section 17-18-040 17.10

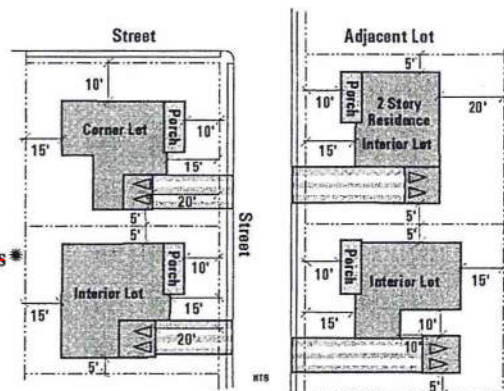
Lot Configuration

Lot Area	5,000 6,000 square feet minimum
Width	
Interior Lot	55 feet minimum (Measured at front yard setback)
Corner Lot	65 feet minimum (Measured at front yard setback)
Radial Lot	50 feet minimum (Measured at front yard setback)
Depth	90 feet minimum
Frontage	55 feet minimum (local streets) (Measure at the edge of ROW) 40 feet minimum (radial streets) (Measure at the edge of ROW)
Lot Coverage	40% maximum
Landscaping	30% of lot minimum



Setbacks

Front Yard	
Covered Porch	10 feet minimum
Living Space	15 feet minimum
Garage	20 feet minimum
Side Yard	
Interior	5 feet minimum
Corner (Street Side)	10 feet minimum
Corner (Street Side)	15 feet minimum at collector streets *
Garage (Side Entry)	20 feet minimum
Covered Porch	10 feet minimum
Rear Yard (one-story)	15 feet minimum
Multi-Story	5 feet additional per story



Accessory Structures 5 feet from rear or side property line
(When located in the rear yard)

Distance Between Buildings 10 feet minimum , or allowed per the Building Code

LIVE OAK

master plan

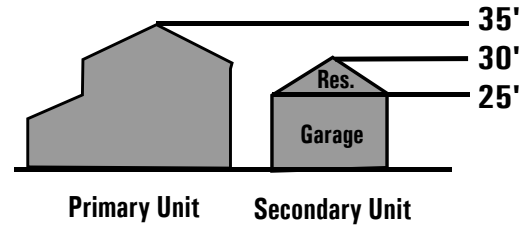
* Collector Streets are as defined by City of Hanford Municipal Code

Public Review Draft

Building Heights

Primary Unit
Accessory Structure
With Res. Unit

Measured from finished floor elevation
35 feet maximum
25 feet maximum
30 feet maximum



Off Street Parking

Parking Requirement 2 spaces/unit minimum (4 spaces/unit if no street driveway access)
(Minimum two covered spaces within a garage or carport)

Garages

Refer also to Section 3.3.6

~~Coverage 50% maximum of first floor front elevation~~

Front Loaded Garage

Front Yard Setback 20 feet minimum
Corner Side Yard Setback 20 feet minimum

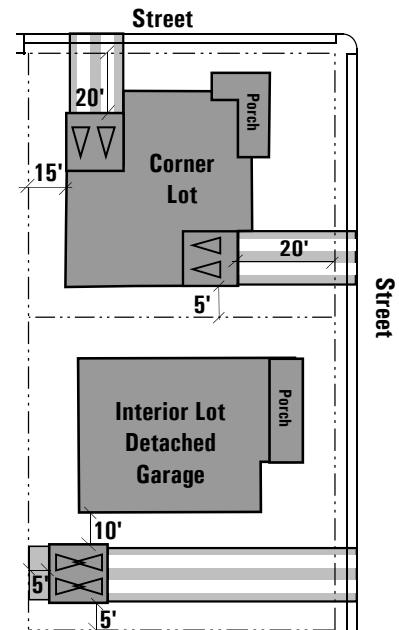
Detached Garage

Side Yard (Interior) 5 feet minimum
Side Yard (Street side) 20 feet minimum

Rear Yard

5 feet minimum
(setback a min. of 15' from alley centerline)

Note: When alley is available, no front loaded garage is allowed. (Refer to Residential policy F. and Garage Design Guidelines E.)



Porches

Refer also to Section 3.3.7

Requirement

60% of all units

Fencing and Walls

Refer also to Section 3.3.8

Within Setbacks

Front and Side Yard

3 feet maximum height (Must be 5' minimum behind property line and a minimum of 50% transparent)

7* feet maximum height

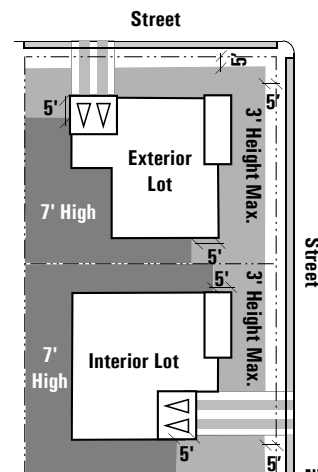
Rear and Side Yard

(Along rear and side property line when setback a minimum of 5' behind leading edge of house)

7* feet maximum height

Along Alley

(Along rear property, setback 3 feet minimum from alley Right of Way.



*As per city standards.

Notice of Exemption 2023-87

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: Variance No. 2023-11

Project Location – 1473 S. Tropics Place; APN 011-054-030

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

Description of Nature, Purpose and Beneficiaries of Project: **Variance No. 2023-11**, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district within the Live Oak North Subdivision

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

Name of Person or Agency Carrying Out Project: Stephanie Morgan – Century Homes

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: 15303 New Construction and Conversion of Small Structures
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to 15303 New Construction or Conversion of Small Structures of California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt from future environmental review. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The proposed project will not result in cumulative impacts of successive projects of the same type in the same place, is not located within or near a scenic highway, road, or corridor, is not located on a hazardous waste site, and does not involve any change to a historical resource.

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

Signature: _____ Date: July 25, 2023 Title: Senior Planner

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



AGENDA STAFF REPORT

MEETING DATE: 7/25/2023	AGENDA SECTION: PUBLIC HEARING
--------------------------------	---------------------------------------

SUBJECT:

Variance No. 2023-12: A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district from 10 feet to seven feet. The project is located at 1476 S. Tropics Place (APN 011-054-031).

PLANNER: Gabrielle Myers, Senior Planner; Prepared by Annie Jones, Intern

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-22, approving Variance No. 0012-23.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2023-22, approving Variance No. 0012-23.

PROJECT DESCRIPTION

The project is a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for a single-family home on an irregular corner lot in the R-L-5 Low-Density Residential zone district.

In accordance with Section 17.10.070 E, the side building setback area shall be ten feet from a street-side property line. In accordance with Section 17.10.070 F, where there is a landscape easement with a wall or fence on the street-side of the lot, the side yard setback area shall be measured from the easement area, instead of the side lot line.

RBP23-1514

The applicant submitted building permit RBP23-1514 for the development of the subject site as a

four-bedroom, two-story, single-family residence in Tract 902, Live Oak North. RBP23-1514 is attached, **Attachment 1**.

The street-side setback area provided is insufficient. The required setback is 10 feet, measured from the property line. The provided setback is seven feet.

Project Location

The project is located at 1476 S. Tropics Place in Tract 902, within Live Oak North, which is a tract within the Live Oak Master Planned Community. The subject lot is shown, outlined in red, below.

Figure 1: Lot Location (shown in red)

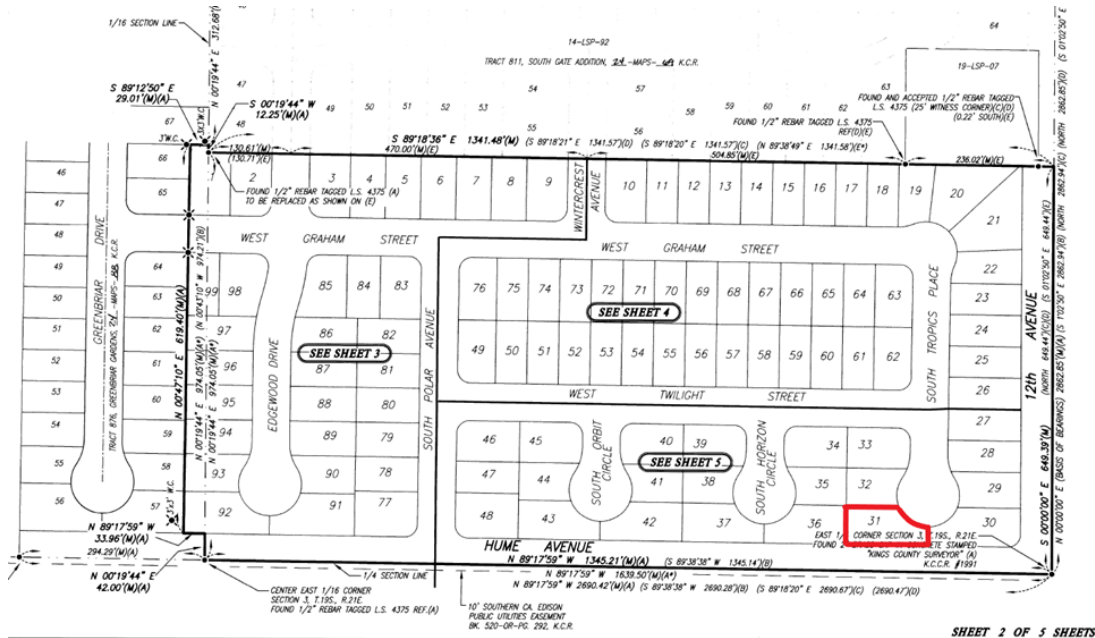
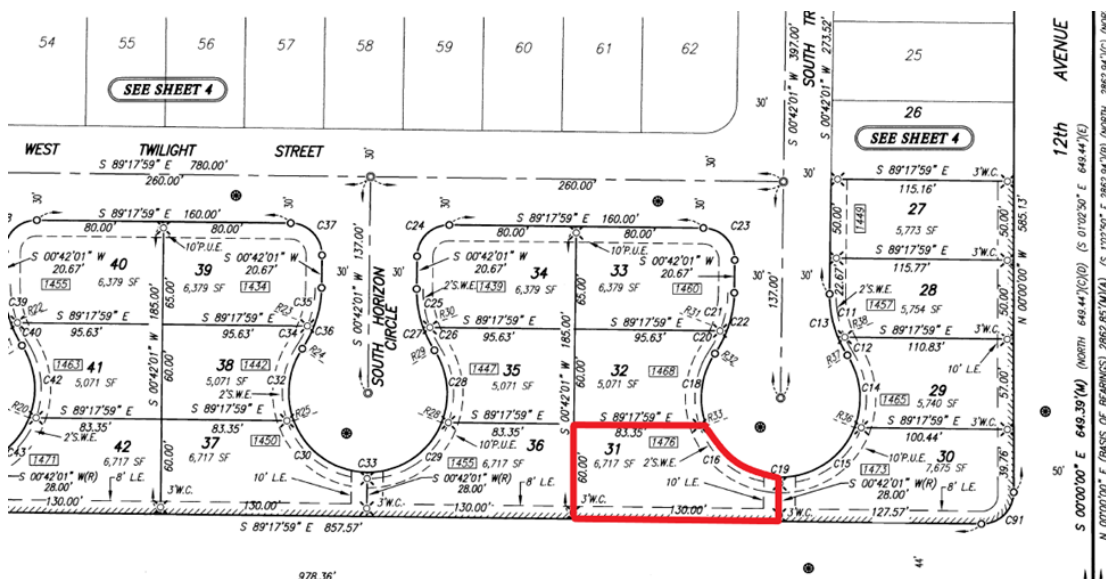


Figure 2: Lot Location (shown in red)



The General Plan designates the property as Low-Density Residential (see Figure 3, below). The property is zoned R-L-5 Low-Density Residential, which corresponds with the General Plan designation (see Figure 4, below).

Figure 3:

General Plan Designation (Property outlined in red) Low-Density Residential

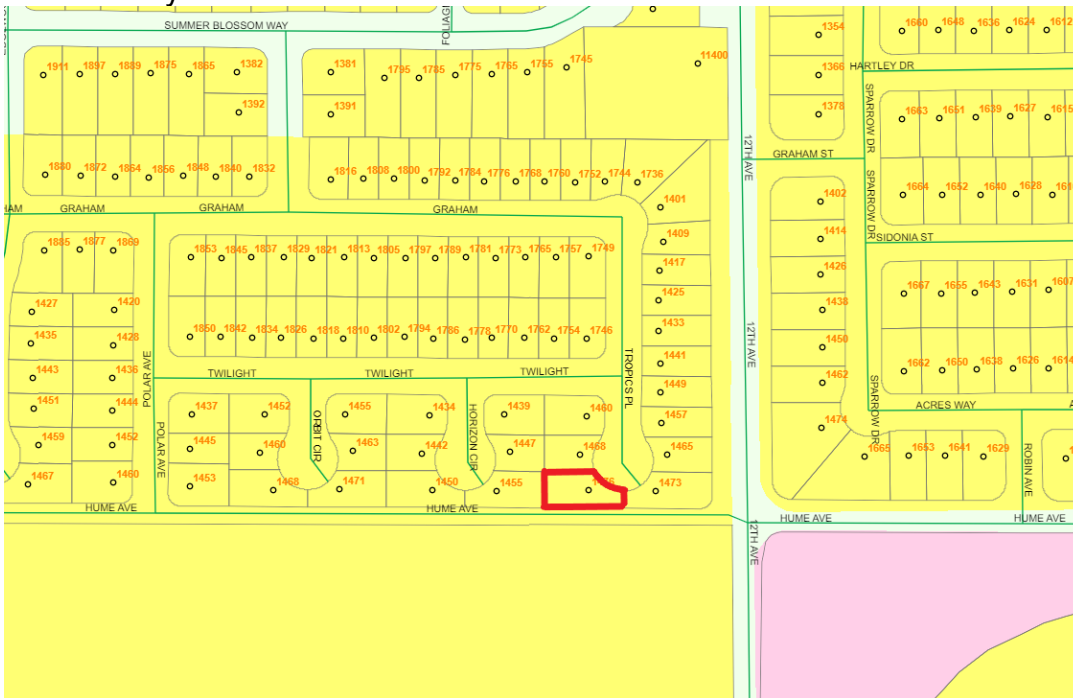
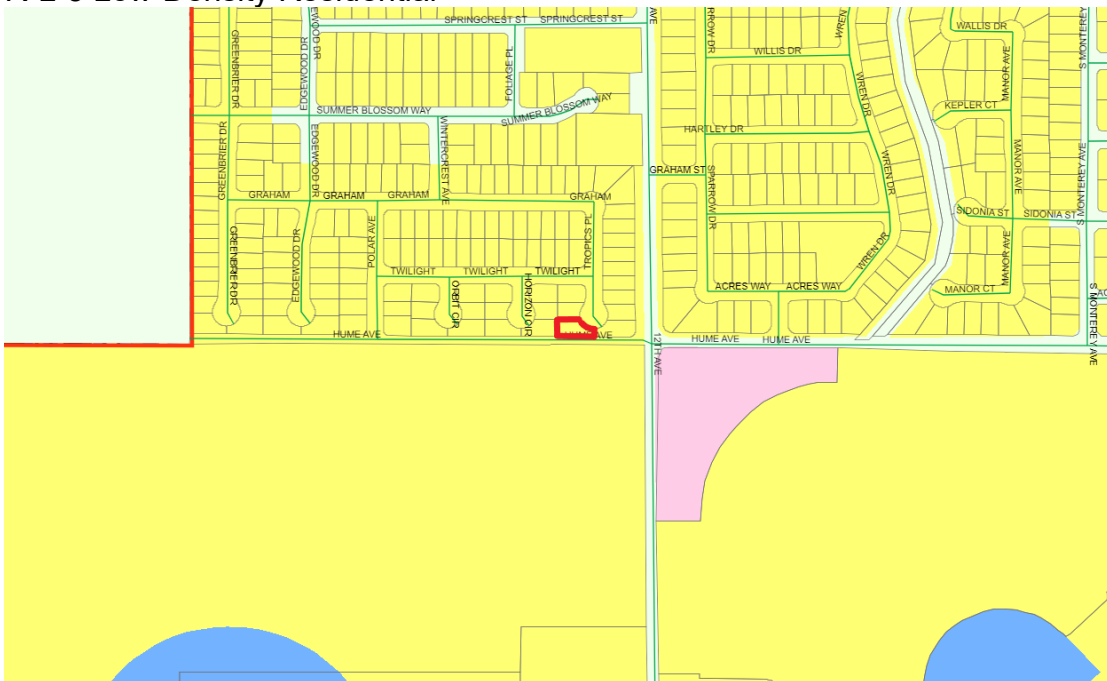


Figure 4:
Zoning Designation (Property outlined in red)
R-L-5 Low-Density Residential



Entitlement

The applicant submitted building permit RBP23-1514 for development of the site as a single-family residence – **Attachment 1**. The subject site is a single-family residential lot within the Live Oak Master Planned Community, approved under Planned Unit Development No. 2005-04 and Tentative Tract 902.

The Live Oak Master Plan contains varying development standards (see **Attachment 2**); however, the Master Plan does not allow a deviation from the street-side setback. In accordance with the

Master Plan, the street-side setback on a corner lot shall be 10 feet, consistent with the Hanford Municipal Code.

PROJECT EVALUATION

Compliance with Hanford Municipal Code and Live Oak Master Plan

Building Permit RBP23-1514 was reviewed for conformance with the standards of the Live Oak Development Master Plan and the regulations set forth in Section 17.10 for the Low-Density Residential zone district, where the Master Plan was silent.

The Live Oak Master Plan was approved through Planned Unit Development No. 2005-04 and supersedes the regulations of the Hanford Municipal Code.

17.10.030 Lot Area

The minimum lot area in the R-L-5 Low-Density Residential zone district and in the Live Oak Master Plan shall be 5,000 square feet.

The subject property is 6,717 which satisfies the minimum lot area requirement for the R-L-5 Low-Density Residential zone district and the Live Oak Master Plan.

17.10.040 Lot Dimensions

In the R-L-5 Low Density Residential zone district, lot dimensions shall be as follows:

Lot frontage: 40 feet

Lot width: 50 feet for interior lots and 60 feet for corner lots

Lot depth: 90 feet

In accordance with the Live Oak Master Plan, lot dimensions shall be as follows:

Lot Frontage: 55 feet minimum (local streets)
40 feet minimum (radial streets)

Lot Width: 65 feet minimum for a corner lot (measured at front yard setback)
50 feet minimum for a radial lot (measured at front yard setback)

Depth: 90 feet

The lot's radial frontage is 60.13 feet. The lot's width is 60 feet, measured at the front setback. The lot's depth is 130 feet. The lot satisfies the standards for the R-L-5 Low-Density Residential zone district and the Live Oak Master Plan.

17.10.050 Dwelling Units Per Lot

Dwelling units per lot are not addressed in the Live Oak Master Plan, therefore, the regulations of the R-L-5 Low-Density Residential zone district would apply. In the R-L-5 Low-Density Residential zone district, not more than one dwelling unit shall be allowed on each lot, unless approved as an

accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit in accordance with Section [17.60.030](#).

The applicant proposes one single-family residential unit for the project site.

17.10.060 Coverage

Coverage is not limited in the Live Oak Master Plan; therefore, the regulations of the R-L-5 Low-Density Residential zone district would apply. 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 building permit review process. A deviation from the required street-side setback is requested and can be supported, as demonstrated in the findings below.

17.10.070 Building Setback Area

In the R-L-5 Low Density Residential zone district, building setbacks shall be as follows:

Front Yard:	Livable	15 feet
	Garage	20 feet
Rear Yard:	One-Story	15 feet; 20 feet where there is a landscape easement
	Two-Story	25 feet; 30 feet where there is a landscape easement
Side Yard:	Interior	5 feet
	Street-Side	10 feet*

**Where there is a landscape easement with a wall or fence on the street-side of the lot, the side yard setback area shall be measured from the easement area instead of the side lot line.*

In accordance with the Live Oak Master Plan, building setbacks shall be as follows:

Front Yard: Livable	Porch	10 feet
	15 feet	
	Garage	20 feet
Rear Yard:	One-Story	15 feet
	Multi-Story	5 feet additional per story
Side Yard:	Interior	5 feet
	Street-Side	10 feet
	Garage	20 feet (side entry)
	Porch	10 feet

Front-Yard Setback:

The proposed residence's garage is setback 22 feet and eight inches from the front property line. The livable space is setback approximately 43 feet and one-quarter inch (43' ¼") from the closest point of the residence to the front property line. This satisfies the required front-yard setback for the garage and livable space of the Live Oak Master Plan and R-L-5 Low-Density Residential standards.

Rear-Yard Setback:

The proposed residence is setback 20 feet from the rear property line. The two-story structure does not satisfy the 25-foot required setback for the Hanford Municipal Code, however reduced setbacks in the Live Oak Master Plan have been allowed through Planned Unit Development 2005-04. The two-story structure setback satisfies the 20-foot rear-yard setback permitted through the Live Oak Development Master Plan.

Interior Side-Yard Setback:

The proposed residence is setback 5 feet from the interior side-yard property line. This satisfies the required interior side-yard setback of the Live Oak Master Plan and R-L-5 Low-Density Residential standards.

Street-Side Side-Yard Setback:

Per the requirements of the Live Oak Master Plan and the R-L-5 Low-Density Residential zone district, a 10 foot-side-yard setback shall be provided on the street-side property line. The applicant provides a 15-foot side-yard setback along the landscape easement adjoining Hume Avenue. The applicant seeks a variance to the street-side setback area for the lot line adjoining Hume Avenue. Staff is able to support the variance request, as demonstrated in the variance findings, below.

17.10.080 Distances Between Structures

Per the requirements of the Live Oak Master Plan and the R-L-5 Low-Density Residential zone district, the minimum distance between structures shall be 10 feet, except as provided by the building code. There is only one structure proposed on site. Future structures would be required to meet the provided separation requirements.

17.10.090 Height of Structures

Per the requirements of the Live Oak Master Plan, the maximum building height, measured from finished floor elevation, shall be as follows:

Primary Unit:	35 feet
Accessory Structure:	25 feet
Accessory structure with a Residential Unit:	30 feet

In the R-L-5 Low-Density Residential zone district, the maximum height of structures is 35 feet.

The proposed two-story residence is 18 feet and four inches (18' 4"), measured from the grade to horizontal plate line height of the entry way, which does not exceed the required height of the Live Oak Master Plan or R-L-5 Low-Density Residential zone district.

17.10.100 Driveways

The width of a driveway and any paved area in the R-L-5 Low-Density Residential zone district shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot.

The driveway is 16-feet and three inches wide and is approximately 27% of the width of the lot's

street frontage. Therefore, the proposed driveway does not exceed the required driveway standards of the R-L-5 Low-Density residential zone district. Driveway standards are not addressed in the Live Oak Master Plan.

17.10.130 Off-Street Parking

In the R-L-5 Low-Density Residential zone district, single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter [17.54](#).

According to the Live Oak Master Plan, two parking spaces shall be provided per unit. Spaces are required to be covered and provided within a garage or carport.

The applicant provides a two-car garage for the proposed residence.

17.10.140 Usable Open Space

In the R-L-5 Low-Density Residential zone district, each lot shall provide for a usable open space area of a minimum four hundred (400) square feet that is a minimum fifteen (15) feet wide.

Open space requirements are not addressed in the Live Oak Master Plan.

The applicant provides a 20-feet-by-60-feet (1,044 square feet) open space area in the backyard, which satisfied the requirement of the R-L-5 Low-Density Residential zone district.

17.10.150 Landscaping

In the R-L-5 Low-Density Residential zone district, except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area, or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces. Required landscaping is to be installed within six (6) months after occupancy of the residence and continually maintained.

In accordance with the Live Oak Master Plan, 30% of the lot shall be landscaped. The applicant has submitted landscape plans for the Sterling Oaks subdivision consistent with the requirements of the Live Oak Master Plan.

All requirements of the R-L-5 Low-Density Density Residential zone district and the Live Oak Master Plan are satisfied, with the exception of the street-side side-yard setback requirement, for which a variance is sought.

Reasons for Setbacks

The City requires setbacks between for several reasons:

Safety:

Maintaining setbacks between buildings and uses is important for safety reasons. Having adequate setbacks between structures and uses provides access for the Fire Department to reach fires, in cases of emergency. In this case, the variance is applicable to the street-side side-yard setback area. There is not a concern regarding the separation of uses for Fire Department access.

The residential structure will be setback 15 feet from the lot line abutting Hume Avenue, the setback is a combination of the seven-foot setback and an eight-foot landscape easement.[15](#)

Noise:

Setbacks also are in place to reduce noise impacts. The setback reduction pertains to the street-side lot line, which will not create noise issues. All noise generated from the property would be required to meet the Noise Emission standards prescribed by the General Plan.

Preventing Crowding:

Another reason setbacks are required by the City is to reduce crowding and provide separation between uses and structures.

The reduction of the street-side side-yard setback will not create a crowding issue, since it will not affect the distance between the proposed residential structure and any other nearby structure. Additionally, a block wall will be provided between the residence and the public street, further separating uses.

There is an eight-foot landscape easement with a block wall along the street-side side-yard lot line on Hume Avenue. The block wall and landscape easement will serve to provide significant distance between the residence and the public right-of-way.

Providing Open Space Areas:

Within the City of Hanford, there are requirements for open space – this is generally accommodated in the required setback area. The applicant provides an adequate open-space area in the rear property, which totals 1,044 square feet, which far exceeds the required 400-square-foot open-space requirement for the R-L-5 Low-Density Residential zone district.

Allowing the variance will not have impacts to safety, noise, the prevention of crowding, or providing open space areas.

In accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standard of the Hanford Municipal Code, when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The granting of Variance No. 0012-23 would be consistent with the purpose of the variance process, as the special circumstance applicable to the property pertains to the configuration of the corner lot. Although the has street frontage on two streets, Tropics Place and Hume Avenue, the site is only accessible through the Tropics Place frontage, since there is a block wall and landscape lot along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

Multiple variances were previously approved by the Planning Commission for the same request in the Live Oak subdivision Tract 865 on October 26, 2021 – Variance 2021-05 and 2021-06 and July 12, 2022 – Variance 2022-04, -06, and -07

FINDINGS FOR APPROVAL

Variance No. 0012-23

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

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

ANALYSIS: That the special circumstances applicable to the property pertains to the configuration of the corner lot. Although the has street frontage on two streets, Tropics Place and Hume Avenue, the site is only accessible through the Tropics Place frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

Additionally, previous variances 2021-05, 2021-06, 2022-04, 2022-06, and 2022-07 were approved in the same master plan for the same request.

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

ANALYSIS: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity in the same zone district. Although the property has frontage on two public streets, since the property only has access through one frontage, Tropics Place, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback.

Additionally, previous variances 2021-05, 2021-06, 2022-04, 2022-06, and 2022-07 were approved in the same master plan for the same request.

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

ANALYSIS: That allowing the reduced street-side side-yard setback will not create a safety hazard. The residential structure will be setback 15 feet from the lot line adjoining Hume Avenue, the setback is a combination of an eight-foot landscape easement and a seven-foot setback. The various departments reviewed the proposal and conditioned the project, accordingly.

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

ANALYSIS: That typical R-L-5 Low-Density Residential lots do not share the configuration unique to this lot. Although the property has street frontage on two public streets, since the property only has access through one frontage, Tropics Place, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback. Since the property is not accessible through the Hume Avenue frontage, the street-side side-yard setbacks are not necessary.

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

ANALYSIS: That the variance applies to the street-side side-yard setback area for a single-family residence. The use of a single-family residence is a permitted use in the R-L-5 Low-Density Residential zone district.

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

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property pertains to the configuration of the lot. Although the property has street frontage on two streets, Tropics Place and Hume Avenue, the site is only accessible through the Tropics Place frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

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

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Residential Land Use Designations Goal L8, which aims to provide a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options.

PUBLIC COMMENTS

A Notice of Public Hearing for the project was noticed in the local newspaper on July 14, 2023 and mailed to property owners within 300 feet of the project site on July 13, 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 15303, New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2023-22, approving Variance No. 0012-23.

Applicant/Owner:

Stephanie Morgan
Century Communities
7330 N Palm Ave
Fresno, CA 93711

ATTACHMENTS:

1. Resolution 2023-22
2. Attachment 1 - Plot Plan
3. Attachment 2 - Live Oak Master Plan Low-Density Standards
4. Attachment 3 - Notice of Exemption

RESOLUTION NO. 2023-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING VARIANCE NO. 0012-23, A REQUEST TO DEVIATE FROM THE STANDARDS OF THE HANFORD MUNICIPAL CODE SECTION 17.10.070 E, IN ORDER TO REDUCE THE STREET-SIDE SETBACK FOR AN IRREGULAR CORNER LOT IN THE R-L-5 LOW-DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 1476 S. TROPICS PLACE (APN 011-054-031).

At a regular meeting of the City of Hanford Planning Commission duly called and held on July 25, 2023 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Variance No. 0012-23, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential 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 at 1476 S. Tropics Place (APN 011-054-031). The subject site is lot 31 of Tract 902; and

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

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

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

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

ANALYSIS: That the special circumstances applicable to the property pertains to the configuration of the corner lot. Although the has street frontage on two streets, Tropics Place and Hume Avenue, the site is only accessible through the Tropics Place frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

Additionally, previous variances 2021-05 and 2021-06 were approved in the same subdivision for the same request.

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

ANALYSIS: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity in the same zone district. Although the property has frontage on two public streets, since the property only has access through one frontage, Tropics Place, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback.

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

ANALYSIS: That allowing the reduced street-side side-yard setback will not create a safety hazard. The residential structure will be setback 15 feet from the sidewalk adjoining Hume Avenue, the setback is a combination of an eight-foot landscape easement and a seven-foot setback. The various departments reviewed the proposal and conditioned the project, accordingly.

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

ANALYSIS: That typical R-L-5 Low-Density Residential lots do not share the configuration unique to this lot. Although the property has street frontage on two public streets, since the property only has access through one frontage, Tropics Place, the lot is similar to an interior lot. Interior lots are only required to provide a five-foot setback, versus corner lots, which require a 10-foot street-side setback. Since the property is not accessible through the Hume Avenue frontage, the street-side side-yard setbacks are not necessary.

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

ANALYSIS: That the variance applies to the street-side side-yard setback area for a single-family residence. The use of a single-family residence is a permitted use in the R-L-5 Low-Density Residential zone district.

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

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property pertains to the configuration of the lot. Although the property has street frontage on two streets, Tropics Place and Hume Avenue, the site is only accessible through the Tropics Place frontage, since there is a block wall and landscape easement along the Hume Avenue frontage. The limited frontage from one side is similar to an interior lot, for which there is only a five-foot setback.

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

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Residential Land Use Designations Goal L8, which aims to provide a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options.

THEREFORE, BE IT RESOLVED that Variance No. 0012-23 be approved, subject to the conditions of approval, below:

1. That the subject site be developed, as shown in Exhibit A – RBP23-1514
2. That all development shall conform to the standards of the Hanford Municipal Code, except where modified by the Live Oak Master Plan Design Standards and this resolution.

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 25th day of July 2023.

Jason Waters, Secretary

BUILDING PERMIT APPLICATION

CITY OF HANFORD CALIFORNIA

DATE: 6.2.23		PERMIT NO:	
317 N Douty St, Hanford CA 93230		Phone: (559)585-2581	
		(To be assigned by Building Division) www.cityofhanfordca.com	
PROJECT INFORMATION Live Oak - Tract 902		NOTE: A Plan Check Deposit will be required at the time this application is submitted. The deposit will be credited to the actual permit fee.	
SITE ADDRESS 1473 South Tropics Place Lot 30			
TYPE OF PROJECT New Construction			
ASSESSORS PARCEL NO.		VALUATION: \$319,146.80	
BLDG AREA: 1705 (SF)	OCCUPANCY TYPE: Single Family	UNDERGROUND FIRE LINE: (LF)	
GARAGE AREA: 467 (SF)	CONSTRUCTION TYPE: New Building		
<u>APPLICANT INFORMATION</u>			
NAME Century Communities, Inc.		PHONE 559.226.9729	
ADDRESS 7330 N. Palm Ave. Suite 106		CELL PH. 559.500.9008	
CITY Fresno	STATE CA	ZIP 93711	FAX
CONTACT Stephanie Morgan		E-MAIL Stephanie.Morgan@CenturyCommunities.com	
**** APPLICANT SIGNATURE			
<u>PROPERTY OWNER INFORMATION</u>			
NAME Century Communities		PHONE 559.226.9729	
ADDRESS 7330 N. Palm Ave. Suite 106		CELL PH. 559.500.9008	
CITY Fresno	STATE CA	ZIP 93711	FAX
CONTACT Stephanie Morgan		E-MAIL Stephanie.Morgan@CenturyCommunities.com	
<u>CONTRACTOR INFORMATION</u>			
NAME Benchmark Communities LLC		PHONE 559.439.4464	
ADDRESS 7330 N. Palm Ave. Suite 106		CELL PH. 559.500.9008	
CITY Fresno	STATE CA	ZIP 93711	FAX
CONTACT Stephanie Morgan		E-MAIL Stephanie.Morgan@CenturyCommunities.com	
CONTRACTOR LICENSE NO. 971581		CLASS B	EXPIRE 3.31.24
CITY BUSINESS LICENSE NO. 6962		EXPIRE 12.31.23	
<u>ARCHITECT INFORMATION</u>			
NAME Jeffrey Demure & Associates		PHONE 916-783-3700	
ADDRESS 5905 Granite Lake Drive		CELL PH.	
CITY Granite Bay	STATE CA	ZIP 95746	FAX
CONTACT Scott McQuay		E-MAIL smcquay@jdaarch.com	
<u>DESIGNER INFORMATION</u>			
NAME N/A		PHONE	
ADDRESS		CELL PH.	
CITY	STATE	ZIP	FAX
CONTACT		E-MAIL	
<u>ENGINEER INFORMATION</u>			
NAME Krazen & Associates		PHONE 559.348.2200	
ADDRESS 215 W. Dakota Ave.		CELL PH.	
CITY Fresno	STATE CA	ZIP 93612	FAX
CONTACT David Jarosz		E-MAIL davejarosz@krazen.com	

LEGEND:	
PL	Property Line
PUE	Public Utility Easement
LE	Landscape Easement
SWE	Sidewalk Easement
CI	Curb Inlet
DW	Driveway
SB	Building Setback
SS	Sewer Lateral
W	Water Lateral
●	Property Corner
●	Fire Hydrant
●	Curb Inlet
●	Streetlight
—	Wood Fence
—	Block Wall
—	Concrete
▲	Electric Transformer
□	Electric Splice Box
□	Phone Splice Box
□	Cable TV Box

QUANTITIES:

WOOD FENCE
TO L.F.

PRIVATE WALK
36 S.F.

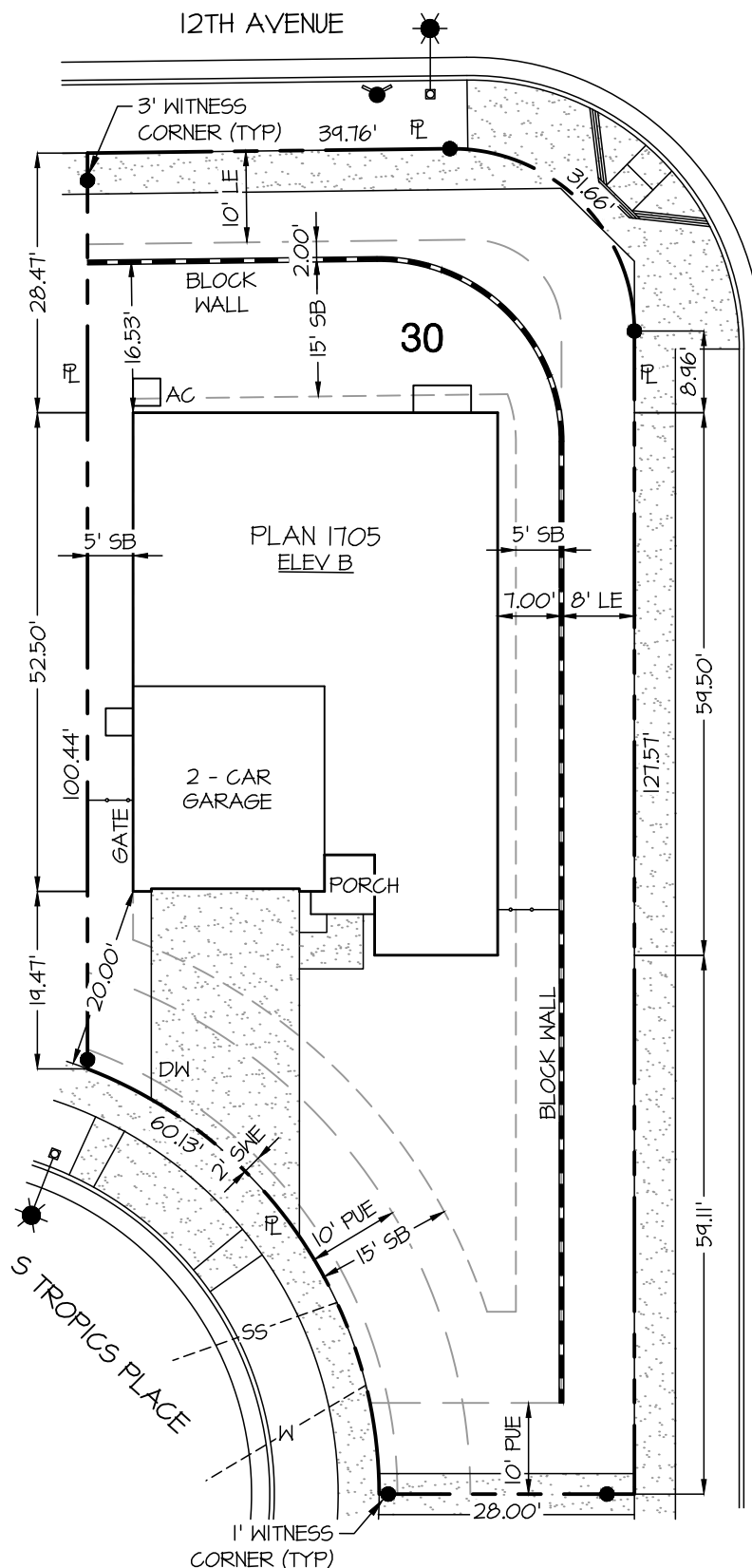
DRIVEWAY
480 S.F.

PUBLIC SIDEWALK
410 S.F.

NOTE: Quantities are approximate and are based on linework from approved plans. Final quantities may differ due to field adjustments at the time of construction.

Note to buyer: Please visit home site to verify the location of any utility structures which may or may not be shown on this Plot Plan.

PLEASE NOTE: Certain site features may not be included in drawing. Plot map may not note any or all existing easements. Refer to title report for further disclosure. Placement of house, streetlights, fire hydrants, sidewalk, transformers, etc. are subject to change due to site conditions. Measurements shown are approximate except for minimums required by ordinance. This plot does not reflect as-built conditions which may vary from this plan.



***NOTE TO CONTRACTOR**
Please refer to signed and approved improvement plans for any and all details and locations of retaining walls for construction purposes.
The finish grading of the lot is designed with a supplemental below-ground pipe and drain installation. Maintenance and preservation of both swale and drainage pipeline is required by homeowner indefinitely to provide adequate lot drainage. Any modification to the drainage system shall be designed by a Licensed Civil Engineer by the State of California.
NOTES: A) All site grading shall comply with the current California Building Code. B) Place fence gate behind meter at garage side, typ. C) Do not place A/C pad in any non-buildable setback areas. D) Dimensions shown do not include roof overhangs.

ZONE DISTRICT
Live Oak MP
LOT AREA
7,675 S.F.
BLDG AREA
1,745 S.F.
GARAGE AREA
467 S.F.

All easements, structures, utility lines, underground systems & conditions affecting construction on this parcel must be shown & are the responsibility of the applicant. The issuance of a permit does not grant to any person the right to violate City or State Law.

Issuance of the building permit does not constitute approval of paving, concrete curbs, gutters, sidewalks & driveway approaches in street or alley right-of-way adjacent to the property. Separate permits are required for such work per applicable City standards. Issuance of a Certificate of Occupancy for the building is dependent upon prior satisfactory completion of required pavement and concrete work.



1" = 20'



DRAWN : 31 May 2023 KK

1705 B
PLOT PLAN

ADDRESS : 1473 SOUTH TROPICS PLACE

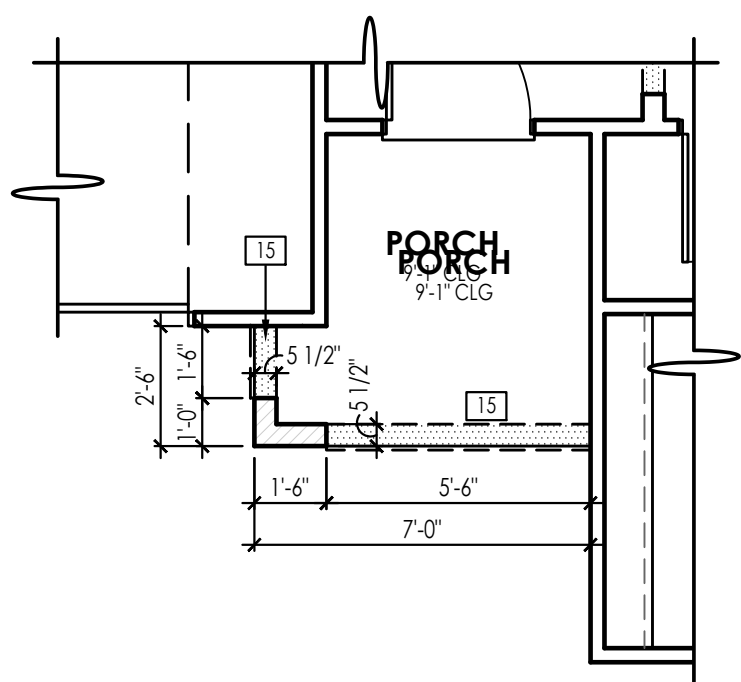
LOT 30 • LIVE OAK NORTH ~ TRACT 902 • HANFORD, CA

SALES CONTACT: _____

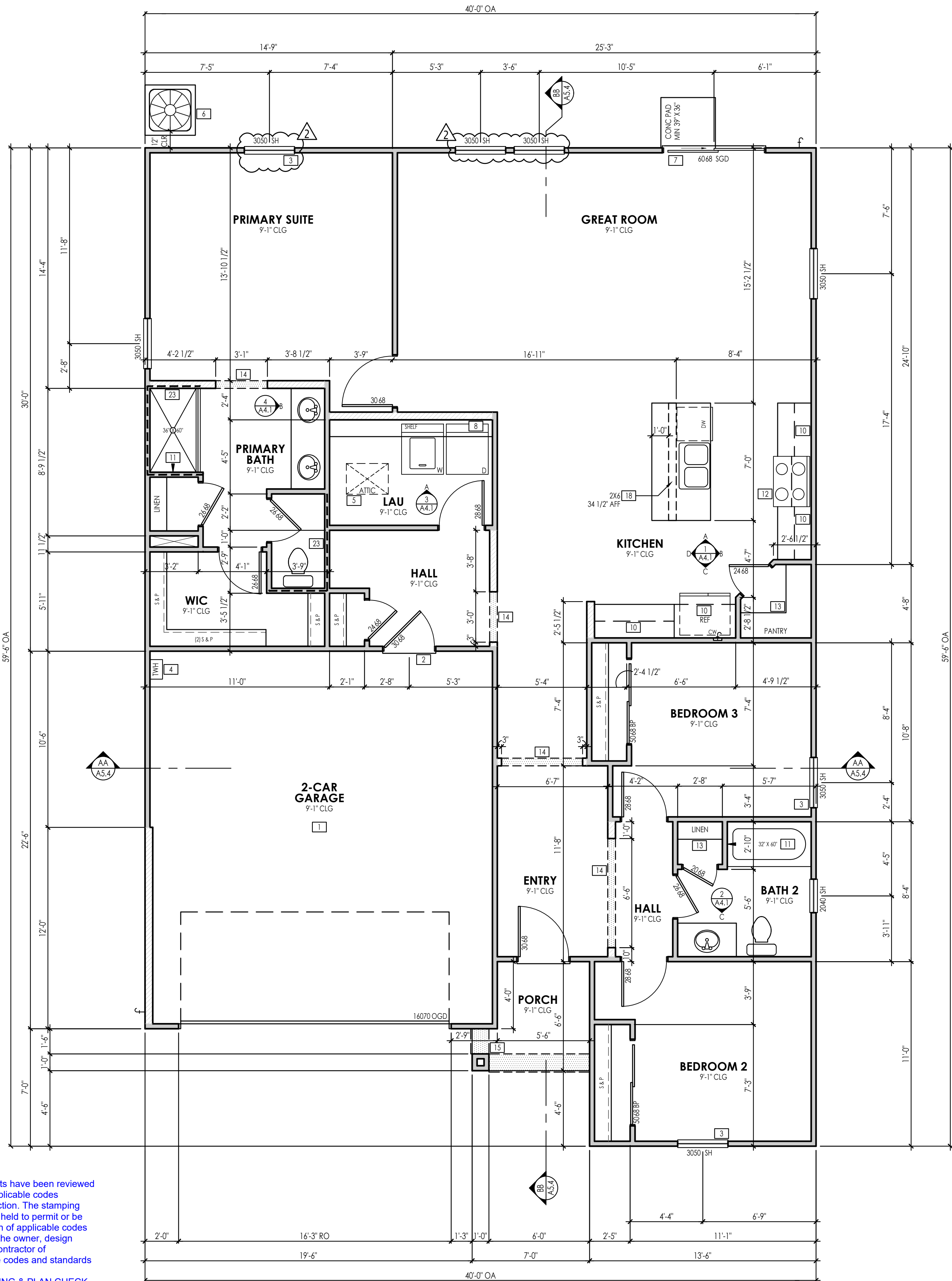
BUYER SIGNATURE : _____ APPROVAL DATE : _____

CENTURY COMMUNITIES

7330 N. Palm Ave., Suite 106 Phone: (559) 439-4464
Fresno, CA 93711



ELEVATION "C"
PARTIAL FLOOR PLAN
1/4" = 1'-0"



ELEVATIONS "A" & "B"
FLOOR PLAN
1/4" = 1'-0"

FLOOR AREA	
LIVING AREA:	
FIRST FLOOR LIVING:	1705.4 SQ. FT.
TOTAL LIVING AREA:	1705 SQ. FT.
OTHER AREAS:	
GARAGE:	467 SQ. FT.
COVERED PORCH:	40 SQ. FT.

Sheet Notes:

1. FIRE BLOCKING SHALL BE PROVIDED IN ALL CONCEALED SPACES. (CRC SECTION R302.11)
2. ALL DIAGONAL WALLS TO BE 45 DEGREES (UNO)
3. WINDOW "HEAD" HEIGHTS:
 - 1ST FLOOR = 8'-0" AFF (UNO)
 - 2ND FLOOR = 8'-0" AFF (UNO)
 - DOOR HEIGHTS AS NOTED ON FLOOR PLANS
4. ALL DOORS TO BE CENTERED WITHIN ADJACENT WALLS, OR DOOR JAMS TO BE FRAMED AT 3" UNLESS OTHERWISE DIMENSIONED
5. PROVIDE BACKING FOR ALL HARDWARE FIXTURES (TOWEL BARS, ETC.)
6. REFER TO BASE FLOOR PLAN FOR INFORMATION NOT SHOWN ON PARTIAL FLOOR PLANS. HATCHED WALLS ON PARTIAL FLOOR PLANS INDICATE FRAMING CHANGES FROM BASE FLOOR PLAN
7. ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (CALIFORNIA ENERGY CODE SECTION 110.7)
8. GARAGE DOORS SHALL BE LABELED WITH A PERMANENT LABEL PROVIDED BY THE GARAGE DOOR MANUFACTURER. THE LABEL SHALL IDENTIFY THE GARAGE DOOR MANUFACTURER, THE GARAGE DOOR MODEL/SERIES NUMBER, THE POSITIVE AND NEGATIVE DESIGN WIND PRESSURE RATING, THE INSTALLATION INSTRUCTION DRAWING REFERENCE NUMBER, AND THE APPLICABLE TEST STANDARD PER CRC R609.4.1.

Floor Plan Keynotes:

- | | | |
|----|--|-------|
| | DWELLING/GARAGE FIRE SEPARATION: ALL SURFACES SHALL BE PROTECTED WITH MINIMUM ONE (1) LAYER 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. ALL HORIZONTAL SURFACES WITH HABITABLE SPACE ABOVE SHALL BE PROTECTED WITH MINIMUM ONE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. (CRC SECTION R302.6 & TABLE R302.6). | |
| 2 | OPENING PROTECTION: WHERE THE RESIDENCE AND PRIVATE GARAGE ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM, DOOR OPENINGS BETWEEN THE HOUSE AND THE GARAGE NEED ONLY BE SELF-CLOSING AND SELF-LATCHING. (CRC SECTION R302.5.1 EXCEPTION) | |
| 3 | EMERGENCY ESCAPE AND RESCUE OPENINGS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE (1) OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. THAT THE BOTTOM OF THE CLEAR OPENING IS NOT GREATER THAN 44" MEASURED FROM THE FLOOR. MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" AND WIDTH SHALL BE 20". (CRC SECTION R310.2) EXCEPTION: THE MINIMUM NET CLEAR OPENINGS AT GRADE FLOOR SHALL BE 5 SQUARE FEET. (CRC R310.2.1) | |
| 4 | WATER HEATER: SPEC PER ENERGY CALCULATIONS. PROVIDE 30"x30"x84" CLEAR SPACE FOR FUTURE HEAT PUMP WATER HEATER. | |
| 5 | ATTIC ACCESS: PROVIDE A MINIMUM 22"x30" OPENING OR HOLE LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT. (CRC SECTION R807.1 & CMC SECTION 504.4) LOCATION APPROXIMATE. VERIFY/COORDINATE WITH TRUSS LAYOUT. ACCESS PANEL TO BE WEATHER-STRIPPED AND HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS EQUIVALENT TO THE SURROUNDING AREA REQUIREMENTS. (SECTION 150 OF CALIFORNIA ENERGY CODE) | CN |
| 6 | A/C CONDENSER: MINIMUM 30"x30" MOUNTING PAD, MINIMUM 3" ABOVE GRADE. | |
| 7 | TEMPERED SAFETY GLASS: PROVIDE TEMPERED GLASS AT HAZARDOUS LOCATIONS PER REQUIREMENTS. (CRC SECTIONS R308.4.5, R308.4.6, R308.4.7) | ML |
| | 1. GLAZING IN WALLS ADJACENT TO BATHTUBS, SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE EXCEPTION: GLAZING THAT IS MORE THAN 60" MEASURED HORIZONTALLY FROM THE WATERS EDGE OF A BATHTUB OR SHOWER. | VI OR |
| | 2. GLAZING WHERE THE BOTTOM EDGE IS LESS THAN 36" ABOVE AN ADJACENT WALKING SURFACE OF STAIRS, LANDINGS, AND RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION. EXCEPTION: 1. WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED AT 34" TO 38" ABOVE THE WALKING SURFACE. 2. GLAZING 36" OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE. | |
| | 3. GLAZING ADJACENT TO LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARCH LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING. EXCEPTION: WHERE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SECTION R312 AND THE PLANE OF THE GLASS IS MORE THAN 18" FROM THE GUARD. | |
| 8 | DRYER: VENT DUCT SHALL BE OF A RIGID METALLIC MATERIAL AND SHALL HAVE SMOOTH INTERIOR SURFACES, EXTENDING TO EXTERIOR WITH BACKDRIFT DAMPER. TRANSITION DUCTS MUST BE IN ACCORDANCE WITH UL 2158A (CMC SECTION 504.4) SEE DETAIL 2A/D3 | |
| 9 | WASHING MACHINE: PROVIDE PRE-FABRICATED CORROSION RESISTANT PAN UNDER WASHING MACHINE LOCATED ON UPPER FLOOR. DRAIN TO EXTERIOR. | |
| 10 | UPPER CABINETS: WALL MOUNTED ABOVE, 12" DEEP TYPICAL. 24" DEEP ABOVE REFRIGERATOR. | |
| 11 | SHOWERS & TUB/SHOWER COMBINATIONS: FLOORS AND WALLS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (CRC SECTION R307.2.2) MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE R702.4.2 AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECS. (CRC SECTION R702.4.2) LOCATE SHOWER HEAD AT -48" AFF. (GLAZING IN ALL FIXED AND OPERABLE PANELS OF A SWINGING, SLIDING, OR BI-FOLD DOOR SHALL COMPLY WITH CRC SECTIONS R306.4.5) | |
| 12 | COOKING APPLIANCES: 36" RANGE/36" MICROHOOD, LIGHT, EXHAUST FAN ABOVE. FAN MIN 100 CFM FOR LOCAL EXHAUST VENTILATION (BUILDING ENERGY EFFICIENCY STANDARDS) | |
| 13 | PANTRY / LINEN: (5) SHELVES, EQUAL SPACING | |
| 14 | INTERIOR FLAT SOFFIT: FRAME AT 8'-1" AFF (UNO). SECOND FLOOR: FRAME AT 7'-1" AFF (UNO). BARN DOOR HEADER TO BE FRAMED -3" FROM SOFFIT HEADER. | |
| 15 | EXTERIOR SDOFF OR ARCH: SEE EXTERIOR ELEVATIONS FOR DIMENSIONS. | |
| 16 | EXTENTS OF EXTERIOR ADHERED STONE VENEER. HEIGHT AND WRAP-BACK AS NOTED ON ELEVATIONS. | |
| 17 | DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE. SOLID LINE INDICATES OUTLINE OF FLOOR BELOW. | |
| 18 | LOW WALL: PROVIDE WITH DOUBLE TOP PLATE. HEIGHT AT +42" AFF. (UNO) | |
| 19 | UNDER-STAIR PROTECTION: ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE BY 1/2 INCH GYPSUM BOARD (CRC SECTION R302.7) | |
| 20 | STAIRWAYS: SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH (AND NOT HAVE A VERTICAL RISE OF MORE THAN 12-7"). MINIMUM HEADROOM SHALL NOT BE LESS THAN 6'-8". MAXIMUM RISER HEIGHT SHALL BE 7-3/4". AND MINIMUM TREAD DEPTH SHALL BE 10". (CRC SECTION R311.7.2, R311.7.3, R311.7.5.1, & R311.7.5.2) | |
| 21 | HANDRAILS (AND GUARDS WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL) SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FIGHT OF STAIRS WITH FOUR OR MORE RISERS. HEIGHT SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38", AND CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT. (CRC SECTION R311.7.8.1) SEE DETAIL 8A/D3 | |
| 22 | GUARDS: SHALL BE NOT LESS THAN 42" IN HEIGHT VERTICALLY ABOVE THE WALKING SURFACE OR THE LINE CONNECTING THE NOSING. RAIL DESIGN TO COMPLY WITH CODE. (CRC SECTION R312) SEE DETAIL 7A/D3 | |
| 23 | SHOWERS, TUB/SHOWER COMBINATIONS AND TOILET AREAS IN AT LEAST ONE BATHROOM SHALL HAVE REINFORCED WALLS PER SECTION R327 AS INDICATED BELOW AND SHOWN ON PLANS. REINFORCEMENT SHALL BE NOT LESS THAN 2X8 LUMBER LOCATED BETWEEN 32" AND 39 1/4" ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING. <ul style="list-style-type: none"> SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED | |

JEFFREY DeMURE • ASSOCIATES
ARCHITECTS PLANNERS

5905 GRANITE LAKE DRIVE, SUITE 140
GRANITE BAY, CA 95746
P: 916.783.3700 | WWW.JDAARCH.COM



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CENTURY
COMMUNITIES

7815 N. PALM AVE, SUITE 1
FRESNO, CA 93711
(559) 439-4464

OF HANFORD BUILDING DIVISION

APPROVED

THIS SET OF PLANS AND SPECIFICATIONS
SHALL BE KEPT ON THE JOB AT ALL TIMES AND
ANY CHANGES OR ALTERATIONS SHALL BE
APPROVED BY THE BUILDING DIVISION.

THE STAMPING OF THIS PLAN AND
SPECIFICATIONS SHALL NOT BE HELD TO
LIMIT OR TO BE AN APPROVAL OF THE
DESIGN OR ANY PROVISIONS OF ANY CITY
ORDINANCE OR STATE LAW. "REVIEWED FOR
CODE COMPLIANCE."

BY: CHRYSYNTINA ARMS

03/22/2023

LIVE OAK
CITY OF HANFORD, CALIFORNIA
RBP23-0195

[illegible]

PLAN 1705

FLOOR PLAN

A3.1

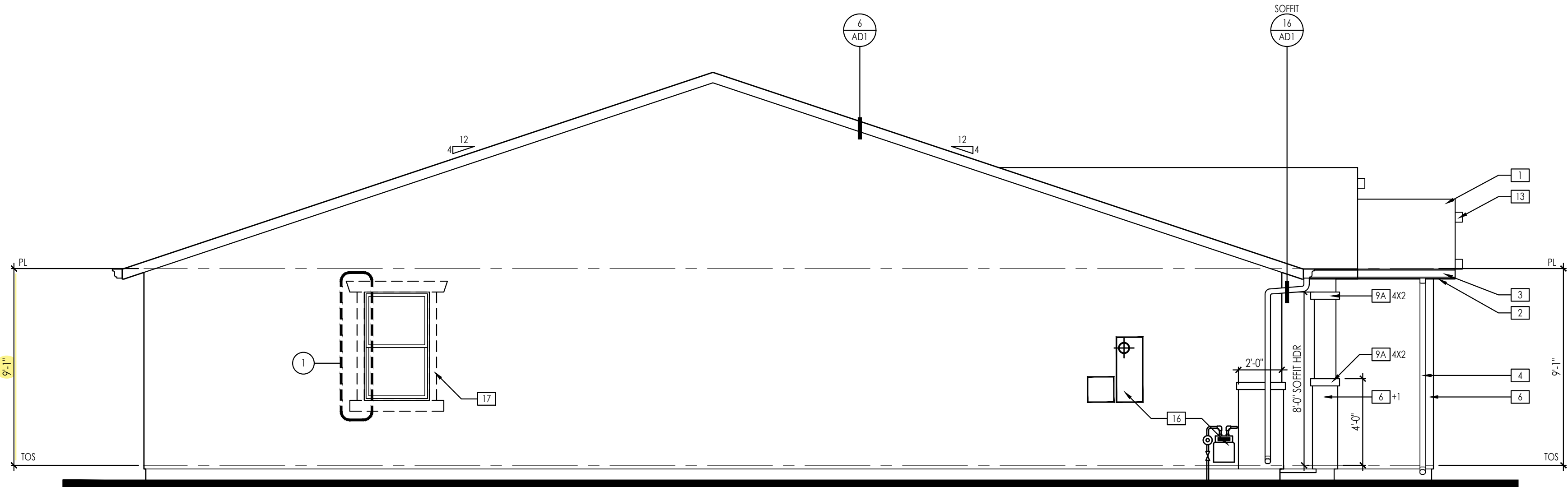
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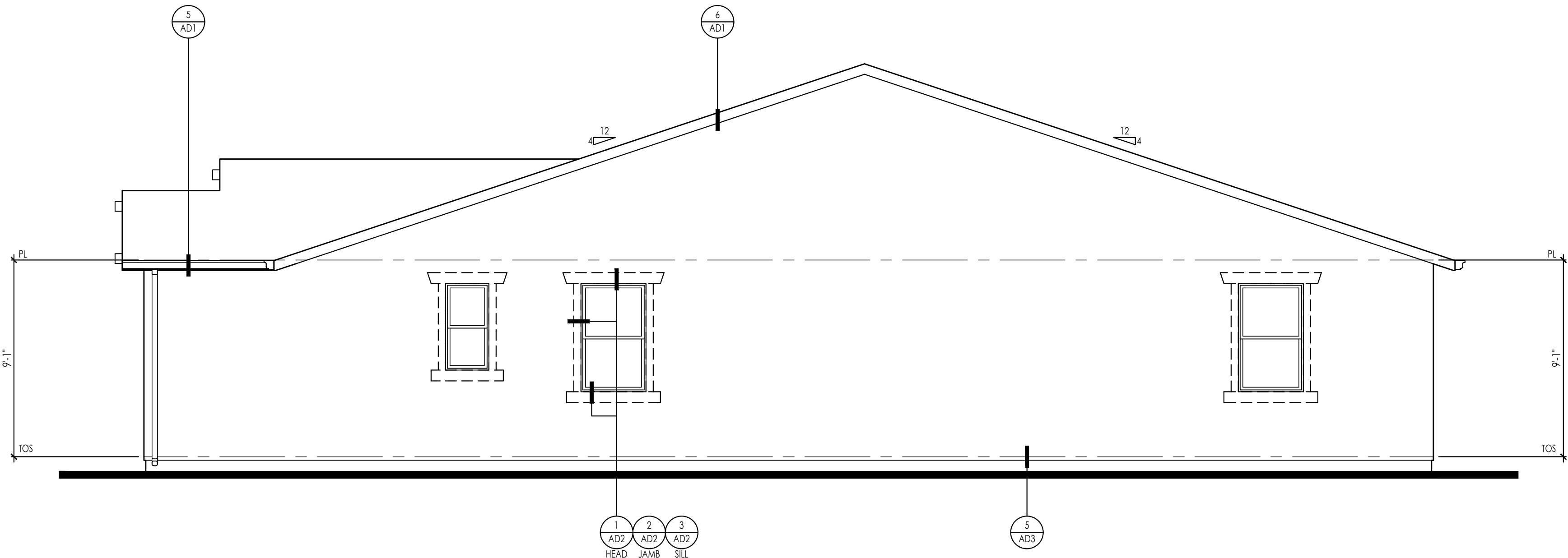
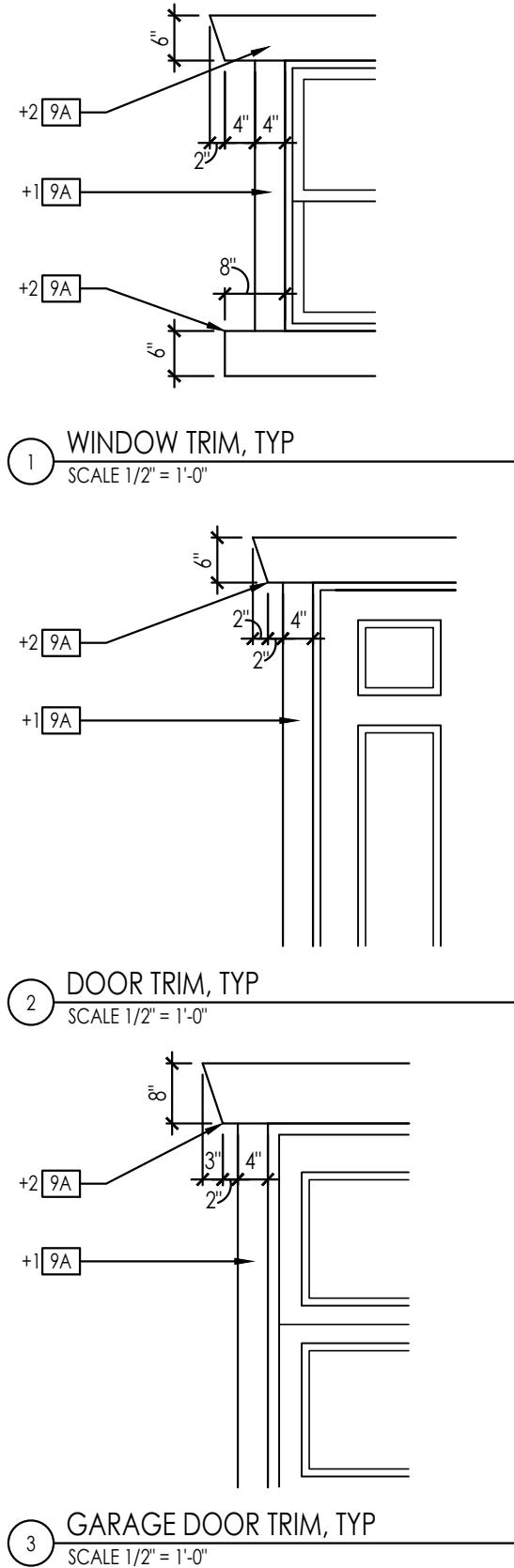
Sheet Notes:

1. PARTIAL AND OPTION ELEVATIONS SHOW ONLY THE ATTRIBUTES AND DETAILS UNIQUE TO THE PARTIAL OR OPTION ELEVATION. REFER TO BASE ELEVATION FOR INFORMATION NOT SHOWN.
2. WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-0" AFF (UNO)
 - 2ND FLOOR = 7'-6" AFF (UNO)
 - DOOR HEIGHTS AS NOTED ON FLOOR PLANS
3. **EXTERIOR WALLS** (PER MFG INSTALLATION INSTRUCTIONS):
 - 1-COAT STUCCO SYSTEM: OVER MIN 1" FOAM INSULATION, OVER ONE LAYER OF 60-MINUTE GRADE D PAPER OR EQUAL, OVER STUDS OR WOOD-BASED SHEATHING. STUCCO CONTROL JOINT LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECT PRIOR TO INSTALLATION. IF NOT SPECIFIED ON PLANS
 - FINISH: CEMENT SIDING, OVER ONE LAYER OF APPROVED WATER-RESISTIVE BARRIER, OVER STUDS OR SHEATHING
4. WINDOWS: VINYL, SPEC PER BUILDER GRIDS / DIVIDED LITES AS SHOWN
5. ENTRY DOORS: RAISED PANEL, SPEC PER BUILDER
 - OVER HEAD GARAGE DOORS:
 - STEEL SECTIONAL, SPEC PER BUILDER
 - RAISED PANEL AND GLASS INSERTS AS SHOWN
6. FASCIA BOARD: 2X6, UNLESS NOTED OTHERWISE REFER TO ELEVATION KEYNOTES
7. BARGE BATTER: 1X6, UNLESS NOTED OTHERWISE REFER TO ELEVATION KEYNOTES
8. ADDRESS NUMBERS: PLACE IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY (CRC R319.1)
 - A. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE LEGIBLE
 - B. NUMBERS SHALL BE A MINIMUM 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2"
9. ROOF HEELS: LABELED AS STANDARD HEEL: 4"
10. ATTACHMENT PENETRATIONS: DEEPER TO PLANE FASCIA, REFER TO TRUSS LAYOUTS
11. ATTACHMENT PENETRATIONS THROUGH EXTERIOR FINISHES SHALL BE PRE-DRILLED AND FILLED WITH MASTIC AND, WHENEVER POSSIBLE, MADE OVER SELF-ADHERED FLASHING MEMBRANE LAPPED INTO WEATHER RESISTIVE BARRIER AND INTO SOLID BACKING.

1	SEE ROOF PLAN SHEET NOTES FOR MATERIAL.
2	FASCIA / BARGE RAFTER: 2X6
3	GUTTER, STYLE SPEC PER BUILDER
4	DOWNSPOUT, STYLE SPEC PER BUILDER
5	CORROSION RESISTANT ROOF TO WALL FLASHING REFER TO ROOF DETAILS
6	EXTERIOR STUCCO, TYPICAL +0" (UNO), STANDARD FINISH
7	EXTERIOR SIDING MATERIAL, FIBER CEMENT: A. LAP WITH 4" REVEAL B. 1X2 BOARD & BATTEN (BATTEN AT 16" OC)
8	EXTERIOR ADHERED STONE VENEER, SPEC PER BUILDER. HEIGHT AND WRAP-BACK AS NOTED
9	TRIM, SIZE AS NOTED (HEIGHT X DEPTH) OR SEE DETAIL: A. STUCCO OVER FOAM, LIGHT SAND FINISH. B. COMPOSITE WOOD (NOMINAL SIZE)
10	FAUX WOOD SHUTTERS (STYLE PER DESIGN DETAIL).
11	DECORATIVE SHAPED STUCCO CORBEL. PER DESIGN DETAIL.
12	WOOD KNEE BRACE ATTACHMENT PER DETAIL 13/AD1
13	DECORATIVE WOOD BEAM, SIZE AS NOTED. SEE DETAIL 14/AD1 FOR ATTACHMENT DETAIL.
14	EXTERIOR COACH LIGHT; MOUNT AT +84" AFF (UNO)
15	ADDRESS NUMBER; MOUNT AT +66" AFF (UNO)
16	UTILITY CONNECTIONS (TYPICAL), PER MUNICIPAL CODES
17	REQUIRED AT ENHANCED ELEVATION ONLY



'BUNGALOW' (COMPOSITION SHINGLE)
LEFT ELEVATION "B"

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


'BUNGALOW' (COMPOSITION SHINGLE)
RIGHT ELEVATION "B"

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

CITY OF HANFORD BUILDING DIVISION

APPROVED

THIS SET OF PLANS AND SPECIFICATIONS
MUST BE KEPT ON THE JOB AT ALL TIMES AND
NO CHANGES OR ALTERATIONS SHALL BE
MADE EXCEPT BY THE BUILDING DIVISION.

THE STAMPING OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW. "REVIEWED FOR CODE COMPLIANCE."

BY: CHRYSTINA ARMS

03/22/2023

LIVE OAK
CITY OF HANFORD, CALIFORNIA
RBP23-0195

ID+A PROJECT NUMBER: 22024 | DATE: 03.13.2023

[illegible]

These plans and documents have been reviewed for compliance with the applicable codes and requirements of the jurisdiction. The stamping of these plans shall not be held to permit or be an approval of any violation of applicable codes and standards nor relieve the owner, design professional of record or contractor of compliance with applicable codes and standards.

ROD CARSEY CONSULTING & PLAN CHECK
SERVICE

PERMIT SET

A6.2

LEGEND:

PL	Property Line
PUE	Public Utility Easement
LE	Landscape Easement
SWE	Sidewalk Easement
CI	Curb Inlet
DW	Driveway
SB	Building Setback
SS	Sewer Lateral
W	Water Lateral
●	Property Corner
●	Fire Hydrant
●	Curb Inlet
●	Streetlight
●	Wood Fence
●	Block Wall
●	Concrete
▲	Electric Transformer
■	Electric Splice Box
■	Phone Splice Box
■	Cable TV Box

QUANTITIES:

WOOD FENCE
118 L.F.

PRIVATE WALK
34 S.F.

DRIVEWAY
490 S.F.

PUBLIC SIDEWALK
410 S.F.

NOTE: Quantities are approximate and are based on linework from approved plans. Final quantities may differ due to field adjustments at the time of construction.

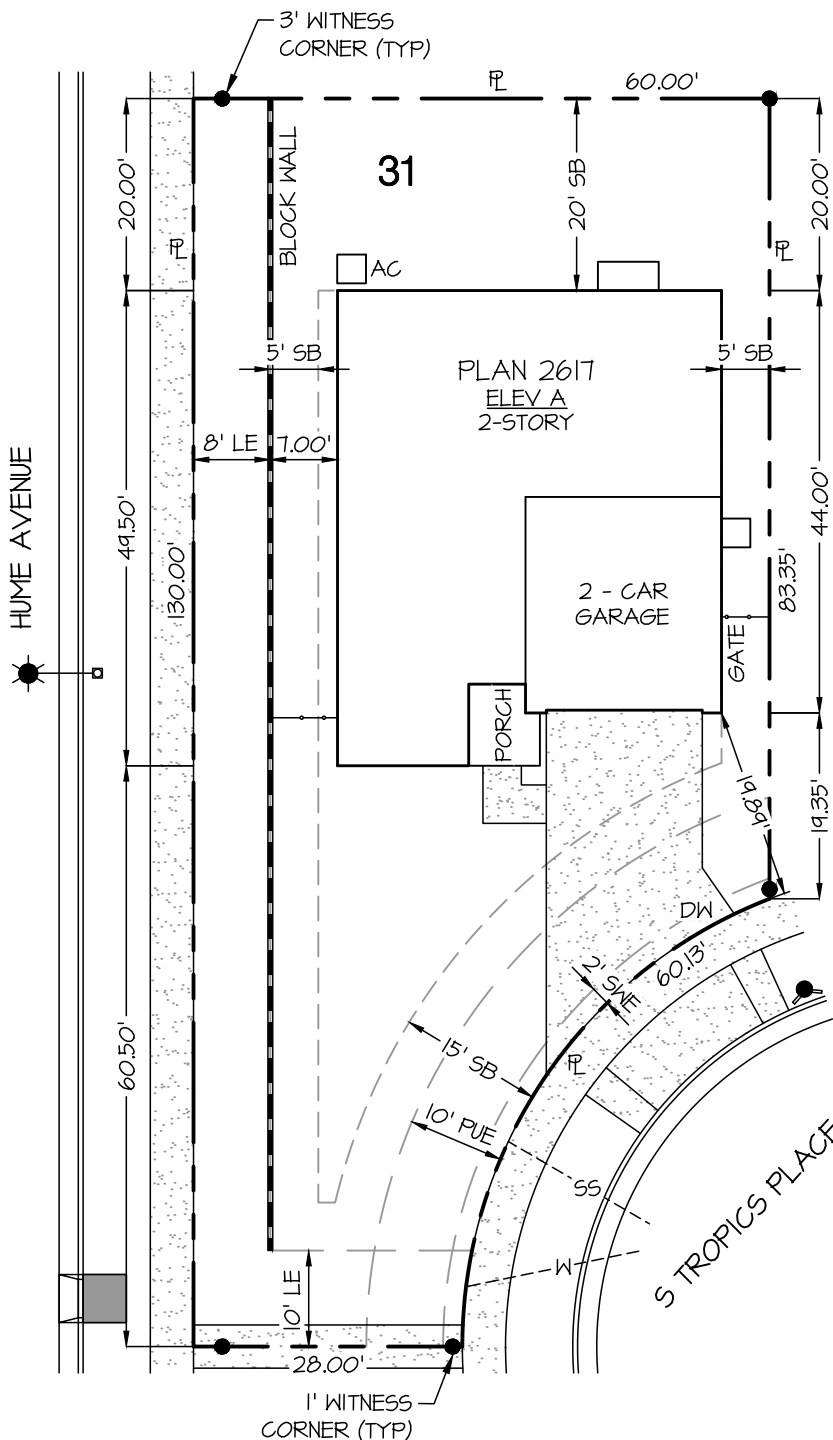
Note to buyer: Please visit home site to verify the location of any utility structures which may or may not be shown on this Plot Plan.

PLEASE NOTE: Certain site features may not be included in drawing. Plot map may not note any or all existing easements. Refer to title report for further disclosure. Placement of house, streetlights, fire hydrants, sidewalks, transformers, etc. are subject to change due to site conditions. Measurements shown are approximate except for minimums required by ordinance. This plot does not reflect as-built conditions which may vary from this plan.

*NOTE TO CONTRACTOR

Please refer to signed and approved improvement plans for any and all details and locations of retaining walls for construction purposes. The finish grading of the lot is designed with a supplemental below-ground pipe and drain installation. Maintenance and preservation of both swale and drainage pipeline is required by homeowner indefinitely to provide adequate lot drainage. Any modification to the drainage system shall be designed by a Licensed Civil Engineer by the State of California.

NOTES: A) All site grading shall comply with the current California Building Code. B) Place fence gate behind meter at garage side, typ. C) Do not place A/C pad in any non-buildable setback areas. D) Dimensions shown do not include roof overhangs.



ZONE DISTRICT
Live Oak MP

LOT AREA
6,717 S.F.

BLDG AREA
1,419 S.F.

GARAGE AREA
454 S.F.

All easements, structures, utility lines, underground systems & conditions affecting construction on this parcel must be shown & are the responsibility of the applicant. The issuance of a permit does not grant to any person the right to violate City or State Law.

Issuance of the building permit does not constitute approval of paving, concrete curbs, gutters, sidewalks & driveway approaches in street or alley right-of-way adjacent to the property. Separate permits are required for such work per applicable City standards. Issuance of a Certificate of Occupancy for the building is dependent upon prior satisfactory completion of required pavement and concrete work.



1" = 20'

REVISED : 5 June 2023 AA
DRAWN : 31 May 2023 KK

2617 A
PLOT PLAN

ADDRESS : 1476 SOUTH TROPICS PLACE



QK PROJECT No. 210134.02
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LOT 31 • LIVE OAK NORTH ~ TRACT 902 • HANFORD, CA
SALES CONTACT: _____
BUYER SIGNATURE : _____ APPROVAL DATE : _____

CENTURY COMMUNITIES

7330 N. Palm Ave., Suite 106 Phone: (559) 439-4464
Fresno, CA 93711

Chapter 3

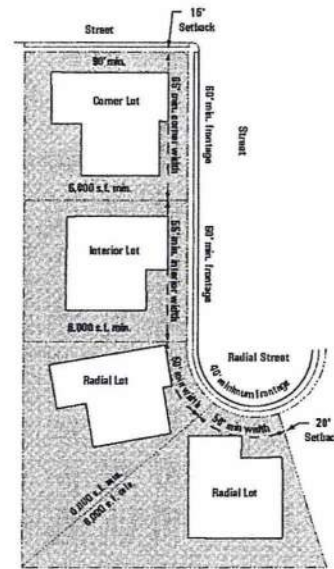
DM
8/11/14

Table 3.3 Low Density Residential (LD) Standards

Land Use	Low Density Residential
Base Zone District	R-1-6 R-L-5
Density Range	3-9 Dwelling units/gross acre 2-10 Dwelling units/gross acre
Permitted Use	HMC Section 17-18-020 17.10
Administrative Approval	HMC Section 17-18-030 17.10
Conditional Uses	HMC Section 17-18-040 17.10

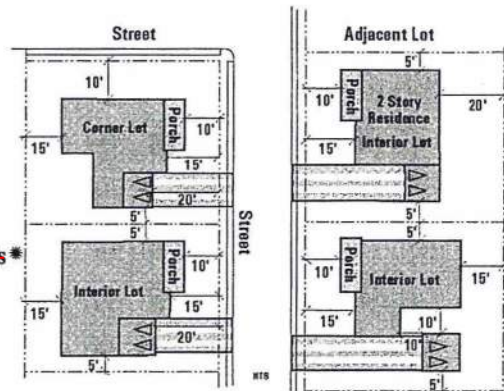
Lot Configuration

Lot Area	5,000 6,000 square feet minimum
Width	
Interior Lot	55 feet minimum (Measured at front yard setback)
Corner Lot	65 feet minimum (Measured at front yard setback)
Radial Lot	50 feet minimum (Measured at front yard setback)
Depth	90 feet minimum
Frontage	55 feet minimum (local streets) (Measure at the edge of ROW) 40 feet minimum (radial streets) (Measure at the edge of ROW)
Lot Coverage	40% maximum
Landscaping	30% of lot minimum



Setbacks

Front Yard	
Covered Porch	10 feet minimum
Living Space	15 feet minimum
Garage	20 feet minimum
Side Yard	
Interior	5 feet minimum
Corner (Street Side)	10 feet minimum
Corner (Street Side)	15 feet minimum at collector streets *
Garage (Side Entry)	20 feet minimum
Covered Porch	10 feet minimum
Rear Yard (one-story)	15 feet minimum
Multi-Story	5 feet additional per story



Accessory Structures 5 feet from rear or side property line
(When located in the rear yard)

Distance Between Buildings 10 feet minimum , or allowed per the Building Code

* Collector Streets are as defined by City of Hanford Municipal Code

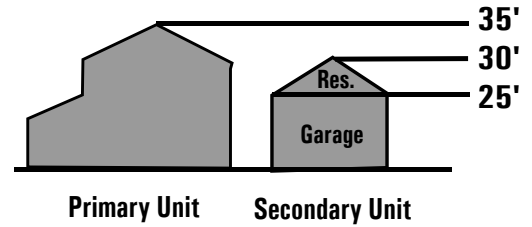
Public Review Draft

LIVE OAK
master plan

Building Heights

Primary Unit
Accessory Structure
With Res. Unit

Measured from finished floor elevation
35 feet maximum
25 feet maximum
30 feet maximum



Off Street Parking

Parking Requirement 2 spaces/unit minimum (4 spaces/unit if no street driveway access)
(Minimum two covered spaces within a garage or carport)

Garages

Refer also to Section 3.3.6

~~Coverage~~ ~~50% maximum of first floor~~
~~front elevation~~

Front Loaded Garage

Front Yard Setback 20 feet minimum
Corner Side Yard Setback 20 feet minimum

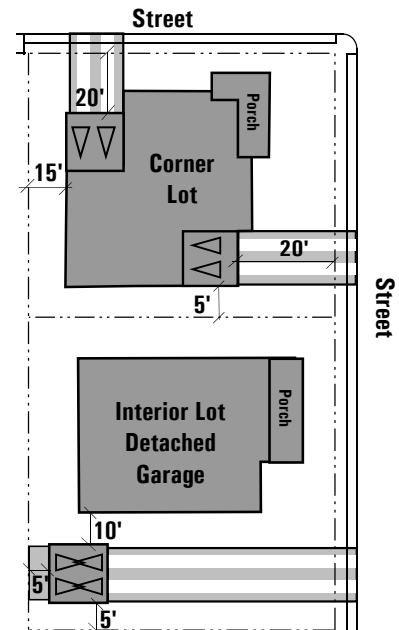
Detached Garage

Side Yard (Interior) 5 feet minimum
Side Yard (Street side) 20 feet minimum

Rear Yard

5 feet minimum
(setback a min. of 15' from alley
centerline)

Note: When alley is available, no front loaded garage is allowed. (Refer to Residential policy F. and Garage Design Guidelines E.)



Porches

Refer also to Section 3.3.7

Requirement

60% of all units

Fencing and Walls

Refer also to Section 3.3.8

Within Setbacks

Front and Side Yard

3 feet maximum height (Must be 5' minimum behind property line and a minimum of 50% transparent)

7* feet maximum height

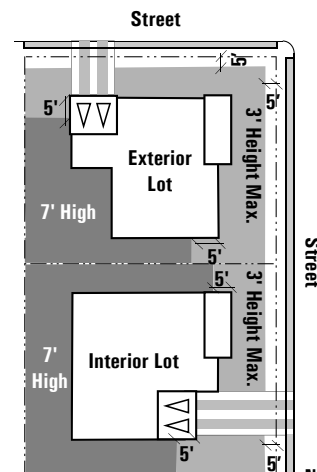
Rear and Side Yard

(Along rear and side property line when setback a minimum of 5' behind leading edge of house)

7* feet maximum height

Along Alley

(Along rear property, setback 3 feet minimum from alley Right of Way.



*As per city standards.

Notice of Exemption 2023-88

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: Variance No. 2023-12

Project Location – 1476 S. Tropics Place; APN 011-054-031

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

Description of Nature, Purpose and Beneficiaries of Project: **Variance No. 2023-12**, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district within the Live Oak North Subdivision

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

Name of Person or Agency Carrying Out Project: Stephanie Morgan – Century Homes

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: 15303 New Construction and Conversion of Small Structures
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to 15303 New Construction or Conversion of Small Structures of California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt from future environmental review. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The proposed project will not result in cumulative impacts of successive projects of the same type in the same place, is not located within or near a scenic highway, road, or corridor, is not located on a hazardous waste site, and does not involve any change to a historical resource.

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

Signature: _____ Date: July 25, 2023 Title: Senior Planner

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