



City Council Meeting Agenda

December 5, 2023
7:00 PM – Regular Meeting
Council Chambers
400 N. Douty St.

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

5:00 PM CALL TO ORDER STUDY SESSION AND CLOSED SESSION:

ROLL CALL BY THE CITY CLERK:

PUBLIC COMMENT:

*Study Sessions are considered Special Meetings under the Brown Act. Accordingly, comments from the public are limited to items listed on the agenda (GC 54954.3a). Public Comment will be accepted during each agenda item. A maximum of **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

STUDY SESSION:

- A. Presentation to Council regarding a variety of Zoning Ordinance Clean-Up Items and direction on future amendments.
- B. Presentation, discussion and direction from Council regarding a 2024 Proposed Revenue Measure development process and schedule

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

- A. PUBLIC EMPLOYEE PERFORMANCE EVALUATION (GC 54957)

Title: City Manager

CALL TO ORDER REGULAR SESSION:

ROLL CALL:

INVOCATION:

FLAG SALUTE:

RECOGNITION:

- A. Recognition of Ashelynnne Mora and Ildegar Julian Mora for their service as City of Hanford Fitness Court Ambassadors from March-December 2023
- B. Badge Pinning Ceremony and Oath of Office for Officer Michael Angel and Officer Wesley Corral

COUNCIL REPORTS/GENERAL REPORTS:

Brief information-only reports from City Council and/or Staff, including committee reports and reports by City Council related to meetings attended at City expenses (AB1234).

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters within the jurisdiction of the Hanford City Council. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. State law does not allow the Council to discuss or take action on issues not on the agenda, except that members of the Council or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code sec. 54954.2). A maximum of three minutes is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.

REORGANIZATION OF THE CITY COUNCIL-SELECTION OF THE MAYOR AND VICE MAYOR:

RECESS:

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. Procedural Waiver: Waive reading in full of resolutions and ordinances and approval and adoption of same by reading title the only.
- B. City Clerk: Approval of the Minutes of the November 6, 2023 Special Meeting
- C. City Clerk: Appointment of Gary Curtis to the Planning Commission's unscheduled vacancy with a term ending on 12/31/2025.
- D. Human Resources: Approval of the City of Hanford Salary Schedules, pursuant to the California Code of Regulations (CCR) 570.5, the California Public Employees' Retirement System (CalPERS), and Authorization for City administration to amend all other documents as may be necessary to implement the updates.
- E. Parks and Community Services: Award of a contract to CleanCut Landscape (Clovis, CA), in an amount not to exceed \$1,862,725 annually, for Landscape Assessment District (LAD) Landscaping Services and Authorization for the City Manager to execute the professional services agreement.
- F. Community Development: Approval of Historic Resources Permit HRA0011-23, which includes staff's recommendation to retroactively approve the placement of stucco on the façade, to place a stone veneer, awnings, and signage on the exterior of the existing noncontributing building at 124 E. Seventh St. (APN 012-041-006).
- G. Public Works: Approval of an increase in the Appropriation of \$35,767.73, from the Water Capital Reserves Fund, to fund the purchase of a utility service truck.

- H. Public Works: Approve the sole source purchase of three (3) front load refuse trucks from Rucksteel in Fresno, CA, and appropriation of \$1,373,008.01 from the Refuse Capital Reserves Fund (0307) to fund the purchase.
- I. Finance: Acceptance and authorization for staff to File the City of Hanford's Quarterly Investment Portfolio and Transactions Reports as of 09/30/2023.
- J. Administration: Approval of the annual contract renewal with Integrated Avian Solutions to continue to provide Falconer services in Downtown Hanford, for an amount not to exceed \$53,600 for Calendar Year 2024.

PUBLIC HEARING:

- A. Community Development: Introduction of Ordinance No. 23-05, Amending Chapters 5.56-Commercial Cannabis Activity and 8.32-Cannabis of the Hanford Municipal Code to simply the process related to commercial cannabis operations; Not Retail.

GENERAL BUSINESS:

- A. Public Works: Award of a contract to Sage Construction and Development of Tulare, CA in the amount of \$601,630.04 for the Civic Auditorium Acoustic Ceiling Texture Replacement, Hardwood Floor Installation, and Interior Painting Project, including the additive alternate bid item for the Hardwood Floor replacement in the Lobby of the Auditorium and Appropriation of an additional \$113,254 from the General Fund to fully fund the project including the 10% contingency.
- B. Parks and Community Services: Approval of the establishment of a sport field permit fee to be set at \$2.50 per field hour effective on July 1, 2024 with an allowance of a fee reduction (offset) of up to 25% based on repairs and maintenance provided by the sports leagues.
- C. City Clerk: Review and Approval of the 2024 Calendar of City Council Meetings
- D. City Attorney: Approval of the Amended and Restated City Manager Employment Agreement

COUNCIL COMMENTS AND COMMUNICATIONS:

At this time, any Council Member may ask a question for clarification, make an announcement, or report briefly on their activities. In addition, subject to Council Policies and Procedures, they may request staff to report back to the Council at a subsequent meeting concerning any matter or take action to direct staff to place a matter of business on a future agenda. (GOV. CODE SEC. 54954.2)

- A. Council Future Agenda Items
- B. Upcoming Events and Important Dates:
 - December 9: Stuff the Swat Truck Toy Drive at Hanford Target 140 N. 12th Ave 10:00 a.m - 2:00 p.m.
 - December 16: Walk with a Doc at Centennial Park 9:00 a.m. - 10:00 a.m.
 - December 25 & 26: City offices will be closed for Christmas
 - Every Saturday in December: Free Fitness Court Classes at Hidden Valley Park 9:00 a.m. - 10:00 a.m.

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available to public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during

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

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



AGENDA STAFF REPORT

MEETING DATE: 12/5/2023	AGENDA SECTION: STUDY SESSION
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SUBJECT:

Presentation to Council regarding a variety of Zoning Ordinance Clean-Up Items and direction on future amendments.

Staff will provide Council with a summary of and seek direction for several small changes and/or corrections needed in the City's Zoning Ordinance. Most of the requested changes are for clarification purposes or slightly modify the Zoning Ordinance. Staff is requesting authorization to revise and update accordingly.

ATTACHMENTS:

1. Study Session Items for discussion
2. Proposed Zoning Ordinance Edits

Study Session Items:

Review additions/changes/deletions to the HMC

1. Parking in setbacks for multi-family projects? Multiple variances allowed, parking not permitted in 25-ft 2-story setback area for apartments. Recommendation – 5-ft setback for parking spaces/covered and uncovered; Suggestion: For multi-family projects providing 10 units or more, required parking spaces, covered and uncovered, shall be located a minimum of five (5) feet from any rear or side property line and 10 feet from a street-side property line.
2. AirBnBs, night-to-night rentals?
3. Differing break-downs between industrial uses in online vs PDF ZO:
 - a. Online

D6	Industrial or manufacturing facility, heavy										P				
D7	Industrial or manufacturing, light										P	P			

b. PDF:

D6	Industrial or manufacturing facility, general										P				
	Industrial or manufacturing, intensive										C				
D7	Industrial or manufacturing facility, limited										P	P			

“Industrial or manufacturing facility, General” means a facility that manufactures products from extracted or raw materials or recycled or secondary materials, or the bulk storage and handling of such products and materials. This use includes operations such as biomass energy conversion; production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary metal manufacturing; fabricated metal product manufacturing; and automotive and heavy equipment manufacturing. This use does not include Agricultural products processing. (D6)

“Industrial or manufacturing facility, intensive” means a facility that regularly uses hazardous chemicals or procedures or produce hazardous by products, including the following: manufacturing of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, and radioactive materials. This subcategory also includes biomass energy conversion, chemical manufacturing, animal food manufacturing, petrochemical tank farms, gasification plants, smelting, animal slaughtering, oil refining, asphalt and concrete plants, and tanneries. Intensive industrial uses have high potential for external impacts on the surrounding area in terms of noise, vibration, odor, hours of operation, and traffic.

“Industrial or manufacturing facility, limited” means a facility that manufactures products from previously prepared materials completely within an enclosed building, and that produces minimal impacts on nearby properties. This use includes the manufacturing of finished parts or products primarily from previously prepared materials; commercial laundries and dry cleaning plants; monument works; printing, engraving, and publishing; machine and electrical shops; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services. The use also includes the preparation and/or packaging of food for off-site consumption. (D7)

4. Do we want to change ADUs to permitted by right, requiring only SPR? State Law allows us to continue to require ministerial review; site plan required for addition of one unit
5. (31) Building ancillary to the main residential use – do we want to create a sq. ft. cap? Large shops being proposed, can be larger than primary residence – do we want to allow this still? Do we want to limit sq. ft. to a percentage at the time of construction? (example: 2,000 sq. ft. home, ancillary structure shall be limited to 50% of sq. ft. of primary residence, except when proposing an ADU? Limit to 100%? , cannot be larger?
6. Should we eliminate (34) Guest House? Address ADU only? Current guest house definition: “Guest house” means living quarters without a kitchen, located on the same premises with a main residence. (34)
7. (A15) Outdoor advertising structure listed as not permitted; the definition of Outdoor Advertising Structure means a structure of any kind or character, erected or maintained for outdoor advertising purposes, upon which a sign may be placed that advertises a use, product, or service that is not provided off site. (A15); should we change to read Billboard, so it is easily identifiable?
8. Should Auditorium and Conference Centers be permitted in the same zones? (similar definitions)

Table 17.08.030

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

C1	Auditorium					P	P						P	
C6	Convention or conference center			P		P	P							

“Auditorium” means a large room or building used for public gatherings typically open to the general public to watch and/or listen to a performance, speech, or concert. It does not include “Theater, live or movie.” (C1)

“Convention or conference center” means facilities designed and used for conventions, conferences, seminars, trade shows, product displays, and other events in which groups gather to promote and share common interests. Convention centers typically have at least one (1) auditorium and may also contain concert halls, lecture halls, meeting rooms, and conference rooms, as well as accessory uses such as facilities for food preparation and serving and administrative offices. Convention or conference center does not include conference rooms that may be an ancillary use in a hotel and motel. (C6)

[8.9.](#) Changing from landscape easements to landscape lots for CFDs.

[9.10.](#) Accessory Structure Definition and Setbacks

- a. Lawnmower sheds, under six feet



- b. Playground equipment setbacks and exemptions, exceeds accessory structure standards, required to meet standard setbacks



[10.11.](#) Mechanical Equipment setbacks: Proposal – allow closer encroachment into setback within certain decibel? Allow 3 feet from the side and rear property line. Currently, depends on the neighboring side property line.

[11.12.](#) RV parking setbacks:

- a. Fire concerns
- b. Visibility concerns when exiting driveway

[12.13.](#) Tandem Parking Requirements – not listed in ordinance, proposed language: Tandem parking.

Required parking may be provided in tandem for residential land uses with the following restrictions:

- a. Tandem parking shall not be more than two (2) cars in depth.
- b. Both tandem spaces shall serve the same dwelling unit.

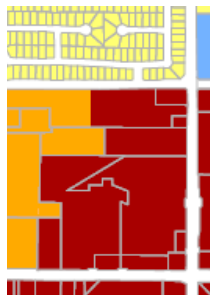
- c. For multi-family residential dwellings, tandem parking may be provided to meet up to fifty (50) percent of the required parking space
- 14.** Proposed definition: **“Communication broadcasting or media studio” means commercial telecommunications transmission facilities and studios that create broadcasting or media content outside of an office environment, including but not limited to radio, television or Internet broadcasting facilities, audio rehearsal or recording studios, motion picture studios, sound stages, special effects studios, and similar uses. Excludes public utility and wireless communication facilities. (E3)**
- 13.15.** Proposed definition: **Farm or construction equipment sales or service means an establishment selling, renting or repairing agricultural and construction machinery, equipment, and supplies for farm or construction uses. This use can include indoor and outdoor storage yards.**
- 14.16.** Not all uses need common outdoor, shaded sitting areas - suggestion: allow SPR Committee to determine if it is necessary for the use: New developments shall provide a common outdoor, shaded sitting area for use by customers, **unless the Site Plan Review Committee determines the use does not require the shaded open space.** The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area. Develop a list of uses that would require shaded open space: commercial uses providing food products, ... (add to Section 17.50)
- 15.17.** Suggested deletion, this requirement doesn’t always make sense: **On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.**
- 16.18.** Should block walls be required between multi-family and single-family? Suggestion: apartments over 10 units
- 17.19.** Limit wall height in non-residential zones? Minimum wall height of 7 feet required, no maximum established
- a. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- b. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall. (Ord. 17-04, 2017)
- 18.20.** Establish where the sight-triangle is measured from? Property line? Back-of-curb? “or maintained within the twenty-five (25) feet corner sight triangle of a corner lot,”
- 19.21.** Tandem Parking Space requirements – 17.54.110 F. Parking space dimensions.
- a. Required parking may be provided in tandem for residential land uses with the following restrictions:
- i. Tandem parking shall not be more than two (2) cars in depth
- ii. Both tandem spaces shall serve the same dwelling unit.
- iii. For multi-family residential dwellings, tandem parking may be provided to meet up to fifty (50) percent of the required parking spaces.
- 20.22.** C-H 17.22.100 and O 17.32.100 Off-street parking. B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.
- a. Suggested deletion: parking can’t have a five-foot setback when 17.54.090(B) states that parking can’t be located in the front or street side setbacks, which are both 15 feet. The 15 ft. would take precedence over the 5 ft., since it’s the more restrictive standard, per

17.02.100(A). Also applies to 17.20.100(B) where the front and street side setbacks are 15 ft.

21,23.

Zoning Ordinance

City of Hanford



Effective June 1, 2017

Last Printed 07/11/2017

City of Hanford Municipal Code Title 17 - Zoning Ordinance

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City of Hanford Municipal Code Title 17 - Zoning Ordinance

**CITY OF HANFORD
MUNICIPAL CODE
TITLE 17

ZONING ORDINANCE**

Effective June 1, 2017

Last Printed 07/11/2017

City of Hanford Municipal Code Title 17 - Zoning Ordinance

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Chapter 17.02

GENERAL PROVISIONS

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17.02.030	Short title.
17.02.040	Components.
17.02.050	Authority.
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17.02.070	Relationship to specific plans.
17.02.080	Relationship to design guidelines.
17.02.090	Relationship to other titles of the municipal code.
17.02.100	Conflict between regulations.
17.02.110	Application.

17.02.010 Adoption.

There is adopted, as provided in this title, a zoning ordinance for the city of Hanford, state of California, which is a part of the Hanford Municipal Code.

17.02.020 Purposes and objectives.

The zoning ordinance is adopted to preserve, protect and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare of the citizens of Hanford. More specifically, the zoning ordinance is adopted to achieve the following objectives:

- A. To provide a zoning map and associated regulations to guide the physical development of the city in such a manner as to progressively achieve the general arrangement of the land uses described and depicted in the Hanford General Plan;
- B. To foster a wholesome, serviceable and attractive living environment, the beneficial development of areas that exhibit conflicting patterns of use, and the stability of existing land uses that conform with the objectives, policies, principles and standards of the General Plan;
- C. To prevent excessive population densities and the overcrowding of land with structures;
- D. To promote a safe, effective traffic circulation system, the provision of adequate off-street parking and truck loading facilities, and the appropriate location of community facilities;
- E. To protect and promote appropriately located commercial and industrial activities in order to preserve and strengthen the city's economic base;

City of Hanford Municipal Code Title 17 - Zoning Ordinance

F. To protect and enhance real property values and the city's natural assets;

G. To ensure unimpeded development of such new urban expansion that is logical, desirable and in conformance with the objectives and policies of the General Plan; and

H. To provide and protect open space in accordance with the policies of the Open Space Element of the General Plan;

17.02.030 Short title.

This title shall be known as the "zoning ordinance." The words "code" and "ordinance" as used in this title shall have the same meaning.

17.02.040 Components.

The zoning ordinance shall consist of a zoning map designating certain districts and a set of regulations controlling the uses of land; the density of population; the uses and locations of structures; and the height and bulk of structures. It shall also consist of the open spaces about structures; the appearance of certain uses and structures; the areas and dimensions of sites; the location, size and illumination of signs; and number of design off-street parking and off-street loading facilities.

17.02.050 Authority.

This title is adopted pursuant to the provisions of the Planning and Zoning Law, Title 7 of Government Code Section 65000 of the State of California.

17.02.060 Relationship to the general plan.

The zoning ordinance is the primary tool used to implement the goals and policies contained within the General Plan. All matters governed by this title shall substantially conform to the purposes, intent or provisions of the General Plan. Any recommendations for zone changes, if found to be not in conformance with the General Plan and its phrasing, shall not be permitted unless it is also found that the General Plan is in error or in need of change. In this situation, the General Plan must also be amended to maintain consistency between the General Plan and zoning.

17.02.070 Relationship to specific plans.

Specific plans are designed to meet the requirements of the State Government Code and the General Plan. All uses, buildings, or structures located within a specific plan area shall comply with the provisions of the applicable specific plan. Where such provisions conflict with the zoning ordinance, the requirements of the adopted specific plan shall take precedence over the zoning ordinance. In instances where the specific plan is silent, the zoning ordinance shall prevail.

17.02.080 Relationship to design guidelines.

Design guidelines are intended to supplement the general design and development regulations located in the zoning ordinance. Conformance to the design guidelines is strongly encouraged, but not mandatory. The design guidelines represent the City's preferences and provide examples of appropriate, quality design that positively contribute to the character of the community, but they are not intended to preclude alternatives or restrict imagination. In the event there is a conflict between the zoning ordinance and the design guidelines, the regulations in the zoning ordinance shall prevail.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

17.02.090 Relationship to other titles of the municipal code.

No provision of this title is intended to abrogate, repeal, annul, impair or interfere with any existing ordinance of the City. Where this title imposes greater restrictions or regulations than are imposed or required by an existing ordinance, deed restriction, covenant, easement or agreement between parties, this title shall control.

17.02.100 Conflict between regulations.

Any conflicts between requirements of this title, or between this title and other regulations, shall be resolved as follows:

- A. In the event of any conflict between the provisions of this title, the most restrictive requirement shall control.
- B. In the event of any conflict between the requirements of this title and standards adopted as part of any development agreement or specific plan, the requirements of the development agreement or specific plan shall control.
- C. In the event of any conflict between requirements of this title and other regulations of the City, the most restrictive requirement shall control, as determined by the City.
- D. It is not intended that the requirements of this title shall interfere with, repeal, abrogate or annul any easement, covenant, or other agreement that existed when this zoning ordinance became effective. This zoning ordinance applies to all land uses and development regardless of whether it imposes a greater or lesser restriction on the development or use of structures or land than an applicable private agreement or restriction, without affecting the applicability of any agreement or restriction. The City shall not enforce any private covenant or agreement unless it is a party to the covenant or agreement. Where a requirement of a private covenant or agreement directly conflicts with a requirement in this title, the City shall enforce the requirements of this title.

17.02.110 Application.

To the extent permitted by applicable law, this title shall apply to all property, whether owned by private persons, firms, corporations or organizations; by the United States of America or any of its agencies; by the state or any of its agencies or political subdivisions; by any county or city, including the City of Hanford, or any of its agencies; or by any authority or district organized under the laws of the state, except for exemptions specifically allowed by state and federal laws or amendments thereto.

Chapter 17.04

CONSTRUCTION AND TERMINOLOGY

Sections:

- 17.04.010 Construction.**
- 17.04.020 General terminology of persons and entities.**
- 17.04.030 Rules of interpretation.**
- 17.04.040 Record of interpretations.**
- 17.04.050 Rules of measurement.**
- 17.04.060 Multiple decisions.**

17.04.010 Construction.

The following rules of construction shall apply in this title, unless inconsistent with the plain meaning of the context of this chapter:

- A. The present tense includes the past and future tenses; and the future tense includes the present.
- B. Words used in the singular shall include the plural, and words used in the plural shall include the singular.
- C. In the event there is any conflict or inconsistency between the heading of a chapter, section or subsection of this title and the context thereof, such heading shall not be deemed to affect the scope, meaning or intent of such context.
- D. The words “shall,” “will,” “is to,” and “are to” are always mandatory. “Should” is not mandatory but is strongly recommended; and “may” is permissive. “Shall not” and “may not” are always restrictive.
- E. The words “zone district,” “zoning district,” and “zone” shall have the same meaning.
- F. Whenever a number of days are specified in this title, or in any permit, condition of approval, or notice issued or given as provided in this title, the number of days shall be construed as calendar days, unless business days are specified. Time limits will extend to the following business day where the last of the specified number of days falls on a day that the city is not open for business, except as otherwise provided for by other state and federal laws, regulations, and agencies.
- G. Whenever a time limit in this title is specified in months, the number of months shall be deemed to be consecutive months.
- H. When a provision of this title refers to a requirement elsewhere, the subject of the cross reference is assumed to be another chapter, Section, or subsection of this title, or another provision within the same Section or chapter, unless the title of another document is provided.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

I. The provisions of this title are held to be minimum requirements, except where they are expressly stated to be otherwise.

17.04.020 General terminology of persons and entities.

A. "Applicant" means the property owner or his/her authorized agent or contractor who is requesting approval of a project.

B. "Building Official" means the Building Official of the City of Hanford, or his/her designee.

C. "City" means the City of Hanford, California.

D. "City Council" and "Council" mean the City Council of the City of Hanford.

E. "City Engineer" means the City Engineer of the City of Hanford, or his/her designee.

F. "Community Development Director" means the Community Development Director of the City of Hanford, or his/her designee.

G. "Planning Commission" means the Planning Commission of the City of Hanford, duly appointed in accordance with Section 2.20.030 of the Hanford Municipal Code.

H. "Person" means person, firm, corporation, or organization.

17.04.030 Rules of interpretation.

A. The Community Development Director shall have the responsibility and authority on a staff level to interpret the meaning and applicability of all provisions and requirements of this title.

B. A request for an interpretation or determination shall be filed with the Community Development Director and shall include all information required by the City.

C. The Community Development Director has the option of forwarding any determination of the meaning or applicability of any provision of this title directly to the Planning Commission for consideration.

D. The issuance of an interpretation shall include findings stating the basis for the interpretation. The basis for an interpretation may include technological changes or new industry standards. The issuance of an interpretation shall also include a finding documenting the consistency of the interpretation with the General Plan, and any applicable Specific Plan.

E. Any affected person may appeal the interpretation of the Community Development Director or the Planning Commission to the City Council. If appealed, the City Council shall then make the final interpretation.

17.04.040 Record of interpretations.

A. Interpretations shall be written and shall quote the provisions of this title being interpreted, and the applicability in the particular or general circumstances that caused the need for the interpretation.

B. The Community Development Director shall maintain a complete record of all interpretations indexed by the number of the chapter or section that is the subject of the interpretation.

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17.04.050 Rules of measurement.

A. For all measurements and calculations, the applicant shall be responsible for supplying drawings accurately illustrating the measurements that apply to a project. These drawings shall be drawn to scale and shall include sufficient detail to allow easy verification upon inspection by the City.

B. When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement shall be made at the closest or shortest distance between the two objects.

C. Distances are measured along a horizontal plane unless otherwise specified.

D. Measurements involving a structure are made to the closest wall of the structure, unless otherwise specified.

E. When measuring the distance between two different uses, the measurement shall be made from closest lot line to lot line.

F. When measuring height, the measurement shall be the vertical distance from the highest point to the ground level directly below, except as otherwise specified.

G. Where there is a grade difference on either side of a fence or wall, the minimum height of the fence or wall shall be measured on the shorter side.

H. Minimum lot width shall be measured at the front setback line, or from the front property line if there is no required setback, as determined by the zoning of the lot.

I. Lot depth is measured along an imaginary straight line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line or to the most distant point on any other lot line where there is no rear lot line.

J. Required yard space shall be measured as the minimum horizontal distance from the property line of the site or street line to a line parallel thereto on the site; provided, however, where a precise street plan has been adopted by the City Council, required front yards shall be measured from the precise street plan line.

17.04.060 Multiple decisions.

Where a project requires multiple decisions by the Planning Commission and City Council, the Planning Commission decisions on such project shall not be final, but shall be advisory to the City Council, which shall be vested with the final decision making powers pertaining to the project.

Commented [Gd1]: This differs from Section 17.50.180 Measurement of height.

The height of a structure shall be measured vertically from the average elevation of the ground surface covered by the structure to the highest point of the structure; provided, however, the provisions of this section shall not apply to the height of any structure necessary for public safety or as required by any law or regulation of the state or an agency thereof.

Chapter 17.06

ZONE DISTRICTS AND ZONING MAP

Sections:

17.06.010	Purpose.
17.06.020	Applicability.
17.06.030	Establishment of zone districts.
17.06.040	Establishment of zoning map.
17.06.050	Interpretation of zone boundary lines.
17.06.060	Zone changes.
17.06.070	Prezoning.
17.06.080	Right-of-way abandonment.

17.06.010 Purpose.

The purpose of this chapter is to establish zone districts and a zoning map to classify, regulate, restrict and segregate the uses of land and buildings, to regulate and restrict the height and bulk of buildings and to regulate the area of yards and other open spaces about buildings, and to regulate the density of population.

17.06.020 Applicability.

The zoning districts are applicable in all areas of the City.

17.06.030 Establishment of Zone Districts.

A. Base zone districts establish the basic land use and property development regulations applicable to all property within the City, as provided in Section 17.02.110. Overlay zone districts provide additional regulations that are to be exercised over certain lands within the combining zone to meet special community health, safety, welfare, environmental or development objectives described by the General Plan or a specific plan. Overlay district regulations apply in addition to base district regulations and other regulations of this chapter.

B. The base zones are hereby established as follows:

1. Low Density Residential – 12,000 square foot minimum site area, abbreviated as R-L-12;
2. Low Density Residential – 8,000 square foot minimum site area, abbreviated as R-L-8;
3. Low Density Residential – 5,000 square foot minimum site area, abbreviated as R-L-5;
4. Medium Density Residential, abbreviated as R-M.
5. High Density Residential, abbreviated as R-H.
6. Neighborhood Commercial, abbreviated as C-N.

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7. Regional Commercial, abbreviated as C-R.
8. Service Commercial, abbreviated as C-S.
9. Highway Commercial, abbreviated as C-H.
10. Neighborhood Mixed Use, abbreviated as MX-N.
11. Corridor Mixed Use, abbreviated as MX-C.
12. Downtown Mixed Use, abbreviated as MX-D.
13. Office Residential, abbreviated as OR.
14. Office, abbreviated as O.
15. Light Industrial, abbreviated as I-L.
16. Heavy Industrial, abbreviated as I-H.
17. Public Facilities, abbreviated as PF.
18. Airport Protection, abbreviated as AP.
19. Conservation, abbreviated as CO.
- C. The overlay zone districts are hereby established as follows:
 1. Airport Overlay District

~~2. East Downtown Overlay District~~

~~2.3.~~ Historic Overlay District

17.06.040 Establishment of zoning map.

A. In order to ensure that comprehensive zoning regulations may be applied uniformly to all incorporated territory upon adoption of this title, a zoning map is hereby established to delineate the location and boundaries of zone districts within the City. The zoning map is incorporated into this title by this reference with the same force and effect as if the boundaries, together with any notations, references, and information shown on the zoning map were specifically stated and described in this title.

B. The zoning map, together with such additional maps as may be adopted in accordance with the provisions of this title, shall be collectively known as the "City of Hanford Zoning Map."

C. The official copy of the zoning map shall be kept, maintained, and made available to the public by the Hanford Community Development Department. The zoning map may be maintained in hard copy and/or electronic formats.

D. All property within incorporated territory shall be delineated within a zoning district on the zoning map.

E. The location of zoning districts on the zoning map shall be consistent with the applicable policies and land use set forth in the General Plan.

17.06.050 Interpretation of zone boundary lines.

Whenever any uncertainty exists as to the boundary line between two zoning districts shown on the zoning map the following interpretations shall control:

- A. Where a boundary line is indicated as following a street, alley, railroad right-of-way, drainage channel, or other watercourse, the center line of such street, alley, railroad right-of-way, drainage channel, or other watercourse shall be considered to be the boundary line.
- B. Where a boundary line is indicated as following a lot line or property line, the boundary line shall be construed as following such lot line or property line.
- C. Where a boundary line is not indicated as following a street or alley and does not follow or coincide approximately with a lot line or property line, the zone boundary line shall be determined by the use of the scale designated on the city's zone plan map.
- D. Where further uncertainty exists, the Planning Commission, upon a written application from the owner of the property in question or on its own motion, shall determine the location of the zone boundary in question, giving due consideration to the location indicated on the city's zone plan map, the purposes and objectives of the zoning ordinance, and the applicable policies set forth in the General Plan.

17.06.060 Zone changes.

Changes to the zoning map shall be approved by ordinance of the City Council in accordance with Chapter 17.86.

17.06.070 Prezoning.

Territories proposed for annexation into the city shall be prezoned concurrent with the City Council initiation of annexation proceedings, in accordance with Chapter 17.86.

17.06.080 Right-of-way abandonment.

When a public street, alley or railroad right-of-way is abandoned, the abandoned territory shall immediately, and without any further action by the city, be assigned the zoning that is classified the same as the adjacent territory.

Chapter 17.08

LAND USE TABLES

Sections:

- 17.08.010** Land use restriction.
17.08.020 Residential land use table.
17.08.030 Commercial, office, and industrial land use table.
17.08.040 Addition of a use to land use tables.

17.08.010 Land use restriction.

No structure, or any part thereof, shall be erected, enlarged, or reduced, nor shall any site or structure be used, designated, or intended to be used for any purpose or in any manner other than is included among the uses listed in the land use tables in this chapter as permitted, administratively permitted, or conditionally permitted in the zone district in which such structure, land, or site is located, except as otherwise authorized by this title.

17.08.020 Residential land use table.

A. The following table identifies which land uses are permitted by right, require a use permit, or are not allowed in the R-L-12, R-L-8, R-L-5, R-M, and R-H zones.

B. A “P” means that the use is permitted by right in that zone. A “C” means the use requires a conditional use permit in that zone. An “A” means the use requires an administrative use permit in that zone. A “T” means the use requires a temporary use permit in that zone. A blank box means the use is not allowed in that zone. **Site Plan Review may be required, subject to the Applicability provisions set forth in Section 17.72.020.**

C. Land uses are grouped generally by type of use, and then listed alphabetically. The land use groups are Accessory and Support Uses; Residential Uses; and Other Uses. Use of the word “or” can mean either or both uses.

D. Land uses with specific land use standards shall meet the requirements found in the identified Section in the last column of the table.

E. Land within the Airport Protection Zone District shall also be subject to the standards found in the Airport Land Use Compatibility Plan.

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Table 17.08.020

Residential 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		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
	Residential Uses						
1	Assisted living, skilled nursing, or hospice facility	C	C	C	C	C	
2	Bed and breakfast inn				C		17.60.040
3	Boarding house or rooming house			C	C	C	
4	Emergency shelter				C	C	
5	Employee housing for six (6) or fewer employees	P	P	P	P	P	
6	Hotel or motel						
7	Manufactured home on permanent foundation	A	A	A	<u>A</u>	<u>A</u>	17.60.090
8	Mobilehome, not within a mobilehome park						17.60.090

Commented [Gd2]: We need to address Airbnb's Should we allow?

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Residential 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	Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
	R-L-12	R-L-8	R-L-5	R-M	R-H	
9 Mobilehome park (two or more mobile homes or manufactured dwellings on a site; 5 acre minimum)				C		17.60.100
10 Multi-family dwelling, two (2) units per building (duplex)			C	P	P	17.10.020 – only permitted on corner lots in R-L-5
11 Multi-family dwelling, three (3) or four (4) units per building (triplex or fourplex)			C	P	P	17.10.020 – only permitted on corner lots in R-L-5
12 Multi-family dwelling, five (5) or more units per building/site				P	P	
13 Recreational vehicle park			C	C		
14 Residential care facility, up to six (6) persons	P	P	P	P	P	
15 Residential care facility, seven (7) or more persons	C	C	C	C	C	
16 Single-family dwelling, attached			P	P	P	

Commented [Gd3]: We need to address SB9 regulations

Commented [Gd4]: An attached single-family would be considered multi-family

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Residential 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		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
17	Single-family dwelling, detached	P	P	P	P	P	
18	Single-room occupancy (SRO)					C	
19	Supportive housing	P	P	P	P	P	
20	Transitional housing	P	P	P	P	P	
Residential Accessory and Support Uses							
30	Accessory dwelling unit	A	A	A	A	A	17.60.030, subject to State Law regulations;
31	Building ancillary to the main residential use	P	P	P	P	P	
32	Cottage food operation	AP	AP	AP	AP	AP	17.60.050 – Home Occupation Permit Required

Commented [GM5]: do we want to change to P?

Commented [GM6]: Should ancillary cap square footage to percentage of the primary residence (except for ADUs);

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Residential 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		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
33	Expansion of existing nonconforming residential use	C	C	C	C	C	17.90.070
34	Guest house	P	P	P			Without a kitchen
35	Home occupation	PA	PA	PA	PA	PA	17.78 – Home Occupation Permit Required
36	Keeping of household pets	P	P	P	P	P	Title 6
37	Raising of fruit, vegetables, and horticultural specialties for personal use	P	P	P	P	P	
38	Temporary caretaker's dwelling	T	T	T	T	T	
39	Temporary materials storage yard	T	T	T	T	T	
40	Temporary residential sales office	T	T	T	T	T	

Commented [Gd7]: Should we add this information to the Zoning Ordinance Definitions?
6.12.010 Restriction on number of household pets.
 A. The maximum number of pets allowed in a household or on any premises without a multi-pet permit shall be as follows:
 1. Three (3) dogs over four (4) months of age;
 2. Three (3) cats over four (4) months of age;
 3. Two (2) potbellied pigs;
 4. Three (3) reptiles;
 5. The combined maximum number of dogs, cats, potbellied pigs and reptiles shall be three (3) animals;
 6. The combined maximum number of all household pets other than dogs, cats, potbellied pigs and reptiles shall be three (3) animals;
 7. The combined total of all household pets shall be six (6) animals.

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Residential 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		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
41	<u>Temporary construction living quarters</u>	A	A	A	A	A	Add Regulations – must be manufactured dwelling unit on permanent foundation; six month limit
42	Other accessory or ancillary use or structure that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use.	P	P	P	P	P	
	Other Uses						
50	Community center or facility	C	C	C	C	C	
51	Day care, up to eight (8) children	P	P	P	P	P	17.60.060
52	Day care, nine (9) to fourteen (14) children	P A	P A	P A	P A	P A	17.60.060; SB 234
53	Day care, over fourteen (14) children	C	C	C	C	C	17.60.060

Commented [Gd8]: Correct numbering

Commented [Gd9]: Permitted by right - Senate Bill No. 234

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Residential 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	Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
	R-L-12	R-L-8	R-L-5	R-M	R-H	
54 Gas and electric transmission lines, electrical transmission and distribution substation, gas regulator station, communications equipment building, public service pumping station or elevated pressure tank	A	A	A	A	A	
55 Golf course or country club	C	C	C			
56 Mini-warehouse or self-storage facility			C			17.60.095 on a parcel which has frontage on and adequate main access to an arterial or collector street
57 Park or playground	P	P	P	P	P	
58 Religious institution or facility	C	C	C	C	C	
59 School, private (kindergarten to 12 th grade)	C	C	C			
60 School, public (kindergarten to 12 th grade)	P	P	P			

Commented [Gd10]:

Commented [Gd11]: A park or playground should be permitted in residential for the purposes of allowing a park in upcoming subdivisions, but the zone should be changed afterwards to PF/open space through a land use consistency finding
Otherwise, potential issue (example: Hidden Valley)

Commented [Gd12]: Same comment as above

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Residential 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		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
61	Storm drainage basin, with or without a park	P	P	P	P	P	
62	Land uses listed in the Commercial, Office, and Industrial Zone Use Table (Section 17.10.04008.030) that are not listed in this Residential Zone Use Table						

Commented [Gd13]: Same comment as parks/playgrounds

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17.08.030 Commercial, Office, and Industrial Zone Use Table

A. The following table identifies which land uses are permitted by right, require a use permit, or are not allowed in the C-N, C-R, C-S, C-H, MX-N, MX-C, MX-D, O-R, O, I-L, I-H, AP, PF, and CO zones.

B. A “P” means that the use is permitted by right in that zone. A “C” means the use requires a conditional use permit in that zone. An “A” means the use requires an administrative use permit in that zone. A “T” means the use requires a temporary use permit in that zone. A blank box means the use is not allowed in that zone. **Site Plan Review may be required, subject to the Applicability provisions set forth in Section 17.72.020.**

C. Land uses are grouped generally by type of use, and then listed alphabetically. The land use groups are Accessory and Support Uses; Eating and Drinking Establishment Uses; Education, Religious, and Assembly Uses; Manufacturing and Processing Uses; Office and Medical Uses; Public and Quasi-Public Uses; Recreation Uses; Residential Uses; Retail Uses; Service Uses; Transportation and Storage Uses; and Other Uses.

D. Land uses with specific land use standards shall meet the requirements found in the identified Section in the last column of the table.

E. Land within the Airport Protection Zone District shall also be subject to the standards found in the Airport Land Use Compatibility Plan.

Table 17.08.030

Commercial, Office, and Industrial Use Table													
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed													
Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones	
	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF
												CO	Specific Land Use Standards (See identified Section)
	Accessory and Support Uses												
A1	Automated teller machine (ATM)	P	P	P	P	P	P		P	P	P		P

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Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
A2	Caretaker residence or quarters					A	A	A	A		A	A	A			
A3	Cottage food operation					P A	P A	P A	P A							17.60.050 — Home Occupation Permit Required
A4	Day care primarily for children of employees on the same site as a permitted use	P	P	P	P	P	P	P	P	P	P	P	P	P		17.60.060
A5	Drive-thru pick-up window, not in conjunction with a restaurant	P	P	P	P	P	P	C								17.60.070; 0.5-acre site minimum
A6	Electric vehicle recharging facility	A	A	A	A	A	A	A		A	A	A		A		
A7	Food service primarily for employees on the same site as a permitted use	P	P	P	P	P	P	P		P	P	P	P	P		
A8	Games of skill or amusement, eight (8) or less	P	P	P	P	P	P	P			P			P		

Commented [Gd14]: Standalone?
EV charging stations required AA not necessary

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Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
A9	Games of skill or amusement, more than eight (8)	C	C	C	C	C	C	C			C			C		
A10	Home occupation					P A	P A	P A	P A				P A			17.78 – Home Occupation Permit Required
A11	Keeping of household pets					P	P	P	P				P			Title 6
A12	Keeping of large animals as pets												P			Title 6
A13	Marijuana cultivation												C			See Chapters 5.56 and 17.69
A14	Mobile vending or food truck	T C	T C	T C	T C	T C	T C	T C		T C	T C	T C				See Chapter 5.64; CUP required for placement exceeding six (6) months
A15	Outdoor advertising structure															

Commented [Gd15]: Cannabis cultivation, manufacture, distribution, transportation, microbusiness, non-storefront dispensaries and laboratory testing (D8)

Commented [Gd16R15]:

Commented [Gd17]: Food truck ordinance pending

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Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
A16	Outdoor storage ancillary to and on the same site as a permitted use	P	P	P	P	P	P	P			P	P	P	P		17.60.120
A17	Temporary materials and/or equipment storage yard	T	T	T	T	T	T	T		T	T	T	T	P		
A18	Temporary sales office (including parking lot)	T	T	T	T	T	T	T	T	T	T	T				
A19	Vending machines	A P	A P	A P	A P	A P	A P	A P		A P	A P	A P	A P	A P		17.60.150
A20	Accessory or ancillary Office use; medical, dental, or optometry, that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use;	P		P	P	P	P	P	P	P	P	P	P	P		

Commented [Gd20]: Should we delete this with the recent changes to the HMC to allow limited medical in C-R. Also medical not permitted in C-H

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Commercial, Office, and Industrial Use Table															
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed															
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
A21	Other accessory or ancillary use or structure that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use.	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Eating and Drinking Establishment Uses														
B1	Artisan food and beverage production and sales	P	P	P	P	P	P	P			P				
B2	Bar, nightclub, or lounge		C	C	C		C	C							
B3	Brewpub	C	P	P	C	C	P	P							
B4	Microbrewery		C	P	C		C	C							
B5	Restaurant, full service	P	P	P	P	P	P	P							

Commented [Gd21]: Should distance requirements be enacted?

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Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
B6	Restaurant, limited service with drive-thru pickup window	P	P	P	P	P	P	P								0.5-acre minimum lot size required; 17.60.070
B7	Restaurant, limited service without drive-thru pickup window	P	P	P	P	P	P	P								
	Education, Religious and Assembly Uses															
C1	Auditorium						P	P						P		
C2	Card room				C											
C3	Club, lodge, event space, or private meeting hall				P		P	P								
C4	Carnival or circus			T	T	T		T	T							
C5	College or university, public or private			C	C			C	C					P		
C6	Convention or conference center				P		P	P								
C7	Funeral home or mortuary				P		C		P	C						

Commented [GM22]: Should Auditoriums and Convention or Conference Centers be allowed in all the same zone districts?

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Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
C8	Library, museum, or cultural facility						P	P						P		
C9	Pool hall or billiard parlor			C			C									
C10	Religious institution or facility			P			C	C		C	C					
C11	School, private (kindergarten to 12 th grade)													C		
C12	School, public (kindergarten to 12 th grade)													P		
C13	School; charter, trade, vocational, art, business, or professional			C	P			C	C	C	C			P		
C14	Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar	P	P	P		P	P	P		P	P					
C15	Theater, live or movie		P					P								
	<u>Theater, live or movie with incidental alcohol sales</u>		C					C								<u>ABC Type 41 or 47 required</u>

City of Hanford Municipal Code Title 17 - Zoning Ordinance

Commercial, Office, and Industrial Use Table																
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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
	Manufacturing and Processing Uses															
D1	Agricultural crop production										P	P	P	P		
D2	Agricultural products packing, packaging, preparing or processing									C	P	C				
D3	Animal raising											P				
D4	Brewery, winery, or distillery									C	C					
D5	Hazardous waste facility										C					
D6	Industrial or manufacturing facility, general										P					
	Industrial or manufacturing, intensive										C					
D7	Industrial or manufacturing facility, limited									P	P					

Commented [Gd23]: We wanted to look at industrial uses (some should require CUP)

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
D8	Marijuana manufacture transportation, distribution or lab testing											C				See Chapters 5.56 and 17.69
D9	Meat packing or slaughterhouse											C				
D10	Mining, quarry, or sand and gravel excavation											C	C			
D11	Research and development facility			P	C				P	P	C					
	Office and Medical Uses															
E1	Business support service	P	P			P	P	P	P							
E2	Call center		C		C					C						
E3	Communications broadcasting or media studio			P			C	P		P	C					We don't have a definition for this use
E4	Laboratory; general, medical or dental			P	C		P	C		P	C					
E5	Hospital, general or psychiatric								P					P		

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E6	Office; medical, dental, or optometry	P		P		P	P	P	P	P						
	<u>Under 2,000 sq. ft.</u>	P	P	P		P	P	P	P	P						
	<u>2,000 – 6,000 sq. ft</u>	P	C	P		P	P	P	P	P						
	<u>Over 6,000 sq. ft.</u>	P		P		P	P	P	P	P						
E7	Office; professional or commercial	P		P		P	P	P	P	P						
	<u>Under 2,000 sq. ft.</u>	P	P	P		P	P	P	P	P						
	<u>2,000 – 6,000 sq. ft</u>	P	C	P		P	P	P	P	P						
	<u>Over 6,000 sq. ft.</u>	P		P		P	P	P	P	P						
E8	Pharmacy	P	P	P		P	P	P		P						
E9	Urgent care center or other walk-in clinic	P	C	C		P	P	P		P						
	Public and Quasi-Public Uses															
F1	Cemetery													P		

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
F2	Community center or facility	P		P		P	P	P								
F3	Community garden			P		P	P	P		P			P	P		
F4	Day care, up to eight (8) persons					P	P	P	P						17.60.060	
F5	Day care, nine (9) to fourteen (14) persons			C		A	A	A	A						17.60.060	
F6	Day care, over fourteen (14) persons			C		C	C	C	C						17.60.060	
F7	Electrical distribution and transmission and substation, gas regulator station, communications equipment building, public service pumping station or elevated pressure tank	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
F8	Fairgrounds													P		
F9	Government office; local, state, or federal		C					P		P				P		
F10	Post office						P	P		P				P		

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
F11	Public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard										C	P	P	P		
F12	Public safety facility or station	P	P		P	P	P	P			P		P	P		
F13	Social service office, assistance center, or guidance center							P		C						
F14	Storm drainage basin, with or without a park	P	P	P	P	P	P			P	P	P	P	P	P	
F15	Wireless communication facility (WCF)		C	P	P		C	C		C	P	P		P	17.68	
	Recreation Uses															
G1	Athletic complex or ball field													P		
G2	Commercial recreation facility, indoor	C	C	P	P	C	P	C			C					
G3	Commercial recreation facility, outdoor				C						C	C	C	C		
G4	Golf course or country club												C	C		

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
G5	Health or fitness facility, large		C	P	C		P	P		C						
G6	Health or fitness facility, small	P	P	P	P	P	P	P		P	C					
G7	Park or playground						P						P	P		
	Residential Uses															
H1	Assisted living, skilled nursing, or hospice facility					C	C	C	C							
H2	Bed and breakfast inn				C		C	C	C							17.60.040
H3	Boarding or rooming house				C	C	P	P								
H4	Emergency shelter								P					P		
H5	Employee housing for six (6) or fewer employees					P	P	P	P							
H6	Hotel or motel		C	C	P		P	P								

Commented [Gd24]: Should we address AirBnB- style rentals?

City of Hanford Municipal Code Title 17 - Zoning Ordinance

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
H7	Live/work facility			P		P	P	P	P							Definition similar to H14 Residential dwelling located in the same building with office or commercial use
	Manufactured home on permanent foundation					P	P	P	P				P			
H8	Mobile home park (two or more mobile homes or manufactured dwellings on a site; 5 acre minimum)															17.60.100
H9	Multi-family dwelling, two (2) units per building (duplex)					P	P	P	P							Site area per dwelling unit not addressed
H10	Multi-family dwelling, three (3) or four (4) units per building (triplex or fourplex)					P	P	P	C							Site area per dwelling unit not addressed

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
H11	Multi-family dwelling, five (5) or more units per building					P	P	P								Site area per dwelling unit not addressed
H12	Recreational vehicle park				C						C					
H13	Residential care facility					P	P	P	P							Occupant Limitations?
H14	Residential dwelling located in same building with office or commercial use			C		P	P	P	P				P			Definition similar to H7 Residential dwelling located in the same building with office or commercial use
H15	Single-family dwelling, attached					P	P	P								
H16	Single-family dwelling, detached					P	P	P	P				P			
H17	Single-room occupancy (SRO)						P	P	P							

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
H18	Supportive housing					P	P	P	P				P			
H19	Transitional housing					P	P	P	P				P			
	Retail Uses															
I1	Adult entertainment establishment		A	A			A									17.62
I2	Auction or sales house			P			P	P								
I3	Auction or sales yard			C							C					
I4	Automobile and pick-up sales, new and used			P	P			P								17.60.140
I5	Automobile and pick-up sales, used only			P	P											17.60.140
	Automobile/motorcycle parts (retail), no installation	P	P	P	P	P	P	P								
I6	Boat, recreational vehicle (RV), and truck sales			P	C											
I7	Building materials and supply or home improvement store		P	P			P	P			C					

Commented [Gd25]: Add 60/40 information: majority new cars with limited used

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
I8	Convenience store, with or without fuel sales	P	P	P	P	P	P	P			C					
I9	Farm or construction equipment sales or service			P	C											Definition Needed
I10	Farmers market		A	A				A						A		
I11	Feed and seed store			P							P					
I12	Food market	P	P	P	P	P	P	P								
I13	Food produce stand	A	A	A	A	A	A			A	A	A	A	A		Limited to produce grown on the site
I14	Fuel sales, fleet or cardlock			P	P						P	P		P		
I15	Fuel sales, retail	P	P	P	P	P	P	P			C					
I16	Furniture store with less than 15,000 sq.ft. of floor space devoted to the display and sale of furniture		P				P	P								

Commented [Gd26]: Should we change this to T – Temporary Use Permit

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
I17	Furniture store with 15,000 to 20,000 sq.ft. of floor space devoted to the display and sale of furniture		C				C	P								
I18	Furniture store with over than 20,000 sq.ft. of floor space devoted to the display and sale of furniture							P								
I19	Garden shop		P	P			P	P								
I20	Landscape nursery			P			C				C	C	C			
I21	Liquor store	P	P	P	P	P	P	P								
I22	Manufactured home sales yard			C									C			
I23	Marijuana dispensary or sales							<u>C</u>								<u>See Chapters 5.56 and 17.69</u>
I24	News, magazine or flower stand, outdoor				C			P								
I25	Optical retailers		P				P	P								

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
I26	Pawn shop			P				P								
I27	Pet store	P	P	P		P	P	P								
I28	Retail sales store	P	P	P	P	P	P	P								Also see Lines I16, I17, and I18 related to sales of furniture
I29	Retail sales solely via internet, direct mail, or telephone			P			P		C	C						
I30	Secondhand or thrift store			P				P								
I31	Swap meet or flea market			C							C	C		C		
I32	Tobacco or smoke shop		C	P	P		P	P								
	Service Uses															
J1	Ambulance service			P			P			C						
J2	Bank or credit union, main branch							P								

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
J3	Bank or credit union, secondary branch	P				P	P	P								
J4	Barber shop, hair salon, nail care, massage therapy, or day spa	P	P	P	P	P	P	P	C	C	C					
J5	Car wash, automatic or full service	C	C	P	P	C	P									
J6	Car wash, self-service			C	C		C									
J7	Carpet cleaning and dyeing			P			C				P					
J8	Construction materials recycling											C		P		
J9	Copy, printing, or mailing service	P	P	P	P	P	P	P		P	P					
J10	Crematorium or columbarium			C			C				C					
J11	Dry cleaning or laundromat	P		P	P	P	P	P								
J12	Equipment rental yard			P							P					
J13	Exterminator or pest control service			P			P	C			P	P				

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
J14	Food catering			P			P	P	C							
J15	Fortunetelling			P							P					
J16	Fuel distributing			P							P	P				
J17	Kennel or animal boarding			P	P		C				C					
J18	Linen, diaper, or uniform supply service			P							P	P				
	<u>Medical Spa</u>	<u>P</u>		<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>						Where a doctor is <u>required on-site</u>
J19	Motor vehicle repair or service, major			P	P		C				P	P				
J20	Motor vehicle repair or service, minor		C	P	P		P	C			P					
	<u>Motor vehicle window tinting</u>			<u>P</u>	<u>P</u>		<u>C</u>				<u>P</u>	<u>P</u>				
J21	Payday lenders or check cashing establishment			C			C	C								
J22	Pet grooming	C	C	P		C	P	C								

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J23	Photography studio	P	P	P		P	P	P	C	P						
J24	Recycling, small collection facility (CRV only)	P A	P A	P A	P A	P A	P A	P A			P A			P A		
J25	Recycling, large collection facility			C							P	P		P		
J26	Recycling, processing or sorting facility										C	C				
J27	Repair shop, large appliance or equipment			P			P	C								
J28	Repair shop, small appliance or equipment	C		P		C	P	P	C							
J29	Shooting range, indoor			C							C		C	C		
J30	Shooting range, outdoor															
J31	Specialty construction or trade service			P							P	P				
J32	Tailoring or clothing alterations	P		P		P	P	P	P							
J33	Tattooing or body art			C			C	P								

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
J34	Veterinary clinic or office		C	P			C			P						
J35	Veterinary hospital										C		C			
	Transportation and Storage Uses															
K1	Airport or heliport												P	P		
K2	Bus, transit, or train station							P						P		
K3	Cold storage or ice house			C							P	P	P			
K4	Food locker			P							P		P	P		
K5	Junk yard, wrecking yard, or salvage facility											C				
K6	Mini-warehouse or self-storage facility			P	C		C				C					
K7	Parking facility, off-site		C	C				C		C						
K8	Truck stop or travel center				C											
K9	Trucking or transportation terminal											P				

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF
		CO Specific Land Use Standards (See identified Section)												
K10	Vehicle impound yard			C							P	P		
K11	Warehouse or distribution center										P	P		
	Other Uses													
L1	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that is permitted in the same zone	P	P	P	P	P	P	P	P	P	P	P	P	P
L2	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that requires an administrative use permit in the same zone	A	A	A	A	A	A	A	A	A	A	A	A	A

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
L3	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that requires a conditional use permit in the same zone	C	C	C	C	C	C	C	C	C	C	C	C	C	C	

17.08.050 Addition of a use to land use tables.

Upon an application or on its own initiative and pursuant to Chapter 17.86, the City Council may add a use to the land use tables established in this chapter if the Council makes all of the following findings:

- A. That the addition of the use to the land use table will be in accordance with the purposes of this title and of the zone district or districts in which the use will be permitted;
- B. That the use has similar basic characteristics as the present uses allowed in the district;
- C. That the use will not generate a noticeably greater amount of odor, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable influence or hazard than the amount normally created by any of the other uses permitted in the district or districts in which the use will be permitted.
- D. That the establishment of the use in the zone district or districts in which it will be permitted will not be detrimental to the public health, safety or welfare;

Chapter 17.10

LOW DENSITY RESIDENTIAL ZONES

Sections:

17.10.010	Application.
17.10.020	Permitted uses.
17.10.030	Lot area.
17.10.040	Lot dimensions.
17.10.050	Dwelling units per lot.
17.10.060	Coverage.
17.10.070	Building setback areas.
17.10.080	Distance between structures.
17.10.090	Height of structures.
17.10.100	Lot area less than 5,000 square feet.
17.10.110	Driveways.
17.10.120	Accessory structures.
17.10.130	Other setback standards.
17.10.140	Off-street parking.
17.10.150	Usable open space.
17.10.160	Landscaping.
17.10.170	Screening, fences, and walls.
17.10.180	Signs.
17.30.190	General provisions and standards.

17.10.010 Application.

This chapter shall apply to all land within the Low Density Residential (R-L-5, R-L-8, and R-L-12) zones.

17.10.020 Permitted uses.

A. Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020.

B. Multi-family dwellings of four or less units may be allowed with a conditional use permit only when located on a corner lot (R-L-5 only).

17.10.030 Lot area.

A. The minimum lot area shall be as follows:

City of Hanford Municipal Code Title 17 - Zoning Ordinance

1. In the R-L-5 zone, 5,000 square feet, except as prescribed in Section 17.10.100.
2. In the R-L-8 zone, 8,000 square feet.
3. In the R-L-12 zone, 12,000 square feet.

17.10.040 Lot dimensions.

A. The minimum lot frontage shall be 40 feet.

B. The minimum lot width shall be:

1. In the R-L-5 zone, 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.
2. In the R-L-8 zone, 70 feet for interior lots and 75 feet for corner lots.
3. In the R-L-12 zone, 80 feet for interior lots and 90 feet for corner lots.

C. The minimum lot depth shall be:

1. In the R-L-5 zone, 90 feet, except as prescribed in Section 17.10.100.
2. In the R-L-8 zone, 95 feet.
3. In the R-L-12 zone, 100 feet.

D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.10.050 Dwelling units per lot.

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.

17.10.060 Coverage.

The maximum coverage of a lot in the R-L-12 zone shall be 50%.

The maximum coverage of a lot in the R-L-5 and R-L-8 zones shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.

17.10.070 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.
- C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.

Commented [Gd27]: Minimum lot frontage and lot width are different.
Should we change lot width to say average lot width?

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D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

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.

G. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.10.080 Distances between structures.

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

17.10.090 Height of structures.

A. The maximum structure height shall be 35 feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.10.100 Lot area less than 5,000 square feet.

A. Notwithstanding Section 17.10.030, lots in the R-L-5 zone may have a lot area of between 3,600 and 4,999 square feet if all of the following standards are met:

1. Each lot shall have only one dwelling unit. Second dwelling units are not permitted.
2. Not more than one hundred fifty (150) lots less than 5,000 square feet may be approved per tentative subdivision map.
3. Streets shall be constructed to public street standards.
4. All structures shall be constructed on site.
5. Each subdivision with small lots shall have at least three (3) different small lot floor plans with two (2) available elevation designs for each floor plan.
6. The primary frontage of the main structure shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.
7. The primary frontage of the main structure shall include the primary entrance and at least one window.
8. Required covered parking spaces shall be in garages. Carports are prohibited.
9. The width of the garage shall not be greater than fifty percent (50%) of the width of the structure.
10. Main structures shall include a covered front porch at least four (4) feet deep or an uncovered front courtyard at least five (5) feet wide and five (5) feet deep that is surrounded on four sides by the main structure or a wall or fence between three (3) and four (4) feet high.

11. In order to create a diverse residential streetscape, there shall be a minimum two-(2) foot-stagger between adjacent lots.

Commented [Gd28]: Manufactured dwellings and mobile-homes are not permitted.

Commented [Gd29]: Elevations shall be submitted prior to advisory body approval.

Commented [Gd30]: DM requested this be added to the small lot standards

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

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

1. The minimum lot depth shall be seventy (70) feet.
2. The minimum lot width shall be forty (40) feet for interior lots and forty-five (45) feet for corner lots.
3. The minimum front building setback area shall be twelve (12) feet for livable space and eighteen (18) feet for garages.
4. The minimum rear yard building setback area shall be ten (10) feet for the first story and fifteen (15) feet for upper stories.
5. The minimum interior side yard building setback area shall be five (5) feet.
6. The minimum corner side yard building setback area shall be ten (10) feet.
7. The maximum building height shall be thirty-five (35) feet.
8. Lots shall provide for a usable open space area of a minimum three hundred (300) square feet. The open space shall be a minimum fifteen (15) feet wide.

C. Lots having a lot area of less than 3,600 square feet, or lots that do not meet the standards in this section may be approved through the planned unit development process per Chapter 17.82.

17.10.110 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty (40) percent of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty (50) percent of the front building setback area.

~~B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.~~

C. On key lots, the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.10.120 Accessory structures.

Accessory structures may be located within a required rear or side building setback area subject to all of the following:

- A. The floor area shall be a maximum one hundred twenty (120) square feet.
- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.

Commented [Gd31]: Should we increase the paved area to 50% allowance?
I know Building sees a lot of violations with this

Commented [Gd32]: Suggested deletion - this requirement doesn't always make sense

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F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.10.130 Other setback standards.

A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.

Commented [Gd33]: In looking at Visalia's pool equipment location allowances, they allow pool equipment to be located anywhere within the rear setback area.

B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.

C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.

Commented [Gd34]: Measured from water's edge.

D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.10.140 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. 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.

C. Required parking spaces may not be provided within any front, side, or rear building setback area, except for uncovered driveways.

D. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

E. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.

F. No recreational vehicle or trailer shall be used as a residence.

G. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

H. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of

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the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

I. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

J. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

Commented [Gd35]: Except for driveways allowed in the front building setback area or alley setback area

17.10.150 Usable open space.

Each lot shall provide for a usable open space area of a minimum 400 square feet that is a minimum fifteen (15) feet wide.

17.10.160 Landscaping.

A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

B. 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 one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

Commented [Gd36]: Should we look at increasing this allowance? I know building has several violations they deal with regarding this issue

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the required parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.

2. One (1) street tree, or two (2) street trees on corner lots, a minimum fifteen (15) gallon size, shall be planted on all lots less than 6,000 square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.

Commented [Gd37]: The tree shall be planted in the parkway. If there is no parkway, the tree shall be planted four feet behind the sidewalk, or if there is no sidewalk, then four feet behind the street curb. Should this be changed to be measured from property line – in some areas, the property line ends up being right at 12 feet from the face of the curb.

3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

Commented [GM38]: Delete this line, since the additional corner-lot street trees are required by E. 3.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars (\$50.00) for each required tree shall be collected when a building permit is requested. When

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the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars (\$50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars (\$50.00) for the required tree at the twelve (12) foot line.

17.10.170 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section **17.50.110** **and** 17.50.120.

17.10.180 Signs.

Signs placed in the R-L zones shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.10.190 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.12

MEDIUM DENSITY RESIDENTIAL ZONE

Sections:

17.12.010	Application.
17.12.020	Permitted uses.
17.12.030	Lot area.
17.12.040	Lot dimensions.
17.12.050	Site area per dwelling unit.
17.12.060	Coverage.
17.12.070	Building setback areas.
17.12.080	Distance between structures.
17.12.090	Height of structures.
17.12.100	Lot area less than 5,000 square feet.
17.12.110	Driveways.
17.12.120	Accessory structures.
17.12.130	Other setback standards.
17.12.140	Off-street parking.
17.12.150	Usable open space.
17.12.160	Landscaping.
17.12.170	Screening, fences, and walls.
17.12.180	Signs.
17.12.190	General provisions and standards.

17.12.010 Application.

This chapter shall apply to all land within the Medium Density Residential (R-M) zone.

17.12.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020.

17.12.030 Lot area.

A. The minimum lot area shall be five thousand (5,000) square feet, except as prescribed in Section 17.12.100.

B. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of this section.

17.12.040 Lot dimensions.

A. The minimum lot frontage shall be forty (40) feet.

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B. The minimum lot width shall be fifty (50) feet for interior lots and sixty (60) feet for corner lots, except as prescribed in Section 17.12.100.

C. The minimum lot depth shall be ninety (90) feet, except as prescribed in Section 17.12.100.

D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.12.050 Site area per dwelling unit.

The minimum site area per dwelling unit shall be three thousand (3,000) square feet.

17.12.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.12.70 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.

C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.

D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

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.

G. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.12.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.12.090 Height of structures.

A. The maximum structure height shall be thirty-five (35) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

Commented [Gd39]: The minimum width is 50, but the minimum lot frontage is 40 – should we change the lot width minimum to be an average?

17.12.100 Lot area less than 5,000 square feet.

A. Notwithstanding Section 17.12.030, lots may have a lot area of between 3,600 and 4,999 square feet if all of the following standards are met:

1. Each lot shall have only one dwelling unit. Second dwelling units are not permitted.
2. Not more than one hundred fifty (150) lots less than five thousand (5,000) square feet may be approved per tentative subdivision map.
3. Streets shall be constructed to public street standards.
4. All structures shall be constructed on site.
5. Each subdivision with small lots shall have at least three (3) different small lot floor plans with two (2) available elevation designs for each floor plan.
6. The primary frontage of the main structure shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.
7. The primary frontage of the main structure shall include the primary entrance and at least one window.
8. Required covered parking spaces shall be in garages. Carports are prohibited.
9. The width of the garage shall not be greater than fifty percent (50%) of the width of the structure.
10. Main structures shall include a covered front porch at least four (4) feet deep or an uncovered front courtyard at least five (5) feet wide and five (5) feet deep that is surrounded on four sides by the main structure or a wall or fence between three (3) and four (4) feet high.

11. In order to create a diverse residential streetscape, there shall be a minimum two-(2) foot-stagger between adjacent lots.

~~12.~~ The Building Official shall not approve a building permit for a new residence on a lot with a lot area less than 5,000 square feet until the Community Development Director has determined that the standards identified in this section are met.

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

1. The minimum lot depth shall be seventy (70) feet.
2. The minimum lot width shall be forty (40) feet for interior lots and forty-five (45) feet for corner lots.
3. The minimum front building setback area shall be twelve (12) feet for livable space and eighteen (18) feet for garages.
4. The minimum rear yard building setback area shall be ten (10) feet for the first story and fifteen (15) feet for upper stories.
5. The minimum interior side yard building setback area shall be five (5) feet.
6. The minimum corner side yard building setback area shall be ten (10) feet.

Commented [Gd40]: Manufactured dwellings and mobile-homes are not permitted.

Commented [Gd41]: Elevations must be submitted prior to discretionary body approval

Commented [Gd42]: DM requested this be added to the small lot standards

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7. The maximum building height shall be thirty-five (35) feet.
8. Lots shall provide for a usable open space area of a minimum three hundred (300) square feet. The open space shall be a minimum fifteen (15) feet wide.
- C. Lots having a lot area of less than 3,600 square feet, or lots that do not meet the standards in this section may be approved through the planned unit development process per Chapter 17.82.

17.12.110 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.

Commented [Gd43]: Should we increase?

~~B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.~~

Commented [Gd44]: Suggested deletion - this requirement doesn't always make sense

C. On key lots the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.12.120 Accessory structures.

Accessory structures may be located within a required rear or side building setback area subject to all of the following:

- A. The floor area shall be a maximum one hundred twenty (120) square feet.
- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.12.130 Other setback standards.

- A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.
- B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.
- D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

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E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.12.140 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. 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.

C. Required parking spaces may not be provided within any front, side, or rear building setback area, **except for uncovered driveways.**

~~D. The minimum parking space dimensions shall be nine (9) feet wide by eighteen and one-half (18.5) feet long.~~

E. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

F. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.

G. No recreational vehicle or trailer shall be used as a residence.

H. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

I. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

J. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited.

~~K. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.~~

17.12.150 Usable open space.

A. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

Commented [Gd45]: Suggestion: For multi-family projects providing 10 units or more, required parking spaces, covered and uncovered, shall be located a minimum of five (5) feet from any rear or side property line and 10 feet from a street-side property line.

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B. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.12.160 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. 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 one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the required parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.

2. One (1) street tree, a minimum fifteen (15) gallon size, shall be planted on all lots less than six thousand (6,000) square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.

3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars (\$50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars (\$50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars (\$50.00) for the required tree at the twelve (12) foot line.

G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with two

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(2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

17.12.170 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section **17.50.110 and** 17.50.120.

17.12.180 Signs.

Signs placed in the R-M zones shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.12.190 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.14

HIGH DENSITY RESIDENTIAL ZONE

Sections:

17.14.010	Application.
17.14.020	Permitted uses.
17.14.030	Lot area.
17.14.040	Lot dimensions.
17.14.050	Site area per dwelling unit.
17.14.060	Coverage.
17.14.070	Building setback areas.
17.14.080	Distance between structures.
17.14.090	Height of structures.
17.14.100	Driveways.
17.14.110	Accessory structures.
17.14.120	Other setback standards.
17.14.130	Off-street parking.
17.14.140	Usable open space.
17.14.150	Landscaping.
17.14.160	Screening, fences, and walls.
17.14.170	Signs.
17.14.180	General provisions and standards.

17.14.010 Application.

This chapter shall apply to all land within the High Density Residential (R-H) zone.

17.14.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020.

17.14.030 Lot area.

- A. The minimum lot area shall be five thousand (5,000) square feet.
- B. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of this section.

17.14.040 Lot dimensions.

- A. The minimum lot frontage shall be forty (40) feet.
- B. The minimum lot width shall be fifty (50) feet for interior lots and sixty (60) feet for corner lots.
- C. The minimum lot depth shall be ninety (90) feet.
- D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.14.050 Site area per dwelling unit.

The minimum site area per dwelling unit shall be fifteen hundred (1,500) square feet.

17.14.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.14.70 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.
- C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.
- D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.
- E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.
- 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.

G. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.14.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.14.090 Height of structures.

- A. The maximum structure height shall be thirty-five (35) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.14.100 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty (40) percent of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty (50) percent of the front building setback area.

~~B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.~~

C. On key lots the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.14.110 Accessory structures.

Accessory structures may be located within a required rear or side building setback area subject to all of the following:

- A. The floor area shall be a maximum one hundred twenty (120) square feet.
- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.14.120 Other setback standards.

- A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.
- B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.
- D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.
- E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

Commented [Gd46]: Suggested deletion - this requirement doesn't always make sense

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17.14.130 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Uses shall provide parking as prescribed in Chapter 17.54.

C. Required parking spaces may not be provided within any front, side, or rear building setback area, **except for uncovered driveways.**

~~D. The minimum parking space dimensions shall be nine (9) feet wide by eighteen and one-half (18.5) feet long.~~

E. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

F. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.

G. No recreational vehicle or trailer shall be used as a residence.

H. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

I. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

J. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

~~K. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.~~

17.14.140 Usable open space.

A. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

B. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development

Commented [Gd47]: Suggestion: For multi-family projects providing 10 units or more, required parking spaces, covered and uncovered, shall be located a minimum of five (5) feet from any rear or side property line and 10 feet from a street-side property line.

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site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.14.150 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. 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 one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the required parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots six thousand (6,000) square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.

2. One (1) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots less than six thousand (6,000) square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.

3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars (\$50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars (\$50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars (\$50.00) for the required tree at the twelve (12) foot line.

G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with two (2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

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17.14.160 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section **17.50.110 and** 17.50.120.

17.14.170 Signs.

Signs placed in the R-H zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.14.180 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.16

NEIGHBORHOOD COMMERCIAL ZONE

Sections:

17.16.010	Application.
17.16.020	Permitted uses.
17.16.030	Site area.
17.16.040	Lot dimensions.
17.16.050	Coverage.
17.16.060	Building setback areas.
17.16.070	Distance between structures.
17.16.080	Height of structures.
17.16.090	Driveways.
17.16.100	Off-street parking.
17.16.110	Usable open space.
17.16.120	Landscaping.
17.16.130	Screening, fences, and walls.
17.16.140	Signs.
17.16.150	General provisions and standards.

17.16.010 Application.

This chapter shall apply to all land within the Neighborhood Commercial (C-N) zone.

17.16.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.16.030 Site area.

A. The minimum site area shall be three (3) acres. The site may be divided into multiple separate lots if a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office.

B. Existing sites of less than three (3) acres may be developed in accordance with the specifications of this section.

17.16.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.16.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.16.60 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet.
- C. The rear building setback may be zero (0) 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 fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.16.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.16.080 Height of structures.

- A. The maximum structure height shall be thirty-five (35) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.16.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.16.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.16.110 Usable open space.

New developments shall provide a common outdoor, shaded sitting area for use by customers, **unless the Site Plan Review Committee determines the use does not require the shaded open space.** The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.

Commented [Gd48]: Not all uses need common outdoor, shaded sitting areas - suggestion: allow SPR Committee to determine if it is necessary for the use

17.16.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.
- C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.16.130 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with Chapter 17.50.1**10.**
- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within an any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.16.140 Signs.

Signs placed in the C-N zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.16.150 General provisions and standards.

- A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.
- B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.18

REGIONAL COMMERCIAL ZONE

Sections:

17.18.010	Application.
17.18.020	Permitted uses.
17.18.030	Site area.
17.18.040	Lot dimensions.
17.18.050	Coverage.
17.18.060	Building setback areas.
17.18.070	Distance between structures.
17.18.080	Height of structures.
17.18.090	Driveways.
17.18.100	Off-street parking.
17.18.110	Usable open space.
17.18.120	Landscaping.
17.18.130	Screening, fences, and walls.
17.18.140	Signs.
17.18.150	General provisions and standards.

17.18.010 Application.

This chapter shall apply to all land within the Regional Commercial (C-R) zone.

17.18.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.18.030 Site area.

A. The minimum site area shall be ten (10) acres. The site may be divided into multiple separate lots if a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office.

B. Existing sites of less than ten (10) acres may be developed in accordance with the specifications of this section.

17.18.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.18.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.18.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet.
- C. The rear building setback may be zero (0) 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 fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.18.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.18.080 Height of structures.

- A. The maximum structure height shall be thirty-five (35) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.18.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.18.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.18.110 Usable open space.

New developments shall provide a common outdoor, shaded sitting area for use by customers, **unless the Site Plan Review Committee determines the use does not require the shaded open space.** The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.

Commented [Gd49]: Not all uses need common outdoor, shaded sitting areas - suggestion: allow SPR Committee to determine if it is necessary for the use:

17.18.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.
- C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.18.130 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50. **110.**
- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within an any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.18.140 Signs.

Signs placed in the C-R zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.18.150 General provisions and standards.

- A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.
- B. The first phase of development of a new site shall include a structure of at least twenty thousand (20,000) square feet occupied by a single business.
- C. New pad lots along the street frontages of Lacey Boulevard and 12th Avenue shall not be created and developed prior to lots without street frontage within the same site.
- D. Existing pad lots may be designed and developed with parking lots and building orientation that will eventually merge with larger adjacent developments as if developed as a pad lot of a larger site development.
- E. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- F. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.20

SERVICE COMMERCIAL ZONE

Sections:

- 17.20.010 Application.**
- 17.20.020 Permitted uses.**
- 17.20.030 Site area.**
- 17.20.040 Lot dimensions.**
- 17.20.050 Coverage.**
- 17.20.060 Building setback areas.**
- 17.20.070 Distance between structures.**
- 17.20.080 Height of structures.**
- 17.20.090 Driveways.**
- 17.20.100 Off-street parking.**
- 17.20.110 Usable open space.**
- 17.20.120 Landscaping.**
- 17.20.130 Screening, fences, and walls.**
- 17.20.140 Signs.**
- 17.20.150 General provisions and standards.**

17.20.010 Application.

This chapter shall apply to all land within the Service Commercial (C-S) zone.

17.20.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.20.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.20.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.20.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.20.060 Building setback areas.

- A. Setbacks shall be measured as prescribed in Section 17.50.160.**

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- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of fifteen (15) feet, except that in C-S zones bounded by State Route 198, 10th Avenue, 11th Avenue, and Sixth Street there is no minimum front building setback area requirement.
- C. The rear building setback may be zero (0) 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 fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.20.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.20.080 Height of structures.

- A. The maximum structure height shall be fifty (50) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.20.090 Driveways.

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

17.20.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.
- C. New parking areas should be located behind or to the side of buildings, not between buildings and the street.

17.20.110 Usable open space.

There is no minimum requirement for usable open space.

17.20.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.
- C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.20.130 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.1 **10**.
- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.20.140 Signs.

Signs placed in the C-S zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.20.150 General provisions and standards.

- A. No business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.
- B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.22

HIGHWAY COMMERCIAL ZONE

Sections:

17.22.010	Application.
17.22.020	Permitted uses.
17.22.030	Site area.
17.22.040	Lot dimensions.
17.22.050	Coverage.
17.22.060	Building setback areas.
17.22.070	Distance between structures.
17.22.080	Height of structures.
17.22.090	Driveways.
17.22.100	Off-street parking.
17.22.110	Usable open space.
17.22.120	Landscaping.
17.22.130	Screening, fences, and walls.
17.22.140	Signs.
17.22.150	General provisions and standards.

17.22.010 Application.

This chapter shall apply to all land within the Highway Commercial (C-H) zone.

17.22.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.22.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.22.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.22.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

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17.22.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of fifteen (15) feet.
- C. The rear building setback may be zero (0) 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 fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.22.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.22.080 Height of structures.

- A. The maximum structure height shall be fifty (50) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.22.090 Driveways.

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

17.22.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.

- C. New parking areas should be located behind or to the side of buildings, not between buildings and the street.

17.22.110 Usable open space.

There is no minimum requirement for usable open space.

Commented [Gd50]: Suggested deletion: parking can't have a five-foot setback when 17.54.090(B) states that parking can't be located in the front or street side setbacks, which are both 15 feet. The 15 ft. would take precedence over the 5 ft., since it's the more restrictive standard, per 17.02.100(A). Also applies to 17.20.100(B) where the front and street side setbacks are 15 ft.

17.22.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.
- C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.22.130 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50. **110.**
- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.22.140 Signs.

Signs placed in the C-H zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.22.150 General provisions and standards.

- A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.
- C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.24

NEIGHBORHOOD MIXED USE ZONE

Sections:

17.24.010	Application.
17.24.020	Permitted uses.
17.24.030	Site area.
17.24.040	Lot dimensions.
17.24.050	Coverage.
17.24.060	Building setback areas.
17.24.070	Distance between structures.
17.24.080	Height of structures.
17.24.090	Driveways.
17.24.100	Off-street parking.
17.24.110	Usable open space.
17.24.120	Landscaping.
17.24.130	Screening, fences, and walls.
17.24.140	Signs.
17.24.150	General provisions and standards.

17.24.010 Application.

This chapter shall apply to all land within the Neighborhood Mixed Use (MX-N) zone.

17.24.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.24.030 Site area.

A. The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

B. Between twenty-five percent (25%) and seventy-five percent (75%) of the contiguously zoned parcels in an MX-N zone shall be reserved for residential use.

17.24.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.24.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.24.60 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet.
- C. The rear building setback may be zero (0) 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 fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.24.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.24.080 Height of structures.

- A. The maximum structure height shall be thirty-five (35) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.24.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.24.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.24.110 Usable open space.

- A. New commercial developments shall provide a common outdoor, shaded sitting area for use by customers, **unless the Site Plan Review Committee determines the use does not require the shaded open space.** The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.

Commented [Gd51]: Not all uses need common outdoor, shaded sitting areas - suggestion: allow SPR Committee to determine if it is necessary for the use:

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B. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

C. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.24.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.24.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50. **110.**

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

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

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.24.140 Signs.

Signs placed in the MX-N zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.24.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mixed Use Neighborhood zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-N zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum ten (10) foot wide pedestrian path of travel between commercial sites and all residential sites within the MX-N zone.

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

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D. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.26

CORRIDOR MIXED USE ZONE

Sections:

17.26.010	Application.
17.26.020	Permitted uses.
17.26.030	Site area.
17.26.040	Lot dimensions.
17.26.050	Coverage.
17.26.060	Building setback areas.
17.26.070	Distance between structures.
17.26.080	Height of structures.
17.26.090	Driveways.
17.26.100	Off-street parking.
17.26.110	Usable open space.
17.26.120	Landscaping.
17.26.130	Screening, fences, and walls.
17.26.140	Signs.
17.26.150	General provisions and standards.

17.26.010 Application.

This chapter shall apply to all land within the Corridor Mixed Use (MX-C) zone.

17.26.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.26.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.26.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.26.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.26.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet.
- C. The rear building setback may be zero (0) 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 fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.26.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.26.080 Height of structures.

- A. The maximum structure height shall be fifty (50) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.26.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.26.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.26.110 Usable open space.

- A. New commercial developments with a site area over one (1) acre shall provide a common outdoor, shaded sitting area for use by customers, **unless the Site Plan Review Committee determines the use does not require the shaded open space.** The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.
- B. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.
- C. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development

Commented [Gd52]: Not all uses need common outdoor, shaded sitting areas - suggestion: allow SPR Committee to determine if it is necessary for the use

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site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.26.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.26.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

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

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

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.26.140 Signs.

Signs placed in the MX-C zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.26.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

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

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

D. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.28

DOWNTOWN MIXED-USE ZONE

Sections:

17.28.010	Application.
17.28.020	Permitted uses.
17.28.030	Site area.
17.28.040	Lot dimensions.
17.28.050	Coverage.
17.28.060	Building setback areas.
17.28.070	Distance between structures.
17.28.080	Height of structures.
17.28.090	Driveways.
17.28.100	Off-street parking.
17.28.110	Usable open space.
17.28.120	Landscaping.
17.28.130	Screening, fences, and walls.
17.28.140	Signs.
17.28.150	General provisions and standards.

17.28.010 Application.

This chapter shall apply to all land within the Downtown Mixed Use (MX-D) zone.

17.28.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.28.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.28.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.28.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.28.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

- A. No structure shall be placed within a building setback area.
- B. There is no front building setback area.
- C. The rear building setback may be zero (0) 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 fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.28.070 Distances between structures.

All distances allowed by the building code are allowed.

17.28.080 Height of structures.

- A. The maximum structure height shall be one hundred (100) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.28.090 Driveways.

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

17.28.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.28.110 Usable open space.

There is no standard requirement for minimum usable open space. However, conditional uses may be required to provide usable open space as a condition of approval.

17.28.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, **except where the setback area is covered by structures, parking, or driveways.**

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C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.28.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.110.

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

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

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.28.140 Signs.

Signs placed in the MX-D zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.28.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

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

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

D. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.30

OFFICE RESIDENTIAL ZONE

Sections:

17.30.010	Application.
17.30.020	Permitted uses.
17.30.030	Lot area.
17.30.040	Lot dimensions.
17.30.050	Site area per dwelling unit.
17.30.060	Coverage.
17.30.070	Building setbacks.
17.30.080	Distance between structures.
17.30.090	Height of structures.
17.30.100	Conversion to non-residential use.
17.30.110	Driveways.
17.30.120	Accessory structures.
17.30.130	Other setback standards.
17.30.140	Off-street parking.
17.30.150	Usable open space.
17.30.160	Landscaping.
17.30.170	Screening, fences, and walls.
17.30.180	Signs.
17.30.190	General provisions and standards.

17.30.010 Application.

This chapter shall apply to all land within the Office Residential (OR) zone.

17.30.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.30.030 Lot area.

- A. The minimum lot area shall be five thousand (5,000) square feet.
- B. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of this section.

17.30.040 Lot dimensions.

- A. The minimum lot frontage shall be forty (40) feet.
- B. The minimum lot width shall be fifty (50) feet for interior lots and 60 feet for corner lots.
- C. The minimum lot depth shall be ninety (90) feet.
- D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.30.050 Site area per dwelling unit.

The minimum site area per dwelling unit shall be three thousand (3,000) square feet.

17.30.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.30.070 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.
- C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.
- D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.
- E. The rear building setback area may be reduced to a minimum of five (5) if the lot is converted to non-residential use and the rear lot line is adjacent to an alley.
- F. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.
- G. 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.

H. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.30.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.30.090 Height of structures.

A. The maximum structure height shall be thirty-five (35) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.30.100 Conversion to non-residential use.

When an existing building that has been used as a residence is partially or fully converted to non-residential use, the following standards shall apply:

A. No exterior alterations or additions shall be permitted that significantly alters the original architectural style of the building.

B. Exterior alterations or additions to buildings shall be minimized to the extent possible.

17.30.110 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.

B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.

C. On key lots the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.30.120 Accessory structures.

Accessory structures may be located within a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum one hundred twenty (120) square feet.

B. The walls shall be at least three (3) feet from rear and side lot lines.

C. The roof eaves shall be at least two (2) feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

E. The plate line height shall be a maximum seven (7) feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.30.130 Other setback standards.

A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.

Commented [Gd53]: Suggested deletion - this requirement doesn't always make sense

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B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.

C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.

D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.30.140 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. 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.

C. Required parking spaces may not be provided in within any front or side building setback area. The rear of the lot may be used for parking for non-residential uses where there is access from an alley.

D. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

E. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.

F. No recreational vehicle or trailer shall be used as a residence.

G. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

H. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

I. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

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J. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.30.150 Usable open space.

A. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

B. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.30.160 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. 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 one hundred (100) percent of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty (40) percent of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots six thousand (6,000) square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.

2. One (1) street tree, a minimum fifteen (15) gallon size, shall be planted on all lots less than six thousand (6,000) square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.

3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars (\$50.00) for each required tree shall be collected when a building permit is requested. When

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the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars (\$50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars (\$50.00) for the required tree at the twelve (12) foot line.

G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with two (2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

17.30.170 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with **Section 17.50.110.** **and** 17.50.120.

17.30.180 Signs.

Signs placed in the OR zones shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.30.190 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.32

OFFICE ZONE

Sections:

17.32.010	Application.
17.32.020	Permitted uses.
17.32.030	Site area.
17.32.040	Lot dimensions.
17.32.050	Coverage.
17.32.060	Building setback areas.
17.32.070	Distance between structures.
17.32.080	Height of structures.
17.32.090	Driveways.
17.32.100	Off-street parking.
17.32.110	Usable open space.
17.32.120	Landscaping.
17.32.130	Screening, fences, and walls.
17.32.140	Signs.
17.32.150	General provisions and standards.

17.32.010 Application.

This chapter shall apply to all land within the Office (O) zone.

17.32.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.32.030 Site area.

The minimum site area shall be twenty thousand (20,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.32.040 Lot dimensions.

The minimum lot frontage shall be sixty (60) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.32.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.32.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of fifteen (15) feet.
- C. The rear building setback may be zero (0) 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 fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.32.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.32.080 Height of structures.

- A. The maximum structure height shall be fifty (50) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.32.090 Driveways.

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

17.32.100 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.

- C. New parking areas should be located behind or to the side of buildings, not between buildings and the street.

17.32.110 Usable open space.

There is no minimum requirement for usable open space.

Commented [Gd54]: Suggested deletion: parking can't have a five-foot setback when 17.54.090(B) states that parking can't be located in the front or street side setbacks, which are both 15 feet. The 15 ft. would take precedence over the 5 ft., since it's the more restrictive standard, per 17.02.100(A). Also applies to 17.20.100(B) where the front and street side setbacks are 15 ft.

17.32.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.
- C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.32.130 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with Section **17.50.110. and** 17.50.120.
- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.32.140 Signs.

Signs placed in the O zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.32.150 General provisions and standards.

- A. No business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.
- B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.34

LIGHT INDUSTRIAL ZONE

Sections:

17.34.010	Application.
17.34.020	Permitted uses.
17.34.030	Site area.
17.34.040	Lot dimensions.
17.34.050	Coverage.
17.34.060	Building setback areas.
17.34.070	Distance between structures.
17.34.080	Height of structures.
17.34.090	Driveways.
17.34.100	Off-street parking.
17.34.110	Usable open space.
17.34.120	Landscaping.
17.34.130	Screening, fences, and walls.
17.34.140	Signs.
17.34.150	General provisions and standards.

17.34.010 Application.

This chapter shall apply to all land within the Light Industrial (I-L) zone.

17.34.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.34.030 Site area.

A. The minimum site area for lots south of Houston Avenue shall be twenty thousand (20,000) square feet, unless a conditional use permit for smaller lots is approved, in accordance with Chapter 17.80.

B. The minimum site area for lots north of Houston Avenue shall be six thousand (6,000) square feet.

17.34.040 Lot dimensions.

The minimum lot frontage shall be sixty (60) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.34.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.34.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of ten (10) feet.
- C. The rear building setback may be zero (0) 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 fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.34.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.34.080 Height of structures.

- A. The maximum structure height shall be seventy-five (75) feet, except that the height of portions of structures set back at least two hundred (200) feet from any lot line may be up to one hundred (100) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.34.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Gated entrances shall be set back at least one hundred (100) feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

17.34.100 Off-street parking.

Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.34.110 Usable open space.

There is no minimum requirement for usable open space.

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17.34.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Landscaping shall be provided and permanently maintained in a setback area not less than ten (10) feet from a lot line adjoining a street.
- C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.34.130 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50. **110.**
- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.34.140 Signs.

Signs placed in the I-L zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.34.150 General provisions and standards.

- A. No business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.
- B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- C. Uses in the Kings Industrial Park are subject to the Performance and Development Standards adopted by the Hanford Redevelopment Agency for the Kings Industrial Park and are a part of the zoning code by reference.
- D. All open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.
- E. No use shall be permitted and no process, equipment or material shall be employed which is found by the planning department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or to involve any hazard of fire, explosion, hazardous or toxic waste, or radioactivity or to emit electrical disturbances which adversely affect commercial or electronic equipment outside the boundaries of the site.

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F. No solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system except in compliance with the applicable regulations of the Central Valley Regional Water Quality Control Board and city ordinances and policies.

G. No use shall be permitted, and no process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity or other forms of energy. This section also applies to the Kings Industrial Park.

H. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.36

HEAVY INDUSTRIAL ZONE

Sections:

17.36.010	Application.
17.36.020	Permitted uses.
17.36.030	Site area.
17.36.040	Lot dimensions.
17.36.050	Coverage.
17.36.060	Building setback areas.
17.36.070	Distance between structures.
17.36.080	Height of structures.
17.36.090	Driveways.
17.36.100	Off-street parking.
17.36.110	Usable open space.
17.36.120	Landscaping.
17.36.130	Screening, fences, and walls.
17.36.140	Signs.
17.36.150	General provisions and standards.

17.36.010 Application.

This chapter shall apply to all land within the Heavy Industrial (I-H) zone.

17.36.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.36.030 Site area.

The minimum site area shall be twenty thousand (20,000) square feet.

17.36.040 Lot dimensions.

The minimum lot frontage shall be sixty (60) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.36.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.36.60 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of ten (10) feet.
- C. The rear building setback may be zero (0) 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 fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.36.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.36.080 Height of structures.

- A. The maximum structure height shall be seventy-five (75) feet, except that the height of portions of structures set back at least two hundred (200) feet from any lot line may be up to one hundred (100) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.36.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Gated entrances shall be set back at least one hundred (100) feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

17.36.100 Off-street parking.

Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.36.110 Usable open space.

There is no minimum requirement for usable open space.

17.36.120 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

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B. Landscaping shall be provided and permanently maintained in a setback area not less than ten (10) feet from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.36.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50. **110.**

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

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

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.36.140 Signs.

Signs placed in the I-H zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.36.150 General provisions and standards.

A. No business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

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

C. Uses in the Kings Industrial Park are subject to the Performance and Development Standards adopted by the Hanford Redevelopment Agency for the Kings Industrial Park and are a part of the zoning code by reference.

D. All open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.

E. No use shall be permitted and no process, equipment or material shall be employed which is found by the planning department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or to involve any hazard of fire, explosion, hazardous or toxic waste, or radioactivity or to emit electrical disturbances which adversely affect commercial or electronic equipment outside the boundaries of the site.

F. No solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system except in compliance with the applicable regulations of the Central Valley Regional Water Quality Control Board and city ordinances and policies.

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- G. No use shall be permitted, and no process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity or other forms of energy. This section also applies to the Kings Industrial Park.
- H. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.38

PUBLIC FACILITIES ZONE

Sections:

17.38.010	Application.
17.38.020	Permitted uses.
17.38.030	Site area.
17.38.040	Lot dimensions.
17.38.050	Coverage.
17.38.060	Building setback areas.
17.38.070	Distance between structures.
17.38.080	Height of structures.
17.38.090	Driveways.
17.38.100	Accessory structures.
17.38.110	Off-street parking.
17.38.120	Usable open space.
17.38.130	Landscaping.
17.38.140	Screening, fences, and walls.
17.38.150	Signs.
17.38.160	General provisions and standards.

17.38.010 Application.

This chapter shall apply to all land within the Public Facilities (PF) zone.

17.38.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.38.030 Site area.

There is no minimum lot area.

17.38.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet.

17.38.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.38.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be twenty (20) feet from the front lot line.
- C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.
- D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.
- E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.
- 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.

G. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.38.070 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.38.080 Height of structures.

- A. The maximum structure height shall be fifty (50) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.38.090 Driveways.

- A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- C. Gated entrances shall be set back at least fifty (50) feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

17.38.100 Accessory structures.

Accessory structures may be located within a required rear or side building setback area subject to all of the following:

- A. The floor area shall be a maximum one hundred twenty (120) square feet.

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- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.38.110 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. Required parking spaces may not be provided in within any front, side, or rear building setback area.

17.38.120 Usable open space.

There is no required usable open space.

17.38.130 Landscaping.

- A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.
- B. Except for driveways and approved parking areas, all yard areas and setback areas visible from a public street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

17.38.140 Screening, fences, and walls.

- A. Fences and walls shall be provided on the site for each use in accordance with Section **17.50.110 and** 17.50.120.
- B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, AP, or CO zone district.
- C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.
- D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.38.150 Signs.

Signs placed in the PF zones shall be subject to the requirements and standards prescribed in Chapter 17.56, except that signs placed a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56

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17.38.160 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.40

AIRPORT PROTECTION ZONE

Sections:

17.40.010	Application.
17.40.020	Permitted uses.
17.40.030	Lot area.
17.40.040	Lot dimensions.
17.40.050	Dwelling units per lot.
17.40.060	Coverage.
17.40.070	Building setback areas.
17.40.080	Distance between structures.
17.40.090	Height of structures.
17.40.100	Driveways.
17.40.110	Accessory structures.
17.40.120	Other setback standards.
17.40.130	Off-street parking.
17.40.140	Usable open space.
17.40.150	Landscaping.
17.40.160	Screening, fences, and walls.
17.40.170	Signs.
17.40.180	General provisions and standards.

17.40.010 Application.

This chapter shall apply to all land within the Airport Protection (AP) zone.

17.40.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.40.030 Lot area.

There is no minimum lot area.

17.40.040 Lot dimensions.

A. The minimum lot frontage shall be forty (40) feet.

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B. The minimum lot width shall be eighty (80) feet for interior lots and ninety (90) feet for corner lots.

C. The minimum lot depth shall be one hundred (100) feet.

17.40.050 Dwelling units per lot.

Not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or conditional use in accordance with Chapter 17.80, or approved as a second dwelling unit in accordance with Section 17.60.030.

17.40.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.40.070 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be twenty (20) feet from the front lot line.
- C. The rear building setback shall be twenty-five (25) feet from the rear lot line.
- D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.
- E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

F. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.40.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.40.090 Height of structures.

- A. The maximum structure height shall be thirty-five (35) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.40.100 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.

B. ~~On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.~~

Commented [Gd55]: Suggested deletion - this requirement doesn't always make sense

17.40.110 Accessory structures.

Accessory structures may be located within a required rear or side building setback area subject to all of the following:

- A. The floor area shall be a maximum one hundred twenty (120) square feet.
- B. The walls shall be at least three (3) feet from rear and side lot lines.
- C. The roof eaves shall be at least two (2) feet from rear and side lot lines.
- D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.
- E. The plate line height shall be a maximum seven (7) feet high.
- F. The roof pitch shall be a maximum 4:12.
- G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.40.120 Other setback standards.

- A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.
- B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.
- D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.
- E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.40.130 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. 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.
- C. Required parking spaces may not be provided in within any front, side, or rear building setback area.
- D. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

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E. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood.

F. No recreational vehicle or trailer shall be used as a residence.

G. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

H. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

I. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited.

J. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.40.140 Usable open space.

There is no required usable open space.

17.40.150 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas, all yard areas and setback areas visible from a public street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

17.40.160 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section **17.50.110.**

17.40.170 Signs.

Signs placed in the PF zones shall be subject to the requirements and standards prescribed in Chapter 17.56, except that signs placed a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56.

17.40.180 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.42

CONSERVATION ZONE

Sections:

- 17.42.010 Application.**
- 17.42.020 Permitted uses.**
- 17.42.030 Lot area.**
- 17.42.040 Lot dimensions.**
- 17.42.050 Coverage.**
- 17.42.060 Building setback areas.**
- 17.42.070 Distance between structures.**
- 17.42.080 Height of structures.**
- 17.42.090 Driveways.**
- 17.42.100 Other setback standards.**
- 17.42.110 Off-street parking.**
- 17.42.120 Usable open space.**
- 17.42.130 Landscaping.**
- 17.42.140 Screening, fences, and walls.**
- 17.42.150 Signs.**
- 17.42.160 General provisions and standards.**

17.42.010 Application.

This chapter shall apply to all land within the Conservation (CO) zone.

17.42.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.42.030 Lot area.

There is no minimum lot area.

17.42.040 Lot dimensions.

There are no minimum lot dimensions.

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17.42.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.42.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be twenty-five (25) feet from the front lot line.
- C. The rear building setback shall be twenty-five (25) feet from the rear lot line.
- D. The side building setback area shall be twenty-five (25) feet from a street side property line.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.42.070 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.42.080 Height of structures.

- A. The maximum structure height shall be twenty (20) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.42.090 Driveways.

Driveways should be minimized to protect the maximum amount of open space. Driveways shall be the minimum width and length necessary to support the use, as determined by the Community Development Director.

17.42.100 Other setback standards.

Mechanical equipment shall be located a minimum of twenty-five (25) feet from any lot line.

17.42.110 Off-street parking.

- A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.
- B. 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.
- C. No parking spaces may not be provided within any front, side, or rear building setback area.

17.42.120 Usable open space.

There is no required usable open space.

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17.42.130 Landscaping.

Areas around buildings and parking areas that are disturbed shall be landscaped with natural landscape plants and materials that blend in with the natural environment on the site.

17.42.140 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section 17.50. **110.**

17.42.150 Signs.

Signs placed in the CO zones shall be subject to the requirements and standards prescribed in Chapter 17.56, except that signs placed a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56.

17.42.160 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.44

AIRPORT OVERLAY ZONE

Sections:

- 17.44.010 Application.**
- 17.44.020 Permitted uses.**
- 17.44.030 Definitions.**
- 17.44.040 Airport height zones.**
- 17.44.050 Airport height limitations.**
- 17.44.060 Markings and lights.**
- 17.44.070 Nonconforming structures and trees.**

17.44.010 Application.

- A. This chapter shall apply to all land within the Airport Overlay zone, as defined on the Zoning Map.
- B. The requirements of this chapter shall be considered in conjunction with the requirements of any base zone district. If a conflict exists between the requirements of the base zone district and this chapter, the requirements of this chapter shall apply.

17.44.020 Permitted uses.

- A. Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020 and Section 17.08.030 based on the base zone district in which the use is located.
- B. No use may create electrical interference with navigational signals for radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff or maneuvering of aircraft intending to use the airport.
- C. Uses shall be further restricted by this chapter and the policies and requirements of the Kings County Airport Land Use Compatibility Plan, and applicable requirements of the Federal Aviation Administration (FAA.).

17.44.030 Definitions.

For the purposes of this chapter, the following words and phrases when used in this chapter are defined as follows:

- A. “Airport” means the Hanford Municipal Airport.

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- B. "Airport elevation" means the highest point of the airport's usable landing area measured in feet from the sea level (two hundred forty-five (245) feet).
- C. "Approach surface" means the surface longitudinally centered on the extended runway center line, extending outward and upward from the end of the primary surface at a slope of twenty (20) to one. In plan, the perimeter of the approach surface coincides with the perimeter of the approach zone.
- D. "Conical surface" means a surface extending outward and upward from the periphery of the horizontal surface at a slope of twenty (20) to one for a horizontal distance of four thousand (4,000) feet.
- E. "Hazard to air navigation" means a height obstruction deter, mined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.
- F. "Height" means, for the purpose of determining the height limits in all zones set forth in this chapter and shown on the airport zoning map, the datum mean sea level elevation, unless otherwise specified.
- G. "Horizontal surface" means a horizontal plane one hundred fifty (150) feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone.
- H. "Kings County Airport Land Use Compatibility Plan" means the document so named and dated February 1994, as adopted and amended by the City.
- I. "Nonconforming use" means any preexisting structure, object of natural growth or use of land which is inconsistent with the provisions of this chapter or an amendment thereto.
- J. "Nonprecision instrument runway" means a runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight in nonprecision instrument approach procedure has been approved or planned.
- K. "Obstruction" means any structure, growth or other object, including a mobile object, that exceeds a height limit set forth in Section 17.44.050.
- L. "Primary surface" means a surface longitudinally centered on a runway. The primary surface extends two hundred (200) feet beyond each end of that runway. The width of the primary surface is five hundred (500) feet. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway center line.
- M. "Runway" means a defined area on the airport prepared for the landing and takeoff of aircraft along its length.
- N. "Structure" means an object, including a mobile object, constructed or installed by man, including but without limitation, buildings, towers, cranes, smokestacks, earth formations, and overhead transmission lines.
- O. "Transitional surface" means a surface which extends outward at a ninety (90) degree angle to the runway center line and the runway center line extended at a slope of seven (7) feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces.

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P. "Tree" means any object of natural growth.

Q. "Utility runway" means a runway that is constructed for, and intended to be used by, propeller driven aircraft of twelve thousand five hundred (12,500) pounds maximum gross weight and less.

R. "Visual runway" means a runway intended solely for the operation of aircraft using visual approach procedures.

17.44.040 Airport height zones.

A. There are hereby created and established airport zones that include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they relate to the airport. Such zones are shown on the Hanford Airport "Airspace Plan" of the Kings County Airport Land Use Compatibility Plan, which is on file in the Community Development Department of the City.

B. All structure heights within the Airport Overlay zone are subject to the policies and requirements of the Kings County Airport Land Use Compatibility Plan. A use located in more than one of the following zones is considered to be only in the zone with the more restrictive height limitation.

C. The airport height zones are defined as follows:

1. Utility Runway Visual Approach Zone. The inner edge of this approach zone coincides with the width of the primary surface and is five hundred (500) feet wide. The approach zone expands outward uniformly to a width of one thousand two hundred fifty (1,250) feet at a horizontal distance of five thousand (5,000) feet from the primary surface. Its center line is the continuation of the center line of the runway.

2. Utility Runway, Nonprecision Instrument Approach Zone. The inner edge of this approach zone coincides with the width of the primary surface and is five hundred (500) feet wide. The approach zone expands outward uniformly to a width of two thousand (2,000) feet at a horizontal distance five thousand (5,000) feet from the primary surface.

3. Transitional Zones. The transitional zones are the areas beneath the transitional surfaces.

4. Horizontal Zone. The horizontal zone is established by swinging arcs of five thousand (5,000) feet radii for runways designated as utility or visual from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.

5. Conical Zone. The conical zone is established as the area that commences at the periphery of the horizontal zone and extends outward there from a horizontal distance of four thousand (4,000) feet.

17.44.050 Airport height limitations.

A. No structure shall be erected, altered, maintained or no object of natural growth shall be allowed to penetrate into any airport height zone created by this chapter.

B. No nonconforming use, structure or object of natural growth shall be modified or permitted to grow such that the nonconformity is expanded or increased beyond that existing on the date of the adoption of this chapter.

17.44.060 Markings and lights.

Markings and lights, as determined necessary by the City Engineer and the Building Official to achieve the purposes of this chapter and the Kings County Airport Land Use Compatibility Plan, shall be installed, operated and maintained at the property owner's expense such.

17.44.070 Nonconforming structures and trees.

A. The regulations prescribed by this chapter shall not be construed to require the removal, lowering, or other change or alteration of any structure or tree below their existing height on the date of the adoption of this chapter, or otherwise interfere with the continuance of any use of said structure.

B. Notwithstanding the provisions of subsection A of this section, the owner of any existing structure or tree not conforming to the provisions of this chapter shall permit the installation, operation and maintenance thereon of such markers and lights, as shall be deemed necessary by the City Engineer and Building Official to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such markers and lights shall be installed, operated, and maintained at the expense of the City.

Chapter 17.46

DOWNTOWN EAST OVERLAY ZONE RESERVED

Sections:

~~17.46.010 — Application.~~

~~17.46.020 — Permitted uses.~~

~~17.46.030 — Lot area and dimensions.~~

~~17.46.040 — Dwelling units per lot.~~

~~17.46.050 — Frontage types.~~

~~17.46.060 — Off-street parking.~~

~~17.46.070 — Landscaping.~~

~~17.46.080 — China alley.~~

~~17.46.090 — Screening, fences, and walls.~~

~~17.46.100 — Signs.~~

~~17.46.010 — Application.~~

~~A. — This chapter shall apply to all land within the Downtown East Overlay zone, as defined on the Zoning Map.~~

~~B. — The requirements of this chapter shall be considered in conjunction with the requirements of any base zone district and the Hanford Downtown East Precise Plan. If a conflict exists between the requirements of the base zone district and the Hanford Downtown East Precise Plan, this chapter shall determine which requirements apply.~~

~~C. — Where the Hanford Downtown East Precise Plan is silent as to a standard or requirement, this title shall apply.~~

~~17.46.020 — Permitted uses.~~

~~A. — Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in Chapter 4 of the Hanford Downtown East Precise Plan and the land use tables in Section 17.08.020 and Section 17.08.030 based on the base zone district in which the use is located.~~

~~B. — Where Chapter 4 of the Hanford Downtown East Precise Plan and the land use tables in Section 17.08.020 and Section 17.08.030 are in conflict, the Hanford Downtown East Precise Plan shall apply.~~

~~C. — Where a use is not listed in the Hanford Downtown East Precise Plan but is listed in the land use tables in Section 17.08.020 and Section 17.08.030, the land use tables shall apply.~~

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~~D. Uses that are permitted in Chapter 4 of the Hanford Downtown East Precise Plan do not require a conditional use permit and shall meet the special conditions that apply to that use, as listed in said Chapter.~~

~~E. Where conflicts exist, an applicant may also appeal to the Community Development Director to determine which shall use shall be permitted based on existing conditions and surrounding uses.~~

~~17.46.030—Lot area and dimensions.~~

~~The minimum lot area and dimensions shall be consistent with the standards in the base zone district.~~

~~17.46.040—Dwelling units per lot.~~

~~The maximum dwelling units per lot shall be determined by Chapter 4 of the Hanford Downtown East Precise Plan.~~

~~17.46.050—Frontage types.~~

~~New buildings shall be constructed consistent with the frontage type standards in Chapter 4 of the Hanford Downtown East Precise Plan.~~

~~Where there is conflict between the frontage type standards and the building setbacks in the base zone district, the frontage type standards shall apply.~~

~~The Community Development Director may waive the building setback requirements for frontage types in Chapter 4 of the Hanford Downtown East Precise Plan. This shall not be construed to allow building encroachment into the public right of way beyond what is specifically permitted, nor to allow a building setback that is less than the minimum building setback of the base zone district.~~

~~17.46.060—Off-street parking.~~

~~A. New buildings shall meet the off-street parking standards in Chapter 4 of the Hanford Downtown East Precise Plan and Chapter 17.54 of this title.~~

~~B. If a conflict exists between the off-street parking standard requirements of Chapter 17.54 of this title and Chapter 4 of the Hanford Downtown East Precise Plan, the Hanford Downtown East Precise Plan shall apply.~~

~~17.46.070—Landscaping.~~

~~A. New buildings shall meet the landscaping standards in Chapter 4 of the Hanford Downtown East Precise Plan and Chapter 17.52 of this title.~~

~~B. If a conflict exists between the landscaping standards of Chapter 17.52 and Chapter 4 of the Hanford Downtown East Precise Plan, the Hanford Downtown East Precise Plan shall apply.~~

~~17.46.080—China alley.~~

~~New and remodeled buildings identified as being within China Alley per the Hanford Downtown East Precise Plan should consider and integrate the design guidelines in Chapter 5 of the Hanford Downtown East Precise Plan into their design. The design guidelines are not intended as strictly enforced rules, but as a tool to guide the design process.~~

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~~17.46.090—Screening, fences, and walls.~~

~~A. Fences and walls shall be provided on the site for each use in accordance with the base zone district.~~

~~17.46.100—Signs.~~

~~Signs shall be subject to the requirements and standards prescribed in the base zone district.~~

Chapter 17.48

HISTORIC OVERLAY ZONE

Sections:

17.48.005	Purpose.
17.48.010	Application.
17.48.020	Permitted uses.
17.48.030	Definitions.
17.48.040	Regulation of Improvements.
17.48.050	Designation of historic districts, buildings and sites.
17.48.055	Ordinary maintenance and repairs.
17.48.060	Minor improvement permits.
17.48.070	Historic resource permits.
17.48.080	Deviation from standards.
17.48.090	Appeals.
17.48.100	Building permits.
17.48.110	Lapse of permits.
17.48.120	Revocation.
17.48.130	Permits to run with the land.
17.48.140	Penalties for improvements without permits.
17.48.150	Design criteria.
17.48.160	Demolition of historic structures.
17.48.170	Substandard buildings.
17.48.180	Duty to keep in good repair.
17.48.190	Evidence of hardship.

17.48.005 Purpose.

The council finds the protection, enhancement, preservation and use of structures in districts of historic, architectural and engineering significance located within the city to be of cultural and aesthetic benefit to the community. It is further found that respect of the heritage of the city will enhance the economic, cultural and aesthetic standing of the city. The purpose of this chapter is to promote the general welfare of the public through:

A. The protection, enhancement, preservation and use of structures which represent past eras, events and persons important in history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, or which are unique and

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irreplaceable assets to the city and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived;

B. The development and maintenance of complementary settings and environment for such structures and/or districts;

C. The enhancement of property values; the stabilization of neighborhoods and areas of the city; the increase of economic and financial benefits to the city and its property owners and inhabitants; and the promotion of visitor trade and interest;

D. The preservation and encouragement of a city of varied architectural styles reflecting the cultural, social, economic, political and architectural phases of its history;

E. The educational and cultural enrichment of this and future generations by fostering knowledge of our heritage; and

F. The promotion and encouragement of continued private ownership and utilization of such structures so that the objectives set forth in this section can be attained under this policy.

17.48.010 Application.

A. This chapter shall apply to the area identified as “Historic Overlay Zone” as defined on the Zoning Map. The Historic Overlay zone is a geographically definable area, possessing a significant concentration and continuity of sites, building, structures, or objects unified by past events and aesthetically by plan and physical development.

B. This chapter shall also apply to all buildings and sites designated by the City Council as a historic building or historic site.

C. The requirements of this chapter shall be considered in conjunction with the requirements of any base zone district. If a conflict exists between the requirements of the base zone district and this chapter, the requirements of this chapter shall apply.

17.48.020 Permitted uses.

Uses shall be permitted or not permitted, conditional permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020 and Section 17.08.030 based on the base zone district in which the use is located.

17.48.030 Definitions.

For the purposes of this chapter, unless otherwise defined, the following words and phrases used in this chapter are defined as follows:

“Alteration” means any exterior change or modification, through public or private action, of any property located within a designated historic district or site or a designated historical building, including exterior changes to or the modification of a structure, architectural details or visual characteristics, such as paint color and surface texture, grading, surface paving, new structures, removal of trees and other natural features, disturbance of archeological sites or areas, and the placement or removal of any exterior objects, such as signs, plaques, light fixtures, street furniture affixed to the pavement, walls, fences, steps, plantings and landscape accessories affecting the exterior visual qualities of the property.

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“Contributing building” means a structure within a historic district which structure retains scale, mass and other architectural characteristics to the degree that it contributes to the sense of time and place of the immediate area and the district. The building may have individual architectural significance or may be one of a grouping of background buildings that jointly contribute to the character of the immediate area and the district. Contributing buildings may reflect interim modifications if those modifications do not irreparably detract from the character of the building or if the modifications reflect an architectural style or particular era important to the development of the city. Contributing buildings shall also include structures that have a strong historical tie to activities, events, or individuals important in the development of the city.

“Designated historic feature” means any improvement which has special historical, cultural, aesthetic or architectural character, interest or value as part of the development, heritage or history of the city, the state or the nation and which has been designated as such pursuant to the provisions of this chapter.

“Designated historic site” means a parcel of property, or part thereof, on which a designated historic building is situated, and any abutting parcel or part thereof constituting part of the parcel of property on which the designated historic building is situated, and which has been designated a designated historic site pursuant to the provisions of this chapter.

“Exterior architectural feature” means the architectural elements embodying the style, design, general arrangement and components of all of the outer surfaces of an improvement, including without limitation, the kind, color and texture of the building materials, and the type and style of all windows, doors, lights, signs and other fixtures appurtenant to such improvement.

“Historic district” means the area within the Historic Overlay zone, as defined on the Zoning Map.

“Improvement” means any building, structure, place, parking facility, fence, gate, wall, work of art, or other object constituting a physical improvement of real property, or any part of such improvement.

“Noncontributing building” means a structure within a historic district which, in its present condition, does not contribute to the sense of time and place of the immediate area and the district. “Noncontributing building” may include those buildings constructed after the time period featured in a historic district or buildings in which the historical characteristics have been irreparably modified. “Noncontributing building” may also include buildings which, while noncontributing at present, may become contributing through the application of appropriate design criteria.

“Preservation” means the identification, study, protection, restoration, rehabilitation or enhancement of historical resources.

17.48.040 Regulation of Improvements.

No improvement or exterior architectural feature of any improvement shall be constructed or altered or enlarged which is located in the Historic Overlay District or identified as a historic site outside the District unless a permit is issued pursuant to the terms of this chapter. The section shall not apply to any interior alteration which has no effect on the condition or appearance of any exterior architectural feature of an improvement. No structure listed on a State or National Register shall be moved or demolished unless a permit is issued pursuant to the terms of this chapter.

17.48.050 Designation of historic districts, buildings and sites.

A. For the purposes of this chapter, an improvement may be designated a historic building and property may be designated as a historic site by the City Council pursuant to this section if any one of the following criteria is met:

1. Historical and Cultural Significance.

- a. The structure, property or district proposed for designation is representative of a distinct historical period, type, style, region or way of life;
- b. The structure, property or district proposed for designation is, or contains, a type of building or buildings which was once common but is now rare;
- c. The structure, property or district proposed for designation was connected with someone renowned or important or a local personality;
- d. The structure, property or district proposed for designation is connected with a business or use which was once common but is now rare;
- e. The structure, property or district proposed for designation represents the work of a master builder, engineer, designer, artist or architect whose individual genius influenced his era;
- f. The structure, property or district proposed for designation is the site of an important historic event or is associated with events which have made a meaningful contribution to the nation, state or community; or
- g. The structure, property or district proposed for designation has a high potential of yielding information of archeological interest.

2. Historic, Architectural and Engineering Significance.

- a. The structure, property or district proposed for designation exemplifies a particular architectural style or way of life important to the city;
- b. The structure, property or district proposed for designation exemplifies the best remaining architectural type of a neighborhood; or
- c. The construction materials or engineering methods used in the structure or district proposed for designation embody elements of outstanding attention to architectural or engineering design, detail, material or craftsmanship.

3. Neighborhood and Geographic Setting.

- a. The structure materially benefits the historic character of the neighborhood;
- b. The unique location or singular physical characteristic of the structure or district proposed for designation represents an established and familiar visual feature of the neighborhood, community or city;
- d. The preservation of a structure is essential to the integrity of the district.

B. Historic buildings or sites shall be designated by the City Council in the following manner:

- 1. Any person may request the designation of an improvement as a historic building or site by submitting an application for such designation to the Community Development Department. The

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Community Development Department or the City Council may also initiate such proceedings on its own motion.

2. The Community Development Department shall conduct a study of the proposed designation and make a preliminary determination, based on such documentation and other information as it may require, whether the building site or district should be considered for historic designation. If the Community Development Department determines that the application merits consideration, it shall schedule a public hearing before the City Council within sixty (60) days of such determination.

3. The decision of the Community Development Department that the building, site or district should not be considered for historic designation may be appealed to the City Council in accordance with the provisions of Section 17.48.090.

4. Notice of the date, place, time and purpose of the public hearing shall be given by first-class mail to the applicants, owners and occupants of each building site or district at least ten days prior to the date of the public hearing, using the name and address of such owners as shown on the latest equalized assessment rolls, and shall be advertised once in a daily newspaper of general circulation at least ten days prior to the public hearing.

5. At the conclusion of the public hearing, but in no event more than thirty (30) days after the date set for the public hearing the City Council may approve in whole or in part, or deny in whole or in part, the application. The decision of the City Council shall be in writing and submitted to the applicant.

6. Failure to send any notice by mail to any property owner whose address is not shown on the latest equalized assessment rolls shall not invalidate any proceeding in connection with the proposed designation. The Community Development Department and City Council may also give such other notice as they may deem desirable and practicable.

C. Determinations of Contributing and Noncontributing Buildings. In conjunction with the designation of an historic district, the Community Development Department shall recommend and the City Council shall designate all buildings within the proposed district as either contributing or noncontributing.

17.48.055 Ordinary maintenance and repairs.

A. Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on any property subject to this chapter if the maintenance or repair does not involve a change in the design, material, color or external appearance thereof.

B. This chapter shall not prevent the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when the Building Official certified to the City Council that such action is required for the public safety due to an unsafe or dangerous condition which cannot be rectified through the use of the Historical Building Code of the State of California.

C. No permit shall be required for ordinary maintenance and repairs as defined in this section.

17.48.060 Minor improvement permits.

A permit for minor improvements including, without limitation, such as repainting in accordance with a color palette approved by the City Council or replacement of minor landscaping features, may be issued by the Community Development Director.

17.48.070 Historic resource permits.

A. A historic resource permit shall be required for any alteration of the exterior features of a building within a designated historic district, or a designated historic building or site, or to construct a new building or improvements upon property within a designated historic district except as otherwise provided in this Chapter 17.48, the City Council shall determine whether a historic resources permit shall be issued. A permit shall not be required for ordinary maintenance and repairs as defined in this section.

B. Permit Procedures. An application for a historic resource permit shall be made on a form prescribed by the Community Development Department and shall be accompanied by the fees established by resolution of the City Council. The application shall include the information required by Section 17.60.020 for site plan review, complete elevation drawings of the proposed alterations, samples of proposed colors and materials, color photographs of all sides of any existing improvement, building or structure on the site, and such other information as may be required by the community development department. If applicable, the application shall include the information required by Chapter 17.58 (permit for conditional uses) and Chapter 17.62 (planned unit development).

Applications for permits requiring City Council approval shall be placed on the next regular meeting of the City Council. The City Council may approve, approve with conditions, or deny the permit.

17.48.080 Deviation from standards.

The Community Development Department or City Council are granted the authority to approve deviations from the provisions of this title if the Community Development Director or City Council finds that the deviation is necessary to achieve the purposes of this chapter and that the deviation will not adversely affect the public health, safety and general welfare of the citizens of Hanford.

17.48.090 Appeals.

A. Within ten days following the date of a decision by the Community Development Department, the decision may be appealed to the City Council by the applicant or any other party adversely affected by the decision of the Community Development Department.

B. An appeal application and required fee shall be filed with the Community Development Department and shall state specifically the basis for the appeal.

C. Within sixty (60) days after the date of receipt by the Community Development Department of the appeal application and fee, the City Council shall hear the appeal. A time period greater than sixty (60) days may be agreed upon by the appellant and the city. The community development department shall give a ten-day written notice to the appellant of the time and meeting place of the hearing of the appeal.

D. Upon the conclusion of the hearing by the City Council, the City Council may render its decision immediately or may continue its decision until its next regular meeting. The City Council shall declare its findings and may sustain, modify, reject or overrule the decision of the community development department.

17.48.100 Building permits.

Before a building permit shall be issued for any structure, improvement or building proposed as part of the approved historic resource permit application, the building department shall secure written approval from the Community Development department that the proposed improvements are in conformity with an approved historic resource permit. Before a building, improvement or structure may be occupied, the community development department shall notify the chief building inspector that the site and such building improvement or structure thereon have been developed in conformity with an approved historic resource permit.

17.48.110 Lapse of permits.

A. An historic resource permit shall lapse and become void one year following the date on which the permit became effective, unless the conditions of approval specify a lesser or greater time or unless, prior to such expiration date, a building permit is issued by the chief building inspector and construction is commenced and diligently pursued toward completion on the site which was the subject of the historic resource permit application.

B. A permit may be renewed for an additional period of one year or for a lesser or greater period provided that, prior to the expiration of the time period granted, an application for renewal of the permit is filed with the community development department. The community development department may approve, approve with conditions, or deny an application for the renewal of a permit.

17.48.120 Revocation.

A. Should the holder of a historic resources permit violate any provision of this title or any condition of approval of the historic resources permit, the historic resources permit shall be automatically suspended.

B. The Community Development Department shall provide the holder of the historic resources permit with written notice of the suspension, which notice shall identify the reasons for the suspension and may instruct the holder of the historic resources permit to immediately terminate any and all activities, including, without limitation, construction or renovation work being performed pursuant to the historic resources permit.

C. Within thirty (30) days of the date of the automatic suspension of the historic resources permit, the City Council shall hold a hearing and receive evidence whether the historic resources permit should be reinstated, revoked or whether additional conditions or restrictions should be placed upon the historic resources permit or other actions should be taken by the holder of the historic resources permit in order to ensure compliance with the provisions of the historic resources permit and this title.

17.48.130 Permits to run with the land.

A historic resource permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application.

17.48.140 Penalties for improvements without permits.

When any improvements are made, or installed to a building improvement or structure where a historic resource permit is required, without the issuance of a historic resource permit, the owner

of the site and occupant of the building, improvements or structure thereon shall be subject to completing the application process and a penalty fee of double the standard processing fee.

17.48.150 Design criteria.

A. The design criteria set forth in this section are intended to provide a guidance to both the City Council and Community Development Department and property owners regarding the improvements to structures, buildings, improvements or sites designated as historic or located in historic districts. The design criteria set forth in this section shall be used in evaluating applications for historic resource permits and for other related issues as determined by the community development department.

1. Contributing Buildings. The design criteria shall be used to insure the preservation and enhancement of the historical and architectural characteristics of the historic structures through restoration of those structures. The restoration of a structure to their exact former appearance shall be permitted but not required.

2. Noncontributing Buildings Constructed Prior to 1935. The design criteria shall be used to ensure that modifications or alterations do not increase the noncontributing characteristics of the structure. The application of the design criteria to rehabilitate or renovate a structure to become a contributing building shall be encouraged.

3. Noncontributing Buildings Constructed After 1935. The design criteria shall be used to ensure that modifications or alterations to nonconforming structures do not increase the nonconforming characteristics of the structure or do not add to the intrusive character of the structure.

4. New Construction. The design criteria shall be used for new construction to achieve compatibility and harmony with surrounding structures and the historic district.

B. Design Guidelines. The following design guidelines are to be used to formulate plans for the rehabilitation, preservation, and continued use of old buildings consistent with the intent of this chapter. The guidelines apply to buildings of all occupancy and construction types, sizes and materials and to all permanent and temporary construction on the exterior of historic buildings as well as new attached or adjacent construction.

1. Every reasonable effort shall be made to use the building, structure or site for its originally intended purpose or for a compatible use which requires minimum alteration of the building, structure or site.

2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.

3. All buildings, structures and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. Such changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be preserved.

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6. Deteriorated architectural features shall be repaired, rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. The repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods which will damage the historic building materials shall not be used.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any building, structure or site.

9. Contemporary design for alterations and additions to existing buildings, structures or site shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, materials and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired.

11. Interior features of historical significance, such as stairways, light wells, pressed metal ceilings, ornate woodwork, and the like should be integrated into the design of any adaptive use.

C. Rehabilitation Standards. The provisions of this subsection are intended to provide reasonable design for the rehabilitation of historic buildings so that the basic historic and architectural presentation of the buildings is retained and enhanced.

1. Storefronts.

a. Where original old store fronts remain, their appearance should not be altered. Such store fronts should be repaired and preserved. Where store fronts have been altered, the original design should be determined by examining photographs from the period and by investigating any original architectural fabric which remains beneath the changes. As much original material and detail should be retained in the rehabilitation as possible. Retention of cast iron elements is particularly important for structural and waterproofing reasons. Wood or stone steps, stone sills, and other elements which contribute to the character of store front entries should be preserved.

b. Where most of the existing architectural design dates from an interim remodeling and where such remodeling adds to the historical character of the historic district, rehabilitation may conform to the period of such remodeling and not to the original design.

c. Where the original design cannot be determined or where financial considerations preclude full-scale rehabilitation of a store front which has already been altered, a design which is not a pure rehabilitation but which is in keeping with the design of the rest of the building may be appropriate. The general proportions, materials, colors, rhythm of solids to voids, repetition of design elements, and directional expression (the effect of verticality or horizontally common to the street should be followed in designing new store fronts. The use of materials not in existence when a store front was built should be discouraged in its rehabilitation.

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d. The architectural integrity of a buildings storefront in the historic district should be preserved. Accessories, such as light fixtures, which do not imitate the designs of these eras should be prohibited. Designs appropriate to the years during which the buildings in the historic district were constructed should be encouraged.

e. Canvas awnings are traditional to the historic district and are an acceptable element of store fronts. The size and scale of awnings should be appropriate to the building to which they are attached, based on photographic and documentary evidence. Color choice should be made with discretion. Metal awnings, glass awnings and glass canopies are not in keeping with the prevailing character of the historic district and may be prohibited. To avoid obscuring building elements on the upper stories, canopies and awnings should not be permitted above the ground floor unless documented by photographic evidence.

f. Wooden balconies, canopies and porches are traditional to some buildings within the historic district and are an acceptable element of store fronts where such features can be appropriately documented. The recreation of such elements should be carefully considered to ensure that they are a faithful reproduction of original features, based on photographic and documentary evidence. Interim building modifications which in themselves represent an important historic era or architectural style in the development of the area should not, however, be obscured or destroyed in the rebuilding of such features.

2. Windows and Doors.

a. Where they still exist, the original sills, lintels, frames, sash, muntins, and glass of windows and transoms should be preserved. The original doorway elements, including sills, lintels, frames and the doors, should also be retained. When they must be replaced, the replacements should duplicate the originals in design and materials.

b. Glass in windows, doors and transoms should be clear, except where documentary evidence indicates the original use of colored glass. Plastic materials should not be used in place of glass. Any existing small paned transoms should not be obscured on the exterior.

c. The original proportions of wall openings should be retained. The blocking of any existing opening to accommodate standard sash and glass sizes, to hide ceilings lowered beneath the tops of existing windows, or for any other reason should not be allowed.

d. Decorative wood or metal lintels, brackets and any other window or doorway trim should be preserved and should be restored where possible.

e. In rehabilitation, the original number of panes in glassed areas should be used.

3. Cornices.

a. Cornices should be restored to their original appearance, using original materials where possible and duplications of the original where necessary. Original materials were wood, plaster or metal.

b. In some instances, duplication of the original cornice using contemporary materials may be necessary, although the use of materials in existence when the original was constructed is the preferred treatment.

c. Where the use of the original materials is not feasible, surviving cornice elements should be retained and repaired. An alternative to full-scale rehabilitation may be the construction of a new

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cornice of contemporary but sympathetic design in the same design relation to the rest of the building as the original cornice.

d. Where possible, brick corbels should be restored and treated in the same manner as brick wall surfaces.

e. Gutters, downspouts and flashings should be inconspicuous.

4. Roofs.

a. Roofs retaining their original shapes should be maintained. In some cases, where roof shapes have been altered, restoration to original appearance may be possible.

b. Contemporary roofing materials shall be acceptable. Where roofs are visible, roofing materials should be dark. Flashings should be unobtrusive.

c. Pseudo-mansard roofs applied to store fronts should only be considered when photographic evidence indicates the prior existence of such features and should be reconstructed to be consistent with such prior features.

5. Building Materials.

a. Brick.

i. Brick is a dominant building material in the historic district. Brick should be treated and maintained in a manner which will preserve it and should not be treated in a manner which will deface it or accelerate deterioration. Brick should not be covered by synthetic brick or stone, or wood shingles, by wood or aluminum siding, or by synthetic materials of any other kind.

ii. Sandblasting accelerates the deterioration of brick and should not be used. Sandblasting gouges the mortar joints between bricks, admitting water which freezes, expands and breaks the bricks.

iii. Brick may be cleaned by applying mild chemical solvents, by scrubbing with stiff nonferrous brushes, or by spraying with water under high pressure.

iv. Brick which has already been sandblasted should be treated with clear silicone every two or four years to repel water. However, treating with silicone is not the equivalent of retaining the original glaze.

v. When repointing is necessary to replace deteriorated mortar or to stop water damage, loose mortar should be raked out to a depth of approximately one-half inch to one inch in both vertical and horizontal joints and the brick washed to remove small particles which remain. Joints should not be sawed.

vi. When deteriorating brick must be replaced, replacements should match the old brick in color, texture, size and coursing technique. Mortar should be painted to match existing joints. Replacement brick should be laid in the same bond as the original.

vii. Repainting shall be preferable to cleaning brick which has previously been painted. Painting brick which has not previously been painted is an appropriate way to unify a facade for which the original brick color, size, texture, coursing technique, and mortar appearance cannot be matched in repair work and in which such inconsistency is visually disruptive.

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viii. Many of the buildings in the historic district have been stuccoed. Stucco is very difficult to remove from brick, especially soft brick, and therefore its removal is not recommended. Although stucco may be removed laboriously by use of a hammer and chisel, the chisel marks often mark the brick. If wire mesh was attached to the brick to hold the stucco, the mesh may be pulled from the surface of the brick to remove the stucco.

b. Wood. Wood is not common as a primary structural material in the historic district. Wood frame accessory features, such as skylights, however, should be retained as they constitute important elements of the buildings and offer unique opportunities for variation in mass, color and texture. Restoration techniques should be as gentle as possible and should not include sandblasting. Where the replacement of wooden exterior features or portions of such features is necessary, the new structure should be constructed to resemble, as closely as possible, the original structure.

c. Metals. Architectural metals are utilized as an exterior structural element in several buildings within the historic district. They constitute an important architectural feature and should be preserved. Cast iron store front frames should be treated sensitively and covered with a protective paint or sealer. Pressed metal cornice and trim elements should likewise be protected.

D. New Construction Standards. The construction standards proposed in this subsection are based on a combination of existing and historical design elements common to the historic district building materials common and identify the downtown Hanford commercial buildings. The standards will help to assure that new design, while contemporary, will be compatible with the existing building character. The building design shall be consistent with the historical design elements found on adjacent buildings and the total character of the streetscape.

1. "Wild West" theme construction typified by false front architecture embellished with gingerbread-style detail, board-and-batten siding, and bright colors are not appropriate and shall not be an acceptable building motif.

2. New construction should maintain the continuity of existing rows of buildings or help to establish such continuity. Facades should be constructed at the property line facing the street.

3. The front and side walls of new construction should be parallel to the property lines. Polygonal and circular shaped buildings shall be prohibited.

4. New buildings should be constructed to within ten percent of the average height of the existing adjacent buildings. The maximum height of any new building should be fifty (50) feet. The minimum height should be twenty (20) feet. Sidewalk level commercial spaces should have a minimum ceiling height of ten feet from the floor.

5. Brick is the preferred exterior material for new construction. The color and texture should be similar to that of brick historically used in the city. Stuccoed surfaces may be permitted on a limited basis. The use of wood, synthetics and metal siding shall be prohibited.

6. A new facade should be rectangular in shape and its proportions (width in relation to height) should be consistent or compatible with the proportions of adjacent historic buildings. The principal directional expression of new facades may be horizontal or vertical. Facades of one-story buildings should be organized into three horizontal or vertical bands: store front, solid wall space above the store front, and cornice with or without parapet. Two-story buildings should be organized into three or four horizontal bands: store front, horizontal band (optional), second floor, and cornice (with or without parapet). Such bands should align with those of adjacent buildings.

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7. Facades should be organized into three, four or five bays. The directional expression of windows and doors should be vertical, though several vertical elements may be combined to form a horizontal opening.

8. New construction details should approximate the character of historic details found in the historic district. The reproduction of historic building details shall be discouraged, except where the reconstruction of historic buildings may be appropriate.

9. New store fronts should approximate the character of those built in the past within the historic district: the double doors of some of the oldest buildings, the recessed entries with flanking showcases of the 1880-1940 period, and others which can be photographically documented. Store fronts with recessed entries should be divided into three bands: a transom band, a band of display windows, and a small spandrel or paneled band under display windows. Proportions of store fronts should be consistent with those of historical store fronts. Store fronts should be ten feet high, including the transom band. Metal store front elements should not leave exposed the natural color of the metal. Dark anodized finishes shall be preferred, as are colors traditionally used in the historic district.

10. Awnings or triangular sidewalk roofs attached above street level store fronts should be encouraged.

11. False fronts or parapet walls should conceal roofs from the public view. Mansard, free form, and geometric roof shapes shall be prohibited.

12. The scale of new construction should be harmonious with that of adjacent buildings. Materials, signs and other elements of new construction should be consistent with the scale of similar elements found in adjacent historic buildings.

13. Those sections of the rehabilitation standards set forth in subsection C of this section discussing store front design, canopies, and awnings shall also apply to new construction.

E. General Building Standards. The standards set forth in this subsection should be applied to all alterations or new construction in the historic district.

1. Color.

a. Exterior colors should harmonize with other colors on the same building and on the streetscape. Exterior colors should complement the colors of neighboring buildings and should be selected to be mutually supportive and beneficial to the overall historic character of the streetscape.

b. Where wood or metal surfaces of windows, doors, porches and details, other than cornices, are to be painted, the following colors shall be used: During the early twentieth century, muted colors and earth colors were favored. They included gray, dark brown, dark green, blue gray, beige, brick red, and terra cotta. A slightly grayish-white paint, was frequently used for major surface areas and for details. This grayish-white is an appropriate choice for window sash and frames and for other details. In some instances, black or dark gray may be appropriate for the fixed window or door frame. If the original color of a cornice cannot be determined, grayish-white, buff or sandstone color are preferred choices.

c. Where brick has been painted, repainting in a color which approximates that of the natural brick is appropriate. Mortar joints might also be suggested in a color approximating the natural color of the mortar (not a pure white). Depending on the paint history of a building, grayish-white

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paint may be an acceptable alternative for the facade. Where brick was unpainted and remains unpainted, the use of paint on the exterior shall be discouraged, since unpainted brick is a strong design tradition in the historic district.

d. Paint colors which were not produced or used during the early twentieth century should be discouraged in the historic district. Bright, new colors are to be avoided, even when used sparingly.

2. Signs.

a. General Requirements. Signs shall be designed to contribute to the quality of the historic commercial environment. Within the historic district, each business shall be limited to one primary sign, except those businesses on corners which may have a sign on each street. Each business may also appropriately establish one sign directly lettered onto the window glass or the glass in the doors. Signs in the historic district shall be pedestrian oriented in size and shape. Graphics shall be simple and bold. Signs shall be flush with the wall since they usually complement architectural elements more effectively than projecting sign. Wall mounted can or cabinet type internally illuminated wall signs are not permitted. Symbolic, three-dimensional signs (such as a barber pole or a pawn shop symbol) shall be encouraged. Paper signs attached to the interiors or exteriors of store windows shall be discouraged, except where temporary presentation for public notice requires such treatment. The height of new signs shall not extend above the window sills of the second floor. Signs on one-story buildings shall not project above the cornice line, and all roof-mounted signs shall be precluded.

b. Area of Permanent Signs.

i. Each ground floor tenant may have a maximum of one square foot of signage for each linear foot of business establishment on his primary frontage (that portion of the building occupied by the business which faces a street and contains the main entrance), with a twenty-five (25) square foot minimum sign area, regardless of the width of such primary frontage.

ii. Each ground floor tenant may have a maximum of one-half square foot of signage for each linear foot of secondary frontage (that portion of the building occupied by the business and facing an alley, street, adjacent building, parking lot, or the like).

iii. Each ground floor tenant may have one sign located at each entrance attached below the marquee or canopy which shall not exceed six square feet per sign face and with a minimum ground clearance of seven feet above the sidewalk grade. Such sign shall not count against the maximum sign area allowed for a business frontage.

iv. Each basement and second and third story tenant may have painted window signs at a maximum of thirty (30) percent of the businesses' total window area on a given frontage.

v. Each basement and second and third story tenant may also use the awning skin above his businesses' windows for signage based on thirty (30) percent of the window area.

vi. Basement and second and third story tenants may use a maximum of fifty (50) percent of the entrance door area (the street entrance leading up to the second story) for a directory type sign to be placed on the door or on the wall beside the door.

vii. Where second stories are occupied by only one tenant, the tenant may use the skirt of the awning above the entrance door (the street entrance leading up to the second story) for signage.

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viii. Multi-tenant buildings or businesses within a row of buildings shall be permitted a directory type sign located on a building with each business allowed up to an eight-inch by thirty-six (36) inch sign per directory. Such a sign will not count against the maximum sign allowance for the business frontages.

ix. Pole signs shall not be permitted except under special circumstances where a sign on a building is not appropriate and where such is approved by the community development department.

c. Temporary signs.

i. Each building tenant may use one of the following two types of temporary signs, but not both at the same time:

(A) Basement, ground and second and third story tenants may use a maximum of twenty-five (25) percent of their total window area along a single frontage for temporary signage. Such promotional or sale signs shall only be used for a period of seven consecutive days per month with at least a thirty (30) day period between sign displays. Such signs shall be of professional quality.

(B) Each building tenant shall be permitted to use one portable sign only on Fridays and Saturdays which sign is a maximum of three and one-half feet high and two feet wide. Such signs shall be placed immediately adjacent to the building and not next to the curb or anywhere else in the sidewalk area. Portable signs shall be removed and placed inside the business each afternoon or early evening on Fridays and Saturdays before the business closes.

ii. Commercial banner type signs on buildings or store fronts shall be prohibited except for grand openings and community events. Such signs shall only be used for a period of fourteen (14) days and then be removed. Such signs shall be of professional quality. Except for dealerships of cars, trucks, motorcycles, recreational vehicles and boats, and temporary parking lots sales which require outdoor display, canvas, plastic, cloth, paper or other types of banners or streamers suspended across private property, buildings or structures shall not be permitted. "Grand Opening" banners are permitted as stated above.

d. Brand Names or Product Signs. Registered trademarks, the portrayal of specific commodities, or signs advertising an individual brand of products shall not exceed ten percent of the total sign area. If the trademark or commodity represents the principal activity conducted, a maximum of twenty-five (25) percent of the total sign area for trademark use.

f. Sign Approval Process. All signs prior to their use and installation shall require a permit and shall be approved for consistency with this chapter.

g. Deviations from Sign Standards. The community development department or the City Council are granted the authority to approve deviations from the provisions of this section as allowed pursuant to Section 17.48.080.

3. Roof-Mounted Equipment. Roof-mounted equipment should be located so that it is not generally visible from the adjoining streets or alleys and does not detract from the lines of the building.

4. Energy Conservation. The conservation of energy should be considered in the review of building rehabilitations so that within the historical context of a building the conservation of energy resources is maximized.

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5. Additional Design Criteria. The City Council may adopt, by resolution, such additional design criteria as may be desirable to further implement and clarify this section. Such criteria shall be consistent with the purposes and intent of this chapter.

6. Other Provisions. The following rules and regulations are incorporated by this reference into the design criteria set forth in this section:

a. The Secretary of the Interior Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings;

b. California Code of Regulations, Title 14, Part 8: State Historical Building Code.

17.48.160 Demolition of historic structures.

A. Notices Required. The demolition, wholly or partially, of a contributing building in a historic district or a designated historic building shall be prohibited unless the property owner of such structure gives the community development department one hundred eighty (180) days' prior written notice that such demolition is planned for such structure. Subject to the provisions of subsection B of this section, no application to the city for a permit to carry out such demolition shall be accepted during said one hundred eighty (180) day notice period. Following the receipt of such notice, the City Council may take such steps as it determines are necessary to preserve the structure concerned. The City Council, among other things, may:

1. Seek local trusts and other financial sources which may be willing to purchase the structure for restoration;
2. Publicize, with the owner's consent, the availability of the structure for purchase for restoration purposes;
3. Make offer concerning the acquisition of development rights or facade easements and the imposition or negotiation of other restrictions for the preservation of the structure;
4. Investigate possible sites for the relocation of the structure; and
5. Direct city staff to purchase the structure pursuant to a development plan where it does not appear that private preservation is feasible.

B. Waivers of Notices.

1. The City Council, upon the request of the property owner, may waive the requirement of one hundred eighty (180) days' prior written notice if the action planned for the structure involves:

- a. An emergency repair to, or removing an unsafe condition of, the structure; or
- b. The relocation of the structure to a site approved by the City Council; or
- c. Relief of extreme financial hardship to the owner of the structure as set forth in Section 17.48.190.

2. A request by a property owner for the waiver of a notice shall be considered by the City Council at its next regular meeting after the filing of such request in writing with the Community Development Department; however, if the request is filed within ten days of the next regular meeting of the City Council, the request shall be placed on the agenda of the City Council's second regular meeting following the filing of the request.

17.48.170 Substandard buildings.

The Building Official or the Fire Marshal shall notify the Community Development Department whenever such official declares a designated historic building or structure within a historic district to be a substandard or dangerous building.

Upon the receipt of notice from the Building Official or the Fire Marshal, the City Council shall evaluate the historic and architectural merit of the structure and shall provide recommendations to the Building Official within thirty (30) days.

17.48.180 Duty to keep in good repair.

The owner, occupant or other person in actual charge of a designated historic building or site, structure or building in an historic district shall keep in good repair all of the exterior portions of such site, improvement, building or structure, and all interior portions thereof whose maintenance is necessary to prevent the deterioration and decay of any exterior architectural feature.

17.48.190 Evidence of hardship.

The City Council may approve an application for a permit to carry out any proposed work in an historic district or on a historic site, structure or building if the applicant presents clear and convincing evidence of facts demonstrating, to the satisfaction of the City Council, that denial or the application will cause immediate and substantial hardship on the applicant because of conditions peculiar to the particular building, structure or site or other feature involved, and that the approval of the application will be consistent with the purposes of this title. If a hardship is found to exist under this section, the City Council shall make written findings to that effect.

Chapter 17.50

DEVELOPMENT STANDARDS

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17.50.010 Purpose and applicability.

The purpose of this chapter is to establish development standards in order to preserve, protect, and promote the public health, safety, and general welfare of the city, and to minimize environmental impacts and land use conflicts.

17.50.020 Applicability.

This chapter shall apply to uses within all zone districts, unless specifically stated otherwise.

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17.50.025 Nuisance.

No use shall create a nuisance due to noise, odor, dust, mud, smoke, steam, vibration, light or other similar causes.

17.50.030 Waste materials.

Waste materials that are associated with any use that cause fumes or dust, that may be a fire hazard, or that are edible by, or otherwise attractive to, rodents or insects, shall be stored in closed containers.

17.50.040 Air pollution.

No use shall cause the emission of any smoke, ash, dust, fumes, vapors, gases or other forms of air pollution that can cause damage to human health, vegetation, or other forms of air pollution that can cause excessive soiling on any other parcel. No emission shall be permitted that exceeds the requirements of the San Joaquin Valley Air Pollution Control District or the requirements of any air quality plan adopted by the City of Hanford.

17.50.050 Odorous gases and matter.

No use shall be permitted which emits odorous gases or other odorous matter in such quantities as to be dangerous, harmful, noxious, or otherwise objectionable at a level that is detectable with or without the aid of instruments at or beyond the project site boundary.

17.50.060 Discharge of materials.

No use shall discharge at any point into any public or private street, public sewer, storm drain, private stream, body of water, or into the ground, any material that can contaminate any water supply, interfere with bacteriological processes in sewerage treatment, or otherwise cause the emission of dangerous or offensive elements, except according to the standards approved by the California Department of Public Health, or any other federal, state or local government agency.

17.50.070 Ground vibration.

No use shall be permitted to cause a steady state, earth-borne oscillation beyond the project site. Ground vibration caused by moving vehicles, trains, aircraft, or temporary construction or demolition is exempt from this requirement.

17.50.080 Combustibles and explosives.

The use, handling, storage, and transportation of combustibles and explosives shall comply with the Uniform Fire Code and California Code of Regulations Title 19.

17.50.090 Trash collection areas.

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

B. All uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

17.50.100 Rooftop equipment.

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

17.50.110 Fences and walls.

A. No fence or wall shall be placed within the public right-of-way.

B. A masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit;

C. No hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

D. The provisions of this title regarding fences or walls shall not apply to a fence or wall necessary for public safety or as required by any law or regulation of the state, or any agency thereof.

17.50.120 Fence and wall locations in residential, office, and public facilities zones.

Fences and walls in the R-L, R-M, R-H, OR, O and PF zone districts shall be constructed or installed in accordance with the following:

A. Along a rear lot line not exceeding seven feet in height;

B. Along an interior side lot line not exceeding seven (7) feet in height beginning at ten (10) feet from the front lot line;

C. On a corner lot along the street side lot line not exceeding seven (7) feet in height beginning at twenty-five (25) feet from the front lot line. On a reverse corner lot, the fence or wall is to be set back from the street side lot line five (5) feet. On a reverse corner lot, the rear lot line fence is not to extend beyond the five (5) foot street side building setback area;

D. On a corner lot when a residence is constructed with its front access facing the street side lot line of a corner lot, a six (6) foot high fence is to be placed ten feet behind the front property line. The street corner forty-five (45) degree angle line of sight is to be maintained as described in Subsection H below. When the front of the house fronts the street side lot line a fence exceeding three (3) or four (4) feet in height as described in Subsection E and F below is to be set back ten (10) feet from the street side lot line;

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- E. Along a front lot line not exceeding three (3) feet in height;
- F. Along a front lot line not exceeding four (4) feet in height when the upper one (1) foot is fifty (50) percent or more open;
- G. Along a front lot line an open chain link fence up to seven (7) feet in height may be located in conjunction with a public or quasi-public playground or park use;
- H. A six-foot fence or wall may be located in a front building setback area when set back ten (10) feet from the front lot line. Except in the case of a corner lot, the fence wall shall begin a forty-five (45) degree angle at a point twenty-five (25) feet from the front lot line located on the street side lot line.

17.50.125 Temporary fences.

The use of temporary fences is allowed subject to the following requirements:

- A. A temporary fence shall be constructed of chain link or other such material approved by the Community Development Director and shall not be permanently affixed to the site.
- B. A temporary fence shall be located on the site in such a manner as not to impede pedestrian or automobile traffic adjacent to the site.
- C. A temporary fence placed to secure a construction, rehabilitation or demolition project on the site shall be removed when the project is completed.
- D. A temporary fence placed for a reason other than to secure a construction, rehabilitation or demolition project on the site shall be removed after ninety (90) days unless a temporary use permit is issued in accordance with Chapter 17.76 that allows a longer period of time.

17.50.130 Tents, tarps, and other coverings.

No front or side building setback area in the R-L, R-M, OR, or O zone district shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:

- A. Standard window and door awnings
- B. Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

Recommendation to add:

Tarps for roof and building repairs shall be prohibited, except for emergency repairs. Additionally, the use of tarps for temporary canopies, enclosures, and/or awnings is prohibited in any front yard area visible from any public right of way.

17.50.140 Outdoor lighting standards.

- A. Purpose. The purpose of this section is to establish standards for the types, construction, installation and use of outdoor electrically powered illuminating devices and systems in order to

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conserve energy, preserve the natural environment, and provide nighttime safety and security, while not materially interfering with the use and enjoyment of property.

B. Definitions. For purposes of this section, unless otherwise defined, the following words and phrases when used in this section shall have the following meaning:

1. "Automatic timing device" means device which automatically turns on and off outdoor light fixtures or circuits.
2. "Canopy light fixture" means an outdoor lighting fixture attached to or recessed within a canopy ceiling.
3. "Direct illumination" means illumination resulting from light emitted directly from a lamp or luminaire, not light diffused through translucent signs or reflected from other surfaces such as the ground or building faces.
4. "Fully shielded fixture" means an outdoor light fixture shielded in such a manner that all light emitted by the fixture, either directly from the lamp or indirectly from the fixture, is projected below the horizontal plane as determined by photometric test or certified by the manufacturer. A light fixture mounted under a canopy or other structure such that the canopy or surrounding structure effectively shields the light in the same manner is also considered fully shielded for the purposes of this definition.
5. "Light glare" means the reflections of light sources which reduce the contrast between detail and background within the visual area.
6. "Light trespass" means any form of artificial illumination emanating from a light fixture or illuminated sign that penetrates other property and creates a nuisance.
7. "Lumen" means that unit used to measure the actual amount of light which is produced by an outdoor light fixture.
8. "Luminous tube lighting" means gas-filled tubing which, when subjected to high voltage, becomes luminescent in a color characteristic of the particular gas used, e.g., neon, argon, etc.
9. "Outdoor light fixture" means an electrically powered illuminating device which is permanently installed outdoors, including, but not limited to, devices used to illuminate any site, structure, or sign.
10. "Temporary lighting" means lighting which does not conform to the provisions of this section and which will not be used for more than one continuous thirty (30) day period within one calendar year. Temporary lighting is intended for uses, which by their nature are of limited duration; e.g. holiday decorations, civic events, special events, construction projects, emergencies or similar situations. The thirty (30) day time limitations may be extended by the city on a case-by-case basis for unusual or special circumstances.
11. "Unshielded" means fixtures lacking any means to restrict the emitted light to below the horizontal plane.

C. Exemptions. The outdoor lighting fixtures listed below are exempt from the provisions of this section:

1. Outdoor lighting fixtures which were lawfully installed prior to the enactment of these standards and do not create a nuisance.

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2. Luminous tube lighting. Gas-filled tubing e.g., neon, argon, etc.
 3. Temporary lighting, as defined in subsection B.
 4. Public outdoor recreational facilities, airport, roadway and navigation lighting installed and maintained by a public agency or public utility.
 5. Outdoor light fixtures producing light by the combustion of fossil fuels, such as liquid fuel lanterns or gas lamps.
 6. Low voltage holiday decorations and landscape/walkway lighting.
 7. Ornamental lighting within the street right-of-way when approved by the city.
 8. Lights emitting infrared radiation used for remote security surveillance systems.
 9. Emergency Lighting by Emergency Services. Searchlights, floodlights, laser source lights, strobe or flashing lights, or any similar high intensity lights are permitted when used in emergencies by police, fire, medical, or utility personnel or at their direction.
 10. Solar-powered Lighting. Solar-powered lights of 5 watts or less per fixture used in residential landscaping applications and to illuminate walkways are exempt from applicable lamp type and shielding standards and are excluded from the total lumen calculations for the site.
- D. General Outdoor Lighting Standards. The following requirements and standards shall apply in all zone districts for the installation and use of outdoor lighting fixtures.
1. All lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
 2. No lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.
 3. Building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
 4. Canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.
 5. The height of freestanding light fixtures including freestanding parking lot fixtures shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed the following:
 - a. Eighteen (18) feet in height, when located within fifty (50) feet of any residential zone district; and
 - b. Twenty-five (25) feet in height when located within fifty-one (51) to one hundred fifty (150) feet of any residential zone district; and
 - c. Thirty (30) feet in height when located more than one hundred fifty (150) feet from any residential zone district; and
 - d. Fifty (50) feet in height when located in the RC regional commercial zone or freestanding light fixtures for public outdoor recreational facilities.

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E. Specific Outdoor Lighting Standards. In addition to the general outdoor lighting standards stated in Subsection D, the following additional requirements shall apply to outdoor lighting fixtures in the R-L, R-M, R-H, and OR zone districts:

1. Mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
2. Freestanding light fixtures, including freestanding parking lot light fixtures, shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

F. Commercial Outdoor Lighting Standards. In addition to the requirements identified in Subsection D, the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:

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

G. Submission of Plans and Evidence. For parking lots and commercial developments, the submission of lighting plans and evidence of compliance with these lighting requirements are required, and shall include the following:

1. Description of outdoor light fixtures, including component specifications such as lamp reflectors, lens style, angle of light cutoff, supports, poles, and include manufacturers' catalog specifications.
2. Locations and description of all outdoor light fixture and hours of their operation.

17.50.150 Through lots.

A front yard shall be provided on each frontage of a through lot, except where a waiver of access to one of the frontages applies.

17.50.160 Measurement of building setback areas.

A. Required building setback areas shall be measured as the minimum horizontal distance from the property line of the site or street line to a line parallel thereto on the site; provided, however, where a precise street plan has been adopted by the City Council, the required front building setback area shall be measured from the precise street plan line, and no provision of this title shall be construed to permit a structure, use, or other improvement to extend beyond such precise plan line.

B. Where a site abuts on a street having only a portion of its required width dedicated or reserved for street purposes, the site area and required building setback areas shall be measured from a line representing the boundary of the additional width required for street purposes abutting the site.

C. Where a site abuts a public alley, required building setback areas shall be measured from the center line of the alley, except that garages and carports with alley access shall be located a minimum of twenty-five (25) feet from the opposite side of the alley where access opening is parallel to the alley right-of-way line requiring a ninety (90) degree turn.

17.50.170 Exceptions in building setback area limitations.

A. Architectural features, including without limitation, sills, chimneys, fireplaces, cornices and eaves, may extend into a required side building setback area, a required rear building setback area, or a space between structures, not more than thirty-six (36) inches, and may extend into a required front building setback area not more than six feet; provided, that where an architectural feature extends more than twenty-four (24) inches into a required side building setback area, such extension shall meet all fire and building code requirements. No building or projection thereof may extend into a public easement or right-of-way, except awnings in the MX-D Downtown Mixed Use Zone District, or except awnings in the Historic District, with approval of a Historic Resources Permit.

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B. Open, unenclosed, uncovered metal fire escapes and depressed ramps or stairways may project into any required yard or space between buildings not more than four feet; and planter boxes attached to a building may be extended into a required front building setback area by not more than three (3) feet.

C. Fences, walls, hedges, garden structures, walks, driveways and retaining walls may occupy any required building setback area or other open space, subject to the limitations prescribed in this title.

D. When more than sixty (60) percent of the linear frontage of lots improved with residential buildings within any street block is comprised of lots with less than the minimum front building setback requirements, the minimum front building setback for newly constructed residential buildings in such block shall be the average of the actual front building setback of all the lots in such block improved with residential buildings; counting those that have front building setbacks greater than the minimum front building setback requirement of the zone district as having the minimum requirement.

17.50.180 Measurement of height.

The height of a structure shall be measured vertically from the average elevation of the ground surface covered by the structure to the highest point of the structure; provided, however, the provisions of this section shall not apply to the height of any structure necessary for public safety or as required by any law or regulation of the state or an agency thereof.

17.50.190 Exceptions to height limitations.

Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, air-conditioning equipment, or similar equipment required to operate and maintain buildings, and fire and parapet walls, skylights, towers, spires, cupolas, road signs (where permitted), flagpoles, chimneys, smokestacks, television and radio masts, or similar structures may be erected above the height limit, but shall not be allowed for the purpose of providing additional floor space.

17.50.200 Property maintenance.

It is a public nuisance for any person owning, leasing, renting, occupying, or having possession of any real property to maintain said real property in a manner in which any of the following conditions are found to exist:

A. The real property or any buildings, structures, or improvements located thereon which violate one or more of the following:

1. The California Building Standards Code, California Code of Regulations, Title 24, any and all amendments, thereto, published by the California Building Standards Commission;

2. Any provision of the Hanford Municipal Code;

3. Any other law or regulation, such violations including, without limitation, violations that create a fire hazard, endanger human life, or are hazards to the public health, safety and general welfare of the citizens of the city, including without limitation, real property, structures or other improvements that are in disrepair or are not properly maintained as determined by the Code Enforcement Officer;

B. Outdoor storage of personal property of any type or design in any unscreened/unfenced areas fronting on any alley, street, or other public right-of-way;

C. The parking of vehicles in yards or landscaped areas;

D. Real property or structures or improvements thereon not properly maintained so as to constitute a fire hazard by reason of weeds, grass, rank overgrowth, or accumulations of debris or which could harbor rats or other vermin, create unsightly appearance, or create conditions which are detrimental to neighboring properties;

E. Broken windows or other structural defects in the real property or any structures or improvements thereon which create hazardous conditions and invite trespassing and malicious mischief including unsafe structural supports, boarded doorways and windows, dry rot, termites, and similar hazards;

F. Clothes lines within front yard areas, or other unscreened/unfenced yard areas;

G. Garbage cans and garbage receptacles stored within the front yards and which are visible from the public street or neighboring properties. Except that, the Code Enforcement Officer may determine that circumstances involving the property or its occupants make it difficult or impossible to place the garbage cans and receptacles out of public view. If the Code Enforcement Officer makes such a determination, the Code Enforcement Officer shall designate a location on the property for the storage of the garbage cans and receptacles even though such location may allow the garbage cans and receptacles to be visible from the public street or neighboring properties;

H. Failure to maintain any wall, fence, or hedge as to constitute a hazard to persons or property or which create an unsightly appearance;

I. Failure to maintain required landscaping and trees and/or removal, destruction or severe pruning of required landscaping or trees.

J. Installation of newspaper/magazine racks, overnight/postal drop boxes or other items of personal property in the public right-of-way without first obtaining an encroachment permit from the city and/or failure to properly maintain said items.

Recommendation to add:

- **It is unlawful for any owner of real property located in the city, and for any tenant, occupant, or user of real property therein, to maintain, permit, or allow graffiti to exist thereon, for longer than forty-eight (48) hours.**
- **Vehicles Or Equipment: Construction equipment, buses, limousines, tow trucks, flatbed trucks, grading equipment, tractors, tractor trailers, any other commercial vehicle over twenty-two feet (22') long or eight feet (8') in height or ninety inches (90") wide, supplies, materials, or machinery of any type or description, parked or stored upon any street or property within a residential zone. "Commercial vehicle", for the purposes of this section, shall be defined as any motorized or nonmotorized vehicle used or maintained to transport property or goods for profit, or persons for hire or compensation.**
- **Basketball Hoops: It shall be unlawful to place, store or leave unattended any portable basketball hoop on a public sidewalk, public street, or any portion of the City right-of-way.**
- **Numbering Required (Addresses): Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background and shall not be less than 4" in height. House numbers shall not be obstructed in any fashion.**

17.50.210 Housing density bonus and other incentives.

- A. The purpose and intent of this section is to implement Chapter 4.3 Density Bonuses and Other Incentives, Section 65915 et seq., of the California Government Code for the development of affordable housing and senior housing developments, which are incorporated herein by this reference.
- B. This section shall apply to residential projects providing moderate, low and very low income housing and/or senior housing developments pursuant to the provisions and definitions of Chapter 4.3, Section 65915 et seq., of the California Government Code.
- C. Projects which meet the requirements set forth in this section shall qualify for a density bonus and an applicable number of concessions or incentives unless the City Council adopts a written finding, based upon substantial evidence that any one of the following exists:
 - 1. The concession or incentive is not required to provide for affordable housing costs, as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set at the required affordable levels, as specified in Government Code Section 65915(c); or
 - 2. The concession or incentive would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon public health and safety or the physical environment or on any

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real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households; or

3. The disapproval of the project or imposition of conditions is required in order to comply with specific state or federal law and there is no feasible method to comply without rendering the development unaffordable to very low and low-income households; or

4. The development project is inconsistent with the city's General Plan land use designation as it existed on the date the application was deemed complete, and the city has adopted a housing element in compliance with state law.

D. Project financial report. The applicant shall show in the form of a project financial report (financial pro forma) that the density bonus is necessary to make the housing units economically feasible, and the city may retain a consultant, at developer's sole cost, to review the project financial report and advise the city on the report. Where development and zoning standards exist which would otherwise inhibit the utilization of the density bonus on specific sites, the city may waive or modify the standards consistent with the provisions of this section.

E. Procedures.

1. Density Bonus/Incentives Review. Density bonus/incentive review by the Planning Commission shall only be required for projects involving Planning Commission approval. If no legislative entitlement is required, the community development department staff shall have final approval authority on density bonus and incentives. Appeals of a Planning Commission decision must be in accordance with Chapter 17.70 of the Hanford Municipal Code. If a rezone or General Plan amendment is part of the project, the Planning Commission shall make a recommendation on the density bonus and incentives request but the City Council shall have final approval authority as part of the total project. Any special conditions of the city zoning ordinance pertaining to the project, and/or applicable development standards of the downtown area shall also apply.

2. Regulatory Agreement. The city and applicant shall execute a regulatory agreement, ensuring compliance of the project with all applicable provisions and affordability restrictions as required under this section, State law, or other applicable affordable housing requirements, as well as equity sharing requirements if applicable. The regulatory agreement shall be recorded as a deed restriction with the Kings County recorder's office running with the land and be binding upon all future owners, developers, and/or successors-in-interest. The regulatory agreement shall be recorded prior to the approval of a final map, or, where a map is not being processed, prior to the issuance of building permits for the parcel or units. Resale of moderate income units shall be governed by Government Code Section 65915(c)(2). The regulatory agreement shall include at least the following:

- a. The total number of units approved for the housing development, including the number of target units;
- b. A description of the household income group to be accommodated by the housing development, and the standards for determining the corresponding affordable rent or affordable sales price and housing costs;
- c. The location, unit sizes, in square feet, and number of bedrooms of target units;

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- d. Tenure of use restrictions for target units of at least ten (10) or thirty (30) years, in compliance with applicable laws;
 - e. A schedule for completion and occupancy of target units;
 - f. A description of the additional incentive(s) being provided by the city;
 - g. A description of remedies for breach of the regulatory agreement by the owners, developers, and/or successors-in-interest of the project; and
 - h. Other provisions to ensure implementation and compliance with this section.
3. Additional Conditions. In addition, reasonable conditions may be imposed to assure continued availability of such housing as very low, low or moderate income housing, or, for senior housing developments as defined in Civil Code Sections 51.3 and 51.12.
4. Those units targeted for low-income households shall be affordable at a rent that does not exceed current Housing and Urban Development (HUD) income limits for low-income households for the county adjusted for household size.
5. Those units targeted for very low-income households shall be affordable at a rent that does not exceed current HUD income limits for very low-income households in the county adjusted for household size.
6. The owner(s) shall maintain and keep on file documentation for the income level for each tenant occupying the target units.
7. The owner(s) shall provide the city any additional information required by the city to ensure the long-term affordability of the target units by eligible households.
8. The city shall have the right to inspect the owner's project-related records at any reasonable time and shall be entitled to audit the owner's records once a year.
9. The city may establish fees associated with the setting up and monitoring of target units.
10. All ownership target units shall be occupied by their purchasers; no renting or leasing shall be allowed.

Chapter 17.52

LANDSCAPE STANDARDS

17.52.010	Purpose.
17.52.020	Applicability.
17.52.030	Landscape concept plan.
17.52.040	Construction landscape and irrigation plans.
17.52.050	Landscape area requirements.
17.52.060	Landscape standards.

17.52.010 Purpose.

The purpose of this chapter is to:

- A. Enhance the appearance of all development by providing standards relating to the quality, quantity, and functional aspects of landscaping and landscape screening;
- B. Protect public health, safety, and welfare by minimizing the impact of all forms of physical and visual pollution, controlling soil erosion, screening incompatible land uses, preserving the integrity of existing residential neighborhoods, and enhancing pedestrian and vehicular traffic and safety; and,
- C. Decrease the use of water for landscaping purposes by requiring the efficient irrigation system design, appropriate plant materials, and regular maintenance of landscaped areas.
- D. Meet the requirements of the latest adopted Model Water Efficient Landscape Ordinance.

17.52.020 Applicability.

- A. All projects shall provide and maintain landscaping in compliance with the provisions of this chapter.
- B. Landscape plans, and plans for the ornamental use of water, including fountains and ponds, shall be submitted for review for compliance with the requirements of this chapter. Landscaping shall not be installed until the applicant receives approval of the final landscape plan. Changes to the approved landscape plans that affect the character or quantity of the plant material or irrigation system design are required to be resubmitted for review and approval before installation.

17.52.030 Landscape concept plan.

- A. The Site Plan Review Committee may require a landscape concept plan as part of an application for a site plan review permit, conditional use permit, tentative subdivision map, or other permit or plan.

B. A landscape concept plan shall meet the intent of this section by exhibiting a design layout that demonstrates the desired landscaping program in terms of function, location, size/scale, and similar attributes. The concept plan shall provide the applicable review authority with a clear understanding of the landscaping program before the preparation of detailed construction landscape and irrigation plans.

17.52.040 Construction landscape and irrigation plans.

A. When construction landscape and irrigation plans for on-site landscaping are required, they shall be submitted in conjunction with a building permit or subdivision improvement plans.

B. Landscape and irrigation plans shall be prepared by a State Licensed Landscape Architect, Licensed Landscape Contractor or a landscape professional determined to be competent by the Community Development Director.

C. Construction landscape and irrigation plans shall comply with the latest State Model Water Efficient Landscape Ordinance. The Community Development Director or the City Engineer may determine other requirements for the contents of construction landscape and irrigation plans.

17.52.050 Landscape area requirements.

Landscaping shall be provided in the locations specified in this section:

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

B. All areas of a project site not intended for a specific use, including pad sites held for future development, shall be landscaped unless it is determined by the Community Development Director that landscaping is not necessary to fulfill the purposes of this chapter.

C. Parking areas shall be landscaped in compliance with Chapter 17.54.

17.52.060 Landscape standards.

Landscape areas and materials shall be designed, installed, and properly maintained in compliance with the following:

A. General design standards. The following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans.

1. Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.

2. Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.

3. Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb. An alternative type of barrier may be approved by the Community Development Director.

4. Concrete mow strips, when used, shall be a minimum of four (4) inches in width.

5. Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.

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6. Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.

7. Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.

B. Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:

1. The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.

2. The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.

3. The size of groundcover at planting shall be one (1) gallon or larger.

4. Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.

5. Drought tolerant plant material and climate appropriate species shall be emphasized in the design.

17.52.070 Maintenance of landscaped areas.

A required landscaped area shall be planted with live and healthy plant materials suitable for screening and/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscape Ordinance.

Chapter 17.54

PARKING AND LOADING STANDARDS

Sections:

- 17.54.010 Purpose.**
- 17.54.020 Application.**
- 17.54.030 General location and use of parking areas.**
- 17.54.040 Number of parking spaces required.**
- 17.54.050 Exceptions to required number of spaces.**
- 17.54.060 Joint use of parking.**
- 17.54.070 Common parking areas.**
- 17.54.080 In-lieu payments for uses within the central parking and business improvement area.**
- 17.54.090 Location of parking spaces.**
- 17.54.100 Standards for off-street parking facilities.**
- 17.54.110 Parking space dimensions.**
- 17.54.120 Off-street loading facilities required.**
- 17.54.130 Standards for off-street loading facilities.**
- 17.54.140 Replacement of off-street parking and off-street loading facilities.**
- 17.54.150 [Reserved.]**
- 17.54.160 Screening and fencing.**
- 17.54.180 Landscaping.**
- 17.54.190 Parking for bicycle and low-emission vehicles.**
- 17.54.200 Parking of recreational vehicles and trailers.**
- 17.54.210 Storage and repair of vehicles.**
- 17.54.220 Use of garages and carports.**
- 17.54.230 Garage conversions.**

17.54.010 Purpose.

In order to attempt to reduce traffic congestion and a shortage of curb spaces, off-street parking and off-street loading facilities shall be required as a part of new land uses and major alterations and enlargements of existing land uses. Off-street parking and loading areas are intended to be laid out in a manner which will ensure their usefulness, protect the public safety, and where appropriate, insulate surrounding land uses from their impact.

17.54.020 Application.

The parking and loading standards in this chapter shall apply to all zone districts, unless otherwise specified.

17.54.030 General location and use of parking areas.

The land areas set aside for parking to meet the provisions of this chapter shall be usable and accessible for the type of off-street parking that is required. Off-street vehicle parking is restricted to only approved off-street parking facilities as designed and developed in accordance with this chapter.

17.54.040 Number of parking spaces required.

A. At the time of the initial occupancy of a site or any existing structure, or of the construction of a building, or of a major alteration or enlargement of a site or building or a change in the use of property that requires additional parking spaces, the number of off-street parking facilities for automobiles shall be provided in accordance with Table 17.54.040.

B. For the purposes of this section, square feet shall mean the gross square feet of a building. Employees shall mean the expected number of employees determined at the time a building permit issued or a use commences.

C. If, in the application of the requirements of this section, a fractional number is obtained, one parking space shall be provided for a fraction of one-half or more, and no parking space shall be required for a fraction of less than one-half.

Table 17.54.040

Number of Parking Spaces	
Land Use	Parking Space Requirement
Assisted living, skilled nursing, or hospice facility; residential care facility	1 space per dwelling unit or 1 space for every 4 beds
Single-family dwelling	2 spaces per dwelling unit; at least 1 space shall be covered (garage or carport)
Multi-family dwelling, Studio or SRO (no bedroom)	1 space per dwelling unit
Multi-family dwelling, 1-bedroom	1.5 spaces per dwelling unit; at least 50% of the spaces shall be covered parking
Multi-family dwelling, 2-bedroom	1.75 spaces per dwelling unit; 50% of the spaces shall be covered parking

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Number of Parking Spaces	
Land Use	Parking Space Requirement
Multi-family dwelling, 3 or more bedrooms	2 spaces per dwelling unit; 50% of the spaces shall be covered parking
Single- or multi-family dwelling specifically for seniors 55 years of age or older	1 space per dwelling unit or 1 space for every 4 beds
Boarding house or rooming house, lodging	1 space per 2 beds
Motel, hotel, or bed and breakfast inn	1 space per guest room, plus 1 space per employee
Live/work facility	1.5 spaces per dwelling unit
Integrated shopping center	1 space per 350 square feet
Retail store	1 space per 300 square feet
Retail store selling large items in showroom; food locker	1 space per 600 square feet
Bank	1 space per 300 square feet
Indoor commercial recreation facility	1 space per 300 square feet
Health or fitness facility, small	1 space per 300 square feet
Restaurant, bar, nightclub, lounge, brewpub, microbrewery	1 space per 150 square feet
Artisan food and beverage production and sales	1 space per 300 square feet
All office and medical uses, except call center, hospital, and pharmacy	1 space per 250 square feet
Call center	1 space per 200 square feet
Hospital	1 space per 3 beds plus 1 space for every 2 employees of the maximum working shift, including doctors
Pharmacy	1 space per 300 square feet

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Number of Parking Spaces	
Land Use	Parking Space Requirement
Government office; social service office, assistance center, or guidance center	1 space per 250 square feet
All service commercial uses	1 space per 300 square feet
Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar	1 space per 500 square feet
All Manufacturing and processing uses except agricultural food production and animal raising; cold storage or ice house	1 space per 1,000 square feet
Mini-warehouse or self-storage	1 space per 250 square feet of office space plus 1 space per caretaker residence
Commercial and industrial uses conducted primarily outside of buildings, including junk yard, wrecking yard, or salvage facility, and vehicle impound yard	1 space for each 2 employees of the maximum working shift
Auditorium; card room; club, lodge, or private meeting hall; funeral home or mortuary; religious institution or facility, theater; community center or facility	1 space per 50 square feet of floor area used for seating if seats are not fixed, 1 space per 4 seats, or 1 space per 8 feet of bench or pew seats
All Recreation uses except indoor commercial recreation facility, small health or fitness facility, and park or playground	1 space per 2 employees of the maximum working shift plus the number of additional spaces required by the Site Plan Review Committee based on trip generation.
School, public, private, or charter (kindergarten to 8 th grade)	1 space per employee
School, public, private, or charter (9 th to 12 th grade)	1 space per employee plus 1 space per 10 students (planned enrollment)
School; trade, vocational, art, business, or professional	1 space per employee plus 10 spaces per classroom
College or university	1 space per employee plus 1 space per 5 students (planned enrollment)

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Number of Parking Spaces	
Land Use	Parking Space Requirement
Day care	1 space per employee plus on-site drop-off area
Library, museum, cemetery, fairgrounds, public building and grounds other than offices and educational uses	1 space per 2 employees of the maximum working shift plus the number of additional spaces required by the Site Plan Review Committee based on trip generation
Mobilehome park, recreational vehicle park	1 space per 2 employees of the maximum working shift plus the number of additional spaces required by the Site Plan Review Committee based on trip generation
Airport, heliport, bus, transit, or train station, truck stop or travel center, trucking or transportation terminal, emergency shelter, warehouse or distribution center	1 space per employee of the maximum working shift plus the number of additional spaces required by the Site Plan Review Committee based on trip generation
Post office; public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard; public safety facility or station	1 space per employee of the maximum working shift plus the number of additional spaces required by the Site Plan Review Committee based on trip generation
Adult entertainment establishment	As per the most similar specified use as determined by the Site Plan Review Committee
Uses not specifically described in this table	As per the most similar specified use as determined by the Site Plan Review Committee

17.54.050 Exceptions to required number of spaces.

A. No additional parking spaces shall be required for a change in use or a building enlargement of less than 1,000 square feet in an existing building located within the Historic Overlay Zone, ~~or the East Downtown Overlay Zone.~~

B. In the event a change in use requires an increase of two (2) or less off-street parking spaces, no additional parking spaces shall be required.

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C. No additional off-street parking facilities shall be required solely because of the remodeling of an existing use or building, unless there is a change in use or increase in floor area or other unit of measurement as the result of such remodeling.

D. The total requirements for off-street parking facilities for a mixed-use development shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use, except as specifically allowed in this chapter.

E. Parking lots with forty (40) or more spaces may substitute standard parking spaces with motorcycle spaces if they are located within one hundred fifty (150) feet of a building entry. One standard space may be replaced with a motorcycle space for each forty (40) required spaces, up to a maximum of two-and-one-half (2.5) percent of the total number of parking spaces.

F. No existing land use or structure shall be deemed to be a nonconforming use solely because of the lack of off-street parking or off-street loading facilities prescribed in this chapter.

17.54.060 Joint use of parking.

The Community Development Director, upon a written application by the owner or lessee of any property, may authorize the joint use of parking facilities for the following uses or activities when all of the following are met:

A. No more than seventy-five (75) percent of the parking facilities required by this chapter for a primarily daytime will be provided by the parking facilities of a primarily nighttime use, or alternatively, no more than seventy-five (75) percent of the parking facilities required by this chapter for a primarily nighttime use may be provided by the parking facilities of a primarily daytime use. Banks, offices, retail stores, all manufacturing uses, and similar uses are considered typical daytime uses. Theaters, bars and auditoriums are considered nighttime uses.

B. The building or use for which an application is made for authority to utilize the existing off-street parking facilities provided by another building or use shall be located within two hundred (200) feet of such parking facility.

C. The applicant shall show that there is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed.

D. If the building, structures, or improvements requiring the parking spaces is located on a different lot or parcel from the property upon which the required parking spaces are located, the owner(s) of the properties shall enter into an agreement, in a form approved by the city. The agreement shall name the city as a third-party beneficiary and shall state that the purpose of the agreement is to satisfy the requirements of this chapter. The agreement shall also state that it creates a covenant that shall run with the land and that the parties thereto will maintain the required parking spaces upon the property where the parking spaces are located so long as the city requires such parking spaces for the building, structure or improvement. The agreement shall also state that the parking spaces will be used only by persons using the properties which are identified in the agreement and for no other purpose without the express prior written consent of the city. The agreement shall be recorded against title to both properties identified in the agreement so as to become an encumbrance against title to both properties.

17.54.070 Common parking areas.

Common parking areas for uses that are not integrated shopping centers may be provided in lieu of the individual requirements contained in this chapter, but the plans for such facilities shall be approved by the Community Development Director as to size, shape and relationship to the sites to be served. The total number of such off-street parking spaces shall be reduced by fifteen (15) percent if the site has three thousand (3,000) square feet or more of building floor space.

17.54.080 In-lieu payments for uses within the central parking and business improvement area.

In lieu of furnishing the parking spaces and facilities required by the provisions of this section for uses within the central parking and business area, the city may require the applicant, as a condition of approval of any project which is subject to the provisions of this section, to satisfy said provision by the use of one of the following alternatives:

A. The payment to the city of an amount of money, equal to fifty percent (50%) of the value of each parking space required by the provision of this chapter for the specific use which value shall be fixed every two (2) years by resolution of the City Council based upon a cost analysis of developing municipal off-street parking facilities as determined by the City Engineer. The payment of such amount shall constitute full compliance with the provisions of this section. Payment of such amount shall be made prior to occupancy.

B. The construction of such off-street parking spaces and facilities can be constructed considering the physical limitation of the property available for such purpose and the payment of money to the city in accordance with the provisions of Subsection A of this section for the remainder of the off-street parking spaces and facilities required by this chapter.

17.54.090 Location of parking spaces.

A. Off-street parking and off-street loading shall be located on the same site as the use for which they are required or on an adjoining site, except that within the Central Parking and Business Improvement District may locate required off-street parking within six hundred (600) feet of the use for which the spaces are required, measured by the shortest route of pedestrian access.

B. All parking spaces, whether required by this chapter or in addition that which is required, shall be located on a lot or parcel behind the front building setback and outside of a street side yard setback, except that vehicles may park on a paved driveway in the front building setback area. This requirement applies to both covered and uncovered parking areas.

C. In the Historic Overlay District, new parking spaces shall not be located between the main building and a public street.

17.54.100 Standards for off-street parking facilities.

Off-street parking facilities shall conform to the following standards and be approved by Site Plan Review Committee in accordance with Chapter 17.60:

A. All parking areas shall have ingress and egress to and from a street or alley as required by the city's standard specifications.

B. Sufficient room for turning and maneuvering vehicles shall be provided on the site.

C. Developed parking areas are to be utilized by all vehicles associated with or visiting the site.

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- D. The parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.
- E. Entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the Site Plan Review Committee.
- F. Parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.
- G. No commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.
- H. Parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, except that long-term storage areas for vehicles in the C-S, I-L and I-H zone districts may be surfaced with rock, gravel, granite or solid paving.
- I. Parking areas shall be designed to the city's standard specifications and approval by the city engineer.
- J. In all R-L zones and in the R-M, R-H, and OR zones a front setback area and a street side setback area of a corner lot shall not be paved or used for parking except for an access driveway leading to an allowed parking area beyond the front or street side setback area.
- K. In all R-L zones and in the R-M, R-H, and OR zones of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.
- L. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved areas of these driveways shall not exceed fifty percent (50%) of the front yard landscaped area.

17.54.110 Parking space dimensions.

- A. A standard parking space shall not be less than eighteen and one-half (18.5) feet in length and nine (9) feet in width, exclusive of aisles and access drives.
- B. A compact parking space shall not be less than sixteen (16) feet in length and eight (8) feet in width, and marked for compact cars.
- C. Up to thirty percent (30%) of all parking spaces in a parking lot or parking structure may be compact parking spaces. In parking lots, there shall be no more than four (4) compact spaces adjacent to each other.
- D. The dimensions, design, and construction of parking spaces reserved for handicapped access shall meet the latest adopted California Uniform Building Code.
- E. Motorcycle spaces shall be a minimum size of four (4) feet by eight (8) feet.

F. Tandem parking may be provided for residential land uses with the following restrictions:

- 1. Tandem parking shall not be more than two (2) cars in depth**
- 2. Both tandem spaces shall serve the same dwelling unit.**

3. For multi-family residential dwellings, tandem parking may be provided to meet up to fifty (50) percent of the required parking spaces.

17.54.120 Off-street loading facilities required.

At least one off-street loading space shall be provided in connection with a building having a gross floor area of ten thousand (10,000) square feet or more and intended for a use that typically receives or delivers goods. This requirement shall not apply to a building adjacent to a public alley. The Site Plan Review Committee may waive this requirement for buildings located within the Historic Overlay District, ~~or the East Downtown Overlay District.~~

17.54.130 Standards for off-street loading facilities.

Off-street loading facilities shall conform to the following standards:

- A. Clearance. Each loading berth shall have a length, width, and overhead clearance sufficient to accommodate fully the maximum expected size of vehicles used in loading or unloading operations.
- B. Turning and maneuvering. Sufficient room for the turning and maneuvering of vehicles shall be provided on the site.
- C. Entrances and exits. Entrances and exits shall be provided at locations approved by the City Engineer.
- D. Paving, drainage, and grading. The loading area, access drives and aisles shall be paved so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, with the design and specifications of such work subject to city standards and the approval of the City Engineer.
- E. Bumper rails and other barriers. Bumper rails or other barriers shall be provided where needed for safety or to protect property as determined by the Site Plan Review Committee.
- F. Lighting. If the loading area is illuminated, lighting shall be deflected away from abutting sites so as not to cause annoying glare to such sites.
- G. Location. Loading areas not permitted in front yards. A loading area shall not be located in a required front setback area. A loading area may be located in a required side or rear setback area.
- H. Restriction of use. No commercial repair work, washing or servicing of vehicles shall be conducted in an off-street loading area.

17.54.140 Replacement of off-street parking and off-street loading facilities.

No off-street parking, or off-street loading facility provided per this chapter shall be reduced in capacity or in area without sufficient additional capacity or additional area being provided to comply with the requirements of this chapter.

17.54.160 Screening and fencing.

Where an off-street parking area located in a commercial or mixed use zone district adjoins a residential zone district or the O or OR zone district, a solid wall or fence, approximately seven (7) feet in height shall be located at the property line common to such districts, except in a required

front setback area. The Site Plan Review Committee may reduce the required height or type of screening if they find that the standard screening requirement is not necessary to protect the residential zone district from light, noise, and safety impacts.

17.54.180 Landscaping.

In the O and OR zone districts, and in all commercial, mixed use, and industrial zone districts, not less than five (5) percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four (4) lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least ten (10) feet.

17.54.190 Parking for bicycle and low-emission vehicles.

Parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code.

17.54.200 Parking of recreational vehicles and trailers.

A. In any residential zone district and in the OR zone district, no recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport. If a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

B. All recreational vehicles or trailers visible from the street are to be maintained so as not to detract from the neighborhood.

17.54.210 Storage and repair of vehicles.

A. In any residential district and in the OR zone district, all motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this title.

B. Repair of vehicles owned by the residents of the property and storage of parts shall be within an enclosed garage, or carport if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and within the front and street side setback areas.

17.54.220 Use of garages and carports.

In any residential zone district and in the OR zone district, garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited, except where a garage or carport is converted for living space in accordance with Section 17.54.230.

17.54.230 Garage conversions.

A. It is the purpose of this section to allow, in certain cases and subject to specific design requirements, the conversion of garages and carports for living space in circumstances where the provisions of Section 17.54.040 cannot be met post-conversion. Such conversion is deemed acceptable if the following requirements are met:

1. The site is being used as a single-family, detached, residence with a minimum lot size of five thousand (5,000) square feet;
2. The area converted shall be used as part of the main dwelling and shall not be used as a separate dwelling unit or accessory dwelling unit;
3. The area converted shall be subject to all applicable building code requirements;
4. The site shall be owner occupied and that such ownership shall have been in effect for a minimum of twelve (12) months prior to approval of a conversion under this section;
5. The garage door shall either be removed from the structure, or a wall shall be constructed behind the pre-existing garage door with the garage door remaining in place. The exterior elevation of the conversion shall be compatible in design with the existing dwelling;
6. If the garage door is removed, some type of buffering, such as removal of a portion of the parking area for a planter area, shall be provided between the carport or garage and the remaining parking area;
7. The remaining parking area shall have two parking spaces, each space having a minimum width of nine (9) feet and a minimum depth of eighteen (18) feet from the property line.

B. The Community Development Director shall approve or deny garage conversion requests based upon the requirements in this section through the administrative use permit process in Chapter 17.74. Interested individuals may appeal the decision in accordance with the appeal provisions in Chapter 17.70. Review shall be limited to compliance with the specified requirements.

Chapter 17.56

SIGNS AND OUTDOOR ADVERTISING STRUCTURES

17.56.010	Purpose.
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17.56.260	Maintenance of signs.
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17.56.290	Illegal signs.
17.56.300	Enforcement.
17.56.310	Definitions.
17.56.320	Illustrations of signs.

17.56.010 Purpose.

A. The purpose of this chapter is to regulate signs as an information system that preserves and enhances the aesthetic character and environmental values of Hanford, its residential neighborhoods, its downtown, and commercial/industrial areas, while also providing an effective means for members of the public to express themselves through the display of signs. These regulations recognize the importance of business activity to the economic vitality of the City as well as the need to protect the visual environment. Specifically, these regulations are intended to implement the General Plan and to:

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

B. It is the City's policy to regulate signs in a constitutional manner that is content neutral as to noncommercial messages which are within the protections of the First Amendment to the U.S. Constitution and the corollary provisions of the California Constitution.

17.56.020 Applicability and severability.

This chapter regulates signs that are located or mounted on private property within the jurisdictional boundaries of Hanford. The provisions in this Chapter apply in all Zoning Districts within the City. No sign within the regulatory scope of this Chapter shall be erected or maintained anywhere in the City except in conformity with this Chapter. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause term or word in this chapter is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the chapter.

17.56.030 No discrimination against noncommercial speech.

Subject to the property owner's consent, a noncommercial message of any type may be substituted, in whole or in part, for any commercial message or any other noncommercial message provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision

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prevails over any more specific provision to the contrary within this title. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted.

17.56.040 Exempt signs.

A. The following signs are exempt from the permit requirements of this chapter and do not count toward the total sign area limit for a site, provided that they conform to applicable standards:

1. One nameplate per residence or business premises, mounted on a wall and not exceeding two (2) square feet in area, identifying the owner and/or address of the property.
2. Barber poles, not exceeding 18 inches in height, located in a non-residential zone district and containing no lettering.
3. Signs on vehicles, provided that the message pertains to the establishment of which the vehicle is an instrument or tool, and the sign does not utilize changeable copy or special illumination.
4. Holiday and cultural observance decorations on private property that do not include commercial advertising. This exemption includes strings of lights associated with a holiday decoration.
5. Official notices issued by a court or public agency and posted in the performance of a public duty; notices posted by a utility or other quasi-public agency; signs erected by a governmental agency to direct or regulate pedestrian or vehicular traffic; noncommercial bus stop signs erected by a public transit agency, or other signs required or authorized by law. This exemption also covers signs and banners for special civic events erected by the City, which may be displayed in public rights-of-way.
6. Signs that are located entirely within a building or enclosed structure and are not visible from the public right-of-way.
7. Signs located on a private area of a lot that is not accessible by the general public, such as a backyard, and are not visible from the public right-of-way.
8. Signs and menu display boards fixed to mobile vending carts, up to a maximum of eight (8) square feet of sign area, plus a menu display board.
9. Signs that are part of a vending machine.
10. Temporary signs that conform to the standards of Chapter 17.56.
11. Signs mounted on carrier vehicles such as buses, taxicabs, and limousines that legally pass through the City.
12. Window signs that conform to the standards of Chapter 17.56.

13. Directional Signage without advertisement. Limited to the freestanding sign regulations.

B. Exempt signs that have electrical connections or engineered supports shall obtain the appropriate building permit, as required by the California Building Code.

Commented [Gd57]: For directional signs, maybe we can use the same height restrictions used for freestanding signs in that zone district. This is a historical building in the MX-D zone district (which doesn't allow freestanding signs). Most districts allow up to 4 feet without a setback requirement, 5' with 5' setback, and 6' high with 10' setback. Since MX-D usually doesn't have room for setbacks, and directional signs are usually close to property lines, maybe we could go with a 4' max?

17.56.050 Prohibited signs.

A. The following signs shall be prohibited in all zones:

1. Signs illuminated with red, green, or amber light placed in such a position that it could reasonably be perceived to interfere with, or be confused with any official traffic control device, traffic signal, or official directional guide sign.
2. Signs placed within thirty (30) feet of the intersecting curb lines of a street, except for signs erected by a governmental agency to direct or regulate pedestrian or vehicular traffic.
3. Signs so located as to prevent free ingress and egress from any door, window, or fire escape;
4. Outdoor advertising structures located on a site other than the site on which the advertised commercial use is located or on which the advertised commercial product is produced.
5. Signs extending above or beyond the face of the building, the fascia of the roof, the peak of a pitched roof, or the parapet line of a flat roof.
6. Glaring, flashing, sparkling, glittering, twinkling, or shimmering signs.
7. Signs with open letters that can be viewed from the reverse side.
8. Streamers, balloons, blimps, or other floating, inflatable, or hanging devices secured with a rope or string, unless specifically permitted with a temporary use permit.
9. Signs located, placed, or erected in or upon any public right-of-way, except as specifically allowed by this chapter.
10. Signs located, placed or attached upon any tree, utility pole, or fence, except as specifically allowed by this chapter.
11. Signs placed on private property without permission of the property owner.
12. Nonconforming signs and sign structures associated with an activity, business, product or service that has not been sold, produced, provided or conducted on the premises for a period of ninety (90) days;
13. Signs that revolve or are animated, except public service signs, such as time and temperature units and barber poles;
14. Signs containing statements, words, symbols, or characters of an obscene nature;
15. Signs emitting sound;
16. Murals that contain commercial speech.
17. Signs located within five (5) feet of a fire hydrant, street sign, or traffic signal.
18. Can or cabinet signs.

19. Feather signs.

17.56.060 Permits required.

A. No sign shall be erected, altered, reconstructed, or relocated without a sign permit. A permit is not required for ordinary maintenance and repairs to signs and for temporary signs on private

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property that conform to the standards of this chapter. The Community Development Director will review all applications for sign permits for consistency with this chapter.

B. Signs that project over or extend into a public street or sidewalk shall also require approval of an encroachment permit by the City Engineer pursuant to the provisions of Title 12 of the Municipal Code.

C. Consent of the property owner or business owner is required before any sign permit may be approved.

17.56.070 Sign design principles.

A. The following sign design principles should be used as criteria for review and approval of sign permits and master sign programs.

1. Architectural Compatibility. A sign, including its supporting structure, if any, should be designed as an integral design element of a building's architecture and be architecturally compatible, including color and scale, with any building to which the sign is to be attached and with surrounding structures. A sign that covers a window or that spills over "natural" boundaries or architectural features and obliterates parts of upper floors of buildings is detrimental to visual order and will not be permitted. Common indicators of compatibility include quality sign design and construction, proportional size and scale; and use of materials, shapes and colors that complement the building's architectural style and the surrounding environment.

2. Legibility. The size and proportion of the elements of the sign's message, including logos, letters, icons and other graphic images, should be selected based on the average distance and average travel speed of the viewer. Sign messages oriented towards pedestrians may be smaller than those oriented towards automobile drivers. Colors chosen for the sign text and/or graphics should have sufficient contrast with the sign background in order to be easily read during both day and night. Symbols and logos can be used in place of words. Substantial contrast should be provided between the color and materials of the background and the letters or symbols to make the sign easier to read.

3. Readability. A sign message should be easily recognized and designed in a clear, unambiguous and concise manner, so that a viewer can understand or make sense of what appears on the sign.

4. Visibility. A sign should be conspicuous and readily distinguishable from its surroundings so a viewer can easily see the information it communicates.

5. Placement. Often, a building's architectural details create logical places for signage. Signs should not cover or interrupt architectural details or ornaments of a building's façade. On buildings with a monolithic or plain façade, signs can establish or continue appropriate design rhythm, scale and proportion. Well-designed and well-located retail signs create visual interest and continuity with other storefronts on the same or adjacent buildings.

6. Materials. Signs shall be made of sturdy, durable materials. Paper, cardboard, or other material subject to rapid deterioration can only be used for signs that comply with applicable requirements for temporary signs in Section 17.56. Fabric signs are restricted to awnings, canopies, flags, and temporary Signs.

B. Sign permits or master sign programs that are determined by the Community Development Director to be substantially inconsistent with these sign design principles may be denied.

17.56.080 Rules for sign measurement.

A. For the purposes of this chapter, lot frontage shall be calculated as follows:

1. If a lot fronts on two streets, both frontages may be used to determine the allowable sign area.
2. If a lot fronts on three or more streets, the length of only two contiguous sides shall be added together to determine allowable sign area.

B. The building frontage shall be the building facade in which main customer access is provided to the establishment. A building's frontage is considered continuous if projections or recesses in the building facade do not exceed fifteen (15) feet in any direction. For buildings with two or more frontages, the length of the wall and allowable sign area shall be calculated separately for each building frontage.

C. The area of an individual sign shall be calculated as follows.

1. Sign area shall include the entire area within a single continuous perimeter composed of squares or rectangles that enclose the extreme limits of all sign elements, including, but not limited to, sign structures or borders, written copy, logos, symbols, illustrations, and color. Supporting structures such as sign bases and columns are not included in sign area provided that they contain no lettering or graphics except for addresses or required tags.
2. Where two faces of a double-faced sign are located two (2) feet or less from one another at all points, or located at an interior angle of forty-five (45) degrees or less from one another, the sign area shall be calculated as the area of one (1) face. Where the two (2) faces are not equal in size, the larger sign face shall be used. Where two (2) faces of a double-faced sign are located more than two (2) feet or forty-five (45) degrees from one another, both sign faces shall be counted toward sign area.
3. On a three-faced sign, where at least one interior angle is forty-five (45) degrees or less, the sign area shall be calculated as the largest and the smallest face shall. In all other situations involving a sign with three or more sides, sign area shall be calculated as the sum of all faces.
4. Three-Dimensional Signs. Signs that consist of, or have attached to them, one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), may have a sign area that is the sum of two adjacent sides of the smallest cube that will encompass the sign.

D. The height of a sign shall be calculated as follows.

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

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freestanding sign's overall height. Freestanding signs oriented towards a freeway shall be measured from the site's finished grade or pad, whichever is lower.

E. Sign clearance shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other embellishments.

F. For the purpose of determining the allowed number and size of signs, an integrated shopping center shall be considered as one site.

17.56.090 Sign regulations on developed sites by zone district.

For the purpose of this section, signs are grouped into four types: building signs, freestanding signs, temporary building signs, and temporary freestanding signs.

This section establishes standards for the number of signs, size of signs, placement of signs, and illumination of signs for developed sites based on the zone district in which the signs are located. Table 17.56.090(A) establishes specific regulations by zone district for building signs, and freestanding signs. Table 17.56.090(B) establishes specific regulations by zone district for temporary building signs, and temporary freestanding signs. Signs shall not be placed on private property except in conformance with Table 17.56.090(A) and Table 17.56.090(B).

Table 17.56.090(A)

Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
AP, R-L, R-M, and R-H zones with 4 or less residences per site	1 sign per residence maximum. 4 sq.ft. maximum size per sign. Placement a maximum 8 feet high. External illumination only.	None allowed.
AP, R-M, and R-H zones with 5 or more residences per site or with non-residential uses on site	1 sign per street frontage maximum. 30 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. External illumination only.	1 sign per site maximum. 20 sq.ft. maximum size. 6 feet high maximum. External illumination only.
OR zone	1 sign per site. 8 sq.ft. maximum size per sign. Placement a maximum 8 feet high.	1 sign per site maximum. 20 sq.ft. maximum size. 6 feet high maximum.

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

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Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
I-L, and I-H zones	No limit to number of signs per business establishment. 500 sq.ft. maximum sign surface area per sign. 1,000 sq.ft. maximum sign surface area cumulative of all signs. 1 sq.ft. per lineal foot of property line adjoining a street, or 100 sq.ft. per acre of site area in use, whichever is greater, to a maximum of 600 sq. ft. of sign face.	1 sign per frontage maximum. 40 sq.ft. maximum sign face size. 10 feet high maximum. Sites within 100 feet of State Route 198 may increase the maximum height to 50 feet.
MX-D zone	2 sq.ft. per 1 lineal foot of building frontage up to 100 sq.ft. on primary frontage. 1 sq.ft. per 1 lineal foot up to 100 sq.ft. on secondary frontage. External illumination or exposed neon illumination only.	None allowed.
PF zone	1 sign per street frontage maximum. 30 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. External illumination only.	1 sign per site maximum. 20 sq.ft. maximum size. 6 feet high maximum. External illumination only.
C zone	1 sign per building maximum. 4 sq.ft. maximum size per sign. Placement a maximum 8 feet high. External illumination only.	None allowed.

Table 17.56.090(B)

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Number and Size of Temporary Signs by Zone		
Zone District	Temporary Building Signs	Temporary Freestanding Signs
AP, R-L, R-M, and R-H zones with 4 or less residences per site	1 sign per site 12 sq.ft. maximum per sign. Placement a maximum 10 feet high. No illumination.	Up to 4 per site maximum. 16 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
AP, R-M, and R-H zones with 5 or more residences per site or with non-residential uses on site	1 sign per street frontage. 32 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. No illumination.	Up to 4 per site maximum. 32 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
OR zone	1 sign per site 12 sq.ft. maximum per sign. Placement a maximum 10 feet high. No illumination.	Up to 4 per site maximum. 16 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
C-N, C-R, C-S, C-H, MX-N, MX-C, O, I-L, and I-H zones	1 sign per establishment. 10 sq.ft. plus an additional 1 sq.ft. per 2 lineal feet of primary building frontage maximum size per sign. Placement a minimum 5 feet below roofline. No illumination.	1 sign per site, plus 1 additional sign for every 300 lineal feet of street frontage, rounded down to the nearest whole number. One half of signs, 32 sq.ft. maximum sign size. Other half of signs, 16 sq.ft. maximum sign size. 8 feet high maximum if more than 3 feet wide. 12 feet high maximum if 3 feet wide or less. No illumination. Sites within 100 feet of State Route 198 may increase the maximum size per sign to 50 sq.ft. and may

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Number and Size of Temporary Signs by Zone		
Zone District	Temporary Building Signs	Temporary Freestanding Signs
		increase the maximum height to 30 feet.
MX-D zone	1 sign per establishment. 10 sq.ft. per establishment, plus an additional 1 sq.ft. per 2 lineal feet of primary building frontage. No illumination.	1 sign per site. 10 sq.ft. maximum sign size. If placed on sidewalk the sign shall allow for a minimum 4-foot wide path of travel. No illumination. Freestanding banners are not allowed.
PF zone	1 sign per street frontage. 32 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. No illumination.	Up to 4 per site maximum. 32 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
CO zone	None allowed.	Up to 4 per site maximum. 16 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.

17.56.100 Sign regulations on undeveloped or developing sites.

A. Undeveloped sites shall be allowed a maximum one temporary freestanding sign of a maximum size of 32 square feet. Illumination of the sign is prohibited.

B. Developing sites, i.e. construction sites, shall be allowed a maximum two temporary freestanding signs of a maximum size of thirty-two (32) square feet each. Illumination is prohibited. Temporary signs that are not visible from any public right-of-way shall not be counted in the maximum number or size of signs.

C. Residential subdivision sites where ten (10) or more new residences are offered for sale shall be allowed one temporary sign of a maximum size of thirty-two (32) square feet. Illumination of

the sign is prohibited. The sign shall not be made or constructed from cloth, bunting, plastic, paper or similar material. The sign may be mounted on a building, or may be a freestanding temporary sign of a maximum height of twelve (12) feet. Additional temporary signs, temporary freestanding signs, and flags may be maintained within the boundaries of a residential subdivision provided that they are not visible from outside the residential subdivision and do not create a safety hazard by obstructing the clear view of pedestrian and vehicular traffic.

17.56.110 Offsite temporary signs for residential subdivisions.

A. Residential subdivision sites where ten (10) or more new residences are offered for sale shall be allowed up to four (4) offsite temporary freestanding signs with a size not to exceed thirty-two (32) square feet and a height not to exceed eight (8) feet may be permitted per residential subdivision. Signs shall be located on private, non-residential zoned parcels, or on private, residential zoned parcels that are part of an undeveloped residential subdivision (as defined in section 1 hereof) and that are unoccupied, vacant and otherwise free from any structures or buildings. Signs shall not be made or constructed from cloth, bunting, plastic, paper or similar material. Banners and flags with or without an advertising message shall not be permitted offsite.

B. In addition to any sign permitted pursuant to Subsection A. above, up to four (4) nonilluminated offsite temporary freestanding signs in an A-frame configuration, with a size not to exceed twelve (12) square feet per face or four (4) feet in height, may be permitted per residential subdivision. A-frame signs shall be located on private, non-residential property or on public property behind any existing sidewalks, and in such a manner so as to not to create a safety hazard by obstructing the clear view of, or otherwise hinder or impede, pedestrian and vehicular traffic. A-frame signs may only be displayed during the operating hours for the residential subdivision sales office, and may be located no further than one thousand five hundred (1,500) feet from the subject residential subdivision entry. A-frame signs may be allowed on residential zoned parcels within an undeveloped residential that is unoccupied, vacant and otherwise free from any structures or buildings.

C. No more than one offsite temporary subdivision sign per parcel shall be allowed.

17.56.120 Flags and flagpoles.

A. Flags on flagpoles shall not count toward the maximum sign area.

B. Flagpoles shall not be located within any required side or rear building setback areas. Flagpoles may be mounted on the ground or on the roof or wall of a building.

C. The maximum height of a flagpole shall be as follows:

1. Flagpoles located in a C-R, C-S, C-H, MX-C, I-L, or I-H zones shall have a maximum height of fifty (50) feet or a maximum height equal to twice the distance from the base of the pole to the closest lot line, to a maximum of one hundred (100) feet, whichever is greater.

2. Flagpoles located in the R-L, R-M, R-H, OR, AP, CO zones shall have a maximum height of thirty (30) feet, mounted on the ground.

3. Flagpoles located in the C-N, MX-N, O, and PF zones shall have a maximum height of fifty (50) feet.

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4. Flagpoles located in the MX-D zone shall have a maximum height of fifty (50) feet or a maximum height of thirty (30) feet plus the height of a building upon which it is mounted, whichever is greater.

D. The maximum width (hoist) of an individual flag on a ground-mounted or roof-mounted flagpole shall be equal to 20% of the height of the flagpole upon which it is located. The maximum length (fly) of an individual shall be twice the allowed width (hoist.)

D. The maximum width (hoist) of an individual flag on a wall-mounted flagpole shall be a maximum six (6) feet by twelve (12) feet.

17.56.130 Search lights and klieg lights.

17. Search lights and klieg lights are prohibited, except when used for public safety purposes or when specifically approved with a temporary use permit for a special event.

17.56.140 Signs in public rights-of-way.

The following signs are allowed in the public right-of-way:

A. Building signs in the MX-D zone that project into the public right-of-way, provided that the width of the projecting sign is a maximum of three (3) feet, and that the bottom of the sign is seven (7) feet above the sidewalk or finished grade below it.

B. Building signs located on or under awnings in the MX-D zone that meet the provisions of this chapter.

C. Temporary freestanding signs placed on the sidewalk in the MX-D zone that meet the provisions of this chapter and when a minimum 4-foot wide clear path of travel is provided.

17.56.150 Temporary sign standards.

A. Temporary freestanding signs in non-residential zones shall not be located:

1. In any public right-of-way;
2. In parking lot driving lanes, aisles or spaces;
3. On multi-use trails or sidewalks if they would block a four-foot wide pedestrian path of travel;
4. At any location where they would block pedestrian access;
5. Within one hundred (100) feet on either side, or in front of a permanent freestanding sign;
6. Within twenty (20) feet from any other temporary freestanding sign; or
7. Within thirty (30) feet from a drive approach (driveway entrance) or intersection of two streets.

B. Temporary building signs shall be removed after a period of thirty (30) days. After removal, no temporary building sign may be placed on the site for a period of thirty (30) days.

~~C. Feather banners and temporary freestanding signs placed on a sidewalk in accordance with this chapter shall be removed between one hour before and one hour after the site's establishment is open to the public.~~ **← Recommendation: Remove feather banners and deem as prohibited signage.**

D. Banners shall not be used as permanent signs.

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E. Banners ~~and feather banners~~ shall be constructed of durable, weather-resistant materials not subject to rapid deterioration or fading, and shall be professional in appearance. Acceptable materials include but are not limited to vinyl, nylon reinforced vinyl, polyethylene or polyester-like materials, or durable fabric.

F. Temporary freestanding signs shall be affixed to supporting structures made of a durable, rigid material such as, without limitation, wood, plastic or metal. Feather banners must be secured and stabilized so as to withstand wind gusts, or be removed during windy conditions. Freestanding signs placed on sidewalks in conformance with this chapter are exempt from this subsection if they have a weight and mass that makes them not inadvertently movable.

17.56.160 Size of signs on windows.

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

17.56.170 Signs with non-electronic changeable copy.

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

17.56.180 Signs with electronic changeable copy.

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

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

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

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impose limitations on the number of images that can be displayed over a specified time period for reasons of traffic safety.

17.56.190 Illumination of signs.

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

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

17.56.200 Concealed electrical systems.

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

17.56.210 [Reserved.]

17.56.220 Master sign program.

- A. The purpose of the master sign program provisions is to provide a coordinated and flexible design approach to signage for Hanford's commercial shopping districts and office parks. A master sign program is required for any site that contains more than three (3) commercial establishments
- B. A master sign program shall be reviewed by the Community Development Director as an administrative use permit. The Planning Commission shall approve a master sign program when it is proposed with a development project that requires a conditional use permit.
- C. A master sign program shall not be used to grant of a special privilege nor provide more visibility or exposure than is available to similarly situated properties.
- D. Master sign programs shall feature a unified and coordinated approach to the materials, color, size, type, placement and general design of signs proposed for a project or property.
- E. Reasonable conditions of approval may be imposed to achieve the purposes of this section and ensure internal sign design consistency on the site.

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F. After approval of a master sign program, no sign shall be erected, placed, painted, or maintained, except in conformance with such program, and such program shall be enforced in the same way as any provision in this section.

G. The master sign program and all conditions of approval shall be attached to the lease agreements for all leasable space subject to the master sign program.

H. Approval of a master sign program does not waive the permit requirements for individual signs that are subject to the program.

I. The Community Development Director may approve minor amendments to a master sign program that are in substantial conformance with the original approval. All other amendments, including amendments to conditions of approval, shall be processed as a new application. Proposed amendments shall include written concurrence by the property owner.

17.56.230 Wall mural placement and design criteria.

The purpose of regulating murals is to ensure the continued visual aesthetic of the community, by allowing for compatible artistic and creative expression through murals in appropriate locations and designs. The review criteria seek to establish guidance as to the compatibility and appropriateness of the theme, location and design of murals, with minimal intrusion into artistic expression and/or the substantive, personal or political expressive content of the artwork.

- A. Wall Mural Definition. "Wall mural" or "mural" means an art form consisting of paint applied to a wall surface depicting a scene, personal experience or observation. A wall mural is to be public art, not for the purpose of identifying, advertising or drawing attention to a particular business, service or economic activity. For the purpose of regulation, hand painted signs on walls that contain commercial speech are considered signs and are not considered murals. Wall painting that has not been approved through a mural permit is considered graffiti.
- B. Maximum Number of Murals per Site. One mural per structure. In unique circumstances, whereby the design of the mural(s) and structure are enhanced by additional murals, more than one (1) mural per structure may be approved.
- C. No Advertising. Words and/or images may not be incorporated within the mural which specifically identifies or reflects the business, products and/or services provided by any business service or economic activity.
- D. Placement. Wall murals must be painted directly onto an exterior wall surface. Wall murals may not be prefabricated and thereafter mounted onto a building. Wall murals may occupy an entire single wall on which the mural is applied. The wall mural must be architecturally incorporated into the building so that it does not appear to be a sign attached to the building or have the appearance that the structure is ancillary to the mural. The wall mural may not be mounted on the building roof or extend above the cornice of a flat roof or above the roof eave of a gable or mansard roof. A mural may not be painted onto an unpainted historic surface, such as brick.

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- E. Timing. A wall mural must be completed within ninety (90) days after the date painting commences. The final anti-graffiti protective clear-coat must be applied within this ninety (90) day period. Time extensions may be granted by the Community Development Director in thirty (30) day increments up to a maximum of sixty (60) days upon a showing of good cause.
- F. Lighting. Wall murals shall not be illuminated unless such lighting is incidentally and indirectly illuminated from surrounding street and building lighting.
- G. Ownership/Maintenance. Maintenance of the wall mural is the responsibility of the property owner. It shall be the property owner's responsibility to remove the wall mural if it is not maintained as required. Proper maintenance shall include periodic painting so that the wall mural does not exhibit chipping, peeling or fading and other required maintenance as identified in conditions of approval issued by the Community Development Director. Wall murals not maintained at all times as required shall be deemed a nuisance. In addition to its other remedies, the City shall have the right to require removal of the wall mural and if the wall mural is not removed within the time period designated by the City, the City shall have the right to remove the wall mural at the property owner's expense.
- H. Application and Permitting Process. No person shall paint a wall mural on the exterior of any structure or change any existing mural on the exterior of any structure prior to the issuance of a wall mural permit issued by the City Council. An application for a wall mural permit shall be submitted on the form prescribed by the Community Development Director and shall include a colored detailed drawing or sketch of the mural plus any other information as prescribed on the application form. The application must be made by the owner of the structure or include the written consent of the owner of the structure consenting to the painting of the wall mural on the structure consistent with the mural identified in the application. Applications for wall murals located within the Central Parking and Business Improvement District will be submitted to the Main Street Hanford Design Review Committee for a recommendation.
- I. Design Criteria. An application for a wall mural permit must satisfy the following criteria:
1. The subject matter of the wall mural shall be of historical significance regarding the growth and development of the City of Hanford and its surrounding environs. Wall murals can also include buildings, land or seascapes, crop or farm animal depictions or mechanical history depictions.
 2. The colors used in the wall mural shall be complimentary and harmonious with exterior colors of the structure and consistent with historical color pallet. Fluorescent colors are not in keeping with the historical color pallet.
 3. The paint and/or materials to be used and applied on the structure shall be appropriate for use in an outdoor locale for an artistic rendition and shall be of a permanent or long lasting variety.

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~~4. The proposed wall mural shall exhibit exceptional design quality and incorporate high quality materials that enhance the overall development and appearance of the site.~~

~~5. The proposed wall mural shall be well integrated with the buildings and other elements of the property and be harmonious with surrounding historic character.~~

~~6. The proposed wall mural, by its design, construction and location, shall not have a substantial adverse effect on abutting property or the permitted use thereof, and will contribute to the City's unique character and quality of life.~~

~~7. The wall mural shall be designed and painted by, or supervised by, someone with sufficient knowledge in the design of such projects and the application of paints for such projects.~~

~~8. Have a plan for painting the mural that ensures the safety of painters and the public, and that does not impede public access. In the event that the safety plan submitted is not being adhered to, and the City has identified a safety risk to either the artist and/or the public, the City has the right to stop work until such time that safety issues or concerns are addressed by the artist.~~

~~9. To the extent feasible, the mural shall be vandal and graffiti resistant by using an approved graffiti/UV coating.~~

~~J. Conditions of Approval. The City Council shall identify conditions of approval to the issuance of a wall mural permit.~~

~~K. Hold Harmless. As a condition of approval of any wall mural permit, the applicant, the owner of the structure and the artist shall agree pursuant to language prepared by the City to indemnify, defend, and hold the City of Hanford its officials, officers, employees and agents harmless from and against any and all damages or liabilities of whatever nature arising out of or in connection with the wall mural. (Ord. 20-04 § 5, 2020; Ord. 17-04, 2017)~~

~~A. Wall Mural Definition. "Wall mural" or "mural" means an art form consisting of paint applied to a wall surface depicting a scene, personal experience or observation. A wall mural is to be public art, not for the purpose of identifying, advertising or drawing attention to a particular business, service or economic activity.~~

~~B. Maximum Number of Murals per Site. One mural per structure. In unique circumstances, whereby the design of the mural(s) and structure are enhanced by additional murals, more than one mural per structure may be approved.~~

~~C. No Advertising. Words and/or images may not be incorporated within the mural which specifically identifies or reflects the business, products and/or services provided by any business service or economic activity.~~

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~~D.—Placement. Wall murals must be painted directly onto an exterior wall surface. Wall murals may not be prefabricated and thereafter mounted onto a building. Wall murals may occupy an entire single wall on which the mural is applied. The wall mural must be architecturally incorporated into the building so that it does not appear to be a sign attached to the building or have the appearance that the structure is ancillary to the mural. The wall mural may not be mounted on the building roof or extend above the cornice of a flat roof or above the roof eave of a gable or mansard roof.~~

~~E.—Timing. A wall mural must be completed within ninety (90) days after the date painting commences. The final anti-graffiti protective clear coat must be applied within this (ninety) 90-day period. Time extensions may be granted by the Community Development Director in thirty (30) day increments up to a maximum of sixty (60) days upon a showing of good cause.~~

~~F.—Lighting. Wall murals shall not be illuminated unless such lighting is incidentally and indirectly illuminated from surrounding street and building lighting.~~

~~G.—Ownership/Maintenance. Maintenance of the wall mural is the responsibility of the property owner. It shall be the property owner's responsibility to remove the wall mural if it is not maintained as required. Proper maintenance shall include periodic painting so that the wall mural does not exhibit chipping, peeling or fading and other required maintenance as identified in conditions of approval issued by the Community Development Director. Wall murals not maintained at all times as required shall be deemed a nuisance. In addition to its other remedies, the city shall have the right to require removal of the wall mural and if the wall mural is not removed within the time period designated by the City, the City shall have the right to remove the wall mural at the property owner's expense.~~

~~H.—Application and Permitting Process. No person shall paint a wall mural on the exterior of any structure or change any existing mural on the exterior of any structure prior to the issuance of a wall mural permit issued by the City Council. An application for a wall mural permit shall be submitted on the form prescribed by the Community Development Director and shall include a colored detailed drawing or sketch of the mural plus any other information as prescribed on the application form. The application must be made by the owner of the structure or include the written consent of the owner of the structure consenting to the painting of the wall mural on the structure consistent with the mural identified in the application. Applications for wall murals located within the Central Parking and Business Improvement District will be submitted to the Main Street Hanford Design Review Committee for a recommendation.~~

~~I.—Design Criteria. An application for a wall mural permit must satisfy the following criteria:~~

- ~~1.—The subject matter of the wall mural shall be of historical significance regarding the growth and development of the city of Hanford and its surrounding environs. Wall murals can also include buildings, land or seascapes, crop or farm animal depictions or mechanical history depictions.~~
- ~~2.—The colors used in the wall mural shall be complimentary and harmonious with exterior colors of the structure and consistent with historical color pallet. Fluorescent colors are not in keeping with the historical color pallet.~~
- ~~3.—The paint and/or materials to be used and applied on the structure shall be appropriate for use in an outdoor locale for an artistic rendition and shall be of a permanent or long-lasting variety.~~

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4. ~~The proposed wall mural shall exhibit exceptional design quality and incorporate high-quality materials that enhance the overall development and appearance of the site.~~

5. ~~The proposed wall mural shall be well integrated with the buildings and other elements of the property and be harmonious with surrounding historic character.~~

6. ~~The proposed wall mural, by its design, construction and location, shall not have a substantial adverse effect on abutting property or the permitted use thereof, and will contribute to the city's unique character and quality of life.~~

7. ~~The wall mural shall be designed and painted by, or supervised by, someone with sufficient knowledge in the design of such projects and the application of paints for such projects.~~

8. ~~To the extent feasible, the mural shall be vandal and graffiti resistant.~~

J. ~~Conditions of Approval. The City Council shall identify conditions of approval to the issuance of a wall mural permit.~~

K. ~~Hold Harmless. As a condition of approval of any wall mural permit, the applicant, the owner of the structure and the artist shall agree pursuant to language prepared by the City to indemnify, defend, and hold the City of Hanford its officials, officers, employees and agents harmless from and against any and all damages or liabilities of whatever nature arising out of or in connection with the wall mural.~~

17.56.240 Variances and minor deviations.

A variance or a minor deviation to the standards in this chapter may be granted in accordance with Chapter 17.70 and Chapter 17.84.

17.56.250 Nonconforming signs.

A sign or outdoor advertising display of any character lawfully occupying a site prior to the adoption of this zoning code or on the effective date of applicable amendments to the zoning code which as a result of the adoption or amendment to the zoning code does not conform with the standards for subject matter, location, size, lighting or movement prescribed for the district in which it is located, shall be deemed to be a nonconforming sign or outdoor advertising structure and may be displayed and maintained in said district, except as otherwise provided in this section.

17.56.260 Maintenance of signs.

A. All signs and associated supporting structures shall be maintained in like-new condition, without rips, tears, fading and similar damage that inevitably occurs as a result of normal wear and aging.

B. All signs shall be reasonably free from deterioration, rot, rust, and loosening so that they do not create a hazard to persons or property or constitute a nuisance.

C. Any sign or sign structure that is sagging, leaning, fallen, decayed, broken, deteriorated, ripped, torn, faded, or other deteriorating or dilapidated condition shall be promptly repaired, to the satisfaction of the City, or removed.

D. Graffiti on a sign shall be removed within two (2) days of notice of its placement on such sign.

17.56.270 Hazardous signs.

Whenever any sign, by virtue of its physical nature and condition, poses an immediate and serious threat to the public safety, the same may be removed by City personnel, or its physical deficiency cured, to the extent necessary to protect the public safety. The cost of such removal or repair shall be assessed against the sign owner.

17.56.280 Abandoned or obsolete signs.

An on-premise sign advertising an activity, business, service or product must be removed within ninety (90) days following the actual discontinuance of the activity, business, service or product. If the sign is not so removed, the Community Development Director may have the sign removed in accordance with the public nuisance abatement provisions of this title. A sign structure is not required to be removed, however, the sign face shall be removed or replaced with a blank face or other sign face consistent with this chapter.

17.56.290 Illegal signs.

Any sign, banner, or sign structure not erected, constructed or located in conformance with this chapter and not classified as a legal nonconforming sign is an illegal sign and is subject to abatement in accordance with the public nuisance abatement procedures of Chapter 17.94.

17.56.300 Enforcement.

Signs which do not conform to the provisions of this chapter and are erected after its effective date and signs erected after the effective date of this chapter without obtaining a permit that is required are declared to be unlawful and a public nuisance. All signs declared to be unlawful by this chapter and all persons erecting or maintaining them shall be subject to the provisions of Chapter 17.94. The Community Development Director shall take necessary actions or proceedings for the abatement, removal and enjoinder pursuant to Chapter 17.94. The remedies provided for in this section are cumulative and nonexclusive.

17.56.310 Definitions.

As used in this chapter, the following terms are defined in this section. The images are intended to illustrate some of the sign types that are defined in this section.

"A-Frame sign" means a sign made of wood, plastic or other lightweight and rigid material having the capability to stand on its own support(s) and being portable and movable.

"Animated sign" means a sign with action or motion, whether by flashing lights, color changes, wind, rotation, movement of any parts of the sign or letters or parts of the sign structure, or other motion.

"Awning" means a shelter supported entirely from the exterior wall of a building and composed of a collapsible frame covered completely with nonrigid material.

"Banner" means any flexible material, such as cloth, plastic, vinyl, paper, cardboard or thin metal, with or without a "message", attached outdoors to a building, structure or mounting device, or attached indoors to a building, structure or mounting device so as to be visible from the exterior of a building, or structure. This definition includes a pennant, flag, or bunting.

"Billboard" means a sign which directs attention to a business, community service or entertainment not exclusively related to the premises where such sign is located.

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"Business premises" means a specific business occupancy within a building or upon a parcel of land, typically having a specific address and discrete entrance(s) and exit(s) so as to maintain a specific business identity and location.

"Can or cabinet sign" means a sign that contains all the text and/or logo symbols within a single enclosed box-shaped cabinet where the translucent face of the sign can be interchanged to change the sign message without having to remodel the cabinet. It is mounted to a wall or other surface and illuminated from within the cabinet.

"Changeable copy" refers to the display of a message that can change by means of moveable letters, slats, lights, light emitting diodes, or moveable background material.

"Erect" means and includes erect, construct, place, relocate, enlarge, substantially alter, attach, suspend, paint, post, maintain and display.

"Externally illuminated sign" means a sign which has light cast on its surface from an artificial exterior source installed for the purpose of illuminating the sign.

"Flag" is a form of "banner" that is mounted and displayed outdoors on a pole.

"Freestanding sign" means a sign which is permanently supported on the ground by one or more uprights, braces, poles, or other similar structural components that are not attached to any building. This category includes both monument and pole signs.

"Frontage, building" means the distance between the two most distant corners of a building measured in a straight line along the building face.

"Frontage, street" means the distance between the two most distant corners of a site along a single street measured in a line along the street curb, including drive approaches, but excluding curb returns at street intersections.

"Height" means the distance measured vertically from grade to the highest point or portion of the object to be measured.

"Internally illuminated sign" means any sign whose illumination originates from within the structure of the sign and the source of which is not visible from the exterior of the sign.

"Install" or "installation" means the act by which a sign is constructed or placed on land or a structure, or the act of attaching, painting, printing, producing, or reproducing, or using any other method or process by which a visual message is presented or placed upon a surface.

"Message" means any form of visual communication presented on any type of media. It is not material whether the communication has any logical, practical, literary, or artistic significance or not. It includes any form or combination of letters, graphics, symbols or designs. The term is not intended to include mono-color paint applied to the exterior, trim, fascia, or other architectural elements of a building for protection against the elements.

"Monument sign" means a low-profile freestanding sign supported by a structural base or other solid structural features other than support poles and may contain signage on more than one side.

"Mural" means a sign painted on the exterior wall of a building consisting of graphics or images, either alone or in combination with letters.

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"Off-site" or "off-site sign" refers to a sign or banner that promotes or advertises goods, services or activities located or offered on a business premises or parcel that is separate from the parcel where the sign is located, even if the two sites or parcels are contiguous to each other.

"On-site" or "on-site sign" refers to a sign or banner that promotes or advertises goods, services, or activity located or offered on the business premises or parcel of property where the sign is located.

"Outdoors" means a location on undeveloped property or to the exterior of a building or structure.

"Outdoor advertising" refers to the placement of a message on signs or banners located outdoors, or located indoors in a manner such that the message is visible from the exterior of a building or structure.

"Outdoor advertising structure" means a structure erected or maintained for the main purpose displaying commercial outdoor advertising, and located on a site other than the site on which the advertised commercial use is located or on which the advertised commercial product is produced.

"Painted Sign" refers to a sign that comprises only paint applied on a building or structure.

"Parapet wall" means an exterior wall which extends vertically above the roof line.

"Parcels" or "property" or similar references or descriptions shall refer to parcels defined or delineated by assessor parcel numbers maintained by the County tax assessor or as defined in the Glossary of this Code.

"Pedestrian access" means a doorway which has been designed for the primary use of the patrons or customers of that particular use.

"Permanent sign" means a sign that is solidly attached to a building, structure, or the ground by means of mounting brackets, bolts, welds, or other combination of attachment methods, thereby rendering the sign non-moveable or difficult to reposition without the use of machinery, cutting devices, or mechanical devices. See also "temporary sign."

"Placed" includes constructing, erecting, posting, painting, printing, tacking, nailing, gluing, sticking, carving or otherwise fastening, affixing, or making visible in any manner whatsoever.

"Pole sign" means a permanently mounted, freestanding sign which is supported above the ground by one or more uprights, braces, poles, or other similar structural components.

"Roof line" means the highest point of a parapet wall or the main roof structure or a highest point of a parapet wall other than such architectural features as cupolas, pylons, projections or raised portions of the roof.

"Rooftop or roof-mounted sign" means a sign that extends above the ridgeline of the roof of a building or a sign attached to any portion of the roof of a building. Rooftop or roof-mounted signs are not allowed.

"Sign" means any letter or symbol made of cloth, metal, paint, paper, wood or other material of any kind whatsoever placed for advertising, identification or other similar purposes on the ground or on any wall, post, fence, building, structure, vehicle or on any place whatsoever.

"Sign area" means the geometric area of a sign including all elements such as board or frames, perforated or a solid background, ornamental embellishments, arrows or other sign media. For the

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purposes of a freestanding sign the structural elements necessary to support the sign are included in the sign area.

"Sign copy" means any words, letters, numbers, figures, designs, or other symbolic representations incorporated into a sign face and/or its structure with the purpose of attracting attention to the subject matter.

"Sign face" means the panel surface of a sign which carries the advertising, information, or identification message.

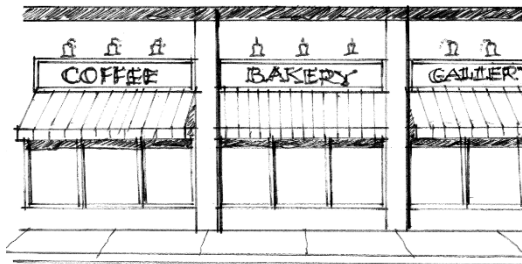
"Sign structure" means any structure which supports or is capable of supporting any sign. A sign structure may or may not be an integral part of a building. For the purpose of a freestanding sign, the sign structure shall include the aggregate area of the sign including the sign copy and all structural elements of the sign.

"Structural alteration" means any change to the sign structure.

"Temporary sign" means a sign that is easily moveable and which is not attached to a building, structure, or the ground in such a manner as to be rendered a permanent sign.

17.56.320 Illustrations of signs.

The following illustrations may be used to visualize the various types of signs regulated in this chapter. This section shall not have any regulatory effect.

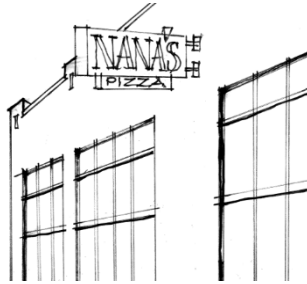


Building Sign

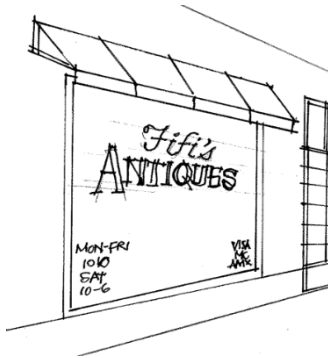
City of Hanford Municipal Code Title 17 - Zoning Ordinance



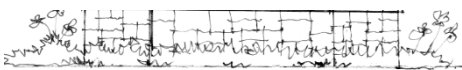
Hanging Sign



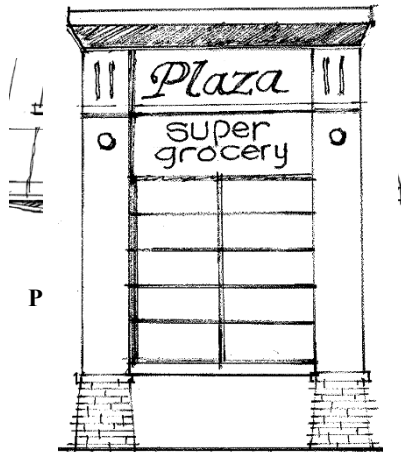
Building Sign Projecting over-Right of-Way



Permanent Sign Affixed to Window



Monument Sign (Freestanding Sign)



Pylon Sign (Freestanding Sign)

Chapter 17.60

SPECIFIC LAND USE STANDARDS

Sections:

17.60.010	Purpose.
17.60.020	Applicability.
17.60.030	Accessory dwelling units.
17.60.040	Bed and breakfast inns.
17.60.050	Cottage food operations.
17.60.060	Day care centers.
17.60.070	Drive-thru pick-up windows.
17.60.080	Garage or yard sales.
17.60.090	Manufactured housing.
17.60.095	Mini-warehouses or self-storage facilities.
17.60.100	Mobilehome parks.
17.60.110	Outdoor dining areas.
17.60.120	Outdoor storage areas.
17.60.130	[Reserved]
17.60.140	Sale of new and used automobiles and trucks.
17.60.150	Vending machines.

17.60.010 Purpose.

This section requires certain development and operational standards for specific land uses within the city to preserve, protect and promote the public health and safety and to promote orderly growth and aesthetically pleasing urban development.

17.60.020 Applicability.

Specific land uses covered by this chapter shall conform with the provisions of the section(s) applicable to the specific use, in addition to other applicable provisions of this title, including the standards of the zone district where the use is located.

17.60.030 Accessory dwelling units.

This chapter provides standards for accessory dwelling units located on the same site as an existing single-family residence located in either the RL-5, RL-12, RL-20, or OR zone district. All accessory dwelling units shall meet the following standards:

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A. Floor Area. An accessory dwelling unit shall not exceed one thousand two hundred (1,200) square feet of floor area if separated from the existing single-family dwelling. If attached to the existing single-family residence, the floor area of the second unit shall not exceed fifty (50) percent of the existing living area of the existing single-family dwelling. A manufactured home shall not be less than eight (8) feet wide by forty (40) feet long and three hundred twenty (320) square feet in floor area. An efficiency unit shall not be less than one hundred (150) square feet in floor area and meet all space and occupancy standards of Chapter 5 of the Uniform Housing Code.

B. Location. An accessory dwelling unit shall be located either to the side or to the rear of the existing single-family residence and shall be either attached to the existing single-family dwelling or be separated from the existing single-family detached residence by not less than ten (10) feet or the separation as allowed by the Uniform Building Code, whichever is less.

C. Access. Doorway access shall be provided either to the side or rear of the accessory dwelling unit. Direct doorway access to the front yard by the second unit shall be prohibited.

E. Owner Occupancy. Either the existing single-family detached residence or the accessory dwelling unit shall be occupied by the owner of the property.

F. Off-Street Parking. A minimum one (1) additional off-street parking space shall be provided for the accessory dwelling unit. The additional parking space may be a paved tandem space on an existing driveway. The additional parking space shall be waived if in any of the following instances:

1. The accessory dwelling unit is located within one-half (0.5) miles of public transit.
2. The accessory dwelling unit is located within an architecturally and historically significant historic district.
3. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.
4. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
5. When there is a car share vehicle located within one block of the accessory dwelling unit.

G. Utility Services. Accessory dwelling units shall be provided with water, sewer and other utilities as determined by the building official.

H. Architectural Appearance. An accessory dwelling unit shall be designed and constructed so as to blend with the single-family dwelling and be architecturally similar in appearance in order to be consistent with the existing single-family dwelling's design, construction, height, roofing, siding materials, and color.

J. Except as specifically set forth in this section, an accessory dwelling unit regulated pursuant to this chapter shall meet all of the requirements of the zone district in which the accessory dwelling unit is located including, without limitation, requirements regarding fences, walls and hedges; site area, frontage width, and depth of sites; coverage; yard requirements; height of structures; distances between structures; signs; and general provisions and exceptions.

K. An application for an accessory dwelling unit shall not be denied solely based on any maximum density requirement or standard.

17.60.040 Bed and breakfast inns.

- A. Bed and breakfast inns shall be limited to a maximum six (6) rooms for rent per site. No person who is paying rent in exchange for lodging shall occupy a guest room on the premises for more than fourteen (14) consecutive nights;
- B. Food service at bed and breakfast inns shall be allowed for registered guests only, unless the use also qualifies as a restaurant.
- C. The scale and appearance of the bed and breakfast inn shall remain primarily residential in character. All buildings and site improvements shall be similar to and compatible in design with the surrounding neighborhood and adjacent residences.

17.60.050 Cottage food operations.

- A. Cottage foods operations operating in accordance with AB1616 shall be considered a home occupation and shall obtain a home occupation permit in accordance with Chapter 17.78 prior to commencement of the use.
- B. Notwithstanding the provisions of Chapter 17.78, a cottage food operation is allowed to employ one full-time equivalent employee on site.
- C. Notwithstanding the provisions of Chapter 17.78, a cottage food operation may sell food produced on-site directly to consumers at the site.
- D. A cottage food operation shall be conducted in the residence's existing kitchen.
- E. An approved home occupation permit shall not be effective until the appropriate permit is obtained from the Kings County Health Department and shall automatically expire and be null and void if County permit or approval expires, is disapproved, or is revoked.

17.60.060 Day care centers.

- A. A loading and unloading area shall be provided to accommodate no less than two (2) vehicles.
- B. The loading and unloading area shall be located within proximity to the main entrance. And shall not be located on the opposite side of a street from the day care center.

17.60.070 Drive-thru pick-up windows.

- A. All uses with a drive-thru pick-up window shall meet the following standards:
 - 1. Drive-thru lanes shall be located outside of all building setback areas and all required landscaped areas.
 - 2. Drive-thru lanes shall be designed, located, and constructed in a manner that avoids trapping vehicle emissions in a confined space.
 - 3. Drive-thru lanes shall be located a minimum of fifty (50) feet from existing residential uses and from residential zone districts and must be separated from residential areas by buildings, extensively landscaped areas, or decorative block walls.
 - 4. Drive-thru lanes shall be constructed with the necessary vehicle stacking capacity so that vehicles using the drive-thru lane do not overflow into the on-site parking aisles or public streets.
 - 5. Drive-thru lanes shall be shielded in a manner approved by the city to eliminate vehicle headlight glare into adjoining land and on-coming traffic approaching the drive-thru site property.

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6. The installation of a drive-thru pick-up window and associated improvements shall not reduce the number of required parking spaces below the minimum zoning requirement for parking upon the drive-thru site property.
7. Drive-thru lanes shall not be located adjacent to outdoor patio or eating areas.
8. Drive-thru lanes shall not block or interfere with access to parking lot spaces, and shall function independent of parking lots aisles.
9. Drive-thru lanes shall not extend onto adjoining property unless the owner of the drive-thru site property obtains a written easement or other irrevocable right from the adjoining landowner to construct improvements upon and use the adjoining property for the drive-thru use including, without limitations, the stacking of vehicles and the right to maintain, repair, replace and remove such improvements. The written document shall be executed by the owner of the drive-thru site property and the owner of the adjoining property and recorded against title to the adjoining property prior to commencement of construction of improvements upon the drive-thru site property.
10. A use with a single drive-thru lane shall accommodate a minimum of six (6) vehicle stacking spaces per lane with a minimum of four (4) stacking spaces before the ordering speaker and two (2) stacking spaces after the ordering speaker. Each vehicle stacking space in a drive-thru lane shall be a minimum of twenty (20) feet in length.
11. A use with drive-thru lanes on each side of the store (two (2) lanes) shall accommodate a minimum of four (4) vehicle stacking spaces per lane with a minimum of two (2) stacking spaces before the ordering speaker and two (2) stacking spaces after the ordering speaker in each drive-thru lane. Each vehicle stacking space in a drive-thru lane shall be a minimum of twenty (20) feet in length.
12. Speaker noise levels measured at the property line shall not exceed applicable city noise standards.
 - A. In addition to the development standards for all uses with drive-thru pick-up windows uses, a restaurant with a drive-thru pick-up window shall be located on a parcel at least one-half acre in size or in a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than one-half (0.5) acre in size.
 - B. In addition to the development standards for all uses with drive-thru pick-up windows and the development standards for restaurants with drive-thru pick-up windows, the following development standards are required for all uses with drive-thru pick-up windows in the Neighborhood Commercial zone district:
 1. Unless otherwise restricted by a conditional use permit issued in accordance with Chapter 17.80, hours of operation of the drive-thru use shall be limited to 6:30 a.m. and 10:00 p.m. on weekdays and weekends.
 2. All buildings and drive-thru lanes shall be located a minimum of one hundred fifty (150) feet from residentially zoned property or property designated for residential uses pursuant to the General Plan.

17.60.080 Garage or yard sales.

A. The sale of personal possessions in outdoor areas or from the garage of a dwelling within an R-L, R-M, R-H, or OR zone district shall be limited to no more than two such sales per year. Commonly referred to as garage sales, such each sale shall be limited to two consecutive days and unsold possessions shall be removed from the public view and stored within the premises.

B. Materials to be sold shall be personal possessions. No materials shall be offered for sale that have been acquired solely for the purposes of the garage sale.

C. The driveway, yard, or other space used for the purposes of the sale shall be restored to its normal residential character at the conclusion of the sale, including removal of all signs.

17.60.090 Manufactured housing.

The provisions of this section shall apply to all manufactured homes not located in an approved mobile home park:

A. No manufactured home shall be installed that was manufactured more than ten (10) years from the date of application for a building permit for installation.

B. All manufactured homes shall meet the following site or architectural standards:

1. Garages and Carports. A minimum of a one-car garage or carport shall be provided for every manufactured house. The parking requirements of Chapter 17.54 shall also apply.

2. Minimum Width and Floor Area. The width and floor area of a manufactured housing unit shall be the average of other residences in the zone district in which it is located.

3. Roof Overhangs. All manufactured housing units and garages shall have a pitched roof with a minimum sixteen (16) inch roof overhang on each of the perimeter walls such that the overhang is architecturally integrated into the design of the dwelling unit.

4. Roofing Materials. All manufactured housing units and garages and carports located on the lot shall have a roof constituted of asphalt composition, clay, tile, concrete or metal tile or panels, slate or built-up asphaltic-gravel materials.

5. Siding Materials. All manufactured housing units and garages located on the lot shall have similar exterior siding materials consisting of wood, masonry, concrete, stucco, Masonite, or metal lap. The exterior siding material shall extend to the ground level, except that when a solid concrete or masonry perimeter foundation is used, the siding material need not extend below the top of the foundation.

6. Foundations. All manufactured housing units and garages and carports shall be placed on a permanent foundation which meets the applicable building code requirements and/or the provisions of Section 18551 of the State Health and Safety Code such that the floor elevation of the dwelling is reasonably compatible with the floor elevations of the surrounding dwelling units.

7. Utility connections. The mobile home electrical, gas, water and drain connections shall be made permanent in a manner applicable to permanent buildings. Gas shut-off valves, meters and regulators shall not be located beneath the manufactured homes.

8. Deviations. The community development department may approve deviations from one or more of the standards of this subsection on the basis of a finding that the architectural style

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proposed provides compensating design features and that the proposed dwelling will be compatible and harmonious with existing structures in the vicinity.

C. Surrender of Registration. Subsequent to applying for a building permit, and prior to the occupancy of a mobilehome or manufactured home on a permanent foundation, a certification of occupancy is to be issued by the building official pursuant to Section 18551 of the State Health and Safety Code. Thereafter, any vehicle license plate, certificate of ownership, and certificate of registration issued by a state agency shall be surrendered back to the issuing state agency. Any mobile/manufactured home on a permanent foundation shall bear a state insignia or federal label pursuant to Section 18550 of the State Health and Safety Code.

17.60.095 Mini-warehouses or self-storage facilities.

A mini-warehouse or self-storage facility in the R-L-5 zone shall only be located on a parcel that has frontage on and adequate main access to an arterial or collector street.

17.60.100 Mobilehome parks.

A. No mobilehome shall be parked, occupied or used for any purposes, including without limitation living or sleeping purposes, unless the mobilehome is located within a licensed mobilehome park, except that a mobilehome may be used for the following temporary purposes outside of a mobilehome park: as an office for a construction project, circus or carnival; as a residence of a watchman on the site of a construction project or an industrial facility to provide temporary living quarters for personnel in accordance with the provisions of Chapter 17.76.

B. The site area standards for a mobilehome park shall be as follows:

1. The minimum area of a mobilehome park shall be five (5) acres. If the area of the mobilehome park is greater than five (5) acres, the first phase of mobilehome park development shall not be less than five (5) acres and shall include all required recreational and service amenities.
2. The maximum density shall be eight (8) mobilehome sites per gross acre.
3. Each mobilehome site shall be not less than three thousand (3,000) square feet in area, including pad, parking, private access, landscaping and private storage area.
4. No mobilehome site shall be less than thirty (30) feet in width.

B. The following clearance and setback area requirements shall apply to mobilehome parks. No mobilehome shall be located in any required building setback area, except that tow bars may extend into such setback area.

1. The front and rear building setback areas for the site shall be a minimum of twenty (20) feet.
2. The side building setback areas for the site shall be a minimum of ten (10) feet.
3. The front, rear, and interior side setback areas for a mobilehome site shall be a minimum of ten (10) feet.
4. The street side setback areas (including driveways interior to the site) for a mobilehome site shall be a minimum of five (5) feet.

C. The following requirements for patios and pads shall apply to mobilehome parks.

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1. Each mobilehome site shall have a hard-surfaced patio area of not less than two hundred (200) square feet. A permanent porch greater than twenty (20) square feet in area may be counted as a part of the required patio area.

2. Each mobilehome site shall have a support pad of concrete or asphalt concrete laid over a compacted surface base which, in combination, are adequate to support the mobilehome on a level plane.

D. The following requirements for parking shall apply to mobilehome parks.

1. Not less than two (2) off-street paved parking spaces shall be provided within each mobilehome site, one of which may be tandem to the other.

2. Not less than one (1) guest parking space shall be provided for each mobilehome site at a location central to each four (4) contiguous mobilehome sites; provided, however, guest parking shall not be required for mobilehome sites along a mobilehome park collector street constructed to the width prescribed in subsection E of this section.

3. Parking shall be provided for central recreation buildings, park offices, and other similar buildings at a ratio of one parking space for each four hundred (400) square feet of gross floor space.

4. Supplemental parking for pleasure boats, recreation vehicles, and unoccupied travel trailers shall be provided at a ratio of one parking space for each ten (10) mobilehome sites and shall be used only by the mobilehome park tenants. Such parking shall be clustered, easily accessible via interior drives, and shall be screened from view by means of a solid ornamental fence or wall and landscaping.

5. All parking areas and spaces shall be designed and constructed in accordance with the provisions of Chapter 17.54.

E. The following requirements for on-site streets shall apply to mobilehome parks.

1. Entrance streets shall be located to assure safe access to and from the public street system.

2. Minor streets within the mobilehome park shall be a minimum of thirty-two (32) feet of paved width, and collector streets shall be a minimum of forty (40) feet of paved width. Construction and paving of the streets shall be in accordance with city standards.

3. Drainage along the street shall be constructed to provide adequate drainage. Construction of concrete curbs, gutters, and sidewalks shall be in accordance with city standards.

4. Parallel parking shall be permitted on both sides of collector streets and on only one side of a minor street. Such on-street parking shall be in addition to the off-street parking requirements of this chapter.

F. Driveways for individual mobilehome sites, street signs, interior street lighting, storm drainage facilities, and water and sewer systems shall be installed subject to the approval of the City Engineer and in accordance with city standards.

G. All public utilities shall be installed underground, including electrical, telephone, street lighting cable, community television antenna connections, and ducts for cable television. A community television antenna and cable television with underground ducts and connections to each mobilehome site shall be provided.

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H. The following requirements for recreation areas and pedestrian ways shall apply to mobilehome parks.

1. Common recreation areas in an aggregate total equal to ten (10) percent of the gross area of the mobilehome park shall be provided at a location or locations which are easily accessible and convenient to park residents. The calculation of the common recreation areas shall not include yard areas, pedestrian ways, management offices, laundry and tenant storage areas, and parking areas.

2. Recreation areas shall be landscaped and maintained with all landscaped areas irrigated by an automatic underground sprinkler system.

3. Pedestrian walkways shall be provided throughout the mobilehome park connecting all mobilehome sites with each other and with common recreation areas. Such pedestrian walkways shall be provided where possible at locations away from the interior street system to avoid conflicts in pedestrian and vehicle traffic.

4. Common recreation areas may include parks and open space, playgrounds, clubhouses, community centers, and similar recreational uses.

I. Mobilehome parks shall provide permanently maintained landscaped areas and site screening as follows:

1. A landscaped border along the front setback area and along the rear setback area if it is adjacent to a public street;

2. An ornamental wall or fencing, seven (7) feet in height along all interior side property lines and along all rear property lines that do not abut a public street; and

3. An ornamental screen wall or fencing seven (7) feet in height along the street side yard and street front yard setback lines.

J. Each mobilehome park shall provide the following additional facilities:

1. A laundry building for clothes washing and drying;

2. Trash enclosures at locations along the interior street system and integrated with the guest parking areas and which are convenient for all residents and for access by municipal refuse trucks.

K. At the time of the placement on the site, all mobilehomes shall be fitted with appropriate skirts to obscure stands, pads and undercarriage equipment.

L. Mobilehomes may be displayed and sold within a mobilehome park similar to the sale of model homes within a residential subdivision, provided such mobilehomes are not sold for delivery to any location other than within the park in which sold and are at all times placed on mobilehome sites and connected to all utility services. No more than four (4) mobilehomes shall be offered for sale at any one time, and advertising for such sales shall be limited to one non-illuminated sign not exceeding four (4) square feet in area on the site of each mobilehome offered for sale.

17.60.110 Outdoor dining areas.

A. The purpose of this section is to promote increased business and pedestrian traffic by providing safe and visually appealing opportunities to create outdoor dining areas in certain commercial zone districts.

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B. The following definitions shall apply to this section:

1. "Outdoor dining area" means the use of portions of public sidewalks, public rights-of-way and sidewalk areas within a shopping center as identified in this chapter and/or on-site open space used by a dining establishment or drinking establishment for the serving and consumption of food and/or beverages. Pass through window and sidewalk counter service is also allowed when an outdoor dining area is provided pursuant to this section.

2. "Dining establishment" means a structure whose principal use is the serving of food to the general public, including, without limitation, a restaurant, candy shop, ice cream shop, bakery, sandwich shop, coffee shop/house, delicatessen, pizza parlor, hotdog/hamburger/taco/salad bar stand and the like and where the sale of any alcoholic beverage is an accessory use.

3. "Drinking establishment" means a structure whose primary use is the serving of alcoholic beverages to the general public and the serving of food is an accessory use.

C. Where Permissible. All outdoor dining areas must be located and operated adjacent to and incidental to the operation of a dining establishment or drinking establishment. Use of the sidewalk must be confined to the actual sidewalk and public right-of-way frontage of a dining establishment and must not encroach upon adjacent sidewalk or public right-of-way. Subject to the provisions of this section on-site open space areas may also be used as an outdoor dining area.

D. Required Sidewalk Width. Use of the sidewalk area for an outdoor dining area is permitted only where the sidewalk is wide enough to allow for a minimum of four (4) consecutive feet of sidewalk width at every point in front of the dining establishment which is clear and unimpeded for pedestrian and wheelchair traffic.

E. Alcoholic Beverages. The service of alcoholic beverages and its consumption by customers in an outdoor dining area shall be restricted as follows:

1. The outdoor dining area must be immediately adjacent to and abutting the dining establishment or drinking establishment.

2. The outdoor dining area, when serving alcohol and when permitted by this section to be located on a sidewalk, must be clearly delineated from pedestrian traffic with a minimum thirty (30) inch to a maximum thirty-six (36) inch tall removable open style railing, fence or roped boundary or plants and flowers in ornamental planter boxes and pots that are architecturally compatible with the structure housing the dining establishment.

3. The operator shall post a written notice to customers as approved by the city which states that the drinking or carrying of an alcoholic beverage is prohibited and unlawful outside of the outdoor dining area.

4. The service of the alcoholic beverages in the outdoor dining area must be licensed by the California Department of Alcoholic Beverage Control and comply with all licensing requirements.

5. For drinking establishments, the service and consumption of alcoholic beverages is restricted to only on-site outdoor areas enclosed by a six (6) foot tall solid wall or fence architecturally compatible with the structure housing the drinking establishment.

F. Health Standards. Prior to serving any food or beverage in an outdoor dining area, the outdoor dining area must be inspected and approved by the Kings County Health Department. All exterior surfaces within the outdoor dining area shall be kept clean at all times. Restrooms shall be provided

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in the adjoining dining establishment or drinking establishment. The operator shall maintain the outdoor dining area, including without limitation, the sidewalk surface and furniture and adjacent areas, in a clean and safe condition at all times.

G. Hours of Operation. Hours of operation for outdoor dining areas are to coincide with those of the dining establishment, or drinking establishment, or the hours of operation set by the Alcohol Beverage Control license if alcohol is served, whichever is more restrictive.

H. Special Closures. The city shall have the right at any time, and from time to time to prohibit the use of the public sidewalk and public right-of-way as an outdoor dining area. Such problems and conflicts may arise from, but are not limited to, scheduled festivals and similar events, parades, marches, repairs to the street or sidewalk, or from emergencies occurring in the area.

I. Permit Issuance, Findings, and Conditions. In order to operate an outdoor dining area, a person must obtain an outdoor dining area permit issued by the Community Development Director. The application for an outdoor dining permit shall be processed as an administrative use permit as provided in Chapter 17.74. The application for the outdoor dining permit shall be accompanied by a filing fee established by the city and an accurate drawing showing the configuration of the outdoor dining area, including without limitation, table placement and the method of separating the outdoor dining area from pedestrian traffic. The following conditions must be satisfied before an outdoor dining permit can be issued:

1. The proposed operation of the outdoor dining area satisfies all of the applicable provisions of this section.
2. An outdoor dining area located on a public sidewalk or public right-of-way shall have the same floor elevation as the sidewalk or right-of-way area.
3. No signage is allowed in the outdoor dining area except for one menu display sign no larger than four (4) square feet per face. Signs with more than two (2) faces are prohibited. Only plain unmarked umbrellas may be used in an outdoor dining area. Professionally designed temporary special for the day sign may be permitted up to a total of two (2) square feet in area.
4. The applicant shall execute an indemnity agreement in a form provided by the city pursuant to which the applicant agrees to indemnify, defend and hold the city and its officials, officers, employees and agents harmless from any and all claims, damages, costs, including reasonable attorney fees, and losses arising from, or in any way related to the applicant's operation of the outdoor dining area.
5. If any portion of the outdoor dining area is located in the public sidewalk or public right-of-way, the applicant shall maintain, at all times during which the outdoor dining permit is in effect, a policy of general comprehensive liability insurance with limits as approved by the city and insuring against injury or death of a person and for claims of property damage resulting from the applicant's use of its outdoor dining area. The city and its officials, officers, employees and agents shall be named as additional insured under such insurance policy, and the applicant shall cause its insurer to waive the right of subrogation with respect to the City and its officials, officers, employees, and agent. The applicant will deliver to the City endorsements to the applicant's insurance policy as evidence of the satisfaction of these insurance requirements.

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6. Such other conditions as the city may deem necessary, including, without limitation, conditions to ensure the public safety, to protect public improvements and provide aesthetic improvements.

7. No merchandise of any kind shall be displayed in the outdoor dining area except as specifically allowed by the outdoor dining permit.

J. All outdoor dining furniture, including tables, chairs, umbrellas, and planters, shall be movable. All outdoor furniture must be of commercial quality to withstand the wear of outdoor use; plastic tables and chairs are not permitted. Umbrellas must be secured with a minimum base of not less than sixty (60) pounds.

K. Term. An outdoor dining permit is personal to the applicant and may not be transferred, assigned or conveyed to any other person. An outdoor dining permit shall terminate on the date the applicant no longer operates the outdoor dining area or discontinues the use of the outdoor dining area for a continuous twelve (12) month period. If a dispute arises as to the date of termination, the decision of the city as to the date of termination shall be final and binding upon the applicant.

L. Violation/Revocation. The Community Development Director shall provide written notice to an applicant of any violation of its outdoor dining permit. Such written notice shall identify the violations of the outdoor dining permit and any provisions of this section. The applicant shall have seven (7) days from the date of such written notice to cure the violations identified in the written notice. If the violations are not cured to the satisfaction of the community development department within said seven (7) day period, the applicant's outdoor dining permit shall automatically terminate without further action by the city and the applicant shall immediately discontinue use of the outdoor dining area. If the city, in its sole discretion, determines that the continued operation of an outdoor dining area is an immediate threat to the health or safety of any citizen of the city, the community development department may immediately, and without written notice and opportunity to cure, revoke an outdoor dining permit. If an outdoor dining permit is terminated or revoked, the city shall not process an application for an outdoor dining permit for that same manager/owner of the premises for a period of six (6) months from the date of termination or revocation.

M. Appeal Procedures. A decision of the community development department pertaining to the outdoor dining application or permit may be appealed in accordance with the provisions of Chapter 17.70.

O. Enforcement. The Community Development Director, Code Enforcement Officer, police department or other person authorized by the City Manager, shall be authorized to enforce provisions of this section and to take such action as may be necessary to ensure compliance with this section.

17.60.120 Outdoor storage areas.

Outdoor storage of materials or equipment that occupies a volume of more than sixty (60) cubic feet and is visible from any abutting public street or abuts property used for residential purposes, meet the following standards. This section does not apply to temporary storage, such as storage during construction.

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A. Outdoor storage areas shall be enclosed by a view-obscuring fence or wall at least six (6) feet in height. All gates provided for ingress and egress in any required fence or wall shall be at least six feet in height and shall be of view-obscuring construction.

B. Materials shall be stacked in outdoor storage areas to a height no greater than that of any building, wall, fence, or gate enclosing the storage area. This subsection shall not apply to a junk yard, wrecking yard, or salvage facility.

C. No storage shall be permitted in any required front or side yard setbacks adjacent to a public street or highway.

17.60.130 [Reserved]

17.60.140 Sale of new and used automobiles and trucks.

In all zone districts, the off-site sale of new and used automobiles and trucks is prohibited. New and used automobile and truck sales shall be conducted only at the permanent property address listed for the dealership on its Department of Motor Vehicles dealer license.

17.60.150 Vending machines.

The preferred location for vending machines is inside buildings. Vending machines installed outdoors shall meet the following requirements:

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

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

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

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

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

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

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

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

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

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

Chapter 17.62

ADULT ENTERTAINMENT ESTABLISHMENTS

Sections:

17.62.010	Purpose and intent.
17.62.020	Definitions.
17.62.030	Prohibitions.
17.62.040	Measure of distance.
17.62.050	Development and maintenance standards.
17.62.060	Application.
17.62.070	Other regulations, permits or licenses.
17.62.080	Protection of minors.
17.62.090	Private viewing rooms.
17.62.100	Regulations governing existing adult entertainment establishments.

17.62.010 Purpose and intent.

A. It is the purpose of this chapter to establish reasonable and uniform regulations to prevent the concentration of adult entertainment establishments, as defined herein, within the city.

B. It is the intent of this title that these regulations be utilized to prevent problems of blight and deterioration which accompany and are brought about by the concentration of adult entertainment establishments.

17.62.020 Definitions.

A. It is the purpose of this section to provide clear and concise definitions of those words, terms and phrases most commonly utilized in the regulations and provisions of this chapter in order to assist in the uniform interpretation of said regulations and provisions and to insure uniformity in their application.

B. It is intended that the following words, terms and phrases, whenever used in this chapter, shall be construed as defined in the following subsections, unless from the context a different meaning is specifically defined and more particularly directed to the use of such words, terms and phrases:

“Adult bookstore” means an establishment that devotes more than fifteen (15) percent of the total floor area of the premises for the display or sale of the following:

1. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video recordings, slides, video or audio tapes, records, or forms of visual or audio representations

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that are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas; or

2. Instruments, devices or paraphernalia which are designed for use in connection with specified sexual activities.

“Adult cabaret” means an establishment that regularly features live performances that are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified anatomical areas and/or which regularly features films, motion pictures, video cassettes, slides or other photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

“Adult drive-in theater” means an open lot or part thereof, with appurtenant facilities, devoted primarily to the presentation of motion pictures, films, theatrical productions and other forms of visual productions, for any form of consideration, to persons in motor vehicles or on outdoor seats, and presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by patrons.

“Adult mini-motion picture theater” means an establishment, with a capacity of more than five (5) but less than fifty (50) persons, where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

“Adult model studio” means any establishment open to the public where, for any form of consideration or gratuity, figure models who display specified anatomical areas are provided to be observed, sketched, drawn, painted, sculptured, photographed so similarly depicted by persons, other than the proprietor, paying such consideration or gratuity. This definition does not include any school of art that is operated by an individual, firm, association, partnership, corporation or institution that meets the requirements established in the Education Code of the State of California for the issuance or conferring of, and is in fact authorized thereunder to issue and confer a diploma.

“Adult motel” means a motel or similar establishment offering public accommodations for any form of consideration which provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

“Adult motion picture arcade (peep shows)” means any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas.

“Adult motion picture theater” means an establishment, with a capacity of fifty (50) or more persons, where, for any form of consideration, films, motion pictures, video cassettes, slides or

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similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

“Adult theater” means a theater, concert hall, auditorium or similar establishment, either indoor or outdoor in nature which, for any form of consideration, regularly features live performances which are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified sexual activities or by exposure of specified anatomical areas for observation by patrons.

“Body painting studio” means an establishment or business that provides the service of applying paint or other substance whether transparent or nontransparent to or on the human body when such body is wholly or partially nude in terms of specified anatomical areas.

“Establishing an adult entertainment business,” as used in this chapter, means and includes any of the following:

1. The opening or commencement of any such business as a new business;
2. The conversion of an existing business, whether or not an adult entertainment business, to any of the adult entertainment businesses defined in this chapter;
3. The addition of any of the adult entertainment businesses defined herein to any other existing adult entertainment business; or
4. The relocation of any such business.

“General bookstore” means an establishment engaged in the buying, selling and/or trading of new and/or used books, manuscripts, and periodicals of general interest. A general bookstore does not include an establishment that is encompassed by the definition of adult bookstore.

“General motion picture theater” means a building or part of a building intended to be used for the specific purposes of presenting entertainment as defined in this chapter, or displaying motion pictures, slides or closed circuit television pictures before an individual or assemblage of persons, whether such assemblage be of a public, restricted or private nature, except a home or private dwelling where no fee, by way of an admission charge, is charged; provided, however, that any such presentations are not distinguished or characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas in that any such depiction or description is only incidental to the plot or story line.

“Headshop” means an establishment or place where more than fifteen (15) percent of the floor area in any room is used for the sale and display of such paraphernalia and literature, including but not limited to cocaine, and sniffing kits, glass mirrors for cutting cocaine, snorting spoons and tubes, strainers to sift cocaine, water pipes (bongs), everyday items with special removable tops that have been converted to conceal narcotics and drugs, including beer cans, oil cans, and plastic photograph film vials, roach clips (for holding marijuana cigarettes), books, and magazines extolling the use of narcotics or controlled substances. Such a place is an adult entertainment establishment. This definition does not limit licensed pharmacies in selling and displaying paraphernalia, that is, medicinal equipment prescribed by licensed medical practitioners.

“Legitimate or live theater” means a theater, concert hall, auditorium or similar establishment which, for any fee or consideration, regularly features live performances which are not

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distinguished or characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas in that any such depiction or description is only incidental to the primary purpose of the performance.

“Massage parlor” means an establishment where, for any form of consideration, massage, alcohol tub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body is administered, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist or similar professional person licensed by the state of California. This definition does not include an athletic club, health club, pool, gymnasium, reducing salon, spa or similar establishment where massage or similar manipulation of the human body is offered as an incidental or accessory service.

“Private viewing room” means an area separated from the sales or display area of the establishment by a curtain, wall, door, shade or similar obstruction thus allowing establishment by a curtain, wall, door, shade or similar obstruction thus allowing the private viewing of video tapes, movies, transparencies, films or projectable motion picture by customers at the establishments.

“Religious institution” means any church, synagogue, mosque, temple or building that is used primarily for religious worship and related religious activities.

“Sale and display of paraphernalia and literature commonly associated with the use of narcotics and controlled substances (headshop)” means an establishment or place where more than fifteen (15) percent of the floor area in any room is used for the sale and display of such paraphernalia and literature, including but not limited to cocaine, and sniffing kits, glass mirrors for cutting cocaine, snorting spoons and tubes, strainers to sift cocaine, water pipes (bongs), everyday items with special removable tops that have been converted to conceal narcotics and drugs, including beer cans, oil cans, and plastic photograph film vials, roach clips (for holding marijuana cigarettes), books, and magazines extolling the use of narcotics or controlled substances. Such a place is an adult entertainment establishment. This definition does not limit licensed pharmacies in selling and displaying paraphernalia, that is, medicinal equipment prescribed by licensed medical practitioners.

“School” means an institution of learning for minors, whether public or private, which offers instruction in those courses of study required by the California Education Code of which is maintained pursuant to standards set by the State Board of Education. This definition includes a nursery school, kindergarten, elementary school, junior high school, senior high school, or any special institution of learning under the jurisdiction of the State Department of Education, but it does not include a vocation or professional institution or an institution of higher education, including a community college.

“Sexual encounter establishment” means an establishment, other than a hotel, motel or similar establishment offering public accommodations, which, for any form of consideration, provides a place where two or more persons may congregate, associate or consort in connection with specified sexual activities or the exposure of specified anatomical areas. This definition does not include an establishment where a medical practitioner, psychologist, psychiatrist or similar professional person licensed by the state of California engages in sexual therapy.

For the purposes of this chapter, “sexual encounter center” shall include massage or rap parlor and other similar establishments.

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“Specified anatomical areas” means and includes any of the following:

1. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus or female breasts below a point immediately above the top of the areolae; or
2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

“Specified sexual activities” means and includes any of the following:

1. The fondling or other touching of human genitals, pubic region, buttocks, anus, or female breasts;
2. Sex acts, normal or perverted, actual or simulated; or
3. Masturbation, actual or simulated; or
4. Excretory functions as part of or in connection with any of the activities set forth in this subsection.

“Transfer of ownership or control,” as used in this chapter, means and includes any of the following:

1. The sale, lease or sublease of an adult entertainment business; or
2. The transfer of securities which constitute a controlling interest in such business, whether by sale, exchange or similar means; or
3. The establishment of a trust, gift or other similar legal device which transfers the ownership or control of such business, except for transfer by bequest or other operation of law upon the death of the person possessing such ownership or control.

“Video cassette sales and rentals—adult” means the same as “adult bookstore.”

“Video games—adult” means coin-operated electronic game machines having visual displays and animation that depict in any manner, any sort of activity characterized by exposure of specified anatomical areas or specified sexual activities.

17.62.030 Prohibitions.

A. No person or entity shall own, establish, operate, control or enlarge, or cause or permit the establishment, operation, enlargement or transfer of ownership or control, except pursuant to Section 17.62.060, of any of the following adult entertainment establishments unless such adult entertainment establishment is greater than five hundred (500) feet from another adult entertainment establishment or greater than one thousand (1,000) feet from any religious institution, school or park located within the city or greater than five hundred (500) feet from any residentially zoned property (including office residential) located in the city, measured from property lines:

1. Adult bookstore;
2. Adult motion picture theater;
3. Adult mini-motion picture arcade (peep shows);
4. Adult arcade;
5. Adult drive-in theater;

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6. Adult cabaret;
 7. Adult motel;
 8. Adult theater;
 9. Adult model studio;
 10. Body painting studio;
 11. Massage parlor;
 12. Adult video games;
 13. Adult video cassette sales and rentals;
 14. Sexual encounter establishment;
 15. Headshop: "Sale and display of paraphernalia and literature commonly associated with the use of narcotics and controlled substances (headshops)" means an establishment or place where more than fifteen (15) percent of the floor area in any room is used for the sale and display of such paraphernalia and literature, including but not limited to cocaine, and sniffing kits, glass mirrors for cutting cocaine, snorting spoons and tubes, strainers to sift cocaine, water pipes (bongs), everyday items with special removable tops that have been converted to conceal narcotics and drugs, including beer cans, oil cans, and plastic photograph film vials, roach clips (for holding marijuana cigarettes), books, and magazines extolling the use of narcotics or controlled substances.
 16. Any other business which involves specified sexual activities or display of specified anatomical areas.
- B. An establishment listed in this section shall not be established, operated, enlarged or transferred unless the zone district in which the site or proposed site is located permits such a use. The conduct of such establishment and the use of premises shall otherwise comply with the city's land use code and all other applicable regulations.
- C. All adult entertainment establishments as listed in subsection A of this section shall only be permitted within any CC, SC or RC zone district provided the minimum distance requirements as set forth in subsection A of this section are met and also upon the prior issuance of a conditional use permit.

17.62.040 Measure of distance.

The required minimum distance between any two adult entertainment businesses shall be measured in a straight line, without regard to intervening structures, from the closest property line of each such business. The distance between any adult entertainment business and any religious institution, school, public park or residentially zoned land shall be measured in a straight line, without regard to intervening structures, from the closest property line of the adult entertainment business to the closest property line of the religious institution, school, public park or residential zone.

17.62.050 Development and maintenance standards.

All adult entertainment premises hereafter commenced shall, in addition to compliance with this title, be made to comply with the following specific requirements:

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A. Signs. In addition to the requirements of Chapter 17.56, all sign permits shall be subject to the following regulations:

1. Each adult business shall be allowed one permanent sign, the area of which shall not exceed one square foot for each linear foot of building frontage on which the sign is to be placed. In no case can the sign exceed fifty (50) square feet in area.
2. Temporary signs of any kind are not permitted.
3. Except for theater signs, changeable copy signs are not permitted.
4. No sign shall depict or describe any specified anatomical areas or specified sexual activities.

B. Exterior Painting. Buildings and structures shall be painted or surfaced with colors or textures that are similar to neighboring buildings or structures as determined by the community development department. Buildings and structures shall not be painted or surfaced with any design that would simulate a sign or advertising message.

C. Advertisements, displays of merchandise, signs or any other exhibit depicting adult entertainment activities placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such buildings or premises.

D. No outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to an adult entertainment use is allowed.

E. Upon order of the city manager, graffiti appearing on any exterior surface of a building or premises, which graffiti is within public view, shall be removed and that surface shall be restored within seventy-two (72) hours of notification to the owner or person in charge of the premises.

F. No consumption of alcohol shall be allowed in conjunction with, or on the premises of, any adult entertainment establishment as defined in this chapter.

17.62.060 Application.

Notwithstanding any other provision of this code to the contrary, the provisions of this chapter shall be applicable to all land within the city.

17.62.070 Other regulations, permits or licenses.

The provisions of this chapter do not waive or modify any other provision of this municipal code.

17.62.080 Protection of minors.

The operation of adult entertainment establishments shall prohibit the admission of minors.

17.62.090 Private viewing rooms.

It is unlawful for any person or entity that is subject to the regulations of this chapter, and that sells or rents prerecorded video tapes, movies, transparencies, films, projectable motion pictures or equipment used for showing any or all of these items, to offer or allow the viewing of these materials in private viewing rooms, as defined in Section 17.62.020.

17.62.100 Regulations governing existing adult entertainment establishments.

An adult entertainment establishment hereinafter permitted and legally operating as a conforming use is not rendered a nonconforming use by the location of a religious institution, school or public park within one thousand (1,000) feet or a residential (including office residential) zone within

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five hundred (500) feet of the adult entertainment establishment. This provision does not apply after a permit has expired, been suspended or revoked.

Chapter 17.68

WIRELESS COMMUNICATION FACILITIES AND TOWERS

Sections:

17.68.010	Purpose and application.
17.68.020	Definitions.
17.68.030	Principle or accessory use.
17.68.040	Measurement of setbacks.
17.68.050	Effect on Nonconforming uses.
17.68.060	General standards.
17.68.070	Co-location of facilities.
17.68.080	Exemptions.
17.68.090	Permitted and conditional uses.
17.68.100	Application process.
17.68.110	Appeals.
17.68.120	Review criteria.
17.68.130	Federal and state regulations.
17.68.140	Removal of abandoned antennas, towers, supporting equipment and structures.

17.68.010 Purpose and application.

The purpose of this chapter is to promote and maintain the purposes and objectives of the city of Hanford zoning ordinance; to ensure the co-location of new and existing tower and antenna sites whenever possible; to ensure the location of towers and antennas are in areas where the adverse impact on the community is minimal; to ensure that towers and antennas are designed in a way that minimizes the adverse visual impact on the community; and to protect the public safety and general welfare of the community.

17.68.020 Definitions.

For the purposes of this chapter, unless otherwise defined, the following words and phrases when used in this chapter are defined as follows:

“Antenna” means a system of poles, panels, rods, reflecting discs or similar devices used for the transmission or reception of electromagnetic signals, including but not limited to, radio waves and microwaves.

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“Antenna, amateur radio” means a ground, building, or tower-mounted antenna operated by a federally licensed amateur radio operator as part of the Amateur Radio Service and as designated by the Federal Communications Commission (FCC).

“Antenna array” means one or more rods, panels, discs or similar devices used for the transmission or reception of radio frequency signals, which may include omni-directional antenna (rod), directional antenna (panel) and parabolic antenna (disc). The antenna array does not include the support structure as defined below.

“Antenna, building mounted” means: an antenna that is mounted to a building or rooftop equipment screen, and that transmits or receives electromagnetic signals.

“Antenna, direct broadcast satellite service (DBS)” means an antenna that is typically a small home receiving dish designed to receive direct broadcast from a satellite.

“Antenna, multipoint distribution services (MDS)” means an antenna designed to receive video programming services via multipoint distribution services, including multipoint multichannel distribution services, instructional television fixed services, and local multipoint distribution services.

“Antenna structure” means an antenna array and its associated support structure, such as a mast or tower, (but not to include a suspended simple wire antenna) that is used for the purpose of transmitting and/or receiving electromagnetic signals, including but not limited to radio waves and microwaves.

“Antenna structure, freestanding” means an antenna structure or mast that is not attached to a building, fence or other structure. Freestanding antenna structures include, without limitation, communications towers, wooden utility poles, standard or decorative concrete and steel monopoles. If the total height of the structure, including the antenna, exceeds twenty (20) feet, it shall be treated as a monopole.

“Antenna structure, monopole” An antenna structure, often tubular in shape, made of metal, reinforced concrete, or wood which is at least twenty (20) feet in height.

“Attached wireless communication facility (attached WCF)” means an antenna array that is attached to an existing building or structure (attachment structure), which structures shall include, but not be limited to, utility poles, signs, water towers, with any accompanying pole or device (attachment device) which attaches the antenna array to the existing building or structure and associated connection cables, and an equipment facility which may be located either inside or outside of the attachment structure.

“Co-locate or co-location” means use of a common WCF or common site by two or more wireless license holders or by one wireless license holder for more than one type of communications technology and/or placement of a WCF on a structure owned or operated by a utility or other public entity.

“Equipment facility” means any structure used to contain ancillary equipment for a WCF which includes cabinets, shelters, a buildout of an existing structure, pedestals, and other similar structures.

“FAA” means the Federal Aviation Administration.

“FCC” means the Federal Communications Commission.

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“Height” means the distance measured from ground level to the highest point on the WCF, including the antenna array.

“Pre-existing towers and antennas” means any tower or antenna for which a permit has been properly issued prior to the effective date of the ordinance codified in this chapter.

“Provider” means a person, as defined in Section 1.04.130 of the Hanford Municipal Code, pursuant to the provisions of this chapter.

“Tower” means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. This definition includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures and the like.

“Wireless communication facility (WCF)” Any unstaffed facility for the transmission and/or reception of wireless telecommunications services, usually consisting of an antenna array, connection cables, and equipment facility, and a support structure to achieve the necessary elevation.

17.68.030 Principle or accessory use.

A. Antennas and towers may be considered either principle or accessory uses. A different existing use or an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot.

17.68.040 Measurement of setbacks.

For purposes of determining compliance with development standards in this title, including but not limited to setback requirements, lot coverage requirements, and other applicable requirements, the dimensions of the entire lot shall be considered, even though the antennas or towers may be located on leased areas within such lots.

17.68.050 Effect on Nonconforming uses.

Towers that are constructed, and antennas that are installed, in accordance with the provisions of this chapter shall not be deemed to constitute the expansion of a nonconforming use or structure.

17.68.060 General standards.

The following requirements and standards shall apply to the construction and installation of all new wireless communication facilities (WCF):

- A. All standards set forth in this chapter;
- B. Any applicable Federal, State and local laws, regulation and ordinances;
- C. All applicable provisions of the Hanford Municipal Code, Hanford Zoning Ordinance, public works improvements standards, and all applicable fees that are not in conflict with the provisions of this chapter;
- D. The Uniform Building Code, National Electrical Code, Uniform Plumbing Code, Uniform Mechanical Code, and Uniform Fire Code, where applicable; and
- E. All FCC rules, regulations, and standards.

17.68.070 Co-location of facilities.

A. When technically and economically feasible, a new wireless communication facility (WCF) shall be attached to an existing structure (attached WCF), shall co-locate with another WCF, or create sites that will accommodate future co-location of other WCFs in the future.

B. Any site plan review application proposed in accordance with Chapter 17.72 proposing the construction of a new WCF with a supporting structure shall specifically identify the actions taken by the applicant to locate, construct and operate the new WCF at a co-location. If co-location is not feasible, the application shall specifically identify the locations considered and the reasons why such locations are unacceptable for the construction and operation of the new WCF.

17.68.080 Exemptions.

A. The following wireless communications facilities (WCF) shall be exempt from the requirements of Section 17.68.090, and a building permit is not required.

1. Construction of an antenna under a permit issued by the California Public Utilities Commission (CPUC) or a permit issued in accordance with the rules and regulations of the Federal Communications Commission (FCC) that specifically allows for the construction of the antenna.

2. Direct broadcast satellite (DBS) antennas, multipoint distribution services (MDS) antennas and television broadcast service (TVBS) antennas that are 1 meter (3 feet 3 3/8 inches) or less in diameter or in diagonal measurement, are located entirely on-site, and are not located within the front setback area of the lot on which they are located. This locational requirement is necessary to ensure that such antenna installations do not become attractive nuisances and/or result in safety hazards.

B. The following wireless communications facilities (WCF) shall be exempt from the requirements of Section 17.68.090 of this chapter, however a building permit is required.

1. Satellite Earth Station (SES) antennas that are two meters (6 feet 6 3/4 inches) or less in diameter or in diagonal measurement, are located in a C-S, I-L, or I-H zone district, and are located on the top of buildings as far away as possible from the edges of rooftops so that they cannot be viewed from a public right-of-way.

2. Amateur radio antenna structures that are twenty-four (24) inches or less in diameter or in diagonal measurement, and where no portion of the antenna overhangs any property line.

3. Installation of buildings or other support equipment used with a previously approved WCF antenna/tower that meets all requirements of the zone district in which the building or other support equipment is to be located, and that does not result in an increase in size of the overall WCF site.

17.68.090 Permitted and conditional uses.

Wireless communications facilities that are not exempt per Section 17.68.080 shall be either permitted or conditional uses in accordance with this section. If this section appears to conflict with the table in Section 17.08.030 then this section shall apply.

A. The following wireless communications facilities (WCF) shall be permitted uses. A site plan review permit issued in accordance with Chapter 17.72 and a building permit is required.

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1. Installation of a monopole on an existing structure, located in a PF zone district, or in any commercial, mixed use, or industrial zone district, where the height of the monopole is not higher than twenty (20) feet above the height of the existing structure.
 2. Installation of a concealed or disguised antenna located on the ground and/or attached to a building in the PF zone district, or any commercial, mixed use, office, or industrial zone district where the antenna does not exceed the maximum height limits of the zone district in which it is located.
 3. Modification to an existing, approved antenna/tower where the modification does not result in an increase in the height of the existing, approved antenna/tower and does not provide for more than three communication providers on a single antenna/tower.
 4. Installation of buildings or other support equipment used with a previously approved WCF antenna/tower that meets all requirements of the zone district in which the building or other support equipment is to be located, and that results in less than a 30 percent increase in size of the overall WCF site.
 5. Installation of a new free standing antenna/tower with no guy wires in the C-S, C-H, or PF zone districts that does not exceed fifty (50) feet in height, where the height of the WCF is less than the distance of the antenna/tower to the nearest lot line.
 6. Installation of a new free standing antenna/tower with no guy wires in the I-L or I-H zone districts that does not exceed seventy-five (75) feet in height.
- B. The following wireless communications facilities (WCF) shall obtain a conditional use permit prior to construction or installation in accordance with Chapter 17.80. A site plan review permit issued in accordance with Chapter 17.72 and a building permit is also required:
1. Installation of a new free standing antenna/tower with no guy wires in the C-R, MX-C, MX-D, O, PF, or AP zone districts that does not exceed seventy-five (75) feet in height. The Planning Commission may approve a WCF with a height higher than seventy-five (75) feet if the height of the WCF is less than twice the distance of the antenna/tower to the nearest lot line.
 2. Installation of a new free standing antenna/tower with no guy wires in the C-S or C-H, I-L, or I-H zone districts that does not exceed one hundred (100) feet in height. The Planning Commission may approve a WCF with a height higher than one hundred (100) feet if the height of the WCF is less than twice the distance of the antenna/tower to the nearest lot line.
 3. Modification to an existing, approved antenna/tower where the modification results in an increase in the height of the existing, approved antenna/tower or provides for more than three communication providers on a single antenna/tower.
- C. Wireless Communication Facilities that are not exempt per Section 17.62.060 are prohibited in any residential zone district and in the C-N, MX-N, OR, and CO zone districts.
- D. Notwithstanding other provisions of this section, a WCF shall obtain a conditional use permit prior to construction or installation in accordance with Chapter 17.80 if it is located in the Airport Overlay District, and shall meet all requirements of Chapter 17.44.

17.68.100 Application process.

Review of any application for construction, installation and operation of a WCF identified in Section 17.68.090 as requiring a permit shall comply with the following provisions in addition to the applicable provisions of Chapter 17.72 and 17.80:

A. Each applicant shall submit a site plan and elevation view drawn to scale and other supporting drawings, calculations, and documents, signed by appropriate licensed professionals, showing the location and dimension of all improvements, including information concerning topography, radio frequency coverage, tower height, setbacks, drives, parking, fencing, landscaping, adjacent uses, and other information deemed by the Community Development Director to be necessary to determine compliance with the provisions of this chapter.

B. Each applicant shall provide the Community Development Director an inventory of its existing towers and those towers it intends to construct within ten (10) years of the date of its application that are located or will be located within the city limits or within one-quarter mile thereof. The Community Development Director may share information with other applicants applying for permits to construct antennas/towers for the purpose of encouraging co-location, provided however, that the Community Development Director is not, by sharing such information, in any way representing or warranting that such sites are available or suitable for co-location.

C. The information requested in this Subsection B of this section shall not be made available to the general public except as may be required by Federal, State or local law, ordinances or rules and regulations related thereto.

D. The Community Development Director may retain a consultant at the applicant's expense to review the application and make determinations and recommendations on issues including, but not limited to:

1. Compliance with radio frequency emission standards;
2. Possible granting of exceptions to the development standards in this chapter;
3. The identification of alternative solutions when the Community Development Director believes that the proposed facilities may create a significant impact to the surrounding area; or
4. Proposals for the installation of new towers or antennas.

17.68.110 Appeals.

An appeal of the decision of the Community Development Director or of the Planning Commission on a WCF application shall be processed in accordance with the appeal provisions of Chapter 17.70.

17.68.120 Review criteria.

Every application must comply with the following development standards:

A. Radio Frequency. The applicant must submit documentation demonstrating that use of the WCF will not result in levels of radio frequency emissions which will exceed Federal Communication Commission (FCC) standards. Such documentation shall not be required for amateur radio antenna structures or for antennas installed for home entertainment purposes.

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B. Structural Integrity. WCF with support structures must be constructed to Electronic Industries Association/Telecommunications Industries Association (EIA/TIA) 222 Revision F Standard titled "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures" (or equivalent), as it may be updated or amended. Antenna/towers supported by guy wires are prohibited within the city.

C. Lighting. WCF shall not be artificially lighted, except for:

1. Security and safety lighting of equipment buildings if such lighting is appropriately shielded to keep light within the boundaries of the site; and
2. Lighting of the tower or antenna may be required by the Federal Aviation Administration or other applicable authority. Said lighting is to be installed in a manner to minimize impacts on adjacent properties.

D. Security. WCF with tower/antenna structures shall be enclosed by a security fence not less than six (6) feet in height and the structure shall be equipped with an appropriate anti-climbing device.

E. Noise. A description of all audible noise generating equipment, including the times and decibel levels of the noise which will be produced shall be submitted with the application for the project. No equipment shall be operated at a WCF which produces noise in excess of the applicable noise standards stated in the Hanford General Plan. In emergency situations requiring the use of a backup generator, the noise standards may be exceeded on a temporary basis as determined by the community development department.

F. Landscaping. The following requirements shall govern the landscaping surrounding WCF sites:

1. The site shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound from adjacent property. The standard buffer shall consist of a landscaped strip at least five (5) feet wide outside the perimeter of the compound's fence. In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived altogether in the discretion of the Community Development Director and where applicable, the Planning Commission.
2. Existing mature tree growth and natural land forms on the site shall be preserved to the extent feasible, as determined by the Community Development Director; provided, however, vegetation causing interference with the antennas or inhibits access to the equipment facility may be trimmed.

G. Painting. All equipment, antennas, poles or towers shall have a non-reflective finish and shall be painted or otherwise treated to minimize visual impacts. Antennas which will be viewed primarily against the skyline shall be painted light gray or light blue or other sky blending color. WCF with tower antenna structures shall be designed and painted to blend in with existing surroundings to the extent feasible as determined by the community development department, including the use of compatible colors. Equipment facilities shall, to the extent practicable, use materials, colors and textures that will blend with the natural setting and existing building environment.

H. Visual Aesthetics. To minimize overall visual impact, new wireless communication facilities shall be co-located with existing facilities and with other planned new facilities whenever possible.

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In addition, service providers shall co-locate antennas with other facilities such as water tanks, light standards, and other utility structures where the co-location is found to minimize the overall visual impact. Conditions of approval shall require all applicants to cooperate in the placement of equipment and antennas to accommodate the maximum number of providers at a single site and require an applicant to allow for future co-location of additional antennas at its site. Antenna/towers with guy wires are prohibited. Cables leading from the antenna to the ground base equipment be neatly bundled and securely fastened to the antenna/tower and be underground from the antenna/tower to the equipment room.

17.68.130 Federal and state regulations.

A. All towers/antenna structures must meet or exceed current standards and regulations of the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), the California Public Utilities Commission (CPUC) and any other agency of the federal or state government with the authority to regulate towers and antennas.

B. If said standards and regulations are modified or amended and require pre-existing WCFs to comply with the new or amended standards or regulations, the owners and operators of the towers and antennas shall bring their towers and antennas into compliance with the revised standards and regulations within six (6) months of the effective date of the new standards and regulations, unless the new standards or regulations or the applicable federal or state agency identify a different and specific compliance period, in which case the owners and operators of the towers and antennas shall bring their towers and antennas into compliance within that specific compliance period.

C. Failure to bring towers and antennas into compliance with the revised standards and regulations shall constitute a violation of this chapter and the city may require removal of the tower or antenna at the owner's expense.

17.68.140 Removal of abandoned antennas, towers, supporting equipment and structures.

A. Any antenna, tower, supporting equipment and structure that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of such antenna tower, or owner of the land which it is located on shall remove said antenna, tower or supporting equipment within ninety (90) days of receipt of notice from the Community Development Director notifying the owner of such abandonment. If such antenna or tower is not removed within said ninety (90) days, the City may remove such antenna or tower at the owner's expense. If there are two (2) or more users of a single tower, then this provision shall not become effective until all users cease using the tower.

B. If the cost of removal of the antenna or tower are not paid within thirty (30) days after the date on which the notice of request for payment is mailed to the owner of the property, the City Council may direct the county tax assessor to place the unpaid costs, including administrative fees associated with the removal on the county tax roll, as a special assessment against the property pursuant to Section 25845 of the Government Code of the State of California. The assessment shall be collected at the same time and in the same manner as ordinary county taxes are collected, and shall be subject to the same penalties and the same procedure and sale in case of delinquency as provided for ordinary county taxes. All laws applicable to the levy, collection and enforcement of county taxes shall be applicable to such special assessment.

Chapter 17.69

COMMERCIAL CANNABIS-RELATED USES AND ACTIVITY

Sections:

17.69.010 Purpose.

17.69.020 Definitions.

17.69.030 Location of commercial cannabis businesses – Storefront retail dispensaries.

17.69.040 Location of commercial cannabis businesses – Cultivation, dispensaries (non-storefront retail), microbusiness, manufacturing, testing facilities, distributors and transporting.

17.69.050 Distances measured – Applicable properties.

17.69.060 Certification from the Community Development Director.

17.69.010 Purpose.

The purpose of this chapter is to further fulfill the purposes and intents set forth in Title 5 of the Hanford Municipal Code. No person shall operate a commercial cannabis business without first obtaining a City commercial cannabis business permit and complying with all the requirements of Title 5 of the Hanford Municipal Code and complying with all applicable State law requirements including obtaining a business license or permit required by the State to operate a commercial cannabis business.

17.69.020 Definitions.

Unless otherwise provided herein, the terms used in this chapter shall have the meanings ascribed to them in Title 5 of the Hanford Municipal Code.

17.69.030 Location of commercial cannabis businesses – Storefront retail dispensaries.

Storefront retail dispensaries shall be a conditional use in the MX-D zone, subject to the following requirements:

A. Storefront retail dispensaries shall be located no closer than two hundred (200) feet to any property zoned RL-5, RL-8, RL-12, R-M, R-H that is in existence at the time the application is submitted. If any part of an MX-D zoned parcel falls within the two hundred (200) foot radius from the above listed residentially zoned properties, then the entire parcel shall be excluded from allowing the commercial cannabis business.

B. It shall be no closer than six hundred (600) feet from any portion of any parcel containing any of the following that is in existence at the time the application is submitted:

1. A school (whether public, private, or charter; including pre-school, transitional kindergarten, and K-12);

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2. A daycare facility serving nine (9) or more children and is licensed by the State;

3. Any youth facility as defined in State of California Health and Safety Code Section 11353.1(e)(2). Youth Facility is further defined to mean any public or private facility that is primarily used to host recreation or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades where ten (10) or more video games or game machines or devices are operated, and where minors are legally permitted to conduct business, or similar amusement park facilities. It shall also include a park, playground or recreational area specifically designed to be used by children which has play equipment installed, including public grounds designed for athletic activities such as baseball, softball, soccer, or basketball or any similar facility located on a public or private school grounds, or on city, county or state parks. This definition shall not include any private commercial activity including martial arts, yoga, ballet, music or similar studio of this nature nor shall it include any private athletic training facility or pizza parlor, dentist office or doctor's office primarily serving children.

17.69.040 Location of commercial cannabis businesses – Cultivation, dispensaries (non-storefront retail), microbusiness, manufacturing, testing facilities, distributors, and transporting.

Commercial cannabis businesses, including those permitted to engage in cultivation, dispensaries (non-storefront retail), microbusiness, manufacturing, testing, distribution and transporting of cannabis and cannabis products shall be permitted only if all the following requirements are met:

A. The commercial cannabis business, other than a storefront retail dispensary, must be located on property zoned I-H-Heavy Industrial District.

B. The property on which the commercial cannabis business is located must also meet all of the following distance requirements:

1. It shall be no closer than two hundred (200) feet to any property zoned RL-5, RL-8, RL-12, R-M, R-H that is in existence at the time the application is submitted, including any legal nonconforming residential uses as of the date the commercial cannabis business permit is issued. If any part of an I-H zoned parcel falls within the two hundred (200) foot radius from residentially zoned properties within the City, then the entire parcel shall be excluded from allowing the commercial medical cannabis business.

2. It shall be no closer than six hundred (600) feet from any portion of any parcel containing any of the following that is in existence at the time the application is submitted:

a. A school (whether public, private, or charter; including pre-school, transitional kindergarten, and K-12);

b. A daycare facility serving nine (9) or more children and is licensed by the State;

c. Any youth facility as defined in State of California Health and Safety Code Section 11353.1(e)(2). Youth Facility is further defined to mean any public or private facility that is primarily used to host recreation or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades where ten (10) or more video games or game machines or devices are operated, and where minors are legally permitted to conduct business, or similar amusement park facilities. It shall also include

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a park, playground or recreational area specifically designed to be used by children which has play equipment installed, including public grounds designed for athletic activities such as baseball, softball, soccer, or basketball or any similar facility located on public or private school grounds, or on city, county or state parks. This definition shall not include any private commercial activity including martial arts, yoga, ballet, music or similar studio of this nature nor shall it include any private athletic training facility or pizza parlor, dentist office or doctor's office primarily serving children.

17.69.050 Distances measured – Applicable properties.

The distance between parcels shall be the horizontal distance measured in a straight line from any property line of the sensitive use to the closest property line of the lot on which the commercial cannabis business is to be located, without regard to any intervening structures. The distance requirements in this chapter shall only be applicable with respect to properties located in the City's limits, unless otherwise required by State law. The distance requirements shall not be applicable with respect to any property located outside the City limits.

17.69.060 Certification from the Community Development Director.

Prior to commencing operations, a commercial cannabis business must obtain a certification from the Community Planning Director or designee certifying that the business is located on a site that meets all the requirements of this title and Title 5.

Chapter 17.70

PERMITS AND APPLICATIONS

Sections:

17.70.010	Permit application and review.
17.70.020	Application form and submittal items.
17.70.030	Authority to file an application.
17.70.040	Application acceptability of signatures.
17.70.050	Application filing and numbering.
17.70.060	Application withdrawal.
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17.70.080	Environmental review.
17.70.090	Hearings.
17.70.100	Notice requirements.
17.70.110	Notice wording.
17.70.120	Hearing rules and procedures.
17.70.130	Continuation of hearing.
17.70.140	Testimony at hearing.
17.70.150	Planning Commission recommendation.
17.70.160	Review authority decision.
17.70.170	Notice of decision.
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17.70.190	Refiling of a denied application.
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17.70.220	Subsequent permits.
17.70.230	Suspension and revocation of approved permit.
17.70.240	Expiration of approved permit.
17.70.250	Extension of expiration date of approved permit.
17.70.260	Succession to a county permit upon annexation.
17.70.270	Minor adjustment to approved permit.
17.70.280	Amendment to approved permit.

17.70.010 Permit application and review.

An application for a permit or other land use matter required by this title shall be filed, processed, heard, and either approved, denied, or approved with conditions in accordance with the provisions of this chapter and the specific chapter within this title related to processing of that permit.

17.70.020 Application form and submittal items.

A. The Community Development Director shall prescribe and make available the form in which applications are made for a permit or other land use matter and maintain a list specifying the materials, information, and fees to be submitted with each application for a permit or other land use matter filed in accordance with this title. The list may be revised from time to time to comply with revisions to local, State, or Federal law, regulation, or policy. An application shall be made in the form prescribed by the Community Development Director on the date the application is filed, unless otherwise specified by this title or State law.

B. All filing fees required to be paid upon the filing of any application shall be set forth from time to time by City Council resolution.

17.70.030 Authority to file an application.

The following persons shall have the authority to file an application:

- A. The record owner of the real property that is the subject of the permit or other matter;
- B. The property owner's authorized agent;
- C. Any person who can demonstrate a legal right, interest, or entitlement to use the real property subject to the application.

17.70.040 Applications acceptability of signatures.

If signatures of persons other than the owners of the property making the application are required or offered in support of, or in opposition to, an application, they may be received as evidence of notice having been served upon them of the pending application, or as evidence of their opinion on the pending issue, but they shall in no case infringe upon the free exercise of the powers vested in the City as represented by the Planning Commission and the City Council.

17.70.050 Application filing and numbering.

Applications filed pursuant to this title shall be numbered consecutively in the order of their filing, and shall become a part of the permanent official records, and there shall be attached thereto and permanently filed copies of all notices and actions, with certificates and affidavits of applicable posting, mailing or publication.

17.70.060 Application withdrawal.

Any person authorized to file an application may withdraw an application that has been filed at any time, provided the withdrawal is in writing and notification of public hearing has not been mailed. Any public hearing for which notification has been given shall be convened, and the application may be withdrawn at the hearing.

17.70.070 Decision processes for planning applications.

A. Applications for permits or other land use matters identified in this title shall be acted upon in accordance with one of the decision processes depicted in Table 17.70.070 (Role of Review Authority Planning Permit Applications.) Table 17.70.070 determines the role of each review authority in the decision-making process, and shall not describe or limit the scope, meaning, or intent of any other provisions of this title. Table 17.70.070 only describes the processes that may be required this title, and does not describe other decision processes that may be required by other agencies. Subdivision processes and procedures are identified in Title 16.

Table 17.70.070

Role of Review Authority Planning Permit Applications			
Application Type	Community Development Director	Planning Commission	City Council
Non-Discretionary Applications			
Interpretation of Ordinance	Decision	Appeal	Appeal
Sign Permit	Decision	Appeal	Appeal
Administrative Use Permit	Decision	Appeal	Appeal
Site Plan Review Permit	Decision	Appeal	Appeal
Home Occupation Permit	Decision	Appeal	Appeal
Deviation	Decision	Appeal	Appeal
Discretionary Applications			
Conditional Use Permit	Recommend	Decision	Appeal
Planned Unit Development Permit	Recommend	Decision	Appeal
Variance	Recommend	Decision	Appeal
Zoning Ordinance Amendment / Zone Change	Recommend	Recommend	Decision
General Plan Amendment / Specific Plan Amendment	Recommend	Recommend	Decision

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B. All applications heard by the Planning Commission or City Council according to Table 17.70.070 shall be at public hearings in accordance with Chapter 17.70.090. The City Council shall be the final decision making body on all permits.

17.70.080 Environmental review.

All discretionary applications will be reviewed by the Community Development Department to determine if the project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines, as currently adopted and amended from time to time. All non-discretionary applications are deemed to not be subject to environmental review, pursuant to CEQA Guidelines Section 15268.

17.70.090 Hearings.

A public hearing is a noticed session before the Planning Commission, City Council or other approval body, as appropriate, to receive original evidence or testimony from the applicant and the general public on applications regulated by this title.

17.70.100 Notice requirements.

Notice of time and place of public hearings shall be given in the following manner. Noticing may take place earlier than required if other laws or policies require a longer notice period.

A. A notice of any public hearing shall be given by at least one publication in a newspaper of general circulation in the city not less than 10 days before the date of the public hearing.

B. A notice of public hearing shall be given by mailing a written notice not less than 10 days prior to the date of such hearing to the applicant, and to owners of property within a radius of three hundred (300) feet of the exterior boundaries of the property that is the subject of the application, using for this purpose the name and address of such owners and properties, as shown on the latest adopted Kings County tax roll. Notice shall also be mailed to interested persons that have filed a written request for notification with the Community Development Director.

C. In the event that the number of owners of property to whom notice may be sent pursuant to Subsection B of this section would result in more than one thousand (1,000) notices, notice may alternatively be given at least ten (10) days prior to the hearing by either of the following procedures:

1. By placing a display advertisement of at least one-fourth page in a newspaper having general circulation within the area affected by the proposed ordinance or amendment; or
2. By placing a written notice with any generalized mailing sent by the City to property owners in the area affected by the proposed ordinance or amendment, such as billings for City services.

17.70.110 Notice wording.

Public notice of hearings shall begin with the words similar to "Notice of Proposed Change of Zone District" or "Notice of Proposed Variance" or "Notice of Proposed Conditional Use Permit," as the case may be, and set forth the description of the property under consideration, the nature of the proposed change or use, identification of the hearing body, and the time and place at which the public hearing on the matter will be held.

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17.70.120 Hearing rules and procedures.

Public hearings before the City Council and the Planning Commission shall be conducted in accordance with Section 2.04.030 of the Hanford Municipal Code.

17.70.130 Continuation of hearing.

If, for any reason, a public hearing cannot be completed on the date set for such hearing, the person presiding at such public hearing may, before adjournment or recess thereof, publicly announce the time and place at which the hearing will be continued, and no further notice shall be required.

17.70.140 Testimony at hearing.

A summary of all pertinent testimony offered at public hearings held in connection with an application filed pursuant to this title and the names of persons testifying shall be recorded and made a part of the permanent files of the application.

17.70.150 Planning Commission recommendation.

For applications requiring a final decision by the City Council, the Planning Commission shall first hold a public hearing on the matter. For such hearing, the Planning Commission shall, by resolution, recommend to the City Council approval or denial of the request, including the findings for the recommendation. Upon receipt of the recommendation from the Planning Commission, the City Council shall hold a public hearing after noticing is completed.

17.70.160 Review authority decision.

The review authority responsible for making a final determination for any application, as identified by Table 17.70.070, shall announce its findings by formal resolution, or in the case of a change to the text of this title or to the Zoning Map, by ordinance. Specific plans may be adopted by resolution or by ordinance. Site Plan Review Permits may be approved by letter. The resolution shall recite, among other things, the facts and reasons which, in the opinion of the hearing body, make the approval or denial of the permit necessary to carry out the provisions and general purpose of this title, and shall order that the permit or other action be approved, denied, or approved subject to conditions that it may impose.

17.70.170 Notice of decision.

Not later than ten days following the adoption of a resolution or other applicable document ordering that a permit or other action be approved or denied, a copy of said resolution or other applicable document shall be mailed to the applicant and to any other parties requesting notice of the action. The resolution or other applicable document shall also be filed and maintained as public record by the Community Development Director.

17.70.180 Effective date of decision.

A. The decision of the review authority identified in Table 17.70.070 for any permit or other non-legislative decision shall be effective and final ten (10) days following the adoption of the resolution, unless, within such period of time, the applicant or other interested party files a written appeal of the decision.

17.70.190 Refiling of a denied application.

Where an application has been denied by a review authority and that action has become final, no new application for substantially the same request shall be accepted for filing for a period of one (1) year after the effective date of the denial, unless that review authority specifies in its decision that the denial is made without prejudice.

17.70.200 Appeals.

A. A decision of the Community Development Director may be appealed to the Planning Commission by any interested person within ten (10) days following the decision of the Community Development Director. Any decision of the Planning Commission, including a decision on an appeal, may be appealed to the City Council by any interested person within ten (10) days following the decision of the Planning Commission.

B. Appeals to the Planning Commission or to the City Council shall be conducted as a public hearing in accordance with the public hearing noticing and hearing procedures in this chapter.

C. A decision on an application that has been appealed may be upheld, overturned, or modified. The appeal decision shall be adopted by resolution or other applicable document.

17.70.210 Permits to run with the land.

Subject to the other provisions of this chapter, a permit that is effective and final pursuant to this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure that was the subject of the permit.

17.70.220 Subsequent permits.

Before any building, grading, encroachment or other development permit is issued for any building, excavation or other structures proposed as a part of an approved permit, the Community Development Director shall determine that the proposed building location, facilities and improvements are in substantial conformance with the approved permit and any conditions of approval.

17.70.230 Suspension and revocation of approved permit.

A. Upon the violation of any applicable provision of this title, the provisions of any use permit or upon the failure to comply with or satisfy any condition of approval related thereto, the permit or approval issued pursuant to this chapter shall be automatically suspended. Written notice of the suspension shall be sent by the Community Development Director to the person to whom the use permit was issued, or to their successor if known, advising them of the suspension and the violations causing the suspension.

B. No building, grading, encroachment or other development permit shall be issued for any building, excavation, or other structures proposed as a part of a permit that has been suspended. For any construction activity taking place on the site that is the subject of the suspended permit, the Building Official shall issue a Stop Work order.

C. The City Council shall hold a public hearing and hear evidence from city staff, the holder of the permit and other interested persons. Should the City Council find that there has been a violation of this title, the provisions of the permit, or a failure to comply with or satisfy any condition of approval related thereto, the City Council may either revoke the permit or take such other action

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as the City Council deems necessary to ensure compliance with the provisions of this title, the permit, and the related conditions of approval.

17.70.240 Expiration of approved permit.

A. An approved permit shall expire and shall become null and void two (2) years after the date of approval unless, prior to expiration, one of the following occurs:

1. A building permit is issued by the building official, and construction is commenced and diligently pursued toward completion on the property that was the subject of the approved permit.
2. The use for which the permit was approved has commenced

B. If a use for which a permit was approved has commenced and then is later abandoned for a continuous period of one (1) year, the permit shall expire and become null and void.

17.70.250 Extension of expiration date of approved permit.

Prior to expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension shall be taken to the Planning Commission, who may extend the expiration date of the permit by one (1) year. The Planning Commission may grant up to a total of three (3) one-year extensions.

17.70.260 Succession to a county permit upon annexation.

A. If a parcel of real property is considered for annexation to the city is subject to a permit previously approved pursuant to the provisions of the Kings County Zoning Ordinance and the use has commenced on the date that the City Council initiates annexation, then the city shall succeed to the permit and shall administer and enforce the permit in accordance with the provision of this chapter.

B. If a parcel of real property is considered for annexation that is subject to a permit previously approved pursuant to the provisions of the Kings County Zoning Ordinance and the use has not yet commenced on the date that the City Council initiates annexation, then the city shall declare in its resolution of annexation initiation whether it will or will not succeed to the permit. If the city declares that it will not succeed to a permit, then the permit shall be deemed null and void on the effective date of annexation.

17.70.270 Minor adjustment to approved permit.

A. Upon written request by a person having authority to file an application, a permit approved in accordance with this chapter that has not expired may be adjusted by the Community Development Director provided that the Community Development Director determines that the adjustment is minor, does not contradict the intent of the review authority's approval, does not increase the approved use's impact on adjacent properties, does not increase the intensity or character of the use that was approved, and is consistent with the General Plan.

B. If the Community Development Director determines that the findings in Subsection A of this section required to approve a minor adjustment cannot be met, then the applicant may apply for an amendment to the permit.

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17.70.280 Amendment to approved permit.

A person having authority to file an application may apply for an amendment to an approved permit that has not expired. The amendment application shall be processed with the same procedures as if the application was for a new permit.

Chapter 17.72

SITE PLAN REVIEW PERMITS

Sections:

17.72.010	Purpose.
17.72.020	Applicability.
17.72.030	Site plan review committee.
17.72.040	Site plan contents.
17.72.050	Site plan review committee issuance.
17.72.060	Appeals.
17.72.070	Life of permits and extensions of time.
17.72.080	Revocation.
17.72.090	Subsequent permits.

17.72.010 Purpose.

The purpose of the site plan review permit is to assure that developments, new and remodeled buildings and structure, and improvements to land are reviewed to assure substantial compliance with the general plan, municipal code, policies, and improvement standards of the city.

17.72.020 Applicability.

A. The provisions of this chapter apply to:

1. Any development requiring a site plan review permit as per this Title.
2. New commercial, industrial and other non-residential structures or additions that add more than 100 square feet of useable floor space to the structure.
3. New multi-family residential development or additions that add more than 100 square feet of useable floor space to the structure.
4. Divisions of land or adjustments to property lines.
5. Interior alterations that increase the useable floor area of a non-residential structure by more than 100 square feet, or change the use of the structure.
6. Improvements made in the public right-of-way, except those initiated by the city, State, or a utility company.
7. Other non-residential improvements to land or buildings deemed by the Community Development Director to be subject to certain goals, policies, codes, regulations or improvement standards of the city.

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B. The provisions of this chapter do not apply to:

1. New or remodeled single-family dwellings;
2. Repairs and maintenance to the site or a structure that do not add to, enlarge, or expand the area occupied by the land use, or the floor area of the structure and that are substantially similar in design as the original construction;
3. Interior alterations that do not increase the useable floor area of the structure, or modify the use of the structure;
4. Construction, alteration, or maintenance by a public utility or public agency of underground or overhead utilities.

C. The total combined use area of the site of the proposed development shall be subject to site plan review permit procedures and all applicable goals, policies, codes, regulations, and improvement standards of the city.

17.72.030 Site plan review committee.

A. Members. The Site Plan Review Committee shall be comprised of staff representatives of the Community Development Director, City Engineer, and Building Official; in addition, the Community Development Director may request input from any other city department or public agency, subject to City Council policies.

B. Powers and Duties. The Site Plan Review Committee shall have the power to:

1. Review site plan review permit applications for consistency with the General Plan, municipal code, policies, regulations, and improvement standards of the city.
2. Apply requirements to a site to protect the public health, safety and general welfare.
3. Require revisions to the site plan to bring it into consistency.
4. Identify the city permits necessary to construct the proposed project.
5. Issue the site plan review permit subject to stated revisions.
6. Require that the site plan be resubmitted with required revisions.

7. Require improvements that are needed for the subject property to comply with current laws, ordinances, and requirements, including the City's design standards.

17.72.040 Site plan contents.

A. The site plan shall be drawn to a scale which clearly indicates all dimensions and includes the following information, as well as information identified in the site plan review application form:

1. Address;
2. Assessor's parcel number;
3. Vicinity map on cover sheet;
4. Scale and north arrow;
5. Dimensions of property;

Commented [Gd58]: Per Ty's email on 7/21/2020

If improvements (like frontage improvements) are required for projects that merely require SPR, it would be good to add a section to HMC Ch. 17.72 stating that projects may be required to construct improvements that are needed for the subject property to comply with then-current laws, ordinances, and requirements, including the City's design standards. Having clear legal authority for requiring such improvements will be helpful if there is a challenge.

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6. Location of existing and proposed buildings and/or structures showing dimensions from property lines and their intended use;
 7. Location, height and material of existing and/or proposed fences and walls;
 8. Location of off-street parking. Indicate the number of parking spaces, type of paving, direction arrows and parking dimensions;
 9. Location and width of drive approaches;
 10. Location and direction of on-site drainage;
 11. Location of existing and/or proposed public improvements (such as curbs, gutters, sidewalks, utility poles, fire hydrants, street lights, traffic signal devices, etc.);
 12. Method of sanitary disposal;
 13. Location of signs, their size, height, type of illumination and type of building material;
 14. Location of trash refuse area;
 15. Location and type of existing trees. Oak trees must have the approximate diameter size;
 16. Location of areas to be landscaped;
 17. Loading and storage areas indicating any fences and walls to be used as screening;
 18. Location and height of all roof mounted structures;
 19. Lighting, including the location and height of all exterior fixtures;
 20. Such other data as may be required to permit the Site Plan Review Committee to evaluate the site plan.
- B. The Site Plan Review Committee may require additional information on the site plan or as a separate document based upon the proposed development.

17.72.050 Site plan review committee issuance.

- A. The Site Plan Review Committee shall declare their intention to either issue the site plan review permit or require resubmittal of the site plan at the Site Plan Review Committee meeting.
- B. The Site Plan Review Committee shall, in writing to the applicant, either approve the site plan review permit with required revisions, or require resubmittal of the site plan and identify required revisions.

17.72.060 Appeals.

Appeals of the Site Plan Review Committee's decision shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.72.070 Life of permits and extensions of time.

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

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17.72.080 Revocation.

Revocation of a site plan review permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.72.090 Subsequent permits.

Subsequent development permits associated with the site plan review permit shall be consistent with the site plan review permit. If there is a change in the proposed development, a new site plan application shall be submitted.

Chapter 17.74

ADMINISTRATIVE USE PERMITS

Sections:

17.74.010	Purpose.
17.74.020	Applicability.
17.74.030	Application procedure.
17.74.040	Findings.
17.74.050	Notices of decision.
17.74.060	Appeals.
17.74.070	Life of permits and extensions of time.
17.74.080	Revocation.
17.74.090	Subsequent permits.

17.74.010 Purpose.

The purpose of requiring the administrative approval of certain uses is to determine whether or not a particular use meets the standards set forth in this title that are specific to that use, with the intent that uses that meet all of the standards will be approved.

17.74.020 Applicability.

This chapter shall apply to all uses listed as permitted uses subject to administrative approval.

17.74.030 Application procedure.

Applications for an administrative use permit shall be filed pursuant to Chapter 17.70 with the Community Development Director and processed consistent with Chapter 17.70.060 and, if applicable, Chapter 17.70.070.

17.74.040 Findings.

In order for an application to receive administrative approval, the following findings must be made by the reviewing authority listed identified in Chapter 17.70.060:

- A. The use meets the standards and requirements in this title that are specific to that use;
- B. The 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;
- C. The use is consistent with the General Plan;

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D. The proposed location, size, design and operating characteristics of the 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.

17.74.050 Notices of decision.

Notices of decision of an administrative use permit shall be processed consistent with Chapter 17.70.170. In addition to Chapter 17.70.170, a copy of the written decision shall be signed and dated by the Community Development Director and mailed to each property owner within three hundred (300) feet of the subject property.

17.74.060 Appeals.

Appeals to a decision of the reviewing authority of an administrative use permit shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.74.070 Life of permits and extensions of time.

An administrative use permit shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced.

17.74.080 Revocation.

Revocation of an administrative use permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.74.090 Subsequent Permits.

Subsequent development permits associated with the administrative use permit shall be consistent with the site plan review permit. If there is a change in the proposed development, a new site plan application shall be submitted.

Chapter 17.76

TEMPORARY USE PERMITS

Sections:

17.76.010	Purpose.
17.76.020	Temporary uses exempt from permit requirements.
17.76.030	Temporary use permit required.
17.76.040	Development standards.
17.76.050	Temporary improvements on a site.
17.76.060	Findings.
17.76.070	Conditions.

17.76.010 Purpose.

A temporary use permit provides a mechanism for administrative review and determination for proposed and qualifying short term uses and activities to ensure that such activities are consistent with the general plan and the provisions of this title.

17.76.020 Temporary uses exempt from permit requirements.

The following temporary activities and uses are allowed by right and expressly exempt from the requirement of first obtaining a temporary use permit, provided they conform to the listed development standards:

- A. Construction yards, storage sheds, and construction offices (on site) in conjunction with an approved construction project where the yard and/or shed are located on the same site as the approved project.
- B. Emergency public health and safety facilities established by a public agency.
- C. Entertainment and assembly events held within auditoriums, stadiums, or other public assembly facilities, provided the proposed use is consistent with the intended use of the facility.
- D. Entertainment and assembly events as part of an allowed permanent use (e.g., race at a raceway).
- E. Events held exclusively on city property and that are in conjunction with the city use.
- F. Events held exclusively at a school site that are in conjunction with the school use.
- G. Events held exclusively on religious institution or facility site and that are in conjunction with that religious institution or facility use.
- H. Garage and yard sales held on private property.

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I. Outdoor promotional events and seasonal sales related to an existing business with temporary outdoor display and sales of merchandise and seasonal sales in conjunction with an established commercial business that holds a valid business license and is in compliance with the development standards of this title.

J. Storage containers not in conjunction with an approved construction project when located on in a residential zone district for periods less than seventy-two (72) hours when located in nonresidential zone district for periods less than forty-five (45) days.

K. Outdoor sales operating in front of an established commercial business from a bonified charity organization with a recognized as a 501(c)(3) organization by the Internal Revenue Service, i.e. eligible to receive tax-deductible contributions. (i.e. Girl Scout Cookie Sales)

L. Residential lemonade stands and the like, operated by minors, with gross sales less than x.

CHARITABLE ORGANIZATION: An organization recognized as a 501(c)(3) organization by the Internal Revenue Service, i.e. eligible to receive tax-deductible contributions.

Commented [GM59]: Do we want to add an exemption for lemonade stands, in case we are ever asked?

17.76.030 Temporary use permit required.

The following temporary activities and uses may be allowed, subject to the issuance of a temporary use permit prior in accordance with this chapter and Chapter 17.70:

- A. Any use listed in Table 17.08.020 or Table 17.08.030 that is identified as a temporary use.
- B. Construction yards, storage sheds, and construction offices (off site) in conjunction with an approved construction project, where the yard is located on a site different from the site of the approved construction project.
- C. Entertainment and assembly events, including carnivals, circuses, concerts, fairs, festivals, food events, fundraisers, haunted houses, outdoor entertainment/sporting events, and similar events designed to attract large crowds and when not otherwise part of or consistent with a permitted use (e.g., race at a raceway).
- D. Farmers markets.
- E. Temporary sales, including swap meets, flea markets, rummage sales, and similar events in locations not specifically designed for such events.
- F. Seasonal sales occurring outdoors when not related to an existing business.
- G. Temporary sales offices.
- H. Temporary land uses on unimproved or partially improved sites in a zoning district that allows that land use on a permanent basis.
- I. Temporary community food banks.
- J. Other temporary activities that the Community Development Director determines are similar in nature and intensity to those identified above.

17.76.040 Development standards.

Standards for height, off street parking spaces, setbacks, and other structure and property development standards that apply to the category of use or the zoning district of the subject parcel shall apply to all temporary activities. The Community Development Director may waive

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requirements for long term improvements that exceed the duration of the temporary use, including, but not limited to, landscaping and paving of parking lots.

17.76.050 Temporary improvements on a site.

A. Improvement to property at a level less than what is required by this title may be allowed to support temporary operations on the property yet still ensure public health, safety, and general welfare. This allowance shall not be used to circumvent or deviate from the requirements for public improvements required at the time of subdivision of property.

B. The allowance described in Subsection A shall be conducted through the temporary use permit process. The permit shall clearly identify what improvements are to be completed and what requirements are being waived for a limited period of time, as well as the time period for which the permit is valid. A temporary use permit allowing improvements less than required shall only be approved if the improvements to be completed are those minimally necessary to ensure public health, safety, and welfare

C. At the conclusion of the period authorized by the temporary use permit, either the property shall be brought into compliance with the requirements of this title or use of the property shall cease.

17.76.060 Findings.

The reviewing authority shall make all of the following findings to approve or conditionally approve a temporary use permit:

1. The use is a temporary use and will be limited to the specific duration of time that is identified in the temporary use permit.
2. The temporary use will not be detrimental to the health, safety, or general welfare of persons, property, or improvements in the vicinity of the proposed use, or to the general welfare of the city.
3. The temporary use will not function or be located in a manner that restricts access to required parking areas.
4. Approved measures for the removal of the use and site restoration have been required to ensure that no changes to the site would limit the range of possible future land uses otherwise allowed by this title.
5. The approval includes provisions to ensure that each site occupied by a temporary use shall be cleaned of debris, litter, or any other evidence of the temporary use upon completion or removal of the use.
6. The use is consistent with the general plan, applicable specific plans, and the provisions of this title.

17.76.070 Conditions.

The Community Development Director may place conditions on the temporary use permit, including, but not limited to, buffers, hours of operation, maintenance, lighting, improvements, parking, performance guarantees, property maintenance, signs, surfacing, time limits, and traffic circulation. Conditions must be deemed reasonable and necessary to protect the health, safety, or general welfare.

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Chapter 17.78

HOME OCCUPATION PERMITS

Sections:

17.78.010	Purpose.
17.78.020	Permit required.
17.78.030	Application.
17.78.040	Prohibited home occupation uses.
17.78.050	Operating standards.
17.78.060	Life of permits and extensions of time.
17.78.070	No transferability.
17.78.080	Revocation.

17.78.010 Purpose.

The provisions of this chapter provide for the conduct of home occupations that are incidental to and compatible with surrounding residential uses. A home occupation represents a legal income producing activity by the occupant of the dwelling.

17.78.020 Permit required.

Home occupations shall not commence without first obtaining a home occupation permit, except as provided below:

A. A home occupation permit shall not be required for an in-home educational activity, including but not limited to music lessons, academic tutoring, swimming lessons, or religious instruction, provided that no more than five students are present at any one time, and the activity complies with all of the operating standards in Section 17.78.040.

17.78.030 Application.

Applications for a home occupation permit shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

17.78.040 Prohibited home occupation uses.

A. The following uses are, without limitation, example of land uses that are not incidental to nor compatible with residential activities in residential zones, and are prohibited as home occupations:

1. Barbershop, hair salon, nail care, massage therapy, or day spa
2. Fortune telling
3. Kennel or animal boarding

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4. Laboratory, general or medical
 5. Mini-warehouse or self-storage facility
 6. Motor vehicle repair or service, minor or major
 7. Office; medical, dental, or optometry
 8. Pet grooming
 9. Repair shop, large appliance or equipment
 10. Specialty construction or trade service where construction activities take place at the site
 11. Tattooing or body art
 12. Any other use determined by the Community Development Director to be not incidental nor compatible with residential activities.
- B. A home occupation permit may be denied if the Community Development Director finds that land use proposed for a home occupation is listed in this section, or that the land use is not incidental nor compatible with residential activities.

17.78.050 Operating standards.

- A. A home occupation shall comply with all of the following operating standards:
1. A home occupation shall not alter the appearance of the dwelling unit as seen from any public right-of-way.
 2. There shall be no displays on the premises.
 3. There shall be no signs other than those allowed by Chapter 17.56.
 4. There shall be no advertising in any publication, on the internet, or otherwise, that identifies the home occupation by street address.
 5. The home occupation shall be confined to one room located within the dwelling. A portion of a garage or carport may be used for home occupation purposes if it does not prevent the garage or carport from being used for parking of vehicles. Horticulture activities may be conducted outdoors within the rear of the lot only.
 6. Only one vehicle no larger than a three-quarter ton truck may be used by the occupant directly or indirectly in connection with a home occupation.
 7. The home occupation shall not encroach into any required parking, setback or open space areas.
 8. There shall be no use of mechanical equipment not recognized as being part of a normal household or hobby use.
 9. Activities conducted and equipment or material used shall not change the fire safety or occupancy classifications of the premises.
 10. Utility consumption shall not exceed normal residential usage.

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11. The home occupation shall not create or cause noise, dust, light, vibration, odor, gas, fumes, toxic/hazardous materials, smoke, glare or electrical interference or other hazards or nuisances to an extent that would exceed the conditions of normal residential activities.

12. Only the occupants of the dwelling may be engaged in the home occupation, except as specifically modified by other sections of this title.

13. The home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises at a frequency of more than three deliveries per week of a package or packages weighing less than one hundred (100) pounds.

14. The home occupation shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the land use district in which it is located.

15. No home occupation shall commence until a current business license is obtained, pursuant to this title.

16. No more than one (1) home occupation shall be located within a dwelling unit at one time.

17. If the home occupation is to be conducted on rental property, the property owner's written authorization for the proposed use shall be obtained prior to the submittal for a home occupation permit.

18. No space shall be rented out to others in association with a home occupation.

19. A home occupation that is a cottage food operation shall meet the requirements of Section 17.60.050.

B. The Community Development Director may require additional operating standards when approving the home occupation permit if deemed necessary to carry out the intent of this title.

C. A home occupation permit may be denied if the Community Development Director finds that there is a failure or inability to meet one or more of the operating standards of this section.

17.78.060 Life of permits and extensions of time.

The initial life and subsequent extensions of time for home occupation permits are stated in Sections 17.70.240 and 17.70.250.

17.78.070 No transferability.

A. Notwithstanding Section 17.70.210, if property ownership changes on property subject to a valid home occupation permit, the home occupation permit shall not be transferable to a new property owner.

B. If the holder of a valid home occupation permit relocates to another site, the home occupation shall not transfer to the new site. A new home occupation permit shall be approved before the use may continue at the new site.

17.78.080 Revocation.

A home occupation permit may be revoked or modified in accordance with Section 17.70.230 if any one of the following findings are made:

A. The home occupation has become detrimental to the public health, safety or traffic, or constitutes a nuisance;

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- B. The home occupation permit was obtained by misrepresentation or fraud;
- C. The condition of the premises, or the area of which it is a part, has changed so that the home occupation is no longer justified under the meaning and intent of this title;
- D. One or more of the operating standards of the home occupation permit have not been met;
- E. The home occupation violates Federal, State, or local statute, ordinance, law, or regulation.

Chapter 17.80

CONDITIONAL USE PERMITS

Sections:

17.80.010	Purpose.
17.80.020	Application procedure.
17.80.030	Findings.
17.80.040	Conditions of approval.
17.80.050	Notice of decision.
17.80.060	Appeals.
17.80.070	Life of permits and extensions of time.
17.80.080	Revocation.
17.80.090	Subsequent Permits.

17.80.010 Purpose.

In certain districts, conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special considerations so that they may be located in a proper zoning district in order that the objectives of this title are satisfied and the conditional use is compatible with the permitted uses in the zoning district.

17.80.020 Application procedure.

Applications for a conditional use permit shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

17.80.030 Findings.

A. Before a conditional use permit can be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;
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;
3. The proposed use is consistent with the general plan;
4. There will not be significant effects upon the quality of the environment and natural resources;
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.

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B. A conditional use permit may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.80.040 Conditions of approval.

The reviewing authority may place conditions of the approval on the conditional use permit that promote the public interests, health, safety, convenience or welfare of the city or that mitigate any impacts to surrounding properties.

17.80.050 Notice of decision.

A notice of decision of a conditional use permit shall be processed consistent with Chapter 17.70.

17.80.060 Appeals.

Appeals to a decision of the reviewing authority of a conditional use permit shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.80.070 Life of permits and extensions of time.

The initial life and subsequent extensions of time for a conditional use permit shall be per Chapter 17.70, except that when any conditional use permit that is approved in conjunction with a tentative subdivision map or parcel map pursuant to Title 16 the conditional use permit shall not expire unless the tentative subdivision map or parcel map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the conditional use permit.

17.80.080 Revocation.

Revocation of an approved conditional use permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.80.090 Subsequent Permits.

Subsequent development permits associated with a conditional use permit shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.82

PLANNED UNIT DEVELOPMENT PERMITS

Sections:

17.82.010	Purpose.
17.82.020	Application Procedure.
17.82.030	Allowed planned unit developments.
17.82.040	Prohibited planned unit developments.
17.82.050	Site area.
17.82.060	Findings.
17.82.070	Conditions of approval.
17.82.080	Notice of decision.
17.82.090	Appeals.
17.82.100	Life of permits and extensions of time.
17.82.110	Revocation.
17.82.120	Subsequent permits.

17.82.010 Purpose.

Planned unit developments (PUDs) are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the city that otherwise might not be possible by strict adherence to the provisions of this title. In certain instances, the objectives of this title may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone districts prescribed by this title.

17.82.020 Application Procedure.

A. Applications for a planned unit development (PUD) permit shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

B. In addition to the standard application information required by the Community Development Director, the Site Plan Review Committee, after reviewing the site plan of the proposed PUD, shall list any unique, additional information necessary to review a proposed PUD in the Site Plan Review process.

17.82.030 Allowed planned unit developments.

A planned unit development may be utilized to achieve one or more of the following objectives:

A. To permit a site within more than one zone district to mix the permitted or conditionally permitted land uses of both zones within the site without regard to the zone district boundary.

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- B. To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
- C. To permit the lot patterns on size, shape, and layout that would otherwise not be permitted by the standards of the zone district in which the site is located;
- D. To modify the required building setbacks, distances between structures, and landscaped areas that would otherwise be required by this title
- E. To permit variations to the standard local street cross-sections;
- F. To permit private streets and gated neighborhoods;
- G. To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts; and
- H. To reduce the amount of required parking spaces when spaces are shared among multiple land uses.

17.82.040 Prohibited planned unit developments.

A planned unit development is prohibited from being used to achieve one or more of the following:

- A. To add land uses at are not otherwise permitted in the zone district in which the PUD is located;
- B. To increase residential densities beyond the maximum allowed by the General Plan;
- C. To modify sign standards or provisions in Chapter 17.56; or
- D. To modify parking and loading standards or provisions in Chapter 17.54, except as stated in Section 17.82.030.

17.82.050 Site area.

- A. The minimum site area for a planned unit development shall be five (5) acres, except that there shall be no minimum site area requirements if the site is an infill development site.
- B. The site area may be made up of more than one parcel, however all parcels in the site area shall be contiguous.

17.82.060 Findings.

- A. Before a planned unit development (PUD) permit can be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:
 - 1. The location and design of the PUD is in accordance with the purpose of this title;
 - 2. The PUD is being proposed to achieve one or more of the objectives identified in Section 17.82.030;
 - 3. The location and design of the PUD and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare of the community to properties or improvements in the vicinity
 - 4. The location and design of the PUD will not generate more traffic than the streets in the vicinity can carry without congestion, and will not overload utilities;

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

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

B. A PUD may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.82.070 Conditions of approval.

The reviewing authority may place conditions of the approval on the planned unit development permit that promote well-planned neighborhoods, protect the public interests, health, safety, convenience or welfare of the city or that mitigate any impacts to surrounding properties.

17.82.080 Notice of decision.

A notice of decision of a planned unit development permit shall be processed consistent with Chapter 17.70.

17.82.090 Appeals.

Appeals to a decision of the reviewing authority of a planned unit development permit shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.82.100 Life of permits and extensions of time.

The initial life and subsequent extensions of time for a planned unit development use permit shall be per Chapter 17.70, except that when any planned unit development permit that is approved in conjunction with a tentative subdivision map or parcel map pursuant to Title 16 the conditional use permit shall not expire unless the tentative subdivision map or parcel map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the planned unit development permit.

17.82.110 Revocation.

Revocation of an approved planned unit development permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.82.120 Subsequent permits.

Subsequent development permits associated with a planned unit development permit shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.84

VARIANCES AND MINOR DEVIATIONS

Sections:

17.84.010	Purposes.
17.84.020	Prohibited variances or minor deviations.
17.84.030	Application procedure.
17.84.040	Minor deviation findings.
17.84.050	Variance findings.
17.84.060	Notice of decision.
17.84.070	Appeals.
17.84.080	Life of permits and extensions of time.
17.84.090	Revocation.
17.84.100	Subsequent permits.

17.84.010 Purposes.

This section allows variances and minor deviations from the development standards of this title 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.

17.84.020 Prohibited variances or minor deviations.

A variance or minor deviation may be granted to waive or modify any development standard of this title except to:

- A. Allow a land use not otherwise allowed in the zone district;
- B. Increase the maximum allowed residential density;
- C. Waive a specifically identified prohibition; or
- D. Waive or modify a procedural requirement.

17.84.030 Application procedure.

Applications for a variance or minor deviation shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

17.84.040 Minor deviation findings.

A. Before a minor deviation may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The minor deviation is for the adjustment of a measurable development standard;
2. The minor deviation would allow an adjustment to a measurable development standard of not more than ten (10) percent.
3. The minor deviation is consistent with the purposes of this title.
4. The minor deviation will be consistent with the General Plan.

B. A minor deviation may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

C. Any application for a minor deviation that exceeds ten (10) percent of the development standard requirement shall be processed as a variance.

17.84.050 Variance findings.

A. Before a variance may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, are such that the strict application deprives such property of privileges enjoyed by other property in the vicinity that are in the same zone district;
2. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the vicinity and that are in the same zone district and denied to the property for which the variance is sought;
3. The variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and that are in the same zone district in which the property is located;
4. The variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and that are in the same land use district in which such property is located;
5. The variance does not allow a use or activity which is prohibited in the zone district where the property is located; and
6. The variance is consistent with the purposes of this title.
7. The variance will be consistent with the general plan.

B. A variance may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.84.060 Notice of decision.

A notice of decision of a variance or minor deviation shall be processed consistent with Chapter 17.70.

17.84.070 Appeals.

A. Appeals to a decision of the reviewing authority of a variance or minor deviation shall be submitted and processed consistent with the procedures in Chapter 17.70.

B. When a minor deviation is appealed, the variance findings in Section 17.84.050 shall apply to the appeal of the minor deviation.

17.84.080 Life of permits and extensions of time.

The initial life and subsequent extensions of time for a variance or minor deviation shall be per Chapter 17.70, except that when any variance that is approved in conjunction with a tentative subdivision map or parcel map pursuant to Title 16 the variance or minor deviation shall not expire unless the tentative subdivision map or parcel map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the variance or minor deviation.

17.84.090 Revocation.

Revocation of an approved variance or minor deviation shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.84.100 Subsequent permits.

Subsequent development permits associated with a variance or minor deviation shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.86

ZONING ORDINANCE AMENDMENTS

Sections:

- 17.86.010 Purpose.**
- 17.86.020 Application Procedure.**
- 17.86.030 Findings.**
- 17.86.040 Notice of decision.**
- 17.86.050 Appeals.**
- 17.86.060 Life of permits and extensions of time.**
- 17.86.070 Revocation.**
- 17.86.080 Subsequent permits.**

17.86.010 Purpose.

The purpose of this section is to provide a uniform procedure for amending the text of this title or the boundaries of the Zoning Map prescribed in this title. This title may be amended by changing the boundaries of districts or by changing any other provision thereof whenever the public necessity and convenience and the general welfare require such amendment by following the procedure set forth in this chapter.

17.86.020 Application Procedure.

A. Applications for amendment to this title shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

B. An amendment or change to the boundaries of a zone district on the Zoning Map (zone change) may only be filed by a property owner or authorized agent of land that is affected by the proposed amendment, or by the City Council or Planning Commission.

C. An amendment or change to the text of this title (text amendment) may only be initiated by the City Council or the Planning Commission. Either authority may initiate such an amendment or change upon a written request by the Community Development Director or upon a written request with application fee by an interested person.

17.86.030 Findings.

A. Before a zone change or text amendment may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

The amendment is internally consistent with the goals, objectives, and policies of the general plan and this title;

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The amendment would not be detrimental to the public health, safety, or welfare of the community;

The amendment would maintain the appropriate balance of land uses within the city;

The anticipated land uses on the subject site would be compatible with existing and future surrounding uses;

B. A zone change or text amendment may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.86.040 Notice of decision.

A notice of decision of a zone change or text amendment shall be processed consistent with Chapter 17.70.

17.86.050 Appeals.

The decision of the City Council regarding a zone change or text amendment is final.

17.86.060 Life of permits and extensions of time.

A zone change or text amendment is final upon its effective date and does not expire.

17.86.070 Revocation.

A zone change or text amendment may not be revoked, except by filing a new application in accordance with Chapter 17.70.

17.86.080 Subsequent permits.

Subsequent development permits associated with a zone change or text amendment shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.88

GENERAL PLAN AND SPECIFIC PLAN AMENDMENTS

Sections:

- 17.88.010 Purpose.**
- 17.88.020 Application process.**
- 17.88.030 Frequency of general plan amendments.**
- 17.88.040 Findings.**
- 17.88.050 Notice of decision.**
- 17.88.060 Appeals.**
- 17.88.070 Life of permits and extensions of time.**
- 17.88.080 Revocation.**
- 17.88.090 Subsequent permits.**

17.88.010 Purpose.

The purpose of a general plan amendment is to allow for modifications to the Hanford General Plan text (e.g., goals, policies, or implementation programs), the General Plan Land Use Map, the General Plan Circulation Map, or other elements of the Hanford General Plan. The purpose of a specific plan amendment is to adopt a new or modify an existing, approved specific plan.

17.88.020 Application process.

A. Applications for a general plan or specific plan amendment shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

B. A general plan amendment affecting the General Plan Land Use Map or other map in the General Plan may be filed by a property owner or authorized agent of land that is affected by the proposed amendment.

C. A specific plan amendment may be filed by a property owner or authorized agent of land that is affected by the proposed amendment.

D. A general plan or specific plan amendment may be initiated by the City Council or the Planning Commission. Either authority may initiate such an amendment upon a written request by the Community Development Director or upon a written request with application fee by an interested person.

17.88.030 Frequency of general plan amendments.

Pursuant to Government Code Section 65358, no mandatory element of the General Plan may be amended more frequently than four times during any calendar year. Subject to that limitation, an amendment may be made at any time and may include more than one change to the General Plan.

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17.88.040 Findings.

A. Before a general plan or specific plan amendment may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The amendment is internally consistent with the goals, objectives, and policies of the General Plan and this title;
2. The amendment would not be detrimental to the public health, safety, or welfare of the community;
3. The amendment would maintain the appropriate balance of land uses within the city;
4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses;

B. A general plan or specific plan amendment may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.88.050 Notice of decision.

A notice of decision of a general plan or specific plan amendment shall be processed consistent with Chapter 17.70.

17.88.060 Appeals.

The decision of the City Council regarding a general plan or specific plan amendment is final.

17.88.070 Life of permits and extensions of time.

A general plan or specific plan amendment is final upon its effective date and does not expire.

17.88.080 Revocation.

A general plan or specific plan amendment may not be revoked, except by filing a new application in accordance with Chapter 17.70.

17.88.090 Subsequent permits.

Subsequent development permits associated with a general plan or specific plan amendment shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.90

NONCONFORMING USES, STRUCTURES, AND LOTS

Sections:

17.90.010	Purpose.
17.90.020	Applicability.
17.90.030	Nonconforming uses.
17.90.040	Nonconforming structures.
17.90.050	Nonconforming lots.
17.90.060	Discontinuance of nonconforming uses.
17.90.070	Expansion or reestablishment with conditional use permit.
17.90.080	Restoration of damaged nonconforming structures.
17.90.090	Removal of certain nonconforming uses and structures.
17.90.100	Effect of eminent domain.
17.90.110	Change of Nonconforming Uses.

17.90.010 Purpose.

Within the zones established by this title, there exist uses, structures, and lots which were lawful before this title was adopted or amended, but which would now be prohibited under the terms of this title or its future amendments. It is the intent of this title to permit these nonconforming uses to continue until they are terminated, but not to encourage their expansion. To avoid undue hardship, nothing in this Chapter shall be deemed to require a change in the plans, construction, or designated use of any building where a building permit has been issued prior to the effective date of this title, provided such permit is diligently carried to completion.

17.90.020 Applicability.

This Chapter applies to uses, structures, and lots that were lawful when they were commenced, constructed, or created, but that do not comply with one or more applicable provisions of this title. This Chapter does not apply to nonconforming signs, which are instead subject to the requirements of Chapter 17.56.

17.90.030 Nonconforming uses.

A. A use shall be deemed nonconforming if it was lawfully commenced prior to the adoption or amendment of this title, but which now does not conform to the use regulations of this title applicable to uses.

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B. A use shall be deemed nonconforming if it was lawfully commenced while under the jurisdiction of Kings County, but which, after annexation of the site into the City, does not conform to the use regulations of this title.

C. No use shall be deemed nonconforming if it was lawfully commenced and the only provision of this title not being met is the provision of the minimum amount of on-site parking or loading area.

17.90.040 Nonconforming structures.

A. A structure shall be deemed nonconforming if it was lawfully erected prior to the adoption or amendment of this title, but which now does not meet all of the provisions, standards, and requirements of this title applicable to structures.

B. Except as provided in this Chapter, no nonconforming structure shall be moved, altered, or enlarged so as to increase the amount of floor space or increase the difference between actual conditions and required standards regulating coverage, front yards, side yards, rear yards, height of structures, or distances between structures prescribed in the applicable regulations of this title, unless required by law or unless the moving, alteration or enlargement will result in the compliance of the structure with this title.

C. No structure partially occupied by a nonconforming use shall be moved, altered or enlarged in such a way as to permit the enlargement of the space occupied by the nonconforming use.

D. Routine maintenance and repairs may be performed on a nonconforming structure.

E. No new structure will be allowed if it will contribute to a nonconforming use, except in accordance with Section 17.90.070.

17.90.050 Nonconforming lots.

A. A lot shall be deemed nonconforming if it was legally created in accordance with the State Subdivision Map Act prior to the adoption or amendment of this title, but which, does not meet all of the provisions, standards, and requirements of this title applicable to lots.

B. A nonconforming lot shall not be subdivided, nor its lot lines adjusted, unless the subdivision or lot line adjustment brings the lot into conformance with the provisions, standards, and requirements of this title applicable to lots or reduces the difference between actual conditions and required standards while not creating a new nonconforming use or structure.

C. A nonconforming lot may be used for any use allowed in the zone district in which it is located.

D. A structure conforming to the provisions of this title may be constructed on a nonconforming lot.

17.90.060 Discontinuance of nonconforming uses.

A. Whenever a nonconforming use has been abandoned, discontinued, or changed to a conforming use for a continuous period of six months, the nonconforming use shall not be reestablished, and the use of the structure or site thereafter shall be in conformity with the regulations for the zone district in which it is located.

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B. An agricultural crop production use that is nonconforming due to annexation or adoption or amendment to this title shall be allowed to continue, provided that the intensity of the agricultural crop production use shall not increase.

C. An animal raising use that is nonconforming due to annexation or adoption or amendment to this title shall be allowed to continue, provided that the intensity of the animal raising use (i.e. type and number of animals) shall not change or increase. The provisions for abandonment or discontinuance shall not apply.

17.90.070 Expansion or reestablishment with conditional use permit.

A. A nonconforming use may be expanded by up to ten (10) percent of its existing floor area if a conditional use permit is granted, in accordance with Chapter 17.80. The expansion of a nonconforming use or structure may be allowed only one (1) time per use.

B. A nonconforming use that has been abandoned or discontinued for a period of more than six (6) months, but less than eighteen (18) months, may be reestablished if a conditional use permit is granted, in accordance with Chapter 17.80.

17.90.080 Restoration of damaged nonconforming structures.

A. Whenever a nonconforming structure or a structure used for a nonconforming use is destroyed by fire or other calamity to the extent of seventy-five (75) percent or more of its structural mass, or has been voluntarily razed, or is required by law to be razed, the structure may not be restored, except in full compliance the requirements of this title for the zoning district in which it is located and the nonconforming use shall not be resumed.

B. If destruction of the nonconforming structure is to an extent less than seventy-five (75) percent of the structural mass, the structure may be rebuilt and reused in its nonconforming status. The percentage of structural mass destroyed shall be determined by the building official.

C. Within one (1) year from destruction, the following may be reconstructed upon the approval of a conditional use permit, in accordance with Chapter 17.80:

1. A nonconforming single- or multi-family residential structure or use when located in a residential zone district.
2. A nonconforming commercial structure or use when located in a commercial or industrial zone district.

17.90.090 Removal of certain nonconforming uses and structures.

A. Upon receipt of a violation, the following shall be removed with thirty (30) days, unless an alternative deadline is specified in the violation notice:

B. A nonconforming use that does not occupy a structure or is using a structure having an assessed valuation of less than one thousand (1,000) dollars shall be discontinued and completely removed or converted to a conforming status.

C. Existing fences, walls and hedges that do not conform to the provisions of this title governing the placement of fences, walls and hedges in relation to street intersections or encroachment into the public right-of-way, shall be removed or modified to conform to the provisions of this title.

17.90.100 Effect of eminent domain.

- A. If the area of the lot is reduced by eminent domain, the provisions for nonconforming lots and structures shall apply, but the provisions for nonconforming uses shall not apply.
- B. If a required yard or setback area is reduced or eliminated by eminent domain, any affected building or structure shall be deemed nonconforming; provided, however, such building or structure may be structurally altered so long as such alterations comply with all the other requirements of the zoning district.
- C. If any required parking space on a lot is reduced or eliminated by eminent domain, the use shall not be deemed nonconforming solely because of lack of required parking spaces.

17.90.110 Change of Nonconforming Uses.

- A. A nonconforming use may be changed to another nonconforming use upon approval of a conditional use permit, in accordance with Chapter 17.80.
- B. A conditional use permit to change from one nonconforming use to another nonconforming use may only be granted if all of the following findings are made by the approving authority:
 - 1. The proposed use will not alter the character of the zone district in which it is proposed to be located to any greater extent than the existing or preexisting nonconforming use;
 - 2. The proposed use will not create more vehicular traffic than the volume created by the existing or preexisting nonconforming use;
 - 3. The proposed use will not create more odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable matter than the amount created by the existing or preexisting nonconforming use; and
 - 4. The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

Chapter 17.92

REASONABLE ACCOMMODATION

Sections:

17.92.010	Purpose.
17.92.020	Definitions.
17.92.030	Reasonable accommodation request.
17.92.040	Notice to the public of availability of accommodation process.
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17.92.010 Purpose.

In order to make specific housing available to one or more individuals with disabilities, this chapter implements the policy of the city on requests for reasonable accommodation in its rules, policies, and procedures for persons with disabilities as required by the Fair Housing Act, as amended, 42 U.S.C. Section 3604(f)(3)(B). The policy of the city is to comply fully with the provisions of the Fair Housing Act.

17.92.020 Definitions.

- A. "Fair Housing Act" means The Federal Fair Housing Amendments Act of 1988, as amended.
- B. "Applicant" means any person with disabilities or their representative that is requesting a reasonable accommodation pursuant to this chapter.
- C. "Department" means the Community Development Department of the City of Hanford.
- D. "Dwelling" means any building, structure, or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one or more families, and any vacant land which is offered for sale or lease for the construction or location thereon of any such building, structure, or portion thereof.

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E. "Person with disabilities" means any person who, as defined by applicable federal law, has a physical or mental impairment that limits one or more major life activities or anyone who is regarded as having such impairment; or anyone who has a record of such impairment.

17.92.030 Reasonable accommodation request.

A. Any person with disabilities and eligible under the Fair Housing Act or their representative may request a reasonable accommodation with respect to the various land use or zoning laws, rules, policies, practices and/or procedures of the city as provided by the Fair Housing Act pursuant to the procedures set out in this chapter.

B. Nothing in this chapter requires persons with disabilities or operators of group homes for persons with disabilities acting or operating in accordance with applicable zoning, licensing or land use laws or practices to seek reasonable accommodation under this chapter.

17.92.040 Notice to the public of availability of accommodation process.

The Department shall prominently display a notice at the counter in the Community Development Department and Finance Department advising that persons with disabilities or their representatives may request a reasonable accommodation in accordance with the procedures established in this chapter.

17.92.050 Requesting reasonable accommodation.

A. A request by an applicant for reasonable accommodation relating to land use or zoning rules, policies, practices and/or procedures may be made orally or in writing. The Department will assist the applicant with furnishing the Department all information necessary for processing the reasonable accommodation request, including that information which the Department deems necessary to complete a reasonable accommodation request.

B. The Department will provide the assistance necessary to an applicant in making a request for reasonable accommodation. The Department will provide the assistance necessary to any applicant wishing to appeal a denial of a request for reasonable accommodation to ensure the process is accessible to the applicant. The applicant is entitled to be represented at all stages of the proceedings identified in this chapter by a person designated by the applicant.

17.92.060 Medical information.

A. Should the information provided by the applicant to the Department include medical information or records of the applicant, including records indicating the medical condition, diagnosis or medical history of the applicant, the applicant may, at the time of submitting such medical information, request that the department, to the extent allowed by law, treat such medical information as confidential information of the applicant.

B. Medical Information. The Department shall provide written notice to the applicant of any request received by the Department for disclosure of the medical information or documentation which the applicant has previously requested be treated as confidential by the Department. The Department will cooperate with the applicant, to the extent allowed by law, in actions initiated by the applicant to oppose the disclosure of such medical information or documentation.

17.92.070 Application requirements.

A. The applicant shall submit a request for reasonable accommodation in a form acceptable to the Department. The application shall include the following information:

1. The applicant's name, address and telephone number;
2. The address of the property for which the request is being made;
3. The name and address of the property owner, and the owner's written consent to the application;
4. The current actual use of the property;
5. The basis for the claim that the individual is considered disabled under the fair housing laws: identification and description of the disability which is the basis for the request for accommodation, including current, written medical certification and description of disability and its effects on the person's medical, physical or mental limitations;
6. The rule, policy, practice and/or procedure of the city for which the request for accommodation is being made, including the zoning code regulation from which reasonable accommodation is being requested;
7. The type of accommodation sought;
8. The reason(s) why the accommodation is reasonable and necessary for the needs of the disabled person(s). Where appropriate, include a summary of any potential means and alternatives considered in evaluating the need for the accommodation;
9. Copies of memoranda, correspondence, pictures, plans or other background information reasonably necessary to reach a decision regarding the need for the accommodation; and

B. If the project for which the reasonable accommodation is being requested also requires some other discretionary permit per this title or Title 16 (Subdivisions), then the reasonable accommodation request shall be acted on before proceeding with the public hearing for the discretionary permit applications.

17.92.080 Jurisdiction.

A. The community development director shall have the authority to consider and act on requests for reasonable accommodation. When a request for reasonable accommodation is filed with the department, it will be referred to the director/designee for review and consideration. The community development director shall issue a written determination within thirty (30) days of the date of receipt of a completed application and may (1) grant the accommodation request, or (2) deny the request, in accordance with federal law. Any such denial shall be in writing and shall state the grounds therefore. All written determinations shall give notice of the right to appeal and the right to request reasonable accommodation in the appeals process. The notice of determination shall be sent to the applicant by certified mail, return receipt requested and by regular mail.

B. Requests for Additional Information. If reasonably necessary to reach a determination on the request for reasonable accommodation, the director/designee may, prior to the end of said thirty (30) day period, request additional information from the applicant, specifying in detail what information is required. The applicant shall have fifteen (15) days after the date of the request for additional information to provide the requested information. In the event a request for additional

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information is made, the thirty (30) day period to issue a written determination shall be stayed. The Community Development Director shall issue a written determination within thirty (30) days after receipt of the additional information. If the applicant fails to provide the requested additional information within said fifteen (15) day period, the Community Development Director shall issue a written determination within thirty (30) days after expiration of said fifteen (15) day period.

17.92.090 Findings for reasonable accommodation.

A. A determination on the following findings shall be made before any action is taken to approve or deny a request for reasonable accommodation and must be incorporated into the record relating to such approval or denial:

1. Whether the housing that is the subject of the request for reasonable accommodation will be used by one or more persons with disabilities protected under federal fair housing laws;
2. Whether the accommodation requested may be necessary to afford one or more persons with disabilities equal opportunity to use and enjoy a specific dwelling;
3. Whether the requested accommodation would require a fundamental alteration to the city's zoning scheme;
4. Whether the requested accommodation would impose undue financial or administrative burdens on the city.

B. A request for a reasonable accommodation shall not be denied for reasons which violate the provisions of the Fair Housing Act. This ordinance does not obligate the city to grant any accommodation request unless required by the provisions of the Fair Housing Act or applicable California state law.

17.92.100 Appeals.

A. The applicant may appeal the decision within thirty (30) days of the date the mailing of the decision to the applicant.

B. Appeals shall contain a statement of the grounds for the appeal.

C. If an applicant needs assistance in appealing a decision, the department will provide the assistance necessary to ensure that the appeal process is accessible to the applicant. All applicants are entitled to be represented at all stages of the appeal proceeding by a person designated by the applicant.

D. Appeals shall be to the City Council who shall hear the matter and render a determination as soon as reasonably practicable, but in no event later than thirty (30) days after an appeal has been filed. All determinations on appeal shall address and be based upon the findings identified in Section 17.92.090 and shall be consistent with the Fair Housing Act.

E. An applicant may request reasonable accommodation in the procedure by which an appeal will be conducted.

17.92.110 Fee.

There shall be no fee imposed in connection with a request for reasonable accommodation under the provisions of this chapter or an appeal of the decision. Nothing in this chapter obligates the city to pay an applicant's attorney fee.

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17.92.120 Stay of enforcement.

While an application for reasonable accommodation or appeal of said application is pending before the city, the city will not enforce the subject zoning ordinance against the applicant.

Chapter 17.94

ENFORCEMENT

Sections:

17.94.010	Purpose.
17.94.020	Issuance of permits, certificates and licenses.
17.94.030	Code Enforcement Officer defined.
17.94.040	Duties of the Code Enforcement Officer.
17.94.050	Infraction.
17.94.053	Public Nuisance.
17.94.057	Abatement.
17.94.060	Issuance of administrative citation.
17.94.070	Service of administrative citation.
17.94.080	Proof of service of administrative citation.
17.94.090	Abatement work—Extension of time.
17.94.100	Fines assessed.
17.94.110	Appeal of administrative citation.
17.94.120	Performance of abatement – City authority.
17.94.130	Entering property for abatement work.
17.94.140	Dangerous nuisance—Immediate abatement.
17.94.150	Administrative and abatement costs.
17.94.160	Costs of abatement—Record keeping.
17.94.170	Appeal of costs of abatement.
17.94.180	Notice of lien.
17.94.190	Collection of confirmed assessment.
17.94.200	Remedies of private parties.
17.94.210	Alternatives.
17.94.220	Enforcement authority.
17.94.230	Obstruction of enforcement.
17.94.240	Failure to comply.

17.94.010 Purpose.

The purpose of this chapter is to provide uniform provisions for the effective and fair enforcement of the provisions of this title.

17.94.020 Issuance of permits, certificates and licenses.

A. All officials, departments and employees of the city vested with the authority or duty to issue permits, certificates, or licenses shall comply with the provisions of this title and the rest of the Hanford Municipal Code and shall issue no permit, certificate, or license which conflicts with the provisions of this title. Any permit, certificate, or license issued in error that is in conflict with the provisions of this title shall upon its issuance be void.

B. A business license for any new business or for a new location for any existing business activity shall not be issued until the Community Development Director has determined that conduct of the business activity is not in violation of any provision of this title.

17.94.030 Code Enforcement Officer defined.

The Community Development Director, the City Engineer, the Building Official, and the Fire Marshal or their assigned designee shall be the officials responsible for the enforcement of this title, and are collectively referred to in this chapter as the Code Enforcement Officer.

17.94.040 Duties of the Code Enforcement Officer.

A. In the discharge of their duties, the Code Enforcement Officer shall have the right to enter any real property and any structure, building or other improvement located thereon for purposes of investigation and inspection, so long as the real property, and/or the structures, buildings or improvements thereon are open to the public, otherwise, entry must be with the permission of the owner or the owner's authorized agent. In the event permission cannot be obtained or is refused, entry shall be accomplished pursuant to an order or judgment of a court.

B. The Code Enforcement Officer, with the consent of the City Manager, may call upon the City Attorney to institute legal proceedings to enforce the provisions of this title, and the City Attorney is authorized to institute appropriate actions for that purpose.

C. The Hanford Police Department is also authorized to enforce the provisions of this title.

17.94.050 Infraction.

Any person or entity violating any provision of this title shall be guilty of an infraction. A person or entity shall be deemed guilty of a separate and distinct offense for each and every day a violation of this title is committed or continues to exist.

17.94.053 Public Nuisance.

Any violation of this title shall constitute a public nuisance.

17.94.057 Abatement.

Whenever the Code Enforcement Officer has inspected and finds that conditions constituting a public nuisance and/or a violation of this title exist, the city may use the procedures set forth in this chapter for the abatement of such nuisance or violation.

17.94.060 Issuance of administrative citation.

The Code Enforcement Officer shall issue an administrative citation, and serve the same in accordance with the provision of Section 17.94.070 on the landowner and the person, if other than the landowner, occupying or otherwise in apparent charge or control of the property. The administrative citation shall contain the following:

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- A. The street address and/or assessor's parcel number and location description sufficient for identification of the property on which the violation and/or public nuisance exists;
- B. A statement that the Code Enforcement Officer has determined that a violation and/or a public nuisance exists on the property, with a brief description of the conditions that render the property in violation and/or as a public nuisance and identification of the section(s) of the Hanford Municipal Code or other law or regulation violated;
- C. A statement to require the violator(s) to obtain all appropriate permits and correct the violation or abate the public nuisance within the time period identified in the administrative citation which time period shall not exceed ten (10) days from the date of service of the administrative citation, unless the City Council or the Code Enforcement Officer identifies an alternative period of time on the administrative citation;
- D. A statement advising that the disposal of material removed from the property in order to comply with the administrative citation shall be disposed of in the manner required by law;
- E. A statement advising that if the required work is not commenced within the time specified, the Code Enforcement Officer may proceed to cause the work to be done, and bill the persons named in the administrative citation for all abatement costs and administrative expenses of the city and/or levy the costs against the property by recordation of a notice of lien in accordance with Section 17.94.180 of this chapter;
- F. Amount of fine imposed for the violation(s);
- G. Explanation of how the fine shall be paid and the consequences of failure to pay the fine;
- H. Signature of the Code Enforcement Officer and the signature of the violator if the violator can be located. If the violator refuses or does not sign the administrative citation, the lack of such signature shall in no way affect the validity of the administrative citation and subsequent proceedings;
- I. A statement advising the person or persons identified in the administrative citation that they may appeal the issuance of the administrative citation in accordance with Section 17.94.110 of this chapter.

17.94.070 Service of administrative citation.

The administrative citation, and any documents related thereto shall be served by one of the following methods:

- A. Personal service; or
- B. First Class mail, postage prepaid, to each person identified at the address as it appears on the last equalized assessment roll of the county, or as otherwise known to the Code Enforcement Officer. The address of the property owner shown on the assessment roll shall be conclusively deemed to be the property address for the purpose of service of the administrative citation. Service by mail in the manner described above shall be effective on the date of mailing.
- C. The failure of the person with an interest in the property to receive any administrative citation served in accordance with this section shall not affect the validity of any proceedings taken under this chapter. If the owner of record, after diligent search cannot be found, the administrative

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citation may be served by posting a copy thereof in a conspicuous place upon the property for a period of ten days.

17.94.080 Proof of service of administrative citation.

Proof of service of the administrative citation shall be documented at the time of service by a declaration under penalty of perjury executed by the person effecting service, declaring the date and manner in which service was made. If the administrative citation is published, an affidavit of publication shall be obtained from the newspaper publishing the administrative citation.

17.94.090 Abatement work—Extension of time.

Upon receipt of a written request from any person required to comply with the administrative citation, the Code Enforcement Officer may grant an extension of time within which to complete the work or abatement, if the Code Enforcement Officer determines that such an extension of time will not create or perpetuate a situation imminently dangerous to life or property and if such person has begun and is diligently accomplishing the work or abatement. The Code Enforcement Officer shall have the authority to place reasonable conditions on any such extensions.

17.94.100 Fines assessed.

A. The City Council by resolution shall establish the amount of the fine to be assessed for administrative citations issued by Code Enforcement Officer.

B. If the violator or property owner fails to correct the violation, subsequent administrative citations may be issued for the same violation(s). The amount of the fine shall increase at a rate specified in the City Council resolution.

C. Payment of the fine shall not excuse the failure to correct the violation nor shall it bar further enforcement action by the city.

D. All fines assessed shall be payable to the city.

E. The failure of any person to pay a fine assessed by administrative citation within the time specified on the citation shall result in the assessment of an additional late fee to be charged. The amount of the late fee shall be ten percent of the total amount of the administrative fine owed.

F. The failure of any person to pay a fine assessed by administrative citation within the time specified on the administrative citation constitutes a debt to the city. To enforce that debt, the Code Enforcement Officer may:

1. File a claim with the small claims court;
2. Impose an assessment lien as set forth in Section 17.94.180; or
3. Pursue any other legal remedy to collect such money.

17.94.110 Appeal of administrative citation.

A. Any person receiving an administrative citation may appeal the issuance of the administrative citation to the City Council. The notice of appeal must be submitted on an appeal form provided by the community development director, must specify the basis for the appeal in detail, and must be filed with the community development director within ten (10) days after the date of service of the administrative citation. If the deadline falls on a weekend or city holiday, then the deadline shall be extended until the next regular business day.

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B. When an appeal is filed, unless the Code Enforcement Officer determines that the violations identified in the administrative citation constitute an immediate threat to the health or safety of any person, the enforcement of the violations identified in the administrative citation and the requirement to pay any fine shall be stayed until the date that the appeal hearing is held by the City Council.

C. As soon as practicable after receiving the written notice of appeal, the community development director or city manager shall fix a date, time, and place for the hearing. Written notice of the date, time, and place for the hearing shall be served at least ten (10) days prior to the date of the hearing to the party appealing the administrative citation by any one of the following means:

1. Personal service; or
2. First class mail and posting the notice of hearing conspicuously on or in front of the property on which the violation is located.

D. The failure of any person with an interest in the property to receive such notice of hearing shall not affect the validity of any proceedings taken under this chapter. Service by normal delivery mail in the manner described above shall become effective on the date of mailing.

E. Failure of any person to file an appeal in accordance with the provisions of this section shall constitute waiver of that person's rights to administrative determination of the merits of the administrative citation and the amount of the fine.

F. The City Council shall conduct a public hearing and accept oral and written evidence regarding the administrative citation in the following manner:

1. The Code Enforcement Officer shall present testimony and evidence relating to the violation and the appropriate means of correcting the violation.
2. The owner, agent, or person responsible for the violation may present testimony or evidence concerning the violation and the means and time frame for correction.

G. The City Council may sustain, modify, or overrule the administrative citation.

H. The decision of the City Council regarding any appeal is the final administrative order and decision.

17.94.120 Performance of abatement – City authority.

If the violator and/or property owner fails to comply with the requirements of the administrative citation within the time periods set forth therein, the work to be performed and/or the abatement of the nuisance may, in the discretion of the Code Enforcement Officer, be performed by the city or by a contractor retained by the city.

17.94.130 Entering property for abatement work.

The Code Enforcement Officer or any employee, contractor, or authorized representative of the city may enter upon private property to abate the violation and/or nuisance in accordance with the provisions of this chapter. No person shall obstruct, impede, or interfere with any officer, employee, contractor, or authorized representative of the city whenever such person is engaged in the work or abatement, or in performing any necessary act preliminary to or incidental to such work or abatement, as authorized or directed pursuant to this chapter.

17.94.140 Dangerous nuisance—Immediate abatement.

Whenever the Code Enforcement Officer determines that a violation or public nuisance is so imminently dangerous to life or adjacent property that such condition must be immediately corrected or isolated, the Code Enforcement Officer may institute the following procedures:

A. The Code Enforcement Officer shall attempt to make contact through a personal interview, or by telephone, with the landowner or the person, if any, occupying or otherwise in apparent charge or control of the property.

B. In the event contact is made, the Code Enforcement Officer shall notify such person or persons of the danger involved and require that such condition be immediately removed, repaired, or isolated so as to preclude harm to any person or property.

C. In the event the Code Enforcement Officer is unable to make contact as herein above noted, or if the appropriate persons, after notification by the Code Enforcement Officer, do not take action as specified by the Code Enforcement Officer, within twenty-four (24) hours or such lesser time as circumstances may warrant in the discretion of the Code Enforcement Officer, then the Code Enforcement Officer may, with the approval of the city manager, take all steps deemed necessary to repair, remove, or isolate such dangerous condition, or conditions with the use of city forces or a contractor retained by the city.

D. The Code Enforcement Officer shall keep an itemized account of the work and abatement costs and administrative expenses incurred by the city in repairing, removing, or isolating such condition or conditions. Administrative expenses may be recovered in the same manner that work and abatement costs are recovered.

17.94.150 Administrative and abatement costs.

Whenever a violation or public nuisance is found to exist as a result of an inspection, the actual work and abatement costs and reasonable administrative expenses, as determined by the Code Enforcement Officer, shall be paid by the property owner.

17.94.160 Costs of abatement—Record keeping.

The Code Enforcement Officer shall keep an itemized account of the expenses and costs incurred by the city in the work and abatement of any violation or public nuisance. Upon completion of the work and abatement, the Code Enforcement Officer shall prepare a report specifying the work and abatement performed, the itemized costs of the work on the property, including direct and indirect costs, a description of the property, and the names and addresses of the persons entitled to service per Section 17.94.070. Any such report may include expenses and costs on any number of properties, whether or not contiguous to each other. Each person named in the administrative citation shall be jointly and severally liable for such work and abatement costs and administrative expenses, and the amount of such costs and expenses shall be a debt owed to the city. Such report shall be served upon the persons identified therein in Section 17.94.090, together with a demand that the amount identified therein be paid within thirty (30) days of receipt of the report.

17.94.170 Appeal of costs of abatement.

The written demand for payment identified in Section 17.94.160 shall advise the person or persons identified in the written demand that they may appeal the demand for payment and the calculation of the amounts identified in the Code Enforcement Officer's report, within ten (10) days from the

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date of service of the written demand, which appeal must be made in accordance with the provisions of Section 17.94.120. The appeal shall be conducted in accordance with the provisions of Section 17.94.120.

17.94.180 Notice of lien.

A. If a violator fails to pay a fine within the time period identified on the administrative citation or should the violator fail to pay the costs of abatement within the time period identified in Section 17.94.160 or within ten (10) days after the date of the decision of the hearing officer should the hearing officer affirm the collection of a fine or the costs of abatement, the Code Enforcement Officer may execute and file in the office of the county recorder a notice of lien of substantially the following form:

NOTICE OF LIEN

Pursuant to the authority vested in the Code Enforcement Officer of the city of Hanford Municipal Code, said Code Enforcement Officer, by the provisions of the city of Hanford Municipal Code, and on or about _____, said Code Enforcement Officer did assess a fine and/or, on or administrative expenses and abatement costs upon that certain real property commonly known as _____ Hanford, California, and more particularly described in Exhibit "A", which is attached hereto and made a part hereof ("Real Property"), and neither the same has been paid. The city of Hanford hereby claims a lien on the Real Property for said fine and/or administrative expenses and abatement costs in the amount of \$ _____. This amount shall be a lien upon the Real Property until the sum has been paid in full and discharged of record.

Dated: This _____ day of _____, 20__.

CODE ENFORCEMENT OFFICER OF THE CITY OF HANFORD

(ACKNOWLEDGMENT)

B. Immediately upon the recording of the notice of lien, the assessment shall constitute a lien on the real property assessed. Such lien shall, for all purposes, be upon a parity with the lien of state and local taxes.

17.94.190 Collection of confirmed assessment.

A. The notice of lien, after recording, shall be delivered to the tax assessor of Kings County, who shall enter the amount on the county assessment book opposite the description of the real property, and the amount shall be collected together with all other taxes levied thereon against the real property. Alternatively, the unpaid amount may be added to the tax roll instead of recording a notice of lien.

B. Thereafter, the amount set forth in the notice of lien shall be collected at the same time and in the same manner as ordinary county taxes are collected, and shall be subject to the same penalties and interest and to the same procedure under foreclosure and sale in case of delinquency as provided for ordinary county taxes. All laws applicable to the levy, collection and enforcement of county taxes are made applicable to such assessment. The amount set forth in the notice of lien shall be returned to the city to the fund designated for code enforcement activities.

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17.94.200 Remedies of private parties.

The provisions of this chapter shall not affect the rights of private parties to pursue any and all legal remedies.

17.94.210 Alternatives.

Nothing in this chapter shall prevent the City Council from requesting the city attorney to commence a civil or criminal proceeding to levy criminal or civil fines or abate a violation and/or a public nuisance as an alternative to the proceedings set forth in this chapter.

17.94.220 Enforcement authority.

Enforcement of this chapter by the city may be accomplished by the Code Enforcement Officer in any manner authorized by law. The procedures set forth in this chapter shall not be exclusive and shall not in any manner limit or restrict the city from enforcing other city ordinances or abating violations and/or public nuisances in any other manner provided by law.

17.94.230 Obstruction of enforcement.

Any person who removes any notice or order posted as required in this chapter without the consent of the city is guilty of an infraction.

Any person who obstructs, impedes or interferes with any representative or contractor of the city or with any person who owns or holds any estate or interest in real property, buildings or premises which has been ordered to be vacated, repaired, rehabilitated or demolished or brought into compliance with this chapter, when any of the aforementioned individuals are engaged in work involving the abatement, is guilty of an infraction.

17.94.240 Failure to comply.

It is unlawful for a person to violate any provision or to fail to comply with any of the requirements of this chapter. A violation of any of the provisions or failing to comply with any of the mandatory requirements of this chapter shall constitute an infraction which shall be punishable by fine as established by the resolution of the City Council.

Each such person may be charged with a separate offense for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by such person and shall, upon conviction, be punished accordingly.

Chapter 17.96

DEFINITION OF LAND USES

Sections:

17.96.010 Purpose.

17.96.020 Land use definitions.

17.96.010 Purpose.

The purpose of this chapter is to establish definitions for the identified land uses in this title.

17.96.020 Land use definitions.

The following land use definitions apply to this title. The item number in parenthesis at the end of the definition is not a part of the definition, but refers to the line item of that land use in Table 17.18.020 and Table 17.18.030.

“Accessory building or structure” means a structure which is subordinate to and the use of which is customarily incidental to, that of the main building, structure or use on the same site, including patio covers. If any accessory building is attached to the main building by a common wall or a connecting roof, such accessory building shall be deemed to be a part of the main building. (41) (A20)

“Accessory use” means a use incidental, related, appropriate and clearly subordinate to the main use of the site or building, and accessory use does not alter the principal use of the site. (41) (A20)

Adult day health care center. See Residential care facility. (H13)

“Adult entertainment establishment” means any adult bookstore, adult hotel or motel, adult motion picture arcade, adult motion picture theater, cabaret, sexual encounter establishment, adult model studio or any other business or establishment that offers its patrons services or entertainment characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," but not including those uses or activities, the regulation of which is preempted by state law. (I1)

“Agricultural crop production” means the use of land for farming, horticulture, floriculture, viticulture, apiaries, tree and sod farms, animal and poultry husbandry, and accessory activities, including, but not limited to, storage, associated maintenance of equipment, harvesting of crops or feeding of animals and excluding dairying, stockyards, slaughtering or commercial food processing. Pursuant to Health and Safety Code Section 17021.6, any employee housing consisting of no more than thirty-six (36) beds in a group quarters or twelve (12) units or spaces designed for use by a single family or household shall be deemed an agricultural land use for zoning purposes. (D1)

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“Agricultural products packing, packaging, preparing or processing” means a facility performing any processing or packaging of crops after harvest, whether or not value is added, to prepare them for market on-site or for further processing and packaging elsewhere, including but not limited to: alfalfa and hay cubing; corn shelling; drying of corn, rice, hay, fruits or vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packing of fruits and vegetables; canning, freezing, or preserving fruits and vegetables; tree nut hulling and shelling; and alcohol fuel production. Any of the above activities performed in the field with mobile equipment not involving permanent buildings are included under “Agricultural crop production.” It includes related accessory uses such as offices, laboratories, retail sales of agricultural products produced on the premises or off-site by the operator, retail sales of agriculture-related promotional and/or educational items, and facility tours. Does not include “wineries,” “commercial marijuana activity,” “commercial cannabis activity,” “marijuana cultivation,” or sorting and packing activities conducted within a permitted roadside stand. (D2)

“Airport or heliport” means an area of land, water or a structural surface that is used for the landing and takeoff of airplanes and/or helicopters, and any appurtenant areas or buildings that are used for maintenance, servicing, or storing of aircraft, and for services provided to pilots or passengers. (K1)

“Ambulance service” means the provision by a licensed ambulance provider of ground transportation of a sick or injured person in a specially designed and equipped vehicle which includes a trained ambulance attendant who is licensed or certified as required by state law. (J1)

“Animal raising” means the care and breeding of domestic agricultural animals such as chickens and other fowl, horses, goats, or cows. (D3)

Art school. See School, charter, trade, vocational, art, business, or professional. (C13)

“Artisan food and beverage production and sales” means small scale production and/or preparation of food and/or beverages made on site with minimal automated processes involved and may include direct sales to consumers and product tasting. This definition includes uses such as small batch food producers and bakeries, small batch candy shops, cheese makers, and herbal remedies. The definition does not include production of beer, wine, or other alcoholic beverages. (B1)

Assembly, place of. See Club, lodge, or private meeting hall (C3) or Religious institution or facility. (C10)

“Assisted living, skilled nursing, or hospice facility” means a residential complex providing skilled nursing care on an intermittent, extended, or continuous basis to residents, with staff personnel and programs to assist residents with many activities of daily living. Units may or may not have kitchens, and meals can also be provided in a central location. (1) (H1)

“Athletic complex or ball field” means a field, outdoor court, outdoor swimming pool, stadium or group of these used for sporting activities such as baseball, softball, football, basketball, swimming, or other sports, and is not operated as a commercial enterprise. (G1)

“Auction or sales house” means a fully enclosed establishment where items are offered for sale through competitive bidding. It does not include foreclosure, real estate or personal property sales conducted upon the site of the estate, foreclosed or for sale property or property belonging to the

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personal property owner. It does not include “Swap meet or flea market” or “Auction or sales yard.” (I2)

“Auction or sales yard” means an outdoor or open air facility where items are offered for sale through competitive bidding. Items typically include motor vehicles, heavy equipment, items of an industrial nature, livestock, or items not normally found within retail stores. It does not include “Swap meet or flea market.” It may also have an indoor component similar to an Auction or sales house. (I3)

“Auditorium” means a large room or building used for public gatherings typically open to the general public to watch and/or listen to a performance, speech, or concert. It does not include “Theater, live or movie.” (C1)

“Automated teller machine (ATM)” means a computer terminal that takes the place of a human bank teller and allows the user to access basic bank services, such as making deposits and cash withdrawals, from remote locations. (A1)

“Automobile and pick-up sales, new and used” means an open area that can include buildings, other than a street, used for the display, sale, or rental of new and used automobiles and pick-ups along with incidental repairs and servicing of automobiles or pick-ups. (I4)

“Automobile and pick-up sales, used only” means an open area or building, other than a street, used for the display, sale or rental of used automobiles and pick-ups and where no repair work is done except minor incidental repairs and servicing of automobiles or pick-ups to be displayed, sold or rented on the premises. (I5)

Automobile service station. See Fuel sales, retail, Motor vehicle repair or service, minor, and Motor vehicle repair service, major. (I16) (J18) (J19)

Automobile wrecking yard. See Junk yard, wrecking yard, or salvage facility. (K5)

Ball field. See Athletic complex or ball field. (G1)

“Bank or credit union, main branch” means an institution providing retail banking services that is the main branch in the city. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding a payday lender or check-cashing establishment. For administration, headquarters, or other offices of banks and credit unions without retail banking services with on-site circulation of money see Office, professional or commercial. (J2)

“Bank or credit union, secondary branch” means an institution providing retail banking services that is a secondary or satellite branch in the city and either does not provide loan officers on site or only provides merchant bank services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding a payday lender or check-cashing establishment. For administration, headquarters, or other offices of banks and credit unions without retail banking services with on-site circulation of money see Office, professional or commercial. (J3)

“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. (B2)

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“Barbershop, hair salon, nail care, massage therapy, or day spa” means an establishment that provides personal care treatments or massage therapy of hair, skin, nails, and/or face where overnight accommodations are not provided. This use includes the application of permanent facial makeup, but does not include other forms of tattooing or body art application. (J4)

“Bed and breakfast inn” means a transient lodging establishment that is predominantly residential in character, is primarily engaged in providing overnight or otherwise temporary lodging for the general public, and where a breakfast meal is customarily included in the lodging rate. Alcoholic beverages served to overnight guests typically requires an ABC Type 67 license. (2) (H2)

“Boarding house or rooming house” means a structure where residents typically rent by the room, and where meals are typically provided. This definition does not include assisted living, skilled nursing, or hospice facility, bed and breakfast inn, or residential care facility. (3) (H3)

“Boat, recreational vehicle (RV), and truck sales” means an open area or building, other than a street, used for the display, sale, or rental of new or used boats, campers, camper trailers, recreational vehicles, trucks over one-ton class, and other vehicles or sporting equipment of similar size, and where no repair work is done except minor incidental repairs and servicing of vehicles and equipment to be displayed, sold or rented on the premises. (I6)

“Brewery, winery, or distillery” is an establishment that manufactures beer, wine, distilled spirits or similar alcoholic beverages, including processing, storage, aging, packaging, bottling, and shipping. Consumption can occur on or off the site in accordance with the establishment’s ABC license restrictions, and can include tasting facilities and/or a restaurant. This use typically requires an ABC Type 01, 02, 03, or 04 license. (D4)

“Brewpub” means a restaurant that also brews limited amounts of beer (less than 5,000 barrels) for consumption on the site. This use typically requires an ABC Type 75 license. (B3)

“Building materials and supply or home improvement store” means an establishment selling a mix of lumber, building materials, tools, residential appliances, nursery items, and home furnishings. (I7)

“Bus, transit, or train station” means a terminal facility where transit vehicles load or unload passengers, along with supporting services such as ticket sales and waiting areas. Bus, transit, or train station does not include a transit stop along a route in the public right-of-way where no additional services are provided. (K2)

Business school. See School, charter, trade, vocational, art, business, or professional. (C13)

“Business support service” means an establishment providing primarily other businesses with a mix of services that can include word processing, desktop publishing, spreadsheet design, telephone answering, mail receiving and forwarding, packing and shipping, bookkeeping, and photocopying, and can include indoor storage rental, and/or small office space rental when provided with these services. (E1)

“Call center” means an office used primarily for receiving or transmitting a large volume of requests by telephone to administer product support or information inquiries from consumers or to conduct telemarketing, solicitation of charitable or political donations, debt collection, or market research. (E2)

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“Car wash, automatic or full service” means a facility for washing vehicles using conveyORIZED and/or mechanized equipment where the washing of the vehicle is performed by equipment, the facility’s employees, or both. (J5)

“Car wash, self-service” means a facility for washing vehicles where the user of the vehicle uses handheld equipment, typically coin-operated, to wash the vehicle. (J6)

“Card room” means an establishment providing legal gambling combined with card games, and can include a restaurant, bar, or other ancillary entertainment. (C2)

“Caretaker residence or quarters” is a residence that is accessory to a primary use of the site, for housing a persons or persons who are tasked with caring for or securing the site on a part-time or full-time basis. Second dwelling unit includes caretaker residence or quarters in residential zones. (A2)

“Carnival or circus” means a temporary outdoor amusement center, bazaar or fair, either involving use of special purpose equipment or conducted by professional operators, or both, and where activities include such things as rides, exhibitions, food service, sales, or small-scale games. Carnival or circus does not include a non-profit event sponsored by a local school or religious institution. (C4)

“Carpet cleaning and dyeing” means an establishment that provides for the cleaning and dyeing of rugs, carpet, and upholstery. (J7)

“Cemetery” means land and facilities used or intended to be used for the burial or interment of the dead, and includes a columbarium, crematorium, mausoleum and/or mortuary when operated in conjunction with and within the boundary of the facility. (F1)

Charter School. See School, charter, trade, vocational, art, business, or professional. (C13)

Check cashing establishment. See Payday lender or checking cashing establishment. (J20)

Child care center. See Day care facility. (A4) (F4) (F5) (F6)

“Club, lodge, or private meeting hall” means a large room or building used for public gatherings where membership or invitation is typically required to attend. It can include a dance floor, lodge rooms, conference rooms, dining rooms, drinking establishments for members and their guests only, and exhibit rooms. Alcoholic beverage service to members and their guests typically requires an ABC Type 51, 52, or 57 license. (C3)

“Cold storage or ice house” means a facility for the storage food or other items in an artificially cooled place for the purpose of preservation, and/or for producing large amounts of ice. (K3)

“College or university, private or public” means a school or group of schools that provides post-secondary education usually resulting in a degree. (C5)

Clinic, medical. See Urgent care center or other walk-in clinic. (E9)

“Commercial recreation facility, indoor” means indoor recreational facilities that are operated as a business and open to the general public for an entry fee or pay per use. Examples include indoor uses such as, but are not limited to, a bowling alley, bounce house, skating rink, batting cage, miniature golf, swimming pool, climbing wall, arcade, and similar uses. Food and beverage service can be provided as an ancillary use. (G2)

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“Commercial recreation facility, outdoor” means outdoor recreational facilities that are operated as a business and open to the general public for an entry fee or pay per use. Examples include outdoor uses such as, but are not limited to, a batting cage, miniature golf, water slide, go-cart racing, and similar uses. Food and beverage service can be provided as an ancillary use. (G3)

“Communication broadcasting or media studio” means commercial telecommunications transmission facilities and studios that create broadcasting or media content outside of an office environment, including but not limited to radio, television or Internet broadcasting facilities, audio rehearsal or recording studios, motion picture studios, sound stages, special effects studios, and similar uses. Excludes public utility and wireless communication facilities. (E3)

Communications equipment building. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

“Community center or facility” means an assembly building used typically for non-profit social, recreational, and cultural activities. (F2)

“Community garden” means an area of land managed and maintained by an individual or group to grow and harvest food and horticultural products for personal or group consumption. The garden may be divided into separate garden plots for cultivation by one or more individuals or may be farmed collectively by members of the group. (F3)

“Construction materials recycling” means a yard or facility that collects leftover construction materials that may be recycled or reused as an alternative to disposal in landfill site. Examples of construction materials include lumber, drywall, masonry, cabinets, metals and appliances, cardboard and paper, asphalt roofing, plastic and vinyl, doors and windows, tubs, sinks, and toilets. (J8)

“Convenience store, with or without fuel sales” means an establishment with extended operating hours and in a convenient location, stocking a limited range of household goods and groceries. Retail fuel sales may or may not also be provided. (I8)

“Convention or conference center” means facilities designed and used for conventions, conferences, seminars, trade shows, product displays, and other events in which groups gather to promote and share common interests. Convention centers typically have at least one auditorium and may also contain concert halls, lecture halls, meeting rooms, and conference rooms, as well as accessory uses such as facilities for food preparation and serving and administrative offices. Convention or conference center does not include conference rooms that may be an ancillary use in a hotel and motel. (C6)

“Copy, printing, or mailing service” means an establishment providing printing, photocopying, engraving, binding, packaging, mailing and related services to both businesses and individuals. (J9)

“Cottage Food Operation” means a home-based business involving the preparation and/or packaging of certain foods in private-home kitchens for sale primarily by the resident family. (A3)

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“Crematorium or columbarium” is a structure or building substantially exposed above ground intended to be used for the cremation and/or interment of the cremated remains of a deceased person or animal. (J10)

“Day care facility” means a facility providing supervision, feeding and nonmedical care of persons, usually but not necessarily children, for a time period of less than twenty-four (24) hours. Day care facilities are further divided into the following categories: up to eight (8) persons, nine (9) to fourteen (14) persons, and over fourteen (14) persons. (A4) (F4) (F5) (F6)

Day spa. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

“Drive-thru pick-up window, not in conjunction with a restaurant” means the ancillary use of a window or other opening in the wall of building through which goods or services are provided directly to customers in motor vehicles. Examples of non-restaurant establishments with this ancillary use can include banks, pharmacies, and dry cleaners. (A5)

“Dry cleaning or laundromat” means an establishment providing laundry, dry cleaning, and other related services for individual customers on a pick-up and drop-off basis or where with coin-operated washing and drying machines are available for customer use. (J11)

Duplex. See Multi-family dwelling. (10) (H9) (H10) (H11)

Dwelling, multiple-family. See Multi-family dwelling. (10) (11) (12) (H9) (H10) (H11)

Dwelling, single-family. See Single-family dwelling. (16) (17) (H15) (H16)

“Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank” means the assembly of above-ground buildings or equipment on a separate lot that is part of a system for the distribution or transmission of electric power, natural gas, domestic water, or communications. Wireless communication facilities are not included in this definition. (F7)

“Electric vehicle recharging facility” means one or more publicly available parking spaces served by electric vehicle service equipment, and is typically an ancillary use in a parking garage or parking lot. (A6)

Elevated pressure tank. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

“Emergency Shelter” means a facility providing housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less where housing is not denied because of an inability to pay. (4) (H4)

“Employee housing” means a residential structure providing accommodations for six (6) or fewer farmworkers pursuant to Health and Safety Code Section 17021.5. (5) (H5)

“Equipment rental yard” means an establishment offering a wide variety of large equipment or tools for rent, much of which is stored outdoors when not being used. (J12)

“Exterminator or pest control service” means an establishment specializing in the elimination of vermin, insects, or other similar pests from a building or grounds, especially by the controlled application of toxic chemicals. (J13)

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“Fairgrounds” means an area with indoor and outdoor facilities where fairs, circuses, or exhibitions are held. (F8)

“Farmers market” means a facility or area where several farmers or growers gather on a periodic basis to provide fresh fruits, vegetables, or other locally-grown agricultural products directly to consumers. (I10)

“Feed and seed store” means an establishment that provides feed, seed, and animal and agricultural supplies primarily in bulk quantities. (I11)

“Food catering” means an establishment that prepares and delivers food and beverages for off-site consumption, typically at a special event, without provision for on-site pickup or consumption. (J14)

“Food locker” means an establishment that rents lockers, compartments, or space for the storage of frozen food. A food locker may also include the preparation or dressing of animal carcasses for consumption, but does not include the slaughtering of animals. (K4)

“Food market” means an establishment that provides a wide variety of fresh produce and meat, canned and packaged food items, small household goods, and similar items that are typically consumed and used off premises. It can also contain a section where prepared foods are sold and consumed on site. (I12)

“Food produce stand” means an area or building set aside for the sale of agricultural produce that is grown primarily on the site. (I13)

“Fortune telling” means an establishment where people’s fortunes are predicted through the use of astrology, card reading, numerology, etc. (J15)

“Fuel distributing” means a facility that is a base of operations for the bulk distribution of gasoline, propane, butane, or other another site. (J16)

“Fuel sales, fleet or cardlock” means an establishment that is typically unattended and provides gasoline, propane, diesel fuel, and/or other liquid or gaseous fuels mainly for commercial fleet vehicles. (I14)

“Fuel sales, retail” means an establishment that provides gasoline, propane, diesel fuel, and/or other liquid or gaseous fuels directly to consumers. (I15)

“Funeral home or mortuary” means an establishment where deceased are prepared for burial or cremation, and funeral services may be conducted. It can include an area where funeral vehicles are stored and caskets and other funeral supplies are sold. (C7)

“Furniture store” means an establishment that provides large and small furniture for living spaces such as homes and offices. Items sold normally include beds, tables, chairs, sofas, desks, and shelves. Home appliances, outdoor/patio furniture, wall cabinets, garage storage units, and home furnishing accessories are items sold that are excluded from the definition of furniture store. (I16, I17, I18)

“Games of skill or amusement” means machines, devices or apparatus, the operation or use of which is made possible by the deposit or placement of any currency, plate, disc, slug or key into any slot or crevice, for the purpose or use as a game or amusement. This use does not include games, machines, or devices used for a purpose that is prohibited by law. (A8) (A9)

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“Garden shop” means an establishment that provides live plants and related products mainly to residential consumers, with a portion of the establishment typically located outdoors. (I19)

Gas regulator station. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

Gas station. See Fuel sales, retail. (I15)

“Golf course or country club” means one or more golf courses, with accessory facilities and uses that can include clubhouses with bar and restaurant, locker and shower facilities; driving ranges; “pro shops” for onsite sales of golfing equipment; and golf cart storage and sales facilities. (G4)

“Government office; local, state, or federal” means a facility owned or operated by a local, state, or federal government that provides services to the public such as employment assistance, public assistance, motor vehicle registration and licensing services and similar activities commonly accustomed to having sizeable assemblages of people waiting for service, whether pedestrian or vehicular. This use does not include a government-owned facility that is more specifically defined in this chapter, such as fairgrounds, cemetery, post office, or public safety facility. (F9)

“Guest house” means living quarters without a kitchen, located on the same premises with a main residence. (34)

Hair salon. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

“Hazardous waste facility” means all contiguous land and structures, other appurtenances and improvements on the land used for the treatment, transfer, storage, resource recovery, disposal or recycling of hazardous waste, and may consist of one or more treatment, transfer, storage, resource recovery, disposal or recycling hazardous waste management units, or combinations of these units. (See Health and Safety Code Section 25117.1.) (D5)

“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. (G5)

“Health or Fitness Facility, small” means a fitness center, health club or athletic club that typically charges a membership fee and does not include any of the following: indoor sauna, spa or hot tub facilities; a swimming pool, or a tennis, basketball or handball court. (G6)

Heliport. See Airport or heliport. (K1)

“Home occupation” means a commercial business activity conducted as an accessory use within a residence. (A10)

“Hospital, general or psychiatric” means a facility that provides medical, psychiatric, or surgical service for sick or injured persons, primarily on an in-patient basis, and including ancillary facilities for out-patient and emergency treatment, diagnostic services, training, research, administration and services to patients, employees, or visitors. (E5)

“Hotel or motel” means a building or group of buildings in one complex consisting of multiple guest rooms intended or designed to be occupied on a temporary basis, and typically providing ancillary services such as a restaurant, lounge, pool or exercise room, meeting rooms, and/or other

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personal services. Alcoholic beverages served to overnight guests outside of a restaurant or bar/lounge typically requires an ABC Type 70 license. (6) (H6)

“Industrial or manufacturing facility, General” means a facility that manufactures products from extracted or raw materials or recycled or secondary materials, or the bulk storage and handling of such products and materials. This use includes operations such as biomass energy conversion; production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary metal manufacturing; fabricated metal product manufacturing; and automotive and heavy equipment manufacturing. This use does not include Agricultural products processing. (D6)

“Industrial or manufacturing facility, intensive” means a facility that regularly uses hazardous chemicals or procedures or produce hazardous by products, including the following: manufacturing of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, and radioactive materials. This subcategory also includes biomass energy conversion, chemical manufacturing, animal food manufacturing, petrochemical tank farms, gasification plants, smelting, animal slaughtering, oil refining, asphalt and concrete plants, and tanneries. Intensive industrial uses have high potential for external impacts on the surrounding area in terms of noise, vibration, odor, hours of operation, and traffic.

“Industrial or manufacturing facility, limited” means a facility that manufactures products from previously prepared materials completely within an enclosed building, and that produces minimal impacts on nearby properties. This use includes the manufacturing of finished parts or products primarily from previously prepared materials; commercial laundries and dry cleaning plants; monument works; printing, engraving, and publishing; machine and electrical shops; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services. The use also includes the preparation and/or packaging of food for off-site consumption. (D7)

“Junkyard, wrecking yard, or salvage facility” means a facility that accepts, collects, and stores junk, scrap, or salvable material, including junk metals or other scrap materials, and/or that stores, dismantles, wrecks, or allows parts removal of more than three (3) non-operating automobiles, other vehicles, or machinery for a period of more than thirty (30) days. (K5)

“Keeping of household pets” means the keeping, raising, and caring for domesticated animals that are not considered domestic agricultural animals by the definition of Animal raising, and typically including dogs, cats, birds, fish or other similar sized animals. Also, see Animal raising. (A11)

“Kennel or animal boarding” means any facility where four or more dogs, cats, or other small animals are kept overnight for profit, breeding, care, or exhibiting. This use does not include a pet store. (J17)

“Laboratory, general, medical, or dental” means a facility that conducts scientific or medical experiments, research, or teaching, typically within a completely enclosed building. (E4)

“Landscape nursery” means a facility that grows, maintains, and provides trees, plants, and other nursery products for transplant in another location typically to both retailer and wholesale customers. (I20)

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“Library, museum, or cultural facility” means a facility operated entirely on a public or nonprofit basis for the purpose of providing education, information, training, and/or entertainment of a civic or cultural nature. (C8)

“Linen, diaper or uniform supply service” means an establishment providing high volume laundry and garment services, including power laundries (family and commercial), garment pressing and dry cleaning, linen supply, diaper service, and industrial laundries. This use does not include dry cleaning or laundromat. (J18)

“Liquor store” means an establishment that provides for the sale of alcoholic beverages such as beer, wine, and/or distilled spirits for consumption off the site, along with other retail items. This use typically requires an ABC Type 20 or 21 license. Limited consumption on the site can occur only when the appropriate ABC license is obtained, typically an ABC Type 86 license. (I21)

“Live/Work facility” means a building that combines a complete dwelling unit with a commercial or office work space, with both occupancies used by the same person or family. (H7)

Lodge. See Club, lodge, or private meeting hall (C3)

Lounge. See Bar, nightclub, or lounge. (B2)

Lumberyard. See Building materials and supply or home improvement store. (I7)

“Manufactured home” means a structure that was constructed on or after June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in the traveling mode, or, when erected on site, is three hundred twenty (320) or more square feet, and is designed to be used as a single-family dwelling when connected to the required utilities. (7)

“Manufactured home sales yard” means an establishment that stores and provides manufactured homes, typically in an open setting with a sales office. (I22)

Massage therapy. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

“Meat packing or slaughterhouse” means a facility used for the killing or dressing of animals, including cattle, sheep, swine, goats, horses, or poultry, and the storage, freezing, curing, or packaging of meat or meat products. (D8)

“Marijuana cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of marijuana. (A13)

“Marijuana dispensary or sales” means a facility that provides marijuana or marijuana products to a customer or patient. (I23)

“Marijuana manufacture, transportation, distribution or lab testing” means a facility that compounds, blends, extracts, infuses, or otherwise makes or prepares a marijuana product; transports, distributes or test marijuana. (D8)

“Meat packing or slaughterhouse” means a facility that slaughters animals and/or packages animal meat for food. (D9)

“Microbrewery” means an establishment that produces small batches of beer for sale on or off of the site, and may or may not include food service. Typically, a microbrewery produces fewer than

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fifteen thousand (15,000) barrels of beer or ale per year. This use typically requires an ABC Type 23 license. (B4)

“Mining, quarry, or sand and gravel excavation” means an area of land where rock, ore, stone and similar materials are excavated and processed for sale for use off-site. (D10)

“Mini-warehouse or self-storage facility” means an establishment providing rental space, such as rooms, lockers, or containers for the storage of goods and materials, typically on a monthly basis. This use does not include Food locker or Warehouse or distribution center. (56) (K6)

“Mobilehome” means a structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in the traveling mode, or, when erected on site, is three hundred (320) or more square feet, and is designed to be used as a single-family dwelling when connected to the required utilities. (8)

“Mobilehome park” means an area of land where two or more mobilehome sites are rented or leased, or offered for rent or lease, to accommodate mobilehomes or manufactured homes used as a residence. (9) (H8)

“Mobile vending or food truck” means a motorized vehicle that periodically parks to provide food or foodstuffs to customers. (A14)

Motel. See Hotel or motel. (H6)

“Motor vehicle repair or service, major” means an establishment that provides major repair or servicing of motor vehicles, such as body, chassis, engine, transmission, or exhaust repair or modification. (J19)

“Motor vehicle repair or service, minor” means an establishment that provides minor repair or servicing of motor vehicles, such as the replacement of tires or batteries, smog inspection, oil and filter change, wheel alignment, and fluid flushing, refill, or replacement. (J20)

“Multi-family dwelling” means a building or group of buildings in one complex with multiple separate housing units. A multi-family dwelling can have two units (a duplex,) three units (a triplex,) four units (a fourplex,) or five or more units. Multi-family dwelling includes a mixed use building that also provides separate space for commercial or office use, but does not include an attached single-family dwelling. (10) (11) (12) (H9) (H10) (H11)

Nail care. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

“News, magazine, or flower stand, outdoor” means an establishment that provides newspapers, magazines, flowers, or other similar goods, typically to pedestrians passing by, in a permanent structure open to the outdoors. This use does not include sales from temporary booths or structures. (I24)

Nightclub. See Bar, nightclub, or lounge. (B2)

“Office; medical, dental, or optometry” means an establishment that provides services, typically by appointment, dealing with human health including dental, chiropractic, medical, optometry, physical therapy, psychology, psychiatry, family counseling, or therapy. This use does not include Barbershop, hair salon, nail care, massage therapy, or day spa. (E6)

“Offices, professional or commercial” means an establishment that provides administrative, clerical, technical, professional or similar business services and typically where products or goods

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are not provided. Examples include escrow and title, insurance, mortgage, real estate, accounting, architecture, graphic design, finance, consulting, engineering, legal, and similar services. (E7)

“Optical retailer” means an establishment that provides prescription eyeglasses and contact lenses, and where optometry services are not provided on the site. Prescription eyeglasses and contact lenses may be made on the premises. (I25)

“Outdoor advertising structure” means a structure of any kind or character, erected or maintained for outdoor advertising purposes, upon which a sign may be placed that advertises a use, product, or service that is not provided off-site. (A15)

“Outdoor storage” means the storage of goods or materials outside of any building or structure, but not including storage of a temporary or emergency nature. (A16)

“Park or playground” means an open area typically landscaped and containing play equipment that provides rest and recreation, usually owned by a public agency or homeowner’s association. (57) (G7)

“Parking facility, off-site” means an area, lot, or structure with one or more levels, other than a street or other public right-of-way, that provides for the parking of motor vehicles as a primary use on the site. This use does not include parking areas or lots that are ancillary and specifically intended to provide parking for the primary use on the site. (K7)

“Pawn shop” means an establishment that provides secured loans to customers, with items of personal property used as collateral. (I26)

“Payday lender or check cashing establishment” is an establishment that cashes checks, warrants, or money orders for a fee, and/or provides short term loans, usually at a high interest rate, that must be paid in full when the borrower receives their next pay check. This use does not include Bank or credit union. (J21)

“Pet grooming” is a personal service establishment that, for a fee, trims, cleans or curries domestic pets such as dogs and cats and which may sell pet supplies. This use does not include Kennel or animal boarding. (J22)

“Pet store” means an establishment where dogs, cats, or other small animals are kept and offered for sale. (I27)

“Pharmacy” means an establishment that provides prescription drugs under the supervision of a pharmacist, and can also provide other retail products. (E8)

“Photography studio” means an establishment where customers can have their portraits taken professionally. (J23)

“Pool hall or billiard parlor” means an establishment where pool and/or billiard games are played for a fee. (C9)

“Post office” means a facility that accepts, processes, and sorts mail, operated by the United States Postal Service. (F10)

Private meeting hall. See Club, lodge, or private meeting hall (C3)

Professional school. See School, charter, trade, vocational, art, business, or professional. (C12)

Produce stand. See Food produce stand. (I13)

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“Public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard” means a facility that provides for maintenance, servicing, or storage of fleet vehicles, equipment, or supplies, or for the dispatching of service vehicles; or distribution of supplies or construction materials required in connection with a business activity, public utility service, transportation service, government service, or similar activity. (F11)

“Public safety facility or station” means a facility that is a base for providing public safety and emergency services, including police, fire protection and emergency services. This use does not include Ambulance service. (F12)

Public service pumping station. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

“Recreational vehicle park” means a lot or area of land where two or more spaces are rented to users of recreational vehicles for overnight parking and use, and that typically provide support services, such as utility hookups and sewer dump facilities. (13) (H12)

“Recycling, large collection facility” means a facility located in an area of over five hundred (500) square feet that accepts recyclable materials from the public by donation, redemption, or purchase for temporary storage and transport to a processing and sorting facility. (J25)

“Recycling, processing or sorting facility” means a facility used for the collection, processing and preparation of recyclable material for efficient shipment, or to an end-user's specifications, by such means as bailing, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. (J26)

“Recycling, small collection facility” means facility located in an area of not more than five hundred (500) square feet that provides for the redemption of California CRV redeemable beverage containers by means of a kiosk, container, mobile unit, reverse vending machine or other collection method. (J24)

“Religious institution or facility” means a facility used primarily to gather for religious worship and related religious activities. (58) (C10)

“Repair shop, large appliance or equipment” means an establishment that restores or repairs major appliances or equipment that generally cannot be easily moved by a single person and is typically placed on the floor. This use typically provides all of its service on-site, and includes repair of large motorized equipment that are not vehicles. (J27)

“Repair shop, small appliance or equipment” means an establishment that restores or repairs small appliances or equipment that generally can be moved by one person and is typically repaired on a table or work bench. This use typically provides all of its service on-site, and includes services such as gunsmithing, lawnmower repair, and home computer repair. (J28)

“Research and development facility” means a facility that is primarily used for the research, design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. This use does not involve the fabrication, mass manufacture, or processing of products. (D11)

“Residential care facility” means a single-family dwelling, group care facility, or similar facility licensed by the State of California for twenty-four (24) hour non-medical care of persons in need

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of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual; **employees shall not be counted toward the total number of persons allowed.** (14) (15) (H13)

“Residential dwelling located in the same building with office or commercial use” means a building that contains a mix of both residential dwelling units and space used for commercial or office uses. (H14)

“Restaurant, full service” means an establishment providing preparation and sale of a variety of food and beverages with full table service by wait staff. Takeout or delivery service and/or live entertainment may also be provided. If alcoholic beverages are served, this use typically requires an ABC Type 41 or 47 license. (B5)

“Restaurant, limited service with drive-thru pickup window” means an establishment providing preparation and sale of a variety of food and beverages for consumption on or off the site by ordering and paying at a counter or drive-thru window. Delivery service and/or live entertainment may also be provided. (B6)

“Restaurant, limited service without drive-thru pickup window” means an establishment providing preparation and sale of a variety of food and beverages by ordering and paying at a counter. Takeout or delivery service and/or live entertainment may also be provided. Drive-thru pickup windows are not provided. If alcoholic beverages are served, this use typically requires an ABC Type 41 or 47 license. (B7)

“Retail sales store” means an establishment providing retail products. This use includes all retail sales establishments that are not more specifically defined in this chapter. (I28)

“Retail sales solely via internet, direct mail, or telephone” means an establishment providing retail products for sale and delivery only via internet, direct mail, or telephone communication, with a floor space for storage of products of less than five thousand (5,000) square feet. This use does not include a Call center or a Warehouse or distribution center. If alcoholic beverages are sold, this use typically requires an ABC Type 85 license. (I29)

Rooming house. See Boarding house or rooming house. (3) (H3)

“School, private (kindergarten to 12th grade)” means a facility owned and/or operated by a private entity that educates minors in courses of study required by the California Education Code. This use includes a kindergarten, elementary school, middle school, high school, special institution of education, or combination of these, and includes a technical, vocational, or art school only when the students are primarily minors. This use does not include home schooling at a residence. (59) (C11)

“School, public (kindergarten to 12th grade)” means a facility owned and/or operated by a publicly funded school district that educates minors in courses of study required by the California Education Code. This use includes a kindergarten, elementary school, middle school, high school, special institution of education, or combination of these, and includes a technical, vocational, or art school only when the students are primarily minors. This use does not include a charter school. (60) (C12)

“School; charter, trade, vocational, business, or professional” means a facility that is operated either with public funds under a charter contract or with private funds, and that offers specific

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educational instruction to children and/or adults. This use includes charter schools, secretarial schools, beauty and cosmetology schools, modeling schools, language schools, computer or electronics training schools, arts schools, and automotive repair schools, and similar specialized schools. (C13)

Scrap metal processing. See Junk yard, wrecking yard, or salvage yard. (K5)

“Secondhand or thrift store” means an establishment that accepts donations of secondhand items and clothing, and is typically operated for charitable purposes. (I30)

Service station. See Fuel sales, retail, and Motor vehicle repair or service, minor. (I15) (J19)

“Shooting range, indoor” means an establishment that is used for archery or firearms practice in a fully-enclosed facility. (J29)

“Shooting range, outdoor” means an establishment that is used for archery or firearms practice, either wholly or partially outdoors. (J30)

“Single-family dwelling, attached” means a building with two residential dwelling units located on portions of two lots with a building firewall along the lot line, such that the dwelling units may be sold separately. (16) (H15)

Single-family dwelling, detached” means a building with one residential dwelling unit located on one lot. (17) (H16)

“Single-room occupancy (SRO)” means a residential facility of two or more separate individual rooms with typically less than five hundred (500) square feet of floor space, with or without separate kitchen or bathroom facilities for each room, rented on a weekly or monthly basis. Single-room occupancy does not include Hotel or motel. (18) (H17)

“Social service office, assistance center, or guidance center” means a facility that provides counseling, guidance, recuperative, or similar services for persons requiring rehabilitation assistance as a result of economic hardship, mental disability, alcoholism, detention, drug addiction, or similar conditions. This use does not include facilities that provide overnight stay. (F13)

“Specialty construction or trade service” means an establishment that provides construction, installation or maintenance services activities that are typically specialized trade activities, and where some of the service may be provided off-site. This use includes establishments that provide services such as plumbing, electrical work, painting, irrigation, heating/air conditioning, and masonry. This use does not include Repair shop or Motor vehicle repair or service. (J31)

“Storm drainage basin, with or without a park” means a facility that collects storm water from off-site locations into a sunken basin. The facility may be inaccessible to the public, or may be designed to provide partial public access for recreational use. (61) (F14)

“Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar” means a facility that provides group or individualized instruction in a specific activity typically related to the arts. This use does not include Health or fitness facility. (C14)

“Supportive housing” is defined in Section 50675.14 of the Health & Safety Code and has no limit on the length of stay, is linked to onsite or offsite services, and is occupied by a target population as defined in Health & Safety Code Section 53260 (i.e., low income persons with mental

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disabilities, AIDS, substance abuse or chronic health conditions or persons whose disabilities originated before the person turned 18). Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills. (19) (H18)

“Swap meet or flea market” means a facility that provides typically compartmentalized space, either indoors or outdoors, to vendors who sells or barter merchandise. This use does not include ‘Farmers market,’ ‘Auction or sales house,’ or ‘Auction or sales yard.’ (I31)

“Tailoring or clothing alterations” means an establishment that provides custom making or altering of clothing when not an ancillary use in a clothing store. (J32)

“Tattooing or body art” means an establishment that provides tattooing, body piercing, and other forms of body art allowed by the California Health and Safety Code, except that body art involving ear piercing and permanent cosmetic application are not included and are considered ancillary uses in other establishments. This use does not include any use that is more specifically defined in Section 17.62.020. (J33)

“Temporary materials or equipment storage yard” means a facility that is used to store, park, house, or prepare equipment, dirt, materials, or temporary offices or shops to support a construction or demolition activity occurring on another site. (A17)

“Temporary sales office” means a facility that provides temporary office space to support the sale of residences or other structures, and can include related parking. (A18)

“Theater, live or movie” means a facility with an auditorium for viewing movies, plays, acts, or other performances. (C15)

“Tobacco or smoke shop” means an establishment that provides tobacco products or tobacco related paraphernalia in an area greater than forty (40) percent of its total available retail floor space. (I32)

Trade school. See School, charter, trade, vocational, art, business, or professional. (C13)

Transit station. See Bus, transit, or train station. (K2)

Travel center. See Truck stop or Travel center. (K7)

“Transitional housing” means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (20) (H19)

“Truck stop or travel center” means an establishment or group of establishments designed to operate together that provide fuel, overnight parking, lodging, food, convenience goods, or other services primarily to truckers and travelers. (K8)

“Trucking or transportation terminal” means a facility designed specifically for large trucks or other vehicles to load, unload, or transfer freight, cargo containers, or other items being shipped, along with associated fueling areas, maintenance facilities, and offices. (K9)

“Urgent care center or other walk-in clinic” means a facility that provides medical treatment of injuries or illnesses that do not require treatment typically provided in an emergency room,

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typically without an appointment. This use includes urgent care centers, free clinics, hospital-based health clinics, and community health clinics, but does not include ancillary retail clinics located within a retail store, food market, or pharmacy. (E9)

“Vehicle impound yard” means a facility that provides temporary storage of vehicles that have been removed or impounded from public or private property at the direction of a peace officer or because of local ordinance or judicial order. (K10)

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

“Veterinary clinic or office” means a facility where animals are examined, diagnosed, or treated, but typically not kept overnight. (J34)

“Veterinary hospital” means a facility where animals are kept for observation, diagnosis, treatment, or medical care, and can include overnight surveillance. (J35)

Vocational school. See School, charter, trade, vocational, art, business, or professional. (C13)

“Warehouse or distribution center” means a facility for storage of goods or materials that will eventually be redistributed to retailers, wholesalers, or directly to consumers. This use does not include Mini-warehouse or self-storage facility. (K11)

Winery. See Brewery or winery. (D4)

“Wireless Communication Facility” means an unstaffed facility that transmits and receives wireless telecommunications, and typically consists of an antenna array, connection cables, and equipment room, and an antenna support structure tower, or pole. (F15)

Chapter 17.98

DEFINITION OF TERMS

Sections:

17.98.010 **Applicability**

17.98.020 **Definition of terms.**

17.98.010 **Applicability**

The terms, words, and phrases defined in this chapter shall apply to this title.

17.98.020 **Definition of terms.**

“Abutting” means two (2) or more parcels sharing a common boundary at least at one point.

“Abandoned” means failure to develop, maintain or use a building, structure or improvement or failure to conduct a use upon real property for a stated period of time.

“Access” means safe, adequate and usable ingress or egress to real property, structures or improvements.

“Action” means the decision made by the review authority on a land use application, including appropriate findings, environmental determination and conditions of approval, where applicable.

“Addition” means any construction which increases the size of a building or facility in terms of site coverage, height, length, width, or gross floor area.

“Alley” is a public thoroughfare for the use of pedestrians and/or vehicles, producing only a secondary means of access to the abutting property.

“Alteration” means any construction or physical change in the internal arrangement of rooms or the supporting members of a building or structure or change in the appearance of any building or structure.

“Antenna” means a device for transmitting or receiving radio, television or any other transmitted signal.

“Applicant” means owner(s) of property, or their agent(s) who are seeking privileges provided by this title.

“Attached” means any structure that has a wall or roof in common with another structure.

“Basement” means a portion of building partly or wholly underground and having more than one-half (1/2) of its height below the average level of the adjoining ground.

“Berm” means a mound or embankment of earth.

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“Block” means a parcel of land surrounded by public streets, highways, freeways, railroad rights-of-way, flood control channels, creeks, washes, rivers or unsubdivided acreage or any combination thereof.

“Building” means a permanently located structure, having a roof, for the housing or enclosure of persons, possessions, or property of any kind. Mobile homes, travel trailers and other vehicles, even though permanently immobilized, shall not be deemed to be buildings.

“Building area” means the net portion of the lot remaining after deducting all required setbacks from the gross area of the lot.

“Building coverage” means the percent of lot area which may be covered by roof covered buildings, structures or improvements located on a lot.

“Building height” means the vertical distance between the average finished ground surface adjacent to the structure and to the highest point of the structure, excluding architectural features and appurtenances such as, but not limited to, chimneys, vents, antennas, elevators, and similar mechanical equipment.

“Building, main” means a building in which the principal use of the real property is conducted.

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

“Building setback area, interior side” means an area extending from the required front building setback area or, where there is no required front building setback area, from the front lot line to the required rear building setback area or, where there is no required rear building setback area, to the rear lot line and from the interior side lot line to a setback line parallel thereto.

“Building setback area, rear” means an area extending across the full width of the lot between the rear lot line and a setback line parallel thereto.

“Building setback area, side” means a building setback area between the side lot line and a line parallel thereto and extending from the front building setback area to the rear building setback area.

“Building setback area, street side” means an area extending from the required front building setback area or, where there is no required front building setback area, from the front lot line to the rear lot line, and from the side street lot line, or the existing or future side street right-of-way (whichever is greater) to a structural setback line parallel thereto.

“Building site” means the ground area of a building together with all open spaces required by this title.

“Carport” means a permanent roofed structure not completely enclosed to be used for vehicle parking.

“City” means the City of Hanford.

“Commercial vehicle” means a vehicle customarily used a part of a business for the transportation of goods or people.

“Commission” means the Planning Commission of the City of Hanford.

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“Conditional use” means a use that may locate within a zone only upon taking measures to address issues that may make the use detrimental to the public health, safety and welfare and will not impair the integrity and character of the zoned district.

“Conditional use permit (CUP)” means a discretionary entitlement which may be granted under the provisions of this title and which when granted authorizes a specific use to be made of a specific property, subject to compliance with all terms and conditions imposed on the entitlement.

“Construction commencement” means the start of construction of a substantial portion on-site and off-site structural improvements after a building permit has been issued.

“Council” means the City Council of the City of Hanford.

“County” means the County of Kings.

“Court” means an open, unoccupied space, other than a yard, unobstructed from ground to sky on the same lot with a building or buildings and which is bounded on two or more sides by the walls of a building.

“Days” means consecutive calendar days unless otherwise stated.

“Decibel (dB / dBA)” is a unit for describing the amplitude of sound, as it is heard by the human ear.

“Density” means the number of dwelling units per gross acre, unless otherwise stated, for residential uses.

“Density Bonus” means an increase in the allowable number of residences granted by the city or county in return for the project’s providing low- or moderate-income housing. A housing development that provides 20 percent of its units for lower-income households, ten percent of its units for very-low income households, or 50 percent of its units for seniors is entitled to a density bonus and other concessions (See California Government Code section 65915).

“Design” means the planning and engineering of the following: street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignment and grades thereof; location and size of all required easements and rights-of-way; fire roads and fire breaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; building, structures and improvements and other such specific physical requirements.

“Detached” means any building or structure that does not have a wall or roof in common with any other building or structure.

“Development” means any change or alteration of real property or its boundary lines, and including, without limitation, the placement or erection of any solid material, structure or improvement thereon; discharge or disposal of any dredged material or any gaseous liquid, solid or thermal waste; grading, removing, dredging, mining or extraction of any soil or materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition or alteration of the size of any structure including any facility of any private, public or municipal utility; and the removal of any major vegetation. As used in this title, “structure” includes but is

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not limited to any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. A “project,” as defined in Government Code Section 65931, is included with this definition.

“Development agreement” means a binding contract between a developer and a city or county establishing the conditions under which a particular development may occur. The local government “freezes” the regulations applicable to the site for an agreed upon period of time. (see California Government Code section 65864)

“Development permit” means a discretionary entitlement which may be granted under the provisions of this title and which when granted authorizes a specific use to be made of specific property, subject to compliance with all terms and conditions imposed on the entitlement.

“Display area” means the area of a building in a retail sales store used to display goods that are for sale.

“Driveway” means a permanently surfaced area providing direct access for vehicles between a street and a permitted off-street parking or loading area.

“Dwelling” or “Dwelling Unit” means a room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

“Easement” means a grant of property rights by the property owner to the public, or any specific person.

“Electric vehicle” means a vehicle that uses a plug-in battery to provide all or part of the motive power of the vehicle, including battery electric, plug-in hybrid electric, or plug-in fuel cell vehicle.

“Electric vehicle service equipment” means an electric component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles by permitting the transfer of electric energy to a battery or other storage device in an electric vehicle.

“Establishment” means land, buildings, rooms, space, and/or equipment necessary for conducting business.

“Façade” means the exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

“Family” is an individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind.

“Facility” means land, buildings, rooms, space, and/or equipment necessary for doing something.

“FAR (Floor Area Ratio)” is a measure of development intensity. FAR is the ratio of the floor area of a building to the area of its site. For instance, both a two-story building that covers an entire lot and a four-story building that covers 1/2 of a lot have a FAR of 2.

“Fence” means a barrier surrounding or located upon a parcel of real property or a portion thereof and intended to prevent escape or intrusion therefrom or to identify a boundary identity, including without limitation, screened, solid (ninety percent (90%) or more closed to air, light and vision), open (fifty percent (50%) or more), or temporary and which may be constructed from wood, metal or masonry material or any combination thereof.

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“Floor area” means the gross area included within the surrounding exterior finish wall surface of a building or portion thereof, exclusive of courtyards.

“Furniture” means the things placed in a room which equips it for living. This normally includes beds, tables, chairs, sofas, desks, and shelves. Home appliances, outdoor/patio furniture, wall cabinets, garage storage units and home furnishing accessories are excluded from the definition of furniture.

“Garage” means an enclosed building, or a portion of an enclosed building used for the parking of vehicles.

“General Plan” means a document adopted by the City Council containing statement of policies, including text and diagrams, setting forth objectives, principles, standards, and plan proposals, for the future physical development of the City of Hanford.

“Glare” means the effect produced by brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

“Grade” means the degree of rise or descent of a sloping surface.

“Grade, finished” means the final elevation of the ground surface after development.

“Grade, natural” means the elevation of the ground surface in its natural state before man-made alterations.

“Grading” means the stripping, cutting, filling, stockpiling of earth or land, including the land in its cut or filled condition.

“Gross acreage” means the total area within the lot lines of a lot or parcel of land before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel, and does not include adjacent lands already dedicated for such purposes.

“Hazardous waste” means either of the following:

1. A waste, or combination of wastes, which because of its quantity, concentration or physical, chemical or infectious characteristics may either:

- a. Cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness, or
- b. Pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed;

2. A waste which meets any of the criteria for the identification of a hazardous waste adopted by the State Department of Health Services pursuant to Health and Safety Code Section 25117 or any other federal, state or local law or regulation;

3. Resource Conservation and Recovery Act hazardous wastes;

4. Unless expressly provided otherwise, the term “hazardous waste” shall be understood to also include extremely hazardous waste and acutely hazardous waste. (Health and Safety Code Section 25117.)

“Improvement” means any item which becomes part of, placed upon, or is affixed to real estate.

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“Infill development site” means a parcel or group of parcels that make up a site that is vacant or underutilized and is surrounded by developed land or parcels on at least seventy-five (75) percent of its perimeter. Infill development sites include previously developed sites that may/will be redeveloped.

“Integrated shopping center” means a combination of three (3) or more business establishments permitted or conditional permitted in the zone district in which they are located where off-street parking, landscaping, lighting, or other features are developed, managed and maintained jointly.

“Kitchen” means any room, all or any part of which is designed and/or used for cooking and the preparation of food.

“Landscaping” means an area devoted to, or developed and maintained predominantly with, native or exotic plant materials including lawn, groundcover, trees, shrubs and other plant materials; artificial turf and other permeable surfaces; and also including accessory decorative outdoor landscape elements such as pools, fountains, paved or decorated surfaces (excluding driveways, parking, loading or storage areas), and sculptural elements.

“Land use” means a description of how land (real estate) is occupied or utilized.

“Loading Space” means an off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

“Lot” means a parcel, tract or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon. The classifications of lots are:

1. “Corner” means a lot located at the intersection of two or more streets at an angle of not more than one hundred thirty-five (135) degrees. If the angle is greater than one hundred thirty-five (135) degrees, the lot shall be considered an interior lot.
2. “Flag” means a lot having access or an easement to a public or private street by a narrow, private right-of-way.
3. “Interior” means a lot abutting only one street.
4. “Key” means a lot with a side line that abuts the rear line of any one or more adjoining lots.
5. “Reverse corner” means a corner lot, the rear of which abuts the side of another lot.
6. “Through” means a lot having frontage on two generally parallel streets, with only one primary access. (See “Illustration of Terms.”).

“Lot area” means the net horizontal area within bounding lot lines after dedication.

“Lot coverage” means the area of a lot covered by buildings excluding eaves, projecting balconies, ground-level paving, landscaping, and open recreational facilities.

“Lot depth” is the horizontal distance between the midpoint of the front lot line and the midpoint of the rear lot line.

“Lot frontage” means the portion of the lot contiguous to the street.

“Lot line” means any boundary of a lot. The classifications of lot lines are:

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1. "Front" means on an interior lot, the line separating the parcel from the street. On a corner lot, the shorter lot line abutting a street. (If the lot lines on a corner lot are equal in length, the front lot line shall be determined by the director). On a through lot, the lot line abutting the street providing the primary access to the lot.

2. "Interior" means any lot line not abutting a street.

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

"Lot Width" means the horizontal distance between side lot lines, measured at the front setback line.

"Mall" means a large building or series of connected buildings containing a variety of retail stores, restaurants, and entertainment activities including, but not limited to, such activities as theaters, arcades, amusement rides, rock-climbing and other indoor recreation opportunities that serve a regional population.

"Median" means a paved or planted area separating a street or highway into two (2) or more lanes of opposite directions of travel.

"Nonconforming lot" means a lot, the area, frontage or dimensions of which do not conform to the provisions of this zoning code.

"Nonconforming structure" means a structure, lot or use which did conform to applicable laws when constructed or initiated, and which does not now conform to the provisions of this zoning code.

"Nonconforming use" means a use complying with applicable laws when established but which does not conform to the provisions of this zoning code.

"Open space" means any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Does not include area covered by buildings or accessory structures (except recreational structures), paved areas (except recreational facilities), proposed and existing public and private streets or driveways, and school sites.

"Open space, common usable" means recreational or leisure space for the shared use of residents of a multi-unit development with no dimension less than 20-feet and may include gardens, playgrounds, courtyards, swimming pools, sitting areas, court games, recreation rooms, exercise rooms or gyms, spas, community rooms, lawn/turf used for open play, ponds, fountains, atriums, picnic areas, rooftop gardens or green roofs, or similar uses or facilities.

"Overhang" means the part of a roof or wall that extends beyond the façade of a lower wall.

"Overlay district" is a district established by this zoning code which may be applied to a lot or portion thereof only in combination with a base district.

"Parapet" means the extension of the main walls of a building above the roof level.

"Parcel" means a parcel of land under one ownership that has been legally subdivided or combined and is shown as a single parcel on the latest recorded map in the Kings County recorder's office.

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“Parking area” means any public or private land area designed and used for parking motor vehicles including parking lots, garages, private driveways, and legally designated areas of public streets.

“Parking lot” is an off-street, ground-level area, usually surfaced and improved, for the temporary storage of motor vehicles.

“Parking ratio” means the number of parking spaces provided per 1,000 square feet of floor area.

“Parking, shared” means a public or private parking area used jointly by two or more uses.

“Parking space” is the space marked for the parking of a motor vehicle within a public or private parking area.

“Parking structure or structured parking” means a multi-story car park (also called a parking garage or indoor parking) designed for car parking and where there are a number of floors or levels on which parking takes place.

“Parkway” means that portion of the public street right-of-way between the curb or curb line and the adjacent sidewalk or property line, as applicable, used for or which may be used for the purpose of planting and maintaining street trees, shrubs, hedges, or other plants. In some areas within the city, park strips may extend into a private property’s yard beyond the sidewalk. Park strips may be located on private property or may abut private property.

“Performance standards” means zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards may provide specific criteria to limit noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, or visual impact of a use.

“Permit” means a written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law, but not allowed without such authorization.

“Person” means any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, company, joint stock association, corporation, estate, trust, organization, business, business trust, public agency, school district, state of California, and its political subdivisions or instrumentalities, receiver, syndicate or any group or combination thereof, acting as a unit, including any trustee, receiver or assignee.

“Permitted use” means any use allowed in a land use zoning district and subject to the provisions applicable to that district.

“Planned unit development (PUD)” means the development of a parcel(s) or structure(s) with two or more different land uses such as, but not limited to a combination of residential, office, manufacturing, retail, public or entertainment in a single or physically integrated group of structures.

“Principal use” means the primary or predominate use of any lot, building or structure.

“Project” means the total development within the boundaries as defined on the development plan.

“Public right-of-way” means a strip of land acquired by reservation, dedication, prescription, voluntary purchase and sale, or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer and/or any other public uses.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

“Recreational vehicle” means a vehicle or trailer capable of human habitation or designed or used for recreational camping or travel use, whether self-propelled or mounted on or drawn by another vehicle, or any structure inspected, approved and designated a recreational vehicle and bearing the insignia of the state of California or any other state or federal agency having the authority to approve recreational vehicles. RVs include, without limitation, any of the following: camp trailer, as defined by the California Vehicle Code Section 324; house car, as defined by California Vehicle Code Section 362; trailer coach, as defined by California Vehicle Code Section 635; mobile home, as defined by California Vehicle Code Section 396; bus, as defined by California Vehicle Code Section 233, whether altered or unaltered or for commercial or private use; boat, watercraft, and/or trailer for a boat or watercraft; trailers designed to carry persons, property or animals on its own structure and to be drawn by a motor vehicle; and recreational vehicle, as defined by the California Health and Safety Code Section 18010.

“Recycling” means the process by which waste products are reduced to raw materials and transformed into new reused or reconstructed products which meet the quality standards necessary to be used in the market place.

“Review authority” means the person, committee, commission or council responsible for the review and/or final action on a land use entitlement.

“Right-of-way” means a strip of land acquired by purchase, reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, and other similar uses.

“Rounding of quantities” means the consideration of distances, unit density, density bonus calculations, or other aspects of development or the physical environment expressed in numerical quantities which are fractions of whole numbers; the numbers are to be rounded to the nearest highest whole number when the fraction is .5 or more, and to the next lowest whole number when the fraction is .5, except as otherwise provided in this zoning code.

“Screened or screening” means shielded, concealed, and effectively hidden from view by a person standing at ground level on an abutting site, or outside the area, screened by a fence, wall, hedge, berm, or similar architectural or landscape feature that is at least 90% view obscuring.

“Setback” means the area between the setback line and property line.

“Setback line” is a line within a lot parallel to and measured from a corresponding lot line, forming the boundary of a required yard and governing the placement of structures and uses on the lot.

“Sign” means any letter or symbol made of cloth, metal, paint, paper, wood or other material of any kind whatsoever placed for advertising, identification or other similar purposes on the ground or on any wall, post, fence, building, structure, vehicle or on any place whatsoever.

“Site” the land or area that is the subject of a development project or use, and may include more than one lot or parcel.

“Site area” means the net horizontal area included within the boundary lines of a site, not including the area within the established right-of-way of a public street, future public street, or railroad, or any other area dedicated or to be dedicated for a public use.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

“Site plan” means a plan, prepared to scale, showing accurately and with complete dimensioning all of the buildings, structures, and uses and the exact manner of development proposed for a specific parcel of land.

“Slope” means the degree of deviation of a surface from the horizontal, usually expressed in percentage or degrees.

“Solar facilities” means the airspace over a parcel that provides access for solar energy system to absorb energy from the sun.

“Specific plan” means a plan consisting of text, maps and other documents and exhibits regulating development within a defined area of the city, consistent with the General Plan and the provisions of Government Code Section 65450 et seq.

“Story” means that portion of a building included between the surface of any floor and the surface of any floor next above it, or if there be no floor above it, then the space between such floor and ceiling next above it.

“Street” means any public or private thoroughfare with a width of twenty feet (20’) or more which affords a primary means of access to abutting property.

“Street, private” means a street in private ownership, not dedicated as a public street, which provides the principal means of vehicular access to a property and not to be construed to mean driveways, alleys, or parking areas.

“Street, public” is a street owned and maintained by the City, the County, or the State. The term includes streets offered for dedication which have been improved or for which a bonded improvement agreement is in effect.

“Structural Alterations” means any change in the supporting members of a structure such as the bearing walls or partitions, columns, beams, or girders.

“Structure” means anything constructed or built. An edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

“Structure, accessory” means a subordinate building which is incidental and not attached to the main building or use on the same lot. If an accessory building is attached to the main building or if the roof is a continuation of the main building roof, the accessory building shall be considered an addition to the main building. Includes structures regardless of whether a Building Permit is required, including, but not limited to, enclosed and unenclosed patios, barns, guesthouses, second dwelling units, garages, carports, storage buildings/sheds, trellis, gazebos, decks, and real or artificial rockscapes.

“Structure, temporary” means a structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

“Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly

City of Hanford Municipal Code Title 17 - Zoning Ordinance

persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

“Temporary structure” is a structure without any foundation or footings, and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

“Temporary use” means a use established for a designated period of time, with the intent to discontinue the use at the end of the designated time period.

“Traffic safety sight area” means a space that is set aside on a corner lot in which all visual obstructions, such as structures and plantings, which inhibit visibility and thus cause a hazard to traffic and pedestrian safety are prohibited.

“Transient basis” means a continuous period of two (2) weeks or less.

“Underutilized land” means land with a structure or structures that occupy only a small portion of the land and is being used significantly below its potential use.

“Use” means the purpose (type or extent) for which land or a building is arranged, designed or intended or for which either land or a structure is occupied or maintained.

“Use initiation” means the implementation of a use on a parcel or occupancy of a structure, or construction of substantial site improvements after a building permit has been issued, subject to determination by the director.

“Use, accessory” means a use which is incidental to, and customarily associated with, a specified principal use and which meets the applicable conditions set forth in this ordinance.

“Use, allowed” means a use listed by the regulation of any particular district as a permitted use within that district and permitted therein as a matter of right when conducted in accord with the regulations established by this Ordinance.

“Use, conditional” means a use listed by the regulations of any particular district as a conditional use within that district and allowable therein, solely on a discretionary and conditional basis, subject to development/design review or to a Conditional Use Permit, and to all other regulations established by this Code.

“Use, principal” means a use which fulfills a primary function of a household, establishment, institution, or other entity.

“Use, temporary” means a use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

“Variance” means a discretionary entitlement which permits the departure from the strict application of the development standards contained in this zoning code.

“Vehicle” means self-propelled device by which persons or property may be moved upon a highway, excepting a device moved by human power or used exclusively upon stationary rails or tracks.

“Wildlands” means any area of land that is essentially unimproved, in a natural state of hydrology, vegetation and animal life, and not under cultivation.

City of Hanford Municipal Code Title 17 - Zoning Ordinance

“Yard” means an open space that lies between the principal or accessory building or buildings and the nearest lot line.

“Zero Lot Line” means the location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

“Zoning district” means a portion of the city within which certain uses of land and structures are defined, and regulations are specified.



AGENDA STAFF REPORT

MEETING DATE: 12/5/2023

AGENDA SECTION: STUDY SESSION

SUBJECT:

Presentation, discussion and direction from Council regarding a 2024 Proposed Revenue Measure development process and schedule

RECOMMENDATION:

Recommendation: Staff recommends that City Council receive the presentation, discuss the report and provide direction regarding a 2024 Proposed Revenue Measure development process and schedule

Recommended motion: That council provide input and direction as desired, AND provide direction on development of a Proposed Revenue Measure Advisory Committee.

BACKGROUND:

On November 7, 2023, City Council was presented with options for potential revenue measures out of concern for the City's financial health. Council directed staff to continue looking into the needs of the City in order to further develop a path for identifying the best options for a potential revenue measure. As part of this presentation, staff will present City Council with a planning level look across all departments in the General Fund. In addition, staff requests that the City Council provide direction to staff in the development of a Proposed Revenue Measure Advisory Committee.

Today's items for review or direction:

- Parks and Community Services Department needs
- Public Works Department needs
- Police Department needs
- Fire Department needs
- General City needs
- Proposed Revenue Measure Advisory Committee development

Previously, the City Council has expressed concern for the fiscal health of the General Fund and has directed staff to find ways for improvement. As was shown during the adoption of the 2023/2024 & 2024/2025 biennial budget, there are many and substantial demands of the General Fund that are not able to be financially supported. The City Council was able to adopt a balanced budget. However, the adoption relied on one-time increased revenue and cost-saving items along with many needs, such as facility improvements and maintenance, and vehicle reserves being deferred. These needs were deferred to assist in improving the financial condition and recovering the General Fund Reserve, but must begin being addressed soon otherwise they will create heavy financial stress for the City in the future.

Enterprise funds such as Water, Sewer, Storm Drain and Refuse are supported by rates paid by the utility users. These funds are **not** a part of this discussion as Council has previously approved separate studies and rate changes specific to those rates.

The City's General Fund

The General Fund is the City's most discretionary funding source that receives revenues from Sales Tax, Property Taxes, Business Tax, Transient Occupancy Tax among other revenues including fees for recovery of costs. There are several areas of essential services that are paid for out of the General Fund, including Police, Fire, Streets, Administration, Parks/Recreation and Planning/Community Development. The City's budget for fiscal year 2023/2024 is just under \$43.6 million for the General Fund, Table 1 shows the appropriation across areas of operation/use.

Table 1: City of Hanford 2023/2024 General Fund appropriation

Expenses*	
General Fund (Non Departmental)	161,302
Admin	4,363,156
Com. Develop	1,323,488
Eng & Streets	4,734,203
Parks & CS	4,884,531
Fire	7,368,398
Police	16,781,493
Total Expenses	39,616,571
* Capital Outlay Included	
Debt Liability	2,722,754
Debt Service	1,070,624
Debt Service Transfers to Non-GF	162,688
Total General Fund Appropriation	43,572,637

For the most recent budget adoption, the City had a significant challenge having a balanced budget as required by Council-adopted resolution. In addition, economic forecasts indicate a slow-down in revenue, so cost increases due to inflation and salary increases are projected to be hard-pressed to be fully offset. For the past several years, the City has been 'tightening its belt' financially. However, there are limits as to what can be done as personnel costs are the majority of costs (over 70% of General Fund expenditures) and there are essential costs of operating that must be covered. All non-fixed costs are continually scrutinized by staff.

In addition, proving to be a significant challenge to balancing the City's General Fund was the \$12.5 million settlement agreed to in early 2023 of which \$7.5 million has been paid. This depleted the GF reserve to approximately 6%, well below the 35% goal (15% operating, 20% fiscal emergency). The remaining \$5 million must be paid over the next four years at \$1.25 million annually. This will have a direct impact on the General Fund budget over the next four years as the City must set aside funding for this debt payment in addition to all other operating, capital and existing debt demands. Items like this are temporary. However, with increasing costs for current operations and emergency capital

needs, there is little to no room in the budget for increasing services/operations, improving services or proactively meeting capital needs.

Types of Measures to Consider

There are several options that City Council may consider of the potential revenue measures that would increase discretionary revenue for the City's General Fund. These will be discussed in more detail during the presentation. Table 2 provides a summary of revenue measure options and requirements for passage, Table 3 depicts the position of the City of Hanford and nearby cities and what measures are in place.:

Table 2: Summary of potential revenue measures with requirements for passage

	TAX- General	TAX- Parcel or Special (earmarked)	G.O. BOND (w/tax)	Fee / fine / rent
City / County	Majority voter approval	Two-thirds voter approval	Two-thirds voter approval	Majority of the governing board*

Table 3: Revenue rates of City of Hanford and surrounding cities

	County Base %	Local %	Sales Tax Total %	Utility User Tax	Transient Tax %	City Parcel Tax
City of Hanford	7.250	0.000	7.250	0	8	No
City of Lemoore	7.250	0.000	7.250	0	8	No
City of Avenal	7.250	1.000	8.250	0	6	No
City of Corcoran	7.250	1.000	8.250	0	8	No
City of Tulare	7.750	0.500	8.250	6	10	No
City of Selma	7.975	0.500	8.475	0	12	No
City of Dinuba	7.750	0.750	8.500	7	10	No
City of Visalia	7.750	0.750	8.500	0	10	No
City of Exeter	7.750	1.000	8.750	5	8	No
City of Lindsay	7.750	1.000	8.750	6	8	No
City of Kingsburg	7.975	1.000	8.975	0	12	No
City of Porterville	7.750	1.500	9.250	6	8	No
<i>Average</i>	<i>7.621</i>	<i>0.750</i>	<i>8.371</i>	<i>3</i>	<i>9</i>	

A major detail selection involves the type of measure sought. The two main alternatives generally obtained by cities are a general or special revenue measure. Special measures can be sales, property, utility users or parcel taxes or a general obligation bond and general measures are typically sales tax measures.

What if the City was to have additional revenue?

A revenue measure would increase discretionary tax revenue (in the General Fund) available for City Council's use in funding City services. The City's current discretionary revenues in the General Fund include sales tax, property tax, utility user's tax, franchise tax, transient occupancy tax, licenses, permits, etc. Areas currently funded directly by the General Fund Revenues are General Government, Parks and Community Services, Public Safety (Police and Fire) and Streets (primarily Maintenance of Effort funding as required by the State). **These funds do not pay for Enterprise Fund costs such as Water, Sewer and Refuse, which can only legally be funded by their associated rates.**

Through the public process of a budget adoption, City Council would determine how the City spends these additional revenues and adhere to a plan developed during a ballot initiative. The amount of

funding potentially available would vary greatly depending on what the Council may consider for voters to decide on.

Typically, an initial proposal is developed that will begin discussions and evaluation, quite often with adjustments being made through a vetting process by Council, the community and staff.

FISCAL IMPACT:

Through the development process, some activities will have associated costs such as legal (\$10,000), polling/surveying (\$40,000) and information distribution (\$50,000). Placing an item on the ballot will also have associated costs (approximately \$30,000). Total approximate costs for the entire process could be approximately \$130,000 which would be paid from the General Fund.

If a revenue measure is ultimately passed, additional revenue would occur with the amount dependent on the revenue details in the passed measure.

ATTACHMENTS:

None



AGENDA STAFF REPORT

MEETING DATE: 12/5/2023	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Approval of the Minutes of the November 6, 2023 Special Meeting

RECOMMENDATION:

Recommendation: Approve the minutes of the November 11, 2023, Special Meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

1. 11-6-2023 Special Meeting Minutes



**City Council Special Joint Meeting with the Planning Commission
Minutes**

**November 6, 2023 4:00 PM
City Hall Training
319 N. Douty St.**

4:00 PM CALL TO ORDER SPECIAL SESSION:

Mayor Paden called the special session to order at 4:00 p.m.

ROLL CALL:

COUNCILMEMBERS PRESENT

Morrow
Sharp
Martinez
Vice Mayor Kairis
Mayor Paden

PLANNING COMMISSIONERS PRESENT

Alternate Curtis
Douglas
Devine
Ham
Norris
Sanchez

PUBLIC COMMENT:

*Study Sessions are considered Special Meetings under the Brown Act. Accordingly, comments from the public are limited to items listed on the agenda (GC 54954.3a). Public Comment will be accepted during each agenda item. A maximum of **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

None.

STUDY SESSION:

- A. Community Development: Presentation and input on the 6th Cycle Multi-jurisdictional Housing Element for Kings County as well as the four cities of Hanford, Lemoore, Corcoran, and Avenal

Members of the Kings County Community Development Department were in the audience, as well as one Hanford resident.

Mayor Paden thanked Commissioner Sanchez for his years of service on the Planning Commission. Deputy City Manager Jason Waters introduced Consultant Isaac George, of The Realty Planners Group, who then gave the

presentation. Mayor Paden invited the Council members and Commissioners to ask questions, to which Mr. George then responded. There was considerable discussion regarding the Housing Element requirements and approval processes.

ADJOURNMENT:

Mayor Paden adjourned the meeting at 5:21 p.m.

Respectfully submitted,

Diana Black, Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 12/5/2023	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Appointment of Gary Curtis to the Planning Commission's unscheduled vacancy with a term ending on 12/31/2025.

Recommendation: That the Mayor, with approval of the full City Council, appoint Gary Curtis to the Planning Commission to fill the unscheduled vacancy with a term ending 12/31/2025.

Background:

The Planning Commission has one unscheduled vacancy due to a resignation. Mr. Curtis is currently the Alternate Commissioner on the Planning Commission; he has expressed interest in the unscheduled vacancy and would like to move from the alternate seat to fill the vacancy with a term expiring on December 31, 2025.

Section 2.20.030 of the City of Hanford Municipal Code states that:

"Vacancies occurring due to resignation or other cause, shall be noticed as required by state law and appointment made by the mayor at the earliest date possible. All such appointments shall be approved by a majority of the members of the city council."

If the Council appoints Mr. Curtis to fill the unscheduled vacancy, the City Clerk will notice the vacancy for the Alternate Commissioner seat, and bring back staff's recommendation for the Council's approval.

ATTACHMENTS:

None



AGENDA STAFF REPORT

MEETING DATE: 12/5/2023

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of the City of Hanford Salary Schedules, pursuant to the California Code of Regulations (CCR) 570.5, the California Public Employees' Retirement System (CalPERS), and Authorization for City administration to amend all other documents as may be necessary to implement the updates.

RECOMMENDATION:

Recommendation: That the City Council, by motion, approve the attached salary schedules to reflect the state minimum wage increase for part-time employees and updates approved through the meet and confer process for full-time employees and authorize administration to amend all other documents as may be necessary to implement the updates.

Recommended Motion: That the City Council, by motion, approve the attached salary schedules.

BACKGROUND:

Pursuant to the California Code of Regulations (CCR) 570.5, the California Public Employees' Retirement System (CalPERS) requires that a publicly available pay schedule be used to determine pay rates. Additionally, pay rates shall be limited to the amount listed on a pay schedule and must meet all of the following eight requirements:

1. Be duly approved and adopted by the employer's governing body in accordance with requirements of applicable public meetings laws
2. Identify the position title for every employee position
3. Show the pay rate as a single amount or multiple amounts within a range for each identified position
4. Indicate the time base, including, but not limited to, whether the time base is hourly, daily, bi-weekly, monthly, bi-monthly, or annually
5. Be posted at the office of the employer or immediately accessible and available for public review from the employer during normal business hours or posted on the employer's website
6. Indicate an effective date and date of any revisions
7. Is retained by the employer and available for public inspection for not less than five years
8. Does not reference another document in lieu of disclosing the pay rate

Staff intends to continue to obtain City Council approval on a frequent basis to satisfy the requirements set forth by the California Code of Regulations (CCR) 570.5.

FISCAL IMPACT:

The bargaining group increases were previously approved by City Council in 2022, and the upcoming budget includes the negotiated and minimum wage increases.

ATTACHMENTS:

1. City of Hanford Comprehensive Salary Schedule 12-5-23
2. Hanford Salary Chart Est. 7-2022



Salary Schedules
Adopted by City Council
December 5, 2023

City of Hanford Full-Time Salary Schedule
Revision Date - 11/27/2023 City Council Adoption Date - 12/05/2023

BARGAINING UNIT	JOB TITLE	OT	FLSA	SALARY	MONTHLY SALARY					HOURLY SALARY					HPOA Longevity &/or Specialty Pay	
		DESIGNATION	DESIGNATION	RANGE	1/MIN	2	3	4	5/MAX	1/MIN	2	3	4	5/MAX		
GEMA	Accountant	1	E	100	\$5,704	\$5,989	\$6,289	\$6,603	\$6,933	32.91	34.55	36.28	38.09	40.00		
SEIU	Accounting Clerk	3	40	57	\$3,718	\$3,904	\$4,100	\$4,305	\$4,520	21.45	22.53	23.65	24.83	26.08		
GEMA	Accounting Technician I	2	40	72	\$4,317	\$4,533	\$4,759	\$4,997	\$5,247	24.91	26.15	27.46	28.83	30.27		
GEMA	Accounting Technician II	2	40	82	\$4,769	\$5,007	\$5,257	\$5,520	\$5,796	27.51	28.89	30.33	31.85	33.44		
GEMA	Administrative Analyst I	1	E	93	\$5,320	\$5,586	\$5,866	\$6,159	\$6,467	30.69	32.23	33.84	35.53	37.31		
GEMA	Administrative Analyst II	1	E	103	\$5,877	\$6,171	\$6,479	\$6,803	\$7,143	33.90	35.60	37.38	39.25	41.21		
SEIU	Administrative Assistant	3	40	67	\$4,107	\$4,313	\$4,528	\$4,755	\$4,993	23.70	24.88	26.13	27.43	28.80		
GEMA	Administrative Specialist	2	40	79	\$4,628	\$4,860	\$5,103	\$5,358	\$5,626	26.70	28.04	29.44	30.91	32.46		
SEIU	Administrative Technician	3	40	77	\$4,537	\$4,764	\$5,002	\$5,252	\$5,515	26.18	27.49	28.86	30.30	31.82		
SEIU	Animal Control Technician	3	40	63	\$3,947	\$4,145	\$4,352	\$4,569	\$4,798	22.77	23.91	25.11	26.36	27.68		
GEMA	Assistant Engineer	1	E	106	\$6,055	\$6,358	\$6,676	\$7,009	\$7,360	34.93	36.68	38.51	40.44	42.46		
SEIU	Assistant Planner	3	40	98	\$5,592	\$5,871	\$6,165	\$6,473	\$6,797	32.26	33.87	35.57	37.34	39.21		
GEMA	Associate Civil Engineer	1	E	121	\$7,030	\$7,381	\$7,750	\$8,138	\$8,544	40.56	42.58	44.71	46.95	49.30		
GEMA	Associate Planner	1	E	108	\$6,177	\$6,485	\$6,810	\$7,150	\$7,508	35.63	37.42	39.29	41.25	43.31		
SEIU	Building Inspector I	3	40	87	\$5,012	\$5,262	\$5,526	\$5,802	\$6,092	28.91	30.36	31.88	33.47	35.15		
SEIU	Building Inspector II	3	40	97	\$5,536	\$5,813	\$6,104	\$6,409	\$6,729	31.94	33.54	35.21	36.97	38.82		
GEMA	Building Official	1	E	135	\$8,080	\$8,484	\$8,909	\$9,354	\$9,822	46.62	48.95	51.40	53.97	56.66		
GEMA	Building Superintendent	1	E	109	\$6,238	\$6,550	\$6,878	\$7,222	\$7,583	35.99	37.79	39.68	41.66	43.75		
GEMA	City Clerk	1	E	119	\$6,891	\$7,236	\$7,597	\$7,977	\$8,376	39.76	41.74	43.83	46.02	48.32		
GEMA	City Engineer	1	E	162	\$10,571	\$11,099	\$11,654	\$12,237	\$12,849	60.99	64.03	67.24	70.60	74.13		
Unrepresented	City Manager	1	E	200	\$15,428	\$16,200	\$17,010	\$17,860	\$18,753	89.01	93.46	98.13	103.04	108.19		
SEIU	Code Compliance Officer	3	40	87	\$5,012	\$5,262	\$5,526	\$5,802	\$6,092	28.91	30.36	31.88	33.47	35.15		
GEMA	Code Compliance Supervisor	1	E	99	\$5,648	\$5,930	\$6,226	\$6,538	\$6,865	32.58	34.21	35.92	37.72	39.60		
SEIU	Communications Dispatch Supervisor	3	40	94	\$5,373	\$5,642	\$5,924	\$6,220	\$6,531	31.00	32.55	34.18	35.89	37.68		
SEIU	Communications Dispatcher	3	40	73	\$4,360	\$4,578	\$4,807	\$5,047	\$5,300	25.15	26.41	27.73	29.12	30.58		

City of Hanford Full-Time Salary Schedule
Revision Date - 11/27/2023 City Council Adoption Date - 12/05/2023

BARGAINING UNIT	JOB TITLE	OT	FLSA	SALARY	MONTHLY SALARY					HOURLY SALARY					HPOA Longevity &/or Specialty Pay	
		DESIGNATION	DESIGNATION	RANGE	1/MIN	2	3	4	5/MAX	1/MIN	2	3	4	5/MAX		
EMEA	Community Development Director	1	E	167	\$11,110	\$11,665	\$12,249	\$12,861	\$13,504	64.10	67.30	70.67	74.20	77.91		
SEIU	Community Enhancement Officer	3	40	55	\$3,645	\$3,827	\$4,019	\$4,220	\$4,431	21.03	22.08	23.19	24.34	25.56		
GEMA	Community Relations Manager	1	E	121	\$7,030	\$7,381	\$7,750	\$8,138	\$8,544	40.56	42.58	44.71	46.95	49.30		
SEIU	Computer Technician	3	40	80	\$4,675	\$4,908	\$5,154	\$5,412	\$5,682	26.97	28.32	29.73	31.22	32.78		
SEIU	Construction Coordinator/Inspector	3	40	105	\$5,995	\$6,295	\$6,609	\$6,940	\$7,287	34.59	36.32	38.13	40.04	42.04		
SEIU	Construction Inspector I	3	40	85	\$4,913	\$5,159	\$5,417	\$5,688	\$5,972	28.35	29.76	31.25	32.81	34.45		
SEIU	Construction Inspector II	3	40	95	\$5,427	\$5,699	\$5,983	\$6,283	\$6,597	31.31	32.88	34.52	36.25	38.06		
SEIU	Custodian	3	40	45	\$3,300	\$3,465	\$3,638	\$3,820	\$4,011	19.04	19.99	20.99	22.04	23.14		
Unrepresented	Deputy City Manager	1	E	187	\$13,556	\$14,234	\$14,946	\$15,693	\$16,478	78.21	82.12	86.23	90.54	95.06		
GEMA	Deputy Public Works Director	1	E	154	\$9,762	\$10,250	\$10,763	\$11,301	\$11,866	56.32	59.13	62.09	65.20	68.46		
SEIU	Development Services Assistant	3	40	58	\$3,756	\$3,943	\$4,141	\$4,348	\$4,565	21.67	22.75	23.89	25.08	26.34		
SEIU	Development Services Technician	3	40	73	\$4,360	\$4,578	\$4,807	\$5,047	\$5,300	25.15	26.41	27.73	29.12	30.58		
GEMA	Engineering Manager	1	E	144	\$8,837	\$9,279	\$9,743	\$10,230	\$10,742	50.98	53.53	56.21	59.02	61.97		
SEIU	Engineering Technician I	3	40	75	\$4,448	\$4,670	\$4,904	\$5,149	\$5,406	25.66	26.94	28.29	29.71	31.19		
SEIU	Engineering Technician II	3	40	85	\$4,913	\$5,159	\$5,417	\$5,688	\$5,972	28.35	29.76	31.25	32.81	34.45		
SEIU	Facilities Maintenance Technician I	3	40	60	\$3,831	\$4,023	\$4,224	\$4,435	\$4,657	22.10	23.21	24.37	25.59	26.87		
SEIU	Facilities Maintenance Technician II	3	40	70	\$4,232	\$4,444	\$4,666	\$4,899	\$5,144	24.42	25.64	26.92	28.26	29.68		
EMEA	Finance Director	1	E	173	\$11,793	\$12,383	\$13,002	\$13,652	\$14,335	68.04	71.44	75.01	78.76	82.70		
GEMA	Finance Manager	1	E	140	\$8,492	\$8,917	\$9,363	\$9,831	\$10,323	49.00	51.44	54.02	56.72	59.55		
GEMA	Financial Analyst	1	E	113	\$6,492	\$6,816	\$7,157	\$7,515	\$7,891	37.45	39.32	41.29	43.36	45.52		
IAFF	Fire Battalion Chief*	4	E	111	\$8,909	\$9,355	\$9,823	\$10,314	\$10,829	36.71	38.55	40.48	42.50	44.63		
IAFF	Fire Battalion Chief	1	E	144	\$8,837	\$9,279	\$9,743	\$10,230	\$10,742	50.98	53.53	56.21	59.02	61.97		
IAFF	Fire Captain*	4	24	90	\$7,229	\$7,591	\$7,970	\$8,369	\$8,787	29.79	31.28	32.84	34.49	36.21		
EMEA	Fire Chief	1	E	173	\$11,793	\$12,383	\$13,002	\$13,652	\$14,335	68.04	71.44	75.01	78.76	82.70		
IAFF	Fire Engineer*	4	24	73	\$6,104	\$6,409	\$6,730	\$7,066	\$7,420	25.15	26.41	27.73	29.12	30.58		

City of Hanford Full-Time Salary Schedule
Revision Date - 11/27/2023 City Council Adoption Date - 12/05/2023

BARGAINING UNIT	JOB TITLE	OT	FLSA	SALARY	MONTHLY SALARY					HOURLY SALARY					HPOA Longevity &/or Specialty Pay	
		DESIGNATION	DESIGNATION	RANGE	1/MIN	2	3	4	5/MAX	1/MIN	2	3	4	5/MAX		
GEMA	Fire Marshal	1	E	116	\$6,688	\$7,023	\$7,374	\$7,743	\$8,130	38.59	40.52	42.54	44.67	46.90		
GEMA	Fire Prevention Coordinator	1	E	87	\$5,012	\$5,262	\$5,526	\$5,802	\$6,092	28.91	30.36	31.88	33.47	35.15		
IAFF	Firefighter*	4	24	63	\$5,526	\$5,802	\$6,093	\$6,397	\$6,717	22.77	23.91	25.11	26.36	27.68		
SEIU	Fleet Mechanic I	3	40	66	\$4,067	\$4,270	\$4,484	\$4,708	\$4,943	23.46	24.64	25.87	27.16	28.52		
SEIU	Fleet Mechanic II	3	40	76	\$4,492	\$4,717	\$4,953	\$5,200	\$5,460	25.92	27.21	28.57	30.00	31.50		
GEMA	Fleet Superintendent	1	E	109	\$6,238	\$6,550	\$6,878	\$7,222	\$7,583	35.99	37.79	39.68	41.66	43.75		
GEMA	Fleet Supervisor	1	E	93	\$5,320	\$5,586	\$5,866	\$6,159	\$6,467	30.69	32.23	33.84	35.53	37.31		
SEIU	Heavy Equipment Operator	3	40	70	\$4,232	\$4,444	\$4,666	\$4,899	\$5,144	24.42	25.64	26.92	28.26	29.68		
GEMA	Housing Analyst	1	E	103	\$5,877	\$6,171	\$6,479	\$6,803	\$7,143	33.90	35.60	37.38	39.25	41.21		
SEIU	Housing Program Specialist	3	40	77	\$4,537	\$4,764	\$5,002	\$5,252	\$5,515	26.18	27.49	28.86	30.30	31.82		
GEMA	Human Resources Analyst I	1	E	106	\$6,055	\$6,358	\$6,676	\$7,009	\$7,360	34.93	36.68	38.51	40.44	42.46		
GEMA	Human Resources Analyst II	1	E	116	\$6,688	\$7,023	\$7,374	\$7,743	\$8,130	38.59	40.52	42.54	44.67	46.90		
Unrepresented	Human Resources Manager	1	E	155	\$9,860	\$10,353	\$10,870	\$11,414	\$11,984	56.88	59.73	62.71	65.85	69.14		
GEMA	Human Resources Technician	2	40	79	\$4,628	\$4,860	\$5,103	\$5,358	\$5,626	26.70	28.04	29.44	30.91	32.46		
GEMA	Information Systems Analyst	1	E	119	\$6,891	\$7,236	\$7,597	\$7,977	\$8,376	39.76	41.74	43.83	46.02	48.32		
GEMA	Information Systems Specialist	1	E	100	\$5,704	\$5,989	\$6,289	\$6,603	\$6,933	32.91	34.55	36.28	38.09	40.00		
GEMA	Information Technology Manager	1	E	134	\$8,000	\$8,400	\$8,820	\$9,261	\$9,724	46.16	48.46	50.89	53.43	56.10		
SEIU	Landscape Services Technician	3	40	75	\$4,448	\$4,670	\$4,904	\$5,149	\$5,406	25.66	26.94	28.29	29.71	31.19		
SEIU	Meter Reader	3	40	58	\$3,756	\$3,943	\$4,141	\$4,348	\$4,565	21.67	22.75	23.89	25.08	26.34		
SEIU	Office Assistant I	3	40	38	\$3,078	\$3,232	\$3,393	\$3,563	\$3,741	17.76	18.65	19.58	20.56	21.58		
SEIU	Office Assistant II	3	40	48	\$3,400	\$3,570	\$3,748	\$3,936	\$4,133	19.61	20.60	21.63	22.71	23.84		
SEIU	Parking Control Officer	3	40	48	\$3,400	\$3,570	\$3,748	\$3,936	\$4,133	19.61	20.60	21.63	22.71	23.84		
EMEA	Parks & Community Services Director	1	E	166	\$11,000	\$11,550	\$12,127	\$12,734	\$13,371	63.46	66.63	69.97	73.46	77.14		
SEIU	Parks Maintenance Worker I	3	40	55	\$3,645	\$3,827	\$4,019	\$4,220	\$4,431	21.03	22.08	23.19	24.34	25.56		
SEIU	Parks Maintenance Worker II	3	40	65	\$4,027	\$4,228	\$4,439	\$4,661	\$4,894	23.23	24.39	25.61	26.89	28.24		

City of Hanford Full-Time Salary Schedule
Revision Date - 11/27/2023 City Council Adoption Date - 12/05/2023

BARGAINING UNIT	JOB TITLE	OT	FLSA	SALARY	MONTHLY SALARY					HOURLY SALARY					HPOA Longevity &/or Specialty Pay	
		DESIGNATION	DESIGNATION	RANGE	1/MIN	2	3	4	5/MAX	1/MIN	2	3	4	5/MAX		
GEMA	Parks Manager**	1	E	131	\$7,765	\$8,153	\$8,561	\$8,989	\$9,438	44.80	47.04	49.39	51.86	54.50		
GEMA	Parks Supervisor	1	E	88	\$5,062	\$5,315	\$5,581	\$5,860	\$6,153	29.20	30.66	32.20	33.81	35.50		
GEMA	Payroll Analyst	1	E	93	\$5,320	\$5,586	\$5,866	\$6,159	\$6,467	30.69	32.23	33.84	35.53	37.31		
GEMA	Payroll Specialist	2	40	72	\$4,317	\$4,533	\$4,759	\$4,997	\$5,247	24.91	26.15	27.46	28.83	30.27		
GEMA	Plans Examiner	1	E	105	\$5,995	\$6,295	\$6,609	\$6,940	\$7,287	34.59	36.32	38.13	40.04	42.04		
HPOA	Police Cadet	4	40	46	\$3,333	\$3,500	\$3,675	\$3,858	\$4,051	19.23	20.19	21.20	22.26	23.37		
HPOA	Police Captain	1	E	154	\$9,762	\$10,250	\$10,763	\$11,301	\$11,866	56.32	59.13	62.09	65.20	68.46		
EMEA	Police Chief	1	E	179	\$12,519	\$13,145	\$13,802	\$14,492	\$15,217	72.22	75.84	79.63	83.61	87.79		
HPOA	Police Corporal	4	14	117	\$6,755	\$7,093	\$7,448	\$7,820	\$8,211	38.97	40.92	42.97	45.12	47.37	49.79	
HPOA	Police Lieutenant	1	E	146	\$9,015	\$9,466	\$9,939	\$10,436	\$10,958	52.01	54.61	57.34	60.21	63.22		
HPOA	Police Officer/Investigator***	4	14	107	\$6,115	\$6,421	\$6,742	\$7,079	\$7,433	35.28	37.05	38.90	40.84	42.88	45.07	47.37
SEIU	Police Records Assistant	3	40	56	\$3,682	\$3,866	\$4,059	\$4,262	\$4,475	21.24	22.30	23.42	24.59	25.82		
HPOA	Police Sergeant	4	14	132	\$7,843	\$8,235	\$8,647	\$9,079	\$9,533	45.25	47.51	49.88	52.38	55.00	57.80	
SEIU	Police Service Technician	3	40	58	\$3,756	\$3,943	\$4,141	\$4,348	\$4,565	21.67	22.75	23.89	25.08	26.34		
GEMA	Police Support Services Administrator	1	E	114	\$6,557	\$6,884	\$7,229	\$7,590	\$7,970	37.83	39.72	41.70	43.79	45.98		
GEMA	Principal Planner	1	E	135	\$8,080	\$8,484	\$8,909	\$9,354	\$9,822	46.62	48.95	51.40	53.97	56.66		
GEMA	Project Manager	1	E	126	\$7,388	\$7,758	\$8,145	\$8,553	\$8,980	42.62	44.76	46.99	49.34	51.81		
SEIU	Property and Evidence Technician	3	40	63	\$3,947	\$4,145	\$4,352	\$4,569	\$4,798	22.77	23.91	25.11	26.36	27.68		
EMEA	Public Utilities & Engineering Director	1	E	169	\$11,333	\$11,900	\$12,495	\$13,120	\$13,776	65.38	68.65	72.09	75.69	79.47		
EMEA	Public Works Director	1	E	169	\$11,333	\$11,900	\$12,495	\$13,120	\$13,776	65.38	68.65	72.09	75.69	79.47		
GEMA	Purchasing Agent	1	E	113	\$6,492	\$6,816	\$7,157	\$7,515	\$7,891	37.45	39.32	41.29	43.36	45.52		
SEIU	Recreation Coordinator	3	40	79	\$4,628	\$4,860	\$5,103	\$5,358	\$5,626	26.70	28.04	29.44	30.91	32.46		
GEMA	Recreation Supervisor	1	E	93	\$5,320	\$5,586	\$5,866	\$6,159	\$6,467	30.69	32.23	33.84	35.53	37.31		
GEMA	Recycling Coordinator	2	40	86	\$4,962	\$5,210	\$5,471	\$5,744	\$6,032	28.63	30.06	31.56	33.14	34.80		
SEIU	Refuse Collector	3	40	64	\$3,987	\$4,186	\$4,395	\$4,615	\$4,846	23.00	24.15	25.36	26.63	27.96		

City of Hanford Full-Time Salary Schedule
Revision Date - 11/27/2023 City Council Adoption Date - 12/05/2023

BARGAINING UNIT	JOB TITLE	OT	FLSA	SALARY	MONTHLY SALARY					HOURLY SALARY					HPOA Longevity &/or Specialty Pay	
		DESIGNATION	DESIGNATION	RANGE	1/MIN	2	3	4	5/MAX	1/MIN	2	3	4	5/MAX		
GEMA	Refuse Manager	1	E	123	\$7,171	\$7,529	\$7,906	\$8,301	\$8,716	41.37	43.44	45.61	47.89	50.29		
SEIU	Refuse Service Worker	3	40	74	\$4,404	\$4,624	\$4,855	\$5,098	\$5,353	25.41	26.68	28.01	29.41	30.88		
GEMA	Refuse Supervisor	1	E	96	\$5,481	\$5,756	\$6,043	\$6,345	\$6,663	31.62	33.20	34.87	36.61	38.44		
GEMA	Regulatory Compliance Analyst	1	E	93	\$5,320	\$5,586	\$5,866	\$6,159	\$6,467	30.69	32.23	33.84	35.53	37.31		
GEMA	Risk Management Analyst	1	E	109	\$6,238	\$6,550	\$6,878	\$7,222	\$7,583	35.99	37.79	39.68	41.66	43.75		
GEMA	Sanitary Sewer Collection Supervisor	1	E	98	\$5,592	\$5,871	\$6,165	\$6,473	\$6,797	32.26	33.87	35.57	37.34	39.21		
GEMA	Senior Administrative Analyst	1	E	113	\$6,492	\$6,816	\$7,157	\$7,515	\$7,891	37.45	39.32	41.29	43.36	45.52		
GEMA	Senior Civil Engineer	1	E	131	\$7,765	\$8,153	\$8,561	\$8,989	\$9,438	44.80	47.04	49.39	51.86	54.45		
SEIU	Senior Custodian	3	40	55	\$3,645	\$3,827	\$4,019	\$4,220	\$4,431	21.03	22.08	23.19	24.34	25.56		
SEIU	Senior Fleet Mechanic	3	40	86	\$4,962	\$5,210	\$5,471	\$5,744	\$6,032	28.63	30.06	31.56	33.14	34.80		
SEIU	Senior Maintenance Worker	3	40	75	\$4,448	\$4,670	\$4,904	\$5,149	\$5,406	25.66	26.94	28.29	29.71	31.19		
GEMA	Senior Planner	1	E	120	\$6,960	\$7,308	\$7,673	\$8,057	\$8,460	40.15	42.16	44.27	46.48	48.81		
GEMA	Senior Plans Examiner	1	E	115	\$6,622	\$6,953	\$7,301	\$7,666	\$8,049	38.20	40.12	42.12	44.23	46.44		
SEIU	Senior Police Records Assistant	3	40	66	\$4,067	\$4,270	\$4,484	\$4,708	\$4,943	23.46	24.64	25.87	27.16	28.52		
SEIU	Senior Refuse Collector	3	40	79	\$4,628	\$4,860	\$5,103	\$5,358	\$5,626	26.70	28.04	29.44	30.91	32.46		
SEIU	Senior Utilities Maintenance Worker	3	40	85	\$4,913	\$5,159	\$5,417	\$5,688	\$5,972	28.35	29.76	31.25	32.81	34.45		
SEIU	Sewer Collections Maintenance Worker I	3	40	55	\$3,645	\$3,827	\$4,019	\$4,220	\$4,431	21.03	22.08	23.19	24.34	25.56		
SEIU	Sewer Collections Maintenance Worker II	3	40	65	\$4,027	\$4,228	\$4,439	\$4,661	\$4,894	23.23	24.39	25.61	26.89	28.24		
SEIU	Shop and Parts Specialist	3	40	71	\$4,274	\$4,488	\$4,712	\$4,948	\$5,195	24.66	25.89	27.19	28.55	29.97		
SEIU	Storm Maintenance Worker I	3	40	55	\$3,645	\$3,827	\$4,019	\$4,220	\$4,431	21.03	22.08	23.19	24.34	25.56		
SEIU	Storm Maintenance Worker II	3	40	65	\$4,027	\$4,228	\$4,439	\$4,661	\$4,894	23.23	24.39	25.61	26.89	28.24		
SEIU	Streets Maintenance Worker I	3	40	55	\$3,645	\$3,827	\$4,019	\$4,220	\$4,431	21.03	22.08	23.19	24.34	25.56		
SEIU	Streets Maintenance Worker II	3	40	65	\$4,027	\$4,228	\$4,439	\$4,661	\$4,894	23.23	24.39	25.61	26.89	28.24		
GEMA	Streets Manager	1	E	125	\$7,315	\$7,681	\$8,065	\$8,468	\$8,891	42.20	44.31	46.53	48.85	51.30		
GEMA	Streets Supervisor	1	E	100	\$5,704	\$5,989	\$6,289	\$6,603	\$6,933	32.91	34.55	36.28	38.09	40.00		

City of Hanford Full-Time Salary Schedule
Revision Date - 11/27/2023 City Council Adoption Date - 12/05/2023

BARGAINING UNIT	JOB TITLE	OT	FLSA	SALARY	MONTHLY SALARY					HOURLY SALARY					HPOA Longevity &/or Specialty Pay	
		DESIGNATION	DESIGNATION	RANGE	1/MIN	2	3	4	5/MAX	1/MIN	2	3	4	5/MAX		
SEIU	Sweeper Operator	3	40	64	\$3,987	\$4,186	\$4,395	\$4,615	\$4,846	23.00	24.15	25.36	26.63	27.96		
SEIU	Traffic Control Technician	3	40	90	\$5,164	\$5,422	\$5,693	\$5,978	\$6,277	29.79	31.28	32.84	34.49	36.21		
SEIU	Utilities Maintenance Worker I	3	40	65	\$4,027	\$4,228	\$4,439	\$4,661	\$4,894	23.23	24.39	25.61	26.89	28.24		
SEIU	Utilities Maintenance Worker II	3	40	75	\$4,448	\$4,670	\$4,904	\$5,149	\$5,406	25.66	26.94	28.29	29.71	31.19		
GEMA	Utilities Manager	1	E	125	\$7,315	\$7,681	\$8,065	\$8,468	\$8,891	42.20	44.31	46.53	48.85	51.30		
GEMA	Utilities Supervisor	1	E	102	\$5,819	\$6,110	\$6,415	\$6,736	\$7,073	33.57	35.25	37.01	38.86	40.80		
GEMA	Utility Billing Specialist	1	E	85	\$4,913	\$5,159	\$5,417	\$5,688	\$5,972	28.35	29.76	31.25	32.81	34.45		
SEIU	Water Conservation Technician	3	40	77	\$4,537	\$4,764	\$5,002	\$5,252	\$5,515	26.18	27.49	28.86	30.30	31.82		
GEMA	WWTP Manager	1	E	136	\$8,161	\$8,569	\$8,998	\$9,448	\$9,920	47.08	49.44	51.91	54.50	57.23		
SEIU	WWTP Operator I	3	40	73	\$4,360	\$4,578	\$4,807	\$5,047	\$5,300	25.15	26.41	27.73	29.12	30.58		
SEIU	WWTP Operator II	3	40	83	\$4,816	\$5,057	\$5,310	\$5,576	\$5,854	27.79	29.18	30.63	32.17	33.77		
GEMA	WWTP Supervisor	1	E	105	\$5,995	\$6,295	\$6,609	\$6,940	\$7,287	34.59	36.32	38.13	40.04	42.04		
SEIU	WWTP/OIT	3	40	58	\$3,756	\$3,943	\$4,141	\$4,348	\$4,565	21.67	22.75	23.89	25.08	26.34		

*2,912 hours worked annually (all other job classifications salary are based on 2,080 hours worked annually)

**Y-Rated at \$54.50/ hours until next increase in July 2024

***If EE is receiving specialty pay and is not at step 5/MAX they will receive the pay of the next step in the salary range

<u>Bargaining Group Designation</u>		<u>Overtime Designation</u>		<u>FLSA Designation</u>
Executive Management Employees Association	EMEA	Management Employee	1. No compensation for overtime work	E - Exempt
General Employees Management Association	GEMA	Conf/Other Employee	2. Shall be paid for overtime work	40 - 40 hour, 7 day work period (non-exempt)
International Association of Firefighters	IAFF	General Employee	3. Shall be paid for overtime work	14 - 86 hour/14 day work period (7k exemption)
Hanford Police Officers Association	HPOA	Fire/Police Employee	4. Shall be paid for overtime work	24 -182 hour/24 day work period (7k exemption)
Service Employees International Union Local 521	SEIU			
Unrepresented	Unrep			
Not Applicable	NA			

City of Hanford Part-Time Salary Schedule
Revision Date - 12/25/2023 City Council Adoption Date - 12/05/2023

BARGAINING UNIT	JOB TITLE	OT	FLSA	HOURLY SALARY		
		DESIGNATION	DESIGNATION	1/MIN	to	5/MAX
NA	Airport Manager	3	40	\$25.00	to	\$25.00
NA	Airport Operations Attendant	3	40	\$16.00	to	\$18.00
NA	Certified Instructor	3	40	\$16.00	to	\$22.00
NA	Clerical Support	3	40	\$16.00	to	\$18.00
NA	Code Enforcement Officer	3	40	\$16.00	to	\$18.00
NA	Community Service Officer	3	40	\$16.00	to	\$18.00
NA	Custodian	3	40	\$16.00	to	\$18.00
NA	Engineering Technician Aide	3	40	\$16.00	to	\$18.00
NA	Facilities Host	3	40	\$16.00	to	\$18.00
NA	Fire Inspector	3	40	\$25.00	to	\$25.00
NA	Fleet Mechanic (Helper)	3	40	\$16.00	to	\$24.00
NA	Graffiti Control Officer	3	40	\$16.00	to	\$18.00
NA	Ice Rink Manager	3	40	\$20.00	to	\$20.00
NA	Intern	3	40	\$16.00	to	\$18.00
NA	Lead Facilities Host	3	40	\$21.00	to	\$23.00
NA	Management Intern	3	40	\$16.00	to	\$21.00
NA	Meter Reader	3	40	\$16.00	to	\$18.00
NA	Paint Program Coordinator	3	40	\$16.00	to	\$18.00
NA	Parking Control Officer	3	40	\$16.00	to	\$18.00
NA	Pool Manager	3	40	\$16.50	to	\$18.50
NA	Parks/Public Works Laborer	3	40	\$16.00	to	\$18.00
NA	Recreation Leader I	3	40	\$16.00	to	\$17.00
NA	Recreation Leader II	3	40	\$16.50	to	\$17.50
NA	Recreation Leader III	3	40	\$17.00	to	\$18.00
NA	Refuse Collector	3	40	\$16.00	to	\$19.50
NA	Reserve Police Officer (Level I)	3	40	\$22.24	to	\$26.40
NA	Sports Coordinator	3	40	\$22.00	to	\$22.00
NA	Sports Official	3	40	\$16.00	to	\$22.00

<u>Bargaining Group Designation</u>	
Not Applicable	NA
<u>Overtime Designation</u>	
3.General Employee Shall be paid for overtime work	
<u>FLSA Designation</u>	
40 - 40 hour, 7 day work period (non-exempt)	

The above list contains the City of Hanford's part-time positions. Appointments for part-time work may be paid at an hourly rate as high as Step "3" of the range to which a full-time job classification has been established. Part-time appointments made at higher than Step "3" must be approved by the City Manager. If a part-time employee works more than 1,000 hours in a fiscal year he/she must become a member of CalPERS with the employee and the City making the appropriate contribution as defined by the City's CalPERS contract. The employee will remain a CalPERS member until termination.

City of Hanford Salary Schedule

Salary Range	Annually					Monthly					Hourly				
	Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5
1	25,559	26,837	28,179	29,588	31,067	2,130	2,236	2,348	2,466	2,589	12.29	12.90	13.55	14.22	14.94
2	25,815	27,105	28,461	29,884	31,378	2,151	2,259	2,372	2,490	2,615	12.41	13.03	13.68	14.37	15.09
3	26,073	27,376	28,745	30,183	31,692	2,173	2,281	2,395	2,515	2,641	12.54	13.16	13.82	14.51	15.24
4	26,334	27,650	29,033	30,484	32,009	2,194	2,304	2,419	2,540	2,667	12.66	13.29	13.96	14.66	15.39
5	26,597	27,927	29,323	30,789	32,329	2,216	2,327	2,444	2,566	2,694	12.79	13.43	14.10	14.80	15.54
6	26,863	28,206	29,616	31,097	32,652	2,239	2,351	2,468	2,591	2,721	12.91	13.56	14.24	14.95	15.70
7	27,132	28,488	29,912	31,408	32,979	2,261	2,374	2,493	2,617	2,748	13.04	13.70	14.38	15.10	15.86
8	27,403	28,773	30,212	31,722	33,308	2,284	2,398	2,518	2,644	2,776	13.17	13.83	14.52	15.25	16.01
9	27,677	29,061	30,514	32,039	33,641	2,306	2,422	2,543	2,670	2,803	13.31	13.97	14.67	15.40	16.17
10	27,954	29,351	30,819	32,360	33,978	2,329	2,446	2,568	2,697	2,831	13.44	14.11	14.82	15.56	16.34
11	28,233	29,645	31,127	32,683	34,318	2,353	2,470	2,594	2,724	2,860	13.57	14.25	14.96	15.71	16.50
12	28,515	29,941	31,438	33,010	34,661	2,376	2,495	2,620	2,751	2,888	13.71	14.39	15.11	15.87	16.66
13	28,801	30,241	31,753	33,340	35,007	2,400	2,520	2,646	2,778	2,917	13.85	14.54	15.27	16.03	16.83
14	29,089	30,543	32,070	33,674	35,357	2,424	2,545	2,673	2,806	2,946	13.98	14.68	15.42	16.19	17.00
15	29,380	30,849	32,391	34,010	35,711	2,448	2,571	2,699	2,834	2,976	14.12	14.83	15.57	16.35	17.17
16	29,673	31,157	32,715	34,351	36,068	2,473	2,596	2,726	2,863	3,006	14.27	14.98	15.73	16.51	17.34
17	29,970	31,469	33,042	34,694	36,429	2,498	2,622	2,753	2,891	3,036	14.41	15.13	15.89	16.68	17.51
18	30,270	31,783	33,372	35,041	36,793	2,522	2,649	2,781	2,920	3,066	14.55	15.28	16.04	16.85	17.69
19	30,572	32,101	33,706	35,391	37,161	2,548	2,675	2,809	2,949	3,097	14.70	15.43	16.20	17.02	17.87
20	30,878	32,422	34,043	35,745	37,533	2,573	2,702	2,837	2,979	3,128	14.85	15.59	16.37	17.19	18.04
21	31,187	32,746	34,384	36,103	37,908	2,599	2,729	2,865	3,009	3,159	14.99	15.74	16.53	17.36	18.22
22	31,499	33,074	34,727	36,464	38,287	2,625	2,756	2,894	3,039	3,191	15.14	15.90	16.70	17.53	18.41
23	31,814	33,405	35,075	36,828	38,670	2,651	2,784	2,923	3,069	3,222	15.30	16.06	16.86	17.71	18.59
24	32,132	33,739	35,425	37,197	39,057	2,678	2,812	2,952	3,100	3,255	15.45	16.22	17.03	17.88	18.78
25	32,453	34,076	35,780	37,569	39,447	2,704	2,840	2,982	3,131	3,287	15.60	16.38	17.20	18.06	18.96
26	32,778	34,417	36,138	37,944	39,842	2,731	2,868	3,011	3,162	3,320	15.76	16.55	17.37	18.24	19.15
27	33,106	34,761	36,499	38,324	40,240	2,759	2,897	3,042	3,194	3,353	15.92	16.71	17.55	18.42	19.35
28	33,437	35,108	36,864	38,707	40,642	2,786	2,926	3,072	3,226	3,387	16.08	16.88	17.72	18.61	19.54
29	33,771	35,460	37,233	39,094	41,049	2,814	2,955	3,103	3,258	3,421	16.24	17.05	17.90	18.80	19.74
30	34,109	35,814	37,605	39,485	41,459	2,842	2,985	3,134	3,290	3,455	16.40	17.22	18.08	18.98	19.93
31	34,450	36,172	37,981	39,880	41,874	2,871	3,014	3,165	3,323	3,489	16.56	17.39	18.26	19.17	20.13
32	34,794	36,534	38,361	40,279	42,293	2,900	3,045	3,197	3,357	3,524	16.73	17.56	18.44	19.36	20.33
33	35,142	36,899	38,744	40,682	42,716	2,929	3,075	3,229	3,390	3,560	16.90	17.74	18.63	19.56	20.54
34	35,494	37,268	39,132	41,088	43,143	2,958	3,106	3,261	3,424	3,595	17.06	17.92	18.81	19.75	20.74
35	35,849	37,641	39,523	41,499	43,574	2,987	3,137	3,294	3,458	3,631	17.23	18.10	19.00	19.95	20.95
36	36,207	38,017	39,918	41,914	44,010	3,017	3,168	3,327	3,493	3,667	17.41	18.28	19.19	20.15	21.16
37	36,569	38,398	40,318	42,333	44,450	3,047	3,200	3,360	3,528	3,704	17.58	18.46	19.38	20.35	21.37
38	36,935	38,782	40,721	42,757	44,895	3,078	3,232	3,393	3,563	3,741	17.76	18.65	19.58	20.56	21.58
39	37,304	39,169	41,128	43,184	45,344	3,109	3,264	3,427	3,599	3,779	17.93	18.83	19.77	20.76	21.80
40	37,677	39,561	41,539	43,616	45,797	3,140	3,297	3,462	3,635	3,816	18.11	19.02	19.97	20.97	22.02
41	38,054	39,957	41,955	44,052	46,255	3,171	3,330	3,496	3,671	3,855	18.30	19.21	20.17	21.18	22.24
42	38,435	40,356	42,374	44,493	46,717	3,203	3,363	3,531	3,708	3,893	18.48	19.40	20.37	21.39	22.46
43	38,819	40,760	42,798	44,938	47,185	3,235	3,397	3,566	3,745	3,932	18.66	19.60	20.58	21.60	22.68
44	39,207	41,167	43,226	45,387	47,656	3,267	3,431	3,602	3,782	3,971	18.85	19.79	20.78	21.82	22.91
45	39,599	41,579	43,658	45,841	48,133	3,300	3,465	3,638	3,820	4,011	19.04	19.99	20.99	22.04	23.14
46	39,995	41,995	44,095	46,299	48,614	3,333	3,500	3,675	3,858	4,051	19.23	20.19	21.20	22.26	23.37
47	40,395	42,415	44,536	46,762	49,101	3,366	3,535	3,711	3,897	4,092	19.42	20.39	21.41	22.48	23.61
48	40,799	42,839	44,981	47,230	49,592	3,400	3,570	3,748	3,936	4,133	19.61	20.60	21.63	22.71	23.84
49	41,207	43,267	45,431	47,702	50,087	3,434	3,606	3,786	3,975	4,174	19.81	20.80	21.84	22.93	24.08
50	41,619	43,700	45,885	48,179	50,588	3,468	3,642	3,824	4,015	4,216	20.01	21.01	22.06	23.16	24.32

City of Hanford Salary Schedule

Salary Range	Annually					Monthly					Hourly				
	Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5
51	42,035	44,137	46,344	48,661	51,094	3,503	3,678	3,862	4,055	4,258	20.21	21.22	22.28	23.39	24.56
52	42,456	44,578	46,807	49,148	51,605	3,538	3,715	3,901	4,096	4,300	20.41	21.43	22.50	23.63	24.81
53	42,880	45,024	47,275	49,639	52,121	3,573	3,752	3,940	4,137	4,343	20.62	21.65	22.73	23.87	25.06
54	43,309	45,474	47,748	50,136	52,642	3,609	3,790	3,979	4,178	4,387	20.82	21.86	22.96	24.10	25.31
55	43,742	45,929	48,226	50,637	53,169	3,645	3,827	4,019	4,220	4,431	21.03	22.08	23.19	24.34	25.56
56	44,180	46,389	48,708	51,143	53,701	3,682	3,866	4,059	4,262	4,475	21.24	22.30	23.42	24.59	25.82
57	44,621	46,852	49,195	51,655	54,238	3,718	3,904	4,100	4,305	4,520	21.45	22.53	23.65	24.83	26.08
58	45,068	47,321	49,687	52,171	54,780	3,756	3,943	4,141	4,348	4,565	21.67	22.75	23.89	25.08	26.34
59	45,518	47,794	50,184	52,693	55,328	3,793	3,983	4,182	4,391	4,611	21.88	22.98	24.13	25.33	26.60
60	45,973	48,272	50,686	53,220	55,881	3,831	4,023	4,224	4,435	4,657	22.10	23.21	24.37	25.59	26.87
61	46,433	48,755	51,193	53,752	56,440	3,869	4,063	4,266	4,479	4,703	22.32	23.44	24.61	25.84	27.13
62	46,897	49,242	51,704	54,290	57,004	3,908	4,104	4,309	4,524	4,750	22.55	23.67	24.86	26.10	27.41
63	47,366	49,735	52,222	54,833	57,574	3,947	4,145	4,352	4,569	4,798	22.77	23.91	25.11	26.36	27.68
64	47,840	50,232	52,744	55,381	58,150	3,987	4,186	4,395	4,615	4,846	23.00	24.15	25.36	26.63	27.96
65	48,319	50,734	53,271	55,935	58,731	4,027	4,228	4,439	4,661	4,894	23.23	24.39	25.61	26.89	28.24
66	48,802	51,242	53,804	56,494	59,319	4,067	4,270	4,484	4,708	4,943	23.46	24.64	25.87	27.16	28.52
67	49,290	51,754	54,342	57,059	59,912	4,107	4,313	4,528	4,755	4,993	23.70	24.88	26.13	27.43	28.80
68	49,783	52,272	54,885	57,630	60,511	4,149	4,356	4,574	4,802	5,043	23.93	25.13	26.39	27.71	29.09
69	50,280	52,794	55,434	58,206	61,116	4,190	4,400	4,620	4,850	5,093	24.17	25.38	26.65	27.98	29.38
70	50,783	53,322	55,989	58,788	61,727	4,232	4,444	4,666	4,899	5,144	24.42	25.64	26.92	28.26	29.68
71	51,291	53,856	56,548	59,376	62,345	4,274	4,488	4,712	4,948	5,195	24.66	25.89	27.19	28.55	29.97
72	51,804	54,394	57,114	59,970	62,968	4,317	4,533	4,759	4,997	5,247	24.91	26.15	27.46	28.83	30.27
73	52,322	54,938	57,685	60,569	63,598	4,360	4,578	4,807	5,047	5,300	25.15	26.41	27.73	29.12	30.58
74	52,845	55,488	58,262	61,175	64,234	4,404	4,624	4,855	5,098	5,353	25.41	26.68	28.01	29.41	30.88
75	53,374	56,042	58,845	61,787	64,876	4,448	4,670	4,904	5,149	5,406	25.66	26.94	28.29	29.71	31.19
76	53,907	56,603	59,433	62,405	65,525	4,492	4,717	4,953	5,200	5,460	25.92	27.21	28.57	30.00	31.50
77	54,447	57,169	60,027	63,029	66,180	4,537	4,764	5,002	5,252	5,515	26.18	27.49	28.86	30.30	31.82
78	54,991	57,741	60,628	63,659	66,842	4,583	4,812	5,052	5,305	5,570	26.44	27.76	29.15	30.61	32.14
79	55,541	58,318	61,234	64,296	67,510	4,628	4,860	5,103	5,358	5,626	26.70	28.04	29.44	30.91	32.46
80	56,096	58,901	61,846	64,938	68,185	4,675	4,908	5,154	5,412	5,682	26.97	28.32	29.73	31.22	32.78
81	56,657	59,490	62,465	65,588	68,867	4,721	4,958	5,205	5,466	5,739	27.24	28.60	30.03	31.53	33.11
82	57,224	60,085	63,089	66,244	69,556	4,769	5,007	5,257	5,520	5,796	27.51	28.89	30.33	31.85	33.44
83	57,796	60,686	63,720	66,906	70,251	4,816	5,057	5,310	5,576	5,854	27.79	29.18	30.63	32.17	33.77
84	58,374	61,293	64,357	67,575	70,954	4,865	5,108	5,363	5,631	5,913	28.06	29.47	30.94	32.49	34.11
85	58,958	61,906	65,001	68,251	71,664	4,913	5,159	5,417	5,688	5,972	28.35	29.76	31.25	32.81	34.45
86	59,547	62,525	65,651	68,934	72,380	4,962	5,210	5,471	5,744	6,032	28.63	30.06	31.56	33.14	34.80
87	60,143	63,150	66,307	69,623	73,104	5,012	5,262	5,526	5,802	6,092	28.91	30.36	31.88	33.47	35.15
88	60,744	63,781	66,971	70,319	73,835	5,062	5,315	5,581	5,860	6,153	29.20	30.66	32.20	33.81	35.50
89	61,352	64,419	67,640	71,022	74,573	5,113	5,368	5,637	5,919	6,214	29.50	30.97	32.52	34.15	35.85
90	61,965	65,063	68,317	71,732	75,319	5,164	5,422	5,693	5,978	6,277	29.79	31.28	32.84	34.49	36.21
91	62,585	65,714	69,000	72,450	76,072	5,215	5,476	5,750	6,037	6,339	30.09	31.59	33.17	34.83	36.57
92	63,211	66,371	69,690	73,174	76,833	5,268	5,531	5,807	6,098	6,403	30.39	31.91	33.50	35.18	36.94
93	63,843	67,035	70,387	73,906	77,601	5,320	5,586	5,866	6,159	6,467	30.69	32.23	33.84	35.53	37.31
94	64,481	67,705	71,091	74,645	78,377	5,373	5,642	5,924	6,220	6,531	31.00	32.55	34.18	35.89	37.68
95	65,126	68,382	71,801	75,392	79,161	5,427	5,699	5,983	6,283	6,597	31.31	32.88	34.52	36.25	38.06
96	65,777	69,066	72,520	76,145	79,953	5,481	5,756	6,043	6,345	6,663	31.62	33.20	34.87	36.61	38.44
97	66,435	69,757	73,245	76,907	80,752	5,536	5,813	6,104	6,409	6,729	31.94	33.54	35.21	36.97	38.82
98	67,099	70,454	73,977	77,676	81,560	5,592	5,871	6,165	6,473	6,797	32.26	33.87	35.57	37.34	39.21
99	67,770	71,159	74,717	78,453	82,375	5,648	5,930	6,226	6,538	6,865	32.58	34.21	35.92	37.72	39.60
100	68,448	71,871	75,464	79,237	83,199	5,704	5,989	6,289	6,603	6,933	32.91	34.55	36.28	38.09	40.00

City of Hanford Salary Schedule

Salary Range	Annually					Monthly					Hourly				
	Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5
101	69,133	72,589	76,219	80,030	84,031	5,761	6,049	6,352	6,669	7,003	33.24	34.90	36.64	38.48	40.40
102	69,824	73,315	76,981	80,830	84,871	5,819	6,110	6,415	6,736	7,073	33.57	35.25	37.01	38.86	40.80
103	70,522	74,048	77,751	81,638	85,720	5,877	6,171	6,479	6,803	7,143	33.90	35.60	37.38	39.25	41.21
104	71,227	74,789	78,528	82,455	86,577	5,936	6,232	6,544	6,871	7,215	34.24	35.96	37.75	39.64	41.62
105	71,940	75,537	79,314	83,279	87,443	5,995	6,295	6,609	6,940	7,287	34.59	36.32	38.13	40.04	42.04
106	72,659	76,292	80,107	84,112	88,318	6,055	6,358	6,676	7,009	7,360	34.93	36.68	38.51	40.44	42.46
107	73,386	77,055	80,908	84,953	89,201	6,115	6,421	6,742	7,079	7,433	35.28	37.05	38.90	40.84	42.88
108	74,120	77,826	81,717	85,803	90,093	6,177	6,485	6,810	7,150	7,508	35.63	37.42	39.29	41.25	43.31
109	74,861	78,604	82,534	86,661	90,994	6,238	6,550	6,878	7,222	7,583	35.99	37.79	39.68	41.66	43.75
110	75,609	79,390	83,359	87,527	91,904	6,301	6,616	6,947	7,294	7,659	36.35	38.17	40.08	42.08	44.18
111	76,365	80,184	84,193	88,403	92,823	6,364	6,682	7,016	7,367	7,735	36.71	38.55	40.48	42.50	44.63
112	77,129	80,986	85,035	89,287	93,751	6,427	6,749	7,086	7,441	7,813	37.08	38.94	40.88	42.93	45.07
113	77,900	81,795	85,885	90,179	94,688	6,492	6,816	7,157	7,515	7,891	37.45	39.32	41.29	43.36	45.52
114	78,679	82,613	86,744	91,081	95,635	6,557	6,884	7,229	7,590	7,970	37.83	39.72	41.70	43.79	45.98
115	79,466	83,439	87,611	91,992	96,592	6,622	6,953	7,301	7,666	8,049	38.20	40.12	42.12	44.23	46.44
116	80,261	84,274	88,488	92,912	97,558	6,688	7,023	7,374	7,743	8,130	38.59	40.52	42.54	44.67	46.90
117	81,063	85,117	89,372	93,841	98,533	6,755	7,093	7,448	7,820	8,211	38.97	40.92	42.97	45.12	47.37
118	81,874	85,968	90,266	94,779	99,518	6,823	7,164	7,522	7,898	8,293	39.36	41.33	43.40	45.57	47.85
119	82,693	86,827	91,169	95,727	100,514	6,891	7,236	7,597	7,977	8,376	39.76	41.74	43.83	46.02	48.32
120	83,520	87,696	92,081	96,685	101,519	6,960	7,308	7,673	8,057	8,460	40.15	42.16	44.27	46.48	48.81
121	84,355	88,573	93,001	97,651	102,534	7,030	7,381	7,750	8,138	8,544	40.56	42.58	44.71	46.95	49.30
122	85,199	89,458	93,931	98,628	103,559	7,100	7,455	7,828	8,219	8,630	40.96	43.01	45.16	47.42	49.79
123	86,050	90,353	94,871	99,614	104,595	7,171	7,529	7,906	8,301	8,716	41.37	43.44	45.61	47.89	50.29
124	86,911	91,257	95,819	100,610	105,641	7,243	7,605	7,985	8,384	8,803	41.78	43.87	46.07	48.37	50.79
125	87,780	92,169	96,778	101,616	106,697	7,315	7,681	8,065	8,468	8,891	42.20	44.31	46.53	48.85	51.30
126	88,658	93,091	97,745	102,633	107,764	7,388	7,758	8,145	8,553	8,980	42.62	44.76	46.99	49.34	51.81
127	89,544	94,022	98,723	103,659	108,842	7,462	7,835	8,227	8,638	9,070	43.05	45.20	47.46	49.84	52.33
128	90,440	94,962	99,710	104,696	109,930	7,537	7,913	8,309	8,725	9,161	43.48	45.65	47.94	50.33	52.85
129	91,344	95,912	100,707	105,742	111,030	7,612	7,993	8,392	8,812	9,252	43.92	46.11	48.42	50.84	53.38
130	92,258	96,871	101,714	106,800	112,140	7,688	8,073	8,476	8,900	9,345	44.35	46.57	48.90	51.35	53.91
131	93,180	97,839	102,731	107,868	113,261	7,765	8,153	8,561	8,989	9,438	44.80	47.04	49.39	51.86	54.45
132	94,112	98,818	103,759	108,947	114,394	7,843	8,235	8,647	9,079	9,533	45.25	47.51	49.88	52.38	55.00
133	95,053	99,806	104,796	110,036	115,538	7,921	8,317	8,733	9,170	9,628	45.70	47.98	50.38	52.90	55.55
134	96,004	100,804	105,844	111,136	116,693	8,000	8,400	8,820	9,261	9,724	46.16	48.46	50.89	53.43	56.10
135	96,964	101,812	106,903	112,248	117,860	8,080	8,484	8,909	9,354	9,822	46.62	48.95	51.40	53.97	56.66
136	97,933	102,830	107,972	113,370	119,039	8,161	8,569	8,998	9,448	9,920	47.08	49.44	51.91	54.50	57.23
137	98,913	103,858	109,051	114,504	120,229	8,243	8,655	9,088	9,542	10,019	47.55	49.93	52.43	55.05	57.80
138	99,902	104,897	110,142	115,649	121,431	8,325	8,741	9,178	9,637	10,119	48.03	50.43	52.95	55.60	58.38
139	100,901	105,946	111,243	116,805	122,646	8,408	8,829	9,270	9,734	10,220	48.51	50.94	53.48	56.16	58.96
140	101,910	107,005	112,356	117,974	123,872	8,492	8,917	9,363	9,831	10,323	49.00	51.44	54.02	56.72	59.55
141	102,929	108,076	113,479	119,153	125,111	8,577	9,006	9,457	9,929	10,426	49.49	51.96	54.56	57.29	60.15
142	103,958	109,156	114,614	120,345	126,362	8,663	9,096	9,551	10,029	10,530	49.98	52.48	55.10	57.86	60.75
143	104,998	110,248	115,760	121,548	127,626	8,750	9,187	9,647	10,129	10,635	50.48	53.00	55.65	58.44	61.36
144	106,048	111,350	116,918	122,764	128,902	8,837	9,279	9,743	10,230	10,742	50.98	53.53	56.21	59.02	61.97
145	107,108	112,464	118,087	123,991	130,191	8,926	9,372	9,841	10,333	10,849	51.49	54.07	56.77	59.61	62.59
146	108,179	113,588	119,268	125,231	131,493	9,015	9,466	9,939	10,436	10,958	52.01	54.61	57.34	60.21	63.22
147	109,261	114,724	120,461	126,484	132,808	9,105	9,560	10,038	10,540	11,067	52.53	55.16	57.91	60.81	63.85
148	110,354	115,872	121,665	127,748	134,136	9,196	9,656	10,139	10,646	11,178	53.05	55.71	58.49	61.42	64.49
149	111,457	117,030	122,882	129,026	135,477	9,288	9,753	10,240	10,752	11,290	53.59	56.26	59.08	62.03	65.13
150	112,572	118,201	124,111	130,316	136,832	9,381	9,850	10,343	10,860	11,403	54.12	56.83	59.67	62.65	65.78

City of Hanford Salary Schedule

Salary Range	Annually					Monthly					Hourly				
	Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5
151	113,698	119,383	125,352	131,619	138,200	9,475	9,949	10,446	10,968	11,517	54.66	57.40	60.27	63.28	66.44
152	114,835	120,576	126,605	132,936	139,582	9,570	10,048	10,550	11,078	11,632	55.21	57.97	60.87	63.91	67.11
153	115,983	121,782	127,871	134,265	140,978	9,665	10,149	10,656	11,189	11,748	55.76	58.55	61.48	64.55	67.78
154	117,143	123,000	129,150	135,608	142,388	9,762	10,250	10,763	11,301	11,866	56.32	59.13	62.09	65.20	68.46
155	118,314	124,230	130,442	136,964	143,812	9,860	10,353	10,870	11,414	11,984	56.88	59.73	62.71	65.85	69.14
156	119,497	125,472	131,746	138,333	145,250	9,958	10,456	10,979	11,528	12,104	57.45	60.32	63.34	66.51	69.83
157	120,692	126,727	133,063	139,717	146,702	10,058	10,561	11,089	11,643	12,225	58.03	60.93	63.97	67.17	70.53
158	121,899	127,994	134,394	141,114	148,169	10,158	10,666	11,200	11,759	12,347	58.61	61.54	64.61	67.84	71.24
159	123,118	129,274	135,738	142,525	149,651	10,260	10,773	11,311	11,877	12,471	59.19	62.15	65.26	68.52	71.95
160	124,350	130,567	137,095	143,950	151,148	10,362	10,881	11,425	11,996	12,596	59.78	62.77	65.91	69.21	72.67
161	125,593	131,873	138,466	145,390	152,659	10,466	10,989	11,539	12,116	12,722	60.38	63.40	66.57	69.90	73.39
162	126,849	133,191	139,851	146,844	154,186	10,571	11,099	11,654	12,237	12,849	60.99	64.03	67.24	70.60	74.13
163	128,117	134,523	141,249	148,312	155,728	10,676	11,210	11,771	12,359	12,977	61.59	64.67	67.91	71.30	74.87
164	129,399	135,869	142,662	149,795	157,285	10,783	11,322	11,888	12,483	13,107	62.21	65.32	68.59	72.02	75.62
165	130,693	137,227	144,089	151,293	158,858	10,891	11,436	12,007	12,608	13,238	62.83	65.97	69.27	72.74	76.37
166	132,000	138,600	145,529	152,806	160,446	11,000	11,550	12,127	12,734	13,371	63.46	66.63	69.97	73.46	77.14
167	133,320	139,986	146,985	154,334	162,051	11,110	11,665	12,249	12,861	13,504	64.10	67.30	70.67	74.20	77.91
168	134,653	141,385	148,455	155,877	163,671	11,221	11,782	12,371	12,990	13,639	64.74	67.97	71.37	74.94	78.69
169	135,999	142,799	149,939	157,436	165,308	11,333	11,900	12,495	13,120	13,776	65.38	68.65	72.09	75.69	79.47
170	137,359	144,227	151,439	159,010	166,961	11,447	12,019	12,620	13,251	13,913	66.04	69.34	72.81	76.45	80.27
171	138,733	145,669	152,953	160,601	168,631	11,561	12,139	12,746	13,383	14,053	66.70	70.03	73.54	77.21	81.07
172	140,120	147,126	154,482	162,207	170,317	11,677	12,261	12,874	13,517	14,193	67.37	70.73	74.27	77.98	81.88
173	141,521	148,597	156,027	163,829	172,020	11,793	12,383	13,002	13,652	14,335	68.04	71.44	75.01	78.76	82.70
174	142,937	150,083	157,588	165,467	173,740	11,911	12,507	13,132	13,789	14,478	68.72	72.16	75.76	79.55	83.53
175	144,366	151,584	159,163	167,122	175,478	12,030	12,632	13,264	13,927	14,623	69.41	72.88	76.52	80.35	84.36
176	145,810	153,100	160,755	168,793	177,232	12,151	12,758	13,396	14,066	14,769	70.10	73.61	77.29	81.15	85.21
177	147,268	154,631	162,363	170,481	179,005	12,272	12,886	13,530	14,207	14,917	70.80	74.34	78.06	81.96	86.06
178	148,740	156,177	163,986	172,186	180,795	12,395	13,015	13,666	14,349	15,066	71.51	75.09	78.84	82.78	86.92
179	150,228	157,739	165,626	173,907	182,603	12,519	13,145	13,802	14,492	15,217	72.22	75.84	79.63	83.61	87.79
180	151,730	159,317	167,282	175,647	184,429	12,644	13,276	13,940	14,637	15,369	72.95	76.59	80.42	84.45	88.67
181	153,247	160,910	168,955	177,403	186,273	12,771	13,409	14,080	14,784	15,523	73.68	77.36	81.23	85.29	89.55
182	154,780	162,519	170,645	179,177	188,136	12,898	13,543	14,220	14,931	15,678	74.41	78.13	82.04	86.14	90.45
183	156,328	164,144	172,351	180,969	190,017	13,027	13,679	14,363	15,081	15,835	75.16	78.92	82.86	87.00	91.35
184	157,891	165,785	174,075	182,778	191,917	13,158	13,815	14,506	15,232	15,993	75.91	79.70	83.69	87.87	92.27
185	159,470	167,443	175,815	184,606	193,837	13,289	13,954	14,651	15,384	16,153	76.67	80.50	84.53	88.75	93.19
186	161,065	169,118	177,574	186,452	195,775	13,422	14,093	14,798	15,538	16,315	77.43	81.31	85.37	89.64	94.12
187	162,675	170,809	179,349	188,317	197,733	13,556	14,234	14,946	15,693	16,478	78.21	82.12	86.23	90.54	95.06
188	164,302	172,517	181,143	190,200	199,710	13,692	14,376	15,095	15,850	16,643	78.99	82.94	87.09	91.44	96.01
189	165,945	174,242	182,954	192,102	201,707	13,829	14,520	15,246	16,009	16,809	79.78	83.77	87.96	92.36	96.97
190	167,604	175,985	184,784	194,023	203,724	13,967	14,665	15,399	16,169	16,977	80.58	84.61	88.84	93.28	97.94
191	169,280	177,744	186,632	195,963	205,761	14,107	14,812	15,553	16,330	17,147	81.38	85.45	89.73	94.21	98.92
192	170,973	179,522	188,498	197,923	207,819	14,248	14,960	15,708	16,494	17,318	82.20	86.31	90.62	95.16	99.91
193	172,683	181,317	190,383	199,902	209,897	14,390	15,110	15,865	16,659	17,491	83.02	87.17	91.53	96.11	100.91
194	174,410	183,130	192,287	201,901	211,996	14,534	15,261	16,024	16,825	17,666	83.85	88.04	92.45	97.07	101.92
195	176,154	184,962	194,210	203,920	214,116	14,679	15,413	16,184	16,993	17,843	84.69	88.92	93.37	98.04	102.94
196	177,915	186,811	196,152	205,959	216,257	14,826	15,568	16,346	17,163	18,021	85.54	89.81	94.30	99.02	103.97
197	179,695	188,679	198,113	208,019	218,420	14,975	15,723	16,509	17,335	18,202	86.39	90.71	95.25	100.01	105.01
198	181,492	190,566	200,094	210,099	220,604	15,124	15,881	16,675	17,508	18,384	87.26	91.62	96.20	101.01	106.06
199	183,306	192,472	202,095	212,200	222,810	15,276	16,039	16,841	17,683	18,568	88.13	92.53	97.16	102.02	107.12
200	185,140	194,396	204,116	214,322	225,038	15,428	16,200	17,010	17,860	18,753	89.01	93.46	98.13	103.04	108.19

City of Hanford Salary Schedule

Salary Range	Annually					Monthly					Hourly				
	Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5
201	186,991	196,340	206,157	216,465	227,289	15,583	16,362	17,180	18,039	18,941	89.90	94.39	99.11	104.07	109.27
202	188,861	198,304	208,219	218,630	229,561	15,738	16,525	17,352	18,219	19,130	90.80	95.34	100.11	105.11	110.37
203	190,749	200,287	210,301	220,816	231,857	15,896	16,691	17,525	18,401	19,321	91.71	96.29	101.11	106.16	111.47
204	192,657	202,290	212,404	223,024	234,176	16,055	16,857	17,700	18,585	19,515	92.62	97.25	102.12	107.22	112.58
205	194,583	204,313	214,528	225,255	236,517	16,215	17,026	17,877	18,771	19,710	93.55	98.23	103.14	108.30	113.71
206	196,529	206,356	216,674	227,507	238,883	16,377	17,196	18,056	18,959	19,907	94.49	99.21	104.17	109.38	114.85
207	198,495	208,419	218,840	229,782	241,271	16,541	17,368	18,237	19,149	20,106	95.43	100.20	105.21	110.47	116.00
208	200,480	210,504	221,029	232,080	243,684	16,707	17,542	18,419	19,340	20,307	96.38	101.20	106.26	111.58	117.16
209	202,484	212,609	223,239	234,401	246,121	16,874	17,717	18,603	19,533	20,510	97.35	102.22	107.33	112.69	118.33
210	204,509	214,735	225,471	236,745	248,582	17,042	17,895	18,789	19,729	20,715	98.32	103.24	108.40	113.82	119.51
211	206,554	216,882	227,726	239,112	251,068	17,213	18,074	18,977	19,926	20,922	99.30	104.27	109.48	114.96	120.71
212	208,620	219,051	230,003	241,504	253,579	17,385	18,254	19,167	20,125	21,132	100.30	105.31	110.58	116.11	121.91
213	210,706	221,241	232,303	243,919	256,114	17,559	18,437	19,359	20,327	21,343	101.30	106.37	111.68	117.27	123.13
214	212,813	223,454	234,626	246,358	258,676	17,734	18,621	19,552	20,530	21,556	102.31	107.43	112.80	118.44	124.36
215	214,941	225,688	236,973	248,821	261,262	17,912	18,807	19,748	20,735	21,772	103.34	108.50	113.93	119.63	125.61
216	217,091	227,945	239,342	251,310	263,875	18,091	18,995	19,945	20,942	21,990	104.37	109.59	115.07	120.82	126.86
217	219,262	230,225	241,736	253,823	266,514	18,272	19,185	20,145	21,152	22,209	105.41	110.68	116.22	122.03	128.13
218	221,454	232,527	244,153	256,361	269,179	18,455	19,377	20,346	21,363	22,432	106.47	111.79	117.38	123.25	129.41
219	223,669	234,852	246,595	258,924	271,871	18,639	19,571	20,550	21,577	22,656	107.53	112.91	118.56	124.48	130.71
220	225,905	237,201	249,061	261,514	274,589	18,825	19,767	20,755	21,793	22,882	108.61	114.04	119.74	125.73	132.01
221	228,164	239,573	251,551	264,129	277,335	19,014	19,964	20,963	22,011	23,111	109.69	115.18	120.94	126.99	133.33
222	230,446	241,968	254,067	266,770	280,109	19,204	20,164	21,172	22,231	23,342	110.79	116.33	122.15	128.25	134.67
223	232,751	244,388	256,607	269,438	282,910	19,396	20,366	21,384	22,453	23,576	111.90	117.49	123.37	129.54	136.01
224	235,078	246,832	259,174	272,132	285,739	19,590	20,569	21,598	22,678	23,812	113.02	118.67	124.60	130.83	137.37
225	237,429	249,300	261,765	274,854	288,596	19,786	20,775	21,814	22,904	24,050	114.15	119.86	125.85	132.14	138.75
226	239,803	251,793	264,383	277,602	291,482	19,984	20,983	22,032	23,134	24,290	115.29	121.05	127.11	133.46	140.14
227	242,201	254,311	267,027	280,378	294,397	20,183	21,193	22,252	23,365	24,533	116.44	122.27	128.38	134.80	141.54
228	244,623	256,854	269,697	283,182	297,341	20,385	21,405	22,475	23,598	24,778	117.61	123.49	129.66	136.15	142.95
229	247,069	259,423	272,394	286,014	300,314	20,589	21,619	22,700	23,834	25,026	118.78	124.72	130.96	137.51	144.38
230	249,540	262,017	275,118	288,874	303,318	20,795	21,835	22,926	24,073	25,276	119.97	125.97	132.27	138.88	145.83
231	252,035	264,637	277,869	291,763	306,351	21,003	22,053	23,156	24,314	25,529	121.17	127.23	133.59	140.27	147.28
232	254,556	267,284	280,648	294,680	309,414	21,213	22,274	23,387	24,557	25,785	122.38	128.50	134.93	141.67	148.76
233	257,101	269,956	283,454	297,627	312,508	21,425	22,496	23,621	24,802	26,042	123.61	129.79	136.28	143.09	150.24
234	259,672	272,656	286,289	300,603	315,633	21,639	22,721	23,857	25,050	26,303	124.84	131.08	137.64	144.52	151.75
235	262,269	275,383	289,152	303,609	318,790	21,856	22,949	24,096	25,301	26,566	126.09	132.40	139.02	145.97	153.26
236	264,892	278,136	292,043	306,645	321,978	22,074	23,178	24,337	25,554	26,831	127.35	133.72	140.41	147.43	154.80
237	267,541	280,918	294,964	309,712	325,197	22,295	23,410	24,580	25,809	27,100	128.63	135.06	141.81	148.90	156.34
238	270,216	283,727	297,913	312,809	328,449	22,518	23,644	24,826	26,067	27,371	129.91	136.41	143.23	150.39	157.91
239	272,918	286,564	300,892	315,937	331,734	22,743	23,880	25,074	26,328	27,644	131.21	137.77	144.66	151.89	159.49
240	275,647	289,430	303,901	319,096	335,051	22,971	24,119	25,325	26,591	27,921	132.52	139.15	146.11	153.41	161.08
241	278,404	292,324	306,940	322,287	338,402	23,200	24,360	25,578	26,857	28,200	133.85	140.54	147.57	154.95	162.69
242	281,188	295,247	310,010	325,510	341,786	23,432	24,604	25,834	27,126	28,482	135.19	141.95	149.04	156.50	164.32
243	284,000	298,200	313,110	328,765	345,204	23,667	24,850	26,092	27,397	28,767	136.54	143.37	150.53	158.06	165.96
244	286,840	301,182	316,241	332,053	348,656	23,903	25,098	26,353	27,671	29,055	137.90	144.80	152.04	159.64	167.62
245	289,708	304,194	319,403	335,374	352,142	24,142	25,349	26,617	27,948	29,345	139.28	146.25	153.56	161.24	169.30
246	292,605	307,236	322,597	338,727	355,664	24,384	25,603	26,883	28,227	29,639	140.68	147.71	155.09	162.85	170.99
247	295,531	310,308	325,823	342,115	359,220	24,628	25,859	27,152	28,510	29,935	142.08	149.19	156.65	164.48	172.70
248	298,487	313,411	329,082	345,536	362,813	24,874	26,118	27,423	28,795	30,234	143.50	150.68	158.21	166.12	174.43
249	301,472	316,545	332,372	348,991	366,441	25,123	26,379	27,698	29,083	30,537	144.94	152.19	159.79	167.78	176.17
250	304,486	319,711	335,696	352,481	370,105	25,374	26,643	27,975	29,373	30,842	146.39	153.71	161.39	169.46	177.94

City of Hanford Salary Schedule

Salary Range	Annually					Monthly					Hourly				
	Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5
251	307,531	322,908	339,053	356,006	373,806	25,628	26,909	28,254	29,667	31,151	147.85	155.24	163.01	171.16	179.71
252	310,607	326,137	342,444	359,566	377,544	25,884	27,178	28,537	29,964	31,462	149.33	156.80	164.64	172.87	181.51
253	313,713	329,398	345,868	363,162	381,320	26,143	27,450	28,822	30,263	31,777	150.82	158.36	166.28	174.60	183.33
254	316,850	332,692	349,327	366,793	385,133	26,404	27,724	29,111	30,566	32,094	152.33	159.95	167.95	176.34	185.16
255	320,018	336,019	352,820	370,461	388,984	26,668	28,002	29,402	30,872	32,415	153.85	161.55	169.63	178.11	187.01
256	323,218	339,379	356,348	374,166	392,874	26,935	28,282	29,696	31,180	32,739	155.39	163.16	171.32	179.89	188.88
257	326,451	342,773	359,912	377,907	396,803	27,204	28,564	29,993	31,492	33,067	156.95	164.79	173.03	181.69	190.77
258	329,715	346,201	363,511	381,686	400,771	27,476	28,850	30,293	31,807	33,398	158.52	166.44	174.76	183.50	192.68
259	333,012	349,663	367,146	385,503	404,778	27,751	29,139	30,595	32,125	33,732	160.10	168.11	176.51	185.34	194.61
260	336,342	353,159	370,817	389,358	408,826	28,029	29,430	30,901	32,447	34,069	161.70	169.79	178.28	187.19	196.55
261	339,706	356,691	374,526	393,252	412,914	28,309	29,724	31,210	32,771	34,410	163.32	171.49	180.06	189.06	198.52
262	343,103	360,258	378,271	397,184	417,044	28,592	30,021	31,523	33,099	34,754	164.95	173.20	181.86	190.95	200.50
263	346,534	363,861	382,054	401,156	421,214	28,878	30,322	31,838	33,430	35,101	166.60	174.93	183.68	192.86	202.51
264	349,999	367,499	385,874	405,168	425,426	29,167	30,625	32,156	33,764	35,452	168.27	176.68	185.52	194.79	204.53
265	353,499	371,174	389,733	409,219	429,680	29,458	30,931	32,478	34,102	35,807	169.95	178.45	187.37	196.74	206.58



AGENDA STAFF REPORT

MEETING DATE: 12/5/2023

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Award of a contract to CleanCut Landscape (Clovis, CA), in an amount not to exceed \$1,862,725 annually, for Landscape Assessment District (LAD) Landscaping Services and Authorization for the City Manager to execute the professional services agreement.

RECOMMENDATION:

Recommendation: That City Council Award a contract to Clean Cut Landscape Management for landscaping services at the 43 Landscape Assessment Districts (LADs) and Community Facility Districts (CFDs) within the City of Hanford in an amount not to exceed \$1,862,725 annually and authorize the City Manager to execute the professional services agreement.

Recommended Motion: I motion to Award a contract to Clean Cut Landscape Management for landscaping services at the 43 Landscape Assessment Districts (LADs) and Community Facility Districts (CFDs) within the City of Hanford in an amount not to exceed \$1,862,725 annually and authorize City Manager to execute the professional services agreement.

BACKGROUND:

The City of Hanford established Landscape Assessment Districts (LADs) in accordance with the Landscaping and Lighting Act of 1972. Since 1990 the City of Hanford has established a total of 43 separate districts. Each of those districts has landscaping maintenance needs, and that service has been contracted to vendors. The districts have been separated into four (4) geographic quadrants, spread around town.

The City released a Request for Proposals (RFP) through the online procurement system, BidNet (see attached RFP) on October 4, 2023, and closed on November 8, 2023. Three proposals were submitted from the following landscaping firms:

- E Lawns LLC - Mountain House CA
- Elite Maintenance & Tree Service - Clovis CA
- Clean Cut Landscape Management - Clovis CA

Proposal Evaluation Criteria

The proposal evaluation criteria consisted of the written proposals. The rating categories and maximum points are detailed in the table below and included within the RFP:

Evaluation Criteria	Maximum Points
Cost as Shown on the Proposal	30
Ability to Meet Service Requirements	20
Past Performance & Experience	20
Conformance to terms and conditions	10
Financial Stability	10
Other Related Information	10
Total	100

A three-person review panel consisting of city staff rated the proposals. The scoring and ranking of proposals are detailed in the table below:

Organization	Rater	1	2	3	Total	Rank
Clean Cut Landscape Management		92	92	89	184	1
E Lawns LLC		89	85	71	174	2
Elite Maintenance & Tree Service		86	81	77	167	3

Based on the scoring total, Clean Cut Landscape Management was selected as the best qualified and best suited to maintain the landscaping in the LADs.

Clean Cut Landscape Management has 38 years of experience maintaining properties for commercial entities, industrial manufacturers, and various municipalities and government agencies. For a detailed description of Clean Cut Landscape Management's scope of work, project schedule, and statement of qualifications, please see their attached written proposal.

FISCAL IMPACT:

The funding for the landscape services, and supporting utilities, comes from each of the individual district's assessments collected each year as part of the property taxes within the district. The service levels of each independent district will be adjusted to not exceed the funding available in each district.

The overall contract will not exceed \$1,862,725 per year for all four quadrants (quadrant 1 - \$464,309, quadrant 2 - \$372,779, quadrant 3 – \$654,962, quadrant 4 - \$370,675). In order to stay within incoming revenue, the costs will be less than this not to exceed the amount of \$1,862,725 and staff will solidify a minimum baseline in the final executed contract.

If approved, this contract will cover multiple fiscal years, an initial 3-year agreement and optional three one-year extensions potentially ending FY29. The first year will be prorated to align with the fiscal year FY24.

ATTACHMENTS:

1. Combined Clean
2. RFP 2024-05 LANDSCAPING SERVICES



CITY OF HANFORD REQUEST FOR PROPOSAL

RFP NO. 2024-05

LANDSCAPING SERVICES

SUBMITTAL DEADLINE

Wednesday November 8, 2023

AT OR BEFORE 2PM LOCAL TIME

Release Date October 4, 2023

I. INTRODUCTION

A. INFORMATION

The City of Hanford is soliciting proposals from experienced companies to provide qualified and prescreen workers and supervision to provide landscaping services at several Landscape Assessment District (LAD)/ Community Funded Districts (CFD) within the City of Hanford. There will be four (4) independent contracts drawn up, one (1) per quadrant. Companies are encouraged to submit proposals for all sections they would like to provide services to. Each quadrant will be awarded independently.

B. CITY OF HANFORD BACKGROUND

Hanford is located West of State Highway 99 and along State Highway 198. The City's population is approximately 60,000. The incorporated area covers approximately 17 square miles. Hanford is the county seat of Kings County, located in the heart of California's San Joaquin Valley between Stockton and Los Angeles. Agriculture is the predominant land use surrounding Hanford and is the leading contributor to the City's economy. Hanford continues to exhibit a strong small-town character and takes pride in its vibrant downtown which has remained the focal point and geographic center of the City.

C. PURPOSE, OBJECTIVE AND SERVICES PROVIDED

Based upon the criteria in the submitted proposals and subsequent interviews/presentations (if any), the selection committee will select the most qualified firm and attempt to negotiate an agreement. If such negotiations are not successful, the City may negotiate with the next most qualified respondent.

D. TIMELINE OF EVENTS

<u>Event</u>	<u>Date of Event</u>
RFP Available to the public	10/4/2023
Informational Proposal Conference @ 0:00 p.m.	No Proposal Conference
Deadline for questions	11/1/2023
Proposal submittal deadline: due no later than 2:00 p.m.	11/8/2023
Interviews/Presentations with short-listed firms possibly March 9-13 and/or	TBD
Negotiation with top ranked firm	TBD
Award of Contract @ City Council Meeting	TBD
Contract Begins	TBD

II. SCOPE OF WORK

A. PROJECT GENERAL DESCRIPTION

The City of Hanford is looking for a vendor to provide qualified and prescreen workers and supervision to provide landscaping services at 43 current LAD/CFDs and any additional LAD/CFDs that come online during the contract duration. The services could include turf care, tree care, planter bed

maintenance, plant care, irrigation system maintenance repairs, weed abatement, and related duties. See Exhibit “A” for a detailed scope of service to be provided under these agreements.

The detailed scope of services for this engagement is outlined in the attached Exhibit “A” (“Scope of Services”). The primary objective is to provide the City Of Hanford landscaping services at various locations.

B. SITE LIST

See Exhibit “B.” It contains 4 quadrant lists with the individual districts to be included within the quadrants. Each list contains the approximate size of each individual district to aid in the proposals. See Exhibit “C” for maps of the individual districts for reference when assembling the proposals.

C. TERM OF CONTRACT

This Contract shall be in effect for an initial term of three Fiscal years from the date of the Notice to Proceed. The Contract may be extended, with the mutual written consent of both parties, for up to three (3) additional one (1) year terms with price increases/decreases in accordance with the provisions set forth herein, all other terms and conditions specified herein remaining the same. If either the City or Contractor elects not to extend the Contract, or upon expiration of the final one-year extension term, the Contractor shall aid the City in continuing, uninterrupted, the requirements of the Contract, by continuing to perform on a temporary basis, when specifically requested to do so in writing by the Manager, on a month-to-month basis not to exceed twelve months. Such continuance shall be subject to price increases/decreases in accordance with the provisions set forth herein, and all other terms and conditions remaining the same as if the Contract had been extended for such a temporary period by an amendment hereto. Exact dates will be negotiated once the vendor(s) are awarded the agreement. The contract ending date will align with the ending of the City’s fiscal cycle (June 30).

III. PROPOSAL CONTENT AND FORMAT REQUIREMENTS

This Request for Proposals is being issued by the City of Hanford Purchasing Division. Any revisions to the Request for Proposals will be issued and distributed as addenda. Unless otherwise directed, all communications regarding this Request for Proposals should be directed via City’s online proposal website <https://www.bidnetdirect.com> through the questions and answers tab. If that fails potential proposers may contact the Purchasing Agent via email at purchasing@cityofhanfordca.com or phone (559) 585-2152.

Proposer response to include all forms provided or information requested or required by the scope of work or specifications, (uploaded via Bidnet Website). You may address general questions regarding this project in the Q & A portal on Bidnet Website.

The City will not accept responsibility for incomplete proposal packages or missing addenda. It is the proposer(s) responsibility to monitor Bidnet Website for release of any addenda prior to submission to make certain the proposal package is complete and all required addenda are included. Addenda information (if any) will be available via Bidnet Website. All official information and guidance will be provided as part of this solicitation or written addenda. Addenda, if issued by the Agency, will be transmitted via Bidnet Website. Addenda must be digitally acknowledged through Bidnet Website (if applicable) in addition to a printed and signed version submitted with the proposal. If addenda are not signed and submitted with the proposal response, the proposal may be deemed nonresponsive and rejected.

The procedure to enable download and upload of documents at City's Bidnet Website, copy and paste the provided URL link <https://www.bidnetdirect.com/california/cityofhanford> into your internet browser to visit the City of Hanford proposal online website. Click the Register Now and as the process begins, select California Purchasing Group, Limited Package (no fee required), enter your basic company information, Advance Profile select (not now); after registration completion, anticipate a Bidnet email notice to activate your company's newly registered account. If further assistance is needed, contact Bidnet Vendor Support at 1-800-835-4603, Option 2 to receive assistance for all issues and questions.

Respondents are requested to organize their proposal into sections with tabs corresponding to the listed selection criteria as follows. You must provide responses in the same sequence as below. A screening committee will evaluate the completeness of the response to the RFP.

A. GENERAL INFORMATION

1. Firm name, address, telephone number, fax number and email address.
2. Account Representative or other person to contact for clarification of any item contained in the proposal. Include telephone number, fax number and email address if different from above.
3. Specify type of organization (individual, partnership or corporation) and if applicable indicate whether you are:
 - a. Small Business.
 - b. Disadvantaged Business.
 - c. Minority and/or Women-Owned Business.
4. Provide your Federal Tax ID Number and if available, your City of Hanford Business Tax Certificate Number (A City of Hanford Business Tax ID Number is not required to submit a proposal, however it must be obtained prior to any contract signing).
5. Names of company's owners / officers.
6. Personnel of the Proposer's Firm must be identified in the proposal with their background and the firm must give assurances of continuity of its personnel. A contact person needs to be identified.
7. Provide surety information for all sureties – General and Automobile Liability, E/O and Worker's Compensation.
8. References and Referrals – Minimum of three (3) current or former clients within the Central Valley or California (if possible), including their name, title, address, email, phone, and types of work completed and corresponding data.

B. PROPOSED PROJECT APPROACH

Summarize your approach and understanding of the project and any special considerations of which the City of Hanford should be aware. Indicate clearly, the levels of participation you will expect from City of Hanford staff in the fulfillment of the contract. The contents of this section shall be determined by the proposer, but should demonstrate an understanding of the special characteristics of the project. This section shall outline the proposed approach to the project. This approach or scope of work shall consist of:

1. Phases

2. Objective(s)
3. Task(s) and brief description
4. Work products
5. Meeting(s)
6. Timeline
7. Completion date

Exceptions to the requirements of the RFP should be clearly delineated in this section.

In addition, you are invited to include a maximum of two (2) pages of information not included, nor requested in this RFP, if you feel it may be useful and applicable to this project.

The information in this section will aid the City in the refinement of the scope of work during contract negotiations.

C. STAFF QUALIFICATIONS

Describe the qualifications of all key members of the project team to be assigned to this project by providing resumes/experience summaries describing their education, credentials, experience, and their proposed roles for this contract. The project manager shall be identified and will not be removed from the project without prior written authorization from the City. All proposed sub-consultants and their tasks in the project shall be identified. Note: Consultant may not substitute any member of the project team without prior written approval of the City.

If your firm intends to subcontract any of the services required under this RFP it must be discussed in this section. Detailed information for each subcontractor must be provided. No work may be subcontracted, nor assigned, without prior written approval of the City of Hanford. This section should demonstrate the qualifications of all subcontractors' professional personnel to be assigned to this project by providing resumes/experience summaries describing their education, credentials, related experience and their proposed roles for this contract.

D. RELATED EXPERIENCE

Include descriptive information concerning the experience of the firm. Include information about previous projects that might be comparable, including the size and type of projects and the scope of services provided. Provide references for a minimum of three (3) most comparable projects for which your firm has provided, or currently is providing similar services. Include information about previous projects which are similar in nature, delivery method, budget variance and any other appropriate information. Substantial weight is given to a firm's ability to deliver projects on budget. Please demonstrate the firm's ability to meet this goal. Provide the following for review and consideration by the screening committee:

Indicate for each of these projects:

- ☐ Name of project and project location
- ☐ Brief description (type of services, functional components, special design considerations)
- ☐ Name of owner
- ☐ Name of owner's contact person and telephone number (contact person, who, at the time of RFP submittal, will be employed by the owner)
- ☐ Your firm's specific involvement (i.e., project manager, sub-consultant, etc.)
- ☐ The proposal cost vs. cost estimate
- ☐ Status of completion

E. PROPOSED PRICING

Proposed must include any and all information about pricing in their proposals. Although the City will base its selection upon a consideration of all factors, pricing information is required in order for the City to ensure that it is receiving the requested services or work at a fair and reasonable price. Failure to include pricing information in a proposal may result in a rejection of proposal as non-responsive.

F. PROPOSED FFE STRUCTURE AND SCHEDULES

Provide proposed fees and cost information and recommend a budget plan for all services to be provided in the following format:

Proposers should review the requirements of this RFP and address all services in this fee schedule that might reasonably be expected to support the project. Indicate how the City will be invoiced for services, i.e., unit or hourly costs. This information should be detailed and broken down by type of service and units of work or other applicable measure (for example, staff hours at a certain rate). Proposers should endeavor to provide a comprehensive, fee schedule, as the City will not include compensation in the contract for items not addressed.

Include a total cost to provide services, based on the consultant's fee schedule and the scope of work as outlined in this RFP. The actual scope of services and fees included in the contract may be negotiated and may vary to satisfy the City's actual needs. Proposers re responsible for ensuring Failure to properly calculate costs or include additional costs will not be a basis for re-negotiation of the compensation for the winning bid. Proposals must include a 60-day price guarantee.

G. CONFLICT OF INTEREST

Disclose any financial, business or other relationship with the City or any member of the City staff that may have an impact on the outcome of the project. List current clients who may have a financial interest in the outcome of the project.

IV. CONSULTANT SELECTION PROCEDURE

A. CRITERIA AND WEIGHT OF CRITERIA

Selection of the successful proposal shall be generally based on the information provided by the Consultants in response to the Request for Proposals. The process for selection shall occur in the following sequence:

1. Review Proposals.
2. Establish a "short list" of three or more firms.
3. Interviews, if necessary.
4. Identify best qualified firm.
5. Determine which, if any, alternates will be selected, and negotiate a fee.
6. Award contract.

The Evaluation Committee consisting of knowledgeable members and formed at the sole discretion of the city will address the following criteria in evaluation of proposals in order to gauge the ability of a Consultant to perform the contract as specified. The same general criteria will be used to judge both the proposal and the presentation, should the City choose to conduct interviews with prospective firms. Prior to the award of contract, the City must be assured that the proposer selected has all of the resources required to successfully perform under the contract. This includes, but is not limited to, personnel with the skills required, equipment/materials and financial resources sufficient to provide services called for under this contract. If, during the evaluation process, the City is unable to assure itself of the proposer's ability to perform under the contract, if awarded, the City has the option of requesting from the proposer, any information that the City deems necessary to determine the proposer's capabilities. If such information is required, the proposer will be notified and will be permitted seven (7) working days to submit the requested information.

Selection will not be based on the lowest priced proposal, but will be based on the following criteria:

1. Cost as shown on the proposal form. 30 points.
2. Ability to meet the stated service requirements. 20 points.
3. Past Performance and Experience based on References and Experience shown on the application. 20 points.
4. Conformance to the terms and conditions of the RFP. 10 points.
5. Financial Stability based on information provided in the Statement of Qualifications. 10 points.
6. Other related information. 10 points.

B. BACKGROUND CHECK

The City reserves the right to conduct a background inquiry of each proposer which may include the collection of appropriate criminal history information, contractual and business associations and practices, employment histories and reputation in the business community. By submitting a proposal to the City, the proposer consents to such an inquiry and agrees to make available to the City such books and records as the City deems necessary to conduct the inquiry.

C. AWARD OF CONTRACT

The successful firm will be required to execute a contract with the City of Hanford. A Draft Agreement has been included in this RFP to alert proposers to the provisions generally found in City contracts. The Draft Agreement may be altered from the enclosed form at the discretion of the City and without notice to consultant prior to award of contract. The City does not guarantee that the Final Agreement will duplicate the enclosed Draft Agreement.

V. EXAMINATION OF ENTIRE RFP REQUIREMENTS

Before submitting a proposal, Proposers must satisfy themselves by personal examination of the proposal requirements and other contract documents, and by any other means as they may believe necessary, as to the actual conditions, requirements, and difficulties under which the work must be performed and to verify any representations made by the City of Hanford; has carefully examined and is thoroughly familiar with the requirements stated and further understands that the City will not be responsible for any errors or omissions on the part the proposer.

The submission of a proposal shall be considered conclusive evidence that the Proposer has carefully investigated all conditions that affect or may at some future date affect the performance of services covered by this solicitation, and is satisfied as to the character, quality, and quantities of work to be performed and as to the requirements of the proposal. Submission of a proposal shall also be evidence that the proposer is familiar with directives that in any way affect prosecution of the work or persons engaged or employed in the work.

No proposer shall at any time after submission of a proposal make any claim or assertion that there was any misunderstanding or lack of information regarding the nature or amount of work necessary for satisfactory performance under the contract. If the proposer receives an award as a result of this Request for Proposals, failure to have made such investigations and examinations will in no way relieve the proposer from its obligations to comply in every detail with all provisions and requirements of the contract documents, nor will a plea of ignorance of such conditions and requirements be accepted as a basis for claim whatsoever by the proposer for additional compensation. Any errors, omissions, or discrepancies found in the specifications or other contract documents shall be called to the attention of the City and clarified prior to the submission of proposals. Should the proposer feel there has been a supplemental or oral modification, it shall be his responsibility to verify said modification in writing prior to submission of the proposal. The contents of the proposal of the successful proposer shall become contractual obligations if procurement action ensues. Failure to accept these obligations in a contractual agreement shall result in cancellation of award.

A. WITHDRAWAL OF PROPOSALS

Any proposal may be withdrawn at any time prior to the time fixed in the public notice for the receipt of proposals, only by written request for the withdrawal of the proposal filed with the Purchasing Division. The request shall be executed by the proposer or his duly authorized representative. The withdrawal of a proposal does not prejudice the right of the proposer to file a new proposal. No proposal may be withdrawn after the time fixed in the public notice for the receipt of proposals.

B. REJECTION OF PROPOSALS

The City of Hanford reserves the right to reject any or all proposals; to waive any requirements, both the City's and those proposed by the consultant; to waive any irregularities or informalities in any proposal or the RFP process when it is in the best interest of the City to do so; to negotiate for the modification of any proposal with mutual consent of the proposer; to re-advertise for proposals, if desired; to sit and act as sole judge of the merit and qualifications of the service offered and; to evaluate in its absolute discretion, the proposal of each consultant, so as to select the consultant which best serves the requirements of the City, thus ensuring that the best interest of the City will be served. Proposer's past performance and the City's assurance that each proposer will provide service as proposed will be taken into consideration when proposals are being evaluated.

The City may make such investigation as it deems necessary to determine the ability of a proposer to furnish the required services, and the proposer will furnish to the City all such information and data for this purpose as the City may request. The City reserves the right to reject any proposal if the evidence submitted by, or investigation of, such proposer fails to satisfy the City that such proposer is properly qualified to carry out the obligations of a contract and to deliver the services contemplated herein or; the proposal of any proposer who has previously failed to perform properly, or complete on time,

contracts of a similar nature. Any material misrepresentation or material falsification of information provided to the City in the proposer's proposal submission, or at any point in the proposal evaluation process, including any interview conducted, is grounds for rejection of the proposal. In the event that the misrepresentation or falsification is not discovered until after any agreement is awarded, the agreement may be terminated at that time. A determination as to whether a misrepresentation or falsification of the proposal submission is material shall be made solely in the exercise of the City's sound discretion. The City expressly reserves the right to reject the proposal of any proposer who is in default on the payment of taxes, licenses or other money due to the City of Hanford.

C. EVALUATION/AWARD OF CONTRACT

Evaluation and selection of proposals will be based on the information called for in this RFP. Brochures or other promotional presentations beyond that sufficient to submit a complete and effective proposal are not desired. Elaborate artwork, expensive paper or binders, and expensive visuals are not necessary. Proposals will be evaluated by a Selection Committee. The City reserves the right to make the selection of a proposer based on any or all factors of value, whether quantitatively identifiable or not, including, but not limited to, the anticipated initiative and ability of the proposer to perform the services set forth herein.

The award, if made, will be made tentatively in accordance with the Timeline of Events included in this solicitation. Proposer agrees and so stipulates in submitting this proposal, as though stated therein, and in any subsequent award of contract that:

1. Proposer is an independent contractor, not an employee, agent, or officer of the City.
2. Contract, should it be awarded, shall be interpreted, construed, and given effect in all respects according to the laws of the State of California.
3. Should the proposer be awarded the contract, the proposer shall not assign the contract, or any part thereof, or any money due or to become due thereunder, without prior consent of the City.
4. Proposer shall indemnify and hold harmless the City, its officers, officials, employees, and agents from and against all claims, damages, losses, and expenses caused in whole or in part by any negligent act or omission of the proposer, its consultants, subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, except where caused by the active negligence, sole negligence, or willful misconduct by the City.
5. Proposer shall hold the City harmless from liability of any nature or kind, including cost and expenses for infringement or use of any copyrighted composition, secret process, patented or unpatented invention, article or appliance furnished or used in connection with the contract.
6. Proposer warrants that no gratuities, in the form of gifts, entertainment, or otherwise, were offered or given by the proposer, to any officer or employee of the City with a view toward securing the contract or securing favorable treatment with respect to any determination concerning the performance of the contract. For breach or violation of this warranty, the City shall have the right to terminate the contract, either in whole or in part. The rights and remedies of the City provided in this clause shall not be exclusive and are in addition to any other rights and remedies provided by law or under the contract.

VI. GENERAL CONDITIONS

A. IMPORTANT NOTICE

The City of Hanford will not be responsible for oral interpretations given by any City employee, representative, or others. Proposers are cautioned that any statements made that materially change any portion of the proposal documents shall not be relied upon unless subsequently ratified by a formal written amendment to the proposal document. The issuance of a written addendum is the only official method whereby interpretation, clarification, or additional information can be given. If any addenda are issued to this Request for Proposals, the City will attempt to notify all prospective consultants who have secured same. However, it will be the responsibility of each consultant, prior to submitting their proposal, to contact the Purchasing Division, located at 559-585-2152 or via online web portal BidNet Direct under the solicitation to determine if addendums were issued and to make such addendum a part of the proposal.

B. LOCAL VENDOR EXPERIENCE

Local Vendor Experience City (Ord 2.48.070): In an effort to encourage local businesses to provide goods and services to the City, Council has enacted a Local Vendor Experience policy. The Local Vendor Experienced policy will apply to any business that has a fixed business address within Hanford City limits. A Post Office Box will not be accepted as a business address. The City reserves the right to request proof of City of Hanford address.

C. CONTRACTING AGENCY

The contract resulting from this Request for Proposals will be administered by the City of Hanford Finance Department, Purchasing Division.

D. LEGAL RESPONSIBILITIES

All proposals must be submitted, filed, made, and executed in accordance with State of California and Federal laws relating to proposals for contracts of this nature whether the same or expressly referred to herein or not. By submitting a proposal, Consultant certifies that he or she will comply with all Federal, State and Local laws and requirements, including but not limited to Equal Employment Opportunity, Disadvantaged Business Enterprise, Labor Protection and other laws and regulations applicable to contracts utilizing Federal funds.

E. PERMITS AND LICENSES

1. Business and Tax Certificate, possession of a City of Hanford Business Tax Certificate is not required to submit a proposal in response to this invitation. However, Consultant shall be required to possess, at their own expense, a valid and current City of Hanford Business Tax Certificate, prior to commencing work. Fee is based on gross receipts for all business transactions in the City of Hanford. For additional information, contact the City of Hanford Finance at (559) 585-2506.
2. Professional Licenses, consultant is to be licensed in accordance with the California Business and Professions Code and is to possess current professional registration and be licensed to perform work in the State of California.
3. Permits, consultant shall be required to obtain and maintain at their own expense, any and all permits, licenses and certifications issued by any federal, state or local governmental agency, pertaining to, and necessary for providing the services required in this Request for Proposals.

F. INDEMNIFICATION AND INSURANCE

As respects acts, errors, or omissions in the performance of services, contractor agrees to indemnify and hold harmless City, its elected and appointed officers, employees, and City designated volunteers from and against any and all claims, demands, losses, defense costs, liability or consequential damages arising directly out of contractor's negligent acts, errors or omissions in the performance of their services under the terms of this Agreement; except to the extent those that arise out of the negligence of City.

City agrees to indemnify and hold harmless contractor, its officers, employees, and designated volunteers from and against any and all losses, defense costs, liability or consequential damages to the extent arising out of City's negligent acts, errors or omissions in the performance of this Agreement.

As respects all acts or omissions which do not arise directly out of the performance of services, including but not limited to those acts or omissions normally covered by general and automobile liability insurance, contractor agrees to indemnify, defend (at City's option), and hold harmless City, its elected and appointed officers, agents, employees, representatives, and volunteers from and against any and all claims, demands, defense costs, liability, or consequential damages of any kind or nature arising out of or in connection with contractor's (or contractor's subcontractors, if any) performance or failure to perform, under the terms of this Agreement; except to the extent those which arise out of the negligence of City.

Without limiting City's right to indemnification, it is agreed that contractor shall secure prior to commencing any activities under this Agreement, and maintain during the term of this Agreement, insurance coverage as follows:

1. Workers' Compensation Insurance as required by the State of California with Statutory Limits, and Employer's Liability Insurance with a limit of no less than One Million Dollars (\$1,000,000) per accident for bodily injury or disease.
2. Commercial General Liability Insurance with a combined single limit of not less than Two Million Dollars (\$2,000,000) per occurrence and a general aggregate limit of no less than Four Million Dollars (\$4,000,000). Such insurance shall include coverage for Premises and Operations, Contractual Liability, Personal Injury Liability, Products and Completed Operations Liability, Broad Form Property Damage (if applicable), Independent contractor's Liability (if applicable).
3. Consultant will maintain Professional Liability Insurance coverage, in an amount not less than TWO Million Dollars (\$2,000,000) per occurrence or claim and a general aggregate limit of no less than Two Million (\$2,000,000).
4. Comprehensive Automobile Liability coverage with a combined single limit of not less than One Million Dollars (\$1,000,000) per accident for bodily injury and property damage. Such insurance shall include coverage for owned, hired, and non-owned automobiles and shall be provided by a business automobile policy.

Each insurance policy required by this Agreement shall contain the following clause:

"This insurance shall not be canceled, limited in scope or coverage, or non-renewed until after thirty (30) days prior written notice has been given to the City Finance, City of Hanford, 319 Douty St Hanford CA 93230, with the exception of cancellation for non-payment of premium, in which case ten (10) days' notice shall be given"

In addition, the Commercial general liability and comprehensive automobile liability policies required by this Agreement shall contain the following clauses:

“It is agreed that any insurance maintained by the City of Hanford shall apply in excess of and not contribute with insurance provided by this policy.”

“The City of Hanford, its officers, agents, employees, representatives and volunteers are added as additional insureds as respects operations and activities of, or on behalf of the named insured, performed under contract with the City of Hanford.”

The successful bidder shall maintain the insurance for the life of the contract. Endorsements are to be received and approved by the City before work commences. Should contractor cease to have insurance as required during any time, all work by contractor pursuant to this agreement shall cease until insurance acceptable to the City is provided.

G. ASSIGNMENT OF CONTRACT

No assignment by the vendor of the contract or any part hereof, or of funds to be received there under, will be binding upon the City unless such assignment had prior written approval and consent of the City. In the event the City gives such consent, the terms and conditions of the agreement shall apply to and bind the party or parties to whom such work is assigned, sublet or transferred.

H. RIGHT TO REQUIRE PERFORMANCE

The failure of the City at any time to require performance by the proposer of any provisions hereof shall in no way affect the right of the City thereafter to enforce the same. Nor shall waiver by the City of any breach of any provision hereof be taken or held to be waiver of any succeeding breach of such provision or as a waiver of any provision itself.

I. ETHICS IN PUBLIC CONTRACTING

Each proposer, by submitting a proposal, certifies that it is not a party to any collusive action or any action that may be in violation of the Sherman Antitrust Act by submitting a proposal, the proposer certifies that its proposal was made without fraud; that it has not offered or received any kickbacks or inducements from any other proposer in connection with the request for proposal; and that it has not conferred on any public employee, public member or public official having responsibility for this procurement transaction, any payment, loan, subscription, advance, deposit of money, services, or anything of more than nominal value. The proposer further certifies that no relationship exists between itself and the City or another person or organization that interferes with fair competition or constitutes a conflict of interest with respect to a contract with the City of Hanford.

Prior to the award of any contract, the potential consultant may be required to certify in writing to the Purchasing Division that no relationship exists between the proposer and any City employee, officer, official or agent that interferes with fair competition or is a conflict of interest with respect to a contract with the City of Hanford.

More than one proposal from an individual, firm, partnership, corporation or association under the same or different names may be rejected. Reasonable grounds for believing that a proposer has interest in more than one proposal for the work solicited may result in rejection of all proposals in which the proposer is believed to have an interest.

J. RUSSIAN SANCTIONS EXECUTIVE ORDER N-6-22

Notice to all City Contractors, Suppliers and Grantees (Potential and Existing)

On March 4, 2022, Governor Gavin Newsom issued Executive Order N-6-22 (EO) regarding sanctions in response to Russian aggression in Ukraine. The EO is located at (<https://www.gov.ca.gov/wp-content/uploads/2022/03/3.4.22-Russia-Ukraine-Executive-Order.pdf>).

Under the EO, compliance is required with all economic sanctions imposed by the U.S. government in response to Russia's actions in Ukraine, as well as any sanctions imposed under state law. To the fullest extent under the law, the City of Hanford will engage all measures to comply with the sanctions and the EO, including:

1. Refraining from entering into new contracts with prohibited individuals or entities while the sanctions are in effect.
2. Desisting from making new investments in, or engaging in financial transactions with, Russian entities, and from transferring technology to Russia or Russian entities.
3. Endeavoring to support the government, people, and businesses of Ukraine where possible.

As a City contractor, supplier, or grantee, compliance with the economic sanctions imposed in response to Russia's actions in Ukraine is required, including with respect to, but not limited to, the federal executive orders identified in the EO and the sanctions identified on the U.S. Department of the Treasury website (<https://home.treasury.gov/policy-issues/financial-sanctions/sanctions-programs-and-country-information/ukraine-russia-related-sanctions>). Failure to comply may result in the termination of the subject contract or grant, as applicable.

K. EQUAL EMPLOYMENT OPPORTUNITY

During the performance of the contract, proposer agrees to the following:

1. Proposer shall comply with all the requirements, when applicable, of the California Fair Employment Practice Commission and provisions of, when applicable, all Federal, State of California, County of Kings and City of Hanford laws and ordinances related to employment practices.
2. Proposer shall not discriminate against any employee or applicant for employment on the basis of race, religion, color, gender, age, handicap, national origin or ancestry, except when such a condition is a bona fide occupational qualification reasonably necessary for the normal operations of the proposer. The proposer agrees to post in conspicuous places, visible to the employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
3. Proposer, in all solicitations or advertisements for employees, placed by, or on behalf of the proposer, shall state that proposer is an Equal Opportunity Employer.

L. VENUE

Any contract resulting from this solicitation shall be governed by, and construed in accordance with, the laws of the State of California. Venue for any litigation arising out of the contract will be vested in Kings County, California.

M. PROTEST PROCEDURES

Any proposer, or contractor who is allegedly aggrieved in connection with the solicitation or award of a contract may protest. Proposers are to be advised that protests of the process, terms, conditions or any other aspect of the solicitation, must be made prior to the proposal due date. Proposers may not protest the contents of the specifications of the proposal nor the award based on the use of the Local Vendor Experience. Protests must be transmitted by facsimile, email or by mail to the attention of the Purchasing Manager.

Protest of the award must be made immediately, and in no event later than five working days after the close of proposal due date and time. All protests must include the following information:

1. The name, address, telephone number and email address of the protestor.
2. The signature of the protestor or protestor's representative.
3. The solicitation or Proposal number.
4. A detailed statement of the legal and/or factual grounds of the protest and all documentation supporting the proposer's position at the time of the initial protest.
5. The form of relief requested.

The Purchasing Manager or designee shall respond in writing within five working days to the protestor. If the protestor wishes to appeal the decision rendered by the Purchasing Manager, such appeal must be made in writing to the City Manager within five (5) working days of the Purchasing Manager's response. If the protestor wishes to appeal the decision rendered by the City Manager, such appeal must be made in writing to the City Council within five (5) working days of the City manager's response. Protestors must contact the Clerk of the City of Hanford to be scheduled on the City Council Agenda for the very next available meeting. All information submitted to the City Council must be presented to the Purchasing Division five (5) working days prior to the City Council meeting.

N. PROPRIETARY INFORMATION

The proposals received shall become the property of the City of Hanford and are subject to public disclosure. Proposal prices and information submitted by proposers will be made available to proposers after City Council has approved award of contract. Proposers are to indicate any restrictions on the use of data contained in their responses. Those parts of a proposal which are defined by the proposer as business or trade secrets, as that term is defined in California Government Code, Section 6254.7, and are reasonably marked as "Trade Secrets", "Confidential" or "Proprietary" shall only be disclosed to the public if such disclosure is required or permitted under the California Public Records Act or otherwise by law. Proposers who indiscriminately and without justification identify most, or all, of their proposal as exempt from disclosure may be deemed non-responsive.

O. INCURRING COSTS

The City of Hanford is not liable for any cost incurred by proposers in responding to this Request for Proposals.

P. FIREARMS PROHIBITED

Guns may not be carried by contractors/vendors/consultants while working on City of Hanford premises without the expressed written approval of a City of Hanford Department Head, or an exemption in the contract. If a contractor/vendor/consultant is caught carrying a gun, without City permission, their contract will be terminated.

VII. ATTACHMENTS

Forms/Attachments required to be submitted with proposal.

NON-COLLUSION AFFIDAVIT

WORKERS' COMPENSATION INSURANCE CERTIFICATE

EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE CERTIFICATE
(EXECUTIVE ORDER 11246)

AMERICANS WITH DISABILITIES ACT COMPLIANCE CERTIFICATE

CITY OF HANFORD, CA OWNERSHIP DISCLOSURE FOR CONTRACTORS AND CONSULTANTS

STATE OF CALIFORNIA DRUG-FREE WORKPLACE CERTIFICATION STD.21 (REV.12-93)

SAMPLE AGREEMENT

EXHIBIT "A" SCOPE OF SERVICES

EXHIBIT "B" FOUR QUADRANTS

EXHIBIT "C" SITE MAPS

NON-COLLUSION AFFIDAVIT

(Submit with Proposal Attachment 1)

TO: THE CITY OF HANFORD

The undersigned, in submitting a proposal for performing the following work by contract, being duly sworn, deposes and says:

That he/she has not, either directly or indirectly, entered into any agreement, participate in any collusion, or otherwise taken any action in restraint of free competition in connection with such contract.

Work to be performed: **RFP No. 2024-05 LANDSCAPING SERVICES**

Proposer's Name: Clean Cut Landscape Management Inc.

Signature of Proposer: 

Title: President

Business Address: 1865 Herndon Ave. K636, Clovis, CA 93619

Place of Residence: 8406 N Armstrong, Clovis, CA 93619

State of California

County of _____

On this _____ day of _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature _____ (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of FRESNO)

On NOVEMBER 8, 2023 before me, ANASTASIA LINE, NOTARY PUBLIC
(insert name and title of the officer)

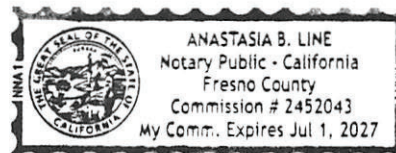
personally appeared KARRY WENDEL,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the
person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)



WORKERS' COMPENSATION INSURANCE CERTIFICATE

(Submit with Proposal Attachment 2)

STATE OF CALIFORNIA)
) ss
CITY OF HANFORD)

I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work under this contract.

Company: Clean Cut Landscape Management Inc.

Business Address: 1865 Herndon Ave K636, Clovis, CA 93619

Signature: 

Name of Signing Official: Karry Wendel

Title of Signing Official: President

Date: November 8, 2023

Company Seal:



EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE CERTIFICATE (EXECUTIVE ORDER 11246)

(Submit with Proposal Attachment 3)

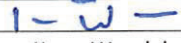
Equal Opportunity Clause

Unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Executive Orders 10925, 11114 or Section 204 of Executive Order 11246 of September 24, 1965, during the performance of each contract with the City of Hanford, the Proposer agrees as follows:

1. The proposer will not discriminate against any employee or applicant for employment because of race, color, religion, gender, national origin or political affiliation. The proposer will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, gender, national origin or political affiliation. Such action shall include, but not be limited to, the following: employment upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The proposer agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.
2. The proposer will, in all solicitations or advertisements for employees, placed by or on behalf of the proposer, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, gender, national origin or political affiliation.
3. The proposer will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer, advising the labor union or the workers' representative of the proposer commitments under Section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice on conspicuous places available to employees and applicants for employment.
4. The proposer will comply with all provisions of Executive Order 11246 of September 24, 1965, and the rules, regulations and relevancy orders of the Secretary of Labor.
5. The proposer will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations and relevant orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.
6. In the event of the proposer's non-compliance with the non-discrimination clauses of this subcontract or with any of such rules, regulations or orders, this subcontract may be canceled, terminated or suspended, in whole, or in part and the proposer may be declared ineligible for further government contracts in accordance with the procedures authorized in accordance with Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation or order of the Secretary of Labor, or otherwise provided by law.
7. The proposer will include the provisions of Paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The proposer will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for non-compliance. Provided, however, that in the event the proposer becomes involved in, or is threatened with litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the proposer may request the United States to enter into such litigation to protect the interest of the United States.

Company Name: Clean Cut Landscape Management Inc.

Business Address: 1865 Herndon Ave K636, Clovis, CA 93619

Signature: 

Name of Signing Official (type): Karry Wendel

Title of Signing Official (type): President

Date: November 8, 2023

(Seal)



AMERICANS WITH DISABILITIES ACT COMPLIANCE CERTIFICATE

(Submit with Proposal Attachment 4)

By submission of a bid, the BIDDER certifies it will comply with the Americans with Disabilities Act, 42 U.S.C., 12101 et. seq., and will maintain compliance throughout the life of this Contract. By commencing performance of the Contract work, the selected BIDDER certifies to the Americans with Disabilities Act compliance.

Company: Clean Cut Landscape Management Inc.

Business Address: 1865 Herndon Ave K636, Clovis, CA 93619

Signature: KW

Name of Signing Official (typed): Karry Wendel

Title of Signing Official (typed): President

Date: November 8, 2023

Company Seal:



**CITY OF HANFORD, CA OWNERSHIP DISCLOSURE FOR
CONTRACTORS AND CONSULTANTS**

(Submit with Proposal Attachment 5)

NAMES OF PRINCIPALS, PARTNERS, AND/OR TRUSTEES:

Firm Name: Clean Cut Landscape Management Inc.

Firm Address: 1865 Herndon Ave K636, Clovis, CA 93619

List the names of all principals, partners, and/or trustees. For corporations provide names of officers, directors and all stockholders owning more than 10% equity interest in corporation:

Karry Wendel, President (100% shareholder)

Mai Lee Vang, Secretary

Submitted by: Name Karry Wendel

Date November 8, 2023

**STATE OF CALIFORNIA DRUG-FREE WORKPLACE CERTIFICATION
STD.21 (REV.12-93)**

(Submit with Proposal Attachment 6)

I, the official named below, hereby swear that I am duly authorized legally to bind the contractor or grant recipient to the certification described below. I am fully aware that this certification, executed on the date below, is made under penalty of perjury under the laws of the State of California.

Contractor Proposer Firm Name: Clean Cut Landscape Management Inc.

Federal ID Number: 47-5090814

BY (Authorized Signature): 

Date Executed: November 8, 2023

Printed Name of Person Signing: Karry Wendel

Telephone Number (Including Area Code): (559) 322-2041

Title: President

Contractor/Proposer Firm's Mailing Address: 1865 Herndon Ave K636, Clovis, CA 93619

The contractor or grant recipient named above hereby certifies compliance with Government Code Section 8355 in matters relating to providing a drug-free workplace. The above named contractor or grant recipient will:

1. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations, as required by Government Code Section 8355(a).

2. Establish a Drug-Free Awareness Program as required by Government Code Section 8355(b), to inform employees about all of the following:

- (a) The dangers of drug abuse in the workplace,
- (b) The person's or organization's policy of maintaining a drug-free workplace,
- (c) Any available counseling, rehabilitation and employee assistance programs, and
- (d) Penalties that may be imposed upon employees for drug abuse violations.

3. Provide as required by Government Code Section 8355©, that every employee who works on the proposed contract or grant:

- (a) Will receive a copy of the company's drug-free workplace policy statement, and
- (b) Will agree to abide by the terms of the company's statement as a condition of employment on the contract or grant.

4. At the election of the contractor or grantee, from and after the "Date Executed" and until 11/8/2026 (NOT TO EXCEED 36 MONTHS), the state will regard this certificate as valid for all contracts or grants entered into between the contractor or grantee and this state agency without requiring the contractor or grantee to provide a new and individual certificate for each contract or grant. If the contractor or grantee elects to fill in the blank date, than the terms and conditions of this certificate shall have the same force, meaning effect and enforceability as if a certificate were separately, specifically, and individually provided for each contract or grant between the contractor or grantee and this state agency.

AGREEMENT FOR SERVICES

This Agreement for Services ("Agreement") is made and entered into this 8 day of November, 2023, by and between the City of Hanford, a municipal corporation ("City"), and Clean Cut Landscape MGMT ("Consultant").

RECITALS

A. Consultant represents to City that they are specially trained, experienced, licensed and competent to perform the services which will be required by this Agreement; and

B. Consultant represents to City that it possesses the skill, experience, ability, background, certification and knowledge to provide the services described in this Agreement on the terms and conditions described herein.

C. City desires to retain Consultant to render landscaping management services as set forth in this Agreement.

NOW THEREFORE, in consideration of the mutual covenants set forth herein for such other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties hereto agree as follows:

1. **Retention of Consultant.** Subject to the terms and conditions set forth herein, City retains Consultant to perform the services identified in this Agreement, as an independent contractor and Consultant hereby accepts this independent contractor appointment.

2. **Scope of Services and City Responsibilities.**

a. Consultant shall perform the services ("Services") and City shall have the responsibilities described on the attached Exhibit "A," which is incorporated herein by reference. To the maximum extent possible, the terms of the body of this Agreement and Exhibit "A" shall be interpreted so they are consistent; however, if there is a direct and irreconcilable conflict between the text of this Agreement and Exhibit "A", the former shall control.

b. Consultant shall correct any and all errors and/or omissions, which arise out of Consultant's negligence or intentional misconduct, in the performance of the Services and any documents resulting therefrom even though City has accepted said Services or documents. Consultant shall make such corrections upon City's request and at no cost or expense to City.

3. **Time of Performance.** Services shall be completed by the dates identified in the attached Exhibit "A."

4. **Compensation.** Compensation to be paid to Consultant shall be in accordance with the attached Exhibit "A." Payment by City under this Agreement shall not be deemed a waiver of errors, even if such errors were known to City at the time of payment.

5. **Method of Payment.** Consultant shall submit monthly billings to City describing the work performed during the preceding month. Consultant's bills shall include a brief description of the Services performed and the date the Services were performed the number of hours spent and by whom, and a description of any reimbursable expenditures. City shall pay Consultant no later than sixty (60) calendar days after the date of submittal of an invoice for completed tasks and approval of the invoice by City staff.

6. **Extra Work.** At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Services, but which are not included in Exhibit "A." Extra work will be performed on terms agreed upon by the parties. Consultant shall not perform, nor be compensated for Extra Work without written authorization from City.

7. **Termination.** This Agreement may be terminated by City immediately and without notice for cause or by City without cause upon ten (10) days' written notice of termination to Consultant. Upon termination, Consultant shall be entitled to compensation for Services performed up to the effective date of termination, unless this Agreement is terminated for cause, in which case, City may withhold compensation due Consultant in order to reimburse City for any losses, damages or expenses caused by Consultant's default under this Agreement.

8. **Ownership of Documents.** All plans, studies, documents and other writings and electronic disks containing drawings prepared by and for Consultant, its officers, employees, agents and subcontractors in the course of implementing this Agreement, except working notes and internal documents, shall become the property of City, and City shall have the sole right to use such materials in its discretion without further compensation to Consultant or to any other party. Consultant shall, at Consultant's expense, provide such reports, plans, studies, documents and other writings to City upon written request.

However, City's use of completed documents for other projects and/or the use of uncompleted documents without the written authorization of Consultant will be at City's sole risk. City shall, to the fullest extent permitted by law, indemnify and hold harmless the Consultant from all claims, damages, losses, and expenses, including attorney fees, arising out of or resulting from any unauthorized reuse of, or changes to the Project Documents not performed by the Consultant.

9. **Licensing of Intellectual Property.** This Agreement creates a non-exclusive and perpetual license for City to use, modify, reuse or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data, electronic or otherwise, recorded on computer diskettes which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). Consultant shall require all subcontractors to agree in writing that City is granted non-exclusive and perpetual license for any Documents & Data the subcontractor prepared under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. City shall not be limited in any way in its use of the Documents & Data at any time, provided that any such use not within the purpose intended by this Agreement shall be at City's sole risk. City shall, to the fullest extent permitted by law, indemnify and hold harmless the Consultant from all claims, damages, losses, and expenses, including attorney fees, arising out of or

resulting from any unauthorized reuse of or changes to the Project Documents not performed by the Consultant.

10. **Confidentiality.** All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the Services under this Agreement, nor shall such materials be disclosed to any person or entity not connected with the performance of the Services under this Agreement. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name, insignia, photographs, or the project for which Consultant's Services are rendered, or any publicity pertaining to the Consultant's Services under this Agreement in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent by City. Notwithstanding the foregoing, City acknowledges that the Consultant may want/need to include projects performed under this Agreement on proposals for similar work in the future. City hereby grants permission to list any projects performed under this agreement for marketing purposes; provided however, Consultant will not make any representations regarding City's satisfaction with Consultant's work product unless Consultant receives a written statement or evaluation from City.

11. **Equal Opportunity Employment.** Consultant represents that it is an equal opportunity employer and it shall not discriminate against any employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Consultant shall also comply with all relevant provisions of City's programs or guidelines currently in effect as identified and provided to Consultant by City.

12. **Insurance Requirements.**

a. Consultant, at Consultant's own cost and expense, shall procure and maintain, for the duration of this Agreement, the following insurance policies.

i. **Workers Compensation Coverage.** As required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury or disease.

ii. **Commercial General Liability (CGL) Coverage.** Insurance Services Office (ISO) Form CG 0001, including products and completed operations, with a limit of no less than TWO MILLION AND NO/100 DOLLARS (\$2,000,000) per occurrence for bodily injury, personal injury, and property damage, and a general aggregate limit of no less than FOUR MILLION AND NO/100 DOLLARS (\$4,000,000).

iii. **Automobile Liability Coverage.** ISO Form Number CA 0001 covering any auto (Code 1), or if Consultant has no owned autos, Code 8 (hired) and 9 (non-owned), with a limit no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury and property damage.

iv. Professional Liability Coverage. Consultant will maintain Professional Liability Insurance coverage, in an amount not less than TWO Million Dollars (\$2,000,000) per occurrence or claim and a general aggregate limit of no less than Two Million (\$2,000,000).

If Consultant maintains higher limits than the minimums shown above, City requires and shall be entitled to coverage for the higher limits maintained by Consultant.

Consultant's insurance policies shall be "occurrence" policies and not "claims-made."

Consultant may maintain an Umbrella policy in conjunction with the insurance policies referenced above. In such case, Consultant shall be deemed to have satisfied the insurance requirements of this contract as long as: (i) the coverage limits of the Umbrella policy and of the underlying liability policy(ies), when combined, satisfy each of the per occurrence and aggregate requirements identified in this section; and (ii) coverage under the Umbrella policy is as broad as and includes all incidents and events covered by the underlying insurance that it supplements.

b. Any deductibles or self-insured retentions must be declared to and approved by City. City may require Consultant to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. Alternatively, City may require Consultant to provide a financial guarantee satisfactory to City guaranteeing payment of losses and related investigations, claim administration, and defense expenses within the retention.

c. The policies are to contain, or be endorsed to contain, the following provisions:

i. City and its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL and automobile liability policies with respect to liability arising out of work or operations performed by or on behalf of Consultant including materials, parts, or equipment furnished in connection with such work or operations; products used by Consultant; or automobiles owned, leased, hired or borrowed by Consultant. General liability coverage can be provided in the form of an endorsement to Consultant's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10, CG 20 26, CG 20 33 or CG 20 38 and CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to City and its officers, officials, employees or volunteers.

ii. For any claims related to this contract, Consultant's insurance coverage shall be primary coverage at least as broad as ISO CG 20 01 04 13 as to City and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by City and/or its officers, officials, employees, or volunteers shall be in excess of Consultant's insurance and shall be non-contributory.

iii. Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to City.

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

Consultant shall furnish City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Consultant's obligation to provide them. City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

d. Consultant hereby grants to City and its officers, officials, employees, and volunteers a waiver of any right to subrogation which any insurer of Consultant may acquire against City and/or its officers, officials, employees, and volunteers by virtue of the payment of any loss under such insurance. Consultant agrees to obtain endorsements necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not City has received a waiver of subrogation endorsement from the insurer.

13. **Indemnification.** To the fullest extent allowable by law, Consultant agrees to indemnify, defend and hold harmless City and its officials, officers, employees, agents and volunteers from and against all claims, demands, actions, injuries, liabilities, losses, costs or damages, direct or indirect, and any and all attorneys' fees and other expenses which City or its officials, officers, employees, agents or volunteers may sustain or incur as a consequence of or are in any way related to Consultant's or its owners, directors, officers, managers, employees, agents and subcontractor's willful misconduct or negligent acts or omissions in the performance of the services and Consultants responsibilities and obligations to be performed under this agreement or its failure to perform or comply with any of its obligations or responsibilities contained in this agreement; excluding, however, such liability, claims, losses, damages or expenses arising from City's sole or active negligence or willful misconduct. This duty to indemnify, defend, and hold harmless shall survive the termination of this agreement.

14. **Independent Contractor Status.** It is understood and agreed that Consultant, in the performance of the Services to be performed pursuant to this Agreement, shall act as and be an independent contractor and shall not act as an agent or employee of City. Consultant shall obtain no retirement benefits or other benefits which accrue to City's employees and Consultant hereby expressly waives any claim it may have to any such rights. Nothing in this Agreement shall create or be construed as creating a partnership, joint venture or any other relationship between City and Consultant.

15. **Consultant's Books and Records.**

a. Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services, or expenditures and disbursements charged to City for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant under this Agreement.

b. Consultant shall maintain all documents and records that demonstrate performance under this Agreement for a minimum period of three (3) years, or for any longer period required by law, from the date of termination or completion of this Agreement.

c. Any records or documents required to be maintained pursuant to this Agreement shall be made available for inspection or audit, at any time during regular business hours, upon written request by City. Copies of such documents shall be provided to City for inspection at City offices.

d. Where City has reason to believe that such records or documents may be lost or discarded due to dissolution, disbandment or termination of Consultant's business, City may, by written request, require that custody of the records be given to City and that the records and documents be maintained in City offices. Access to such records and documents shall be granted to any party authorized by Consultant, Consultant's representatives, or Consultant's successor-in-interest.

16. **Interest of Consultant.** Consultant and its owners, members, or shareholders, as applicable, covenant and represent that they do not now have any investment or interest in real property and shall not acquire any interest, direct or indirect, in the area covered by this Agreement or any other source of income, interest in real property or investment which would be affected in any manner or degree by the performance of Consultant's Services hereunder. Consultant further covenants and represents that in the performance of the Services hereunder, to the best of its knowledge no person having any such interest shall perform any Services under this Agreement.

Consultant is not a designated employee within the meaning of the Political Reform Act because Consultant:

a. will conduct research and arrive at conclusions with respect to rendition of information, advice, recommendation or counsel independent of the control and direction of City or of any City official, other than normal agreement monitoring; and

b. possesses no authority with respect to any City decision beyond rendition of information, advice, recommendation or counsel. FPPC Reg. Sec. 18700, et seq.

17. **Professional Ability of Consultant.** City has relied upon Consultant's representations regarding its training and professional ability to perform the Services hereunder as a material inducement to enter into this Agreement. Consultant shall therefore provide properly skilled personnel to perform all Services under this Agreement. The primary provider of the Services called for by this Agreement shall be Juan Ordaz who shall not be replaced without the written consent of City. All work performed by Consultant under this Agreement shall be in accordance with the applicable professional standard of care and shall meet the local professional standard of quality ordinarily to be expected of competent persons in Consultant's field of expertise working in Kings County.

18. **Compliance with Laws.** Consultant shall use the proper standard of care in performing the Services and shall comply with all applicable federal, state and local laws, codes, ordinances and regulations in effect at the time the agreement is executed. In addition, if the request for proposal to provide services which are the subject of this Agreement cited any federal or state financial assistance involved in the project for which the Services are provided, the Consultant shall perform all services in accordance with all applicable federal and state laws, rates and regulations in effect at the time the agreement is executed.

19. **Licenses.** Consultant represents and warrants to City that it has all licenses, permits, qualifications, and insurance which are legally required of Consultant to lawfully and competently perform the Services. Consultant represents and warrants to City that Consultant shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement, any licenses, permits, and insurance which are legally required of Consultant to lawfully and competently perform the Services. Consultant shall maintain a City of Hanford business license.

20. **Assignment and Subcontracting.** The parties recognize that a substantial inducement to City for entering into this Agreement is the reputation, experience and competence of Consultant. Assignments of any or all rights, duties or obligations of the Consultant under this Agreement will be permitted only with the express written consent of City, which will not be unreasonably withheld. Consultant shall not subcontract any portion of the Services to be performed under this Agreement without the express written consent of City, which will not be unreasonably withheld. If City consents to such subcontract, Consultant shall be fully responsible to City for all acts or omissions of the subcontractor. Nothing in this Agreement shall: (i) create any contractual relationship between City and subcontractor; (ii) create any obligation on the part of City to pay or to see to the payment of any monies due to any such subcontractor; (iii) or relieve Consultant of any of its obligations and responsibilities under this Agreement.

21. **Attorneys' Fees.** If an action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, costs and necessary disbursements in addition to any other reasonable relief to which he may be entitled. With respect to any suit, action or proceeding arising out of or related to this Agreement, or the documentation related hereto, the parties hereby submit to the jurisdiction and venue of the Superior Court for the County of Kings, State of California for any proceeding arising hereunder.

22. **Sole and Only Agreement.** This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the matters set forth herein and contains all of the covenants and agreements between the parties regarding said matters. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or in writing, have been made by any party or anyone acting on behalf of any party which are not embodied in this Agreement and no other agreement, statement or promise shall be valid or binding.

23. **Invalidity.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.

24. **Amendment.** No change, amendment or modification of this Agreement shall be valid unless the same be in writing and signed by the parties hereto.

25. **Governing Law.** This Agreement shall be construed and governed pursuant to the laws of the State of California.

26. **Waiver.** Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision under this Agreement.

27. **Mediation.** The parties agree to make a good faith attempt to resolve any disputes arising out of this Agreement through mediation prior to commencing litigation. The parties shall mutually agree upon the mediator and shall divide the costs of mediation equally. If the parties are unable to agree upon a mediator, the dispute shall be submitted to JAMS/ENDISPUTE ("JAMS") or its successor in interest. JAMS shall provide the parties with the names of five qualified mediators. Each party shall have the option to strike two of the five mediators selected by JAMS and thereafter the mediator remaining shall hear the dispute. If the dispute remains unresolved after mediation, either party may commence litigation.

28. **Prohibited Interests.** Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or result from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

29. **Authority to Enter Agreement.** Consultant has all requisite power and authority to conduct its business and to execute, deliver and perform the Agreement. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party.

30. **Notice.** Except as otherwise expressly provided herein, any notice, consent, authorization or other communication to be given hereunder shall be in writing and shall be deemed duly given and received when delivered personally, when transmitted by facsimile or e-mail if receipt is acknowledged by the addressee, one business day after being deposited for next-day delivery with a nationally recognized overnight delivery service, or three business days after being mailed by first class mail, charges and postage prepaid, property addressed to the party to receive such notice at the last address furnished for such purpose by the party to whom notice is directed and addressed as follows:

CITY OF HANFORD

Mario A. Cifuentes II
City of Hanford
319 N. Douty
Hanford, CA 93230

CONSULTANT

Karry Wendel
Clean Cut Landscape MGMT Inc.
1865 Herndon Ave K636
Clovis, CA 93619

EXHIBIT "A"

SCOPE OF SERVICES

1. **Irrigation Service and Repair** include but are not limited to time clock maintenance and repairs; valve, head, and piping maintenance and repairs; drip system maintenance and repair; and booster pump maintenance. The area to be covered by the contractor is immediately after the water meter/ point of connection through the rest of the irrigation system. The exception is any backflow devices that will be serviced annually by the Water Dept.
 - a. Irrigation Time Clock Maintenance is all related: to programming cycles, seasonal adjusting, wiring, or rewiring, troubleshooting problems, and necessary repairs. To maintain adequate soil moisture Contractor will program the irrigation system as follows:
 - i. Adjusting and setting the automatic controller to establish the frequency and length of the watering period in compliance with the City of Hanford and other governing agencies' guidelines and parameters.
 1. Consideration must be given to the soil conditions, humidity, minimizing run-off, and the relationship of conditions that affect irrigation.
 - ii. In the areas where wind creates problems of spraying water onto private property or road rights-of-way, the controllers shall be set to operate during the period of lowest wind velocity which would normally occur at night or early morning hours.
 - iii. The irrigation system will be controlled in such a way as not to cause any excessively wet or "water-logged" areas which could interfere with the ability to mow all turf. "In lawn" trees and other plantings shall be protected from over-watering and run off.
 - iv. All landscaped areas shall be watered as needed to maintain a healthy condition, with appropriate care being taken not to overwater in shady areas or violate City irrigation standards without prior written approval for the variance.
 - v. Newly seeded turf (through the sixth mowing) shall be watered immediately after mowing. Well-established turf shall not be watered for at least four (4) hours after mowing.
 - b. Valve, Head, and Piping Maintenance and Repairs. Operation and maintenance of the irrigation system shall receive no less than the following:
 - i. Irrigation valves shall be serviced regularly so the system can consistently provide adequate water to the plant materials in its service area.
 1. Valves shall be throttled wide open unless a specific need is identified.
 2. Solenoids will be checked periodically to ensure connections are secure and solenoids are functioning properly.
 3. Check the operability of controllers, quick couplers, valves, and sprinkler heads once per month or more frequently if problems/conditions indicate a need and report system status to the Parks Supervisor/Parks and Facilities Manager.

4. Repair and/or replace damaged or inoperable valves as needed.
- ii. Irrigation heads shall be serviced regularly so the system can consistently provide adequate water to the plant materials in its service area.
 1. Station checks to evaluate the regular operations should be done min of once per month to allow the Contractor to observe the actual operation of the irrigation heads to ensure proper rotation and coverage.
 2. Nozzles should be balanced to provide consistent coverage between heads on the same station. Same GPM in coverage areas.
 3. Water shall be regulated to avoid interference with any use of the facility's roadways, paving, or walks.
 4. Heads should be adjusted as needed to ensure correct areas are being covered and no unintended areas are receiving excess water.
- c. Piping and line maintenance
 - i. During station checks the Contractor should also observe the area that the irrigation piping runs under to look for breaks, leaks, or other irregularities that could indicate problems or repairs that need to be made.
 1. If a lateral line needs repair the valve that controls that line can be throttled down to let the rest of the system operate as normal and not impact the rest of the system.
 2. If the leak is on a mainline, then the backflow or isolation valve should be closed so the repair can be made at the earliest possible opportunity.
- d. Drip lines and low-flow systems
 - i. Regular flushing and maintenance should be done to ensure adequate flow to the plant materials being served by the system.
 - ii. Since these systems are prone to damage (vandalism and rodents) the Contractor should make a point to observe the entire line when doing a station test at least once every other month or more if a persistent problem is present.
- e. Booster pumps should be serviced at least twice per year with regular observations when doing monthly stations test.
 - i. Each pump and motor are unique and may have specialized needs. Become familiar with the pump and motor at your facilities.
 - ii. Common service needs can include greasing points, tightening housing around bushings, checking for wear, etc.

2. Landscape/Turf Maintenance

- a. **Mowing** - Mowing operations shall be scheduled Monday through Friday between the hours of 7:00 a.m. and 3:00 p.m.
 - i. All grass clippings can be mulched on-site and clippings must be dispersed to not create a "windrow" situation on the same day the area is mowed. Except for designated parks or removed from the site as soon after the mowing as possible.

- b. **Edging** - All turf edges including but not limited to sidewalks, patios, drives, curbs, shrub beds, flower beds, groundcover beds, and around the base of trees shall be edged to a neat and uniform line.
 - i. Mechanical edging of turf shall be performed at each site at a minimum of every other week. The edging shall be completed as one operation in a manner that ensures a well-defined edge.
 - 1. Use tools like edgers, string trimmers, or use of herbicides can be used to accomplish this task.
 - ii. Irrigation-related areas - Detailing of sprinkler heads (to provide maximum water coverage), valve boxes, meter boxes, and similar small obstacles in turf areas shall be performed in a manner that ensures operability, ease of location, or a clean appearance.
 - 1. Chemicals may be used to attain clearance in addition to other mechanical methods. Grass should be no more than six (6) inches from any edge of the irrigation-related features. Irrigation heads need to be free of obstructions and may have grass immediately adjacent to them trimmed back as needed.
 - iii. Plant materials –
 - 1. Trees & Shrubs - Where trees and shrubs occur in turf areas, all grass growth shall be limited to a minimum of twelve (12) inches from the trunk of trees and Six (6) inches away from the drip line of shrubs.
 - 2. The maximum distance from the base should not be more than five (5) times the width of the trunk away from larger trees, and no larger than the maximum of a five (5) foot radius.
 - 3. The exception to the five (5) foot radius is if the roots of a tree have lifted out of the ground they should be avoided to preserve the equipment and removed as part of the tree care and maintenance.
 - iv. Planter beds - should have a clean edge and whenever possible a cement mow strip to maintain the definition between the turf and planter beds. When other methods are used to separate these spaces, the grass shall be cut back to make a clean defined line separating the two spaces.
 - v. All turf areas shall be kept neatly edged and all grass invasions into areas not designated as turf are to be eliminated.
- c. **Blowing** – All hardscapes should be free from debris and clippings.
 - i. Walkways – Walkways shall be cleaned immediately following each mowing/ edging and a minimum of once per week. This includes DG and other non-cement pathways and surfaces.
 - ii. Shelters and Slabs – all shelters and picnic table slabs should be blown down at least once per week but more as needed.
 - iii. Parking lots – should be blown out every week and heavier debris should be picked up as needed.
 - iv. Play areas- pour in place (PIP) and other hardscapes should be blown down a minimum of once per week or more if needed. This should also include the mow strip along the edges of the play spaces and transition ramps.

3. **Tree, Shrub, Groundcover, and Vine Maintenance** includes but is not limited to pruning, fertilizing, and weeding.

- a. Trees care should be performed in such a way that the tree is groomed to become as close to the ideal depiction (shape and growth profile) of the species as possible and ensure the longest lifespan as possible.
 - i. Pruning should be done to no more than 1/3 of the tree's foliage at any given time to prevent stressing the tree or inviting pests. Shearing of trees shall not be permitted.
 - ii. Trees shall be pruned to select and develop permanent scaffold branches that are smaller in diameter than the trunk or branch to which they are attached; and which have well-spaced branches eighteen (18) inches apart, orientated so as not to overlay one another.
 - iii. Under no circumstances shall stripping of lower branches ("raising ") of young trees be permitted. Lower branches shall be retained in a 'tipped back' or pinched condition with as much foliage as possible to promote caliper trunk growth (tapered trunk). Lower branches may be pruned to the trunk when side branches reach one-third (1/3) the diameter of the trunk.
 - iv. Evergreen trees shall be thinned out and shaped when necessary to prevent wind and storm damage.
- b. Pruning of trees shall be done as needed to achieve the following:
 - i. To shape, particularly to correct misshaping caused by the wind.
 - ii. To maintain the natural form and balance of the trees.
 - iii. To remove all dead or damaged branches.
 - iv. To remove suckers, water sprouts, and other undesirable growth on trees.
 - v. To shorten or remove lower branches wherever they pose a problem to pedestrians or vehicles-ten (10) feet for pedestrian areas and walkways; fourteen (14) feet for vehicular roadways.
- c. Pruning Procedures
 - i. When it is necessary to reduce limb lengths, drop crotch as much as possible and avoid cutting back the support limbs to laterals less than one third (1/3) of the diameter of the supporting limbs.
 - ii. A three (3) saw cut will be used on large, heavy branches. All limbs greater than one and one-half (1 1/2) inches shall be undercut to prevent splitting or peeling the bark.
 - iii. No trees are to be topped without the consent of the Supervisor and then only in cases to alleviate a hazardous condition. When the topping is necessary, attention shall be given to reshaping the trees to maintain a typical tree form for the species.
 - iv. Any branches/limbs that fall because of "natural" causes or acts of God are to be cleared by the vendor as part of the regular duties. If the branch falls after hours and is blocking the right of way City staff may clear the debris from the right of way and leave the material for the vendor to remove.

- d. Planter Beds - Shrubs, Groundcover, and Vines should be maintained in such a way as to allow for the aesthetics and plant natural qualities to be displayed.
 - i. Restrict the growth of hedges and shrubs to areas behind curbs and walkways and within planter beds by trimming. Under no circumstances shall hedge shears be used as a means of pruning.
 - ii. Planter beds should be kept weed free as much as possible. See weed control
 - iii. Shrubs
 - 1. Shrubs with flowers on old growth should be pruned immediately after they have flowered. Shrubs with flowers on new growth should be pruned in late winter or early spring.
 - 2. Shrubs should be kept no taller than 5 ft unless otherwise specified in the site description.
 - 3. Deadwood or dead leaves should be removed during regular service cycles.
 - iv. VINES
 - 1. Vines and espalier plants shall be checked and secured as required. Secure vines with appropriate ties to promote directional growth on supports.
 - 2. Do not use nails to secure vines on masonry walls.
 - 3. Deepwater vines in pockets are not provided with sprinklers as required to promote optimum growth.
 - v. Groundcover
 - 1. All areas planted in ground covers shall be adequately irrigated and fertilized to maintain vigorous growth.
 - 2. Ground cover beds shall be periodically edged to keep them in their intended space. Ground covers shall not be allowed to encroach into sidewalks, lawns, shrub beds, or other areas deemed undesirable by the Parks Manager.
 - 3. Ground cover plantings shall be periodically thinned and pruned for vigorous growth and overall appearance of the site as directed by the Parks Manager.
 - 4. Periodic replanting will be required to maintain ground cover continuity. A request for replacement planting material is to be submitted to the Parks Manager along with an estimate to supply the labor for such replacement.
 - 5. Weed invasion into ground cover areas may require complete removal, chemical treatment of the area, and replacement of ground cover at the Contractor's expense.
 - vi. Pruning/Trimming Frequency
 - 1. Trees: Clearance pruning two (2) times per year as necessary.
 - 2. Vines: Pruning of vines will be following good horticulture practices as needed.
 - 3. Groundcover thinning: As needed.

4. Pruning plant material for vehicular and pedestrian visibility clearance and access: Four (4) times per year or more often as needed depending upon the growth patterns of the plant species in question.
5. Hedge and shrub pruning: As needed dependent upon the growth patterns of the plant species in question.
- vii. Any hazards or acts of vandalism shall be reported immediately to the Parks Supervisor. Hazards, such as broken tree limbs, broken benches, potholes on grounds, standing water, ropes tied to tree limbs, excavations, and unsecured material (such as wood, wire, metal, etc.), may be appropriately remedied by the Contractor.
- viii. Plant material shall conform to the requirements of the Landscape Plan of the area and to the "Horticultural Standards" of the American Association of Nurserymen.
- e. **Trash/Litter Abatement**
 - i. Trash cans in LAD parks should be emptied during weekly service cycles.
 - ii. Litter/hand trash should be picked up prior to any mowing or other power tool use that could spread or shred the trash creating a greater eyesore.
4. **Weed Control** - General. For the purposes of this specification, a weed shall be considered to be any undesirable plant or plant growing out of place.
 - a. All landscaping within the specified maintenance areas including lawns, planter areas, and tree wells shall be kept weed free at all times. Complete removal of all weed growth is to be accomplished on a continuing basis. Weeds may be controlled by mechanical methods or chemical methods at the discretion of the Contractor. Weeds reaching a height of 2 inches shall be physically removed from landscaped areas.
 - b. Center island maintenance shall include the removal of weeds growing on all paved and unpaved surfaces of the median vegetation growing at the base of the median between the curb face and street surface.
 - c. **Use of Chemical Herbicides for Weed Control.** The Contractor shall abide by all rules and regulations of the California State Department of Pesticide Regulations, Department of Health, and Department of Industrial Relations regarding the safe application of herbicides under this contract. Care shall be taken to ensure the safety of the public and the Contractor's employees during chemical weed control operations. The Parks Superintendent may restrict the use of chemical weed control in certain areas.
 - i. Great care shall be taken by the Contractor to avoid herbicide drift onto non-target plants. The Contractor will be required to obtain the appropriate permits from Kings County, provide herbicide chemicals and apply chemicals at the Contractor's cost.
 - d. **Disease and Pest Control**
 - i. The Contractor shall regularly inspect all landscaped areas for the presence of disease, insect, or rodent infestation. The Contractor shall notify the Parks Supervisor / Manager within 3 days of finding such a

condition, outlining identification and control measures to be taken. Upon approval of the Parks Supervisor / Manager, the Contractor shall implement the approved control measures utilizing all safeguards necessary to protect the public and Contractor's employees.

- e. Use of Chemical Pesticides. All rules of the California State Department of Pesticide Regulations, Department of Health and Department of Industrial Relations regarding safe application of pesticides under this contract shall be observed.
- f. Great care shall be taken to avoid pesticide drift onto non-target organisms.

EXHIBIT "B"

Quadrant 1			
NAME	Pinecastle	Location	10th Ave & Fargo
District	90-01	Turf, accent plants, ground covers, hedges, trees; irrigation system; landscape lights, meandering sidewalk; entry islands. Hedges are to be maintained 1-1/2 feet above the top of the wall.	
AREA	67,750		
Fund	0240		
NAME	Portifino	Location	E Fargo Ave
District	92-01	Turf, accent plants, shrubs, trees; irrigation system; meandering sidewalk, entry islands. All hedges and shrubs are to be maintained to a height no greater than 5 feet.	
AREA	19,167		
Fund	0245		
NAME	Gateway Estates	Location	10th Ave @ Highway 43 (Mission Dr)
District	94-01	Subdivision Frontage: Turf, ground cover, accent plants, shrubs, trees, vines; irrigation system; accent lights; entry island; meandering sidewalk.	
AREA	2,725		
Fund	0249		
NAME	Gateway Estates Basin	Location	Along Fairmont Dr -North of Sheerwood Ct
District	94-01	Ponding Basin (Interior of Subdivision) Ground cover, shrubs, trees; irrigation system; frontage sidewalk. All hedges are to be maintained to a height no greater than 5 feet.	
AREA	5,460		
Fund	0249		
NAME	Summerfield	Location	E Florinda @ 9 1/4 Ave
District	97-02	Ground covers, shrubs, trees; irrigation system; frontage sidewalk.	
AREA	4,650		
Fund	0253		
NAME	Crystal Springs	Location	E Grangeville Blvd
District	98-01	Turf, accent plants, trees, shrubs, irrigation system, meandering sidewalk	
AREA	14,435		
Fund	0255		
NAME	Sierra Heights	Location	Fargo Ave @ Meadow View Rd & HWY 43 Frontage
District	04-04	Turf, accent plants, shrubs, trees, entry sign lighting, meandering sidewalk, irrigation system.	
AREA	13,470		
Fund	0266		
NAME	Sierra Heights Basin	Location	Meadow View Rd Basin
District	04-04	Ground covers, shrubs, trees; irrigation system;	
AREA	2,577		
Fund	0266		
NAME	Misson Park Frontage	Location	Flint Ave & Mission Dr
District	05-01	Shrubs, accent plants, trees, straight sidewalks, irrigation system.	
AREA	2,393		
Fund	0267		

NAME	Misson Park Basin	Location	Mission Dr , North of Adobe St
District	05-01	Shrubs, trees, ground cover, irrigation system and walkway	
AREA	3,125		
Fund	0267		
NAME	The Greens II	Location	Grangeville @ 9 1/4 Ave
District	15-02	Shrubs, accent plants, trees, straight sidewalks, irrigation system.	
AREA	16,416		
Fund	0275		
NAME	Quail Run Estates Frontage	Location	11th Ave Pepper to Millbrook
District	94-03	Turf, accent plants, ground cover, shrubs, trees; irrigation system; entry islands; straight sidewalk within the parkway.	
AREA	20,583		
Fund	0251		
NAME	Quail Run Estates Park	Location	Windsor Dr & Fir Dr
District	94-03	Trees, turf, shrubs, straight walk, curbing, irrigation systems, and Trash/ litter abatement.	
AREA	29,494		
Fund	0251		
NAME	Quail Run Estates Basin Park	Location	Windsor Dr & Fir Dr
District	94-03	Trees, turf, shrubs, irrigation systems, and Trash/ litter abatement.	
AREA	56,469		
Fund	0251		
NAME	Poppy Hills	Location	N 11th Ave
District	01-03	Turf, accent plants, ground cover, trees, shrubs, irrigation system, meandering sidewalk; entry islands.	
AREA	11,782		
Fund	0259		
NAME	Quail Park Frontage	Location	Glacier Way & Flint Ave
District	06-01	Turf, accent plants, shrubs, trees, irrigation system, meandering, and straight sidewalks.	
AREA	52,950		
Fund	0269		
NAME	Quail Park Railroad Frontage	Location	Railroad Frontage N of Galcier
District	06-01	Trees, shrubs, automatic bubbler-type irrigation	
AREA	34,140		
Fund	0269		
NAME	Stonecrest Frontage	Location	11 Ave & Fargo
District	94-02	Turf, accent plants, ground cover, vines, shrubs, trees; irrigation system; entry islands; meandering sidewalk.	
AREA	67,875		
Fund	0250		

NAME	Stonecrest / Glacier Park	Location	Fargo & Glacier
District	94-02	Irrigation system, turf grass, trees, meandering sidewalk, and rolling terrain. Trash/ litter abatement.	
AREA	54,450		
Fund	0250		

NAME	Stonecrest Railroad Frontage	Location	Railroad frontage north of Fargo
District	94-02	Automatic bubbler-type irrigation, shrubs and trees, weed control, plant basin care.	
AREA	51,578		
Fund	0250		

Quadrant 2

NAME	Park Monterey	Location	N Douty Ave
District	90-02	Turf, accent plants, ground covers, shrubs, hedges, trees; irrigation system; meandering sidewalk. All hedges are to be maintained to a height no greater than 5 feet.	
AREA	8,625		
Fund	0241		

NAME	Mansionette	Location	N Douty Ave
District	90-03	Turf, accent plants, ground covers, shrubs, hedges, roses, trees; irrigation system; meandering sidewalk. All hedges are to be maintained to a height no greater than 5 feet.	
AREA	16,425		
Fund	0242		

NAME	Cambridge Homes Frontage	Location	N 11th Ave
District	01-02	Turf, accent plants, ground cover, trees, shrubs, Irrigation system, meandering sidewalk.	
AREA	12,435		
Fund	0258		

NAME	Cambridge Homes Railroad Frontage	Location	Railroad Frontage
District	01-02	Shrubs, trees, weed control, plant basin, irrigation system.	
AREA	22,790		
Fund	0258		

NAME	Majesty /Cambridge Homes Frontage	Location	Douty to Flint &11th Ave
District	04-02	Turf, accent plants, shrubs, trees, irrigation system, meandering, and straight sidewalks.	
AREA	55,384		
Fund	0264		

NAME	Majesty /Cambridge Homes Basin Forntage	Location	Pioneer WY, Harold Griswold WY, Johnua St
District	04-02	Trees, shrubs, accent plants, irrigation system.	
AREA	8,440		
Fund	0264		

NAME	Vintage Estates	Location	N 12th Ave
District	93-01	Turf, accent plants, ground covers, vines, shrubs, trees; irrigation system; no sidewalk; maintain d.g. surface frontage in a weed-free condition.	
AREA	16,980		
Fund	0247		

NAME	Vineyards- Cambridge Homes Frontage	Location	Fitzgerald Ln and Fargo Ave to include inlets at Muscat, Semillion, Burgandy and Syrah
District	04-03	Turf, accent plants, shrubs, trees; automatic spray-type irrigation system; meandering sidewalk.	
AREA	70,290		
Fund	0265		

NAME	Vineyards- Cambridge Homes- Park	Location	W Semillon St & Syrah PL
District	04-03	Turf, shrubs, accent plants, meandering sidewalk, irrigation system	
AREA	77,548		
Fund	0265		
NAME	Vineyards- Cambridge Railroad Frontage	Location	Approx 420 ft south of Fargo Ave to Courtner St
District	04-03	Trees, shrubs, weed control, irrigation system.	
AREA	19,929		
Fund	0265		
NAME	Copper Valley	Location	Fargo Ave/12th Ave/Saneiovese St
District	05-02	Turf, trees, shrubs, accent plants, ivy on the wall; two entryway medians with trees, accent plants; meandering and straight sidewalks; irrigation system.	
AREA	44,126		
Fund	0268		
NAME	Victory Estates	Location	University St and Berkshire St
District	09-01	Trees, shrubs, accent plants, ivy on the wall; straight sidewalks, irrigation system	
AREA	7,077		
Fund	0270		
NAME	Cielo En Tierra	Location	W Fargo Ave
District	92-02	Turf, accent plants, vines, palms, hedges, ground covers; irrigation system; meandering sidewalk.	
AREA	11,735		
Fund	0246		
NAME	Pacific Grove Frontage	Location	W. Grangeville Blvd and Fitzgerald Ln
District	01-01	Turf, ground cover, shrubs, trees, automatic spray-type irrigation, meandering sidewalk.	
AREA	8,622		
Fund	0257		
NAME	Pacific Grove Basin Frontage	Location	W. Grangeville Blvd and Fitzgerald Ln
District	01-01	Ground cover, shrubs, trees, automatic spray-type irrigation, frontage sidewalk. All hedges to be maintained to a height no greater than 5 feet.	
AREA	3,530		
Fund	0257		
NAME	LeParc Frontage	Location	Fargo Ave and Glacier Way
District	03-01	Turf, accent plants, shrubs, trees, irrigation, meandering sidewalk. Small entryway median with trees and accent plants.	
AREA	8,770		
Fund	0262		
NAME	LeParc Railroad Frontage	Location	Railroad frontage S of Fargo
District	03-01	Trees, shrubs, irrigation system.	
AREA	21,858		
Fund	0262		

NAME	Pacific Grove 2	Location	12 th Ave & Bristol, Bristol & Pleasnt Wy
District	19-01	Turf, trees, shrubs, accent plants, meandering and straight sidewalks, irrigation system	
AREA	12,152		
Fund	0279		

Quadrant 3

NAME	Silver Oaks Frontage	Location	W. Grangeville Blvd. Vintage Ave. and Centennial Dr
District	01-04	Turf, accent plants, ground cover, trees, shrubs, irrigation system, meandering sidewalk; entry islands. The interior streetscape is part of the total square footage and similar to the frontage; the area includes a portion of Centennial Dr.	
AREA	95,556		
Fund	0260		

NAME	Silver Oaks Addition	Location	Centennial Dr and Berkshire Ln.
District	15-01	Turf, accent plants, ground cover, trees, shrubs, irrigation system, meandering sidewalk; entry island.	
AREA	29,985		
Fund	0274		

NAME	Silver Oaks Park	Location	Birshire W of Centennial
District	15-01	Turf, trees, shrubs, accent plants, meandering and straight sidewalks, irrigation system	
AREA	112,971		
Fund	0274		

NAME	Woodside	Location	Centennial & Grangeville
District	16-01	Turf, trees, shrubs, accent plants, meandering and straight sidewalks, irrigation system	
AREA	16,628		
Fund	0276		

NAME	Bella Vista Park	Location	Elizabeth Dr & Vineyard Ct
District	18-01	Turf, trees, shrubs, accent plants, meandering and straight sidewalks, irrigation system	
AREA	96,460		
Fund	0278		

NAME	Bella Vista Frontage	Location	Napa Dr, Sanjovesse St, Centennial Dr
District	18-01	Turf, trees, shrubs, accent plants, meandering and straight sidewalks, irrigation system	
AREA	62,285		
Fund	0278		

NAME	Bonnaterra Frontage	Location	Fargo Ave, Centennial Dr, Devon St
District	18-01	Turf, trees, shrubs, accent plants, meandering and straight sidewalks, irrigation system	
AREA	70,200		
Fund	0278		

NAME	Bonnaterra Basin	Location	Van Gogh & Jules: Dali Wy & Elizabeth Dr
District	18-01	Turf, trees, shrubs, accent plants, meandering and straight sidewalks, irrigation system	
AREA	8,281		
Fund	0278		

NAME	Bonnaterra Park	Location	Sanjovesse St & Napa Dr
District	18-01	Turf, trees, shrubs, accent plants, meandering and straight sidewalks, irrigation system, and trash/ litter abatement.	
AREA	113,950		
Fund	0278		

NAME	Woodside II	Location	
District	20-01	Turf, trees, shrubs, accent plants, meandering and straight sidewalks, irrigation system	
AREA	54,550		
Fund	0281		

NAME	Woodside II Park	Location	
District	20-01	Turf, trees, shrubs, accent plants, meandering and straight sidewalks, irrigation system, and trash/ litter abatement.	
AREA	88,862		
Fund	0281		

Quadrant 4

NAME	Hyde park	Location	Hanford Armona Rd E of 12th Ave
District	90-04	Accent plants and Shrubs, trees, sidewalk and irrigation system	
AREA	1,425		
Fund	0243		

NAME	Sierra Vista/New Dimensions	Location	W. Hanford-Armona Rd & S 11th Ave
District	91-01	Accent plants, shrubs, hedges, trees; irrigation system; frontage sidewalk. All hedges are to be maintained to a height no greater than 5 feet.	
AREA	12,974		
Fund	0244		

NAME	Walnut Forest Frontage	Location	W Hume Ave
District	93-02	Native plants and ground covers, trees; irrigation system; frontage sidewalk.	
AREA	12,100		
Fund	0248		

NAME	Walnut Forest Slough Frontage	Location	Payne Dr
District	93-02	Shrubs, hedges, trees, curb and gutter walk, irrigation system	
AREA	4,920		
Fund	0248		

NAME	Rosewood Estates	Location	W. Grangeville Blvd
District	97-01	Ground covers, shrubs, trees; automatic spray-type irrigation; frontage sidewalk.	
AREA	6,300		
Fund	0252		

NAME	Country Crossing	Location	W. Lacey Blvd and Centennial Dr
District	97-03	Turf, ground cover, trees, shrubs, irrigation system, meandering sidewalk, median.	
AREA	46,415		
Fund	0254		

NAME	Mountain View Estates	Location	S. 11th Ave at Houston Ave
District	98-02	Ground cover, shrubs, trees, irrigation system, frontage, meandering sidewalk.	
AREA	30,991		
Fund	0256		

NAME	Ashton Park	Location	(N. 12th Ave between Lacey and Grangeville Blvd)
District	02-01	Turf, accent plants, ground cover, trees, shrubs, irrigation system; entry island. The interior streetscape is part of the total footage and similar to the frontage; the area includes a portion of Centennial Drive	
AREA	63,922		
Fund	0261		

NAME	Sidonia	Location	Hume Ave
District	04-01	Accent plants, ground cover, trees, shrubs, ivy on the wall, meandering sidewalk, irrigation system	
AREA	21,533		
Fund	0263		

NAME	Independence Frontage	Location	12th Ave & Greenfield St
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District	09-02	Turf, accent plants, trees, shrubs, meandering, sidewalk, irrigation system.
AREA	33,197	
Fund	0271	

NAME	Independence Park	Location	Hayward Ave & Cerritos Ave
District	09-02	Turf, shrubs, accent plants, meandering sidewalk, automatic irrigation, rotor and pop-up type heads.	
AREA	23,055		
Fund	0271		

NAME	Independence II	Location	12th Ave & Centennial Dr
District	14-01	Turf, accent plants, trees, shrubs, meandering, sidewalk, irrigation system.	
AREA	46,729		
Fund	0273		

NAME	Independence II	Location	12th Ave & Centennial Dr
District	14-01	Turf, accent plants, trees, shrubs, meandering, sidewalk, irrigation system.	
AREA	76,555		
Fund	0273		

NAME	Greenbrier	Location	Hanford Armona Rd & Greenbrier: 12 Ave
District	07-02A	Accent plants, trees, shrubs, meandering, sidewalk, irrigation system.	
AREA	5,808		
Fund	0272		

NAME	Mynderup	Location	Hume Ave & 12th Ave
District	16-02	accent plants, trees, shrubs, meandering, sidewalk, irrigation system.	
AREA	43,245		
Fund	0277		

NAME	Mynderup Basin	Location	Sidona St & Acres Wy
District	16-02	accent plants, trees, shrubs, meandering, sidewalk, irrigation system.	
AREA	17,750		
Fund	0277		



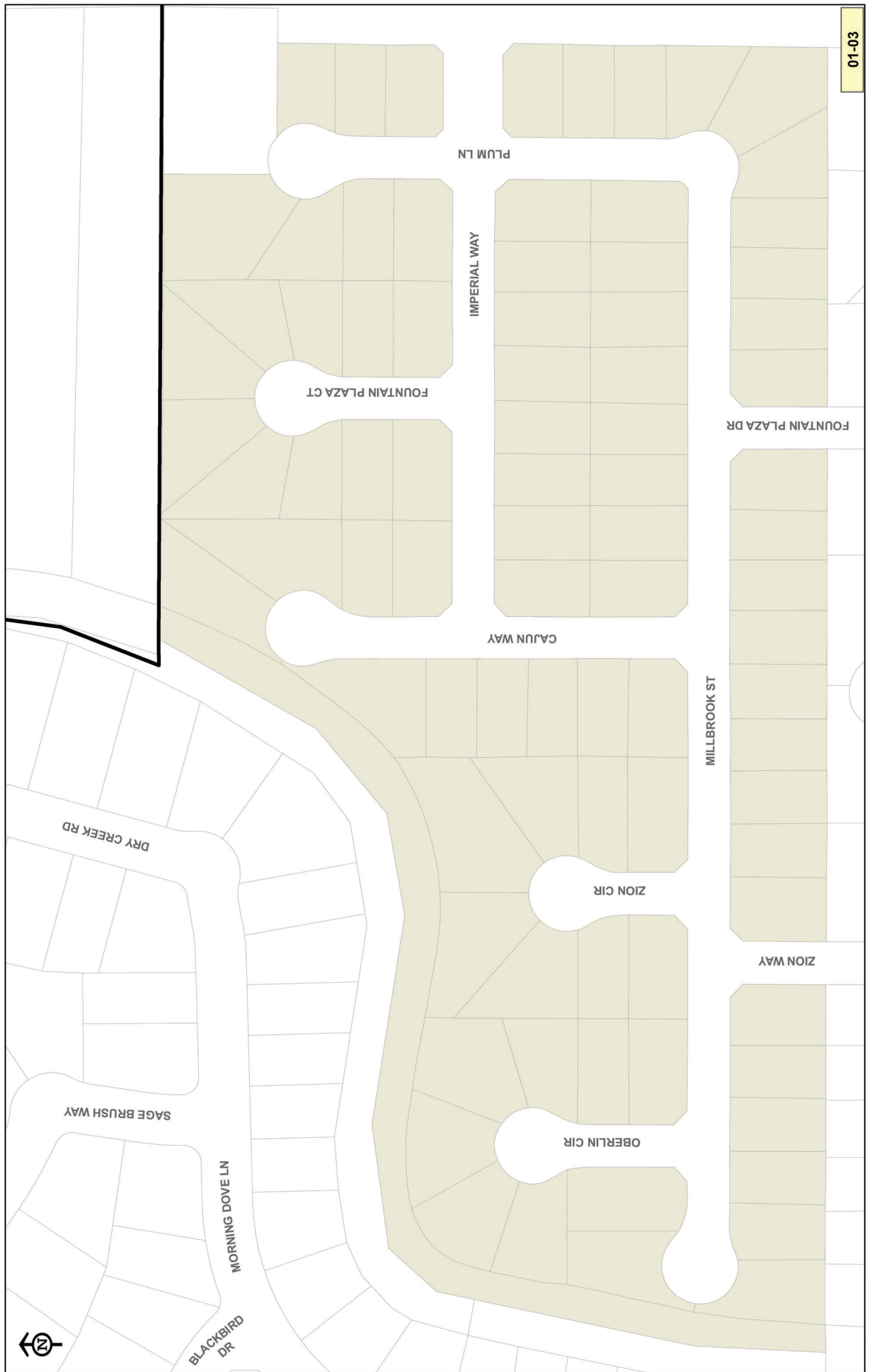
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Date: 4/26/2022



01-02

Date: 4/26/2022



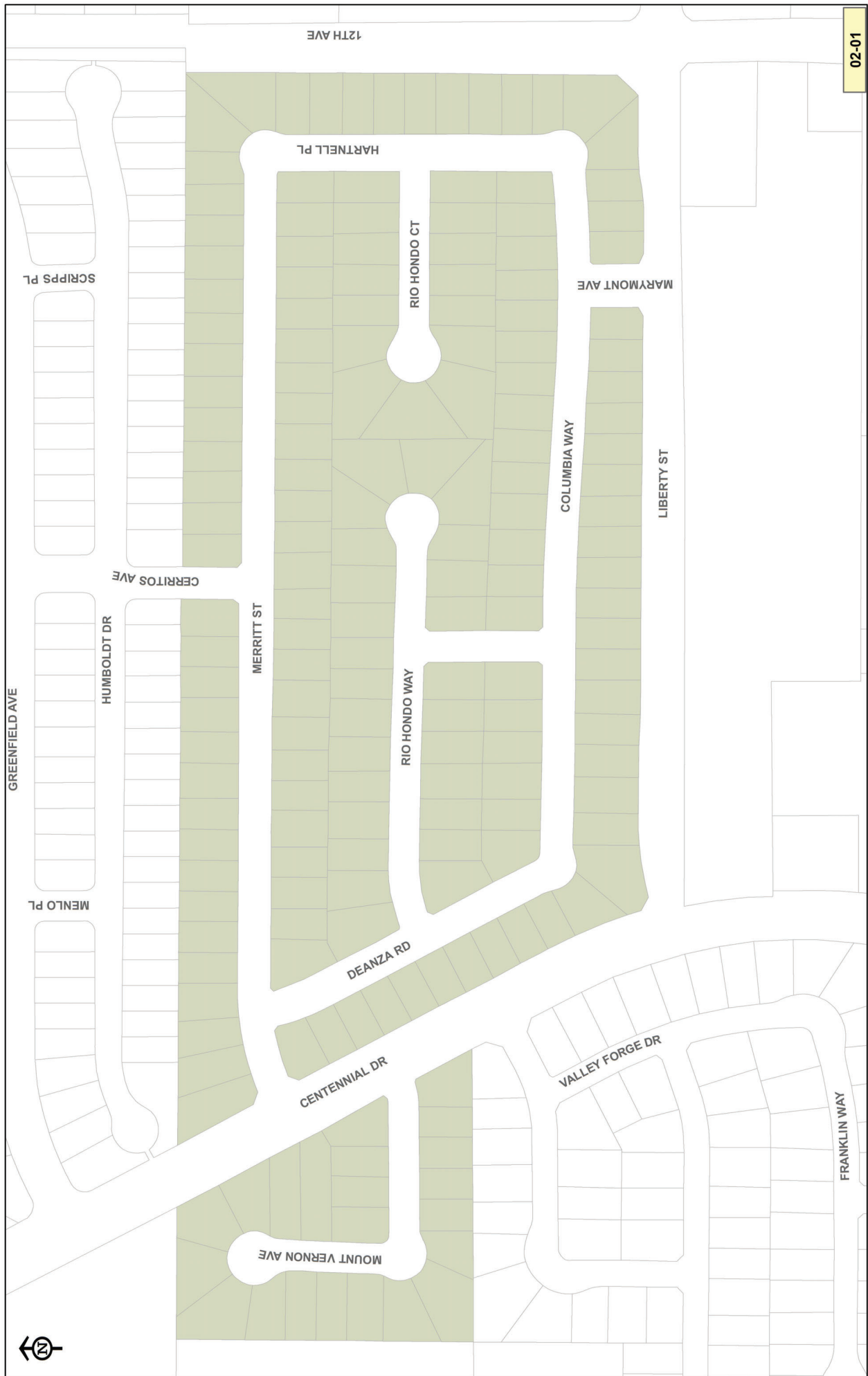
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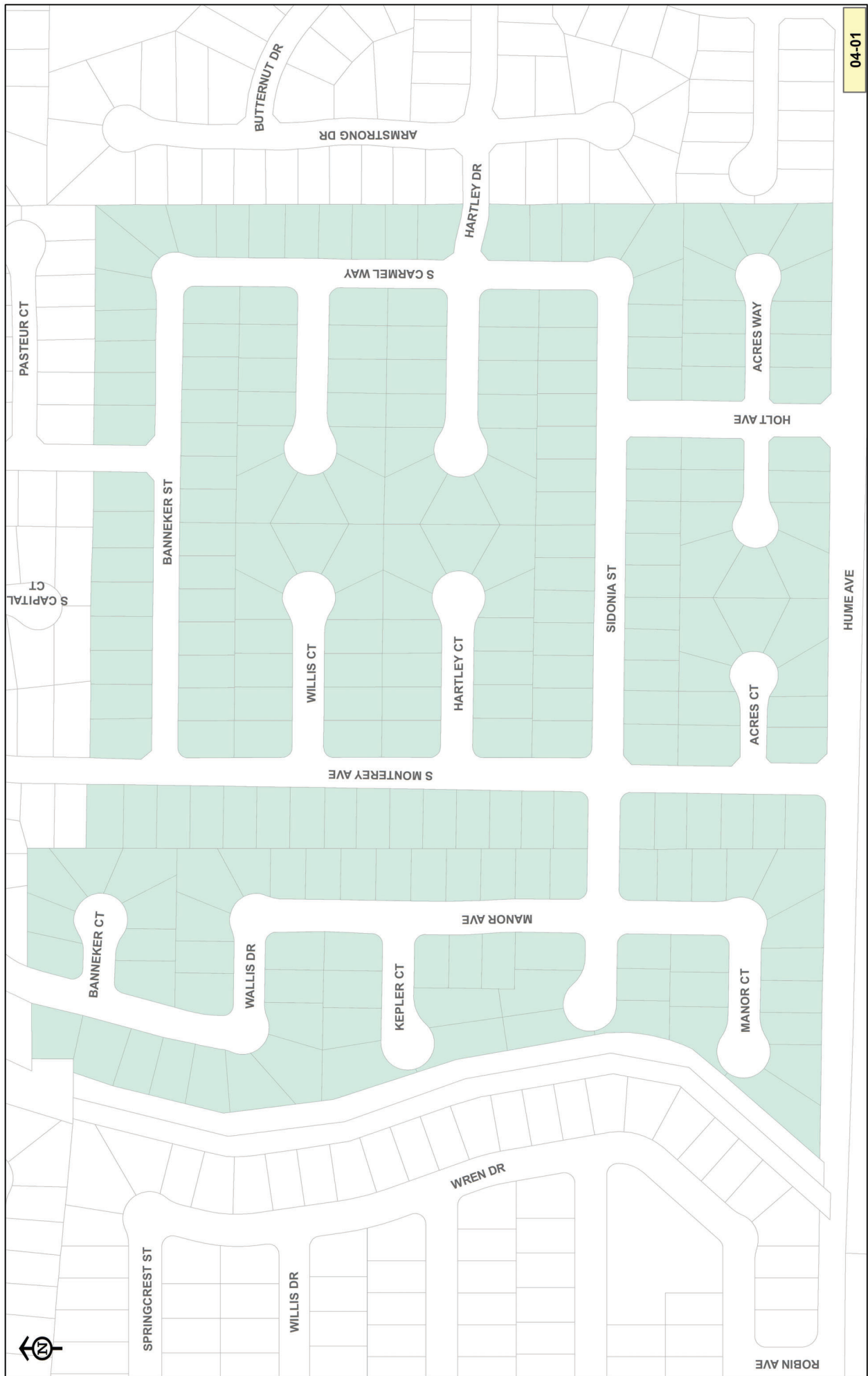
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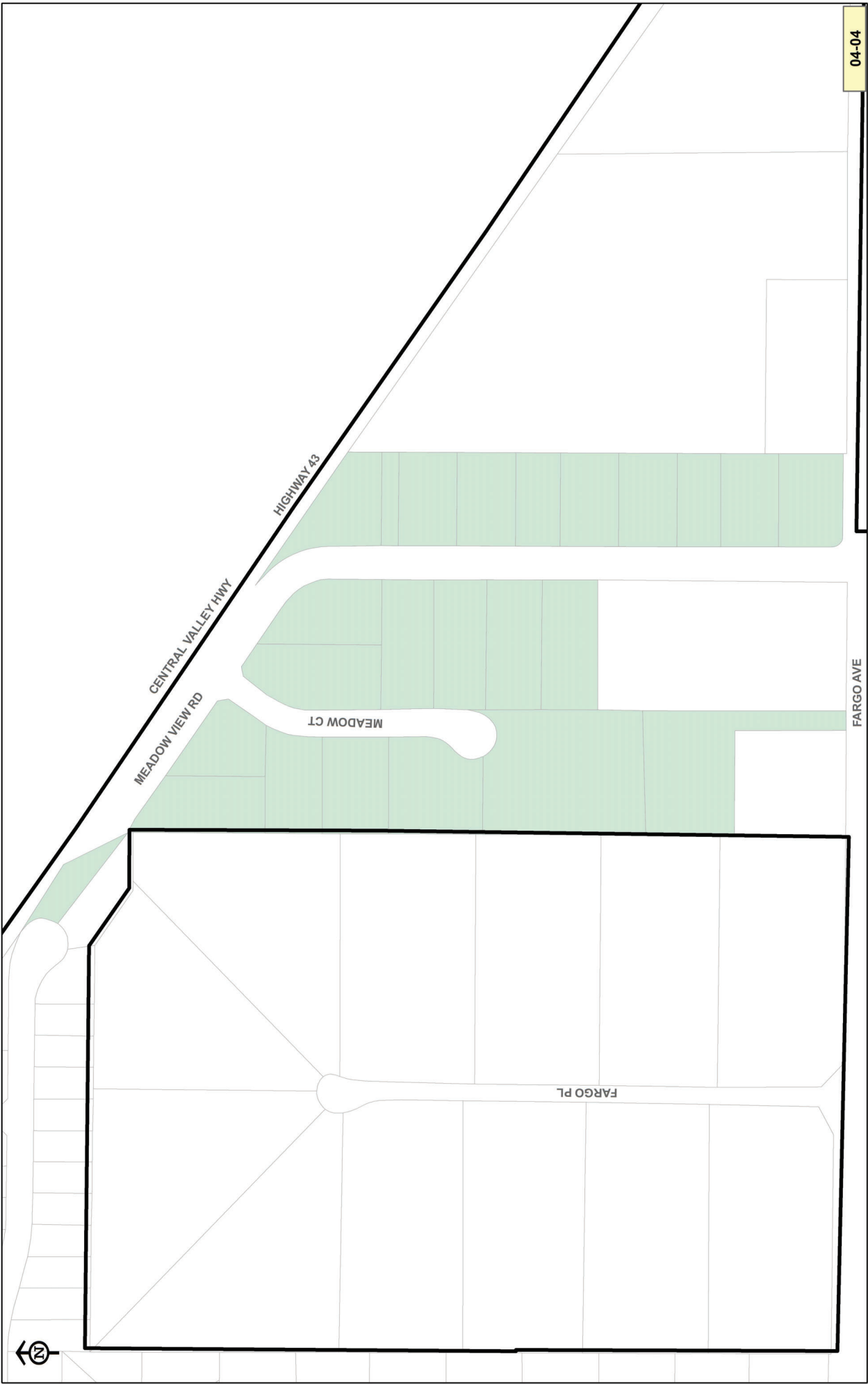
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Date: 4/26/2022









04-04

Date: 4/26/2022

10TH
AVE

CENTRAL VALLEY HWY HIGHWAY 43

10TH
AVE

E SAN MIGUEL ST

MISSION DR

E ADOBE CT

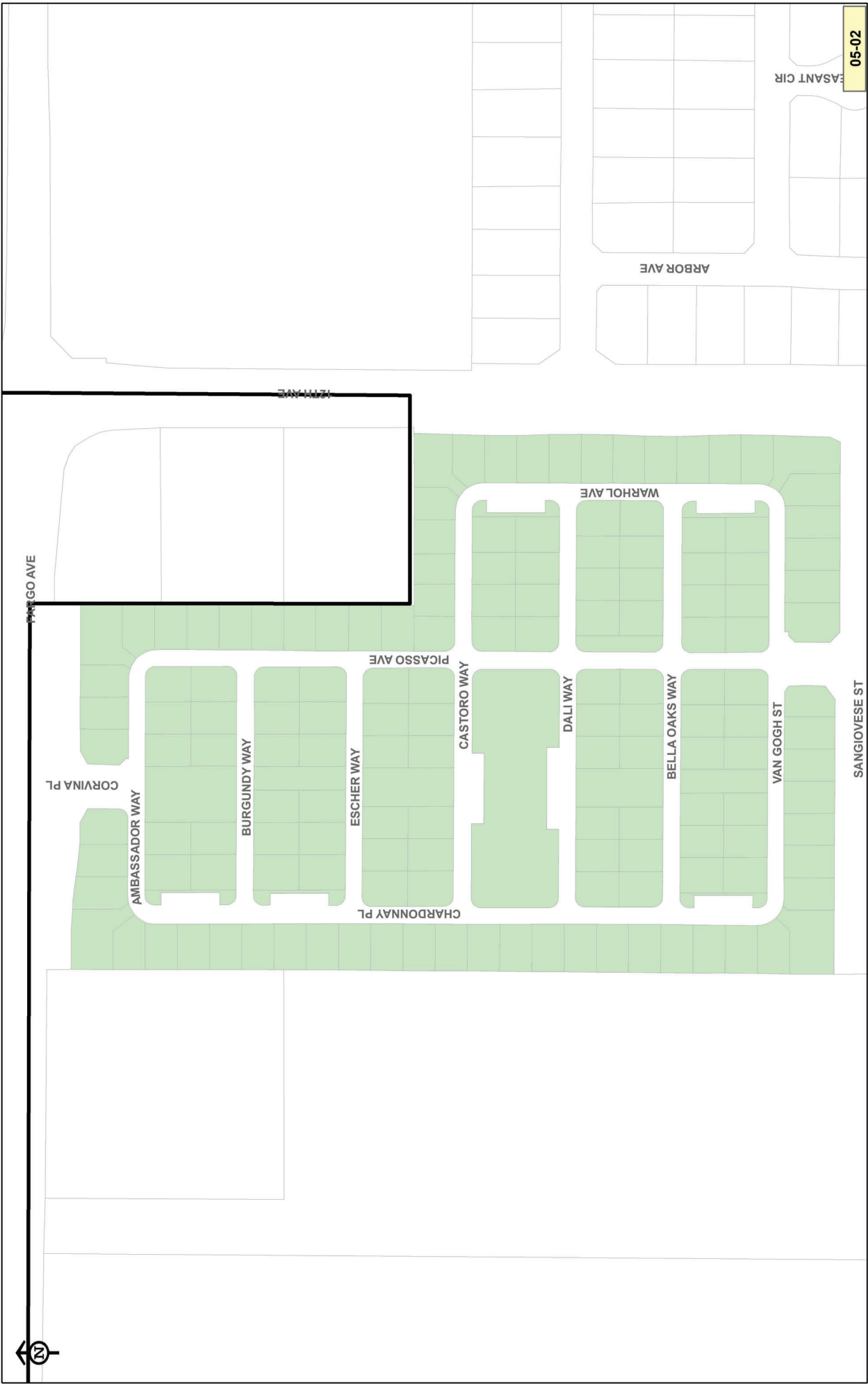
BAUTISATA AVE

CAPISTRANO ST

05-01

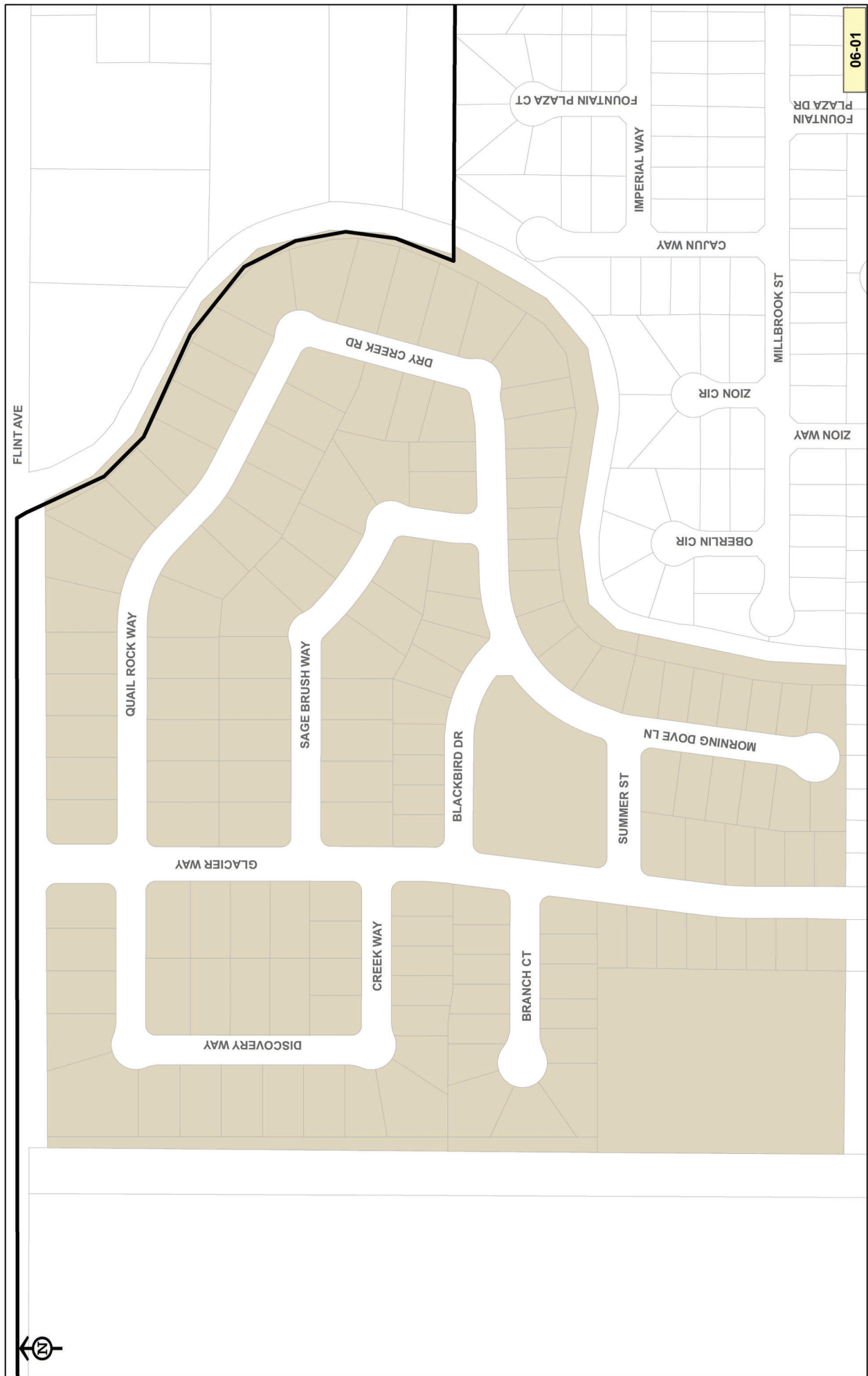


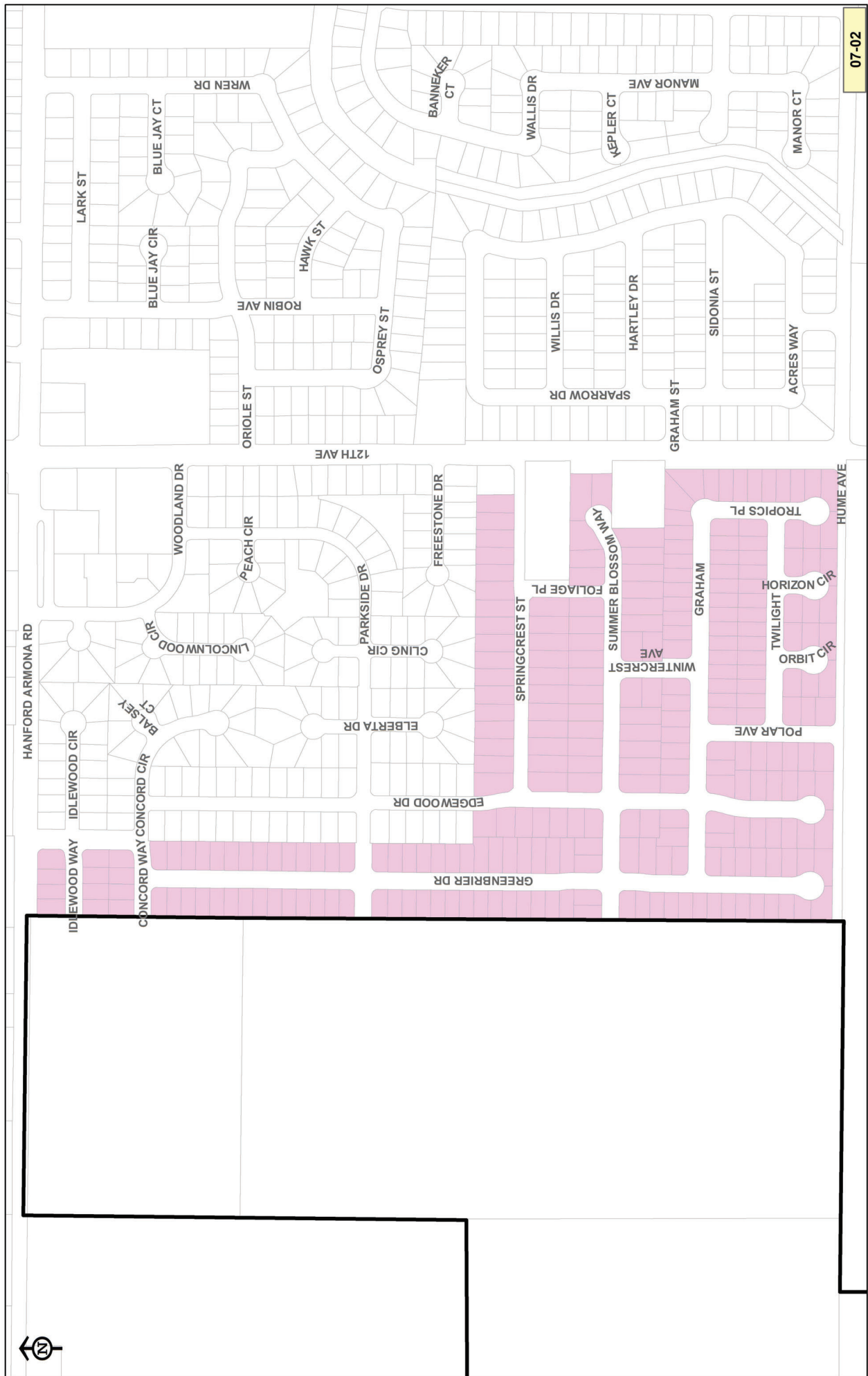
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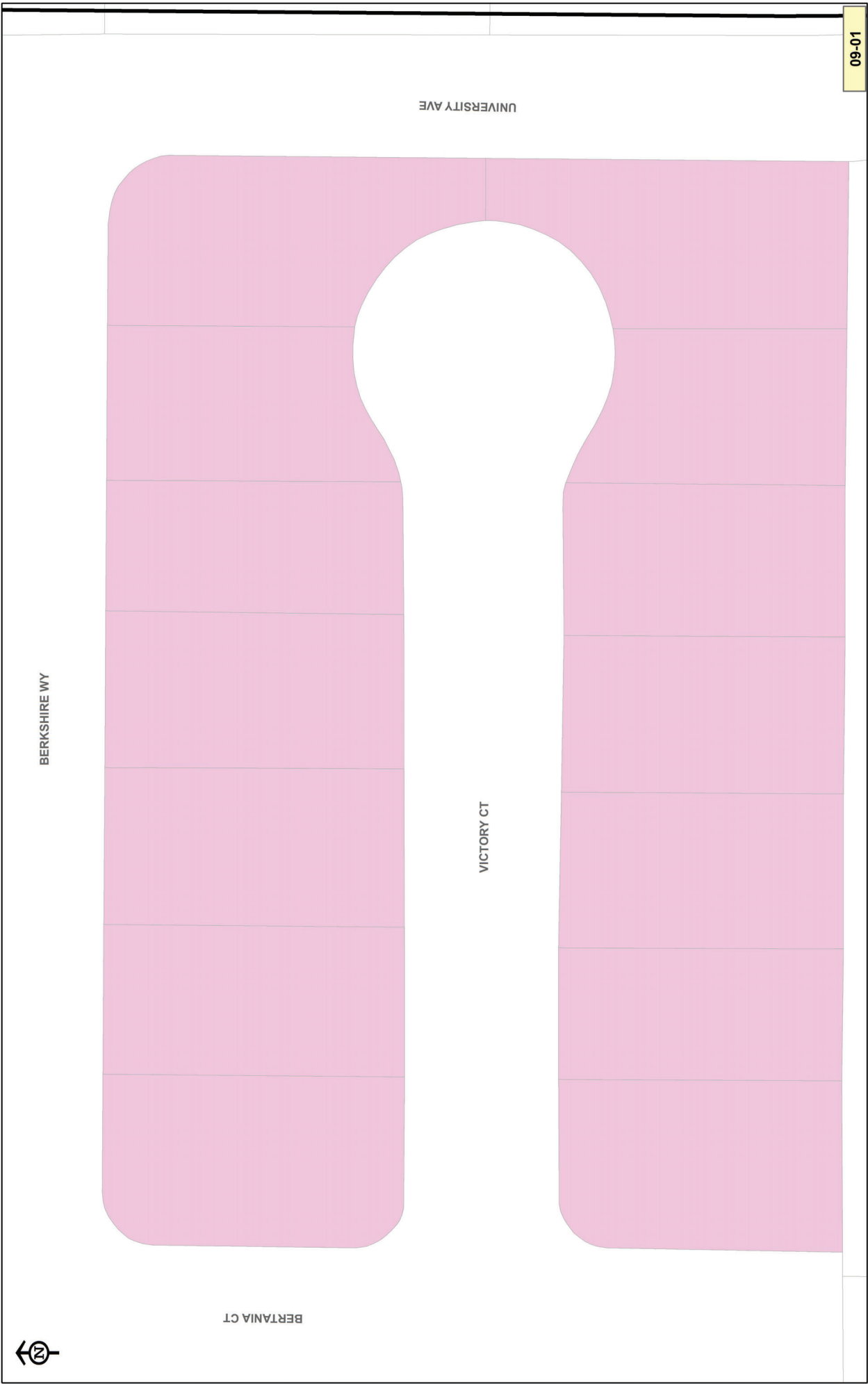


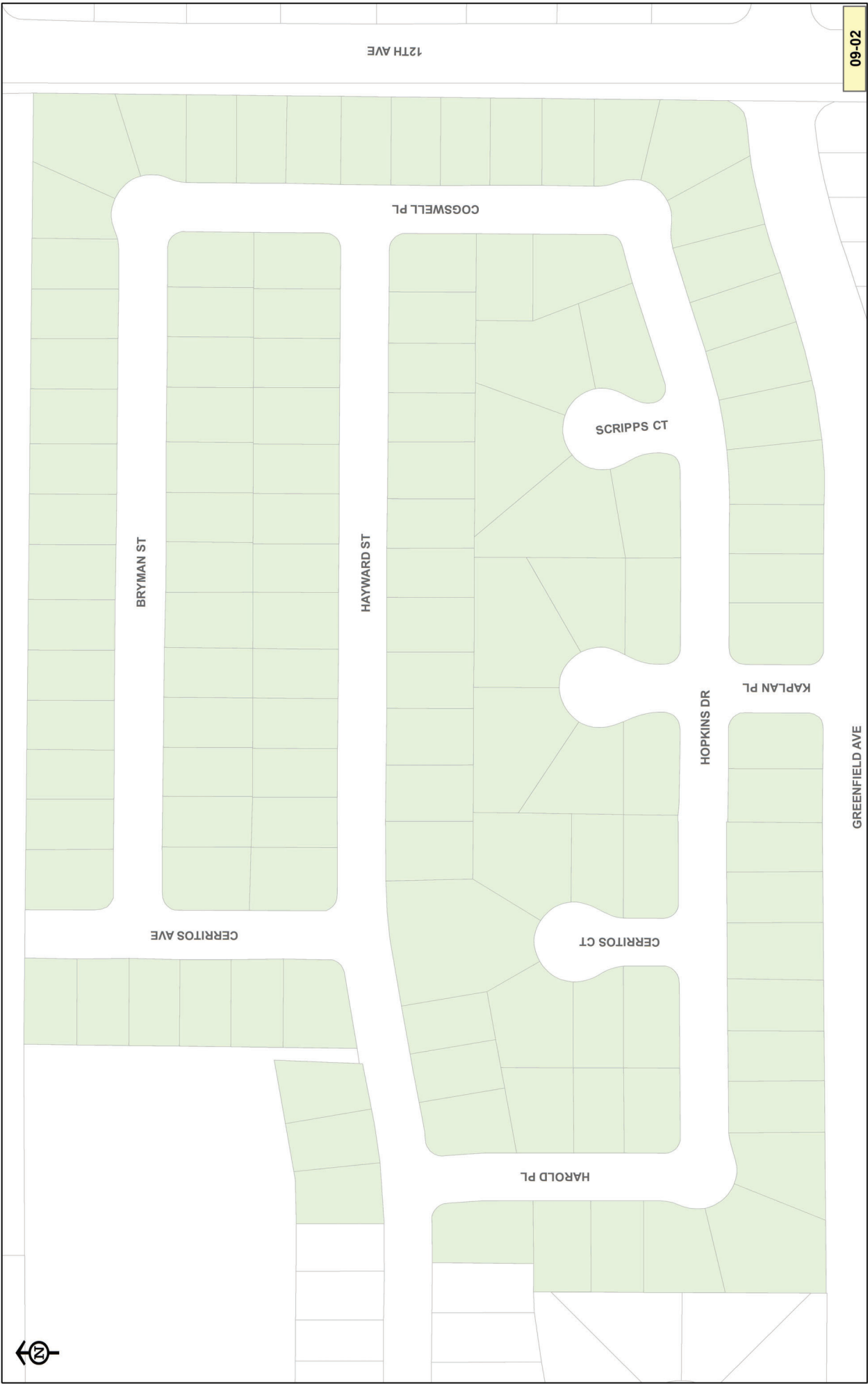
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Date: 4/26/2022





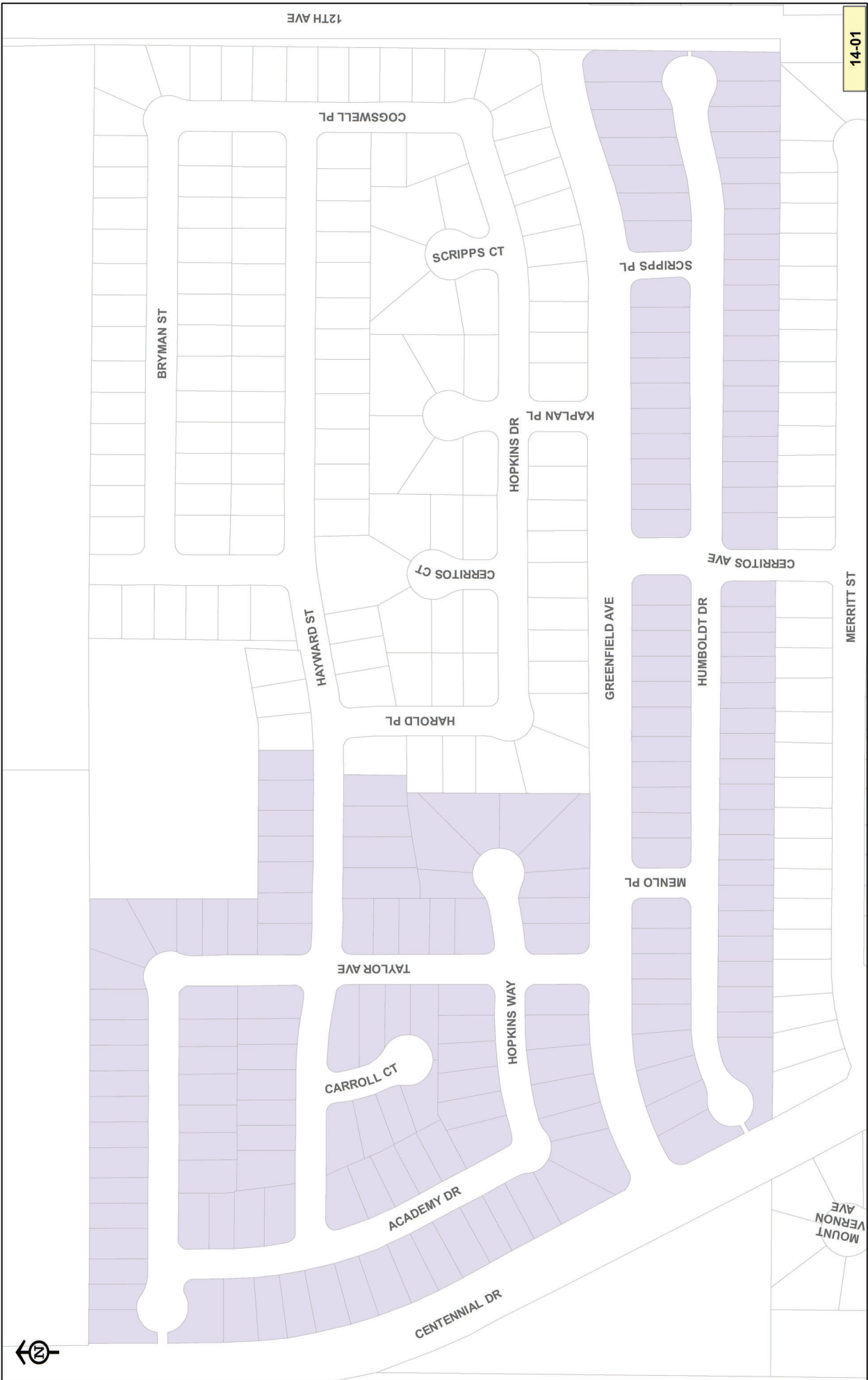




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GREENFIELD AVE

Date: 4/26/2022

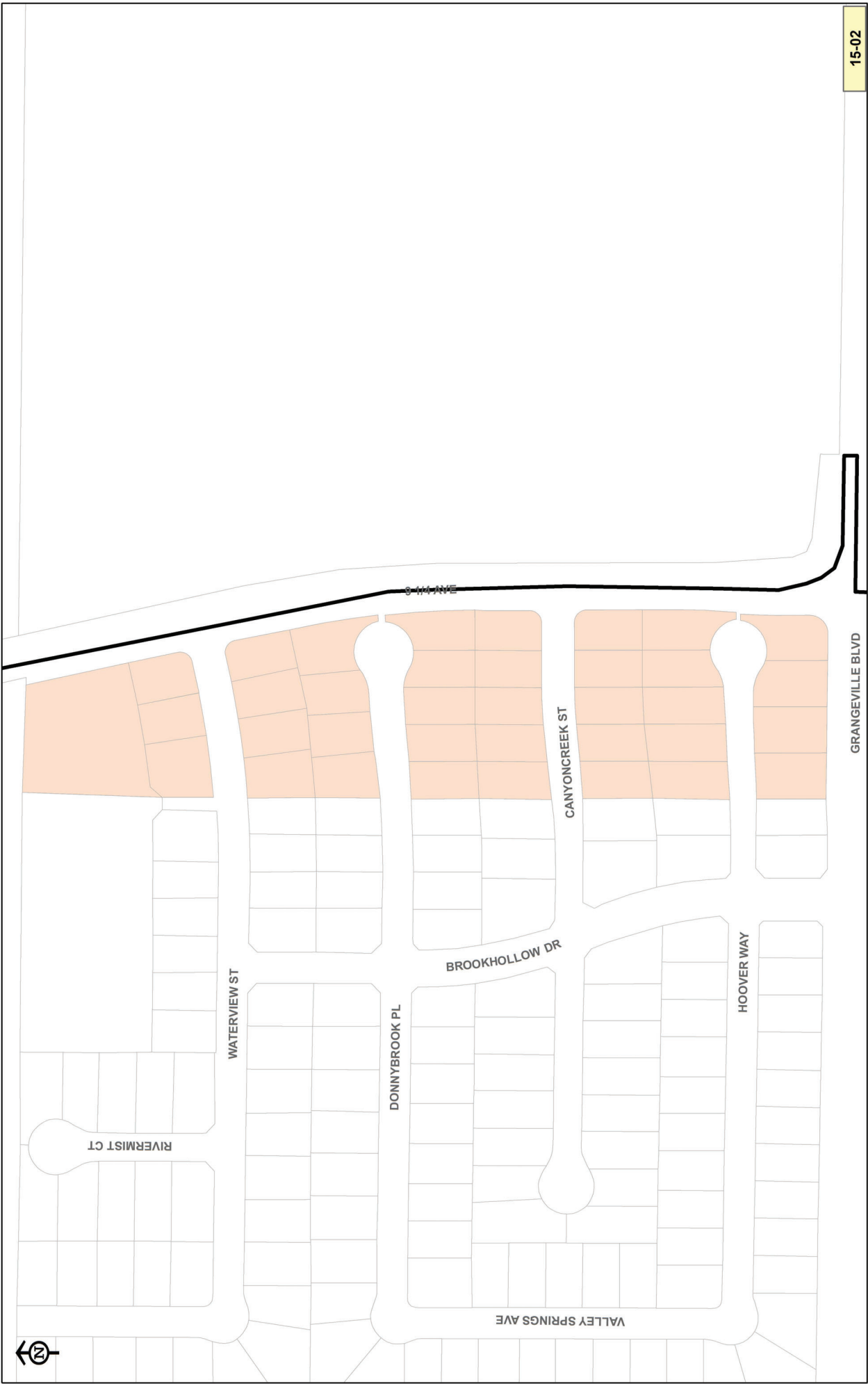


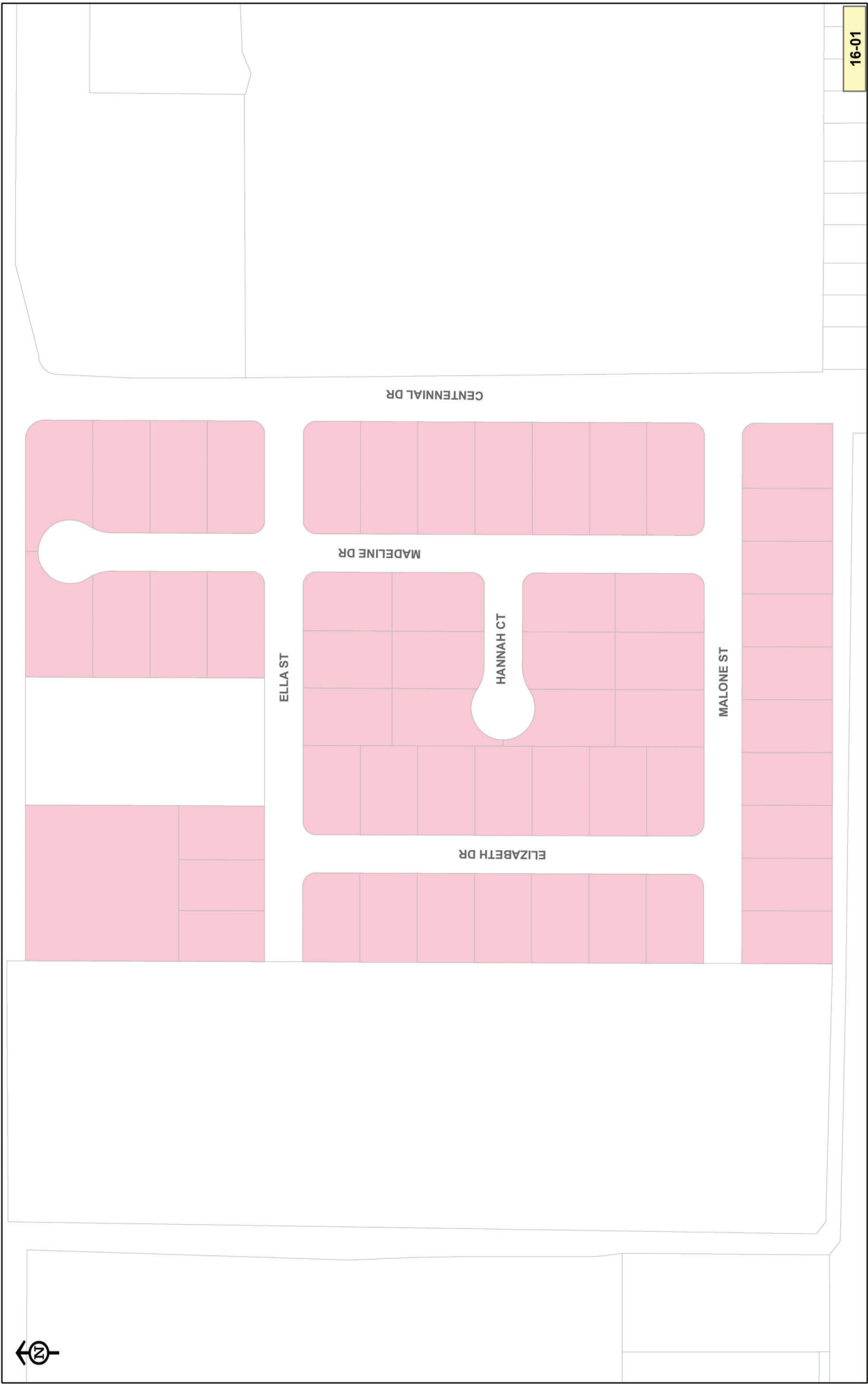
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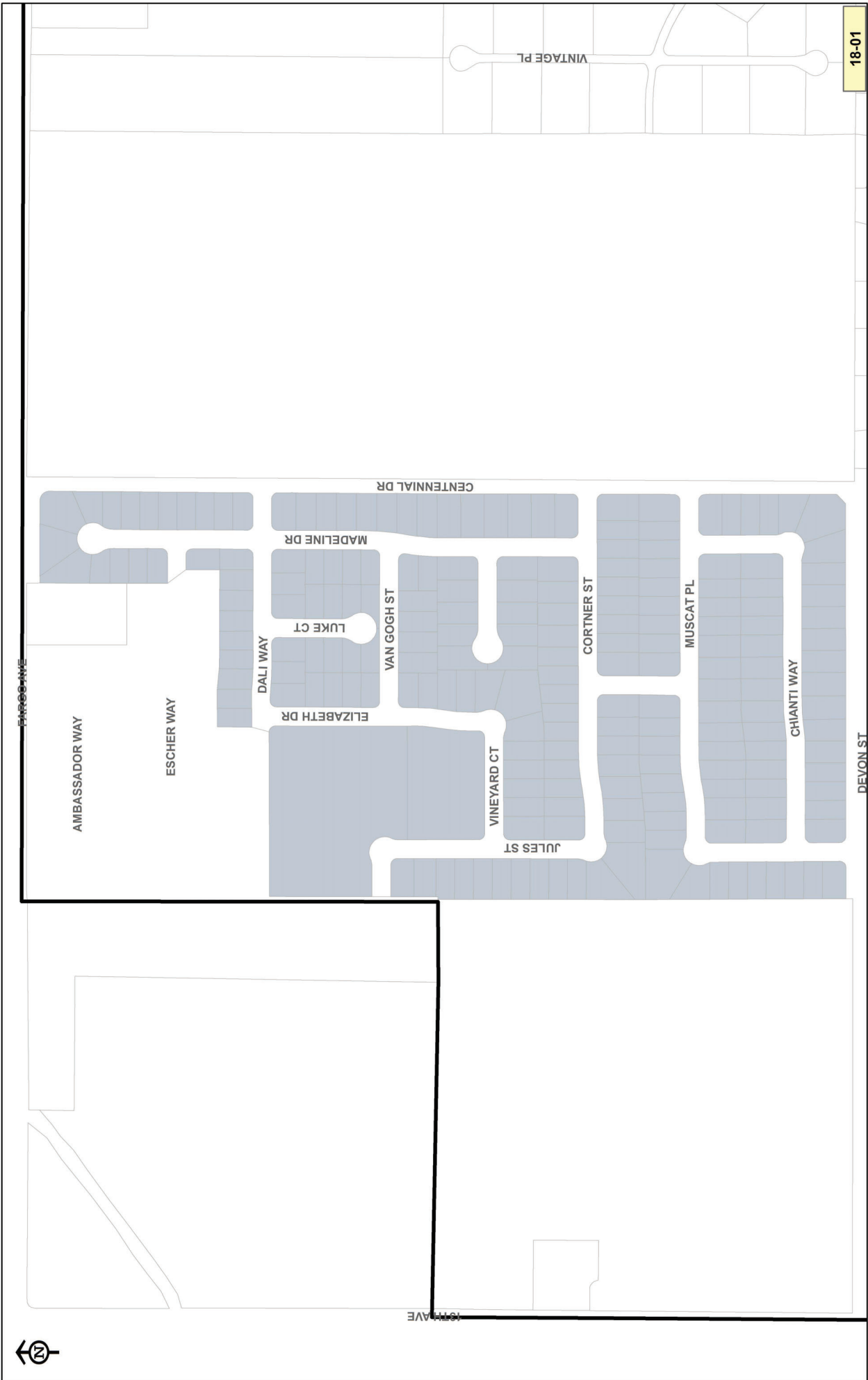


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Date: 4/26/2022



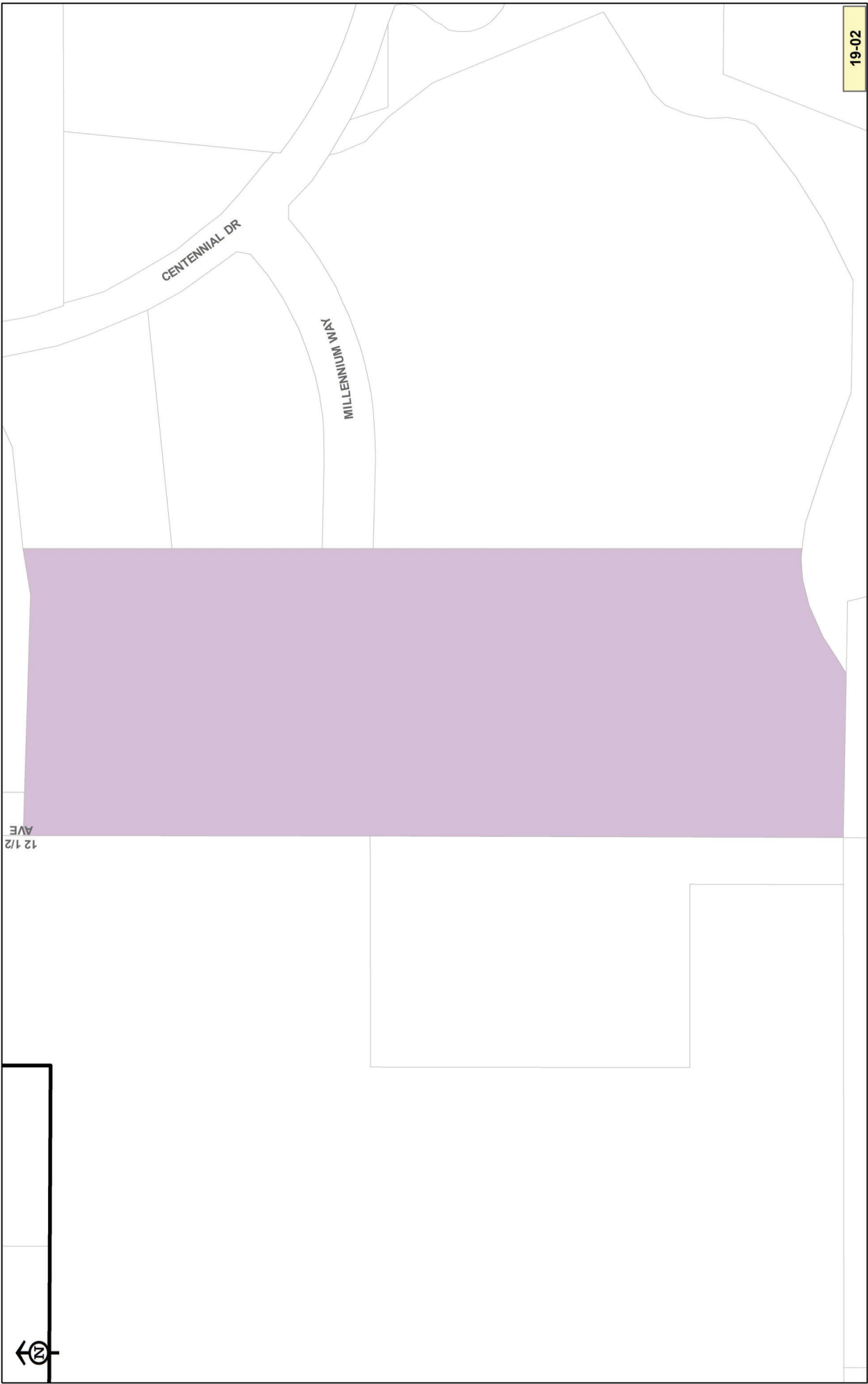




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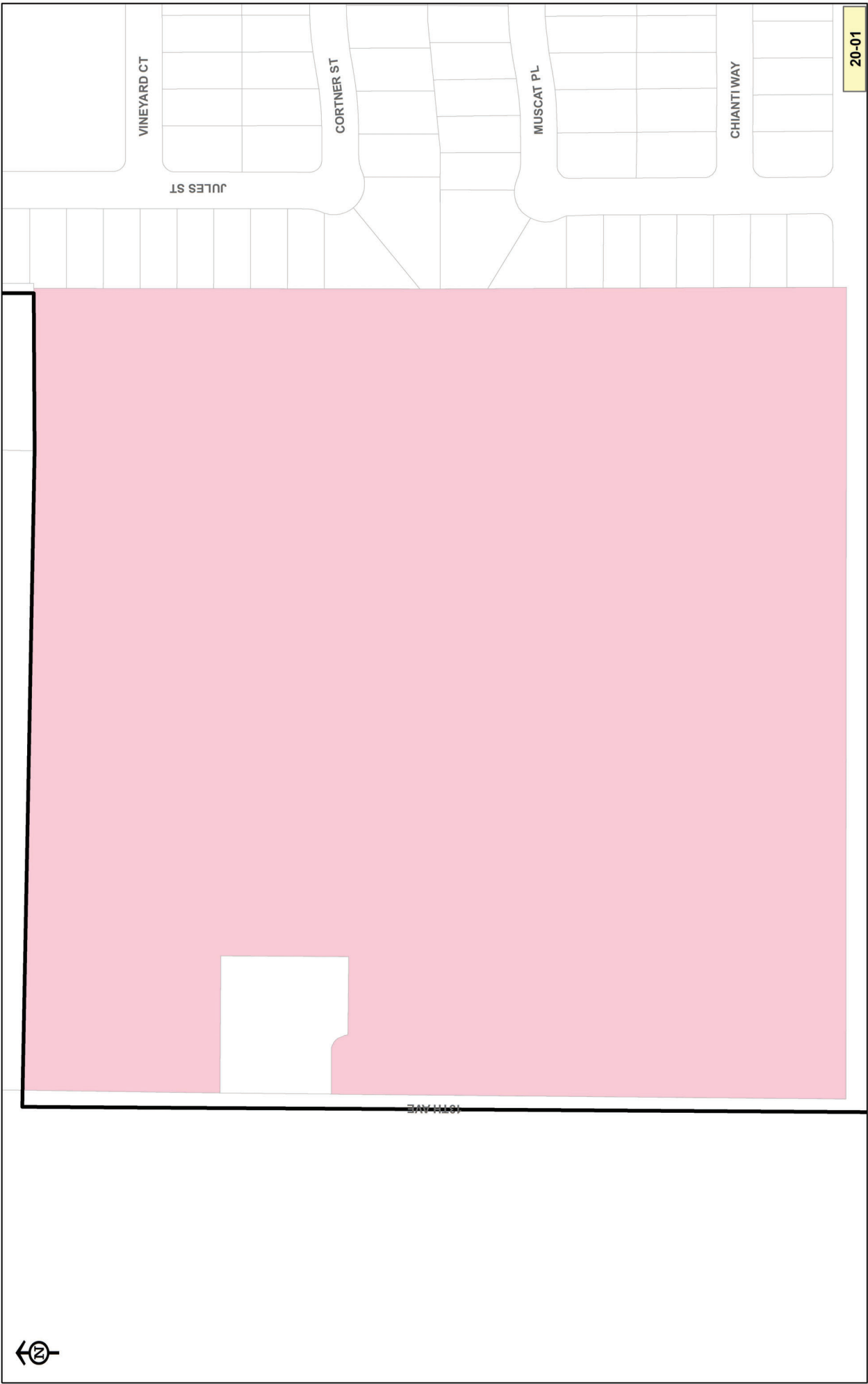


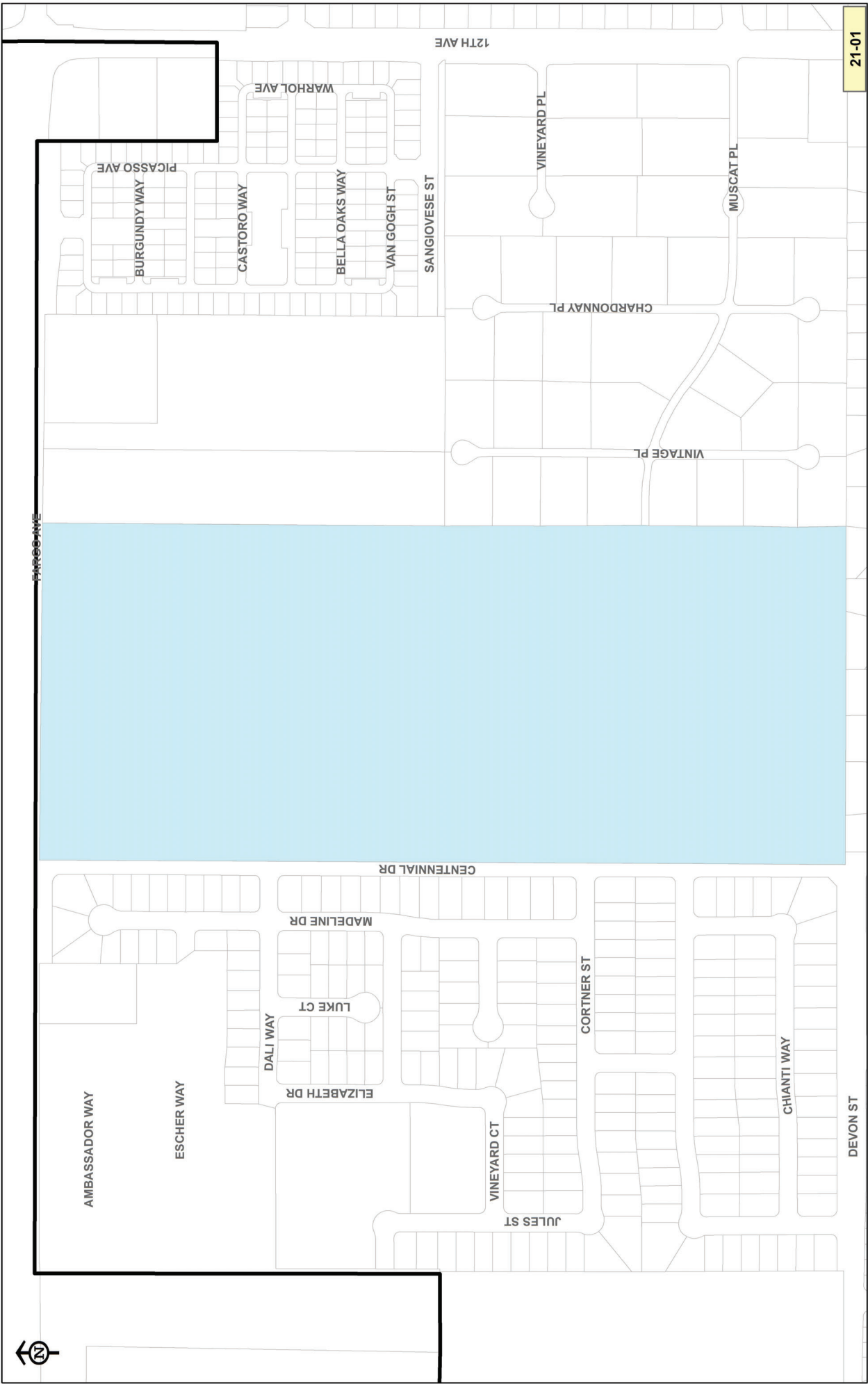


19-02

12 1/2
AVE

Date: 4/26/2022

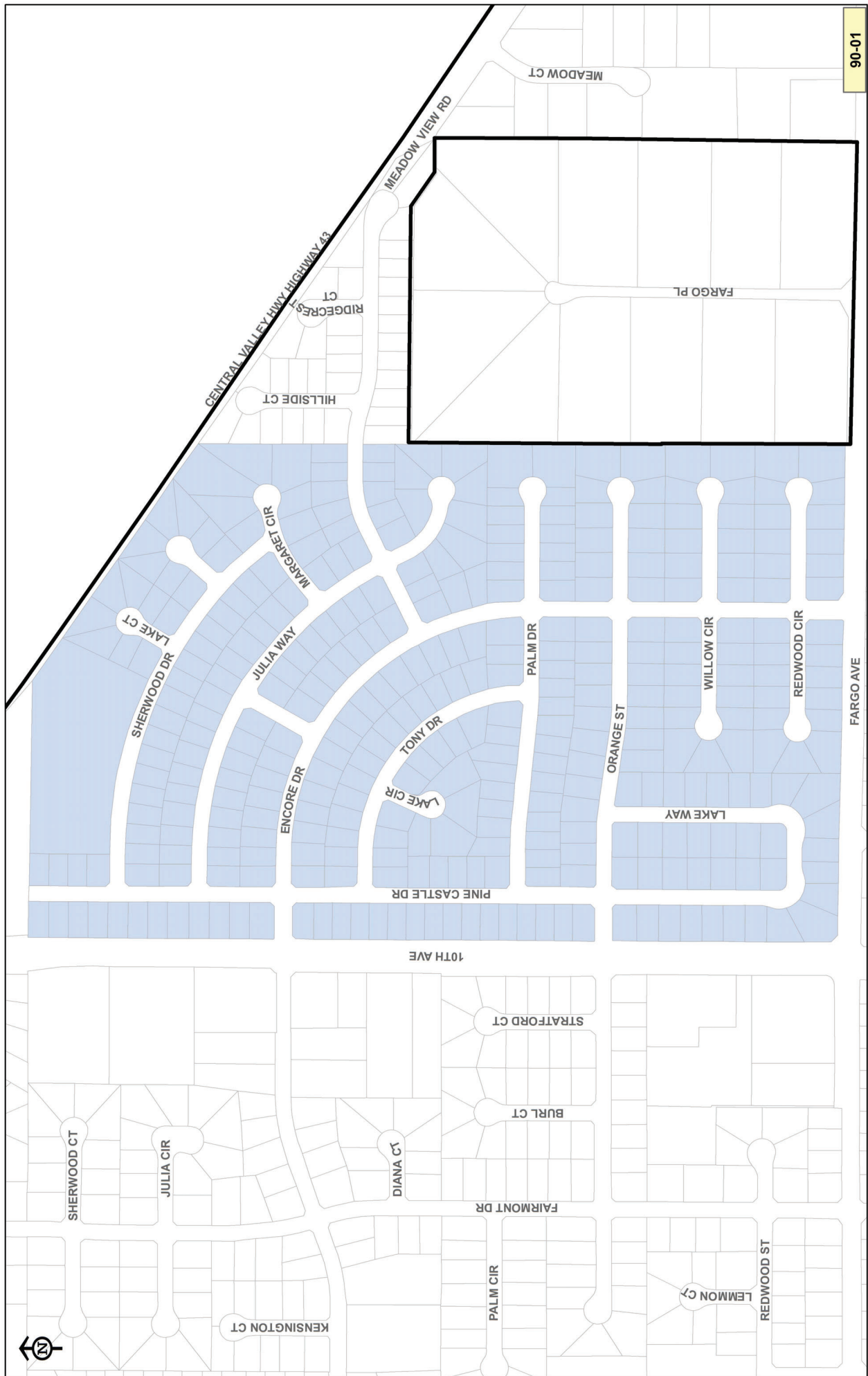


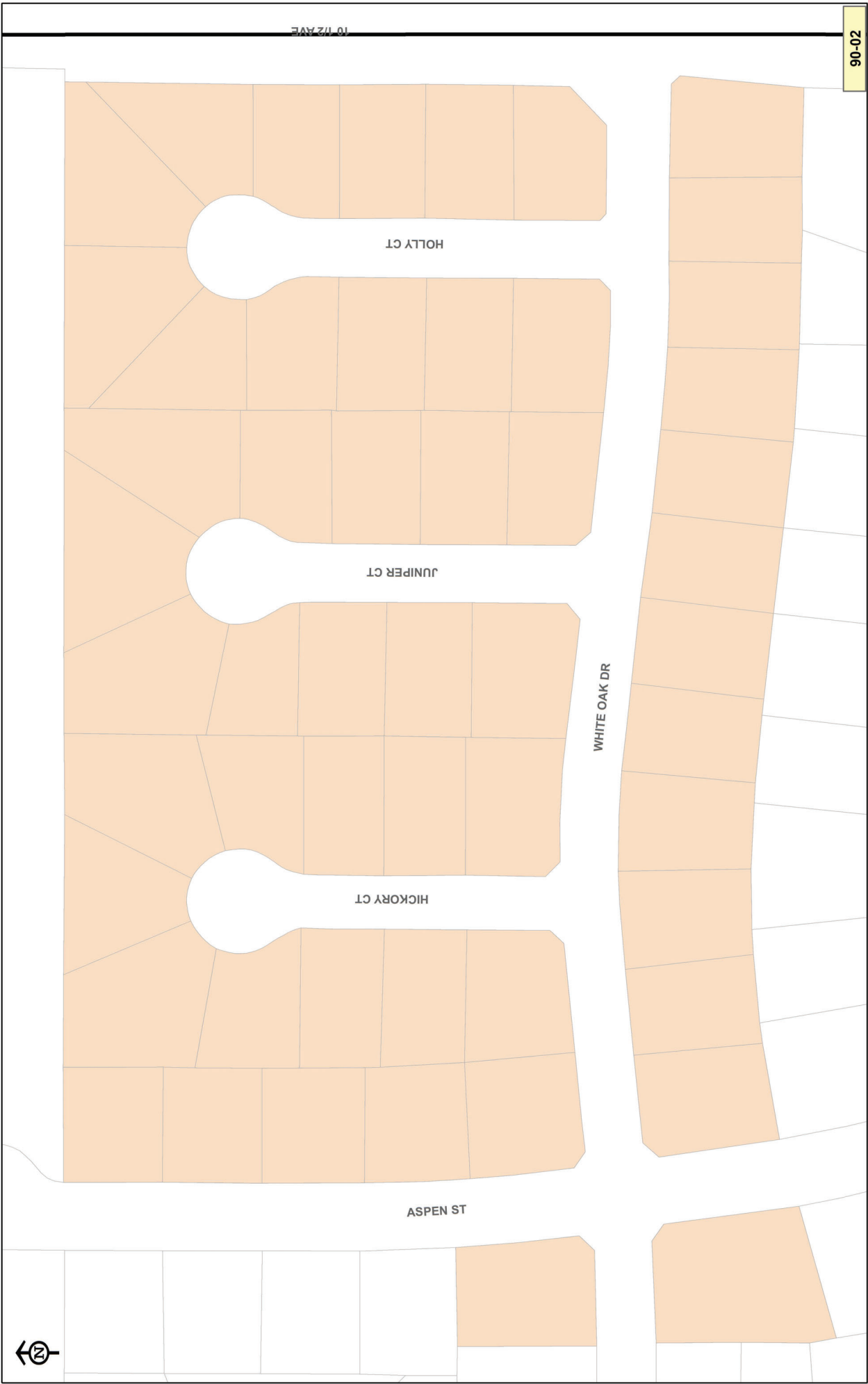


FARROW

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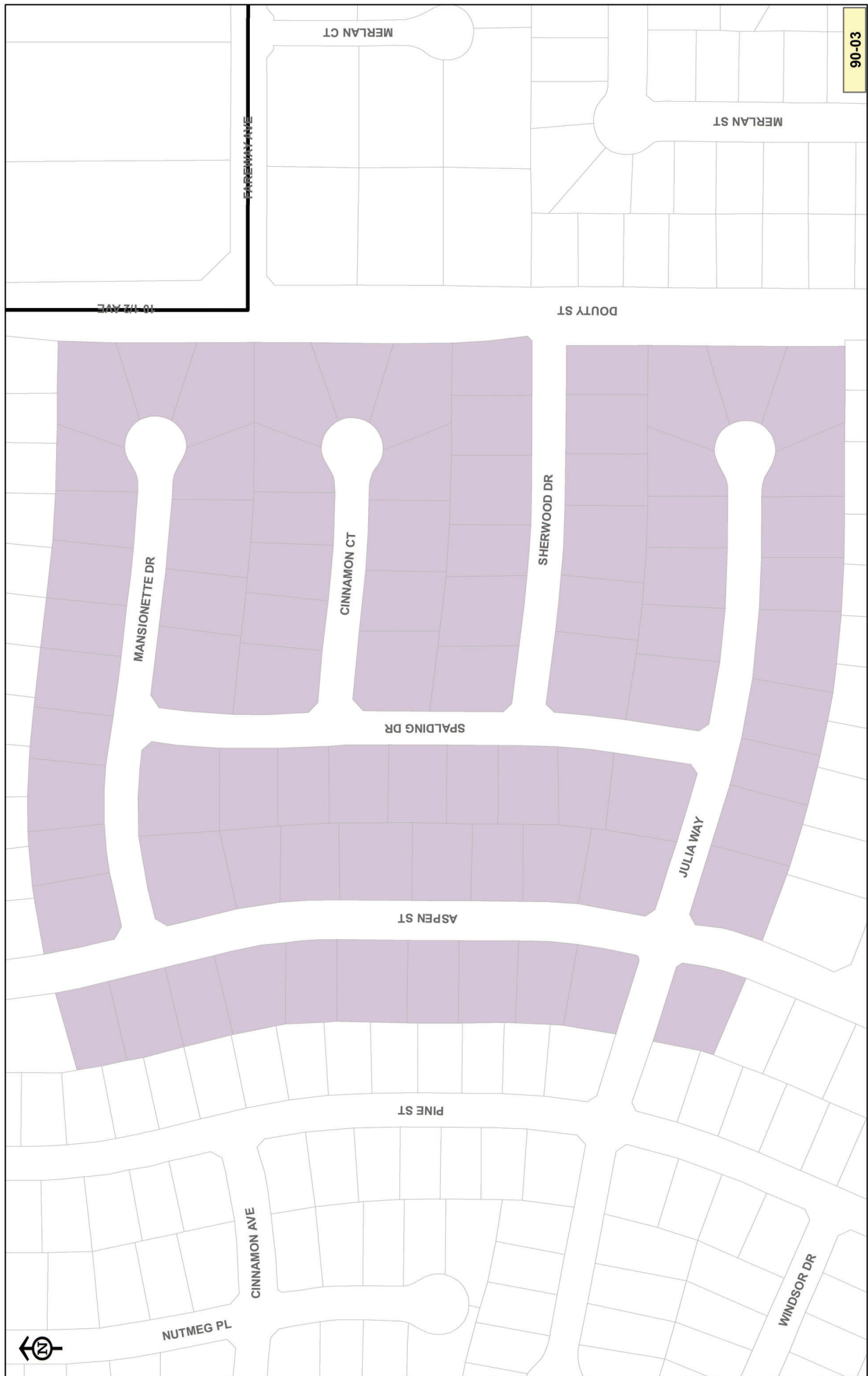
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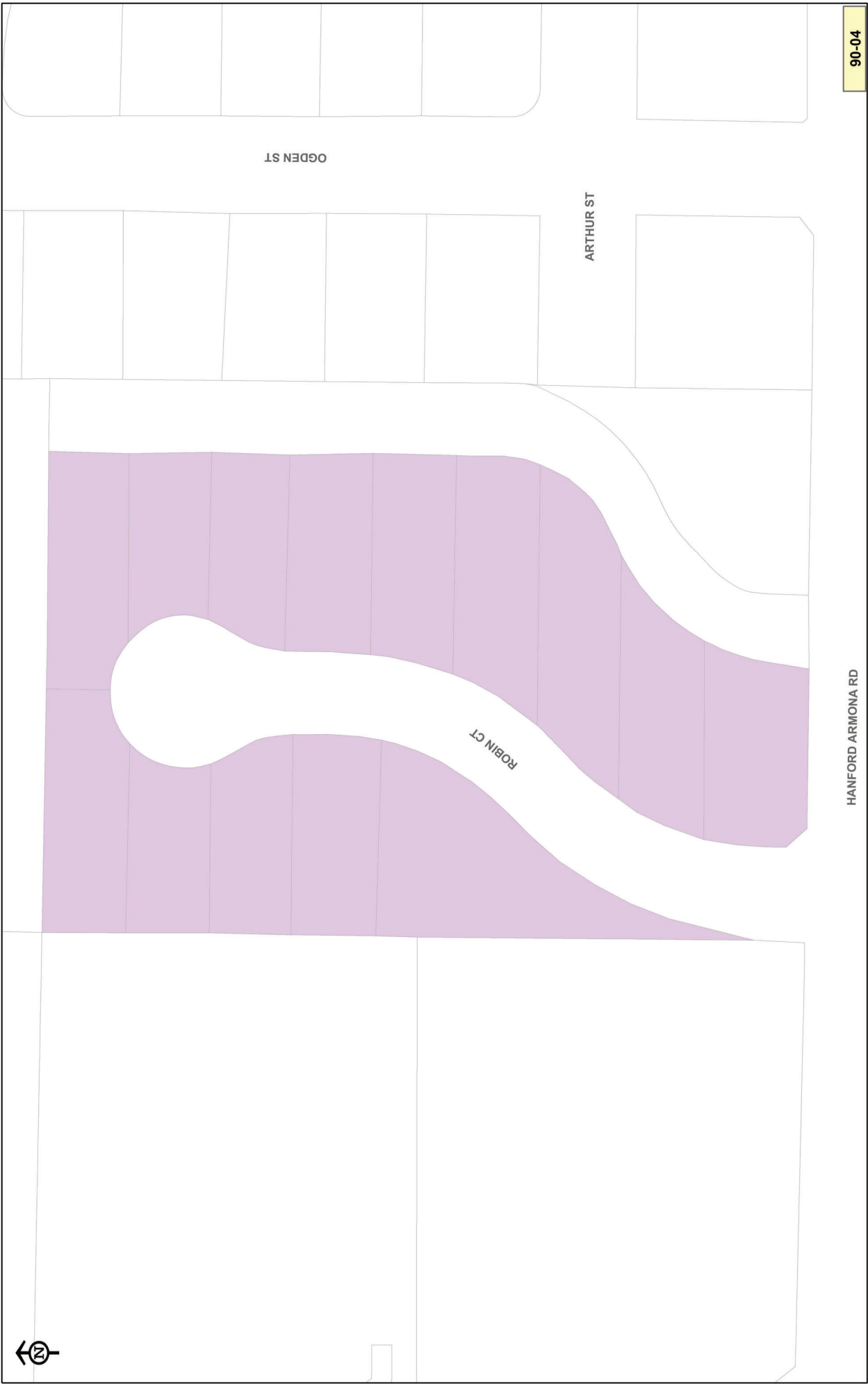


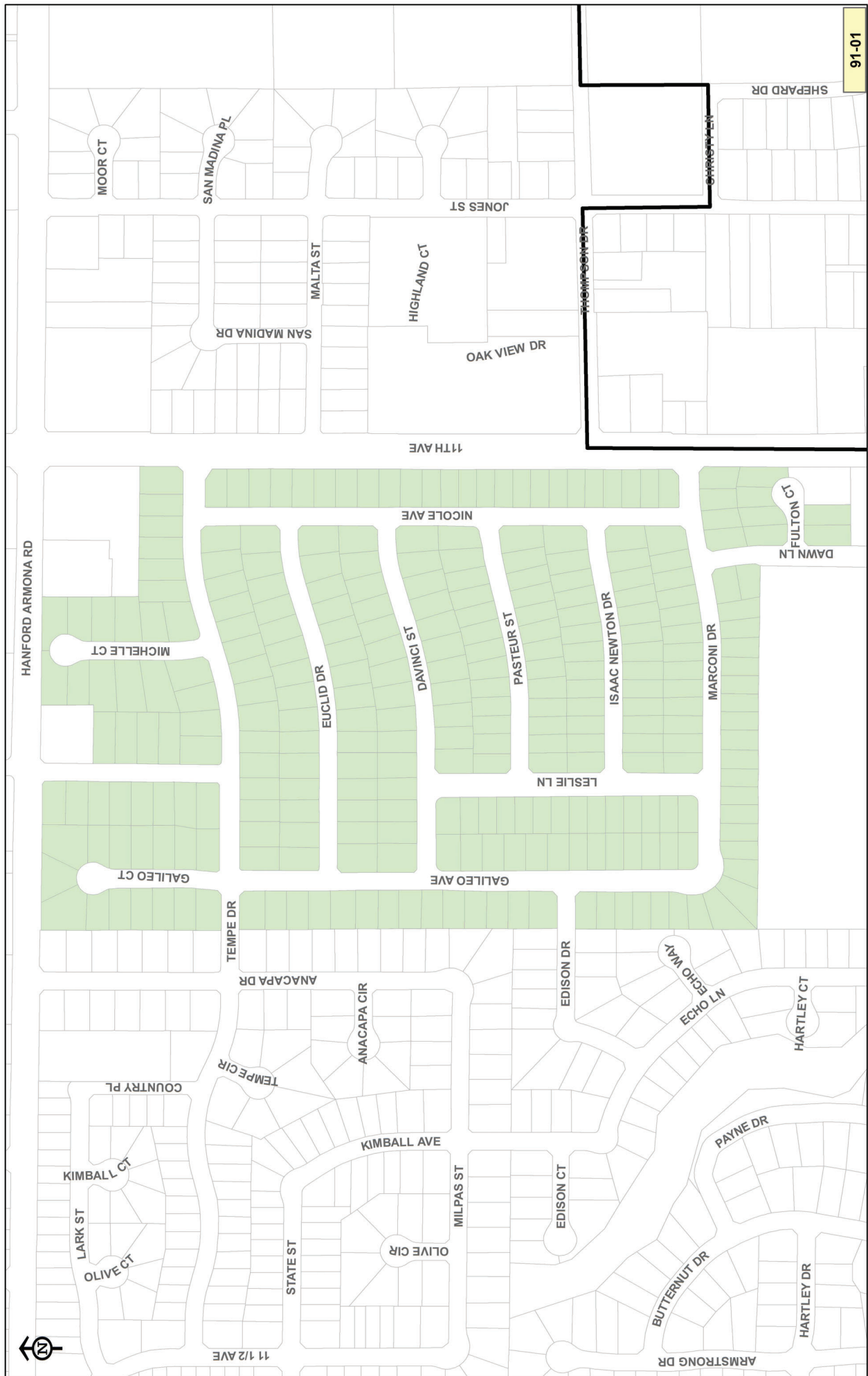


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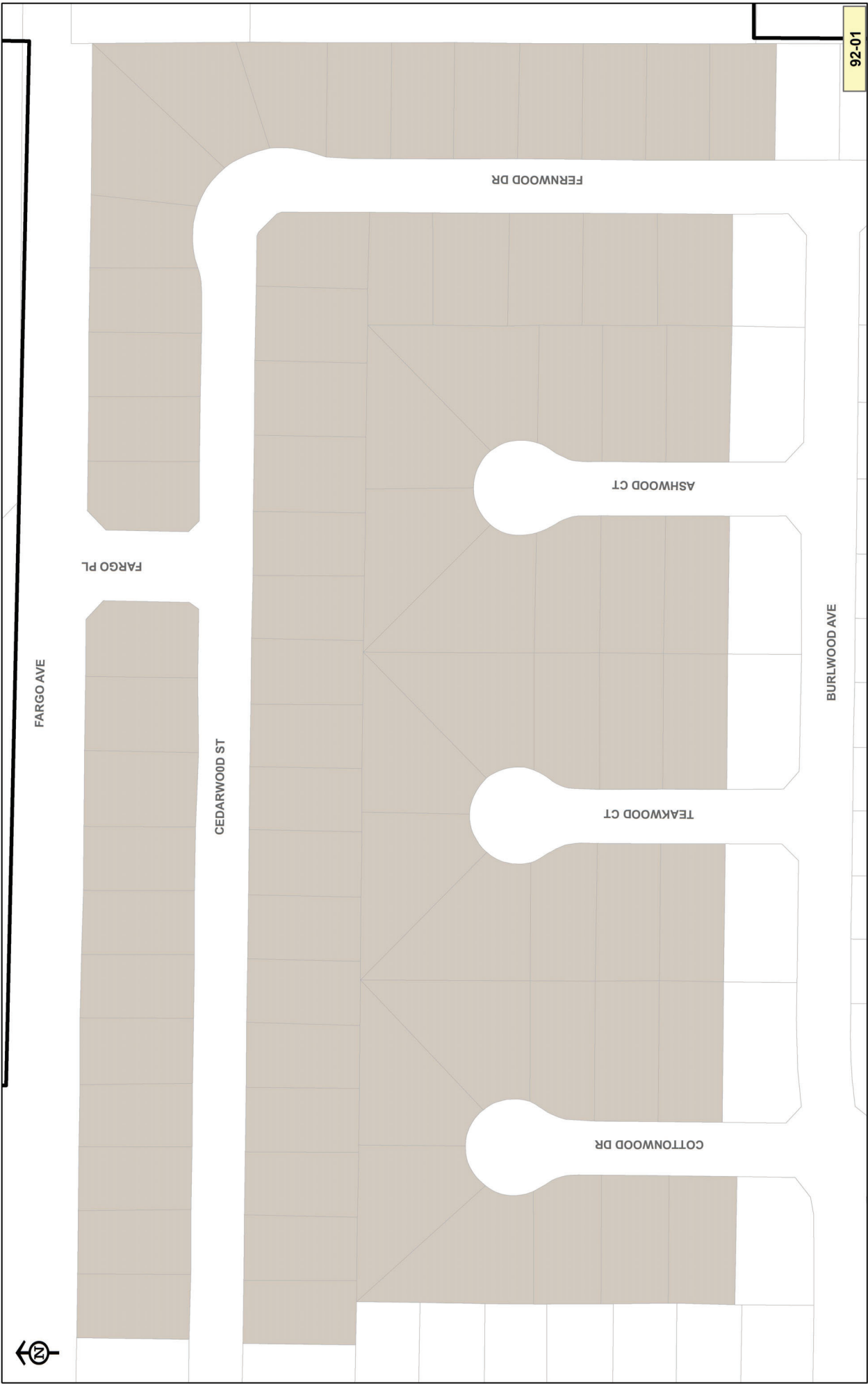






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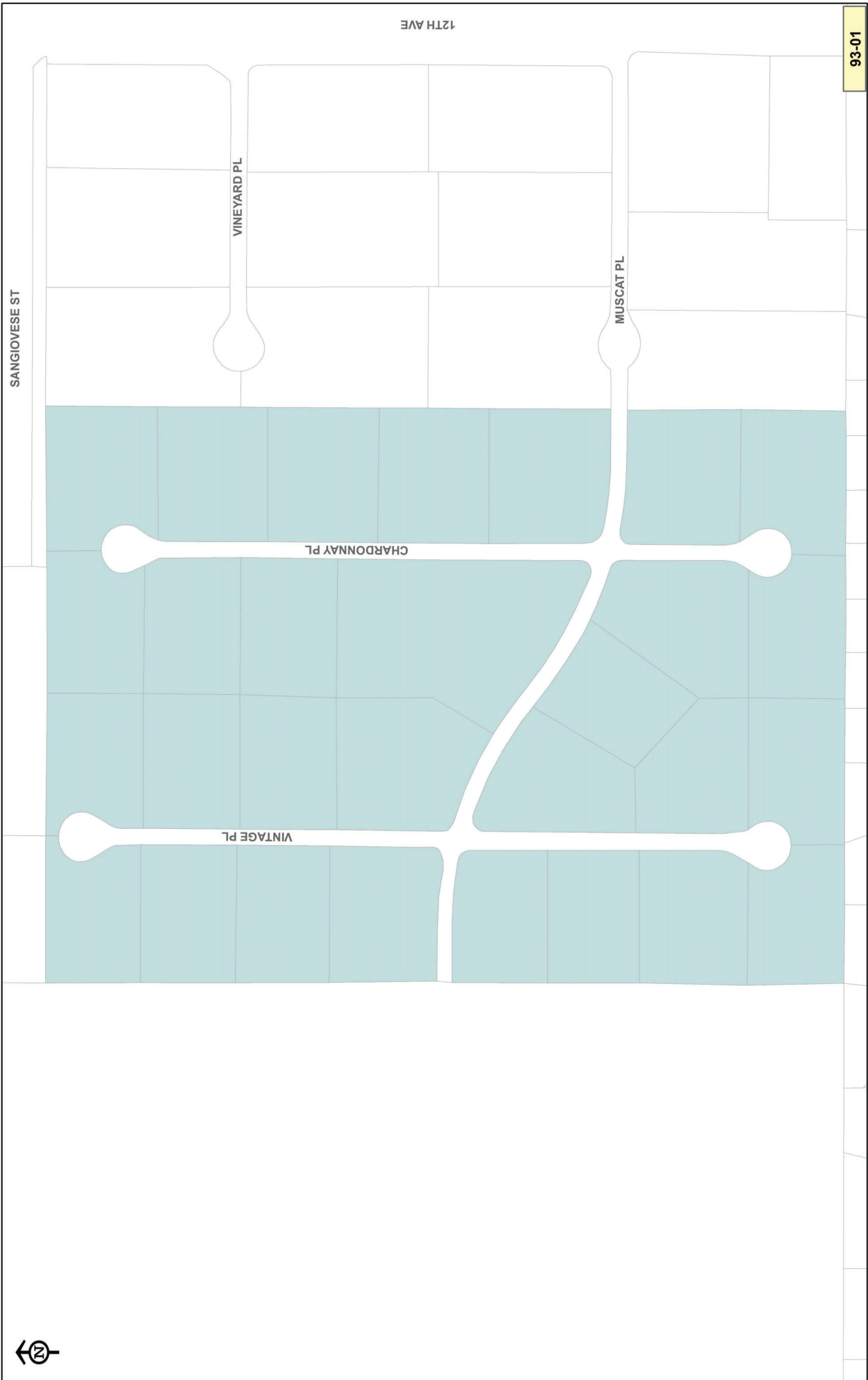
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Date: 4/26/2022



Date: 4/26/2022



12TH AVE

93-01



Date: 4/26/2022



93-02

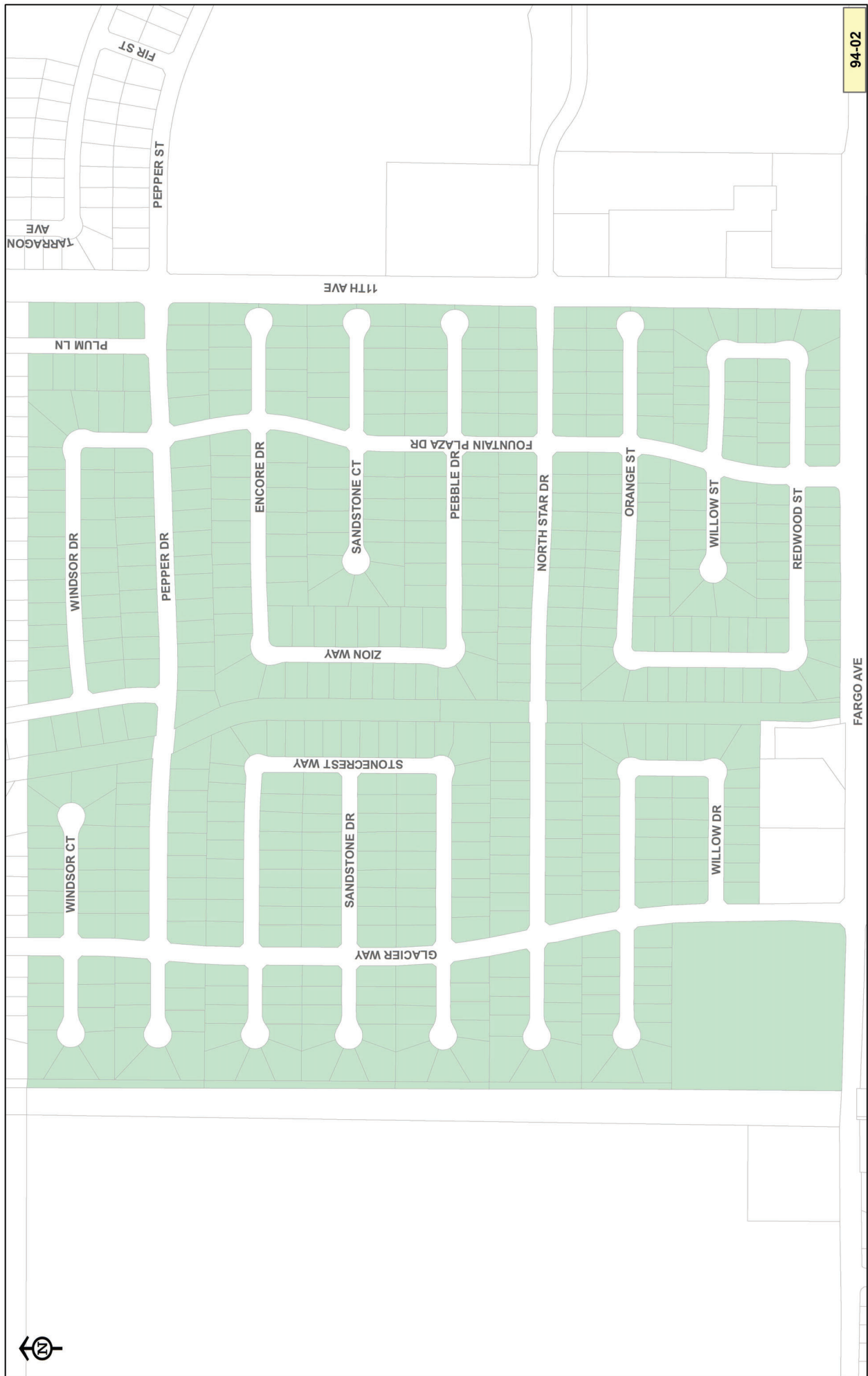
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Date: 4/26/2022



94-01

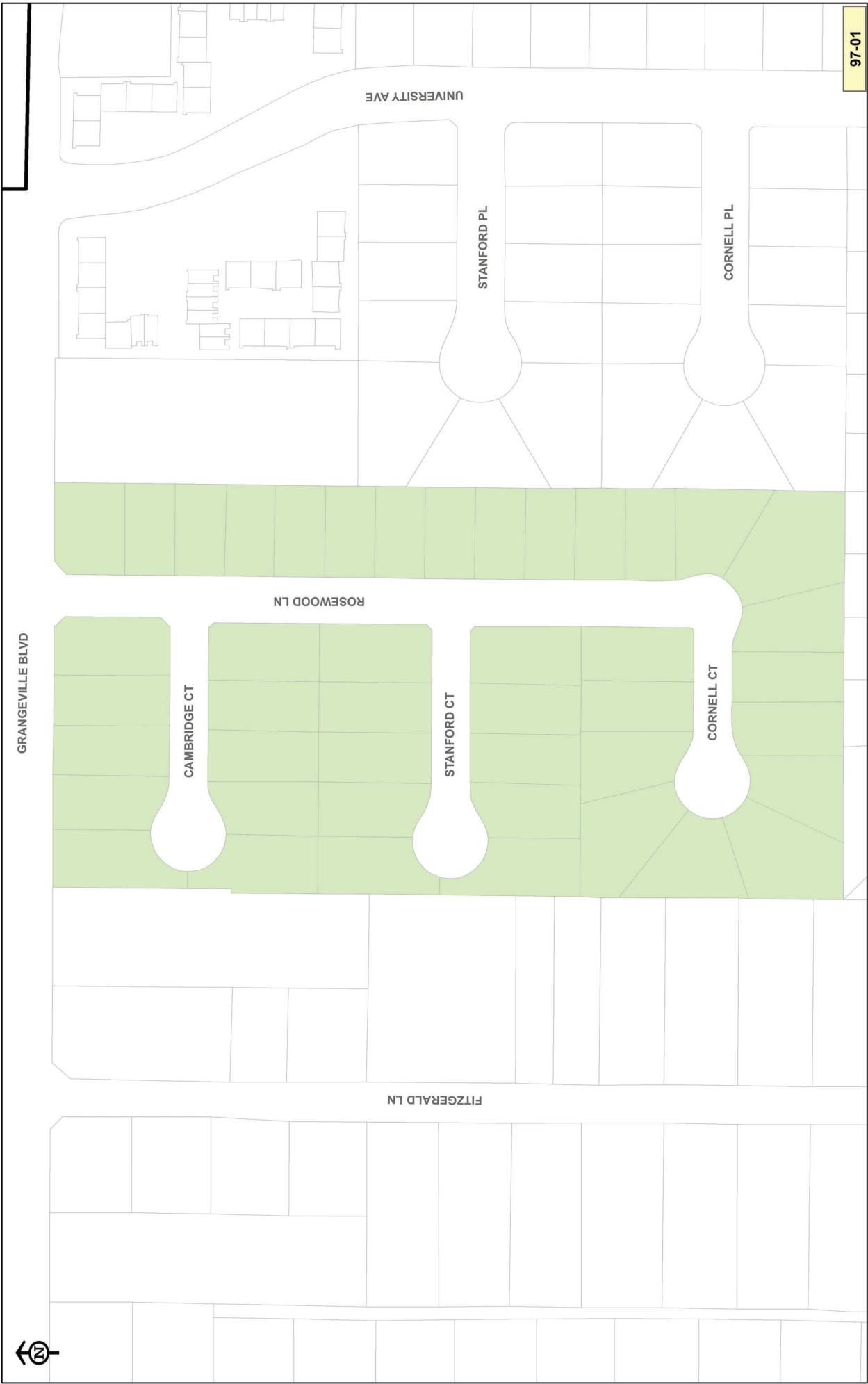
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94-03

Date: 4/26/2022



97-01

Date: 4/26/2022

FLORINDA ST



ELM CT

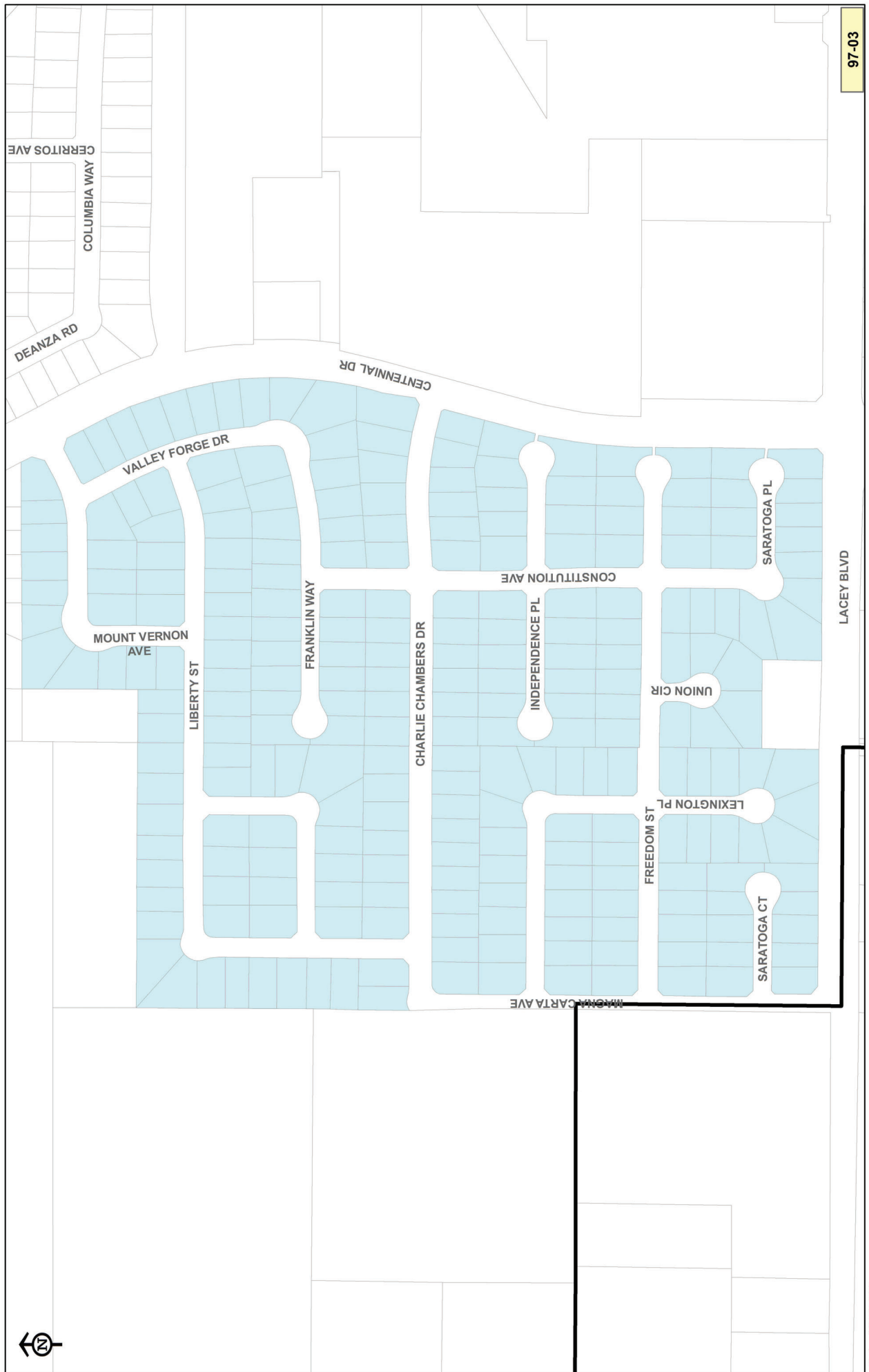
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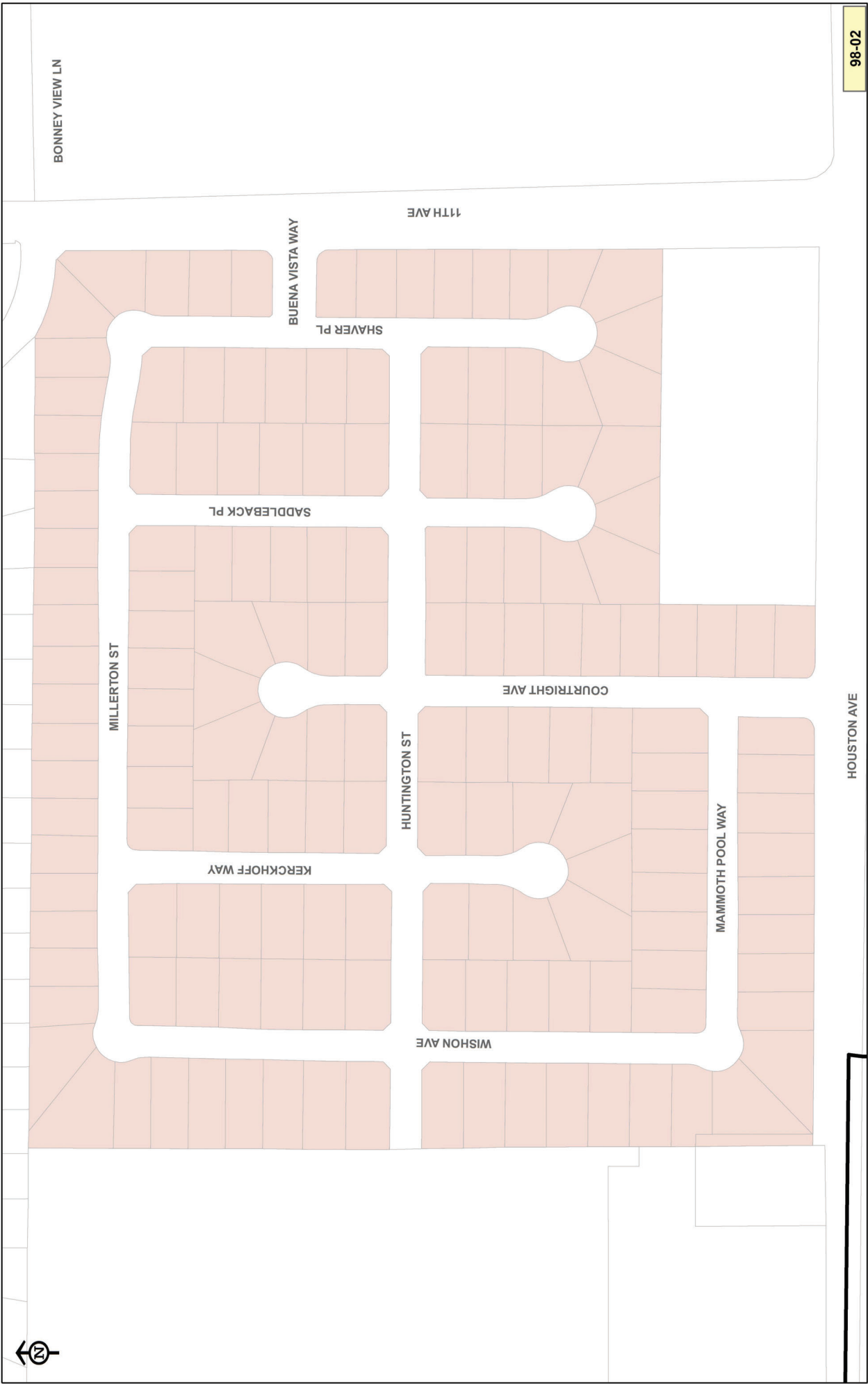
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97-02

Date: 4/26/2022







BONNEY VIEW LN

11TH AVE

BUENA VISTA WAY

SHAVAR PL

SADDELEBACK PL

MILLERTON ST

COURTRIGHT AVE

KERCKHOFF WAY

HUNTINGTON ST

WISON AVE

MAMMOTH POOL WAY

HOUSTON AVE

98-02



Date: 4/26/2022



CLEACUT-10

VPEREZ1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/15/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0757776 HUB International Insurance Services Inc. 548 W Cromwell Avenue Suite 101 Fresno, CA 93711	CONTACT NAME: Mary Steele		
	PHONE (A/C, No, Ext):	FAX (A/C, No):	
	E-MAIL ADDRESS: mary.steele@hubinternational.com		
INSURED Clean Cut Landscape Management, Inc. 1865 Herndon Ave #K636 Clovis, CA 93611	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : National Fire Insurance Company of Hartford		20478
	INSURER B : American Zurich Insurance Company		40142
	INSURER C : Zurich American Insurance Company		16535
	INSURER D : American Casualty Co of Reading PA		20427
	INSURER E :		
INSURER F :			

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:	X		6014786554	7/1/2023	7/1/2024	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000
							MED EXP (Any one person) \$ 15,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
B	☒ AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			BAP551379607	10/1/2023	10/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
C	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in N/A) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WC551379507	10/1/2023	10/1/2024	☒ PER STATUTE ☐ OTH-ER
							E.I. EACH ACCIDENT \$ 1,000,000
							E.I. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.I. DISEASE - POLICY LIMIT \$ 1,000,000
D	☐ Equipment Floater ☐ Commercial Property			6018286579 6018286579	7/1/2023 7/1/2023	7/1/2024 7/1/2024	R/L/B \$ 250,000 Property 250,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Additional Insured: City of Hanford, its officers, officials, employees, and volunteers
Regarding: Maintenance of Landscape Assessment Districts - Quadrant 1, 2, 3 & 4
Endorsement Attached: CNA 75079X 0115

CERTIFICATE HOLDER

CANCELLATION

City of Hanford Parks & Recreation Dept 321 N Douty St Ste B Hanford, CA 93230	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE



Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage Endorsement

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

It is understood and agreed as follows:

- I. The **WHO IS AN INSURED** section is amended to add as an **Insured** any person or organization whom the **Named Insured** is required by **written contract** to add as an additional insured on this **coverage part**, including any such person or organization, if any, specifically set forth on the Schedule attachment to this endorsement. However, such person or organization is an **Insured** only with respect to such person or organization's liability for:
 - A. unless paragraph B. below applies,
 1. **bodily injury, property damage, or personal and advertising injury** caused in whole or in part by the acts or omissions by or on behalf of the **Named Insured** and in the performance of such **Named Insured's** ongoing operations as specified in such **written contract**; or
 2. **bodily injury or property damage** caused in whole or in part by **your work** and included in the **products-completed operations hazard**, and only if
 - a. the **written contract** requires the **Named Insured** to provide the additional insured such coverage; and
 - b. this **coverage part** provides such coverage.
 - B. **bodily injury, property damage, or personal and advertising injury** arising out of **your work** described in such **written contract**, but only if:
 1. this **coverage part** provides coverage for **bodily injury or property damage** included within the **products completed operations hazard**; and
 2. the **written contract** specifically requires the **Named Insured** to provide additional insured coverage under the 11-85 or 10-01 edition of CG2010 or the 10-01 edition of CG2037.
- II. Subject always to the terms and conditions of this policy, including the limits of insurance, the Insurer will not provide such additional insured with:
 - A. coverage broader than required by the **written contract**; or
 - B. a higher limit of insurance than required by the **written contract**.
- III. The insurance granted by this endorsement to the additional insured does not apply to **bodily injury, property damage, or personal and advertising injury** arising out of:
 - A. the rendering of, or the failure to render, any professional architectural, engineering, or surveying services, including:
 1. the preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and
 2. supervisory, inspection, architectural or engineering activities; or
 - B. any premises or work for which the additional insured is specifically listed as an additional insured on another endorsement attached to this **coverage part**.
- IV. Notwithstanding anything to the contrary in the section entitled **COMMERCIAL GENERAL LIABILITY CONDITIONS**, the Condition entitled **Other Insurance**, this insurance is excess of all other insurance available to the additional insured whether on a primary, excess, contingent or any other basis. However, if this insurance



Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage Endorsement

is required by **written contract** to be primary and non-contributory, this insurance will be primary and non-contributory relative solely to insurance on which the additional insured is a named insured.

V. Solely with respect to the insurance granted by this endorsement, the section entitled COMMERCIAL GENERAL LIABILITY CONDITIONS is amended as follows:

The Condition entitled **Duties In The Event of Occurrence, Offense, Claim or Suit** is amended with the addition of the following:

Any additional insured pursuant to this endorsement will as soon as practicable:

1. give the Insurer written notice of any **claim**, or any **occurrence** or offense which may result in a **claim**;
2. except as provided in Paragraph IV. of this endorsement, agree to make available any other insurance the additional insured has for any loss covered under this **coverage part**;
3. send the Insurer copies of all legal papers received, and otherwise cooperate with the Insurer in the investigation, defense, or settlement of the **claim**; and
4. tender the defense and indemnity of any **claim** to any other insurer or self insurer whose policy or program applies to a loss that the Insurer covers under this **coverage part**. However, if the **written contract** requires this insurance to be primary and non-contributory, this paragraph (4) does not apply to insurance on which the additional insured is a named insured.

The Insurer has no duty to defend or indemnify an additional insured under this endorsement until the Insurer receives written notice of a **claim** from the additional insured.

VI. Solely with respect to the insurance granted by this endorsement, the section entitled DEFINITIONS is amended to add the following definition:

Written contract means a written contract or written agreement that requires the **Named Insured** to make a person or organization an additional insured on this **coverage part**, provided the contract or agreement:

- A. is currently in effect or becomes effective during the term of this policy; and
- B. was executed prior to:
 1. the **bodily injury** or **property damage**; or
 2. the offense that caused the **personal and advertising injury**for which the additional insured seeks coverage.

Any coverage granted by this endorsement shall apply solely to the extent permissible by law.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.



CLEACUT-10

VPEREZ1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/5/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0757776 HUB International Insurance Services Inc. 548 W Cromwell Avenue Suite 101 Fresno, CA 93711		CONTACT NAME: Mary Steele PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: mary.steele@hubinternational.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: National Fire Insurance Company of Hartford	
		INSURER B: American Zurich Insurance Company	
		INSURER C: Zurich American Insurance Company	
		INSURER D: American Casualty Co of Reading PA	
		INSURER E:	
		INSURER F:	

INSURED

Clean Cut Landscape Management, Inc.
1865 Herndon Ave #K636
Clovis, CA 93611

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:	X		6014786554	7/1/2023	7/1/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPI/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$			BAP551379606	10/1/2022	10/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ EACH OCCURRENCE \$ AGGREGATE \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) ☐ If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WC551379506	10/1/2022	10/1/2023	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Equipment Floater			6018286579	7/1/2023	7/1/2024	R/L/B 250,000
D	Commercial Property			6018286579	7/1/2023	7/1/2024	Property 250,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured: City of Hanford, its officers, officials, employees, and volunteers

Regarding: Maintenance of Landscape Assessment Districts - Quadrant 1, 2, 3 & 4

Endorsement Attached: CNA 75079X 0115

CERTIFICATE HOLDER

CANCELLATION

City of Hanford Parks & Recreation Dept
321 N Douty St Ste B
Hanford, CA 93230

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage Endorsement

This endorsement modifies insurance provided under the following:

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 2. **bodily injury or property damage** caused in whole or in part by **your work** and included in the **products-completed operations hazard**, and only if
 - a. the **written contract** requires the **Named Insured** to provide the additional insured such coverage; and
 - b. this **coverage part** provides such coverage.
 - B. **bodily injury, property damage, or personal and advertising injury** arising out of **your work** described in such **written contract**, but only if:
 1. this **coverage part** provides coverage for **bodily injury or property damage** included within the **products completed operations hazard**; and
 2. the **written contract** specifically requires the **Named Insured** to provide additional insured coverage under the 11-85 or 10-01 edition of CG2010 or the 10-01 edition of CG2037.
- II. Subject always to the terms and conditions of this policy, including the limits of insurance, the Insurer will not provide such additional insured with:
 - A. coverage broader than required by the **written contract**; or
 - B. a higher limit of insurance than required by the **written contract**.
- III. The insurance granted by this endorsement to the additional insured does not apply to **bodily injury, property damage, or personal and advertising injury** arising out of:
 - A. the rendering of, or the failure to render, any professional architectural, engineering, or surveying services, including:
 1. the preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and
 2. supervisory, inspection, architectural or engineering activities; or
 - B. any premises or work for which the additional insured is specifically listed as an additional insured on another endorsement attached to this **coverage part**.
- IV. Notwithstanding anything to the contrary in the section entitled **COMMERCIAL GENERAL LIABILITY CONDITIONS**, the Condition entitled **Other Insurance**, this insurance is excess of all other insurance available to the additional insured whether on a primary, excess, contingent or any other basis. However, if this insurance

CNA75079XX (1-15)

Page 1 of 2

Insured Name: Clean Cut Landscape Management Inc.

Policy No:6014786554

Endorsement No:

Effective Date:07/01/2023

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Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage Endorsement

is required by **written contract** to be primary and non-contributory, this insurance will be primary and non-contributory relative solely to insurance on which the additional insured is a named insured.

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The Condition entitled **Duties In The Event of Occurrence, Offense, Claim or Suit** is amended with the addition of the following:

Any additional insured pursuant to this endorsement will as soon as practicable:

1. give the Insurer written notice of any **claim**, or any **occurrence** or offense which may result in a **claim**;
2. except as provided in Paragraph IV. of this endorsement, agree to make available any other insurance the additional insured has for any loss covered under this **coverage part**;
3. send the Insurer copies of all legal papers received, and otherwise cooperate with the Insurer in the investigation, defense, or settlement of the **claim**; and
4. tender the defense and indemnity of any **claim** to any other insurer or self insurer whose policy or program applies to a loss that the Insurer covers under this **coverage part**. However, if the **written contract** requires this insurance to be primary and non-contributory, this paragraph (4) does not apply to insurance on which the additional insured is a named insured.

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- A. is currently in effect or becomes effective during the term of this policy; and
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 1. the **bodily injury or property damage**; or
 2. the offense that caused the **personal and advertising injury**for which the additional insured seeks coverage.

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All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

CNA75079XX (1-15)

Page 2 of 2

Insured Name: Clean Cut Landscape Management Inc.

Policy No: 6014786554
Endorsement No:
Effective Date: 07/01/2023

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CITY OF HANFORD

315 N DOUTY ST. HANFORD, CA 93230
(559) 585-2512

MUNICIPAL LICENSE CERTIFICATE

Business Name: Clean Cut Landscape Management Inc.

Mailing Address: 1865 Herndon AVE Suite #K636
Clovis, CA 93611

Business Location: 1990 N Fowler AVE Suite 116
Clovis, CA 93619

Owner: Karry Wendel

License Type: Contractor

Issued Date: 1/5/2023

License Number: CTR-000077-2022

Expiration Date: 12/31/2023

A handwritten signature in blue ink, appearing to read "J. T. 2", is written over a horizontal line.

DIRECTOR OF FINANCE

IF YOU DO NOT RECEIVE A NOTICE OF RENEWAL PRIOR TO ITS EXPIRATION, YOU ARE STILL RESPONSIBLE FOR RENEWING LICENSE.

TO BE POSTED IN A CONSPICUOUS PLACE



SINCE 1985

1-GENERAL INFORMATION

PRESENTED TO:

THE CITY OF HANFORD

11/8/2023

Clean Cut Landscape Management Inc. 8406 N. Armstrong Ave., Clovis CA 93619 (559) 322-2041 Fax (559) 322-2071
CSLB #1010030 C-27/A
QAL-#129286 ABCDF



SINCE 1985

GENERAL INFORMATION

Clean Cut Landscape Management has 38 years experience maintaining properties for commercial entities, industrial manufacturers and various municipalities and government agencies. We also perform expert irrigation installation, irrigation troubleshooting, tree pruning, plant diagnostics, soil deficiency analysis, grading, concrete, mowing, seeding, tree pruning and fertilizing.

2-ACCOUNT REPRESENTATIVES/ASSIGNMENTS

1. Project Manager-Karry Wendel
2. Project Supervisor-Juan Perez Oregel
3. Route Foreman-Juan Ordaz

3-TYPE OF ORGANIZATION

1. California C Corporation
2. California State Certified Small Business #2028823
3. Minority owned/No certification.

4-LICENSES AND OTHER INFORMATION

1. Spray License QAL thru 12-31-2023.
2. No bankruptcies or claims.
3. Equipment-Please see #9
4. No subcontractors will be used.
5. No penalties, bankruptcies or claims have been placed against CCLM.
6. Federal Tax ID #-47-5090814
7. CSLB #1010030 C-27/A General Engineering
8. DIR #1000033453
9. City of Hanford Business License #CTR-000077-2022

5-COMPANY OFFICERS

- **President and CFO-Karry Wendel**
- **Secretary-Mai Lee Hermann**

6-PERSONNEL/RESUMES AND BACKGROUND

**Most employees have been with CCLM over 10 years. As such we do not expect turnover at this time.*

Karry Wendel

President/Project Manager/Contact

- Bachelors Degree-Linguistics 1983
- Relevant coursework in Field Biology, Irrigation, Plant Identification, Construction Project Management, Scheduling, Estimating.
- Pepsi Cola 1983 thru 1985
- Began CCLM in 1985
- QAL Spray License ABCDF
- General Engineering Contractors Licenses
- C-27 Landscaping Licenses
- Fluent in Spanish

Mai Lee Vang

Office Manager

- Bachelors Degree in Child Education 2006
- Extensive work (16 Years) in Public Works Payroll and Labor Compliance
- Job Costing
- Accounting Fundamentals
- Proficient at 10 Key, Typing, Excel
- 401 K Management
- Health Insurance Compliance and Set Up

Anastasia Line

Office Assistant-CCLM Manager

- Certified Payroll and Labor Compliance
- Day to day contract duties
- Billing
- A/P
- A/R
- Project Assistance
- Employee issues

Juan Perez Oregel

Operations Manager/Irrigation Specialist

- 16 Years experience
- Tree Pruning
- Irrigation Diagnostics
- Two Wire Systems and Troubleshooting
- Booster Pump Diagnostics
- Flow Sensors
- Master Valves
- Controller Repair
- Wire Diagnostics and polarity review
- Weed control

Juan Ordaz

ROUTE SUPERVISOR AND QUALITY CONTROL

- *Route Foreman-City of Hanford (12 Years)*

7-SURETIES AND BONDING CAPACITY

After 38 years CCLM currently carries a \$15,000,000.00 bonding capacity, should the City opt for Labor or Performance bonds for any of our work. Our bonding has run through Alliant Services for many years. Outside of the provided Insurance Certificates provided under separate cover, CCLM carries a \$10,000,000.00 liability policy at all times, for the protection of all parties involved.

- Liability Insurance-The Hartford Group
- Workers Compensation-Zurich
- See attached certifications

8-REFERENCES

-See attached-

9-EQUIPMENT-RESOURCES

- **36 Trucks**
- **47 Trailers**
- **Semi-Truck with End Dump and Equipment Hauler**
- **60' Boom Lift for Tree Work and/or Other**
- **8 Arrow Boards**
- **3 Message Boards**
- **2-New Holland 95 HP Tractors**
- **Discs/Flail Mowers/Baker Olsons/**
- **Spray Truck**
- **1-96" Mower for Parks**
- **10-72" Ride On Mowers**
- **3-60" Ride On Mowers**
- **1-52" Mower**
- **2 Walker Mowers with Grass Collection Systems**
- **3-Walk Behind Mowers**
- **12 Bobcats**
- **8 Ditch Witch Trenchers**
- **Caterpillar 415F2 Skip Loader**
- **Case Skip 570MXT Loader**
- **John Deere 310J Backhoe**
- **1 Bobcat Mini Ex**
- **1000 Gallon Finn Hydroseeder**
- **3 Dump Trucks**
- **Many compactors, fertilizer spreaders, generators etc. not listed here.**

10-COMPANY STRUCTURE/OTHER

President-Karry R. Wendel

Irrigation Technician and Crew Supervisor-Juan Oregel

Irrigation Technician and Assistant Crew Supervisor-Miguel Hernandez

Tractor/Large Equipment Operator-Filemon Gonzalez

Tractor/Large Equipment Operator-Manuel Lomelii

Tractor/Large Equipment -Cristian Romero

Tree Specialist-Cristian Romero

Tree Specialist-Filemon Gonzalez

Route Supervisor-Juan Ordaz

11-COMPANY HISTORY AND DESCRIPTION

The company began in 1985 with 1 truck and 1 mower. Since that day CCLM has continued to strive for excellence and knowledge in our field and the success that is a by product of that pursuit. We have had the privilege of being trusted with some fairly high-profile projects in maintenance and construction. From maintaining the CSUF Presidents Estate to the Downtown San Diego Historic Landscape Renovation and Maintenance valued at \$4,000,000.00 to installing the Landscape and Irrigation and Maintaining Clovis North High School the goal has still been excellence. There have been many changes in the industry in the last 40 years with the latest being a renewed emphasis on preserving water, which has profoundly affected everyone as conservation and plant selection have come to the forefront. Irrigation technology and central control systems are moving rapidly ahead with each passing year and CCLM must be at the leading edge of this technology. The transition to low emission equipment is underway and again, CCLM is beginning that move as we speak. We have a long list of employees, some of which have been with the Company for over 30 years. We are grateful for this long term dedication and the quality that only comes from employees who care. CCLM is built on this work ethic. We would consider it a privilege to continue this relationship on into the future if the City of Hanford chooses to entrust us with any Quadrants on this contract.

B-PROJECT APPROACH

CCLM forces will mobilize daily to perform work as required per contract. A dedicated three-man crew will perform the majority of the work throughout the week with very little variance. Quadrants will be completed in a linear fashion with mowing, edging and blowing taking place for one portion of the week and pruning, weed control and irrigation repair taking place on alternate days. City Staff has historically provided direction for main line repairs, valves, trees down or other issues directly to Project Supervisor, Juan Perez on a weekly basis or on an on call basis as needed. Karry Wendel has been the contact for pricing, special irrigation projects and all other issues. All employees take part in safety meetings on a documented weekly basis. All employees are outfitted with proper spray PPE, and general work PPE. This includes State Approved Safety Glasses, Nitrile Gloves, Trash Pickers, dust masks, ear protection safety kits and Eye Wash kits. Each truck is properly labeled with emergency contacts AND addresses for any injuries or illnesses. CCLM believes we have established a very tight system that maximizes safety and savings to the City as well as the homeowners in general while providing a high level of quality. CCLM has a developed approach unique to the City of Hanford whereby a written Chemical Rec by a Licensed PCA has been in place for a number of years to control the weed population specific to the City of Hanford and surrounding area.

Questions & Answers - 1

Solicitation RFP-2024-05 - LANDSCAPING SERVICES
Buying Organization City of Hanford

No	Question/Answer	Question Date
Q1	Question: No Pre-Bid Meeting Good morning is their a pre bid meeting for this? Answer: Good afternoon, no Pre-bid Meeting. That's why there's lots of maps as part of the proposal document.	10/04/2023


11/8/2023

Questions & Answers - 2

Solicitation RFP-2024-05 - LANDSCAPING SERVICES
Buying Organization City of Hanford

No	Question/Answer	Question Date
Q2	Question: One Vendor or Multiple Vendors So one vendor gets to it all? Answer: No, one vendor does not get it all. In the proposal document it mentions multiple contractors, one per quadrant. The information is in Section 1 - A Information.	10/05/2023

②
11/8/2023

Questions & Answers - 3

Solicitation RFP-2024-05 - LANDSCAPING SERVICES
Buying Organization City of Hanford

No	Question/Answer	Question Date
Q3	Question: Tree Care License Because of the nature of tree pruning described on page 34 & 35 of the RFP, and in accordance with CA State laws, is a contractor's license C61/D49 required to bid this? Answer: No specialty licenses are required for this proposal.	10/09/2023
Q4	Question: Zone Budgets What are the proposed monthly budgets for each zone? Answer: There isn't a monthly budget for the services being requested. They need to bid the proposal to meet the specific objectives/ scope of work. Once that is determined we will adjust the service frequency to the level of funding available for each district.	10/10/2023


11/8/2023

Questions & Answers - 4

Solicitation RFP-2024-05 - LANDSCAPING SERVICES
Buying Organization City of Hanford

No	Question/Answer	Question Date
Q5	Question: Current Contract Value What is the current contract monthly base amount? Answer: There is no "contracted base amount."	10/11/2023
Q6	Question: Current Contractor Who is the current contractor? Answer: Clean Cut Inc.	10/11/2023
Q7	Question: work start Do you have an approximate work start date? Answer: Depending on the time it takes to finalize the agreements, we expect to start no later than Jan 1, 2024, or sooner.	10/11/2023

CU
11/8/2023

Questions & Answers - 5

Solicitation RFP-2024-05 - LANDSCAPING SERVICES
Buying Organization City of Hanford

No	Question/Answer	Question Date
Q8	Question: Start Date What is the anticipated contract start date? Answer: Depending on the time it takes to finalize the agreements, we expect to start no later than Jan 1. 2024, or sooner.	10/11/2023

HQ
11/8/2023

Questions & Answers - 6

Solicitation RFP-2024-05 - LANDSCAPING SERVICES
Buying Organization City of Hanford

No	Question/Answer	Question Date
Q9	Question: Tree Maintenance Is there a maximum height that that the contractor is responsible up to for all tree maintenance? Answer: Yes, right of way clearances are a maximum of 14 ft over roadways. All base level tree work should be able to be done from ground level with a pole saw or telescoping pole saw.	10/11/2023
Q10	Question: Booster Pumps If a booster pumps fails, is replacement of the booster pump the contractor's responsibility? Would this be considered extra work? Answer: Maintenance and operations of pumps are the responsibility of the contractor. On a case-by-case basis, the City and Vendor can negotiate a specific resolution.	10/11/2023
Q11	Question: Landscaping Maps Would the City please provide maps that outline the specific areas of landscaping included in the scope of work? Answer: Maps were included with the original RFP.	10/11/2023
Q12	Question: Contract End Date Page 3 of the RFP states that, "contract ending date will align with the ending of the City's fiscal cycle (June 30)." If contracts normally end on June 30, why is this out to bid now? Answer: RFP format and scope were adjusted to bring them in line with new guidelines and expectations and this is the first opportunity to bring it to market.	10/11/2023
Q13	Question: Trash Cans What is the total number of trash cans in LAD parks? Answer: Varies from park to park. Typically, 1-5 cans with most parks having 1 or 2 cans.	10/11/2023
Q14	Question: Liquidated Damages What kinds of penalties and amounts have been taken against the incumbent contractor in previous years? Answer: Partial and full payment withholding and contract termination for unsatisfactory work after repeated requests to address the deficiencies went unaddressed.	10/11/2023

10
11/18/2023

Questions & Answers - 7

Solicitation RFP-2024-05 - LANDSCAPING SERVICES
Buying Organization City of Hanford

No	Question/Answer	Question Date
Q15	Question: Pricing Sheet Can you please clarify how you would like the pricing submitted? There doesn't appear to be a price sheet to fill out. Do you want pricing by individual site or for the quadrant as a whole? Answer: Please provide proposals with "per-visit" pricing, by Site with quadrants subtotaled. The individual district budgets will determine the service frequency.	10/19/2023
Q16	Question: Booster Pumps How many booster pumps are in scope? Answer: There are currently 2 operational booster pumps and 2 in that are offline.	10/19/2023
Q17	Question: Booster Pumps Based on the response to this question, we need to decide whether we can bid or not bid. The cost of booster replacement and repairs are significant. If contractor has properly maintained the pump, will booster pump replacement or repairs be considered extra work? Answer: As stated in question 10, if the pump has been maintained properly and it fails this could be considered extra work. This will be addressed on a case by case basis.	10/19/2023

OK
10/19/2023

Questions & Answers - 8

Solicitation
Buying Organization

RFP-2024-05 - LANDSCAPING SERVICES
City of Hanford

No	Question/Answer	Question Date
Q18	Question: replacement parts responsibilities What responsibilities does contractor have to parts replacements costs? i.e. Would both small parts and larger parts become serviced and repairs at contractor expense or are they extra? Answer: The foundational part and systems would be at the cost of the contractor to replace. To talk to the specific area of irrigation system: Controllers, valves, piping, heads and associated materials. The exception being the back flows devices, they are the responsibility of the City of Hanford. The Irrigation pumps were noted in a previous question, but to restate the point: should the pump fail due to neglect or inadequate maintenance that could result in the replacement cost being the contractor's responsibility. These situations would be handled on a case by case basis and be worked out between the City and the contractor. There are only 4 pumps in the city under the purview of this contract.	11/01/2023
Q19	Question: Fixed Price Term Can you confirm that the first 3Year Term is fixed price and wage increases will only apply to the Annual extensions Answer: The first three year term is intended to be fixed to allow the City and contractor some level of predictability and consistency. Should the voters of California approve the proposed minimum wage increase in Nov of 2024 this could be reopened and negotiated as it is a material change from current laws on the books.	11/01/2023
Q20	Question: Trash Cans Is the contractor responsible for trash can liner replacement and trash removal of these? Answer: Yes, it is preferred that the trash can have liners, as it is a much cleaner and sanitary approach. The contractor will need to remove and replace as needed for trash cans in the LAD park spaces.	11/01/2023
Q21	Question: On site dumpsters Does the city own dumpsters for drop off of either Litter or Green Waste or is the contractor required to dispose of all debris off site? Answer: There are no dumpsters at the LAD park locations. Trash and debris would need to be hauled off site and disposed of at the contractors cost. There could be room to negotiate this point if it is a deal breaker.	11/01/2023

10
11/8/2023

QUADRANT 1			
DISTRICT	LOCATION	S/F	PRICE
90-01	Pinecastle	67,750	\$1,138.20
92-01	Portofino	19,167	\$322.01
94-01	Gateway Estates	2,725	\$45.78
94-01	Gateways Estates Basin	5,460	\$91.73
97-02	Summerfield	4,650	\$78.12
98-01	Crystal Springs	14,435	\$242.51
04-04	Sierra Heights	13,470	\$226.30
04-04	Sierra Heights Basini	2,577	\$43.29
05-01	Mission Park Frontage	2,393	\$40.20
05-01	Mission Park Basin	3,125	\$52.50
15-02	The Greens II	16,416	\$275.79
94-03	Quail Run Estates Frontage	20,583	\$345.79
94-03	Quail Run Estates Park	29,494	\$495.50
94-03	Quail Run Estates Basin	56,469	\$948.68
01-03	Poppy Hills	11,782	\$197.94
06-01	Quail Park Frontage	52,950	\$889.56
06-01	Quail Park Railroad Frontage	34,140	\$573.55
94-02	Stonecrest Frontage	67,875	\$1,140.30
94-02	Stonecrest/Glacier Park	54,450	\$914.76
94-02	Stonecrest Railroad Frontage	51,578	\$866.51
	TOTAL SQUARE FEET	531,489	
TOTAL QUADRANT 4			\$8,929.02

QUADRANT 2			
DISTRICT	LOCATION	S/F	PRICE
90-02	Park Monterey	8,625	\$144.90
90-03	Mansionette	16,425	\$275.94
01-02	Cambridge Homes Frontage	12,435	\$208.91
01-02	Cambridge Homes Railroad Frontage	22,790	\$382.87
04-02	Majesty/Cambridge Homes Frontage	55,384	\$930.45
04-02	Majesty/Cambridge Homes Basin Frontage	8,440	\$141.79
93-01	Vintage Estates	16,980	\$285.26
04-03	Vineyards-Cambridge Homes Frontage	70,290	\$1,180.87
04-03	Vineyards-Cambridge Homes Park	77,548	\$1,302.81
04-03	Vineyards-Cambridge Railroad Frontage	19,929	\$334.81
05-02	Copper Valley	44,126	\$741.32
09-01	Victory Estates	7,077	\$118.89
92-02	Cielo En Tierra	11,735	\$197.15
01-01	Pacific Grove Frontage	8,622	\$144.85
01-01	Pacific Grove Basin Frontage	3,530	\$59.30
03-01	LeParc Frontage	8,770	\$147.34
03-01	LeParc Railroad Frontage	21,858	\$367.21
19-01	Pacific Grove 2	12,152	\$204.15
TOTAL SQUARE FEET		426,716	
TOTAL PRICE QUADRANT 2			\$7,168.83

QUADRANT 3			
DISTRICT	LOCATION	S/F	PRICE
01-04	Silver Oaks Frontage	95,556	1,605.34
15-01	Silver Oaks Addition	29,985	503.75
15-01	Silver Oaks Park	112,971	1,897.91
16-01	Woodside	16,628	279.35
18-01	Bella Vista Park	96,460	1,620.53
18-01	Bella Vista Frontage	62,285	1,046.39
18-01	Bonnaterra Frontage	70,200	1,179.36
18-01	Bonnaterra Basin	8,281	139.12
18-01	Bonnaterra Park	113,950	1,914.36
20-01	Woodside II	54,550	916.44
20-01	Woodside II Park	88,862	1,492.88
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
TOTAL SQUARE FEET		749,728	
TOTAL PRICE QUADRANT 2			\$12,595.43

QUADRANT 4			
DISTRICT	LOCATION	S/F	PRICE
90-04	Hyde Park	1,425	\$22.73
91-01	Sierra Vista/New dimensions	12,974	\$206.94
93-02	Walnut Forest Frontage	12,100	\$193.00
93-02	Walnut Forest Slough Frontage	4,920	\$78.47
97-01	Rosewood Estates	6,300	\$100.49
97-03	Country Crossing	46,415	\$740.32
98-02	Mountain View Estates	30,991	\$494.31
02-01	Ashton Park	63,922	\$1,019.56
04-01	Sidonia	21,533	\$343.45
09-02	Independence Frontage	33,197	\$529.49
09-02	Independence Park	23,055	\$367.73
14-01	Independence II	46,729	\$745.33
14-01	Independence II	76,555	\$1,221.05
07-02A	Greenbrier	5,808	\$92.64
16-02	Mynderup	43,245	\$689.76
16-02	Mynderup Basin	17,750	\$283.11
TOTAL SQUARE FEET		446,919	
TOTAL QUADRANT 4			\$7,128.36

8-REFERENCES

- **City of Lindsay**
Regular maintenance of City LMD's
City of Lindsay
Neyba Amezcua (559) 562-7102
Maintenance of irrigation, lawn and shrubs, weed controls etc..
Status-Ongoing for over 10 years.
- **City of Hanford**
Regular maintenance of City LMD/s, parks, streetscapes.
City of Hanford
Levi Winebrenner (559) 585-2561 (Also Donnie)
Mowing, edging, blowing, irrigation, weed control, pruning etc.
Costs-As per Bid
Status-Ongoing for many years.
- **City of Visalia**
Regular maintenance of LMD areas G, L and E.
Alvin Dias (559) 904-0658
City of Visalia
Status-Ongoing for 1.5 years.
Costs-As per Bid
- **City of Dinuba Maintenance**
Regular maintenance of all City Parks and LMD's
City of Dinuba
Current-Stephanie Hurtado (559) 591-5940
(Joe Grijalva for many years.)
Mowing, edging, blowing, trimming of shrubs, weed control etc..
Costs-As per bid
Status-Ongoing for past 14 years approximately.



CITY OF HANFORD REQUEST FOR PROPOSAL

RFP NO. 2024-05

LANDSCAPING SERVICES

SUBMITTAL DEADLINE

Wednesday November 8, 2023

AT OR BEFORE 2PM LOCAL TIME

Release Date October 4, 2023

I. INTRODUCTION

A. INFORMATION

The City of Hanford is soliciting proposals from experienced companies to provide qualified and prescreen workers and supervision to provide landscaping services at several Landscape Assessment District (LAD)/ Community Funded Districts (CFD) within the City of Hanford. There will be four (4) independent contracts drawn up, one (1) per quadrant. Companies are encouraged to submit proposals for all sections they would like to provide services to. Each quadrant will be awarded independently.

B. CITY OF HANFORD BACKGROUND

Hanford is located West of State Highway 99 and along State Highway 198. The City's population is approximately 60,000. The incorporated area covers approximately 17 square miles. Hanford is the county seat of Kings County, located in the heart of California's San Joaquin Valley between Stockton and Los Angeles. Agriculture is the predominant land use surrounding Hanford and is the leading contributor to the City's economy. Hanford continues to exhibit a strong small-town character and takes pride in its vibrant downtown which has remained the focal point and geographic center of the City.

C. PURPOSE, OBJECTIVE AND SERVICES PROVIDED

Based upon the criteria in the submitted proposals and subsequent interviews/presentations (if any), the selection committee will select the most qualified firm and attempt to negotiate an agreement. If such negotiations are not successful, the City may negotiate with the next most qualified respondent.

D. TIMELINE OF EVENTS

<u>Event</u>	<u>Date of Event</u>
RFP Available to the public	10/4/2023
Informational Proposal Conference @ 0:00 p.m.	No Proposal Conference
Deadline for questions	11/1/2023
Proposal submittal deadline: due no later than 2:00 p.m.	11/8/2023
Interviews/Presentations with short-listed firms possibly March 9-13 and/or	TBD
Negotiation with top ranked firm	TBD
Award of Contract @ City Council Meeting	TBD
Contract Begins	TBD

II. SCOPE OF WORK

A. PROJECT GENERAL DESCRIPTION

The City of Hanford is looking for a vendor to provide qualified and prescreen workers and supervision to provide landscaping services at 43 current LAD/CFDs and any additional LAD/CFDs that come online during the contract duration. The services could include turf care, tree care, planter bed

maintenance, plant care, irrigation system maintenance repairs, weed abatement, and related duties. See Exhibit “A” for a detailed scope of service to be provided under these agreements.

The detailed scope of services for this engagement is outlined in the attached Exhibit “A” (“Scope of Services”). The primary objective is to provide the City Of Hanford landscaping services at various locations.

B. SITE LIST

See Exhibit “B.” It contains 4 quadrant lists with the individual districts to be included within the quadrants. Each list contains the approximate size of each individual district to aid in the proposals. See Exhibit “C” for maps of the individual districts for reference when assembling the proposals.

C. TERM OF CONTRACT

This Contract shall be in effect for an initial term of three Fiscal years from the date of the Notice to Proceed. The Contract may be extended, with the mutual written consent of both parties, for up to three (3) additional one (1) year terms with price increases/decreases in accordance with the provisions set forth herein, all other terms and conditions specified herein remaining the same. If either the City or Contractor elects not to extend the Contract, or upon expiration of the final one-year extension term, the Contractor shall aid the City in continuing, uninterrupted, the requirements of the Contract, by continuing to perform on a temporary basis, when specifically requested to do so in writing by the Manager, on a month-to-month basis not to exceed twelve months. Such continuance shall be subject to price increases/decreases in accordance with the provisions set forth herein, and all other terms and conditions remaining the same as if the Contract had been extended for such a temporary period by an amendment hereto. Exact dates will be negotiated once the vendor(s) are awarded the agreement. The contract ending date will align with the ending of the City’s fiscal cycle (June 30).

III. PROPOSAL CONTENT AND FORMAT REQUIREMENTS

This Request for Proposals is being issued by the City of Hanford Purchasing Division. Any revisions to the Request for Proposals will be issued and distributed as addenda. Unless otherwise directed, all communications regarding this Request for Proposals should be directed via City’s online proposal website <https://www.bidnetdirect.com> through the questions and answers tab. If that fails potential proposers may contact the Purchasing Agent via email at purchasing@cityofhanfordca.com or phone (559) 585-2152.

Proposer response to include all forms provided or information requested or required by the scope of work or specifications, (uploaded via Bidnet Website). You may address general questions regarding this project in the Q & A portal on Bidnet Website.

The City will not accept responsibility for incomplete proposal packages or missing addenda. It is the proposer(s) responsibility to monitor Bidnet Website for release of any addenda prior to submission to make certain the proposal package is complete and all required addenda are included. Addenda information (if any) will be available via Bidnet Website. All official information and guidance will be provided as part of this solicitation or written addenda. Addenda, if issued by the Agency, will be transmitted via Bidnet Website. Addenda must be digitally acknowledged through Bidnet Website (if applicable) in addition to a printed and signed version submitted with the proposal. If addenda are not signed and submitted with the proposal response, the proposal may be deemed nonresponsive and rejected.

The procedure to enable download and upload of documents at City's Bidnet Website, copy and paste the provided URL link <https://www.bidnetdirect.com/california/cityofhanford> into your internet browser to visit the City of Hanford proposal online website. Click the Register Now and as the process begins, select California Purchasing Group, Limited Package (no fee required), enter your basic company information, Advance Profile select (not now); after registration completion, anticipate a Bidnet email notice to activate your company's newly registered account. If further assistance is needed, contact Bidnet Vendor Support at 1-800-835-4603, Option 2 to receive assistance for all issues and questions.

Respondents are requested to organize their proposal into sections with tabs corresponding to the listed selection criteria as follows. You must provide responses in the same sequence as below. A screening committee will evaluate the completeness of the response to the RFP.

A. GENERAL INFORMATION

1. Firm name, address, telephone number, fax number and email address.
2. Account Representative or other person to contact for clarification of any item contained in the proposal. Include telephone number, fax number and email address if different from above.
3. Specify type of organization (individual, partnership or corporation) and if applicable indicate whether you are:
 - a. Small Business.
 - b. Disadvantaged Business.
 - c. Minority and/or Women-Owned Business.
4. Provide your Federal Tax ID Number and if available, your City of Hanford Business Tax Certificate Number (A City of Hanford Business Tax ID Number is not required to submit a proposal, however it must be obtained prior to any contract signing).
5. Names of company's owners / officers.
6. Personnel of the Proposer's Firm must be identified in the proposal with their background and the firm must give assurances of continuity of its personnel. A contact person needs to be identified.
7. Provide surety information for all sureties – General and Automobile Liability, E/O and Worker's Compensation.
8. References and Referrals – Minimum of three (3) current or former clients within the Central Valley or California (if possible), including their name, title, address, email, phone, and types of work completed and corresponding data.

B. PROPOSED PROJECT APPROACH

Summarize your approach and understanding of the project and any special considerations of which the City of Hanford should be aware. Indicate clearly, the levels of participation you will expect from City of Hanford staff in the fulfillment of the contract. The contents of this section shall be determined by the proposer, but should demonstrate an understanding of the special characteristics of the project. This section shall outline the proposed approach to the project. This approach or scope of work shall consist of:

1. Phases

2. Objective(s)
3. Task(s) and brief description
4. Work products
5. Meeting(s)
6. Timeline
7. Completion date

Exceptions to the requirements of the RFP should be clearly delineated in this section.

In addition, you are invited to include a maximum of two (2) pages of information not included, nor requested in this RFP, if you feel it may be useful and applicable to this project.

The information in this section will aid the City in the refinement of the scope of work during contract negotiations.

C. STAFF QUALIFICATIONS

Describe the qualifications of all key members of the project team to be assigned to this project by providing resumes/experience summaries describing their education, credentials, experience, and their proposed roles for this contract. The project manager shall be identified and will not be removed from the project without prior written authorization from the City. All proposed sub-consultants and their tasks in the project shall be identified. Note: Consultant may not substitute any member of the project team without prior written approval of the City.

If your firm intends to subcontract any of the services required under this RFP it must be discussed in this section. Detailed information for each subcontractor must be provided. No work may be subcontracted, nor assigned, without prior written approval of the City of Hanford. This section should demonstrate the qualifications of all subcontractors' professional personnel to be assigned to this project by providing resumes/experience summaries describing their education, credentials, related experience and their proposed roles for this contract.

D. RELATED EXPERIENCE

Include descriptive information concerning the experience of the firm. Include information about previous projects that might be comparable, including the size and type of projects and the scope of services provided. Provide references for a minimum of three (3) most comparable projects for which your firm has provided, or currently is providing similar services. Include information about previous projects which are similar in nature, delivery method, budget variance and any other appropriate information. Substantial weight is given to a firm's ability to deliver projects on budget. Please demonstrate the firm's ability to meet this goal. Provide the following for review and consideration by the screening committee:

Indicate for each of these projects:

- ☐ Name of project and project location
- ☐ Brief description (type of services, functional components, special design considerations)
- ☐ Name of owner
- ☐ Name of owner's contact person and telephone number (contact person, who, at the time of RFP submittal, will be employed by the owner)
- ☐ Your firm's specific involvement (i.e., project manager, sub-consultant, etc.)
- ☐ The proposal cost vs. cost estimate
- ☐ Status of completion

E. PROPOSED PRICING

Proposed must include any and all information about pricing in their proposals. Although the City will base its selection upon a consideration of all factors, pricing information is required in order for the City to ensure that it is receiving the requested services or work at a fair and reasonable price. Failure to include pricing information in a proposal may result in a rejection of proposal as non-responsive.

F. PROPOSED FEE STRUCTURE AND SCHEDULES

Provide proposed fees and cost information and recommend a budget plan for all services to be provided in the following format:

Proposers should review the requirements of this RFP and address all services in this fee schedule that might reasonably be expected to support the project. Indicate how the City will be invoiced for services, i.e., unit or hourly costs. This information should be detailed and broken down by type of service and units of work or other applicable measure (for example, staff hours at a certain rate). Proposers should endeavor to provide a comprehensive, fee schedule, as the City will not include compensation in the contract for items not addressed.

Include a total cost to provide services, based on the consultant's fee schedule and the scope of work as outlined in this RFP. The actual scope of services and fees included in the contract may be negotiated and may vary to satisfy the City's actual needs. Proposers are responsible for ensuring Failure to properly calculate costs or include additional costs will not be a basis for re-negotiation of the compensation for the winning bid. Proposals must include a 60-day price guarantee.

G. CONFLICT OF INTEREST

Disclose any financial, business or other relationship with the City or any member of the City staff that may have an impact on the outcome of the project. List current clients who may have a financial interest in the outcome of the project.

IV. CONSULTANT SELECTION PROCEDURE

A. CRITERIA AND WEIGHT OF CRITERIA

Selection of the successful proposal shall be generally based on the information provided by the Consultants in response to the Request for Proposals. The process for selection shall occur in the following sequence:

1. Review Proposals.
2. Establish a "short list" of three or more firms.
3. Interviews, if necessary.
4. Identify best qualified firm.
5. Determine which, if any, alternates will be selected, and negotiate a fee.
6. Award contract.

The Evaluation Committee consisting of knowledgeable members and formed at the sole discretion of the city will address the following criteria in evaluation of proposals in order to gauge the ability of a Consultant to perform the contract as specified. The same general criteria will be used to judge both the proposal and the presentation, should the City choose to conduct interviews with prospective firms. Prior to the award of contract, the City must be assured that the proposer selected has all of the resources required to successfully perform under the contract. This includes, but is not limited to, personnel with the skills required, equipment/materials and financial resources sufficient to provide services called for under this contract. If, during the evaluation process, the City is unable to assure itself of the proposer's ability to perform under the contract, if awarded, the City has the option of requesting from the proposer, any information that the City deems necessary to determine the proposer's capabilities. If such information is required, the proposer will be notified and will be permitted seven (7) working days to submit the requested information.

Selection will not be based on the lowest priced proposal, but will be based on the following criteria:

1. Cost as shown on the proposal form. 30 points.
2. Ability to meet the stated service requirements. 20 points.
3. Past Performance and Experience based on References and Experience shown on the application. 20 points.
4. Conformance to the terms and conditions of the RFP. 10 points.
5. Financial Stability based on information provided in the Statement of Qualifications. 10 points.
6. Other related information. 10 points.

B. BACKGROUND CHECK

The City reserves the right to conduct a background inquiry of each proposer which may include the collection of appropriate criminal history information, contractual and business associations and practices, employment histories and reputation in the business community. By submitting a proposal to the City, the proposer consents to such an inquiry and agrees to make available to the City such books and records as the City deems necessary to conduct the inquiry.

C. AWARD OF CONTRACT

The successful firm will be required to execute a contract with the City of Hanford. A Draft Agreement has been included in this RFP to alert proposers to the provisions generally found in City contracts. The Draft Agreement may be altered from the enclosed form at the discretion of the City and without notice to consultant prior to award of contract. The City does not guarantee that the Final Agreement will duplicate the enclosed Draft Agreement.

V. EXAMINATION OF ENTIRE RFP REQUIREMENTS

Before submitting a proposal, Proposers must satisfy themselves by personal examination of the proposal requirements and other contract documents, and by any other means as they may believe necessary, as to the actual conditions, requirements, and difficulties under which the work must be performed and to verify any representations made by the City of Hanford; has carefully examined and is thoroughly familiar with the requirements stated and further understands that the City will not be responsible for any errors or omissions on the part the proposer.

The submission of a proposal shall be considered conclusive evidence that the Proposer has carefully investigated all conditions that affect or may at some future date affect the performance of services covered by this solicitation, and is satisfied as to the character, quality, and quantities of work to be performed and as to the requirements of the proposal. Submission of a proposal shall also be evidence that the proposer is familiar with directives that in any way affect prosecution of the work or persons engaged or employed in the work.

No proposer shall at any time after submission of a proposal make any claim or assertion that there was any misunderstanding or lack of information regarding the nature or amount of work necessary for satisfactory performance under the contract. If the proposer receives an award as a result of this Request for Proposals, failure to have made such investigations and examinations will in no way relieve the proposer from its obligations to comply in every detail with all provisions and requirements of the contract documents, nor will a plea of ignorance of such conditions and requirements be accepted as a basis for claim whatsoever by the proposer for additional compensation. Any errors, omissions, or discrepancies found in the specifications or other contract documents shall be called to the attention of the City and clarified prior to the submission of proposals. Should the proposer feel there has been a supplemental or oral modification, it shall be his responsibility to verify said modification in writing prior to submission of the proposal. The contents of the proposal of the successful proposer shall become contractual obligations if procurement action ensues. Failure to accept these obligations in a contractual agreement shall result in cancellation of award.

A. WITHDRAWAL OF PROPOSALS

Any proposal may be withdrawn at any time prior to the time fixed in the public notice for the receipt of proposals, only by written request for the withdrawal of the proposal filed with the Purchasing Division. The request shall be executed by the proposer or his duly authorized representative. The withdrawal of a proposal does not prejudice the right of the proposer to file a new proposal. No proposal may be withdrawn after the time fixed in the public notice for the receipt of proposals.

B. REJECTION OF PROPOSALS

The City of Hanford reserves the right to reject any or all proposals; to waive any requirements, both the City's and those proposed by the consultant; to waive any irregularities or informalities in any proposal or the RFP process when it is in the best interest of the City to do so; to negotiate for the modification of any proposal with mutual consent of the proposer; to re-advertise for proposals, if desired; to sit and act as sole judge of the merit and qualifications of the service offered and; to evaluate in its absolute discretion, the proposal of each consultant, so as to select the consultant which best serves the requirements of the City, thus ensuring that the best interest of the City will be served. Proposer's past performance and the City's assurance that each proposer will provide service as proposed will be taken into consideration when proposals are being evaluated.

The City may make such investigation as it deems necessary to determine the ability of a proposer to furnish the required services, and the proposer will furnish to the City all such information and data for this purpose as the City may request. The City reserves the right to reject any proposal if the evidence submitted by, or investigation of, such proposer fails to satisfy the City that such proposer is properly qualified to carry out the obligations of a contract and to deliver the services contemplated herein or; the proposal of any proposer who has previously failed to perform properly, or complete on time,

contracts of a similar nature. Any material misrepresentation or material falsification of information provided to the City in the proposer's proposal submission, or at any point in the proposal evaluation process, including any interview conducted, is grounds for rejection of the proposal. In the event that the misrepresentation or falsification is not discovered until after any agreement is awarded, the agreement may be terminated at that time. A determination as to whether a misrepresentation or falsification of the proposal submission is material shall be made solely in the exercise of the City's sound discretion. The City expressly reserves the right to reject the proposal of any proposer who is in default on the payment of taxes, licenses or other money due to the City of Hanford.

C. EVALUATION/AWARD OF CONTRACT

Evaluation and selection of proposals will be based on the information called for in this RFP. Brochures or other promotional presentations beyond that sufficient to submit a complete and effective proposal are not desired. Elaborate artwork, expensive paper or binders, and expensive visuals are not necessary. Proposals will be evaluated by a Selection Committee. The City reserves the right to make the selection of a proposer based on any or all factors of value, whether quantitatively identifiable or not, including, but not limited to, the anticipated initiative and ability of the proposer to perform the services set forth herein.

The award, if made, will be made tentatively in accordance with the Timeline of Events included in this solicitation. Proposer agrees and so stipulates in submitting this proposal, as though stated therein, and in any subsequent award of contract that:

1. Proposer is an independent contractor, not an employee, agent, or officer of the City.
2. Contract, should it be awarded, shall be interpreted, construed, and given effect in all respects according to the laws of the State of California.
3. Should the proposer be awarded the contract, the proposer shall not assign the contract, or any part thereof, or any money due or to become due thereunder, without prior consent of the City.
4. Proposer shall indemnify and hold harmless the City, its officers, officials, employees, and agents from and against all claims, damages, losses, and expenses caused in whole or in part by any negligent act or omission of the proposer, its consultants, subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, except where caused by the active negligence, sole negligence, or willful misconduct by the City.
5. Proposer shall hold the City harmless from liability of any nature or kind, including cost and expenses for infringement or use of any copyrighted composition, secret process, patented or unpatented invention, article or appliance furnished or used in connection with the contract.
6. Proposer warrants that no gratuities, in the form of gifts, entertainment, or otherwise, were offered or given by the proposer, to any officer or employee of the City with a view toward securing the contract or securing favorable treatment with respect to any determination concerning the performance of the contract. For breach or violation of this warranty, the City shall have the right to terminate the contract, either in whole or in part. The rights and remedies of the City provided in this clause shall not be exclusive and are in addition to any other rights and remedies provided by law or under the contract.

VI. GENERAL CONDITIONS

A. IMPORTANT NOTICE

The City of Hanford will not be responsible for oral interpretations given by any City employee, representative, or others. Proposers are cautioned that any statements made that materially change any portion of the proposal documents shall not be relied upon unless subsequently ratified by a formal written amendment to the proposal document. The issuance of a written addendum is the only official method whereby interpretation, clarification, or additional information can be given. If any addenda are issued to this Request for Proposals, the City will attempt to notify all prospective consultants who have secured same. However, it will be the responsibility of each consultant, prior to submitting their proposal, to contact the Purchasing Division, located at 559-585-2152 or via online web portal BidNet Direct under the solicitation to determine if addendums were issued and to make such addendum a part of the proposal.

B. LOCAL VENDOR EXPERIENCE

Local Vendor Experience City (Ord 2.48.070): In an effort to encourage local businesses to provide goods and services to the City, Council has enacted a Local Vendor Experience policy. The Local Vendor Experienced policy will apply to any business that has a fixed business address within Hanford City limits. A Post Office Box will not be accepted as a business address. The City reserves the right to request proof of City of Hanford address.

C. CONTRACTING AGENCY

The contract resulting from this Request for Proposals will be administered by the City of Hanford Finance Department, Purchasing Division.

D. LEGAL RESPONSIBILITIES

All proposals must be submitted, filed, made, and executed in accordance with State of California and Federal laws relating to proposals for contracts of this nature whether the same or expressly referred to herein or not. By submitting a proposal, Consultant certifies that he or she will comply with all Federal, State and Local laws and requirements, including but not limited to Equal Employment Opportunity, Disadvantaged Business Enterprise, Labor Protection and other laws and regulations applicable to contracts utilizing Federal funds.

E. PERMITS AND LICENSES

1. Business and Tax Certificate, possession of a City of Hanford Business Tax Certificate is not required to submit a proposal in response to this invitation. However, Consultant shall be required to possess, at their own expense, a valid and current City of Hanford Business Tax Certificate, prior to commencing work. Fee is based on gross receipts for all business transactions in the City of Hanford. For additional information, contact the City of Hanford Finance at (559) 585-2506.
2. Professional Licenses, consultant is to be licensed in accordance with the California Business and Professions Code and is to possess current professional registration and be licensed to perform work in the State of California.
3. Permits, consultant shall be required to obtain and maintain at their own expense, any and all permits, licenses and certifications issued by any federal, state or local governmental agency, pertaining to, and necessary for providing the services required in this Request for Proposals.

F. INDEMNIFICATION AND INSURANCE

As respects acts, errors, or omissions in the performance of services, contractor agrees to indemnify and hold harmless City, its elected and appointed officers, employees, and City designated volunteers from and against any and all claims, demands, losses, defense costs, liability or consequential damages arising directly out of contractor's negligent acts, errors or omissions in the performance of their services under the terms of this Agreement; except to the extent those that arise out of the negligence of City.

City agrees to indemnify and hold harmless contractor, its officers, employees, and designated volunteers from and against any and all losses, defense costs, liability or consequential damages to the extent arising out of City's negligent acts, errors or omissions in the performance of this Agreement.

As respects all acts or omissions which do not arise directly out of the performance of services, including but not limited to those acts or omissions normally covered by general and automobile liability insurance, contractor agrees to indemnify, defend (at City's option), and hold harmless City, its elected and appointed officers, agents, employees, representatives, and volunteers from and against any and all claims, demands, defense costs, liability, or consequential damages of any kind or nature arising out of or in connection with contractor's (or contractor's subcontractors, if any) performance or failure to perform, under the terms of this Agreement; except to the extent those which arise out of the negligence of City.

Without limiting City's right to indemnification, it is agreed that contractor shall secure prior to commencing any activities under this Agreement, and maintain during the term of this Agreement, insurance coverage as follows:

1. Workers' Compensation Insurance as required by the State of California with Statutory Limits, and Employer's Liability Insurance with a limit of no less than One Million Dollars (\$1,000,000) per accident for bodily injury or disease.
2. Commercial General Liability Insurance with a combined single limit of not less than Two Million Dollars (\$2,000,000) per occurrence and a general aggregate limit of no less than Four Million Dollars (\$4,000,000). Such insurance shall include coverage for Premises and Operations, Contractual Liability, Personal Injury Liability, Products and Completed Operations Liability, Broad Form Property Damage (if applicable), Independent contractor's Liability (if applicable).
3. Consultant will maintain Professional Liability Insurance coverage, in an amount not less than TWO Million Dollars (\$2,000,000) per occurrence or claim and a general aggregate limit of no less than Two Million (\$2,000,000).
4. Comprehensive Automobile Liability coverage with a combined single limit of not less than One Million Dollars (\$1,000,000) per accident for bodily injury and property damage. Such insurance shall include coverage for owned, hired, and non-owned automobiles and shall be provided by a business automobile policy.

Each insurance policy required by this Agreement shall contain the following clause:

"This insurance shall not be canceled, limited in scope or coverage, or non-renewed until after thirty (30) days prior written notice has been given to the City Finance, City of Hanford, 319 Douty St Hanford CA 93230, with the exception of cancellation for non-payment of premium, in which case ten (10) days' notice shall be given"

In addition, the Commercial general liability and comprehensive automobile liability policies required by this Agreement shall contain the following clauses:

“It is agreed that any insurance maintained by the City of Hanford shall apply in excess of and not contribute with insurance provided by this policy.”

“The City of Hanford, its officers, agents, employees, representatives and volunteers are added as additional insureds as respects operations and activities of, or on behalf of the named insured, performed under contract with the City of Hanford.”

The successful bidder shall maintain the insurance for the life of the contract. Endorsements are to be received and approved by the City before work commences. Should contractor cease to have insurance as required during any time, all work by contractor pursuant to this agreement shall cease until insurance acceptable to the City is provided.

G. ASSIGNMENT OF CONTRACT

No assignment by the vendor of the contract or any part hereof, or of funds to be received there under, will be binding upon the City unless such assignment had prior written approval and consent of the City. In the event the City gives such consent, the terms and conditions of the agreement shall apply to and bind the party or parties to whom such work is assigned, sublet or transferred.

H. RIGHT TO REQUIRE PERFORMANCE

The failure of the City at any time to require performance by the proposer of any provisions hereof shall in no way affect the right of the City thereafter to enforce the same. Nor shall waiver by the City of any breach of any provision hereof be taken or held to be waiver of any succeeding breach of such provision or as a waiver of any provision itself.

I. ETHICS IN PUBLIC CONTRACTING

Each proposer, by submitting a proposal, certifies that it is not a party to any collusive action or any action that may be in violation of the Sherman Antitrust Act by submitting a proposal, the proposer certifies that its proposal was made without fraud; that it has not offered or received any kickbacks or inducements from any other proposer in connection with the request for proposal; and that it has not conferred on any public employee, public member or public official having responsibility for this procurement transaction, any payment, loan, subscription, advance, deposit of money, services, or anything of more than nominal value. The proposer further certifies that no relationship exists between itself and the City or another person or organization that interferes with fair competition or constitutes a conflict of interest with respect to a contract with the City of Hanford.

Prior to the award of any contract, the potential consultant may be required to certify in writing to the Purchasing Division that no relationship exists between the proposer and any City employee, officer, official or agent that interferes with fair competition or is a conflict of interest with respect to a contract with the City of Hanford.

More than one proposal from an individual, firm, partnership, corporation or association under the same or different names may be rejected. Reasonable grounds for believing that a proposer has interest in more than one proposal for the work solicited may result in rejection of all proposals in which the proposer is believed to have an interest.

J. RUSSIAN SANCTIONS EXECUTIVE ORDER N-6-22

Notice to all City Contractors, Suppliers and Grantees (Potential and Existing)

On March 4, 2022, Governor Gavin Newsom issued Executive Order N-6-22 (EO) regarding sanctions in response to Russian aggression in Ukraine. The EO is located at (<https://www.gov.ca.gov/wp-content/uploads/2022/03/3.4.22-Russia-Ukraine-Executive-Order.pdf>).

Under the EO, compliance is required with all economic sanctions imposed by the U.S. government in response to Russia's actions in Ukraine, as well as any sanctions imposed under state law. To the fullest extent under the law, the City of Hanford will engage all measures to comply with the sanctions and the EO, including:

1. Refraining from entering into new contracts with prohibited individuals or entities while the sanctions are in effect.
2. Desisting from making new investments in, or engaging in financial transactions with, Russian entities, and from transferring technology to Russia or Russian entities.
3. Endeavoring to support the government, people, and businesses of Ukraine where possible.

As a City contractor, supplier, or grantee, compliance with the economic sanctions imposed in response to Russia's actions in Ukraine is required, including with respect to, but not limited to, the federal executive orders identified in the EO and the sanctions identified on the U.S. Department of the Treasury website (<https://home.treasury.gov/policy-issues/financial-sanctions/sanctions-programs-and-country-information/ukraine-russia-related-sanctions>). Failure to comply may result in the termination of the subject contract or grant, as applicable.

K. EQUAL EMPLOYMENT OPPORTUNITY

During the performance of the contract, proposer agrees to the following:

1. Proposer shall comply with all the requirements, when applicable, of the California Fair Employment Practice Commission and provisions of, when applicable, all Federal, State of California, County of Kings and City of Hanford laws and ordinances related to employment practices.
2. Proposer shall not discriminate against any employee or applicant for employment on the basis of race, religion, color, gender, age, handicap, national origin or ancestry, except when such a condition is a bona fide occupational qualification reasonably necessary for the normal operations of the proposer. The proposer agrees to post in conspicuous places, visible to the employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
3. Proposer, in all solicitations or advertisements for employees, placed by, or on behalf of the proposer, shall state that proposer is an Equal Opportunity Employer.

L. VENUE

Any contract resulting from this solicitation shall be governed by, and construed in accordance with, the laws of the State of California. Venue for any litigation arising out of the contract will be vested in Kings County, California.

M. PROTEST PROCEDURES

Any proposer, or contractor who is allegedly aggrieved in connection with the solicitation or award of a contract may protest. Proposers are to be advised that protests of the process, terms, conditions or any other aspect of the solicitation, must be made prior to the proposal due date. Proposers may not protest the contents of the specifications of the proposal nor the award based on the use of the Local Vendor Experience. Protests must be transmitted by facsimile, email or by mail to the attention of the Purchasing Manager.

Protest of the award must be made immediately, and in no event later than five working days after the close of proposal due date and time. All protests must include the following information:

1. The name, address, telephone number and email address of the protestor.
2. The signature of the protestor or protestor's representative.
3. The solicitation or Proposal number.
4. A detailed statement of the legal and/or factual grounds of the protest and all documentation supporting the proposer's position at the time of the initial protest.
5. The form of relief requested.

The Purchasing Manager or designee shall respond in writing within five working days to the protestor. If the protestor wishes to appeal the decision rendered by the Purchasing Manager, such appeal must be made in writing to the City Manager within five (5) working days of the Purchasing Manager's response. If the protestor wishes to appeal the decision rendered by the City Manager, such appeal must be made in writing to the City Council within five (5) working days of the City manager's response. Protestors must contact the Clerk of the City of Hanford to be scheduled on the City Council Agenda for the very next available meeting. All information submitted to the City Council must be presented to the Purchasing Division five (5) working days prior to the City Council meeting.

N. PROPRIETARY INFORMATION

The proposals received shall become the property of the City of Hanford and are subject to public disclosure. Proposal prices and information submitted by proposers will be made available to proposers after City Council has approved award of contract. Proposers are to indicate any restrictions on the use of data contained in their responses. Those parts of a proposal which are defined by the proposer as business or trade secrets, as that term is defined in California Government Code, Section 6254.7, and are reasonably marked as "Trade Secrets", "Confidential" or "Proprietary" shall only be disclosed to the public if such disclosure is required or permitted under the California Public Records Act or otherwise by law. Proposers who indiscriminately and without justification identify most, or all, of their proposal as exempt from disclosure may be deemed non-responsive.

O. INCURRING COSTS

The City of Hanford is not liable for any cost incurred by proposers in responding to this Request for Proposals.

P. FIREARMS PROHIBITED

Guns may not be carried by contractors/vendors/consultants while working on City of Hanford premises without the expressed written approval of a City of Hanford Department Head, or an exemption in the contract. If a contractor/vendor/consultant is caught carrying a gun, without City permission, their contract will be terminated.

VII. ATTACHMENTS

Forms/Attachments required to be submitted with proposal.

NON-COLLUSION AFFIDAVIT

WORKERS' COMPENSATION INSURANCE CERTIFICATE

EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE CERTIFICATE
(EXECUTIVE ORDER 11246)

AMERICANS WITH DISABILITIES ACT COMPLIANCE CERTIFICATE

CITY OF HANFORD, CA OWNERSHIP DISCLOSURE FOR CONTRACTORS AND CONSULTANTS

STATE OF CALIFORNIA DRUG-FREE WORKPLACE CERTIFICATION STD.21 (REV.12-93)

SAMPLE AGREEMENT

EXHIBIT "A" SCOPE OF SERVICES

EXHIBIT "B" FOUR QUADRANTS

EXHIBIT "C" SITE MAPS

NON-COLLUSION AFFIDAVIT

(Submit with Proposal Attachment 1)

TO: THE CITY OF HANFORD

The undersigned, in submitting a proposal for performing the following work by contract, being duly sworn, deposes and says:

That he/she has not, either directly or indirectly, entered into any agreement, participate in any collusion, or otherwise taken any action in restraint of free competition in connection with such contract.

Work to be performed: **RFP No. 2024-05 LANDSCAPING SERVICES**

Proposer's Name: _____

Signature of Proposer: _____

Title: _____

Business Address: _____

Place of Residence: _____

State of California

County of _____

On this _____ day of _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature _____ (Seal)

WORKERS' COMPENSATION INSURANCE CERTIFICATE

(Submit with Proposal Attachment 2)

STATE OF CALIFORNIA)
) ss
CITY OF HANFORD)

I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work under this contract.

Company: _____

Business Address: _____

Signature: _____

Name of Signing Official: _____

Title of Signing Official: _____

Date: _____

Company Seal:

EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE CERTIFICATE (EXECUTIVE ORDER 11246)

(Submit with Proposal Attachment 3)

Equal Opportunity Clause

Unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Executive Orders 10925, 11114 or Section 204 of Executive Order 11246 of September 24, 1965, during the performance of each contract with the City of Hanford, the Proposer agrees as follows:

1. The proposer will not discriminate against any employee or applicant for employment because of race, color, religion, gender, national origin or political affiliation. The proposer will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, gender, national origin or political affiliation. Such action shall include, but not be limited to, the following: employment upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The proposer agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.
2. The proposer will, in all solicitations or advertisements for employees, placed by or on behalf of the proposer, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, gender, national origin or political affiliation.
3. The proposer will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer, advising the labor union or the workers' representative of the proposer commitments under Section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice on conspicuous places available to employees and applicants for employment.
4. The proposer will comply with all provisions of Executive Order 11246 of September 24, 1965, and the rules, regulations and relevancy orders of the Secretary of Labor.
5. The proposer will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations and relevant orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.
6. In the event of the proposer's non-compliance with the non-discrimination clauses of this subcontract or with any of such rules, regulations or orders, this subcontract may be canceled, terminated or suspended, in whole, or in part and the proposer may be declared ineligible for further government contracts in accordance with the procedures authorized in accordance with Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation or order of the Secretary of Labor, or otherwise provided by law.
7. The proposer will include the provisions of Paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The proposer will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for non-compliance. Provided, however, that in the event the proposer becomes involved in, or is threatened with litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the proposer may request the United States to enter into such litigation to protect the interest of the United States.

Company Name: _____

Business Address: _____

Signature: _____

Name of Signing Official (type): _____

Title of Signing Official (type): _____

Date: _____ (Seal)

AMERICANS WITH DISABILITIES ACT COMPLIANCE CERTIFICATE

(Submit with Proposal Attachment 4)

By submission of a bid, the BIDDER certifies it will comply with the Americans with Disabilities Act, 42 U.S.C., 12101 et. seq., and will maintain compliance throughout the life of this Contract. By commencing performance of the Contract work, the selected BIDDER certifies to the Americans with Disabilities Act compliance.

Company: _____

Business Address: _____

Signature: _____

Name of Signing Official (typed): _____

Title of Signing Official (typed): _____

Date: _____

Company Seal:

CITY OF HANFORD, CA OWNERSHIP DISCLOSURE FOR CONTRACTORS AND CONSULTANTS

(Submit with Proposal Attachment 5)

NAMES OF PRINCIPALS, PARTNERS, AND/OR TRUSTEES:

Firm Name: _____

Firm Address: _____

List the names of all principals, partners, and/or trustees. For corporations provide names of officers, directors and all stockholders owning more than 10% equity interest in corporation:

Submitted by: Name _____

Date _____

STATE OF CALIFORNIA DRUG-FREE WORKPLACE CERTIFICATION STD.21 (REV.12-93)

(Submit with Proposal Attachment 6)

I, the official named below, hereby swear that I am duly authorized legally to bind the contractor or grant recipient to the certification described below. I am fully aware that this certification, executed on the date below, is made under penalty of perjury under the laws of the State of California.

Contractor Proposer Firm Name: _____

Federal ID Number: _____

BY (Authorized Signature): _____

Date Executed: _____

Printed Name of Person Signing: _____

Telephone Number (Including Area Code): _____

Title: _____

Contractor/Proposer Firm's Mailing Address: _____

The contractor or grant recipient named above hereby certifies compliance with Government Code Section 8355 in matters relating to providing a drug-free workplace. The above named contractor or grant recipient will:

1. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations, as required by Government Code Section 8355(a).

2. Establish a Drug-Free Awareness Program as required by Government Code Section 8355(b), to inform employees about all of the following:

- (a) The dangers of drug abuse in the workplace,
- (b) The person's or organization's policy of maintaining a drug-free workplace,
- (c) Any available counseling, rehabilitation and employee assistance programs, and
- (d) Penalties that may be imposed upon employees for drug abuse violations.

3. Provide as required by Government Code Section 8355©, that every employee who works on the proposed contract or grant:

- (a) Will receive a copy of the company's drug-free workplace policy statement, and
- (b) Will agree to abide by the terms of the company's statement as a condition of employment on the contract or grant.

4. At the election of the contractor or grantee, from and after the "Date Executed" and until _____ (NOT TO EXCEED 36 MONTHS), the state will regard this certificate as valid for all contracts or grants entered into between the contractor or grantee and this state agency without requiring the contractor or grantee to provide a new and individual certificate for each contract or grant. If the contractor or grantee elects to fill in the blank date, then the terms and conditions of this certificate shall have the same force, meaning effect and enforceability as if a certificate were separately, specifically, and individually provided for each contract or grant between the contractor or grantee and this state agency.

AGREEMENT FOR SERVICES

This Agreement for Services ("Agreement") is made and entered into this ____ day of _____, 20____, by and between the City of Hanford, a municipal corporation ("City"), and _____ ("Consultant").

RECITALS

A. Consultant represents to City that they are specially trained, experienced, licensed and competent to perform the services which will be required by this Agreement; and

B. Consultant represents to City that it possesses the skill, experience, ability, background, certification and knowledge to provide the services described in this Agreement on the terms and conditions described herein.

C. City desires to retain Consultant to render _____ services as set forth in this Agreement.

NOW THEREFORE, in consideration of the mutual covenants set forth herein for such other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties hereto agree as follows:

1. **Retention of Consultant.** Subject to the terms and conditions set forth herein, City retains Consultant to perform the services identified in this Agreement, as an independent contractor and Consultant hereby accepts this independent contractor appointment.

2. **Scope of Services and City Responsibilities.**

- a. Consultant shall perform the services ("Services") and City shall have the responsibilities described on the attached Exhibit "A," which is incorporated herein by reference. To the maximum extent possible, the terms of the body of this Agreement and Exhibit "A" shall be interpreted so they are consistent; however, if there is an direct and irreconcilable conflict between the text of this Agreement and Exhibit "A", the former shall control.
- b. Consultant shall correct any and all errors and/or omissions, which arise out of Consultant's negligence or intentional misconduct, in the performance of the Services and any documents resulting therefrom even though City has accepted said Services or documents. Consultant shall make such corrections upon City's request and at no cost or expense to City.

3. **Time of Performance.** Services shall be completed by the dates identified in the attached Exhibit "A."

4. **Compensation.** Compensation to be paid to Consultant shall be in accordance with the attached Exhibit "A." Payment by City under this Agreement shall not be deemed a waiver of errors, even if such errors were known to City at the time of payment.

5. **Method of Payment.** Consultant shall submit monthly billings to City describing the work performed during the preceding month. Consultant's bills shall include a brief description of the Services performed and the date the Services were performed the number of hours spent and by whom, and a description of any reimbursable expenditures. City shall pay Consultant no later than sixty (60) calendar days after the date of submittal of an invoice for completed tasks and approval of the invoice by City staff.

6. **Extra Work.** At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Services, but which are not included in Exhibit "A." Extra work will be performed on terms agreed upon by the parties. Consultant shall not perform, nor be compensated for Extra Work without written authorization from City.

7. **Termination.** This Agreement may be terminated by City immediately and without notice for cause or by City without cause upon ten (10) days' written notice of termination to Consultant. Upon termination, Consultant shall be entitled to compensation for Services performed up to the effective date of termination, unless this Agreement is terminated for cause, in which case, City may withhold compensation due Consultant in order to reimburse City for any losses, damages or expenses caused by Consultant's default under this Agreement.

8. **Ownership of Documents.** All plans, studies, documents and other writings and electronic disks containing drawings prepared by and for Consultant, its officers, employees, agents and subcontractors in the course of implementing this Agreement, except working notes and internal documents, shall become the property of City, and City shall have the sole right to use such materials in its discretion without further compensation to Consultant or to any other party. Consultant shall, at Consultant's expense, provide such reports, plans, studies, documents and other writings to City upon written request.

However, City's use of completed documents for other projects and/or the use of uncompleted documents without the written authorization of Consultant will be at City's sole risk. City shall, to the fullest extent permitted by law, indemnify and hold harmless the Consultant from all claims, damages, losses, and expenses, including attorney fees, arising out of or resulting from any unauthorized reuse of, or changes to the Project Documents not performed by the Consultant.

9. **Licensing of Intellectual Property.** This Agreement creates a non-exclusive and perpetual license for City to use, modify, reuse or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data, electronic or otherwise, recorded on computer diskettes which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). Consultant shall require all subcontractors to agree in writing that City is granted non-exclusive and perpetual license for any Documents & Data the subcontractor prepared under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. City shall not be limited in any way in its use of the Documents & Data at any time, provided that any such use not within the purpose intended by this Agreement shall be at City's sole risk. City shall, to the fullest extent permitted by law, indemnify and hold harmless the Consultant from all claims, damages, losses, and expenses, including attorney fees, arising out of or

resulting from any unauthorized reuse of or changes to the Project Documents not performed by the Consultant.

10. **Confidentiality.** All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the Services under this Agreement, nor shall such materials be disclosed to any person or entity not connected with the performance of the Services under this Agreement. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name, insignia, photographs, or the project for which Consultant's Services are rendered, or any publicity pertaining to the Consultant's Services under this Agreement in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent by City. Notwithstanding the foregoing, City acknowledges that the Consultant may want/need to include projects performed under this Agreement on proposals for similar work in the future. City hereby grants permission to list any projects performed under this agreement for marketing purposes; provided however, Consultant will not make any representations regarding City's satisfaction with Consultant's work product unless Consultant receives a written statement or evaluation from City.

11. **Equal Opportunity Employment.** Consultant represents that it is an equal opportunity employer and it shall not discriminate against any employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Consultant shall also comply with all relevant provisions of City's programs or guidelines currently in effect as identified and provided to Consultant by City.

12. **Insurance Requirements.**

a. Consultant, at Consultant's own cost and expense, shall procure and maintain, for the duration of this Agreement, the following insurance policies.

i. **Workers Compensation Coverage.** As required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury or disease.

ii. **Commercial General Liability (CGL) Coverage.** Insurance Services Office (ISO) Form CG 0001, including products and completed operations, with a limit of no less than TWO MILLION AND NO/100 DOLLARS (\$2,000,000) per occurrence for bodily injury, personal injury, and property damage, and a general aggregate limit of no less than FOUR MILLION AND NO/100 DOLLARS (\$4,000,000).

iii. **Automobile Liability Coverage.** ISO Form Number CA 0001 covering any auto (Code 1), or if Consultant has no owned autos, Code 8 (hired) and 9 (non-owned), with a limit no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury and property damage.

iv. Professional Liability Coverage. Consultant will maintain Professional Liability Insurance coverage, in an amount not less than TWO Million Dollars (\$2,000,000) per occurrence or claim and a general aggregate limit of no less than Two Million (\$2,000,000).

If Consultant maintains higher limits than the minimums shown above, City requires and shall be entitled to coverage for the higher limits maintained by Consultant.

Consultant's insurance policies shall be "occurrence" policies and not "claims-made."

Consultant may maintain an Umbrella policy in conjunction with the insurance policies referenced above. In such case, Consultant shall be deemed to have satisfied the insurance requirements of this contract as long as: (i) the coverage limits of the Umbrella policy and of the underlying liability policy(ies), when combined, satisfy each of the per occurrence and aggregate requirements identified in this section; and (ii) coverage under the Umbrella policy is as broad as and includes all incidents and events covered by the underlying insurance that it supplements.

b. Any deductibles or self-insured retentions must be declared to and approved by City. City may require Consultant to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. Alternatively, City may require Consultant to provide a financial guarantee satisfactory to City guaranteeing payment of losses and related investigations, claim administration, and defense expenses within the retention.

c. The policies are to contain, or be endorsed to contain, the following provisions:

i. City and its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL and automobile liability policies with respect to liability arising out of work or operations performed by or on behalf of Consultant including materials, parts, or equipment furnished in connection with such work or operations; products used by Consultant; or automobiles owned, leased, hired or borrowed by Consultant. General liability coverage can be provided in the form of an endorsement to Consultant's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10, CG 20 26, CG 20 33 or CG 20 38 and CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to City and its officers, officials, employees or volunteers.

ii. For any claims related to this contract, Consultant's insurance coverage shall be primary coverage at least as broad as ISO CG 20 01 04 13 as to City and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by City and/or its officers, officials, employees, or volunteers shall be in excess of Consultant's insurance and shall be non-contributory.

iii. Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to City.

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

Consultant shall furnish City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Consultant's obligation to provide them. City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

d. Consultant hereby grants to City and its officers, officials, employees, and volunteers a waiver of any right to subrogation which any insurer of Consultant may acquire against City and/or its officers, officials, employees, and volunteers by virtue of the payment of any loss under such insurance. Consultant agrees to obtain endorsements necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not City has received a waiver of subrogation endorsement from the insurer.

13. **Indemnification.** To the fullest extent allowable by law, Consultant agrees to indemnify, defend and hold harmless City and its officials, officers, employees, agents and volunteers from and against all claims, demands, actions, injuries, liabilities, losses, costs or damages, direct or indirect, and any and all attorneys' fees and other expenses which City or its officials, officers, employees, agents or volunteers may sustain or incur as a consequence of or are in any way related to Consultant's or its owners, directors, officers, managers, employees, agents and subcontractor's willful misconduct or negligent acts or omissions in the performance of the services and Consultants responsibilities and obligations to be performed under this agreement or its failure to perform or comply with any of its obligations or responsibilities contained in this agreement; excluding, however, such liability, claims, losses, damages or expenses arising from City's sole or active negligence or willful misconduct. This duty to indemnify, defend, and hold harmless shall survive the termination of this agreement.

14. **Independent Contractor Status.** It is understood and agreed that Consultant, in the performance of the Services to be performed pursuant to this Agreement, shall act as and be an independent contractor and shall not act as an agent or employee of City. Consultant shall obtain no retirement benefits or other benefits which accrue to City's employees and Consultant hereby expressly waives any claim it may have to any such rights. Nothing in this Agreement shall create or be construed as creating a partnership, joint venture or any other relationship between City and Consultant.

15. **Consultant's Books and Records.**

a. Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services, or expenditures and disbursements charged to City for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant under this Agreement.

b. Consultant shall maintain all documents and records that demonstrate performance under this Agreement for a minimum period of three (3) years, or for any longer period required by law, from the date of termination or completion of this Agreement.

c. Any records or documents required to be maintained pursuant to this Agreement shall be made available for inspection or audit, at any time during regular business hours, upon written request by City. Copies of such documents shall be provided to City for inspection at City offices.

d. Where City has reason to believe that such records or documents may be lost or discarded due to dissolution, disbandment or termination of Consultant's business, City may, by written request, require that custody of the records be given to City and that the records and documents be maintained in City offices. Access to such records and documents shall be granted to any party authorized by Consultant, Consultant's representatives, or Consultant's successor-in-interest.

16. **Interest of Consultant.** Consultant and its owners, members, or shareholders, as applicable, covenant and represent that they do not now have any investment or interest in real property and shall not acquire any interest, direct or indirect, in the area covered by this Agreement or any other source of income, interest in real property or investment which would be affected in any manner or degree by the performance of Consultant's Services hereunder. Consultant further covenants and represents that in the performance of the Services hereunder, to the best of its knowledge no person having any such interest shall perform any Services under this Agreement.

Consultant is not a designated employee within the meaning of the Political Reform Act because Consultant:

a. will conduct research and arrive at conclusions with respect to rendition of information, advice, recommendation or counsel independent of the control and direction of City or of any City official, other than normal agreement monitoring; and

b. possesses no authority with respect to any City decision beyond rendition of information, advice, recommendation or counsel. FPPC Reg. Sec. 18700, et seq.

17. **Professional Ability of Consultant.** City has relied upon Consultant's representations regarding its training and professional ability to perform the Services hereunder as a material inducement to enter into this Agreement. Consultant shall therefore provide properly skilled personnel to perform all Services under this Agreement. The primary provider of the Services called for by this Agreement shall be _____ who shall not be replaced without the written consent of City. All work performed by Consultant under this Agreement shall be in accordance with the applicable professional standard of care and shall meet the local professional standard of quality ordinarily to be expected of competent persons in Consultant's field of expertise working in Kings County.

18. **Compliance with Laws.** Consultant shall use the proper standard of care in performing the Services and shall comply with all applicable federal, state and local laws, codes, ordinances and regulations in effect at the time the agreement is executed. In addition, if the request for proposal to provide services which are the subject of this Agreement cited any federal or state financial assistance involved in the project for which the Services are provided, the Consultant shall perform all services in accordance with all applicable federal and state laws, rates and regulations in effect at the time the agreement is executed.

19. **Licenses.** Consultant represents and warrants to City that it has all licenses, permits, qualifications, and insurance which are legally required of Consultant to lawfully and competently perform the Services. Consultant represents and warrants to City that Consultant shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement, any licenses, permits, and insurance which are legally required of Consultant to lawfully and competently perform the Services. Consultant shall maintain a City of Hanford business license.

20. **Assignment and Subcontracting.** The parties recognize that a substantial inducement to City for entering into this Agreement is the reputation, experience and competence of Consultant. Assignments of any or all rights, duties or obligations of the Consultant under this Agreement will be permitted only with the express written consent of City, which will not be unreasonably withheld. Consultant shall not subcontract any portion of the Services to be performed under this Agreement without the express written consent of City, which will not be unreasonably withheld. If City consents to such subcontract, Consultant shall be fully responsible to City for all acts or omissions of the subcontractor. Nothing in this Agreement shall: (i) create any contractual relationship between City and subcontractor; (ii) create any obligation on the part of City to pay or to see to the payment of any monies due to any such subcontractor; (iii) or relieve Consultant of any of its obligations and responsibilities under this Agreement.

21. **Attorneys' Fees.** If an action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, costs and necessary disbursements in addition to any other reasonable relief to which he may be entitled. With respect to any suit, action or proceeding arising out of or related to this Agreement, or the documentation related hereto, the parties hereby submit to the jurisdiction and venue of the Superior Court for the County of Kings, State of California for any proceeding arising hereunder.

22. **Sole and Only Agreement.** This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the matters set forth herein and contains all of the covenants and agreements between the parties regarding said matters. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or in writing, have been made by any party or anyone acting on behalf of any party which are not embodied in this Agreement and no other agreement, statement or promise shall be valid or binding.

23. **Invalidity.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.

24. **Amendment.** No change, amendment or modification of this Agreement shall be valid unless the same be in writing and signed by the parties hereto.

25. **Governing Law.** This Agreement shall be construed and governed pursuant to the laws of the State of California.

26. **Waiver.** Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision under this Agreement.

27. **Mediation.** The parties agree to make a good faith attempt to resolve any disputes arising out of this Agreement through mediation prior to commencing litigation. The parties shall mutually agree upon the mediator and shall divide the costs of mediation equally. If the parties are unable to agree upon a mediator, the dispute shall be submitted to JAMS/ENDISPUTE (“JAMS”) or its successor in interest. JAMS shall provide the parties with the names of five qualified mediators. Each party shall have the option to strike two of the five mediators selected by JAMS and thereafter the mediator remaining shall hear the dispute. If the dispute remains unresolved after mediation, either party may commence litigation.

28. **Prohibited Interests.** Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or result from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

29. **Authority to Enter Agreement.** Consultant has all requisite power and authority to conduct its business and to execute, deliver and perform the Agreement. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party.

30. **Notice.** Except as otherwise expressly provided herein, any notice, consent, authorization or other communication to be given hereunder shall be in writing and shall be deemed duly given and received when delivered personally, when transmitted by facsimile or e-mail if receipt is acknowledged by the addressee, one business day after being deposited for next-day delivery with a nationally recognized overnight delivery service, or three business days after being mailed by first class mail, charges and postage prepaid, property addressed to the party to receive such notice at the last address furnished for such purpose by the party to whom notice is directed and addressed as follows:

CITY OF HANFORD

Mario A. Cifuentez II
City of Hanford
319 N. Douty
Hanford, CA 93230

CONSULTANT

IN WITNESS WHEREOF, the parties have executed this Agreement effective on the day and in the year first set forth above.

CITY

CITY OF HANFORD,
a Municipal Corporation

By: _____
MARIO A. CIFUENTEZ II
City Manager

CONSULTANT

_____ [company name]

By: _____
_____ [name]
_____ [title]

EXHIBIT “A”

SCOPE OF SERVICES

1. **Irrigation Service and Repair** include but are not limited to time clock maintenance and repairs; valve, head, and piping maintenance and repairs; drip system maintenance and repair; and booster pump maintenance. The area to be covered by the contractor is immediately after the water meter/ point of connection through the rest of the irrigation system. The exception is any backflow devices that will be serviced annually by the Water Dept.
 - a. Irrigation Time Clock Maintenance is all related: to programming cycles, seasonal adjusting, wiring, or rewiring, troubleshooting problems, and necessary repairs. To maintain adequate soil moisture Contractor will program the irrigation system as follows:
 - i. Adjusting and setting the automatic controller to establish the frequency and length of the watering period in compliance with the City of Hanford and other governing agencies’ guidelines and parameters.
 1. Consideration must be given to the soil conditions, humidity, minimizing run-off, and the relationship of conditions that affect irrigation.
 - ii. In the areas where wind creates problems of spraying water onto private property or road rights-of-way, the controllers shall be set to operate during the period of lowest wind velocity which would normally occur at night or early morning hours.
 - iii. The irrigation system will be controlled in such a way as not to cause any excessively wet or "water-logged" areas which could interfere with the ability to mow all turf. "In lawn" trees and other plantings shall be protected from over-watering and run off.
 - iv. All landscaped areas shall be watered as needed to maintain a healthy condition, with appropriate care being taken not to overwater in shady areas or violate City irrigation standards without prior written approval for the variance.
 - v. Newly seeded turf (through the sixth mowing) shall be watered immediately after mowing. Well-established turf shall not be watered for at least four (4) hours after mowing.
 - b. Valve, Head, and Piping Maintenance and Repairs. Operation and maintenance of the irrigation system shall receive no less than the following:
 - i. Irrigation valves shall be serviced regularly so the system can consistently provide adequate water to the plant materials in its service area.
 1. Valves shall be throttled wide open unless a specific need is identified.
 2. Solenoids will be checked periodically to ensure connections are secure and solenoids are functioning properly.
 3. Check the operability of controllers, quick couplers, valves, and sprinkler heads once per month or more frequently if problems/conditions indicate a need and report system status to the Parks Supervisor/Parks and Facilities Manager.

4. Repair and/or replace damaged or inoperable valves as needed.
- ii. Irrigation heads shall be serviced regularly so the system can consistently provide adequate water to the plant materials in its service area.
 1. Station checks to evaluate the regular operations should be done min of once per month to allow the Contractor to observe the actual operation of the irrigation heads to ensure proper rotation and coverage.
 2. Nozzles should be balanced to provide consistent coverage between heads on the same station. Same GPM in coverage areas.
 3. Water shall be regulated to avoid interference with any use of the facility's roadways, paving, or walks.
 4. Heads should be adjusted as needed to ensure correct areas are being covered and no unintended areas are receiving excess water.
- c. Piping and line maintenance
 - i. During station checks the Contractor should also observe the area that the irrigation piping runs under to look for breaks, leaks, or other irregularities that could indicate problems or repairs that need to be made.
 1. If a lateral line needs repair the valve that controls that line can be throttled down to let the rest of the system operate as normal and not impact the rest of the system.
 2. If the leak is on a mainline, then the backflow or isolation valve should be closed so the repair can be made at the earliest possible opportunity.
- d. Drip lines and low-flow systems
 - i. Regular flushing and maintenance should be done to ensure adequate flow to the plant materials being served by the system.
 - ii. Since these systems are prone to damage (vandalism and rodents) the Contractor should make a point to observe the entire line when doing a station test at least once every other month or more if a persistent problem is present.
- e. Booster pumps should be serviced at least twice per year with regular observations when doing monthly stations test.
 - i. Each pump and motor are unique and may have specialized needs. Become familiar with the pump and motor at your facilities.
 - ii. Common service needs can include greasing points, tightening housing around bushings, checking for wear, etc.

2. Landscape/Turf Maintenance

- a. **Mowing** - Mowing operations shall be scheduled Monday through Friday between the hours of 7:00 a.m. and 3:00 p.m.
 - i. All grass clippings can be mulched on-site and clippings must be dispersed to not create a "windrow" situation on the same day the area is mowed. Except for designated parks or removed from the site as soon after the mowing as possible.

- b. Edging - All turf edges including but not limited to sidewalks, patios, drives, curbs, shrub beds, flower beds, groundcover beds, and around the base of trees shall be edged to a neat and uniform line.
 - i. Mechanical edging of turf shall be performed at each site at a minimum of every other week. The edging shall be completed as one operation in a manner that ensures a well-defined edge.
 - 1. Use tools like edgers, string trimmers, or use of herbicides can be used to accomplish this task.
 - ii. Irrigation-related areas - Detailing of sprinkler heads (to provide maximum water coverage), valve boxes, meter boxes, and similar small obstacles in turf areas shall be performed in a manner that ensures operability, ease of location, or a clean appearance.
 - 1. Chemicals may be used to attain clearance in addition to other mechanical methods. Grass should be no more than six (6) inches from any edge of the irrigation-related features. Irrigation heads need to be free of obstructions and may have grass immediately adjacent to them trimmed back as needed.
 - iii. Plant materials –
 - 1. Trees & Shrubs - Where trees and shrubs occur in turf areas, all grass growth shall be limited to a minimum of twelve (12) inches from the trunk of trees and Six (6) inches away from the drip line of shrubs.
 - 2. The maximum distance from the base should not be more than five (5) times the width of the trunk away from larger trees, and no larger than the maximum of a five (5) foot radius.
 - 3. The exception to the five (5) foot radius is if the roots of a tree have lifted out of the ground they should be avoided to preserve the equipment and removed as part of the tree care and maintenance.
 - iv. Planter beds - should have a clean edge and whenever possible a cement mow strip to maintain the definition between the turf and planter beds. When other methods are used to separate these spaces, the grass shall be cut back to make a clean defined line separating the two spaces.
 - v. All turf areas shall be kept neatly edged and all grass invasions into areas not designated as turf are to be eliminated.
- c. Blowing – All hardscapes should be free from debris and clippings.
 - i. Walkways – Walkways shall be cleaned immediately following each mowing/ edging and a minimum of once per week. This includes DG and other non-cement pathways and surfaces.
 - ii. Shelters and Slabs – all shelters and picnic table slabs should be blown down at least once per week but more as needed.
 - iii. Parking lots – should be blown out every week and heavier debris should be picked up as needed.
 - iv. Play areas- pour in place (PIP) and other hardscapes should be blown down a minimum of once per week or more if needed. This should also include the mow strip along the edges of the play spaces and transition ramps.

3. **Tree, Shrub, Groundcover, and Vine Maintenance** includes but is not limited to pruning, fertilizing, and weeding.
- a. Trees care should be performed in such a way that the tree is groomed to become as close to the ideal depiction (shape and growth profile) of the species as possible and ensure the longest lifespan as possible.
 - i. Pruning should be done to no more than 1/3 of the tree's foliage at any given time to prevent stressing the tree or inviting pests. Shearing of trees shall not be permitted.
 - ii. Trees shall be pruned to select and develop permanent scaffold branches that are smaller in diameter than the trunk or branch to which they are attached; and which have well-spaced branches eighteen (18) inches apart, orientated so as not to overlay one another.
 - iii. Under no circumstances shall stripping of lower branches ("raising ") of young trees be permitted. Lower branches shall be retained in a 'tipped back' or pinched condition with as much foliage as possible to promote caliper trunk growth (tapered trunk). Lower branches may be pruned to the trunk when side branches reach one-third (1/3) the diameter of the trunk.
 - iv. Evergreen trees shall be thinned out and shaped when necessary to prevent wind and storm damage.
 - b. Pruning of trees shall be done as needed to achieve the following:
 - i. To shape, particularly to correct misshaping caused by the wind.
 - ii. To maintain the natural form and balance of the trees.
 - iii. To remove all dead or damaged branches.
 - iv. To remove suckers, water sprouts, and other undesirable growth on trees.
 - v. To shorten or remove lower branches wherever they pose a problem to pedestrians or vehicles-ten (10) feet for pedestrian areas and walkways; fourteen (14) feet for vehicular roadways.
 - c. Pruning Procedures
 - i. When it is necessary to reduce limb lengths, drop crotch as much as possible and avoid cutting back the support limbs to laterals less than one third (1/3) of the diameter of the supporting limbs.
 - ii. A three (3) saw cut will be used on large, heavy branches. All limbs greater than one and one-half (1 1/2) inches shall be undercut to prevent splitting or peeling the bark.
 - iii. No trees are to be topped without the consent of the Supervisor and then only in cases to alleviate a hazardous condition. When the topping is necessary, attention shall be given to reshaping the trees to maintain a typical tree form for the species.
 - iv. Any branches/limbs that fall because of "natural" causes or acts of God are to be cleared by the vendor as part of the regular duties. If the branch falls after hours and is blocking the right of way City staff may clear the debris from the right of way and leave the material for the vendor to remove.

- d. Planter Beds - Shrubs, Groundcover, and Vines should be maintained in such a way as to allow for the aesthetics and plant natural qualities to be displayed.
 - i. Restrict the growth of hedges and shrubs to areas behind curbs and walkways and within planter beds by trimming. Under no circumstances shall hedge shears be used as a means of pruning.
 - ii. Planter beds should be kept weed free as much as possible. See weed control
 - iii. Shrubs
 - 1. Shrubs with flowers on old growth should be pruned immediately after they have flowered. Shrubs with flowers on new growth should be pruned in late winter or early spring.
 - 2. Shrubs should be kept no taller than 5 ft unless otherwise specified in the site description.
 - 3. Deadwood or dead leaves should be removed during regular service cycles.
 - iv. VINES
 - 1. Vines and espalier plants shall be checked and secured as required. Secure vines with appropriate ties to promote directional growth on supports.
 - 2. Do not use nails to secure vines on masonry walls.
 - 3. Deepwater vines in pockets are not provided with sprinklers as required to promote optimum growth.
 - v. Groundcover
 - 1. All areas planted in ground covers shall be adequately irrigated and fertilized to maintain vigorous growth.
 - 2. Ground cover beds shall be periodically edged to keep them in their intended space. Ground covers shall not be allowed to encroach into sidewalks, lawns, shrub beds, or other areas deemed undesirable by the Parks Manager.
 - 3. Ground cover plantings shall be periodically thinned and pruned for vigorous growth and overall appearance of the site as directed by the Parks Manager.
 - 4. Periodic replanting will be required to maintain ground cover continuity. A request for replacement planting material is to be submitted to the Parks Manager along with an estimate to supply the labor for such replacement.
 - 5. Weed invasion into ground cover areas may require complete removal, chemical treatment of the area, and replacement of ground cover at the Contractor's expense.
 - vi. Pruning/Trimming Frequency
 - 1. Trees: Clearance pruning two (2) times per year as necessary.
 - 2. Vines: Pruning of vines will be following good horticulture practices as needed.
 - 3. Groundcover thinning: As needed.

4. Pruning plant material for vehicular and pedestrian visibility clearance and access: Four (4) times per year or more often as needed depending upon the growth patterns of the plant species in question.
5. Hedge and shrub pruning: As needed dependent upon the growth patterns of the plant species in question.
- vii. Any hazards or acts of vandalism shall be reported immediately to the Parks Supervisor. Hazards, such as broken tree limbs, broken benches, potholes on grounds, standing water, ropes tied to tree limbs, excavations, and unsecured material (such as wood, wire, metal, etc.), may be appropriately remedied by the Contractor.
- viii. Plant material shall conform to the requirements of the Landscape Plan of the area and to the "Horticultural Standards" of the American Association of Nurserymen.
- e. Trash/Litter Abatement
 - i. Trash cans in LAD parks should be emptied during weekly service cycles.
 - ii. Litter/hand trash should be picked up prior to any mowing or other power tool use that could spread or shred the trash creating a greater eyesore.
4. **Weed Control** - General. For the purposes of this specification, a weed shall be considered to be any undesirable plant or plant growing out of place.
 - a. All landscaping within the specified maintenance areas including lawns, planter areas, and tree wells shall be kept weed free at all times. Complete removal of all weed growth is to be accomplished on a continuing basis. Weeds may be controlled by mechanical methods or chemical methods at the discretion of the Contractor. Weeds reaching a height of 2 inches shall be physically removed from landscaped areas.
 - b. Center island maintenance shall include the removal of weeds growing on all paved and unpaved surfaces of the median vegetation growing at the base of the median between the curb face and street surface.
 - c. Use of Chemical Herbicides for Weed Control. The Contractor shall abide by all rules and regulations of the California State Department of Pesticide Regulations, Department of Health, and Department of Industrial Relations regarding the safe application of herbicides under this contract. Care shall be taken to ensure the safety of the public and the Contractor's employees during chemical weed control operations. The Parks Superintendent may restrict the use of chemical weed control in certain areas.
 - i. Great care shall be taken by the Contractor to avoid herbicide drift onto non-target plants. The Contractor will be required to obtain the appropriate permits from Kings County, provide herbicide chemicals and apply chemicals at the Contractor's cost.
 - d. Disease and Pest Control
 - i. The Contractor shall regularly inspect all landscaped areas for the presence of disease, insect, or rodent infestation. The Contractor shall notify the Parks Supervisor / Manager within 3 days of finding such a

condition, outlining identification and control measures to be taken. Upon approval of the Parks Supervisor / Manager, the Contractor shall implement the approved control measures utilizing all safeguards necessary to protect the public and Contractor's employees.

- e. Use of Chemical Pesticides. All rules of the California State Department of Pesticide Regulations, Department of Health and Department of Industrial Relations regarding safe application of pesticides under this contract shall be observed.
- f. Great care shall be taken to avoid pesticide drift onto non-target organisms.

EXHIBIT "B"

Quadrant 1			
NAME	Pinecastle	Location	10th Ave & Fargo
District	90-01	Turf, accent plants, ground covers, hedges, trees; irrigation system; landscape lights, meandering sidewalk; entry islands. Hedges are to be maintained 1-1/2 feet above the top of the wall.	
AREA	67,750		
Fund	0240		
NAME	Portifino	Location	E Fargo Ave
District	92-01	Turf, accent plants, shrubs, trees; irrigation system; meandering sidewalk, entry islands. All hedges and shrubs are to be maintained to a height no greater than 5 feet.	
AREA	19,167		
Fund	0245		
NAME	Gateway Estates	Location	10th Ave @ Highway 43 (Mission Dr)
District	94-01	Subdivision Frontage: Turf, ground cover, accent plants, shrubs, trees, vines; irrigation system; accent lights; entry island; meandering sidewalk.	
AREA	2,725		
Fund	0249		
NAME	Gateway Estates Basin	Location	Along Fairmont Dr -North of Sheerwood Ct
District	94-01	Ponding Basin (Interior of Subdivision) Ground cover, shrubs, trees; irrigation system; frontage sidewalk. All hedges are to be maintained to a height no greater than 5 feet.	
AREA	5,460		
Fund	0249		
NAME	Summerfield	Location	E Florinda @ 9 1/4 Ave
District	97-02	Ground covers, shrubs, trees; irrigation system; frontage sidewalk.	
AREA	4,650		
Fund	0253		
NAME	Crystal Springs	Location	E Grangeville Blvd
District	98-01	Turf, accent plants, trees, shrubs, irrigation system, meandering sidewalk	
AREA	14,435		
Fund	0255		
NAME	Sierra Heights	Location	Fargo Ave @ Meadow View Rd & HWY 43 Frontage
District	04-04	Turf, accent plants, shrubs, trees, entry sign lighting, meandering sidewalk, irrigation system.	
AREA	13,470		
Fund	0266		
NAME	Sierra Heights Basin	Location	Meadow View Rd Basin
District	04-04	Ground covers, shrubs, trees; irrigation system;	
AREA	2,577		
Fund	0266		
NAME	Misson Park Frontage	Location	Flint Ave & Mission Dr
District	05-01	Shrubs, accent plants, trees, straight sidewalks, irrigation system.	
AREA	2,393		
Fund	0267		

NAME	Misson Park Basin	Location	Mission Dr , North of Adobe St
District	05-01	Shrubs, trees, ground cover, irrigation system and walkway	
AREA	3,125		
Fund	0267		
NAME	The Greens II	Location	Grangeville @ 9 1/4 Ave
District	15-02	Shrubs, accent plants, trees, straight sidewalks, irrigation system.	
AREA	16,416		
Fund	0275		
NAME	Quail Run Estates Frontage	Location	11th Ave Pepper to Millbrook
District	94-03	Turf, accent plants, ground cover, shrubs, trees; irrigation system; entry islands; straight sidewalk within the parkway.	
AREA	20,583		
Fund	0251		
NAME	Quail Run Estates Park	Location	Windsor Dr & Fir Dr
District	94-03	Trees, turf, shrubs, straight walk, curbing, irrigation systems, and Trash/ litter abatement.	
AREA	29,494		
Fund	0251		
NAME	Quail Run Estates Basin Park	Location	Windsor Dr & Fir Dr
District	94-03	Trees, turf, shrubs, irrigation systems, and Trash/ litter abatement.	
AREA	56,469		
Fund	0251		
NAME	Poppy Hills	Location	N 11th Ave
District	01-03	Turf, accent plants, ground cover, trees, shrubs, irrigation system, meandering sidewalk; entry islands.	
AREA	11,782		
Fund	0259		
NAME	Quail Park Frontage	Location	Glacier Way & Flint Ave
District	06-01	Turf, accent plants, shrubs, trees, irrigation system, meandering, and straight sidewalks.	
AREA	52,950		
Fund	0269		
NAME	Quail Park Railroad Frontage	Location	Railroad Frontage N of Galcier
District	06-01	Trees, shrubs, automatic bubbler-type irrigation	
AREA	34,140		
Fund	0269		
NAME	Stonecrest Frontage	Location	11 Ave & Fargo
District	94-02	Turf, accent plants, ground cover, vines, shrubs, trees; irrigation system; entry islands; meandering sidewalk.	
AREA	67,875		
Fund	0250		

NAME	Stonecrest / Glacier Park	Location	Fargo & Glacier
District	94-02	Irrigation system, turf grass, trees, meandering sidewalk, and rolling terrain. Trash/ litter abatement.	
AREA	54,450		
Fund	0250		

NAME	Stonecrest Railroad Frontage	Location	Railroad frontage north of Fargo
District	94-02	Automatic bubbler-type irrigation, shrubs and trees, weed control, plant basin care.	
AREA	51,578		
Fund	0250		

Quadrant 2

NAME	Park Monterey	Location	N Douty Ave
District	90-02	Turf, accent plants, ground covers, shrubs, hedges, trees; irrigation system; meandering sidewalk. All hedges are to be maintained to a height no greater than 5 feet.	
AREA	8,625		
Fund	0241		

NAME	Mansionette	Location	N Douty Ave
District	90-03	Turf, accent plants, ground covers, shrubs, hedges, roses, trees; irrigation system; meandering sidewalk. All hedges are to be maintained to a height no greater than 5 feet.	
AREA	16,425		
Fund	0242		

NAME	Cambridge Homes Frontage	Location	N 11th Ave
District	01-02	Turf, accent plants, ground cover, trees, shrubs, Irrigation system, meandering sidewalk.	
AREA	12,435		
Fund	0258		

NAME	Cambridge Homes Railroad Frontage	Location	Railroad Frontage
District	01-02	Shrubs, trees, weed control, plant basin, irrigation system.	
AREA	22,790		
Fund	0258		

NAME	Majesty /Cambridge Homes Frontage	Location	Douty to Flint & 11th Ave
District	04-02	Turf, accent plants, shrubs, trees, irrigation system, meandering, and straight sidewalks.	
AREA	55,384		
Fund	0264		

NAME	Majesty /Cambridge Homes Basin Frontage	Location	Pioneer WY, Harold Griswold WY, Johnua St
District	04-02	Trees, shrubs, accent plants, irrigation system.	
AREA	8,440		
Fund	0264		

NAME	Vintage Estates	Location	N 12th Ave
District	93-01	Turf, accent plants, ground covers, vines, shrubs, trees; irrigation system; no sidewalk; maintain d.g. surface frontage in a weed-free condition.	
AREA	16,980		
Fund	0247		

NAME	Vineyards- Cambridge Homes Frontage	Location	Fitzgerald Ln and Fargo Ave to include inlets at Muscat, Semillion, Burgandy and Syrah
District	04-03	Turf, accent plants, shrubs, trees; automatic spray-type irrigation system; meandering sidewalk.	
AREA	70,290		
Fund	0265		

NAME	Vineyards- Cambridge Homes- Park	Location	W Semillon St & Syrah PL
District	04-03	Turf, shrubs, accent plants, meandering sidewalk, irrigation system	
AREA	77,548		
Fund	0265		
NAME	Vineyards- Cambridge Railroad Frontage	Location	Approx 420 ft south of Fargo Ave to Courtner St
District	04-03	Trees, shrubs, weed control, irrigation system.	
AREA	19,929		
Fund	0265		
NAME	Copper Valley	Location	Fargo Ave/12th Ave/Saneiovese St
District	05-02	Turf, trees, shrubs, accent plants, ivy on the wall; two entryway medians with trees, accent plants; meandering and straight sidewalks; irrigation system.	
AREA	44,126		
Fund	0268		
NAME	Victory Estates	Location	University St and Berkshire St
District	09-01	Trees, shrubs, accent plants, ivy on the wall; straight sidewalks, irrigation system	
AREA	7,077		
Fund	0270		
NAME	Cielo En Tierra	Location	W Fargo Ave
District	92-02	Turf, accent plants, vines, palms, hedges, ground covers; irrigation system; meandering sidewalk.	
AREA	11,735		
Fund	0246		
NAME	Pacific Grove Frontage	Location	W. Grangeville Blvd and Fitzgerald Ln
District	01-01	Turf, ground cover, shrubs, trees, automatic spray-type irrigation, meandering sidewalk.	
AREA	8,622		
Fund	0257		
NAME	Pacific Grove Basin Frontage	Location	W. Grangeville Blvd and Fitzgerald Ln
District	01-01	Ground cover, shrubs, trees, automatic spray-type irrigation, frontage sidewalk. All hedges to be maintained to a height no greater than 5 feet.	
AREA	3,530		
Fund	0257		
NAME	LeParc Frontage	Location	Fargo Ave and Glacier Way
District	03-01	Turf, accent plants, shrubs, trees, irrigation, meandering sidewalk. Small entryway median with trees and accent plants.	
AREA	8,770		
Fund	0262		
NAME	LeParc Railroad Frontage	Location	Railroad frontage S of Fargo
District	03-01	Trees, shrubs, irrigation system.	
AREA	21,858		
Fund	0262		

NAME	Pacific Grove 2	Location	12 th Ave & Bristol, Bristol & Pleasnt Wy
District	19-01	Turf, trees, shrubs, accent plants, meandering and straight sidewalks, irrigation system	
AREA	12,152		
Fund	0279		

Quadrant 3

NAME	Silver Oaks Frontage	Location	W. Grangeville Blvd. Vintage Ave. and Centennial Dr
District	01-04	Turf, accent plants, ground cover, trees, shrubs, irrigation system, meandering sidewalk; entry islands. The interior streetscape is part of the total square footage and similar to the frontage; the area includes a portion of Centennial Dr.	
AREA	95,556		
Fund	0260		

NAME	Silver Oaks Addition	Location	Centennial Dr and Berkshire Ln.
District	15-01	Turf, accent plants, ground cover, trees, shrubs, irrigation system, meandering sidewalk; entry island.	
AREA	29,985		
Fund	0274		

NAME	Silver Oaks Park	Location	Birshire W of Centennial
District	15-01	Turf, trees, shrubs, accent plants, meandering and straight sidewalks, irrigation system	
AREA	112,971		
Fund	0274		

NAME	Woodside	Location	Centennial & Grangeville
District	16-01	Turf, trees, shrubs, accent plants, meandering and straight sidewalks, irrigation system	
AREA	16,628		
Fund	0276		

NAME	Bella Vista Park	Location	Elizabeth Dr & Vineyard Ct
District	18-01	Turf, trees, shrubs, accent plants, meandering and straight sidewalks, irrigation system	
AREA	96,460		
Fund	0278		

NAME	Bella Vista Frontage	Location	Napa Dr, Sanjovesse St, Centennial Dr
District	18-01	Turf, trees, shrubs, accent plants, meandering and straight sidewalks, irrigation system	
AREA	62,285		
Fund	0278		

NAME	Bonnaterra Frontage	Location	Fargo Ave, Centennial Dr, Devon St
District	18-01	Turf, trees, shrubs, accent plants, meandering and straight sidewalks, irrigation system	
AREA	70,200		
Fund	0278		

NAME	Bonnaterra Basin	Location	Van Gogh & Jules: Dali Wy & Elizabeth Dr
District	18-01	Turf, trees, shrubs, accent plants, meandering and straight sidewalks, irrigation system	
AREA	8,281		
Fund	0278		

NAME	Bonnaterra Park	Location	Sanjovesse St & Napa Dr
District	18-01	Turf, trees, shrubs, accent plants, meandering and straight sidewalks, irrigation system, and trash/ litter abatement.	
AREA	113,950		
Fund	0278		

NAME	Woodside II	Location	
District	20-01	Turf, trees, shrubs, accent plants, meandering and straight sidewalks, irrigation system	
AREA	54,550		
Fund	0281		

NAME	Woodside II Park	Location	
District	20-01	Turf, trees, shrubs, accent plants, meandering and straight sidewalks, irrigation system, and trash/ litter abatement.	
AREA	88,862		
Fund	0281		

Quadrant 4

NAME	Hyde park	Location	Hanford Armona Rd E of 12th Ave
District	90-04	Accent plants and Shrubs, trees, sidewalk and irrigation system	
AREA	1,425		
Fund	0243		

NAME	Sierra Vista/New Dimensions	Location	W. Hanford-Armona Rd & S 11th Ave
District	91-01	Accent plants, shrubs, hedges, trees; irrigation system; frontage sidewalk. All hedges are to be maintained to a height no greater than 5 feet.	
AREA	12,974		
Fund	0244		

NAME	Walnut Forest Frontage	Location	W Hume Ave
District	93-02	Native plants and ground covers, trees; irrigation system; frontage sidewalk.	
AREA	12,100		
Fund	0248		

NAME	Walnut Forest Slough Frontage	Location	Payne Dr
District	93-02	Shrubs, hedges, trees, curb and gutter walk, irrigation system	
AREA	4,920		
Fund	0248		

NAME	Rosewood Estates	Location	W. Grangeville Blvd
District	97-01	Ground covers, shrubs, trees; automatic spray-type irrigation; frontage sidewalk.	
AREA	6,300		
Fund	0252		

NAME	Country Crossing	Location	W. Lacey Blvd and Centennial Dr
District	97-03	Turf, ground cover, trees, shrubs, irrigation system, meandering sidewalk, median.	
AREA	46,415		
Fund	0254		

NAME	Mountain View Estates	Location	S. 11th Ave at Houston Ave
District	98-02	Ground cover, shrubs, trees, irrigation system, frontage, meandering sidewalk.	
AREA	30,991		
Fund	0256		

NAME	Ashton Park	Location	(N. 12th Ave between Lacey and Grangeville Blvd)
District	02-01	Turf, accent plants, ground cover, trees, shrubs, irrigation system; entry island. The interior streetscape is part of the total footage and similar to the frontage; the area includes a portion of Centennial Drive	
AREA	63,922		
Fund	0261		

NAME	Sidonia	Location	Hume Ave
District	04-01	Accent plants, ground cover, trees, shrubs, ivy on the wall, meandering sidewalk, irrigation system	
AREA	21,533		
Fund	0263		

NAME	Independence Frontage	Location	12th Ave & Greenfield St
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District	09-02	Turf, accent plants, trees, shrubs, meandering, sidewalk, irrigation system.
AREA	33,197	
Fund	0271	

NAME	Independence Park	Location	Hayward Ave & Cerritos Ave
District	09-02	Turf, shrubs, accent plants, meandering sidewalk, automatic irrigation, rotor and pop-up type heads.	
AREA	23,055		
Fund	0271		

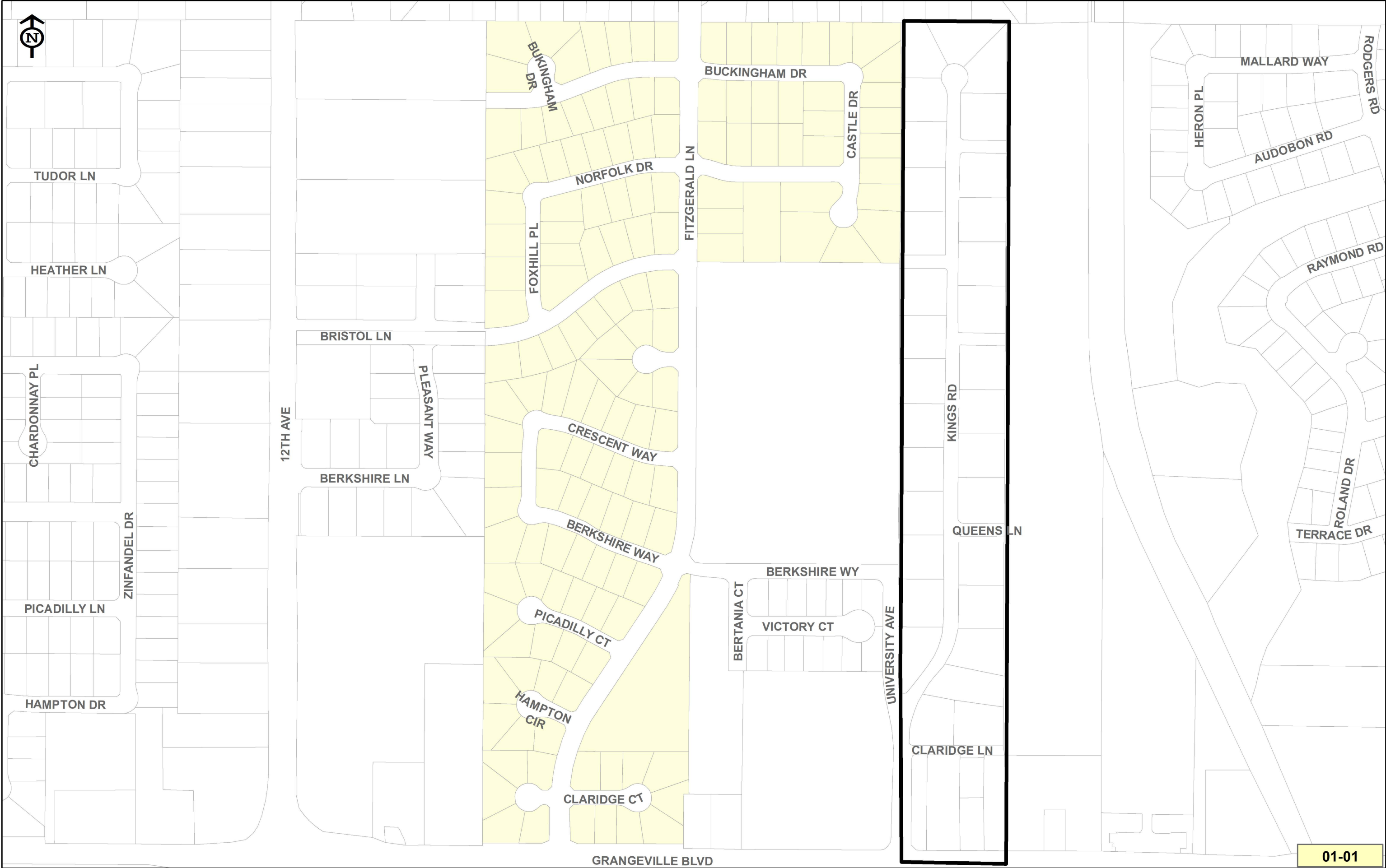
NAME	Independence II	Location	12th Ave & Centennial Dr
District	14-01	Turf, accent plants, trees, shrubs, meandering, sidewalk, irrigation system.	
AREA	46,729		
Fund	0273		

NAME	Independence II	Location	12th Ave & Centennial Dr
District	14-01	Turf, accent plants, trees, shrubs, meandering, sidewalk, irrigation system.	
AREA	76,555		
Fund	0273		

NAME	Greenbrier	Location	Hanford Armona Rd & Greenbrier: 12 Ave
District	07-02A	Accent plants, trees, shrubs, meandering, sidewalk, irrigation system.	
AREA	5,808		
Fund	0272		

NAME	Mynderup	Location	Hume Ave & 12th Ave
District	16-02	accent plants, trees, shrubs, meandering, sidewalk, irrigation system.	
AREA	43,245		
Fund	0277		

NAME	Mynderup Basin	Location	Sidona St & Acres Wy
District	16-02	accent plants, trees, shrubs, meandering, sidewalk, irrigation system.	
AREA	17,750		
Fund	0277		



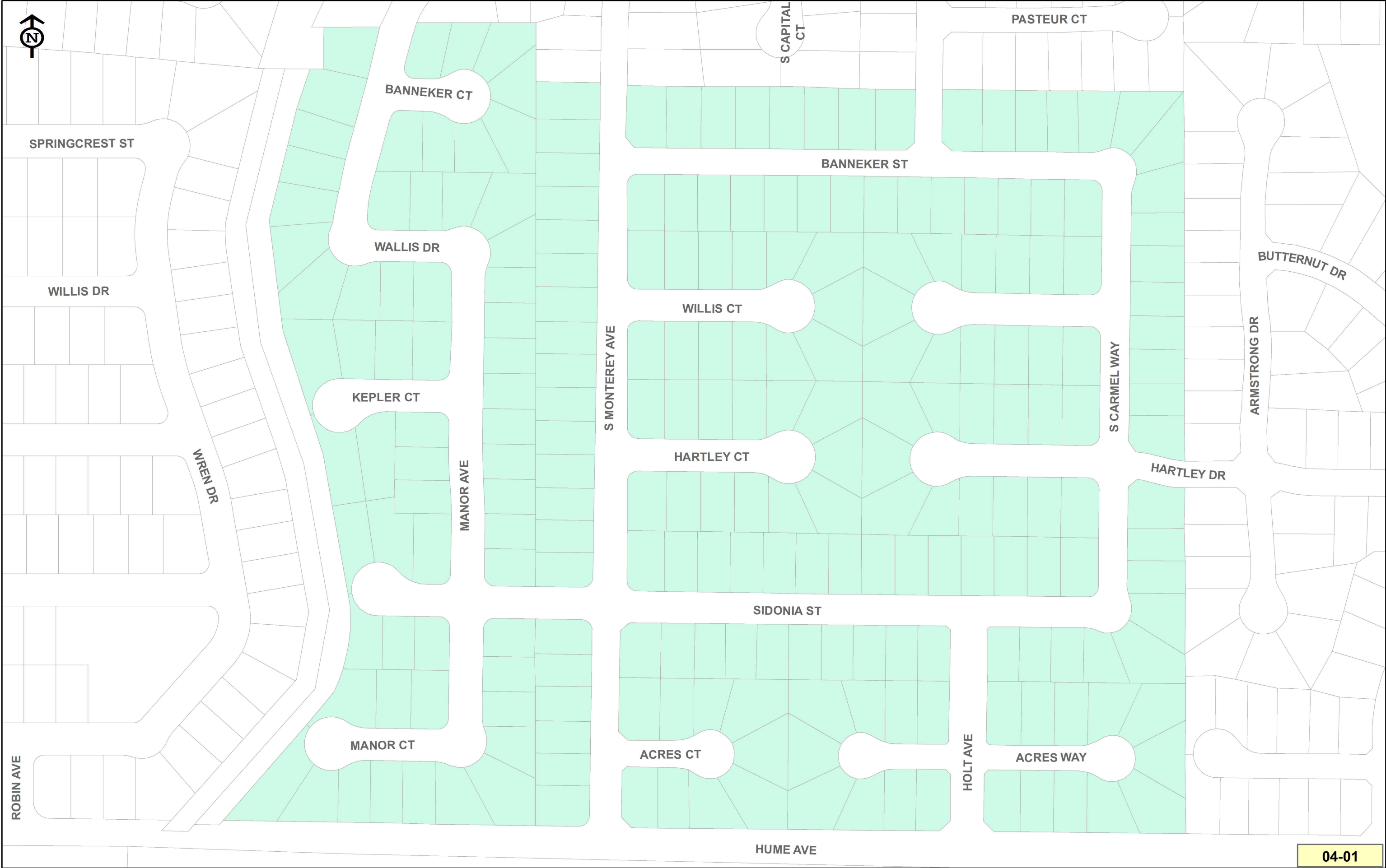


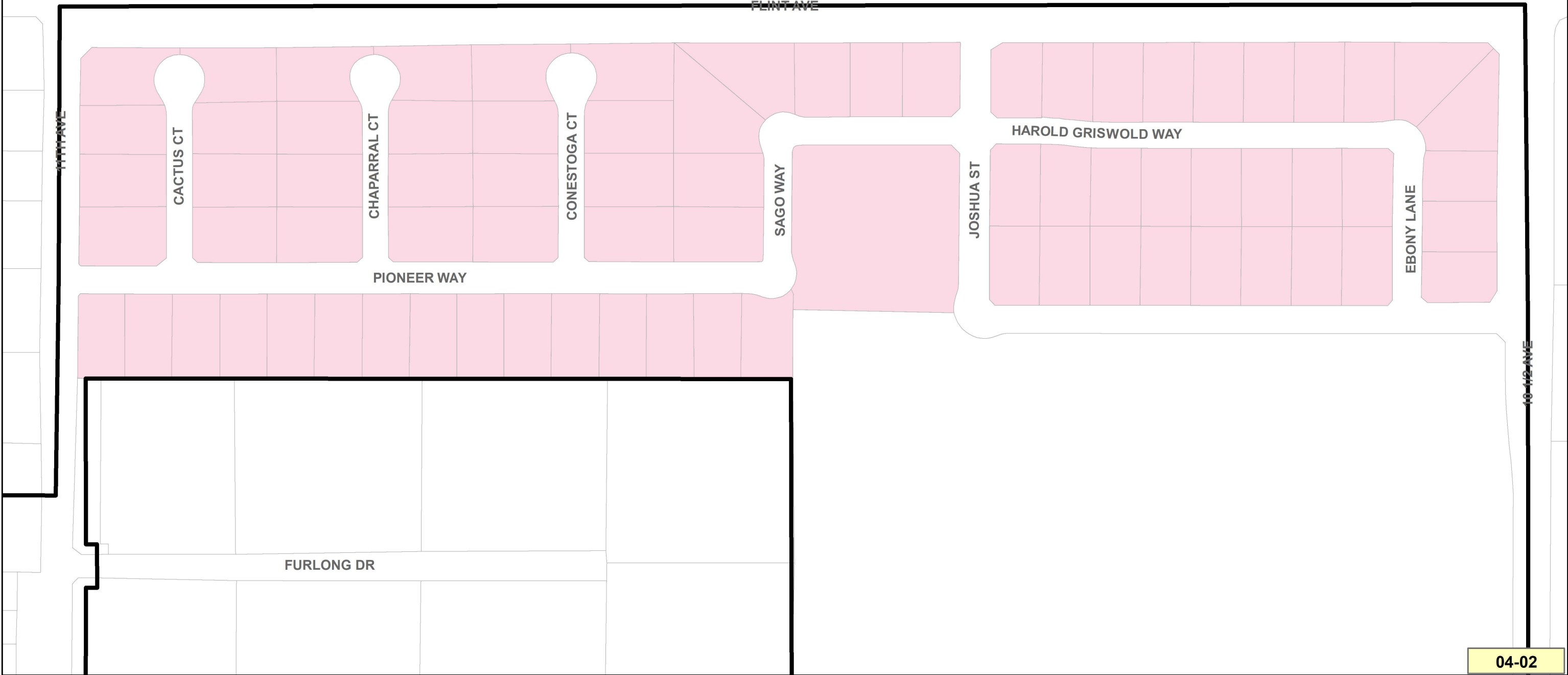






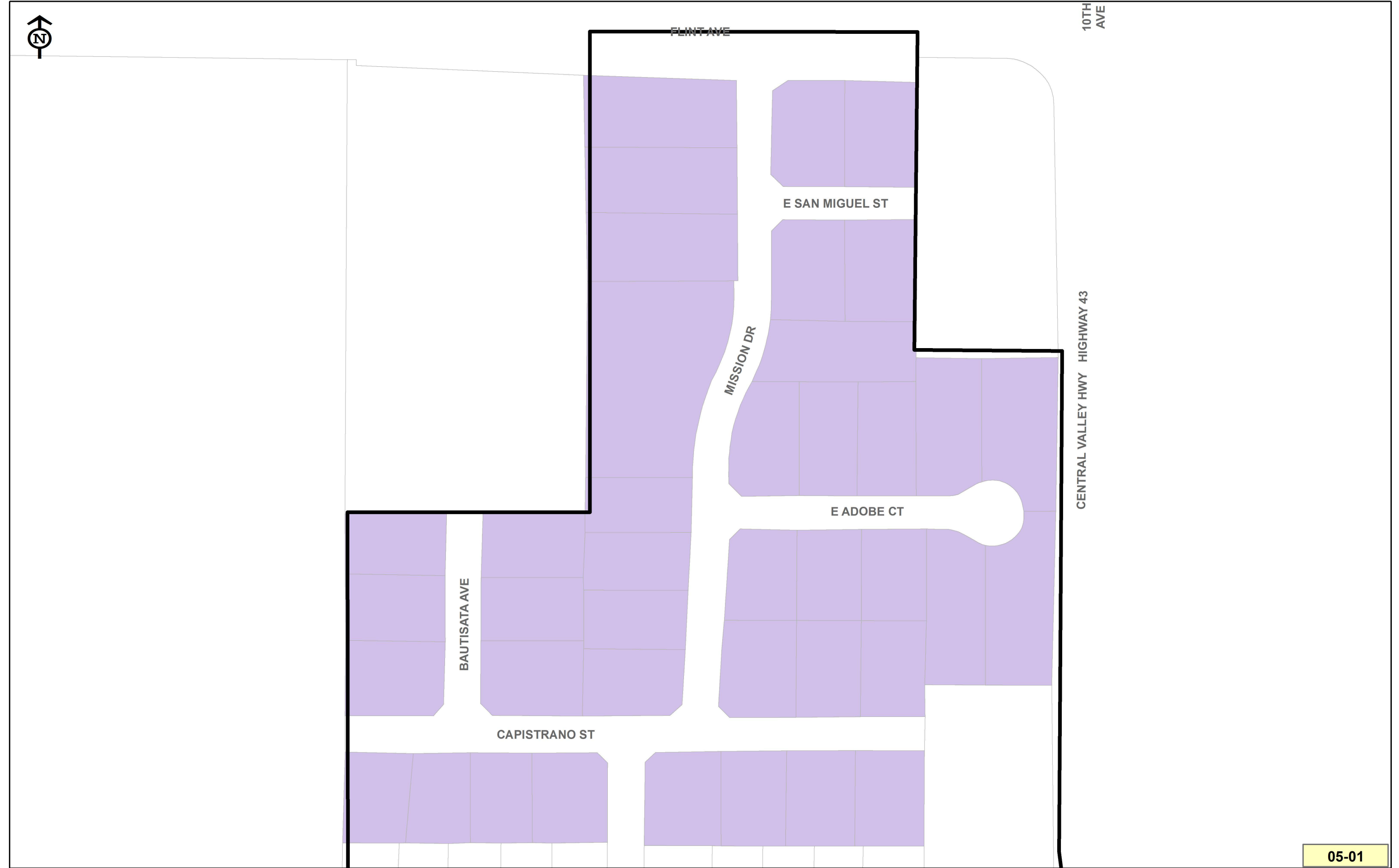


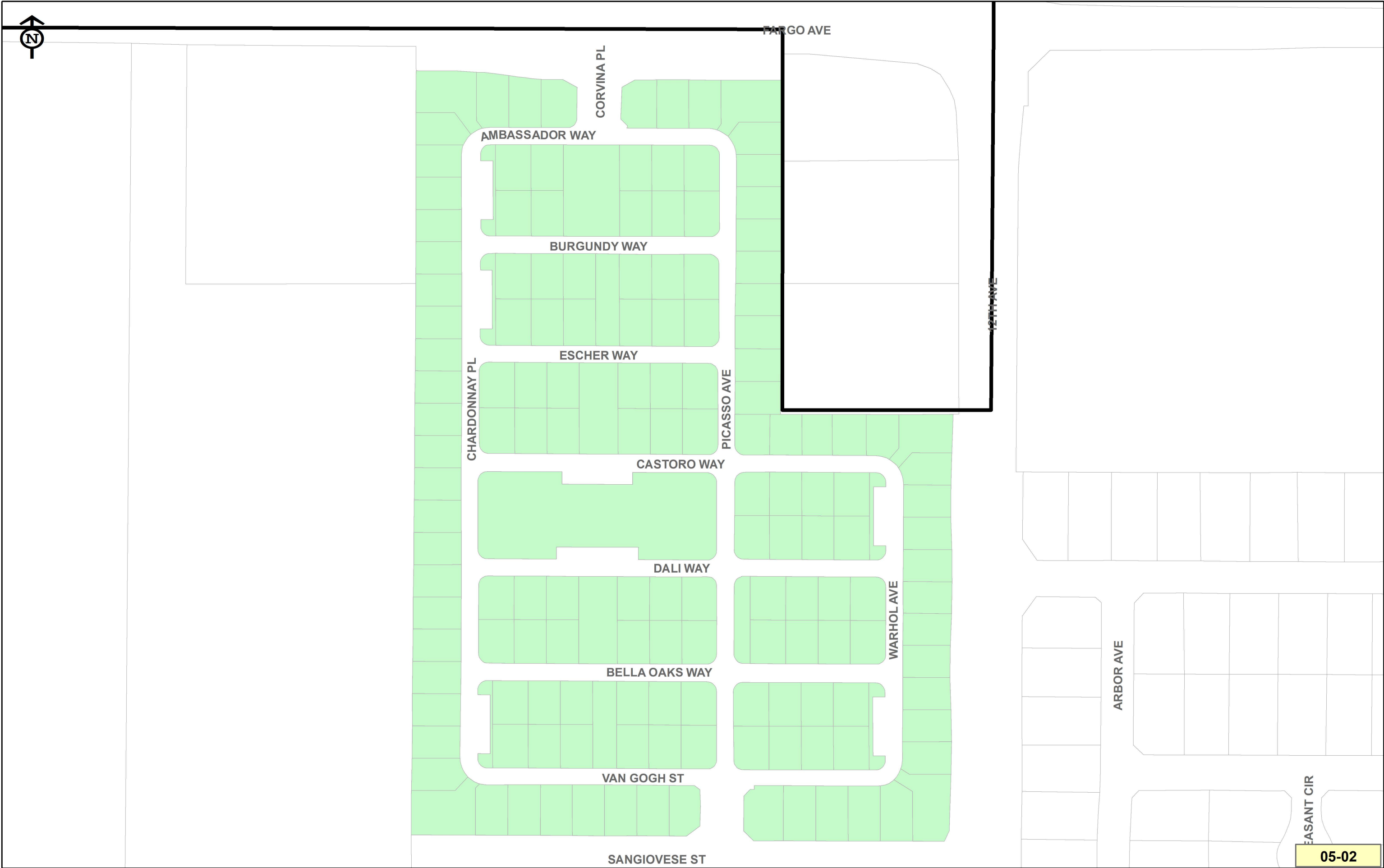


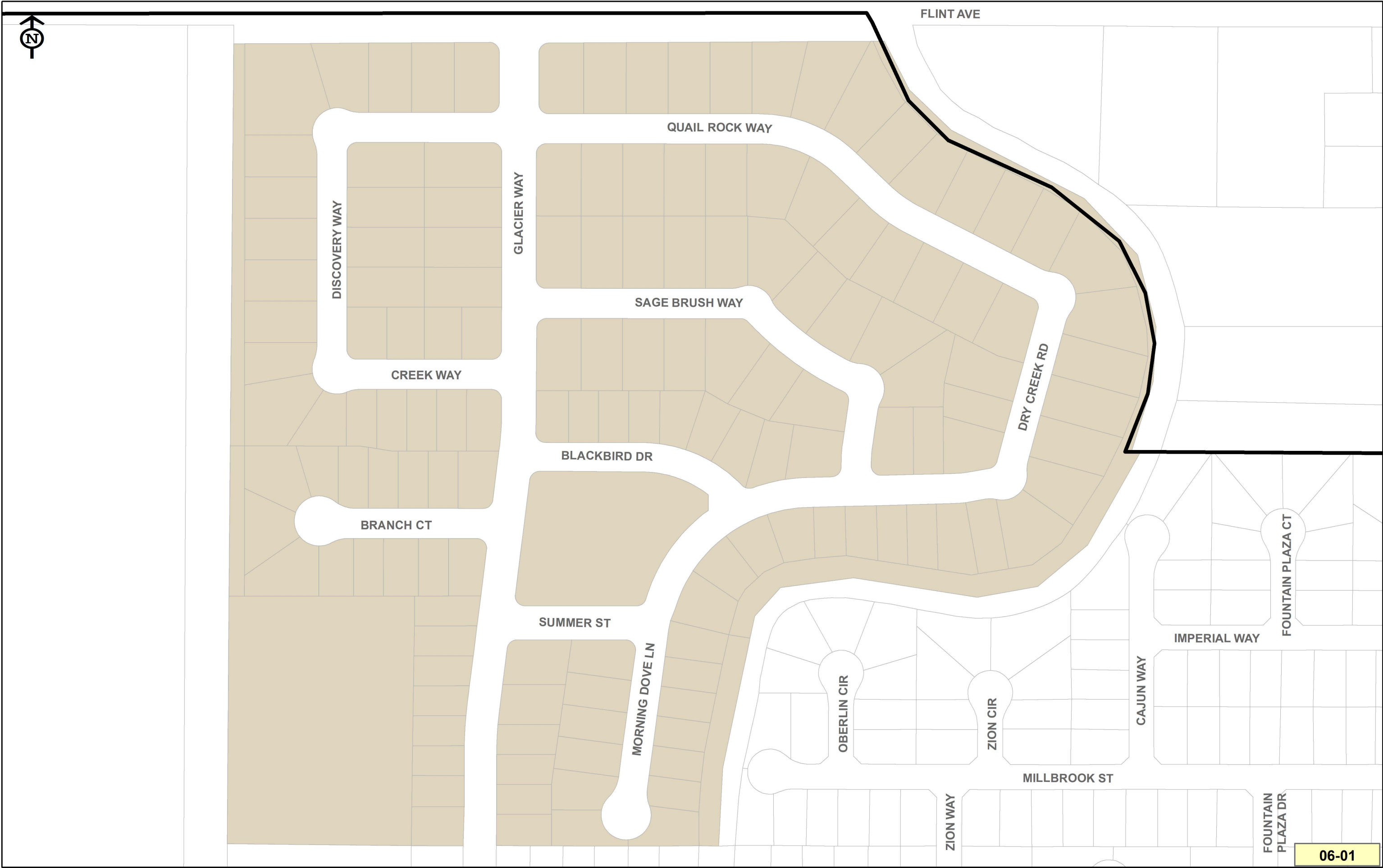


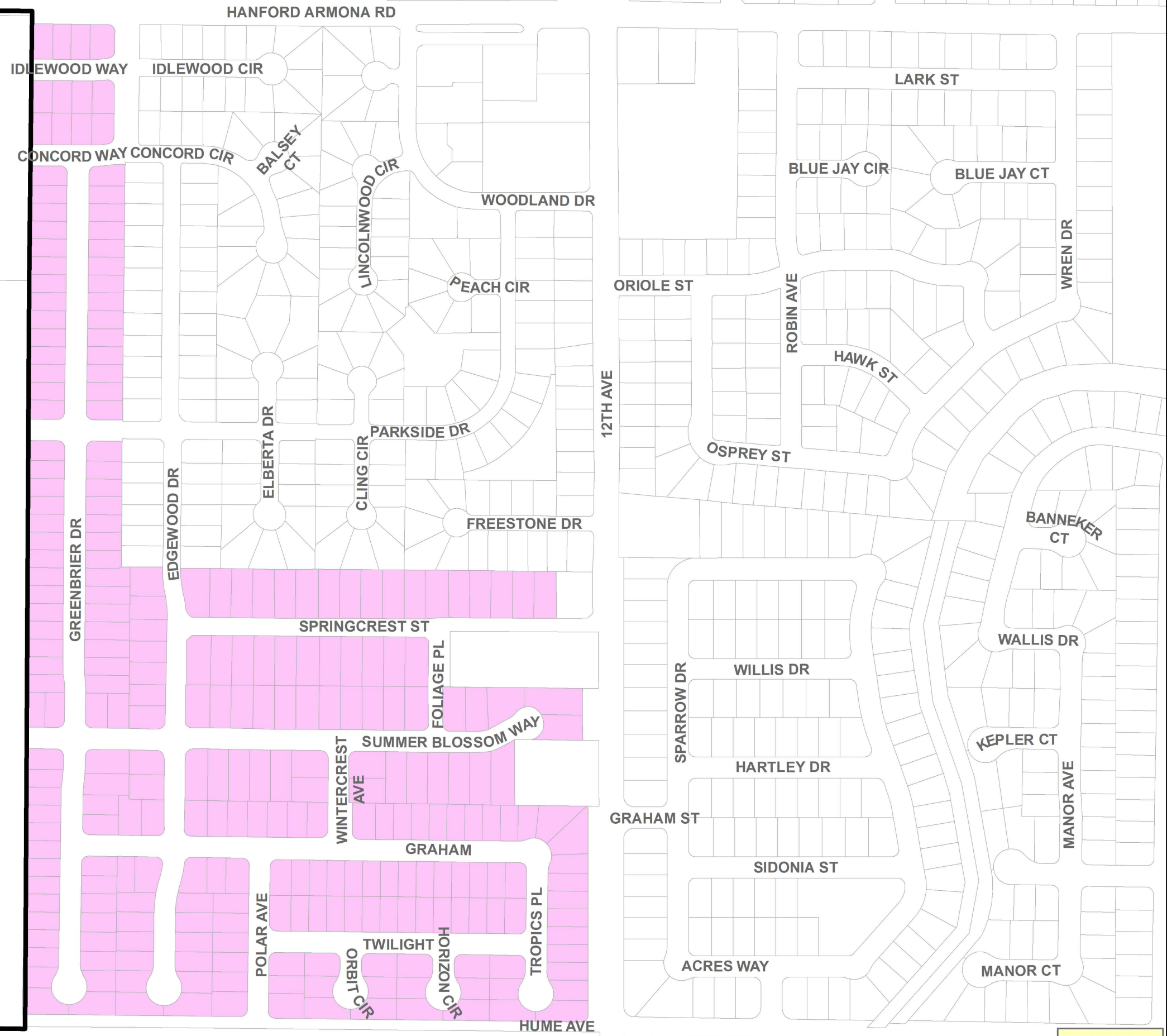














BERKSHIRE WY

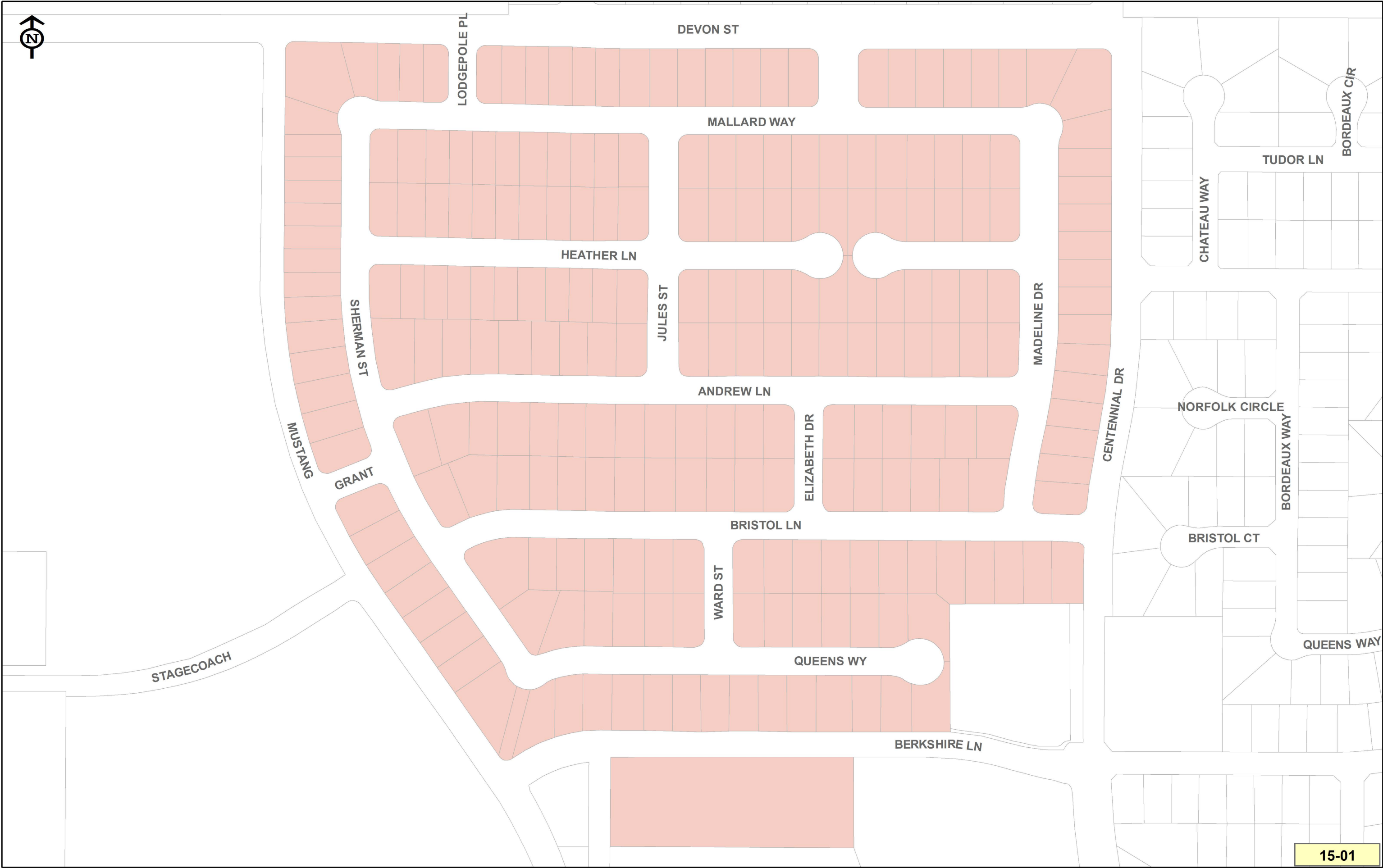
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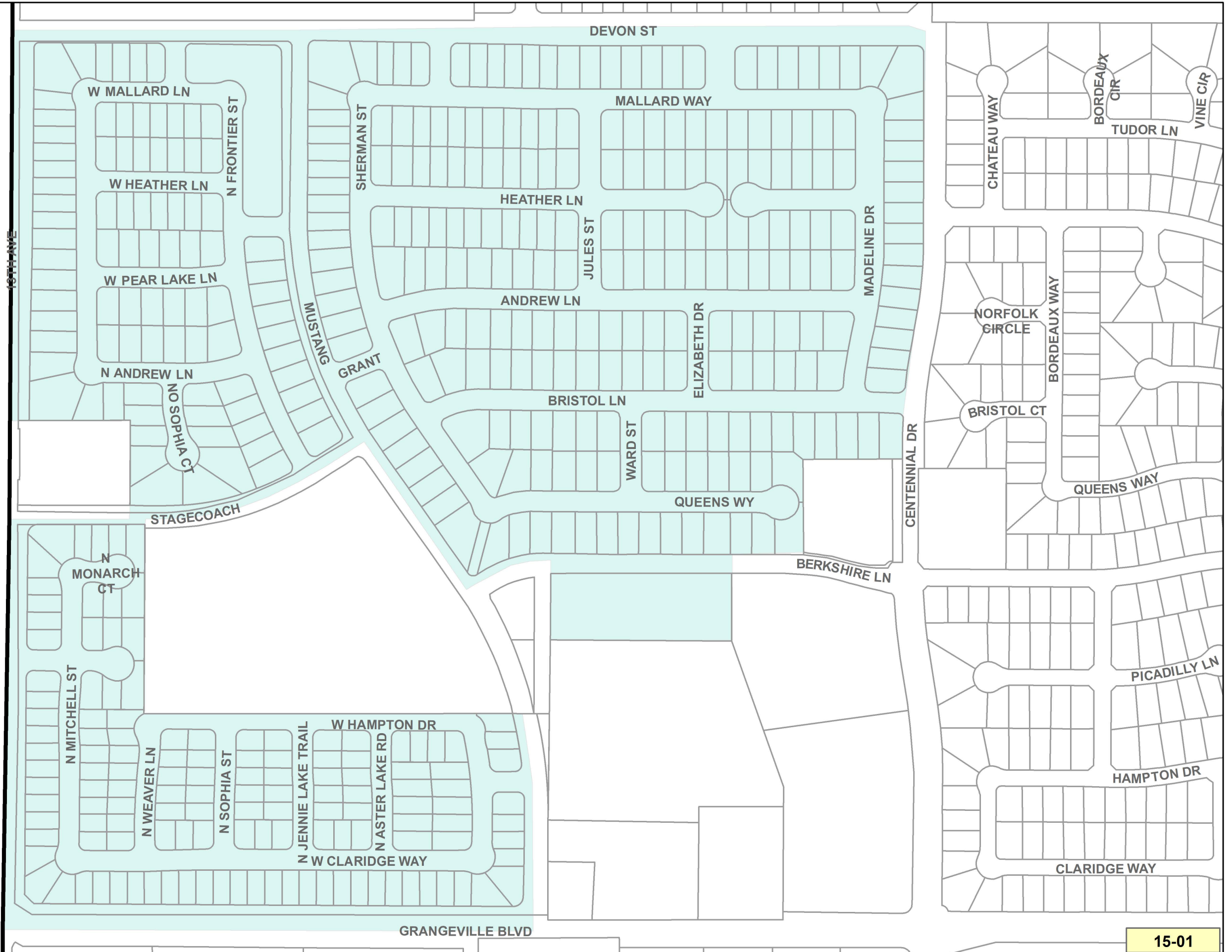
VICTORY CT

UNIVERSITY AVE

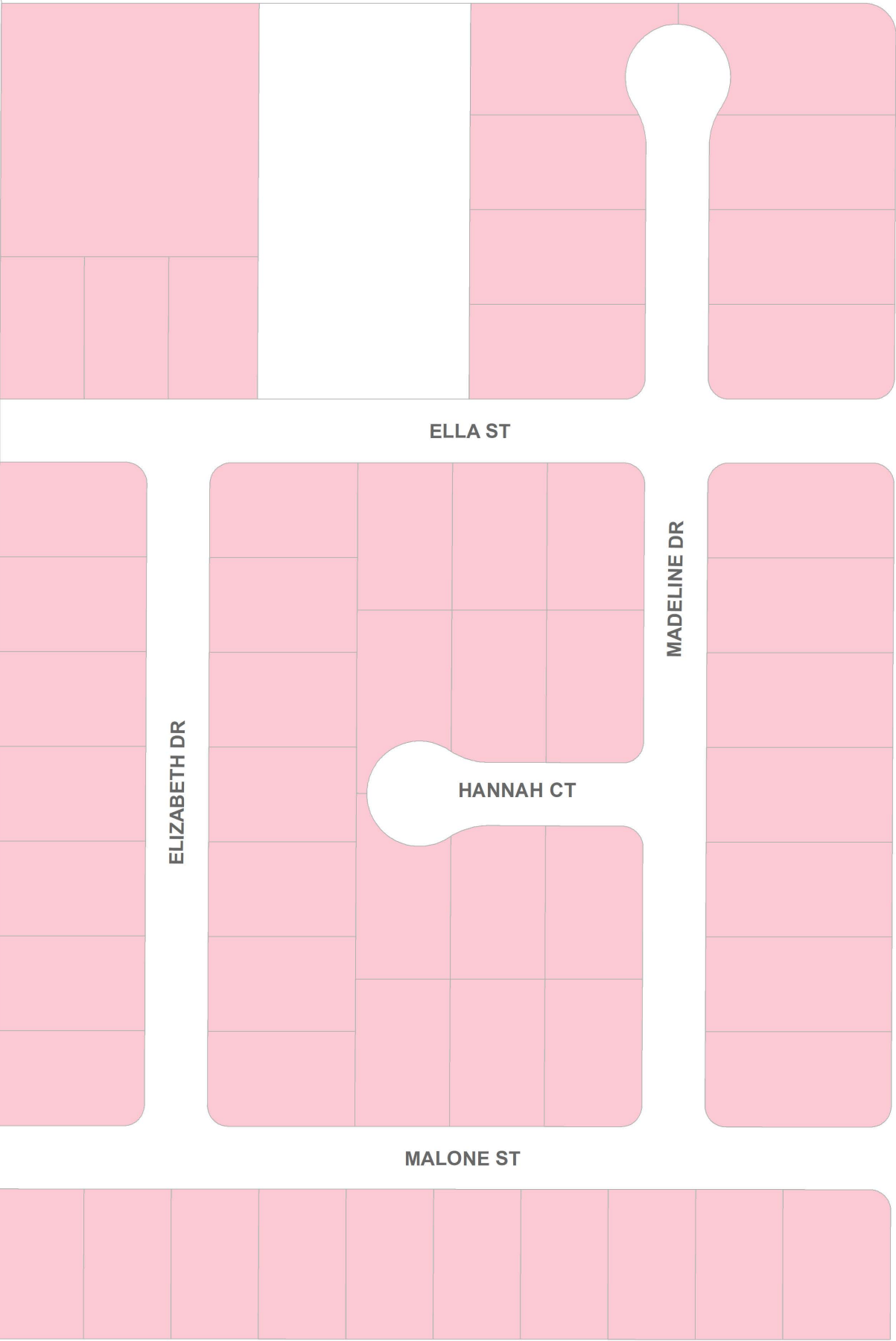


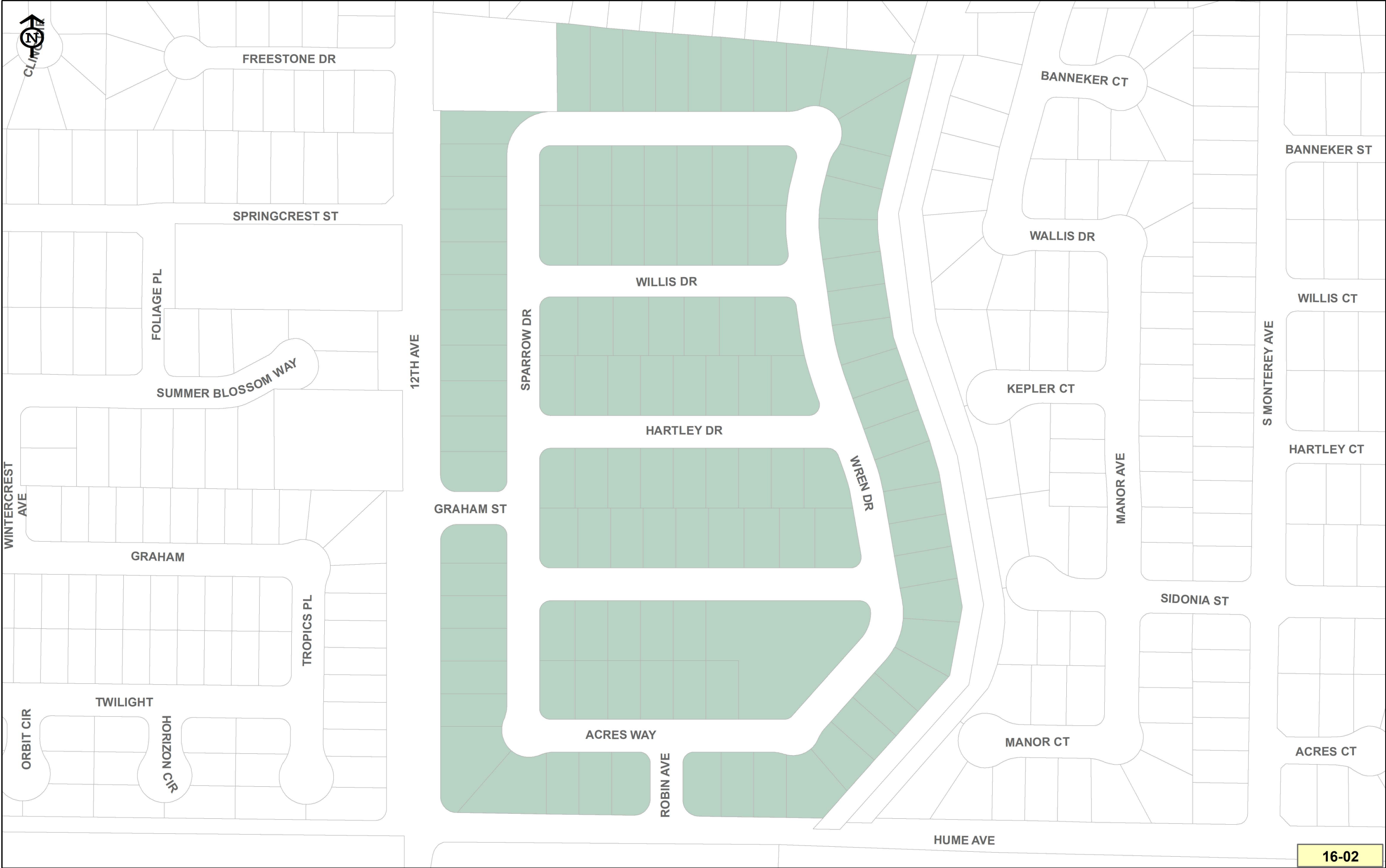














18TH AVE

FARGO AVE

AMBASSADOR WAY

ESCHER WAY

DALI WAY

ELIZABETH DR

LUKE CT

MADELINE DR

VAN GOGH ST

CENTENNIAL DR

VINEYARD CT

JULES ST

CORTNER ST

MUSCAT PL

CHIANTI WAY

DEVON ST

VINTAGE PL

18-01



16TH AVE

FARGO AVE

AMBASSADOR WAY

ESCHER WAY

DALI WAY

ELIZABETH DR

LUKE CT

MADELINE DR

VAN GOGH ST

VINEYARD CT

JULES ST

CORTNER ST

MUSCAT PL

CHIANTI WAY

DEVON ST

CENTENNIAL DR

VINTAGE PL

18-01







16TH AVE

JULES ST

VINEYARD CT

CORTNER ST

MUSCAT PL

CHIANTI WAY

20-01



AMBASSADOR WAY

ESCHER WAY

DALI WAY

ELIZABETH DR

LUKE CT

MADELINE DR

CENTENNIAL DR

VINEYARD CT

JULES ST

CORTNER ST

CHIANTI WAY

DEVON ST

FARGO AVE

BURGUNDY WAY

PICASSO AVE

CASTORO WAY

BELLA OAKS WAY

VAN GOGH ST

SANGIOVESE ST

WARHOL AVE

12TH AVE

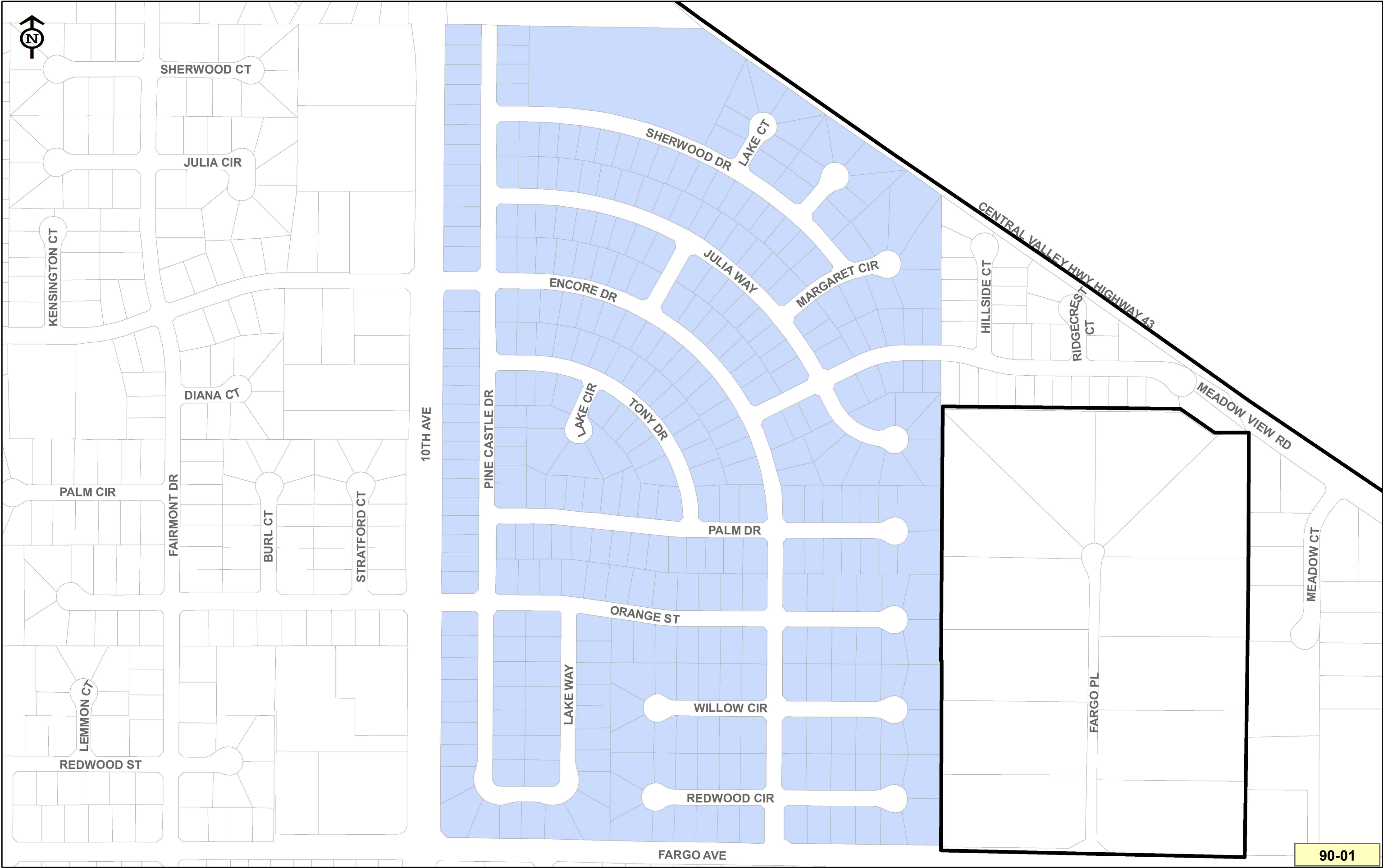
VINEYARD PL

CHARDONNAY PL

VINTAGE PL

MUSCAT PL

21-01





ASPEN ST

HICKORY CT

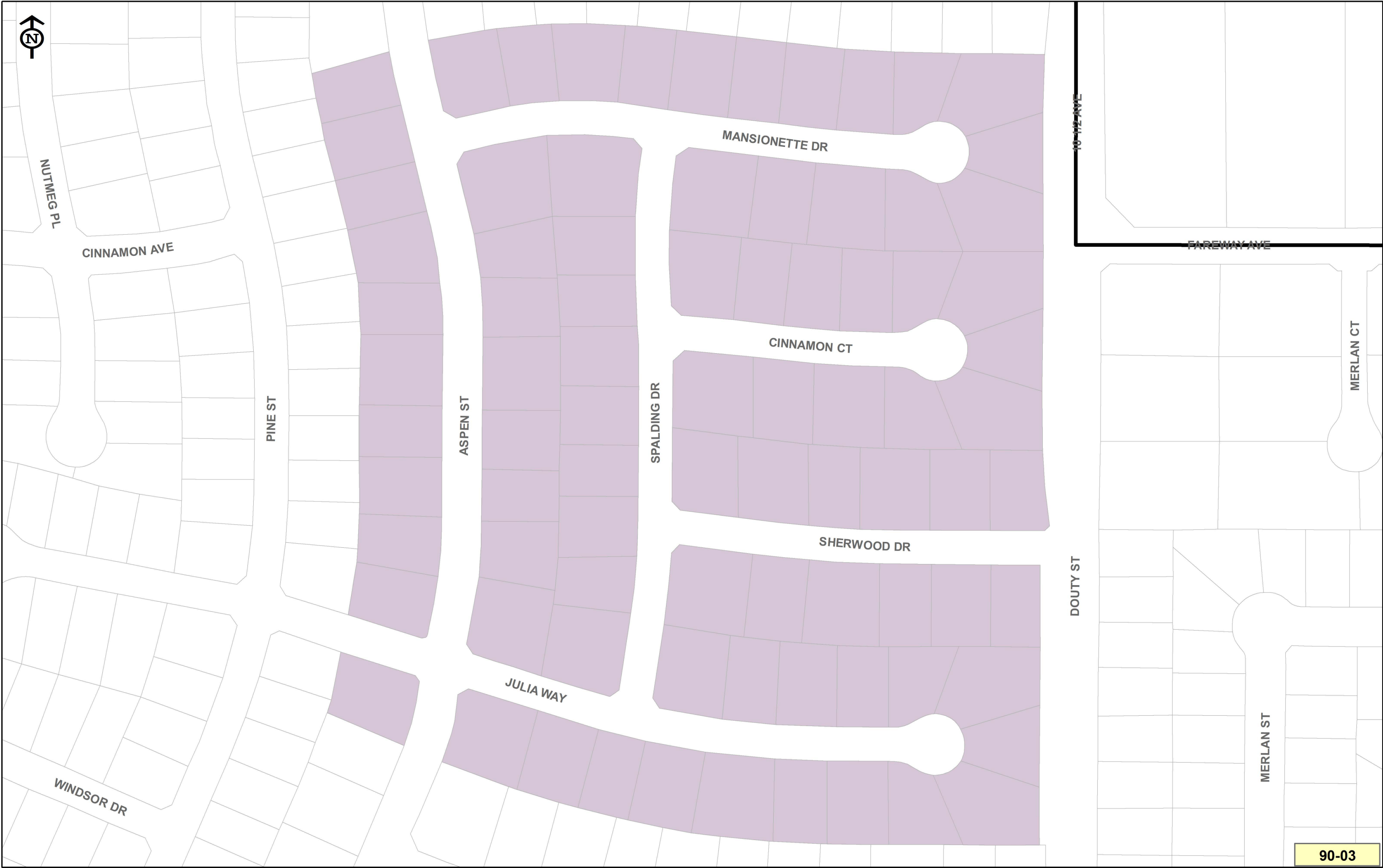
JUNIPER CT

HOLLY CT

WHITE OAK DR

10 1/2 AVE

90-02









FARGO AVE

FARGO PL

CEDARWOOD ST

FERNWOOD DR

COTTONWOOD DR

TEAKWOOD CT

ASHWOOD CT

BURLWOOD AVE

92-01





SANGIOVESE ST

VINTAGE PL

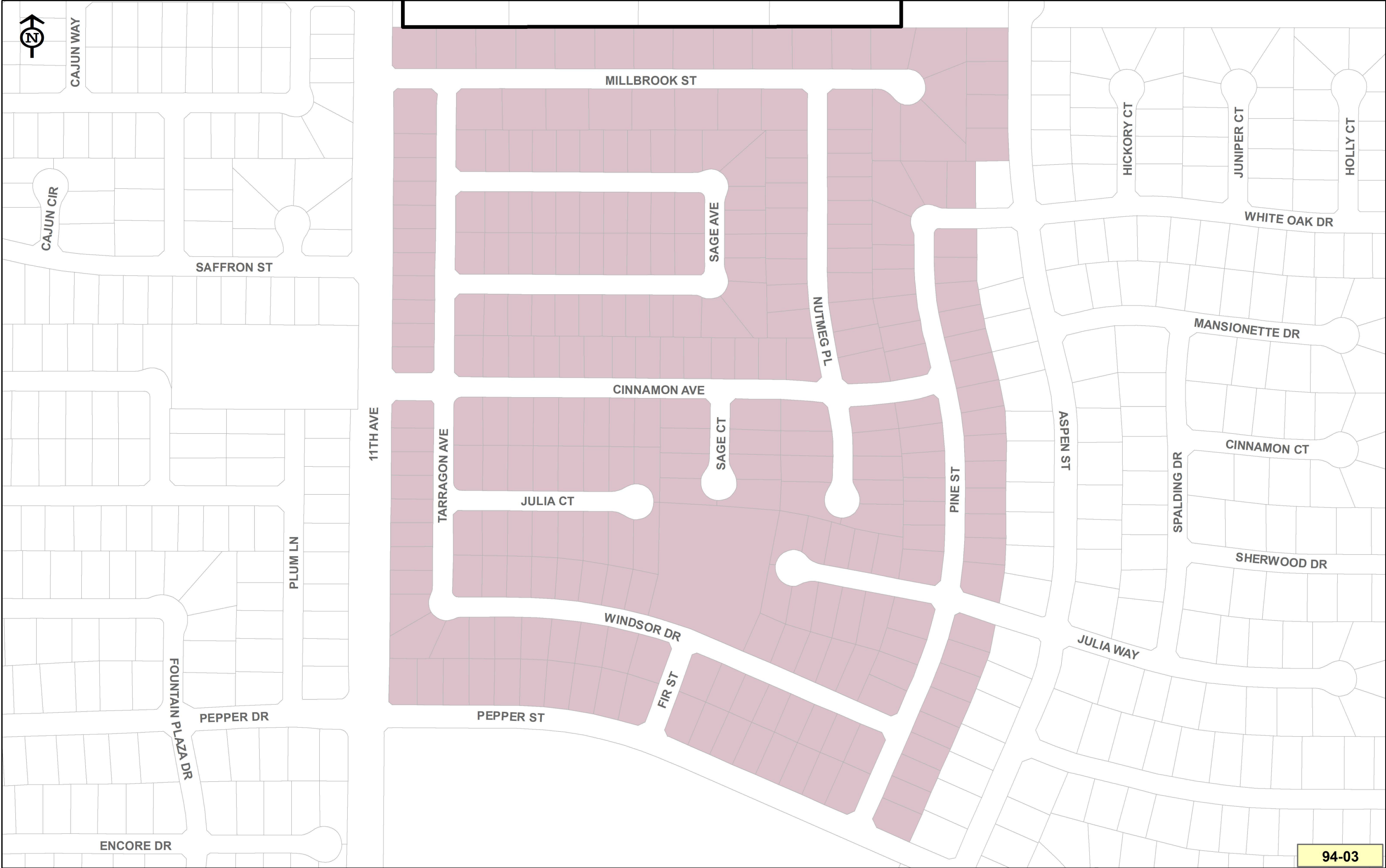
CHARDONNAY PL





94-01







GRANGEVILLE BLVD

FITZGERALD LN

CAMBRIDGE CT

ROSEWOOD LN

STANFORD CT

CORNELL CT

STANFORD PL

CORNELL PL

UNIVERSITY AVE

97-01



FLORINDA ST

ELM CT

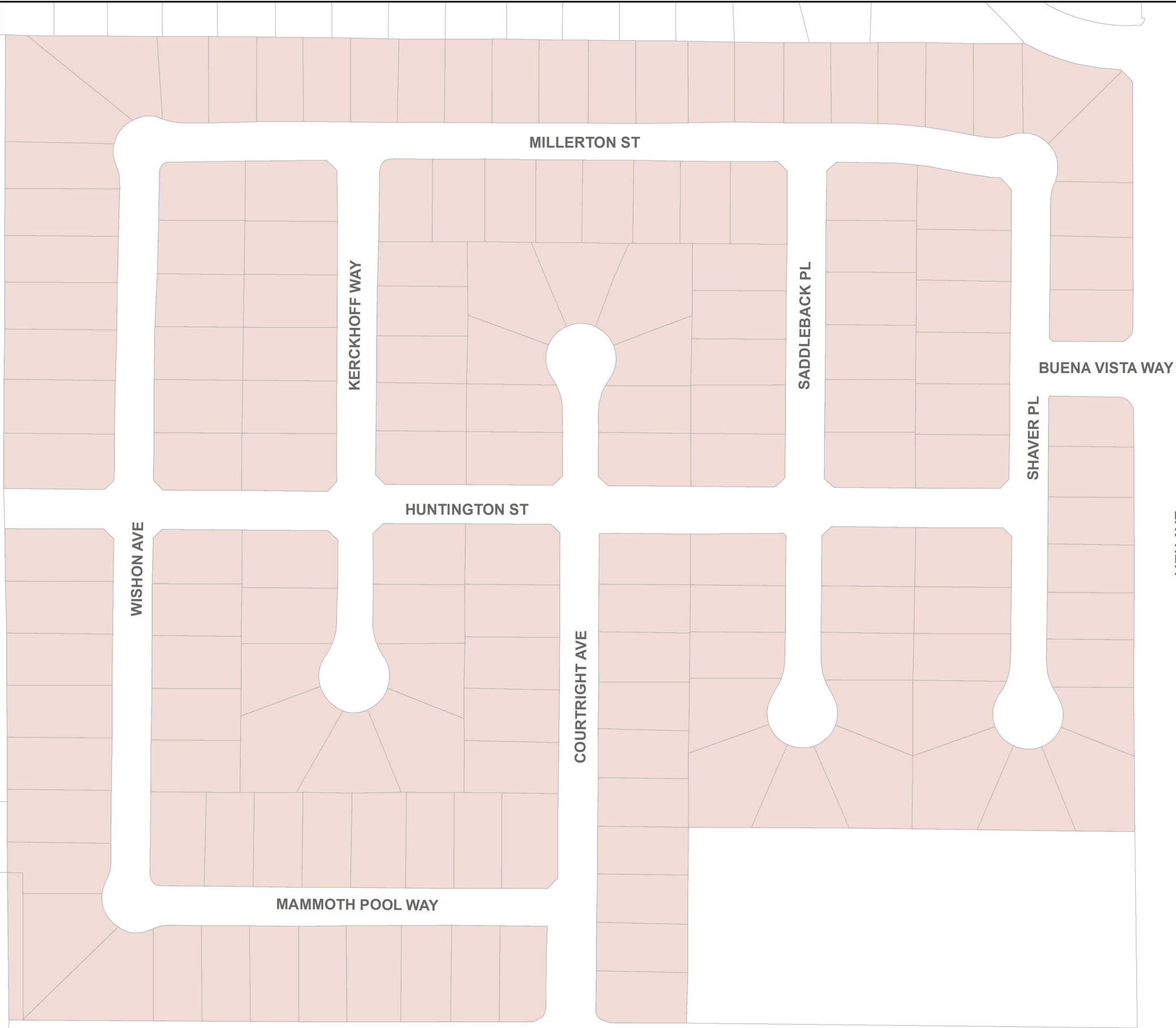
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AGENDA STAFF REPORT

MEETING DATE: 12/5/2023

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of Historic Resources Permit HRA0011-23, which includes staff's recommendation to retroactively approve the placement of stucco on the façade, to place a stone veneer, awnings, and signage on the exterior of the existing noncontributing building at 124 E. Seventh St. (APN 012-041-006).

RECOMMENDATION:

That the City Council, by motion, adopt Resolution 23-44-R retroactively and conditionally approving Historic Resources Permit HRA0011-23.

BACKGROUND:

PROJECT DESCRIPTION

The property is located within the Historic Overlay Zone, shown below – outlined in red.



The property is designated as a noncontributing building in the Historic Overlay Zone, as shown on the Historic Overlay Zone Map – **Attachment 1**.

“Noncontributing building” means a structure within a historic district which, in its present condition, does not contribute to the sense of time and place of the immediate area and the district.

“Noncontributing building” may include those buildings constructed after the time period featured in a historic district or buildings in which the historical characteristics have been irreparably modified.

“Noncontributing building” may also include buildings which, while noncontributing at present, may become contributing through the application of appropriate design criteria.

In accordance with Municipal Code Section 17.48, alterations to the exterior of a building located within the Historic Overlay Zone are required to be approved through a Historic Resources Permit process, by the City Council, regardless of whether the building is considered contributing or non-contributing.

Section 17.48.040

No improvement or exterior architectural feature of any improvement shall be constructed or altered or enlarged which is located in the Historic Overlay District or identified as a historic site outside the District, unless a permit is issued pursuant to the terms of this chapter.

Section 17.48.070

1. A historic resource permit shall be required for any alteration of the exterior features of a building within a designated historic district, or a designated historic building or site, or to construct a new building or improvements upon property within a designated historic district

except as otherwise provided in this Chapter [17.48](#), the City Council shall determine whether a historic resources permit shall be issued.

Site Description

The structure was constructed in 1963 and features a white, cinder block façade, a large concrete landing with stairs extending from the eastern side of the building, a flat roof, roof-mounted equipment, and a wood overhang with a stucco finish extending over the landing, surrounded by a parking lot for the display of vehicles. The site has been utilized by various used vehicle dealerships since its development. Until recently, the building had been largely unaltered since the establishment of the Historic District in the 1980's.

Proposal

The applicant proposes to place 800 sq. ft. of stucco and 300 sq. ft. of stone on the façade of the building, as well as locate a metal awning above the existing door and windows to replace the existing overhang, as shown in **Attachment 2**. In addition, the applicant proposes to place a sign on the building above the awning facing Harris St., as shown in **Attachment 3**.

In the Historic District, as stated in Section 17.48(C)(1)(a) of the Hanford Municipal Code, "where original old store fronts remain, their appearance should not be altered. Such store fronts should be repaired and preserved." However, stuccoed surfaces may be permitted on a limited basis. A building permit to place stucco on the façade of the structure was issued prior to this application, and work has already been done. Staff recommends the retroactive approval of stucco on the façade. While there are methods to remove stucco, its removal is not recommended per Section 17.48.150(C)(5)(a)(viii). In addition, the surrounding properties at 112 E. Seventh St., 123 E. Seventh St. and 125 S. Harris St. have been stuccoed. Section 17.48.150(B)(9) states that "contemporary design for alterations and additions to existing buildings, structures or site shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, materials and character of the property, neighborhood or environment." The addition of stucco does not destroy any significant historical, architectural, or cultural material since the building is designated as a noncontributing building within the Historic Overlay Zone and would be compatible with the façades of neighboring properties.

A stone veneer wainscoting is proposed as the bottom band of the structure. Wainscoting is utilized as an exterior element on several buildings within the Historic Overlay Zone. Generally, stone should not cover a brick surface, as brick is commonly utilized as a façade on numerous buildings within the Historic Overlay Zone. However, the structure has a cinder block façade, which has not been deemed significant to the Historic District. Given the stucco alteration of the façade and the noncontributing status of the site, staff is supportive of the request to have a stone veneer on the building façade. It is recommended that the color of the stone complement the colors of this building and surrounding buildings. As stated in Section 17.48.150(E)(1)(a), "exterior colors should harmonize with other colors on the same building and on the streetscape. Exterior colors should complement the colors of neighboring buildings and should be selected to be mutually supportive and beneficial to the overall historic character of the streetscape." A reddish color, similar in appearance to the red clay tile on the adjacent Salmon's Furniture Galleries building, would be appropriate.

The existing structure also has a wood overhang with a stucco finish extending across the front entrance of the building that would be replaced by cantilevered metal awnings extending two feet out

from the building, to be located on the street- and alley-facing sides of the structure. Per Section 17.48.150(C)(1)(e), "Canvas awnings are traditional to the historic district and are an acceptable element of store fronts. The size and scale of awnings should be appropriate to the building to which they are attached, based on photographic and documentary evidence. Color choice should be made with discretion. Metal awnings, glass awnings and glass canopies are not in keeping with the prevailing character of the historic district and may be prohibited." There is no evidence of a canvas awning on this structure, therefore an awning similar in appearance to the existing is more appropriate. However, metal awnings are not in keeping with the prevailing character of the historic district. Staff recommends maintaining the existing material of the awning. Placing additional awnings along the sides of the structure would not increase the nonconforming characteristics of the structure or add to the intrusive character of the structure. If the additional awnings were to be removed in the future, the space shall be covered to match the surrounding wall in composition, design, color, texture, and other visual qualities. Section 17.48.150(B)(10) states that "wherever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired." It is further recommended that the color of the awnings match the color of the stucco or stone sections of the façade.

A 25-square-foot building sign with internally illuminated channel letters is proposed to be located above the proposed awning and existing building entryway facing Harris St. Signage currently exists on the large, white board facing Harris St. adjacent to 112 E. Seventh St. and on the light poles along Harris St. According to Section 17.48.150(E)(2)(b)(i), "each ground floor tenant may have a maximum of one (1) square foot of signage for each linear foot of business establishment on his/her primary frontage (that portion of the building occupied by the business which faces a street and contains the main entrance), with a twenty-five (25) square foot minimum sign area, regardless of the width of such primary frontage." Regardless of the width of the building, the site is permitted 25 square feet of signage. However, per Section 17.48.150(E)(2)(a), "each business shall be limited to one (1) primary sign, except those businesses on corners which may have a sign on each street." There is an existing 64-square-foot primary sign for the business on the large, white board facing Harris St. which functions as the primary sign for the business and provides ample advertisement for the site, as shown in **Attachment 4** for Historic Sign Permit No. 2013-09. Based on photographic evidence, there is precedent for maintaining extensive signage on the white board. No evidence for maintaining signage on the building could be found. However, since this business is on a corner, additional signage is permitted on the secondary frontage facing Seventh St. As stated in Section 17.48.150(E)(2)(b)(ii), "each ground floor tenant may have a maximum of one-half (1/2) square foot of signage for each linear foot of secondary frontage (that portion of the building occupied by the business and facing an alley, street, adjacent building, parking lot, or the like)." In addition, one sign located at the entrance attached below the awning not exceeding six square feet per sign face and with a minimum ground clearance of seven feet above the sidewalk grade is permitted and shall not count against the maximum sign area allowed for a business frontage. Staff recommends that the proposed building sign be placed to face Seventh St. and meet the size requirement for signage on a secondary frontage. Additionally, the signs on the light poles were required to be removed as a condition of approval for Historic Sign Permit No. 2013-09. Staff further recommends that the signs on the light poles be removed as required under Historic Sign Permit No. 2013-09. Internal illumination for signage with channel letters has been permitted previously by City Council in the Historic District under Sign Permit No. 2018-46. The colors for the proposed sign appear similar to the colors of the signage on the white board approved under Historic Sign Permit No. 2013-09, Oatlands Violet and Grand Hotel Geranium Pink. Staff recommends that the colors of the sign match the colors approved for the signage under Historic Sign Permit No. 2013-09, or comply with other approved colors in Hanford Municipal Code Section 17.48.

FINDINGS FOR APPROVAL

In accordance with Section 17.48 of the Hanford Municipal Code, staff recommends approval of Historic Resources Permit HRA0011-23 and that the approval of the historic resources permit will allow private investment in the Downtown area, enhance property values, allow the increase of economic and financial benefits to the City and its property owners and inhabitants, and make the following findings:

1. That the proposed rehabilitation of the façade will not impact the Historic Overlay Zone since the building is designated a noncontributing structure.
2. That the proposed project will provide a complementary setting and environment in the Historic District.
3. That the request will not adversely affect the public health, safety, and general welfare of the citizens of Hanford.

RECOMMENDATION – CONDITIONS OF APPROVAL

Staff recommends that the City Council adopt Resolution 23-44-R, approving Historic Resources Permit HRA0011-23, subject to the following conditions:

1. That the applicant adhere to the design criteria for the Historic Overlay Zone, set forth in Section 17.48 of the Hanford Municipal Code.
2. That the color of the stone shall complement the colors of this building and surrounding buildings.
3. That the existing material of the awning is maintained for the new awnings. The color of the awnings shall match the color of the stucco or stone sections of the façade.
4. That the proposed building sign be placed to face Seventh St. and have a maximum size of one-half (1/2) square foot for each linear foot of secondary frontage.
5. That the signs on the light poles be removed as required under Historic Sign Permit No. 2013-09.
6. That the colors of the sign match the colors approved for the signage under Historic Sign Permit No. 2013-09, or comply with other approved colors in Hanford Municipal Code Section 17.48.
7. 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.
8. That the alterations to the site be completed in accordance with the proposed changes. Future changes may be approved by the Community Development Director or forwarded to the City Council for review.

Applicant/Property Owner:

Dann Harrison
31551 Rio Ct.
Visalia, CA 93292

FISCAL IMPACT:

ATTACHMENTS:

1. Resolution No. 23-44-R
2. Attachment 1 - Historic Overlay Zone and Properties
3. Attachment 2 - Elevation
4. Attachment 3 - Proposed Sign
5. Attachment 4 - HR 2013-09 (520-0079)
6. Notice of Exemption No. 2023-102

RESOLUTION 23-44-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING HISTORIC RESOURCES PERMIT HRA0011-23, WHICH INCLUDES STAFF'S RECOMMENDATION TO RETROACTIVELY APPROVE THE PLACEMENT OF STUCCO ON THE FAÇADE, TO PLACE A STONE VENEER, AWNINGS, AND SIGNAGE ON THE EXTERIOR OF THE EXISTING NONCONTRIBUTING BUILDING AT 124 E. SEVENTH ST. (APN 012-041-006).

At a regular meeting of the City Council of the City of Hanford duly called and held on December 5, 2023, at 7:00 p.m. in the Council Chambers of the Civic Auditorium, it was moved by Council Member _____, and seconded by Council Member _____, and duly carried, that the following resolution be adopted:

WHEREAS, an application, filed by Dann Harrison for Historic Resources Permit HRA0011-23, as shown in **Exhibit A**, was presented to the City Council; and

WHEREAS, the proposed project is located at 124 E. Seventh St. (APN 012-041-006); and

WHEREAS, the City Council of the City of Hanford, at a regular meeting on December 5, 2023, reviewed the request for Historic Resources Permit HRA0011-23; and

WHEREAS, Section 15301 of the California Environmental Quality Act Guidelines categorically exempts "Existing Facilities" from Environmental Review; and

WHEREAS, the City Council of the City of Hanford reviewed the application for the Historic Resources Permit HRA0011-23 and found that the application is consistent with Section 17.48 of the Hanford Municipal Code, that the approval of the historic resources permit will allow private investment in the Downtown area, enhance property values, allow the increase of economic and financial benefits to the City and its property owners and inhabitants, and make the following findings:

1. That the proposed rehabilitation of the façade will not impact the Historic Overlay Zone since the building is designated a noncontributing structure.
2. That the proposed project will provide a complementary setting and environment in the Historic District.
3. That the request will not adversely affect the public health, safety, and general welfare of the citizens of Hanford.

THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford hereby approves Historic Resources Permit HRA0011-23, subject to the following conditions:

1. That the applicant adhere to the design criteria for the Historic Overlay Zone, set forth in Section 17.48 of the Hanford Municipal Code.
2. That the color of the stone shall complement the colors of this building and surrounding buildings.
3. That the existing material of the awning is maintained for the new awnings. The color of the awnings shall match the color of the stucco or stone sections of the façade.
4. That the proposed building sign be placed to face Seventh St. and have a maximum size of one-half (1/2) square foot for each linear foot of secondary frontage.
5. That the signs on the light poles be removed as required under Historic Sign Permit No. 2013-09.
6. That the colors of the sign match the colors approved for the signage under Historic Sign Permit No. 2013-09, or comply with other approved colors in Hanford Municipal Code Section 17.48.
7. 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.
8. That the alterations to the site be completed in accordance with the proposed changes. Future changes may be approved by the Community Development Director or forwarded to the City Council for review.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Hanford hereby approves Historic Resources Permit HRA0011-23. Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on December 5, 2023, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED: _____

TRAVIS PADEN
MAYOR of the City of Hanford

ATTEST: _____

NATALIE CORRAL
CITY CLERK

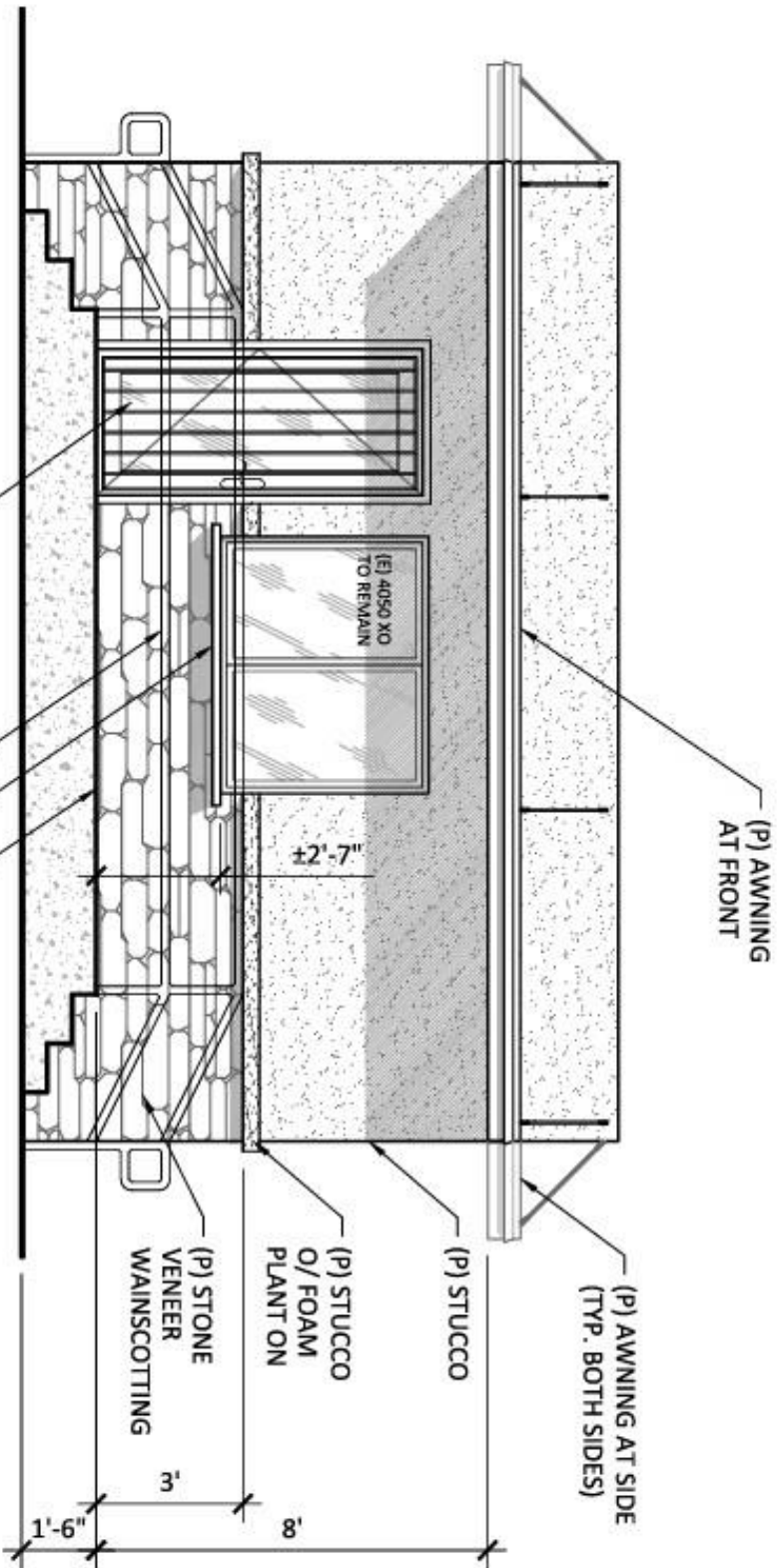
STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, **NATALIE CORRAL**, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 5th day of December, 2023.

Date: _____

NATALIE CORRAL
CITY CLERK

Exhibit A
Elevations



(E) ELEVATION

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

SHOWING (P) WALL FINISHES



PRECISION DESIGN

Robert H. Barron III, Designer

821 Jenna Ct

Carson City, NV 89701

Voice: 760-420-3917

E-Mail: PrecisionDesignSD

@gmail.com

DRAWN BY: RH8

PLOT DATE: 08/29/23

JOB NO: 23-017

EXTERIOR IMPROVEMENTS FOR:
DANN HARRISON
124 E. 7th ST.
HANFORD, CA 93230

SHEET TITLE:

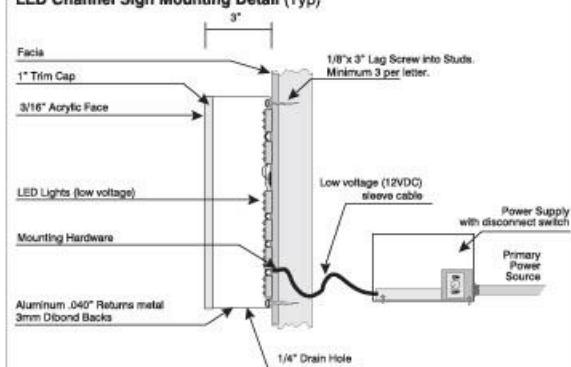
(E) ELEVATION
SHOWING (P) WALL
FINISHES

SHEET NUMBER:

A1.0



LED Channel Sign Mounting Detail (Typ)



design@signworksworld.com
www.SignWorksworld.com
Lic# 743754

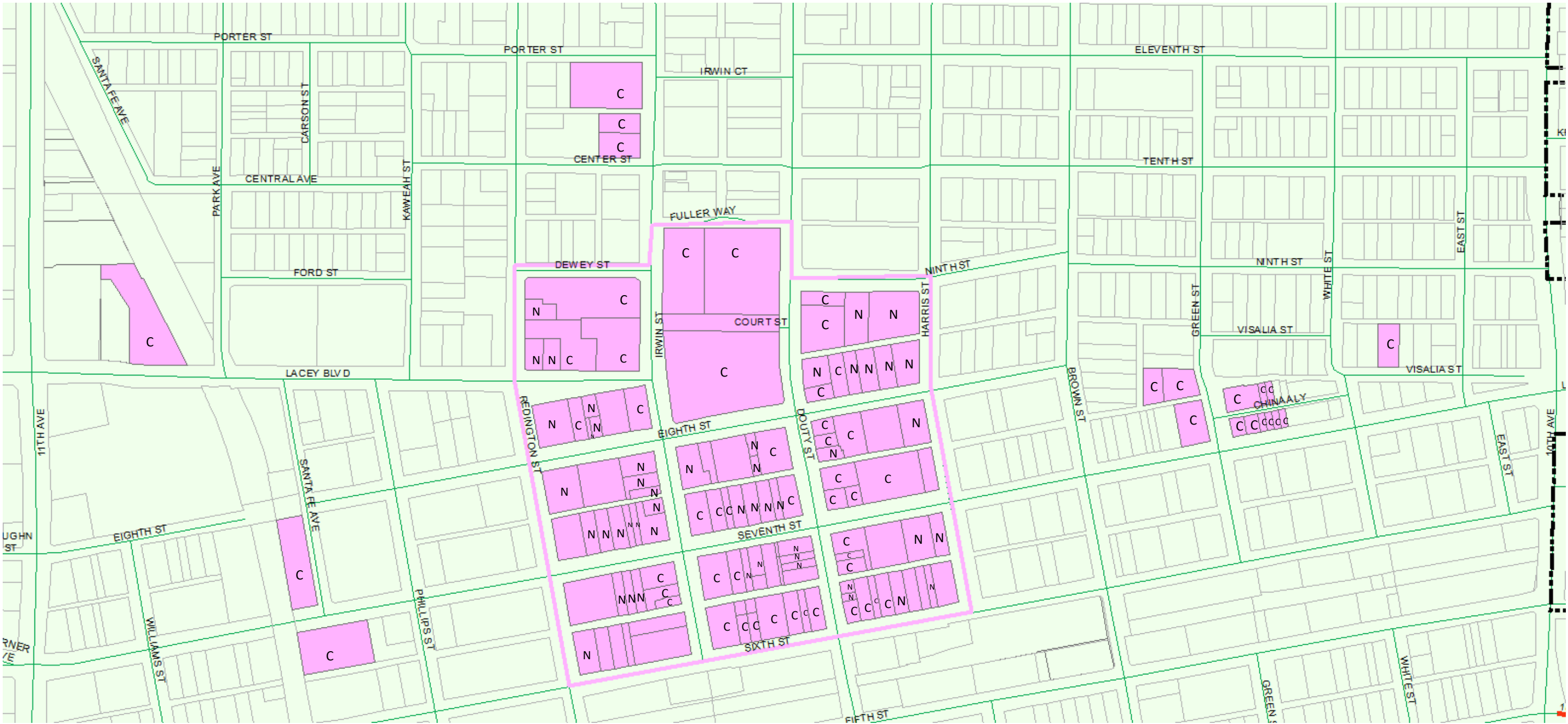
**Mounting & Concept
Drawing**

PROJECT: LIGHTED CHANNEL LETTERS
ADDRESS: 123 E. 7TH STREET
CONTACT: BRIANNA GARCIA
PHONE: 559-583-1175

Job Number
No. job number
Drawing
Rev version number

Copyright © 2010

Historic Overlay Zone and Properties



Legend

-

Historic Overlay Zone

-

Historic Properties

C

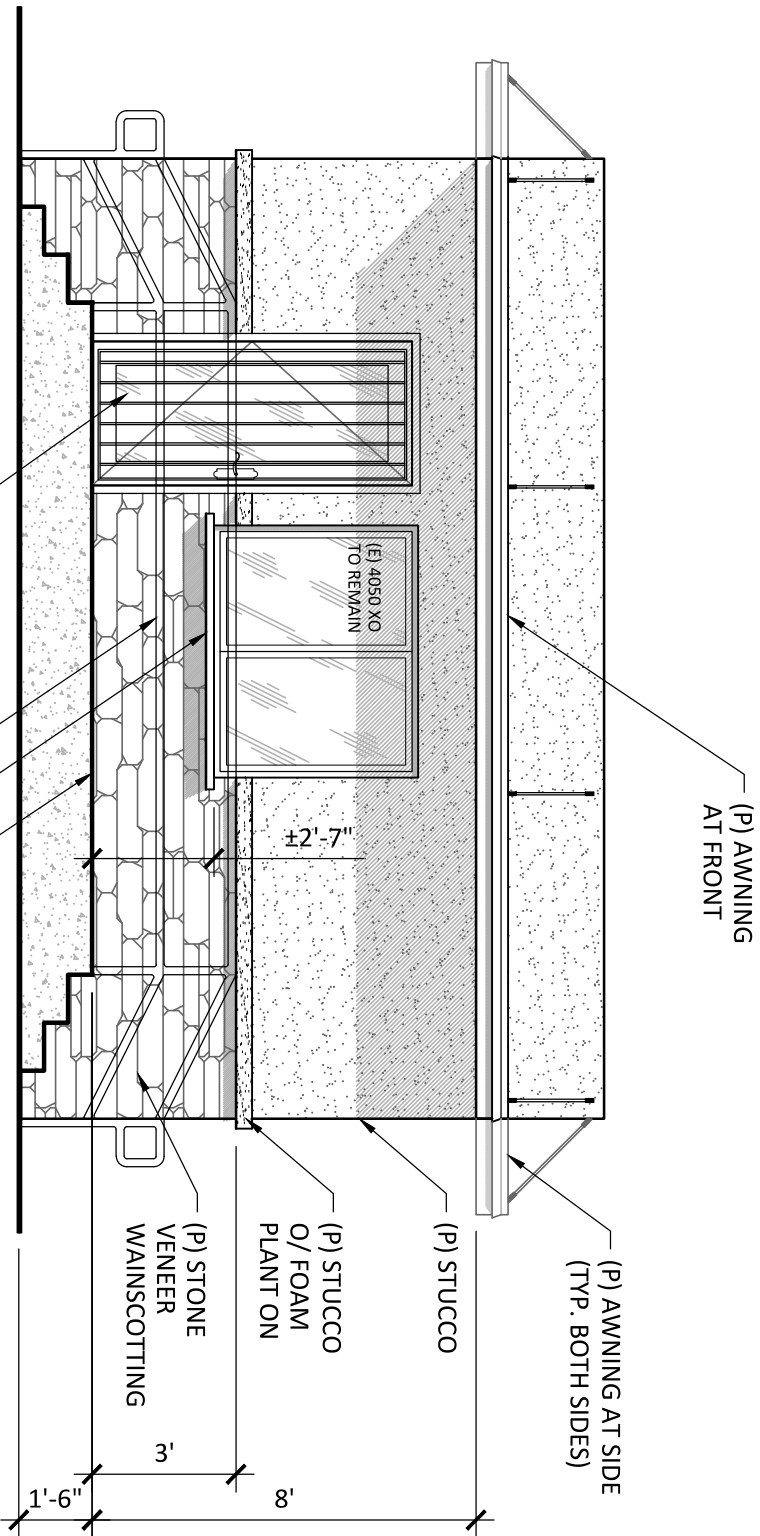
-

Contributing Buildings

N

-

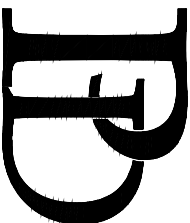
Noncontributing Buildings



(E) ELEVATION

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

SHOWING (P) WALL FINISHES



PRECISION DESIGN

Robert H. Barron III, Designer

821 Jenna Ct
Carson City, NV 89701
Voice: 760-420-3917
E-Mail: PrecisionDesignSD@gmail.com

DRAWN BY: RHB
PLOT DATE: 08/29/23
JOB NO: 23-017

EXTERIOR IMPROVEMENTS FOR:
DANN HARRISON
124 E. 7th ST.
HANFORD, CA 93230

SHEET TITLE:

(E) ELEVATION
SHOWING (P) WALL
FINISHES

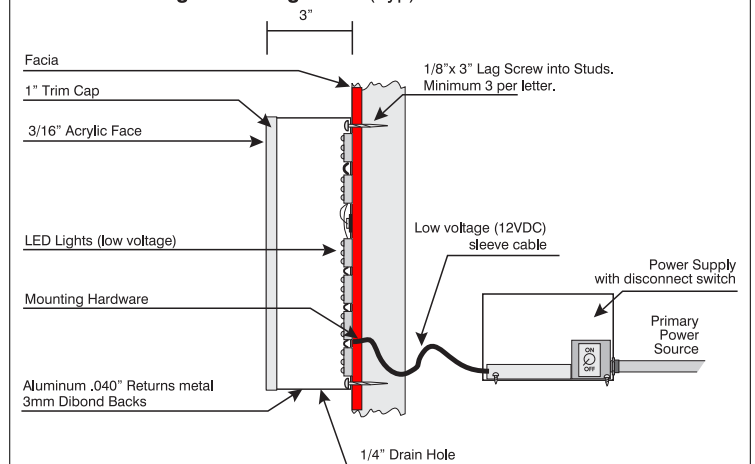
SHEET NUMBER:

A1.0

23" 157"

Dann's DISCOUNT AUTO SALES

LED Channel Sign Mounting Detail (Typ)



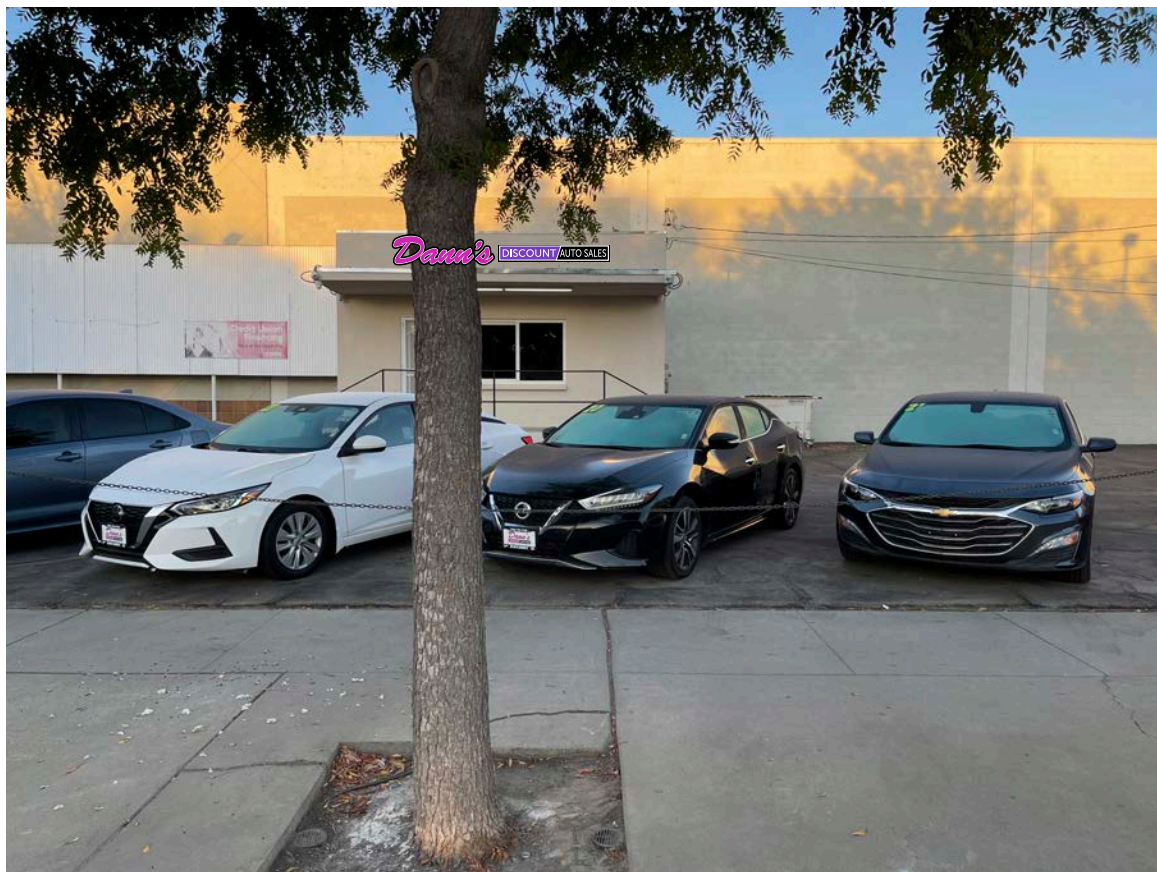
design@signworksworld.com
www.SignWorksworld.com
Lic# 743754

**Mounting & Concept
Drawing**

PROJECT: LIGHTED CHANNEL LETTERS
ADDRESS: 123 E. 7TH STREET
CONTACT: BRIANNA GARCIA
PHONE: 559-583-1175

Job Number
No. job number
Drawing
Rev version number

Copyright © 2010



BUILDING LENGTH - 20'
LOT LENGTH -153'



sales@signworksworld.com
www.SignWorksworld.com
Lic#743754

Elevation and Site
Drawing

PROJECT: LIGHTED CHANNEL LETTERS
ADDRESS: 123 E. 7TH STREET
CONTACT: BRIANNA GARCIA
PHONE: 559-583-1175

Note: When permits are required, ALL designs are subject to landlord approval

Job Number
No. jobnumber
Drawing
Rev version number

Copyright © 2010

Received

NOV 15 2013

CITY OF HANFORD

City of Hanford
Community Development
Application for:

HISTORIC
SIGN PERMIT NO.

2013-09 520-0079

City of Hanford Community Development Dept.
317 N. Dooty Street
Hanford, CA 93230
(559) 585-2580 FAX: (559) 583-1633

Application Fee: \$242.⁰⁰
Receipt Number: 1411241
Received by: m
Date: 3/5/14

The purpose of this review is to determine if the proposed sign(s) conform(s) to the provisions of the Zoning Ordinance. Only the owner or owner's agent may submit an application. When filing is done by mail, the signature must be notarized. The following information is necessary; incomplete applications will not be accepted or acted upon. Please follow these directions and PRINT or TYPE all information.

Part A. General Information

Owner: Name Dann Harrison
Address 124 E. Seventh St.
City Hanford State CA
Zip 93230
Phone 559-443-9022

Applicant: Name Sara Vandenberg
Address 109 E. Fifth St.
City Hanford State CA
Zip 93230
Phone 559-583-1175

Sign Contractor: Name Signworks
Address 109 E. 5th
City Hanford State CA
Zip 93230
Phone 559-583-1175
Fax 559-583-1824
Contractor's License No. _____

Project Address: 124 E. SEVENTH
A.P.N.: _____

VALUATION: \$1184.30

APPLICANT SIGNATURE: _____

THIS APPLICATION MUST INCLUDE THREE SETS
OF THE FOLLOWING:

1. A scaled plot plan of the site for which the signing is proposed indicating clearly and with full dimensions the following information:
 - a. lot and building dimensions
 - b. all buildings, structures, and generalized site layout
 - c. all adjacent streets, roads, or alleys
 - d. location and dimensions of all existing signs
 - e. location of all proposed signs
2. A scaled drawing of each proposed sign indicating the dimensions, number of faces, method of securing the sign to the building or base, and type of illumination, if any. (At least one set must be in color.)

Part B. Determination

✓ THE PROPOSED SIGNING MEETS THE REQUIREMENTS OF THE MUNICIPAL CODE AND IS APPROVED.
THE PROPOSED SIGNING GENERALLY MEETS THE REQUIREMENTS OF THE MUNICIPAL CODE AND IS APPROVED WITH
THE FOLLOWING CONDITIONS: BANNERS AND ALL SIGNS NOT APPROVED
MUST BE REMOVED.

THE PROPOSED SIGNING DOES NOT MEET THE REQUIREMENTS OF THE MUNICIPAL CODE AND IS NOT APPROVED.

BY: Diana Black DATE: 12-10-13

Part C. Calculations

Community Development Department Use Only

North Frontage:

Proposed Signs: 1. Size _____ x _____ x (No. of faces) _____ = _____ sq. ft.

2. Size _____ x _____ x (No. of faces) _____ = _____ sq. ft.

3. Size _____ x _____ x (No. of faces) _____ = _____ sq. ft.

Signage Allowed: _____ sq. ft. Signage Proposed: _____ sq. ft.

Signage Existing: _____ sq. ft. Total Existing/Proposed Signage: _____ sq. ft.

South Frontage:

Proposed Signs: 1. Size _____ x _____ x (No. of faces) _____ = _____ sq. ft.

2. Size _____ x _____ x (No. of faces) _____ = _____ sq. ft.

3. Size _____ x _____ x (No. of faces) _____ = _____ sq. ft.

Signage Allowed: _____ sq. ft. Signage Proposed: _____ sq. ft.

Signage Existing: _____ sq. ft. Total Existing/Proposed Signage: _____ sq. ft.

East Frontage:

Proposed Signs: 1. Size 8' x 8' x (No. of faces) 1 = 64 sq. ft.

2. Size _____ x _____ x (No. of faces) _____ = _____ sq. ft.

3. Size _____ x _____ x (No. of faces) _____ = _____ sq. ft.

Signage Allowed: _____ sq. ft. Signage Proposed: _____ sq. ft.

Signage Existing: _____ sq. ft. Total Existing/Proposed Signage: _____ sq. ft.

West Frontage:

Proposed Signs: 1. Size _____ x _____ x (No. of faces) _____ = _____ sq. ft.

2. Size _____ x _____ x (No. of faces) _____ = _____ sq. ft.

3. Size _____ x _____ x (No. of faces) _____ = _____ sq. ft.

Signage Allowed: _____ sq. ft. Signage Proposed: _____ sq. ft.

Signage Existing: _____ sq. ft. Total Existing/Proposed Signage: _____ sq. ft.

Free-Standing Sign:

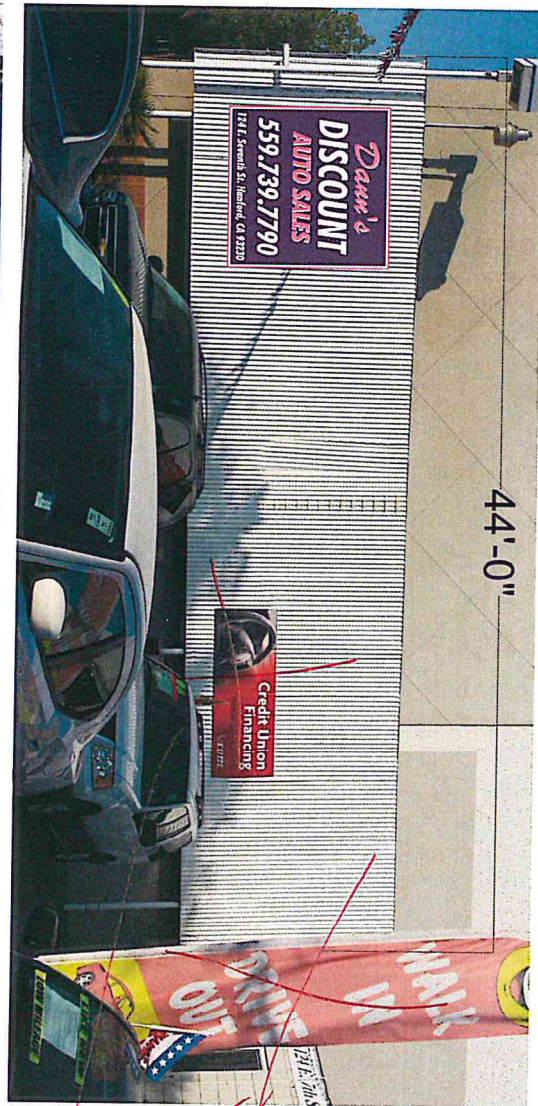
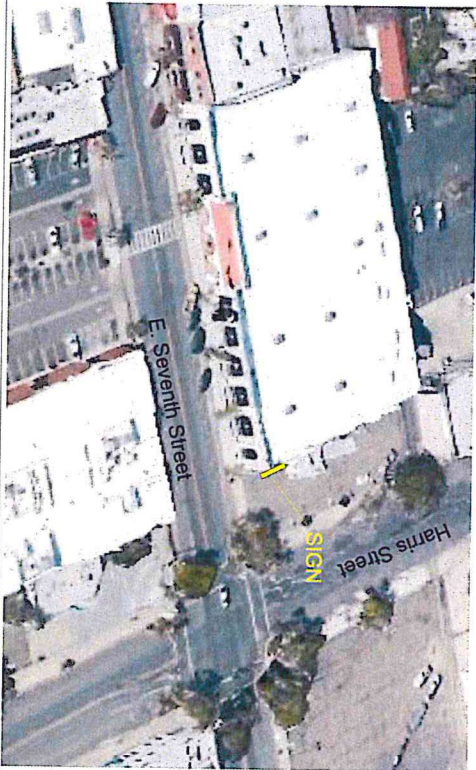
1. Size _____ x _____ x (No. of faces) _____ = _____ sq. ft.

Frontage: _____

Height: _____

Elevation and Site Drawing

PROJECT: Flat Dibond Sign
ADDRESS: 124 E. Seventh St.
CONTACT: Sara Vandenberg
PHONE: 569.433.1175



**8' x 8' Dibond Sign
 with Digital Print**

REMOVE

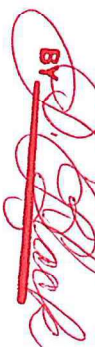
Valspar Paint - National Trust Historic Preservation

 Oatlands Violet

 Grand Hotel Geranium Pink

APPROVED
Hanford Planning Division

DEC 10 2013

BY 

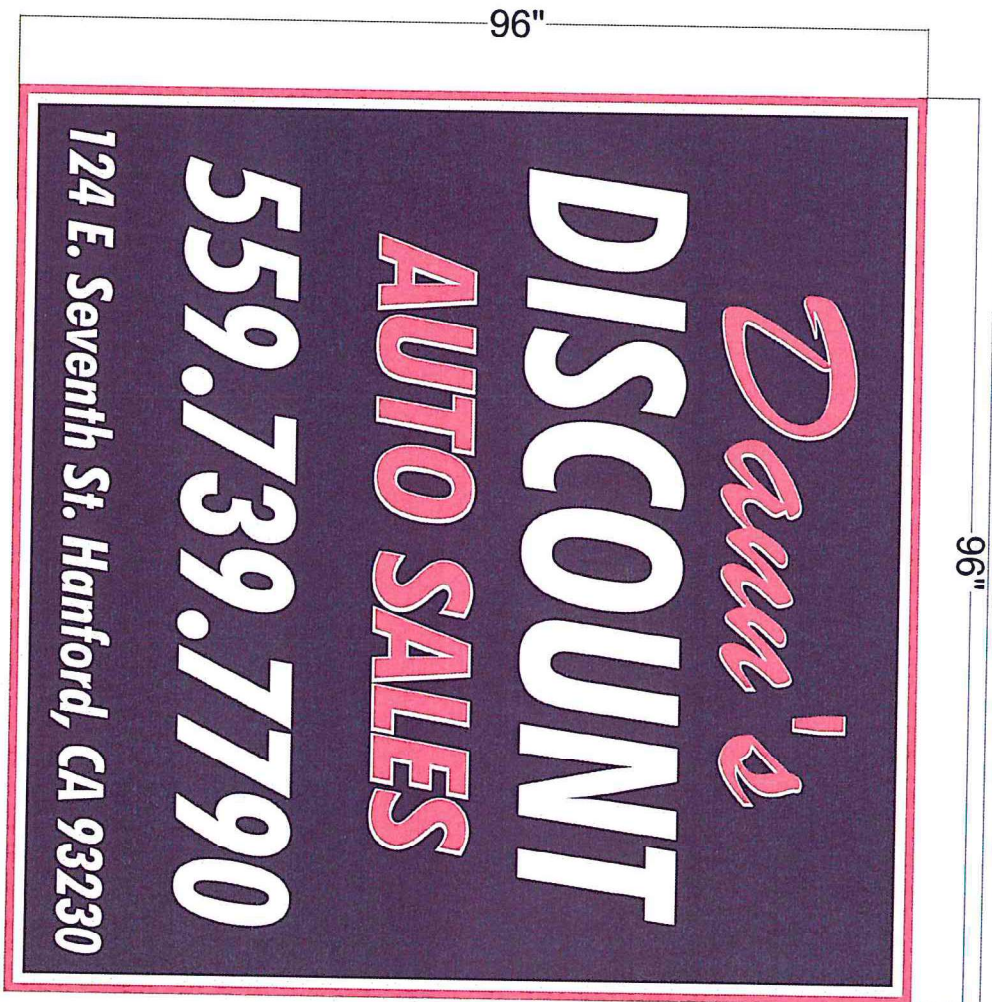
Job Number
No.
Drawing
Rev

Copyright © 2010

**Mounting & Concept
 Drawing**

PROJECT: Flat Dibond Sign
ADDRESS: 124 E. Sanveith Street
CONTACT: Sara Vardnberg
PHONE: 559-583-1175

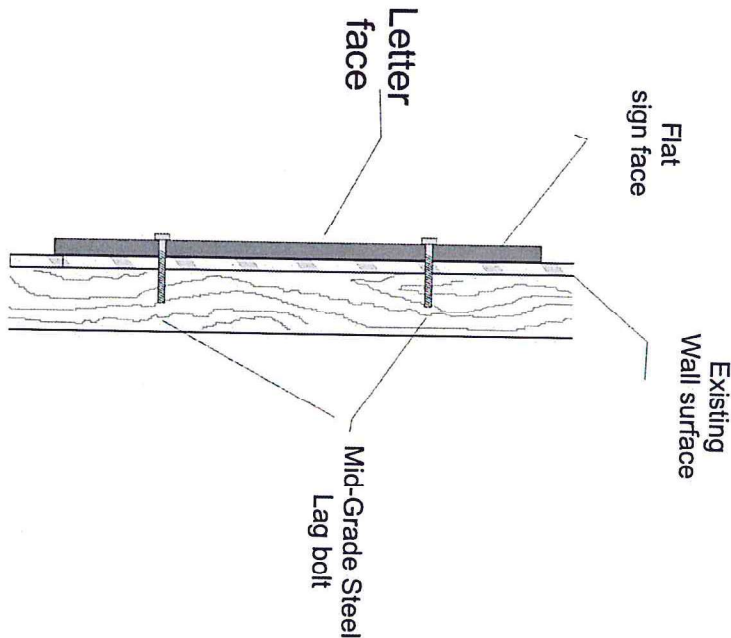
Job Number
 No. job number
Drawing
 Rev version number
 Copyright © 2010



96"

96"

**Non-Lighted Flat Sign
 Mounting Detail
 Wall Mount**



Notice of Exemption 2023-102

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: Historic Resources Permit HRA0011-23

Project Location – 124 E. Seventh St. (APN 012-041-006)

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

Description of Nature, Purpose and Beneficiaries of Project: Approval of Historic Resources Permit HRA0011-23, which includes staff's recommendation to retroactively approve the placement of stucco on the façade, to place a stone veneer, awnings, and signage on the exterior of the existing noncontributing building at 124 E. Seventh St. (APN 012-041-006).

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Dann Harrison

Exempt Status: **(check one)**

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

Reasons why project is exempt:

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

Lead Agency

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

Signature: _____ Date: December 5, 2023 Title: Associate Planner

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



AGENDA STAFF REPORT

MEETING DATE: 12/5/2023	AGENDA SECTION: CONSENT CALENDAR
--------------------------------	---

SUBJECT:

Approval of an increase in the Appropriation of \$35,767.73, from the Water Capital Reserves Fund, to fund the purchase of a utility service truck.

RECOMMENDATION:

Recommendation:

Appropriate \$35,767.73 from the Water Capital Reserves Fund (0391) for PO 22200646 for the purchase of a utility service truck.

Recommended Motion:

I move to appropriate \$35,768.73 from Water Capital Reserves Fund (0391) for PO 22200646 for the purchase of a fully equipped utility service truck.

BACKGROUND:

PO 22200646 was issued December 9, 2021, in an effort to replace Utilities Service Truck 233, which is equipped with a utility bed, crane, generator and welder that is used for routine and emergency repairs of city-owned water lines. Truck 233 is a vital piece of equipment for our water operations and is used daily. At the time, the quote for the replacement truck was \$112,851.02. Recently, the truck was assigned a VIN number and is set to go into production on November 20, 2023, nearly two years later. Due to the extreme delay in manufacturing of the vehicle and the inflation of parts and labor, the price has increased to \$148,619.75, that is \$35,768.73 above the current PO.

Truck 233 meets proposed replacement requirements and has a replacement score of 88. The truck in question is a 2009 F-550 with 138,492 miles on it and has a repair cost of \$54,783. Staff believes that the truck has exceeded its useful life and warrants replacement. As of November 2023, Water Capital & Reserves Fund (0391) held approximately \$10,645,255, which can support the additional cost.

FISCAL IMPACT:

Water Capital Reserves Fund (0391) currently has a balance of approximately \$10,645,255 and will be able to support an appropriation of \$35,768.73 to fully fund PO 22200646.

ATTACHMENTS:

1. PO 22200646
2. Updated Keller Quote



Purchase Order

Fiscal Year 2022

Page: 1 of: 1

B
I
L
L
T
O

CITY OF HANFORD
Accounts Payable
315 N. Douty St
Hanford, CA 93230
Email: billing@cityofhanfordca.com

V
E
N
D
O
R

J V A C INC
KELLER FORD LINCOLN
1073 W CADILLAC LN
HANFORD, CA 93230

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES AND SHIPPING PAPERS.

Purchase
Order #

22200646

Delivery must be made within doors of specified destination.

S
H
I
P
T
O

CITY OF HANFORD-PUBLIC WORKS
900 S 10TH AVE
HANFORD, CA 93230
Email: TBETTENCOURT@CITYOFHANFORDCA.COM
Phone: 559-585-2550

Vendor Phone Number		Vendor Fax Number		Requisition Number		Delivery Reference			
				12200781		TOM BETTENCOURT			
Date Ordered		Vendor Number		Date Required		Department/Location			
12/09/2021		100252				FLEET MAINTENANCE			
Item#		Description/PartNo				QTY	UOM	Unit Price	Extended Price
		WATER SERV TRUCK/REPL 233 The Above Purchase Order Number Must Appear On All Correspondence - Packing Sheets And Bills Of Lading							
1		WATER SERV TRUCK/REPL 233 GL Account: 20500000 - 822302				1.0	EA	\$112,851.02	\$112,851.02
		GL Account: 29100000 - 822302							
		***** GL SUMMARY *****							
		20500000 - 822302							
		29100000 - 822302							

\$35,768.73
OVER

By: *[Signature]*

City Manager

VENDOR COPY

Total Ext. Price
PO Total

\$112,851.02
Page 1 of 1



1073 W. Cadillac Lane • Hanford, CA 93230

(559) 584-5531 • www.kellerdeal.com

10-12-23

SELLING PRICE..... \$138,531.00
SCELZI BODY..... INCLUDED
SALES TAX..... 10,043.50
TIRE FEE..... 12.25
DMV FEES 33.00

TOTAL..... \$148,619.75 **

** THIS IS A UPDATED PRICE FROM ORIGINAL BID THAT IS ON PO #22200646 **
** CHASSIS HAS A BUILD WEEK OF 11-20-23 AND VIN# RDA02176 **

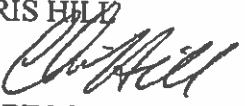
*** BUYER ***

CITY OF HANFORD
315 N. DOUTY ST
HANFORD, CA.93230
(559) 585-2554

*** PURCHASE ***

STOCK# T.B.D.
VIN# T.B.D.
YEAR: 2024
MAKE: FORD
MODEL: F550 REG. CAB
COLOR: WHITE
TRIM: GRAY CLOTH
ODOMETER: TBD

CHRIS HILL


FLEET MANAGER



AGENDA STAFF REPORT

MEETING DATE: 12/5/2023

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approve the sole source purchase of three (3) front load refuse trucks from Rucksteel in Fresno, CA, and appropriation of \$1,373.008.01 from the Refuse Capital Reserves Fund (0307) to fund the purchase.

RECOMMENDATION:

Recommendation: Approve the sole source purchase of three front load refuse trucks from Rucksteel in Fresno, CA and appropriation in the Refuse Capital Reserves Fund (0307) for the amount of \$1,373.008.01.

Recommended Motion: That, by motion, city council approves.

1. Authorize the sole source purchase of three front load refuse trucks from Rucksteel of Fresno, CA for the amount of \$1,373,008.01
2. Declare trucks 159, 343 and 147 surplus and approve the sale of said trucks.
3. Appropriate \$1,373,008.01 from Refuse Capital Reserves Fund (0307) to fully fund the purchase.

BACKGROUND:

The California Air Resources Board, in an effort to improve air quality in California, passed several regulations that require the replacement of heavy duty vehicles. Per the Air Resources Board states, heavy cranes, which refuse trucks fall under, will need to phase-in 2010 or newer model year engines from 2019-2027. The phase-in schedule provides that as of January 1, 2022, 50% of the Heavy Crane fleet must meet the upgrade requirements, which increase to 10% per year until January 2027, when 100% of the fleet must meet the upgrade requirement. If the City does not comply with regulations, there could be hefty fines for continually operating the outdated trucks without achieving temporary waivers.

The City of Hanford currently has four (4) trucks that will be unable (due to the State regulations) to operate as of January 1, 2023, unless the City is under contract to purchase trucks that meet the requirements. The City must apply to the State for a waiver to operate the old trucks until the new ones arrive. Removing three trucks from daily operations will drastically hinder daily operations and increase the need for overtime to cover these routes. The City currently has one truck that has been ordered, by ordering these three (3) additional trucks, the City will achieve compliance until 2025.

A sole source purchase authorization is recommended due to timeliness of this order to be in place and due to the Rucksteel's familiarity with the City of Hanford's refuse fleet and ability to have the chassis needed in a timely fashion.

FISCAL IMPACT:

The Fleet Reserve Fund has collected \$200,529 for Refuse truck 343, \$245,990 for Refuse truck 342 and \$241,970 for refuse truck 159 for a total of \$688,489.00. These funds will be transferred to the Refuse Capital Reserves Fund. An appropriation from the Refuse Capital Reserves Fund (0307) for the amount of \$1,373,008.01 is needed for the purchase.

Refuse Capital & Reserves (0307) has a balance of approximately \$1,222,144.00 dollars and can support the purchase with the transfer from Fleet Reserve Fund.

ATTACHMENTS:

1. Rucksteel Quote
2. Refuse Front Load Specifications

RUCKSTELL

CALIFORNIA SALES CO., INC.

P.O. Box 12543

Fresno, CA 93778

Estimate

Date	Estimate #
11/15/2023	04260

Name / Address

City of Hanford
315 N. Dooty St.
Hanford, CA 93230

		Rep	Requested by:	FOB	P.O. No.
		EI	GLEN WEAVER	FRESNO	
Item	Description	Qty	U/M	Cost	Total
HEIL FRONT L...	28 YARD COMMERCIAL HALF PACK FRONT LOADER (PRICE INCLUDES EXTENDED ENGINE WARRANTY FOR CALIFORNIA CARB COMPLIANCE)	3		418,309.18	1,254,927.54T
Freight	DRIVE OUT COSTING PLEASE ATTACHED SPECIFICATION'S	3	ea	6,000.00	18,000.00
PLEASE NOTE THIS IS YOUR SOURCEWELL CONTRACT PRICING					
Thank you for your business.				Subtotal	\$1,272,927.54
Valid for 20 days from date of estimate. This estimate is not a contract or a bill. It is what we would expect the total price to complete the work stated above, based upon our initial inspection. If additional parts and/or labor are required, we will inform you prior to proceeding with the work. A signed estimate is required prior to beginning work stated above. CREDIT CARD: We add a 3.5% surcharge on all credit card payments. This surcharge is not greater than our total cost of accepting credit cards. There is no surcharge for debit card payments. If you do not wish to be surcharged, please pay by Signature				Sales Tax (7.975%)	\$100,080.47
				Total	\$1,373,008.01

Phone #

559-233-3277

Fax #

559-233-9844

E-mail

contact@ruckstell.com



Heil 40yd Half Pack FEL

Battle Motors LET2 6x4

Item # 100_03944

CHASSIS SPECS

ENGINE

Cummins X12 380 HP
18.7 CFM Compressor
(31 GRP31, 950 CCA Batteries
120V Block Heater

GVMR

66,000 Lbs.

CHASSIS FEATURES

Cab Assembly - Green Glass -
No Roof Vents - w/o Visor LET2
Dual Tone Under-Cab Air Horn
Cab Insulation
Visor w/Marker Lights

TRANSMISSION

Allison 4500RDS Auto

BRAKE SYSTEM

Air Brake Package
Brake Line Air Dryer w Heater

FUEL TANK(S)

80 Gal. Aluminum LH
Def Tank Small

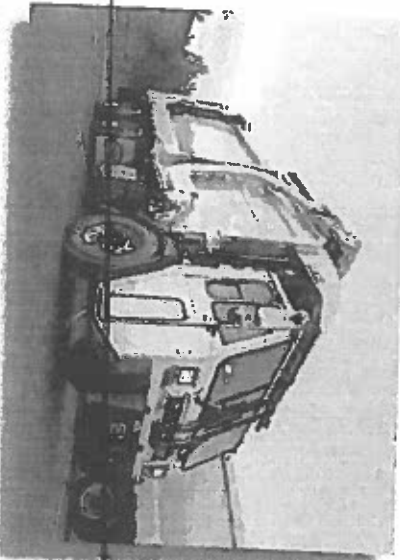
FRONT AXLE

D2000F
Tires: 315/80R22.5
Aluminum Wheels
Parabolic Taper-Leaf 20K Suspension

REAR AXLE(S)

D44-170 Tandem
RAWR: 46,000 lbs
Tires: 315/80R22.5
5.57 Ratio
Aluminum Wheels
Hendrickson HMW460 46,000 Lb

Chassis Item #200_02994
Body Item # 201_00839



EQUIPMENT SPECS

FEATURES - Heil 40yd Half Pack FEL

Body Capacity : 28 Yd3
Gross Capacity: 40 Yd3
Hopper Capacity: 12 Yd3
Gross Weight: 19,300 Lbs
Overall Length (Arms down, forks fully tucked) 409"
Overall Width: 96"
Overall Height (Arms Up) : 128"
Overall Height (Arms Down) : 108"
Hopper Opening : 81x94
Body Drain: Standard
Pump: Single Vane 2500 PSI Max - RPM 1,350 - 50GMP Flow
51 Gal Oil Reservoir

HALF PACK Standard Features:

Double Walled Hopper
Hardened Rod Scrapers On Rod Ends
Hydraulic Tube Covers
Raised Packer Tracks
Body Backup Assist Lights
Illuminated Push Button Controls
Shur-Lock Tailgate Locks (TM)
Updated Integrated Display w/ On-Board Diagnostic Tool
Service Hoist Line (Quick disconnect and Cylinders Only, No Pump or Reservoir)
Front Mount Vane Pump
Left Hand Dual Axis Joystick - Electric Controlled
Body Side Backing Assist Lights - LED
Single LED Windscreen Mounted Container Light
Multi-Function Lights
Body Side Backing Assist Lights - LED
Base 3rd Eye® Single Camera System with 7" Monitor and Single Camera
Mounted on Tailgate
Add on 3rd Eye® Camera (Hopper) - Camera System Price Adder
(Only available if base camera is selected)
1 1/4" AR400 Body Floor in lieu of standard 3/16" AR400
Sliding Top Door - Steel - May not be compatible with roof mounted CNG system
Steel Cab Protector
Tailgate Mounted Roof Access Ladder Steel *Not available with CNG
Tailgate Option
Rear Caution Decal
Hydraulic Oil Tank Quick Disconnect Kit - For use with filter buggy
Complete Body Mount



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DISCLAIMER: Specifications are believed to be correct, but may contain errors and/or omissions.
Pictures are representative and may not be identical.

Pricing to be Provided by Heil Sourcewell Contract

QUOTATION NUMBER: M01B022828

EXPIRATION DATE: 12-31-28



AGENDA STAFF REPORT

MEETING DATE: 12/5/2023

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Acceptance and authorization for staff to File the City of Hanford's Quarterly Investment Portfolio and Transactions Reports as of 09/30/2023.

SUBJECT: Acceptance and authorization for staff to file the City of Hanford's Quarterly Investment Portfolio and Transactions Reports as of 09/30/2023.

RECOMMENDATION: That the City Council accept and authorize staff to file the City of Hanford's Quarterly Investment Portfolio and Transactions Report as of 9/30/2023.

RECOMMENDED MOTION: I move that the City Council accept and authorize staff to file the City of Hanford's Quarterly Investment Portfolio and Transactions Report as of 9/30/2023.

BACKGROUND: Quarterly Investment Report. The City has approximately \$112.5 million in investments and cash as of 9/30/2023.

Recent Activity. The City actively maintains its Wells Fargo cash accounts at a minimum of \$2.5 million. Typically, idle cash beyond the necessary \$2.5 million minimum cash needed for operations is invested into the local government pools such as LAIF. LAIF is currently outperforming the Tulare County Pool by 0.53%. However, in this period there were limited additional investments into the local government pools nor any purchased securities as more liquidity was needed to fund an anticipated major purchase and fiscal operations.

Current Investment Environment. The Federal Reserve has taken no action from the last reporting period to the current. The policymakers held interest rates steady at it's early November meeting. The Federal Fund rates have remained steady between a range of 5.25% and 5.50% since July 2023. There is no decrease of rates on the immediate horizon. The Federal Open Market Committee will render its next interest rate decision in mid-December. (USBank)

The 10-year Treasury Note interest is currently at 4.27%, a slight bump from the last reporting period. At the same time last year, the rate was lower at 3.75%.

Proposed Actions. The City will continue using funds from matured securities to re-invest in 2–3-year securities as it has been for the last couple of years. Operations will be monitored for financial needs and when available any large sums of idle cash can be invested. With the City's practice of investing in government pools and shorter-term securities, there is always availability for quick liquidity if any unexpected financial event were to occur.

Summary. The primary purpose of the City's cash is to provide residents of Hanford with services. In order to maximize the earnings potential on the City's idle cash, the City utilizes registered securities dealers to purchase low-risk investments which will provide a higher return versus allowing the cash to be held in savings accounts earning little to no interest. Additionally, idle cash is also held with government pools, including the Tulare County Investment Pool and the State of California LAIF. It is the policy of the City to invest public funds in a manner that will provide a high investment return with a high level of security while meeting the daily cash flow demands of the entity and conforming to all state and local statutes governing the investment of public funds

FISCAL IMPACT: This item is informational. Investing the City's cash will generate continual interest earnings on the investment portfolio.

ATTACHMENTS:

1. Quarterly Investment Detail Report 09.30.23
2. Quarterly Transactions Report 07.01.23-09.30.23
3. Quarterly Treasurer's Report 09.30.23

ATTACHMENTS:

1. Quarterly Investment Detail Report 09.30.23
2. Quarterly Transactions Report 07.01.23-09.30.23
3. Quarterly Treasurer's Report 09.30.23

City of Hanford
Quarterly Investment Detail Report
As of 9/30/2023

Description	CUSIP/Ticker	Security Sector	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Market Value	Maturity Date	Days To Maturity	% of Portfolio
Brokerage Higgins Capital										
Bank Baroda NY 0.65 7/22/2025	06063HMT7	Certificate Of Deposit	7/22/2020	0.650	198,000.00	198,000.00	181,257.12	7/22/2025	661	0.18
Bank of New York Mellon 1.6 4/24/2025-25	06406RAN7	Corporate	5/13/2020	1.216	1,000,000.00	1,018,368.00	937,200.00	4/24/2025	572	0.89
Barclays Bank 5 6/6/2025	06740KRQ2	Certificate Of Deposit	6/7/2023	5.000	250,000.00	250,000.00	247,515.00	6/6/2025	615	0.22
BMO Harris Bank IL 0.5 3/28/2025-21	05600XAY6	Certificate Of Deposit	9/28/2020	0.500	249,000.00	249,000.00	230,713.44	3/28/2025	545	0.22
Capital Bank 4.65 11/8/2024	139805AX3	Certificate Of Deposit	11/9/2022	4.650	250,000.00	250,000.00	247,215.00	11/8/2024	405	0.22
Capital One 4.8 11/3/2025	14042RVH1	Certificate Of Deposit	11/2/2022	4.800	250,000.00	250,000.00	246,265.00	11/3/2025	765	0.22
Caterpillar Financial 3.75 12/24/2023	14912L5X5	Corporate	11/23/2020	0.466	1,000,000.00	1,100,500.00	997,600.00	12/24/2023	85	0.89
Citadel Federal PA 1.65 2/27/2025	17286TAG0	Certificate Of Deposit	2/27/2020	1.650	250,000.00	250,000.00	236,465.00	2/27/2025	516	0.22
Citibank National SD 3.55 11/24/2023	17312QW47	Certificate Of Deposit	11/23/2018	3.550	250,000.00	250,000.00	249,272.50	11/24/2023	55	0.22
Citibank NA 3.65 1/23/2024-23	17325FAS7	Corporate	5/22/2020	1.183	1,000,000.00	1,088,310.00	993,120.00	1/23/2024	115	0.89
Continental Bank UT 0.55 6/26/2025	211163KK5	Certificate Of Deposit	6/26/2020	0.550	175,000.00	175,000.00	160,473.25	6/26/2025	635	0.16
Direct Federal CDT Union 4.7 7/31/2025	25460FDU7	Certificate Of Deposit	11/3/2022	4.700	250,000.00	250,000.00	245,750.00	11/3/2025	765	0.22
Enerbank UT 0.5 8/29/2025	29278TRA0	Certificate Of Deposit	8/31/2020	0.500	245,000.00	245,000.00	222,384.05	8/29/2025	699	0.22
FHLB 0.5 10/4/2024-22	3130AP4G7	US Agency	10/4/2021	0.500	1,000,000.00	1,000,000.00	950,380.00	10/4/2024	370	0.89
FHLB 0.5 9/24/2024-21	3130ALKN3	US Agency	3/24/2021	0.500	2,000,000.00	2,000,000.00	1,903,180.00	9/24/2024	360	1.78
FHLB 0.57 10/15/2024-22	3130ALWW0	US Agency	4/15/2021	0.570	1,000,000.00	1,000,000.00	949,710.00	10/15/2024	381	0.89
FHLB 5.125 5/28/2026-24	3130AWAA8	US Agency	5/30/2023	5.125	1,000,000.00	1,000,000.00	985,400.00	5/28/2026	971	0.89
FHLB 5.5 11/24/2025-23	3130AWBD1	US Agency	6/1/2023	5.500	2,000,000.00	2,000,000.00	1,978,300.00	11/24/2025	786	1.78
FHLB Step 1/27/2025-22	3130AQMIL4	US Agency	1/27/2022	1.370	325,000.00	325,000.00	309,325.25	1/27/2025	485	0.29
FHLMC 5.32 6/6/2025-24	3134GYTM4	US Agency	6/6/2023	5.320	1,000,000.00	1,000,000.00	991,620.00	6/6/2025	615	0.89
First Choice Bank CA 0.4 9/30/2025-21	319461DB2	Certificate Of Deposit	9/30/2020	0.400	249,000.00	249,000.00	224,627.88	9/30/2025	731	0.22
First National Bank TX 1.8 12/30/2024	32112UDJ7	Certificate Of Deposit	12/30/2019	1.800	250,000.00	250,000.00	238,327.50	12/30/2024	457	0.22
First Technology Federal 5.1 6/16/2025	33715LFK1	Certificate Of Deposit	6/16/2023	5.100	250,000.00	250,000.00	247,902.50	6/16/2025	625	0.22
Greenstate Credit Union 0.5 7/30/2024	39573LBQ0	Certificate Of Deposit	7/30/2021	0.500	250,000.00	250,000.00	239,537.50	7/30/2024	304	0.22
Horizon Bk 4.75 11/8/2024	44042WCG0	Certificate Of Deposit	11/8/2022	4.750	250,000.00	250,000.00	247,490.00	11/8/2024	405	0.22
Insight4 5.2/2025	45791JAA4	Certificate Of Deposit	11/2/2022	4.600	250,000.00	250,000.00	246,090.00	5/2/2025	580	0.22
John Deer Capital 2.6 3/7/2024	24422EUX5	Corporate	5/15/2020	1.160	700,000.00	737,464.00	691,089.00	3/7/2024	159	0.62
Jonesboro State Bank LA 0.8 5/29/2025-20	48040PGX7	Certificate Of Deposit	5/29/2020	0.800	249,000.00	249,000.00	229,946.52	5/29/2025	607	0.22
Live Oak Bank 0.5 12/11/2023	538036TF1	Certificate Of Deposit	12/10/2021	0.500	250,000.00	250,000.00	247,550.00	12/11/2023	72	0.22
Luana Savings Bank IA 0.45 7/29/2025	549104RJ8	Certificate Of Deposit	7/29/2020	0.450	250,000.00	250,000.00	227,792.50	7/29/2025	668	0.22
Medallion Bank UT 0.55 7/30/2025	58404DHQ7	Certificate Of Deposit	7/30/2020	0.550	250,000.00	250,000.00	228,020.00	7/30/2025	669	0.22
Merrick Bank UT 1.85 12/31/2024	59013KEP7	Certificate Of Deposit	12/31/2019	1.850	250,000.00	250,000.00	238,480.00	12/31/2024	458	0.22
Partners Bank AK 0.6 6/30/2025	70212VAB4	Certificate Of Deposit	6/30/2020	0.600	250,000.00	250,000.00	229,137.50	6/30/2025	639	0.22
Pentagon Federal Credit Union 0.55 9/30/2024	70962LAR3	Certificate Of Deposit	9/29/2021	0.550	250,000.00	250,000.00	237,480.00	9/30/2024	366	0.22
Sallie Mae Bank UT 1.9 10/30/2024	7954504Z5	Certificate Of Deposit	10/30/2019	1.900	100,000.00	100,000.00	96,021.00	10/30/2024	396	0.09
State Bank of India GA 0.95 6/26/2025	856283N69	Certificate Of Deposit	6/26/2020	0.950	250,000.00	250,000.00	229,875.00	6/26/2025	635	0.22
Synchrony Bank 0.9 12/10/2024	87165HK41	Certificate Of Deposit	12/10/2021	0.900	250,000.00	250,000.00	236,330.00	12/10/2024	437	0.22
Texas Exchange Bank TX 0.5 7/30/2024	88241TSL7	Certificate Of Deposit	7/30/2021	0.500	249,000.00	249,000.00	238,579.35	7/30/2024	304	0.22
Toyota Motor Credit 0.45 1/11/2024	89236THU2	Corporate	9/20/2021	0.450	1,000,000.00	1,000,000.00	985,500.00	1/11/2024	103	0.89
United Heritage 4.75 11/4/2025	91334AAE3	Certificate Of Deposit	11/4/2022	4.750	250,000.00	250,000.00	245,992.50	11/4/2025	766	0.22
Sub Total / Average Brokerage Higgins Capital				2.139	19,739,000.00	19,983,642.00	19,068,914.36		472	17.54
Brokerage Multi-Bank Securities										
Ailly Bank5.15 12/9/2024	02007GN90	Certificate Of Deposit	6/8/2023	5.150	250,000.00	250,000.00	248,475.00	12/9/2024	436	0.22
Austin Telco FCU 4.95 7/26/2024	052392CL9	Certificate Of Deposit	1/27/2023	4.950	250,000.00	250,000.00	248,630.00	7/26/2024	300	0.22
Bank Hapoalim BM NY 5.2 12/9/2024	06251A5Q9	Certificate Of Deposit	6/9/2023	5.200	250,000.00	250,000.00	248,617.50	12/9/2024	436	0.22
FFCB 4.92 1/12/2026	3133ENR77	US Agency	12/7/2022	4.920	1,000,000.00	1,000,000.00	983,810.00	1/12/2026	835	0.89
FHLB 5 12/12/2024	3130ATXG7	US Agency	12/12/2022	5.000	1,000,000.00	1,000,000.00	991,310.00	12/12/2024	439	0.89
FHLB 5.5 11/24/2025-23	3130AW5T3	US Agency	6/1/2023	5.500	1,000,000.00	1,000,000.00	991,170.00	11/24/2025	786	0.89
FHLMC 5.3 2/27/2026-23	3134GYJB9	US Agency	5/26/2023	5.300	2,000,000.00	2,000,000.00	1,975,900.00	2/27/2026	881	1.78
FHLMC 5.3 5/15/2025-23	3134GYRH7	US Agency	5/26/2023	5.300	1,000,000.00	1,000,000.00	991,360.00	5/15/2025	593	0.89
First Carolina Bank 5.25 7/15/2024	31944MCU7	Certificate Of Deposit	6/14/2023	5.250	250,000.00	250,000.00	249,282.50	7/15/2024	289	0.22
General Electric Credit Union 5 1/30/2024	369674CG9	Certificate Of Deposit	1/30/2023	5.000	250,000.00	250,000.00	249,625.00	1/30/2024	122	0.22
IC Federal Credit Union 5 6/10/2024	44931EAD3	Certificate Of Deposit	12/9/2022	5.000	240,000.00	240,000.00	239,059.20	6/10/2024	254	0.21
Liberty Fed Credit Union 4.9 12/9/2024	53052LAE9	Certificate Of Deposit	12/9/2022	4.900	250,000.00	250,000.00	247,762.50	12/9/2024	436	0.22
Sunset Science Park FCU 5 12/14/2023	86777TAA4	Certificate Of Deposit	12/14/2022	5.000	250,000.00	250,000.00	249,772.50	12/14/2023	75	0.22
Trustone Financial CU 5 12/14/2023	89841MAM9	Certificate Of Deposit	12/14/2022	5.000	250,000.00	250,000.00	249,772.50	12/14/2023	75	0.22
Valley Strong 4.9 1/31/2024	920133AM7	Certificate Of Deposit	1/31/2023	4.900	250,000.00	250,000.00	249,542.50	1/31/2024	123	0.22
WESTERN ALLIANCE BK PHOENIX 5.25 5/24/2024	95763PMY4	Certificate Of Deposit	5/26/2023	5.250	250,000.00	250,000.00	249,367.50	5/24/2024	237	0.22
Zions Bank Corp 5.2 12/6/2024	98970LFU2	Certificate Of Deposit	6/7/2023	5.200	250,000.00	250,000.00	248,612.50	12/6/2024	433	0.22
Sub Total / Average Brokerage Multi-Bank Securities				5.169	8,990,000.00	8,990,000.00	8,912,069.20		580	7.99
Brokerage Wells Fargo Securities										
FHLB 2.3 3/28/2025-22	3130AREM9	US Agency	3/28/2022	2.300	250,000.00	250,000.00	238,731.19	3/28/2025	545	0.22
Goldman Sachs 0.6 12/15/2023	38149MQ22	Certificate Of Deposit	12/15/2021	0.600	224,000.00	224,000.00	221,702.60	12/15/2023	76	0.20
IADB 0.25 11/15/2023	4581X0DP0	Corporate	11/24/2021	0.586	500,000.00	496,710.00	496,903.85	11/15/2023	46	0.44
IFC 0.61 11/24/2023	45950VQS8	Corporate	11/24/2021	0.570	1,000,000.00	1,000,790.00	992,458.22	11/24/2023	55	0.89
State Bank of India 0.55 11/29/2023	856285YX3	Certificate Of Deposit	11/29/2021	0.550	250,000.00	250,000.00	247,947.06	11/29/2023	60	0.22
Wells Fargo Securities MM	WFMM5968	Money Market	11/3/2021	5.250	2,875.00	2,875.00	N/A		1	0.00
Sub Total / Average Brokerage Wells Fargo Securities				0.775	2,226,875.00	2,224,375.00	2,200,617.92		111	1.98
LGIP LAIF										
Local Agency Investment Fund LGIP	LAIF6352	Local Government Investment Pool	2/28/2009	3.534	22,221,767.39	22,221,767.39	22,221,767.39	N/A	1	19.75
Sub Total / Average LGIP LAIF				3.534	22,221,767.39	22,221,767.39	22,221,767.39		1	19.75
LGIP Tulare County										
Tulare County Pool LGIP	TULARE860	Local Government Investment Pool	5/5/2017	3.005	47,066,781.13	47,066,781.13	47,066,781.13	N/A	1	41.83
Sub Total / Average LGIP Tulare County				3.005	47,066,781.13	47,066,781.13	47,066,781.13		1	41.83
Umpqua Bank										
Umpqua MM	MM7248	Money Market	8/19/2022	0.010	4,000,437.19	4,000,437.19	4,000,437.19	N/A	1	3.56
Sub Total / Average Umpqua Bank				0.010	4,000,437.19	4,000,437.19	4,000,437.19		1	3.56

US Bank Custodian Fixed Assets										
US Bank Cash	USBANK	Cash	10/31/2022	0.000	413,129.94	413,129.94	413,129.94	N/A	1	0.37
Sub Total / Average US Bank Custodian Fixed Assets				0.000	413,129.94	413,129.94	413,129.94		1	0.37
Wells Fargo Operating Accounts										
Wells Fargo General Account Cash	WFGENERAL5186	Cash	10/31/2007	0.000	412,163.00	412,163.00	412,163.00	N/A	1	0.37
Wells Fargo Self Insurance Cash	WFSELFINS1892	Cash	6/30/2020	0.000	186,078.50	186,078.50	186,078.50	N/A	1	0.17
Wells Fargo Sweep Cash	WFSWEEP5186	Cash	6/30/2020	0.000	7,249,580.68	7,249,580.68	7,249,580.68	N/A	1	6.44
Sub Total / Average Wells Fargo Operating Accounts				0.000	7,847,822.18	7,847,822.18	7,847,822.18		1	6.98
Total / Average				2.759	112,505,812.83	112,747,954.83	111,731,539.31		132	100

City of Hanford
Quarterly Transactions Report
07/01/23-09/30/23

Description	CUSIP/Ticker	Settlement Date	Face Amount/Shares	Principal	Total	Portfolio Name
Deposit						
Local Agency Investment Fund LGIP	LAIF6352	8/31/2023	2,000,000.00	2,000,000.00	2,000,000.00	LGIP LAIF
Matured						
Nebraska State Bank NE 1 9/29/2023	63970BAK5	9/29/2023	250,000.00	250,000.00	250,000.00	Brokerage Higgins Capital
Withdraw						
Local Agency Investment Fund LGIP	LAIF6352	9/30/2023	7,000,000.00	7,000,000.00	7,000,000.00	LGIP LAIF
Local Agency Investment Fund LGIP	LAIF6352	7/31/2023	4,000,000.00	4,000,000.00	4,000,000.00	LGIP LAIF

CITY OF HANFORD, CALIFORNIA

Treasurer's Report

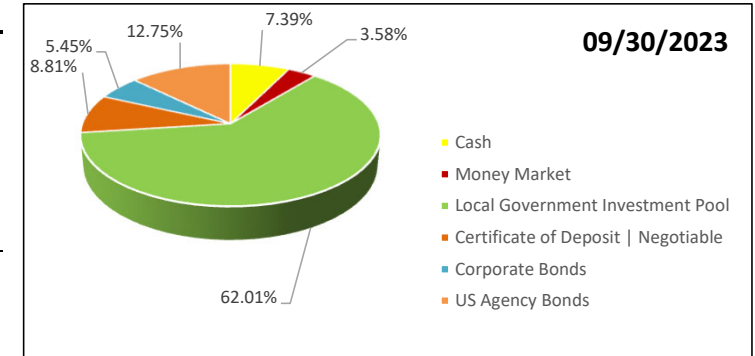
September 30, 2023



Performance

Weighted Average Yield **2.767%**

Diversification Security Sector	% of Portfolio	YTM @Cost	Days to Maturity	Face Amount / Shares	Cost Value	Market Value
Cash	7.39%	0.00%	1	8,260,952	8,260,952	8,260,952
Money Market	3.58%	0.01%	1	4,003,312	4,003,312	4,003,312
Local Government Investment Pool	62.01%	3.18%	1	69,288,549	69,288,549	69,288,549
Certificate of Deposit Negotiable	8.81%	2.96%	426	10,178,000	10,178,000	9,844,659
Corporate Bonds	5.45%	0.80%	168	6,200,000	6,442,142	6,093,871
US Agency Bonds	12.75%	3.87%	644	14,575,000	14,575,000	14,240,196
	99.99%	2.767%	129	112,505,813	112,747,955	111,731,539





**AGENDA
STAFF REPORT**

MEETING DATE: 12/5/2023	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Approval of the annual contract renewal with Integrated Avian Solutions to continue to provide Falconer services in Downtown Hanford, for an amount not to exceed \$53,600 for Calendar Year 2024.

RECOMMENDATION:

Recommendation: That the City Council consider the contract proposal and, if approved, authorize the City Manager to renew the annual contract with Integrated Avian Solutions for an amount not to exceed \$53,600, and approve an appropriation of \$33,600.00 from the Central Parking and Improvement Fund and \$20,000 from the General Fund to cover the expenditure.

BACKGROUND:

This renewal contract is offered for the same contract price as 2023. Several years of providing the service have allowed the contractor to maintain an efficient schedule and continue to provide services at the same overall cost.

Large concentrations of American crows gather to roost in downtown Hanford year-round, reaching the highest numbers in the fall and winter. They come from the surrounding agricultural areas and residential neighborhoods to begin assembling just before sunset. The birds eventually settle in to roost in street trees and on power lines, and during the course of the night, leave an unsightly and unhygienic mess on the sidewalks, benches, restaurant tables, lamp posts, parked vehicles, and everything else beneath them. Pressure washing can be cost-prohibitive and does not address the root of the problem. With the growth of the Thursday Night Market Place into the Civic Park and the hugely successful Winter Wonderland, the City now has two signature events in the downtown that span 9 months out of the year. Those events amplify the need to keep the crows from roosting in the downtown area.

Up until 2020, the approach to dealing with a growing Crow problem in the Downtown had been largely reactive. Through the efforts of the Main Street Hanford organization, they were able to work with the Falconer to dramatically reduce the crow population in downtown Hanford. Main Street Hanford continues to support the Crow Abatement and its members are very supportive of the service as well.

Past results have proven that a year-long program with the firm Integrated Avian Solutions would be advantageous in relocating the Crow population to a more appropriate roosting and nesting environment away from local businesses.

FISCAL IMPACT:**ATTACHMENTS:**

1. Hanford Crow Proposal 2024

HAWK ON HAND

Falconry Services, Bird Control, Education
www.hawkonhand.com



BIRD ABATEMENT PROPOSAL

6 November 2023

PURCHASER
City of Hanford

PURCHASER'S REPRESENTATIVE
Mario Cifuentez (City Manager) – 559.585.2516

Hawk on Hand (Vendor, previously “Integrated Avian Solutions”) has successfully cleared roosting crows from an approximately 30-block area of downtown Hanford, CA for the past 4 winters. Due to the project’s success we began providing year-round services over an expanded project area in 2021. Our work has provided an effective solution to the long-standing crow problem in Hanford, and virtually eliminated unsightly crow droppings in the core business district and historical downtown area. The need for a year-round crow abatement program in Hanford is evident and has been requested by several prominent businesses, including FAST Credit Union, Smart & Final, Aria Health Clinic, and Staples.

We propose continuing the year-round program in 2024 (January 1 – December 31). The project area (Page 4) includes the core of Hanford’s BID and historic downtown.

Our proposed Schedule of Services is outlined on Page 2. Given the success of our program in recent years we suggest this same scheduling. Services for year-round work will be billed at \$400 per day and total program costs will not exceed \$53,600 for the entirety of 2024.

Thank you for the opportunity to present our proposal. We look forward to helping you keep your community clean again this year.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam Baz", followed by a horizontal line.

Adam Baz
Falconer / Owner
845.532.5401

SCHEDULE OF SERVICES

MONTH	TOTAL SHIFTS	RATE	COST
January	12	400	4,800
February	12	400	4,800
March	14	400	5,600
April	13	400	5,200
May	9	400	3,600
June	9	400	3,600
July	8	400	3,200
August	9	400	3,600
September	9	400	3,600
October	13	400	5,200
November	13	400	5,200
December	13	400	5,200
			\$53,600

TERMS & CONDITIONS

A. Vendor shall furnish the labor and falconry-trained raptors to assist in the abatement of roosting crows within the project area. Vendor is well experienced in bird abatement and possesses the relevant licenses and permit. All raptors used will be legally allowed for bird abatement.

B. Services will commence on January 1, 2024.

C. Services will include mobilization/demobilization to and from the project area, assessment and observation of pest birds, free flying of raptors, raptor feeding and maintenance, equipment maintenance, and tracking of wayward or lost raptors if required. Raptors are the primary method of bird abatement, but our falconers may use other tools such as noisemakers and visual deterrents (e.g., tree tappers, laser pointers, whistles, etc.).

D. Abatement activities will begin around sunset when crows are staging to roost. Shifts will end once crows have retreated from the project area. Some pre-dawn shifts may also be implemented if needed.

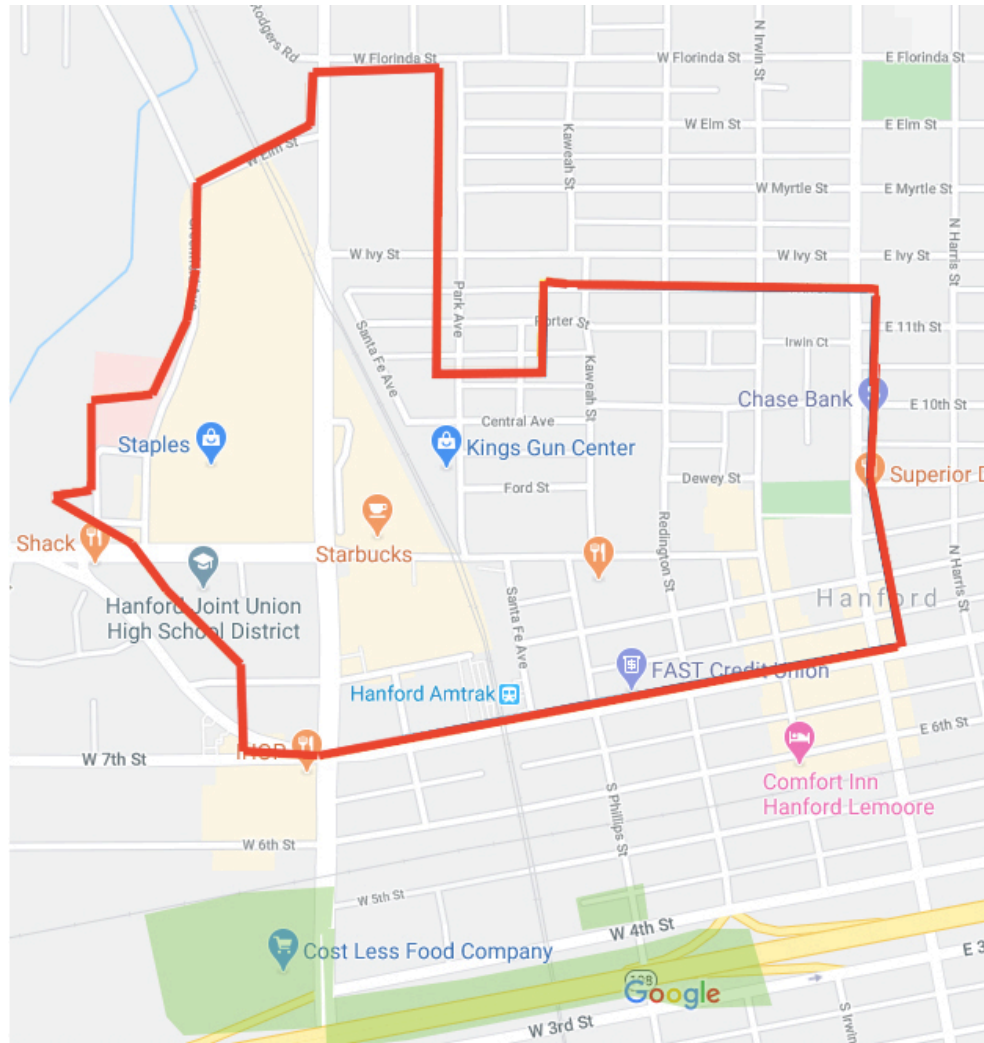
E. Vendor and Vendor's falconers are independent contractors and are not employees of Purchaser.

F. Purchaser shall assist Vendor in properly advertising the project and notifying relevant stakeholders (e.g., Police Department, City officials, local businesses, etc.) of the proposed activities.

G. Vendor shall submit monthly invoices to Purchaser. Payment terms are Net 15. Invoices remaining unpaid beyond thirty (30) days may be subject to service charge of 5% per annum.

H. This Proposal is confidential and contains proprietary information and intellectual property of Vendor. The rates, schedule, scope-of-work or other elements may not be disclosed to anyone outside this agreement without the express written permission of Vendor.

PROJECT AREA MAP



ABOUT THE COMPANY

Hawk On Hand is a network of talented falconers, experienced wildlife biologists, and passionate bird management professionals. We take a long and comprehensive view of every new opportunity and bring all our faculties and resources to bear with the singular goal of solving your bird problem. Our company is unique in that it is run and managed by falconers who also hold graduate degrees in wildlife biology. Thus, we offer a deep and unparalleled understanding of avian biology, which is invaluable for managing nuisance bird problems. Falconry is the foundation of our business and the most powerful bird management tool on the market. When everything else falls short, pest birds will not ignore the threat posed by a free-flying falcon or hawk. Our falconry programs are turn-key, natural, non-lethal, and sustainable.



Adam Baz (Owner & Lead Falconer) is a Master Falconer with 15 years of experience. He holds a Masters of Science in Avian Biology from Portland State University, and has conducted over 10 years of research focusing on human-wildlife conflicts, and the behavior of wildlife in urban settings. He delivers highly effective bird control programs throughout California and Oregon.



AGENDA STAFF REPORT

MEETING DATE: 12/5/2023

AGENDA SECTION: PUBLIC HEARING

SUBJECT:

Introduction of Ordinance No. 23-05, Amending Chapters 5.56-Commercial Cannabis Activity and 8.32-Cannabis of the Hanford Municipal Code to simply the process related to commercial cannabis operations; Not Retail.

RECOMMENDATION:

Recommendation: Staff recommends the City Council approve the introduction of Ordinance 23-05 thereby approved a variety of Amendments to Hanford Municipal Code - 5.56 Commercial Cannabis Activity and Amendments to Hanford Municipal Code - 8.32 Cannabis

BACKGROUND:

At the May 16th, 2023 City Council Meeting, City Council authorized Staff to update the City's cannabis licensing process to simplify the cannabis business permit process for applicants and City staff. Several amendments to the municipal code were needed in order to meet the Council's goals. The proposed amendments to the Municipal Code primarily fall into two categories:

1. Simplification of the Application Process: The proposed amendments would authorize Council to approve a "Commercial Cannabis Business Permit Application" that guides the commercial cannabis business license application process. The application review and renewal process has been simplified for staff and applicants.
2. Remove or Change Outdated or Unnecessary Language: Several changes to state law and the state's approval process have occurred since the original adoption of HMC 5.56 and HMC 8.32 and language has been updated to reflect those changes. Clarifying language was also provided in some instances.

In addition to the proposed ordinance changes, an update to the Commercial Cannabis Business Permit Application is needed to expedite and improve the City's cannabis permitting process. The Commercial Cannabis Business Permit Application outlines the process by which potential cannabis businesses can receive approval to operate in Hanford. A draft of the Commercial Cannabis Business Permit Application is provided with this staff report. Staff are not proposing changes to the number of cannabis businesses allowed within Hanford or changing the location or safety requirements for cannabis businesses. The application process for Cannabis Storefront Retail licenses, previously established by Council, will remain the same and are not part of the proposed changes to the application process.

Staff has attached a strikethrough version of the proposed amendments to the Hanford Municipal

Code to show the proposed changes. A draft version of the Commercial Cannabis Business Permit Application is also provided with this agenda.

FISCAL IMPACT:

ATTACHMENTS:

1. Ordinance 23-05
2. Exhibit A - Cannabis Ordinance Changes 1st Reading
3. Non-Retail Application Process and Procedures

ORDINANCE NO. 23-05

**AN ORDINANCE AMENDING HANFORD MUNICIPAL CODE CHAPTERS 5.56 –
COMMERCIAL CANNABIS ACTIVITY & 8.32 CANABIS**

WHEREAS, the City of Hanford is a general law city organized pursuant to Article XI of the California Constitution; and

WHEREAS, pursuant to the authority granted the City by Article XI, Sections 5 and 7 of the California Constitution, the City has the power to make and enforce within its limits all ordinances and regulations in respect to municipal affairs not in conflict with general laws and its own charter; and

WHEREAS, on November 8, 2016, Proposition 64 the “Adult Use Marijuana Act” known as (“AUMA”) was approved by California voters for the purpose of providing a comprehensive regulatory framework for the licensing, control, and taxation of non-medical commercial cannabis related businesses in California; and

WHEREAS, MCRSA and AUMA expressly protects a City’s local licensing practices, zoning authority, and other local actions taken under the City’s constitutional municipal and police powers for the purpose of commercial cannabis activities; and

WHEREAS, Hanford Municipal Code Chapter 5.56 and Chapter 8.32 outline the process by which Commercial Cannabis Businesses Licenses may be issued within Hanford city limits; and

WHEREAS, the City Council desires to establish reasonable policies and procedures for the approval of cannabis businesses; and

WHEREAS, the City Council finds that the adoption of this ordinance is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, 14 Cal. Code of Regulations, Chapter 3.

NOW THEREFORE, The City Council of the City of Hanford does ordain as follows:

SECTION 1. CHAPTER 5.56 – COMMERCIAL CANNABIS ACTIVITY & CHAPTER 8.32 CANABIS 17.69 of the Hanford Municipal Code are enacted as attached as Exhibit A.

SECTION 2. That that Municipal Code Amendment 2023-05 is exempt from CEQA is accordance with Section 15061(b)(3) of the CEQA Guidelines.

SECTION 3. That the ordinance shall take effect thirty (30) days after its passage, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage or a summary of this ordinance shall be published in the Hanford Sentinel in a manner consistent with the requirements of the California Government Code.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on January __, 2024, by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

Travis Paden
MAYOR of the City of Hanford

ATTEST:

NATALIE CORRAL
CITY CLERK

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

I NATALIE CORRAL, City Clerk of the City of Hanford, do hereby certify the foregoing ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the __th day of January, 2024, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the day ____ of _____ , 2024.

NATALIE CORRAL
CITY CLERK

5.56 Commercial Cannabis Activity

5.56.010 Purpose and intent.

It is the purpose and intent of this chapter to accommodate the needs of medically-ill persons in need of cannabis for medical purposes, as advised and recommended by their health care provider(s), and to implement the Adult Use Cannabis Act, which was passed by the voters of California while imposing regulations on the use of land to protect the city's neighborhoods, residents, and businesses from negative impacts. It is a further purpose and intent of this chapter to regulate the cultivation, manufacturing, processing, testing, transporting, delivery, and distribution of cannabis and cannabis-related products in a manner which is responsible, which protects the health, safety, and welfare of the residents of Hanford, and to enforce rules and regulations consistent with state law. In part to meet these objectives, an annual permit shall be required to own and/or to operate a commercial cannabis business within Hanford. Nothing in this chapter is intended to authorize the possession, use, or provision of cannabis for purposes which violate state or federal law. The provisions of this chapter are in addition to any other permits, licenses and approvals which may be required to conduct business in the city, and are in addition to any permits, licenses and approval required under state, county, or other law. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.020 Legal authority.

Pursuant to Sections 5 and 7 of Article XI of the California Constitution, and the provisions of the Medical Cannabis Regulation and Safety Act (hereinafter "MCRSA"), and the Adult Use Cannabis Act (hereinafter "AUMA"), the city of Hanford is authorized to adopt ordinances that establish standards, requirements and regulations for local licenses and permits for cannabis and cannabis-related activity. Any standards, requirements, and regulations regarding health and safety, security, and worker protections established by the state of California, or any of its departments or divisions, shall be the minimum standards applicable in the city of Hanford to cannabis, and/or cannabis-related activity. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.030 Cannabis cultivation and commercial cannabis business activities prohibited unless specifically authorized by this chapter.

Except as specifically authorized in this chapter, the cultivation, possession, ~~manufacture~~ manufacturing, processing, storing, laboratory testing, labeling, transporting, dispensing, distribution, delivery, or sale of cannabis or cannabis product is expressly prohibited in the city of Hanford. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.040 Compliance with state and local laws.

It is the responsibility of the owners and operators of the commercial cannabis business to ensure that it is, always, operating in a manner compliant with all applicable state and local laws, and any regulations promulgated thereunder. Nothing in this chapter shall be construed as authorizing any actions which violate federal, state law or local law with respect to the operation of a commercial cannabis business. It shall be the responsibility of the owners and the operators of the commercial cannabis business to ensure that the commercial cannabis business is, at all times, operating in a manner compliant with all applicable federal, state and local laws, ~~the 2008 Attorney General Guidelines,~~ and any subsequently enacted state law or regulatory, licensing, or certification

requirements, and any specific, additional operating procedures or requirements which may be imposed as conditions of approval of the commercial cannabis business permit. Nothing in this chapter shall be construed as authorizing any actions which violate federal or state law regarding the operation of a commercial cannabis business. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.050 Definitions.

When used in this chapter, the following words shall have the meanings ascribed to them as set forth herein. Any reference to California statutes includes any regulations promulgated thereunder, and is deemed to include any successor or amended version of the referenced statute or regulatory provision.

~~“Bureau” means the Bureau of Cannabis Control within the California Department of Consumer Affairs.~~

“Cannabis” refers to “marijuana,” and means all parts of the Cannabis sativa, Cannabis indica, or Cannabis ruderalis, whether medical or nonmedical, growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. The meaning of “Cannabis” also includes means the separated resin, whether crude or purified, obtained from cannabis. The meaning of “Cannabis” also includes means marijuana as defined by Section 11018 of the California Health and Safety Code as enacted by Chapter 14017 of the Statutes of 1972. “Cannabis” does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. For the purpose of this chapter, “cannabis” does not mean industrial hemp as that term is defined by Section 81000 of the California Food and Agricultural Code or Section 11018.5 of the California Health and Safety Code.

“Cannabis business park” means a park or campus that is one contiguous commercial area of land which has many cannabis related businesses grouped together. Each individual business is clearly defined, having a unique entrance and immovable physical barriers between uniquely licensed premises.

“Cannabis concentrate” means manufactured cannabis that has undergone a process to concentrate the cannabinoid active ingredient, thereby increasing the product’s potency.

“Cannabis product” means a product containing cannabis, including, but not limited to, manufactured cannabis intended to be sold for use by cannabis patients in California pursuant to the Compassionate Use Act of 1996 (Proposition 215), found at Section 11362.5 of the California Health and Safety Code (as the same may be amended from time to time) or pursuant to the Adult Use of Marijuana Act. For purposes of this chapter, “medical cannabis” does not include industrial hemp as defined by Section 81000 of the California Food and Agricultural Code or Section 11018.5 of the California Health and Safety Code.

“Canopy” means all areas occupied by any portion of a cannabis plant, inclusive of all vertical planes, whether contiguous or noncontiguous on any one site.

“Caregiver” or “primary caregiver” has the same meaning as that term is defined in Section 11362.7 of the California Health and Safety Code.

“City” or “city of Hanford” means the city of Hanford, a California general law city.

“Commercial cannabis activity” includes cultivation, manufacture, processing, laboratory testing, transporting, delivery, distribution, or sale of cannabis product, within the meaning of California Business and Professions Code Section 26001 and California Business and Professions Code Section 26050, et seq.

“Commercial cannabis business” means any business or operation which engages in cannabis activity.

“Commercial cannabis business permit” means a regulatory permit issued by the city of Hanford pursuant to this chapter to a commercial cannabis business, and is required before any commercial cannabis activity may be conducted in the city. The initial permit and annual renewal of a commercial cannabis business permit is made expressly contingent upon the business’s ongoing compliance with all of the requirements of this chapter and any regulations adopted by the city governing the commercial cannabis activity at issue.

“Cultivation” means any activity, whether occurring indoors or outdoors, involving the propagation, planting, growing, harvesting, drying, curing, grading, and/or trimming of cannabis plants or any part thereof for any purpose, including cannabis.

“Cultivation site” means a facility where cannabis is cultivated, propagated, planted, grown, harvested, dried, cured, graded, or trimmed, or that does all or any combination of those activities, and where the operator holds a valid commercial cannabis business permit for cultivation from the city of Hanford and a valid state license to cultivate cannabis as required by state law.

“Delivery” means the commercial transfer of cannabis or cannabis products from a dispensary, up to an amount determined to be authorized by the state of California, or any of its departments or divisions, to anyone for any purpose. “Delivery” also includes the use by a dispensary of any technology platform owned, controlled, and/or licensed by the dispensary, or independently licensed by the state of California under the MCRSA or AUMA (as the same may be amended from time-to-time), that enables anyone to arrange for or facilitate the commercial transfer by a licensed dispensary of cannabis or cannabis products.

~~“Department” — “Bureau” means the Bureau of Cannabis Control within the California Department of Consumer Affairs.~~
Department of Cannabis Control.

“Dispensary” means a commercial cannabis business facility where cannabis, cannabis products, or devices for the use of cannabis or cannabis products are offered, either individually or in any combination, for retail sale, including an establishment (whether fixed or mobile) that delivers, pursuant to express authorization, cannabis and cannabis products as part of a retail sale, and where the operator holds a valid commercial cannabis business permit from the city of Hanford authorizing the operation of a dispensary, and a valid state license as required by state law to operate a dispensary.

“Dispensing” means any activity involving the retail sale of cannabis or cannabis products from a dispensary.

“Distribution” means the wholesale procurement and sale of cannabis or cannabis products between entities licensed pursuant to MCRSA, AUMA and any subsequent state of California legislation regarding the same.

“Distributor” means a person holding a valid commercial cannabis business permit for distribution issued by the city of Hanford, and, a valid state license for distribution, required by state law to engage in the business of purchasing cannabis from a licensed cultivator, or cannabis products from a license manufacturer, for sale to a licensed dispensary.

“Dried flower” means all dead cannabis that has been harvested, dried, cured, or otherwise processed, excluding leaves and stems.

“Edible cannabis product” means manufactured cannabis that is intended to be used, in whole or in part, for human consumption. An edible cannabis product is not considered food as defined by Section 109935 of the California Health and Safety Code or a drug as defined by Section 109925 of the California Health and Safety Code. An edible cannabis product shall not be deemed to be adulterated pursuant to Section 19347.6 of the Business and Professions Code solely because it contains cannabis.

“Greenhouse” means a fully enclosed permanent structure that is clad in transparent material with climate control, such as heating and ventilation capabilities and supplemental artificial lighting, and that uses a combination of natural and supplemental lighting for cultivation.

“Live plants” means living cannabis flowers and plants, including seeds, sprouts, immature plants (including unrooted clones), and vegetative stage plants.

“Manufactured cannabis” means raw cannabis that has undergone a process whereby the raw agricultural product has been transformed into a concentrate, extraction or other manufactured product intended for internal consumption through inhalation or oral ingestion or for topical application.

“Manufacturer” means a person that conducts the production, preparation, propagation, or compounding of manufactured cannabis, as defined in this section, or cannabis products either directly or indirectly or by extraction methods, or independently by means of chemical synthesis at a fixed location that packages or repackages cannabis or cannabis products or labels or relabels its container, where the operator holds a valid commercial cannabis business permit for manufacturing from the city of Hanford and, after January 1, 2018 or as soon as permitted by the state granting agency, department or division, a valid state license for manufacturing pursuant to MCRSA and/or AUMA. A manufacturer may also be a person that infuses cannabis in its products but does not perform its own extraction.

“Manufacturing site” means a location that produces, prepares, propagates, or compounds cannabis or cannabis products, directly or indirectly, by extraction methods, independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis, and is owned and operated by a person issued a valid commercial cannabis business permit for manufacturing from the city of Hanford and, a valid state license as required for manufacturing of cannabis products.

“Microbusiness” has the same meaning as that contained in Section 26070(a)(3) of the Business and Professions Code of the State of California.

“Nursery” means a person that produces only clones, immature plants, seeds and other agricultural products used specifically for the planting, propagation, and cultivation of cannabis.

“Patient” or “qualified patient” has the same definition as California Health and Safety Code Section 11362.7 et seq., as it may be amended, and which means a person who is entitled to the protections of California Health and Safety Code Section 11362.5.

“Person” means an individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit and includes the plural as well as the singular number.

“Person with an identification card” has the meaning given that term by California Health and Safety Code Section 11362.7.

“State license” means a permit or license issued by the state of California, or one of its departments or divisions, under MCRSA or AUMA to engage in commercial cannabis activity.

“Topical cannabis” means a product intended for external application and/or absorption through the skin. A topical cannabis product is not considered a drug as defined by Section 109925 of the California Health and Safety Code.

“Testing laboratory” means a facility, entity, or site in the city of Hanford that offers or performs tests of cannabis or cannabis products and that is both of the following:

1. Accredited by an accrediting body that is independent from all other persons involved in the cannabis industry in the state.
2. Licensed by the ~~Bureau of Cannabis Control~~Department of Cannabis Control, and is owned and operated by a person issued a valid commercial cannabis business permit for laboratory testing from the city of Hanford.

“Transport” means the transfer of cannabis products from the permitted business location of one licensee to the permitted business location of another licensee, for the purposes of conducting commercial cannabis activity authorized by the MCRSA and/or AUMA.

“Transporter” means a person issued a state license, and a commercial cannabis business permit by the city of Hanford, authorizing the transport of cannabis or cannabis products in amounts authorized by the state of California, or by one of its departments or divisions under the MCRSA and/or AUMA. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.060 Commercial cannabis business permit required to engage in commercial cannabis business.

A. No person may engage in any commercial cannabis business or activity within the city of Hanford including cultivation, manufacturing~~ing~~ing, processing, laboratory testing, transporting, dispensing, distribution, or sale of cannabis or a cannabis product unless the person: (1) has a valid commercial cannabis business permit from the city of Hanford; and (2) is currently in compliance with all applicable state and local laws and regulations pertaining to the commercial cannabis business or activities, including the duty to obtain any required state licenses.

5.56.065 Conditional use permit required.

A. All proposed sites for a cannabis business require a conditional use permit. Prior to, or concurrently with, applying for a commercial cannabis business permit, the applicant shall process a conditional use permit. The cannabis conditional use permit shall run with the cannabis business permit and not the land. Each use shall require a conditional use permit.

~~—B. Until Health and Safety Code Section 11362.775, subdivision (a), is repealed, the city intends that person's eligible to operate collectives or cooperatives under that subdivision shall be eligible to apply for a city permit to conduct commercial cannabis activities, but only to the degree those activities are authorized under state law for collectives and cooperatives. When the Health and Safety Code Section 11362.775, subdivision (a), is repealed, or as soon as collectives and cooperatives are no longer permitted to engage in commercial cannabis activity under state law, any city permit holder operating a commercial cannabis business under a collective or cooperative who has not already obtained a state license for the commercial cannabis activities they are engaged in shall automatically forfeit his or her city commercial cannabis business permit. At that point, they shall no longer be authorized to engage in any commercial cannabis activities in the city until they obtain both a city issued commercial cannabis business permit and a state license for that commercial cannabis activity. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)~~

5.56.070 Cannabis employee permit required.

A. Any person who is an employee, independent contractor, or who otherwise works or volunteers within a commercial cannabis business must be legally authorized to do so under applicable state law. ~~Employees, workers, or volunteers at businesses that are permitted by the city of Hanford as cannabis business cultivators, manufacturers, distributors, or delivers that are operating pursuant to Health and Safety Code Section 11362.775(a) as collectives or cooperatives until that subsection is repealed must be qualified patients or primary caregivers as required by state law.~~

B. Any person who is an employee, independent contractor, or who otherwise works or volunteers within a commercial cannabis business must obtain a commercial cannabis employee work permit from the city prior to performing any work at any commercial cannabis business.

C. Applications for a commercial cannabis employee work permit shall be developed and made available by the city manager or their designee(s), and shall include, but not be limited to, the following information:

1. Name, address, and phone number of the applicant;
2. Age and verification of applicant. A copy of a birth certificate, driver's license, government issued identification card, passport or other proof that the applicant is at least twenty-one (21) years of age must be submitted with the application;
3. Name, address of the commercial cannabis businesses where the person will be employed, and the name of the primary manager of that business;
4. A list of any crimes enumerated in California Business and Professions Code Section 26507(b)(4) for which the applicant has been convicted;

~~—5. Name, address, and contact person for any previous employers from which the applicant was fired, resigned, or asked to leave and the reasons for such dismissal or firing;~~

56. The application shall be accompanied by fingerprints and a recent photograph of the applicant in a form and manner as required by the chief of police or designee(s);

76. A signed statement under penalty of perjury that the information provided is true and correct;

~~8. If applicable, verification that the applicant is a qualified patient or primary caregiver;~~

97. A fee paid in an amount set by resolution of the city council in an amount necessary to cover the costs of administering the employee work permit programs. The fee is non-refundable and shall not be returned in the event the work permit is denied or revoked.

D. The chief of police or designee(s) shall conduct a background check to determine whether the applicant was convicted of a crime or left a previous employer for reasons that show the applicant:

1. Has been convicted of a crime involving dishonesty, fraud or deceit, including but not limited to fraud, forgery, theft, or embezzlement as those offenses are defined in California Penal Code Sections 186.11, 470, 484, and 504a, respectively; or equivalent offenses in other states.

2. Has committed a felony or misdemeanor involving fraud, deceit, embezzlement; or

3. Was convicted of a violent felony, a crime of moral turpitude; or

4. Has illegally used, possessed, transported, distributed or similar activities related to controlled substances, as defined in the Federal Controlled Substances Act, except for cannabis related offenses for which the conviction occurred after the passage of the Compassionate Use Act of 1996.

Discovery of these facts showing that the applicant has been convicted of a crime involving dishonesty, fraud, embezzlement, or deceit are grounds for denial of the permit. Where the applicant's sentence (including any term of probation, incarceration, or supervised release) for possession of, possession for sale, sale, manufacture, transportation, or cultivation of a controlled substance is completed, such underlying conviction shall not be the sole ground for denial of a commercial cannabis work permit. Furthermore, an applicant shall not be denied a permit if the denial is based solely on any of the following: (a) a conviction for any crime listed in subsection (D)(4) of this section for which the applicant has obtained a certificate of rehabilitation pursuant to Chapter 3.5 (commencing with Section 4852.01) of Title 6 of Part 3 of the California Penal Code; or (b) a conviction that was subsequently dismissed pursuant to Section 1203.4, 1203.4a, or 1203.41 of the California Penal Code or any other provision of state law allowing for dismissal of a conviction.

E. The city manager or designee(s) shall issue the commercial cannabis work permit or a written denial to the applicant within ninety (90) days of the date the application was deemed complete. Upon the request of a commercial cannabis business and while processing the application for a work permit, the city manager or designee(s) may issue a temporary work permit for an employee if the business demonstrates to the city manager or designee(s) that the employee is necessary for the operation of the business. The temporary permit may be immediately revoked by the city manager or designee(s) upon determination that the applicant has failed the background check.

F. A work permit shall be valid for a twelve (12) month period and must be renewed on an annual basis. Renewal applications shall contain all the information required in subsection B of this section

including the payment of a renewal application fee in an amount to be set by resolution of the city council.

G. In the event a person changes employment from one commercial cannabis business in the city to another, the work permit holder shall notify the city manager or designee(s) in writing of the change within ten (10) days, or the work permit shall be suspended or revoked and such person shall not be permitted to work at any commercial cannabis business in the city.

H. The city may immediately revoke the commercial cannabis work permit should the permit holder be convicted of a crime listed in subsections C and D of this section or if facts become known to the chief of police or designee(s) that the permit holder has engaged in activities showing that he or she is dishonest.

I. The city manager or designee(s) is hereby authorized to promulgate all regulations necessary to implement the work permit process and requirements.

J. The applicant may appeal the denial or revocation of a commercial cannabis work permit by filing a notice of appeal with the city clerk within ten (10) days of the date the applicant received the notice of denial, which appeal shall be conducted as set forth in Section 5.56.140 of this chapter.

K. The city manager or designee(s) shall issue a permit in the form of a personal identification card that can be worn by the employee. The personal identification card shall be worn approximately chest-high on their outermost garment, in a prominent and visible location. The identification card shall be maintained in good and readable condition at all times. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.080 Maximum number and type of authorized commercial cannabis businesses permitted.

The number of each type of commercial cannabis business that shall be permitted to operate in the city shall be established by resolution of the city council.

A. This section is only intended to create a maximum number of commercial cannabis businesses that may be issued permits to operate in the city under each category. Nothing in this chapter creates a mandate that the city issue any or all of the commercial cannabis business permits if it is determined that the applicants do not meet the standards which are established in the application requirements or further amendments to the application process.

B. At any time, in the city council's discretion, the city council may reassess the number of commercial cannabis business permits which are authorized for issuance. The city council, in its discretion, may determine by resolution that the number of commercial cannabis permits should stay the same, or be expanded. (Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.090 ~~Initial~~ application procedure.

A. The city council shall adopt by resolution the procedures which will govern the application process, and the manner in which the decision will ultimately be made regarding the issuance of any commercial cannabis business permit(s). The city manager or designee(s) is hereby authorized to prepare the necessary forms, adopt any necessary rules to the application, regulations and processes,

solicit applications, conduct initial evaluations of the applicants, and to ultimately select the applicant(s) that will be awarded a permit.

B. At the time of filing, each applicant shall pay an application fee established by resolution of the City Council, to cover all costs incurred by the city in the application process.

C. ~~After the initial review, the~~ The city manager or designee(s) will select the applicant(s) to be awarded a permit based upon the available permits and the ~~ranking of the applicants during the review process.~~adopted procedures.

D. The City's Reservation of Rights. The city reserves the right to reject any or all applications for any reason that is not illegal. The city may also modify, postpone, or cancel any request for applications, or the entire program under this chapter, at any time without liability, obligation, or commitment to any party, firm, or organization. Persons submitting applications assume the risk that all or any part of the program, or any particular category of permit potentially authorized under this chapter, may be cancelled at any time prior to permit issuance. The city further reserves the right to request and obtain additional information from any candidate submitting an application. In addition to any other justification provided, a failure to comply with other requirements in this chapter, an application risks being rejected for any of the following reasons:

1. Proposal received after designated time and date.
2. Proposal not containing the required elements, exhibits, nor organized in the required format.
3. Proposal considered not fully responsive to this request for permit application.
4. Proposal contains excess or extraneous material not called for in the request for permit application. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.100 Expiration of commercial cannabis business permits.

Each commercial cannabis business permit issued pursuant to this chapter shall expire ~~twelve (12) months after the date of its issuance~~December 31st of each year. Commercial cannabis permits may be renewed as provided in Section 5.56.120. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.110 Revocation of permits.

Commercial cannabis business permits may be revoked for any violation of any law and/or any rule, regulation and/or standard adopted pursuant to this chapter. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.120 Renewal applications.

A. An application for renewal of a commercial cannabis business permit shall be filed at least thirty (30) calendar days prior to the expiration date of the current permit.

B. The renewal application shall contain all the information required for new applications.

C. The applicant shall pay a fee in an amount to be set by the city council to cover the costs of processing the renewal permit application, together with any costs incurred by the city to administer the program created under this chapter.

D. An application for renewal of a commercial cannabis business permit may be rejected if any of the following exists:

1. The application is filed less than thirty (30) days before its expiration.
2. The commercial cannabis business permit is suspended or revoked at the time of the application.
3. The commercial cannabis business has not been in regular and continuous operation in the four (4) months prior to the renewal application.
4. The commercial cannabis business has failed to conform to the requirements of this chapter, or of any regulations adopted pursuant to this chapter.
5. The permittee fails or is unable to renew its state of California license.
6. If the city or state has determined, based on substantial evidence, that the permittee or applicant is in violation of the requirements of this chapter, of the city's municipal code, or of the state rules and regulations, and the city or state has determined that the violation is grounds for termination or revocation of the commercial cannabis business permit.

E. The city manager or designee(s) is authorized to make all decisions concerning the issuance of a renewal permit. In making the decision, the city manager or designee(s) is authorized to impose additional conditions to a renewal permit, if it is determined to be necessary to ensure compliance with state or local laws and regulations or to preserve the public health, safety or welfare. Appeals from the decision of the city manager or designee(s) shall be handled pursuant to Section 5.56.140.

F. If a renewal application is rejected, a person may file a new application pursuant to this chapter no sooner than one year from the date of the rejection. An application may be approved, conditionally approved, or rejected at the discretion of the city manager or designee(s). Any correction required for a conditionally approved application must be done in a timely manner as set forth by the city manager or designee(s). (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.130 Effect of state license suspension, revocation, or termination.

Suspension of a license issued by the state of California, or by any of its departments or divisions, shall immediately suspend the ability of a commercial cannabis business to operate within the city, until the state of California, or its respective department or division, reinstates or reissues the state license. Should the state of California, or any of its departments or divisions, revoke or terminate the license of a commercial cannabis business, such revocation or termination shall also revoke or terminate the ability of a commercial cannabis business to operate within the city of Hanford. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.140 Appeals.

Unless specifically provided elsewhere to the contrary, an appeal of a city decision or action occurring under this chapter from the city manager or designee(s) shall be conducted as prescribed hereinafter. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.150 Written request for appeal.

A. Within ten (10) calendar days after the date of a decision or action of the city manager or designee(s) occurring pursuant to this chapter, an aggrieved party may appeal such action by filing a written appeal with the city clerk setting forth the reasons why the decision was not proper. The failure to file a timely appeal shall constitute the failure to exhaust administrative remedies.

B. At the time of filing the appellant shall pay the designated appeal fee, established by resolution of the city council from time to time. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.160 Appeal hearing process.

A. Upon receipt of the written appeal, the city clerk shall set the matter for a hearing before the city council or its designee. The city council or its designee shall hear the matter de novo.

B. The appeal shall be held within a reasonable time after the filing the appeal, but in no event later than ninety (90) days from the date of such filing. The city shall notify the appellant of the time and location at least ten (10) days prior to the date of the hearing.

C. At the hearing, the appellant may present any information they deem relevant to the decision appealed. The formal rules of evidence and procedure applicable in a court of law shall not apply to the hearing.

D. The failure of an appealing party to appear at the appeal hearing shall constitute a failure to exhaust their administrative remedies.

E. At the conclusion of the hearing the city council or its designee may affirm, reverse or modify the decision appealed. The decision of the city council or its designee shall be final.

F. Following the appeal hearing, an aggrieved party may seek judicial review of the city council or its designee's appeal decision by filing a complaint with the Superior Court of Kings County, California during the period identified by California Code of Civil Procedure Section 1094.6, as may be amended. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.170 Permittee selection process.

A. The city manager or designee(s) shall develop procedures and review criteria by which the applicants for a commercial cannabis business permit shall be evaluated.

B. Applications shall be vetted by the city manager or designee(s) and may include a committee of his or her choice or his or her designee's choice. At the conclusion of the vetting process, ~~the committee shall prepare a report ranking the applications~~ or requesting approval of an applicant shall be and submitted that report for consideration to the city manager or designee(s). The recommendations shall include a summary of the concerns which need to be mitigated by the applicant prior to the issuance of the permit.

C. At least twenty (20) days prior to the selection of the applicants, notice shall be sent to all property owners located within five hundred (500) feet of the proposed business locations of each of the finalists to be considered.

D. The city manager or designee(s) shall either deny or approve the final candidates. The decision of the city manager or designee(s) shall be subject to appeal in accordance with the appeal provisions of this chapter.

E. Official issuance of the commercial cannabis business permit(s), however, is conditioned upon the prevailing candidate(s) obtaining all required land use approvals. Following the selection, the prevailing candidate(s) shall apply to the city's community development department to obtain any required land use approvals or entitlements for the permittee's location, if any. Land use approvals shall include compliance with all applicable provisions of CEQA. The city manager or designee(s) shall formally issue the commercial cannabis business permit(s) once it has been affirmed that all of the required land use approvals have been obtained.

F. Issuance of a commercial cannabis business permit does not create a land use entitlement. The commercial cannabis business permit shall only be for a maximum term of twelve (12) months, and shall expire on December 31st each year ~~at the end of the twelve (12) month period~~ unless it is renewed as provided herein. Furthermore, no permittee may begin operations, notwithstanding the issuance of a permit, unless all of the state and local laws and regulations, including, but not limited to, the requirements of this chapter and of the permit, have been complied with.

G. Notwithstanding anything in this chapter to the contrary, the city reserves the right to reject any or all applications if it determines it would be in the best interest of the city, taking into account any health, safety and welfare impacts on the community. Applicants shall have no right to a commercial cannabis business permit until a permit is actually issued, and then only for the duration of the permits term. Each applicant assumes the risk that, at any time prior to the issuance of a permit, the city council may terminate or delay the program created under this chapter.

H. If an application is denied, a new application may not be filed for one year from the date of the denial.

I. ~~Each~~ Upon receipt of a commercial cannabis business permit applicants ~~applicant granted a commercial cannabis business permit~~ shall be required to pay the permit fee established by resolution of the city council, to cover the costs of administering the commercial cannabis business permit program created in this chapter. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.180 Change in location—Updated registration form.

A. Any time the dispensing, cultivation, manufacturing, transportation and/or distribution location specified in the regulatory permit is changed, the applicant shall re-register with the city manager or designee(s). The process and the fees for re-registration shall be the same as the process and fees set forth for registration in Sections 5.56.090 and 5.56.120.

B. Within fifteen (15) calendar days of any other change in the information provided in the registration form or any change in status of compliance with the provisions of this chapter, including any change in the commercial cannabis business ownership or management members, the applicant shall

file an updated registration form with the city manager or designee(s) for review along with a registration amendment fee, as set forth in Sections 5.56.090 and 5.56.120. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.185 Sale and assignment of license.

No commercial cannabis business permit may be sold, assigned, or otherwise transferred without the approval of the city manager or designee(s). As a condition of approval, the proposed purchaser, assignee, or transferee of a commercial cannabis business permit shall undergo the application and approval process described in Section 5.56.090 above. (Ord. 21-06 § 3, 2021)

5.56.190 City business license.

Prior to commencing operations, a commercial cannabis business shall obtain a city of Hanford business license. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.200 Building permits and inspection.

Prior to commencing operations, a commercial cannabis business shall be subject to a mandatory building inspection, and must obtain all required permits and approvals which would otherwise be required for any business of the same size and intensity operating in that zone. This includes, but is not limited to, obtaining any required building permit(s), fire department approvals, health department approvals and other zoning and land use permit(s) and approvals. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.210 Certification from the city manager or designee(s).

Prior to commencing operations, a commercial cannabis business must obtain a certification from the city manager or designee(s) certifying that the business is located on a site that meets all of the requirements of Title 17 of the city's municipal code. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.220 Right to occupy and to use property.

As a condition precedent to the city's issuance of a commercial cannabis business permit pursuant to this chapter, any person intending to open and to operate a commercial cannabis business shall provide sufficient evidence of the legal right to occupy and to use the proposed location. In the event the proposed location will be leased from another person, the applicant shall be required to provide a signed and notarized statement from the owner of the property, acknowledging that the property owner has read this chapter and consents to the operation of the commercial cannabis business on the owner's property. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.230 Limitations on city's liability.

To the fullest extent permitted by law, the city of Hanford shall not assume any liability whatsoever with respect to having issued a commercial cannabis business permit pursuant to this chapter or otherwise approving the operation of any commercial cannabis business. As a condition to the approval of any commercial cannabis business permit, the applicant shall be required to meet all of the following conditions before they can receive the commercial cannabis business permit:

A. They must execute an agreement, in a form approved by the city attorney, agreeing to indemnify, defend (at applicant's sole cost and expense), and hold the city of Hanford, and its officers, officials, employees, representatives, and agents, harmless, from any and all claims, losses, damages, injuries, liabilities or losses which arise out of, or which are in any way related to, the city's issuance of the commercial cannabis business permit, the city's decision to approve the operation of the commercial cannabis business or activity, the process used by the city in making its decision, or the alleged violation of any federal, state or local laws by the commercial cannabis business or any of its officers, employees or agents.

B. Maintain insurance at coverage limits, and with conditions thereon determined necessary and appropriate from time to time by the city attorney.

C. Reimburse the city of Hanford for all costs and expenses, including, but not limited to, attorney fees and costs and court costs, which the city of Hanford may be required to pay as a result of any legal challenge related to the city's approval of the applicant's commercial cannabis business permit, or related to the city's approval of a commercial cannabis activity. The city of Hanford may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve any of the obligations imposed hereunder. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.240 Records and recordkeeping.

A. Each owner and operator of a commercial cannabis business shall maintain accurate books and records in an electronic format, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. On no less than an annual basis (at or before the time of the renewal of a commercial cannabis business permit issued pursuant to this chapter), or at any time upon reasonable request of the city, each commercial cannabis business shall file a sworn statement detailing the number of sales by the commercial cannabis business during the previous twelve (12) month period (or shorter period based upon the timing of the request), provided on a per-month basis. The statement shall also include gross sales for each month, and all applicable taxes paid or due to be paid. On an annual basis, each owner and operator shall submit to the city a financial audit of the business's operations conducted by an independent certified public accountant. Each permittee shall be subject to a regulatory compliance review and financial audit as determined by the city manager or designee(s).

B. Each owner and operator of a commercial cannabis business shall maintain a current register of the names and the contact information (including the name, address, and telephone number) of anyone owning or holding an interest in the commercial cannabis business, and separately of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the commercial cannabis business. The register required by this paragraph shall be provided to the city manager or designee(s) upon a reasonable request.

C. Each commercial cannabis business shall maintain a record of all persons, patients, collectives and primary caregivers served by the commercial cannabis business, for a period of no less than four (4) years.

D. All commercial cannabis businesses shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all cannabis and cannabis

products for all stages of the growing and production or manufacturing, laboratory testing and distribution processes until purchase by or distribution to a qualified patient, primary caregiver for purpose or an adult twenty-one (21) years of age or older who qualifies to purchase cannabis as set forth in AUMA.

E. Subject to any restrictions under the Health Insurance Portability and Accountability Act (HIPPA) regulations, each commercial cannabis business shall allow city of Hanford officials to have access to the business's books, records, accounts, together with any other data or documents relevant to its permitted commercial cannabis activities, for the purpose of conducting an audit or examination. Books, records, accounts, and any and all relevant data or documents will be produced no later than twenty-four (24) hours after receipt of the city's request, unless otherwise stipulated by the city. The city may require the materials to be submitted in an electronic format that is compatible with the city's software and hardware. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.250 Security measures.

A. A permitted commercial cannabis business shall implement sufficient security measures to deter and prevent the unauthorized entrance into areas containing cannabis or cannabis products, and to deter and prevent the theft of cannabis or cannabis products at the commercial cannabis business. Except as may otherwise be determined by the chief of police or designee(s), these security measures shall include, but shall not be limited to, all of the following:

1. Preventing individuals from remaining on the premises of the commercial cannabis business if they are not engaging in an activity directly related to the permitted operations of the commercial cannabis business.

2. Establishing limited access areas accessible only to authorized commercial cannabis business personnel.

3. Except for live growing plants which are being cultivated at a cultivation facility, all cannabis and cannabis products shall be stored in a secured and locked room, safe, or vault. All cannabis and cannabis products, including live plants which are being cultivated, shall be kept in a manner as to prevent diversion, theft, and loss.

4. Installing twenty-four (24) hour security surveillance cameras of at least HD-quality to monitor all entrances and exits to and from the premises, all interior spaces within the commercial cannabis business which are open and accessible to the public, all interior spaces where cannabis, cash or currency, is being stored for any period of time on a regular basis and all interior spaces where diversion of cannabis could reasonably occur. The commercial cannabis business shall be responsible for ensuring that the security surveillance camera's footage is remotely accessible by the Hanford police department, and that it is compatible with the city's software and hardware. In addition, remote and real-time, live access to the video footage from the cameras shall be provided to the Hanford police department. Video recordings shall be maintained for a minimum of forty-five (45) days, and shall be made available to the Hanford police department upon request. Video shall be of sufficient quality for effective prosecution of any crime found to have occurred on the site of the commercial cannabis business.

5. Sensors shall be installed to detect entry and exit from all secure areas.

6. Panic buttons shall be installed in all commercial cannabis businesses.
 7. Having a professionally installed, maintained, and monitored alarm system.
 8. Any bars installed on the windows or the doors of the commercial cannabis business shall be installed only on the interior of the building.
 9. Security personnel shall be on-site twenty-four (24) hours a day or alternative security as authorized by the chief of police or designee(s). Security personnel must be licensed by the State of California Bureau of Security and Investigative Services personnel and shall be subject to the prior review and approval of the Hanford police department, with such approval not to be unreasonably withheld.
 10. Each commercial cannabis business shall have the capability to remain secure during a power outage and shall ensure that all access doors are not solely controlled by an electronic access panel to ensure that locks are not released during a power outage.
- B. Each commercial cannabis business shall identify a designated security representative or liaison to the city of Hanford, who shall be reasonably available to meet with the chief of police or designee(s) regarding any security related measures or any operational issues.
- C. As part of the application and permitting process each commercial cannabis business shall have a storage and transportation plan, which describes in detail the procedures for safely and securely storing and transporting all cannabis, cannabis products, and any currency.
- D. The commercial cannabis business shall cooperate with the city whenever the city manager or designee(s) makes a request, upon reasonable notice to the commercial cannabis business, to inspect or audit the effectiveness of any security plan or of any other requirement of this chapter.
- E. A commercial cannabis business shall notify the city manager or designee(s) within twenty-four (24) hours after discovering any of the following:
1. Significant discrepancies identified during inventory. The level of significance shall be determined by the regulations promulgated by the city manager or designee(s).
 2. Diversion, theft, loss, or any criminal activity involving the commercial cannabis business or any agent or employee of the commercial cannabis business.
 3. The loss or unauthorized alteration of records related to cannabis, registering qualifying patients, primary caregivers, or employees or agents of the commercial cannabis business.
 4. Any other breach of security. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.260 Restriction on alcohol sales.

No person shall cause or permit the sale, dispensing, or consumption of alcoholic beverages on or about the premises of the commercial cannabis business. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.270 Fees and charges.

A. No person may commence or continue any commercial cannabis activity in the city, without timely paying in full all fees and charges required for the operation of a commercial cannabis activity. Fees and charges associated with the operation of a commercial cannabis activity shall be established by resolution of the city council which may be amended from time to time.

B. All commercial cannabis businesses authorized to operate under this chapter shall pay all sales, use, business and other applicable taxes, and all licenses, registration, and other fees required under federal, state and local law. Each commercial cannabis business shall cooperate with the city with respect to any reasonable request to audit the commercial cannabis business's books and records for the purpose of verifying compliance with this section, including, but not limited to, a verification of the amount of taxes required to be paid during any period. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.280 Miscellaneous operating requirements.

A. Commercial cannabis businesses may operate only during the hours specified in the commercial cannabis business permit issued by the city.

B. Restriction on Consumption. Cannabis shall not be consumed on the premises of any commercial cannabis businesses or elsewhere in the city of Hanford other than within private residences.

C. No cannabis or cannabis products or graphics depicting cannabis or cannabis products shall be visible from the exterior of any property issued a commercial cannabis business permit, or on any of the vehicles owned or used as part of the commercial cannabis business. No outdoor storage of cannabis or cannabis products is permitted at any time.

D. Reporting and Tracking of Product and of Gross Sales. Each commercial cannabis business shall have in place a point-of-sale or management inventory tracking system to track and report on all aspects of the commercial cannabis business including, but not limited to, such matters as cannabis tracking, inventory data, gross sales (by weight and by sale) and other information which may be deemed necessary by the city. The commercial cannabis business shall ensure that such information is compatible with the city's recordkeeping systems. In addition, the system must have the capability to produce historical transactional data for review. Furthermore, any system selected must be approved and authorized by the city manager or designee(s) prior to being used by the permittee.

E. All cannabis and cannabis products sold, distributed or manufactured shall be cultivated, manufactured, and transported by licensed facilities that maintain operations in full conformance with the state and local regulations.

F. There shall not be a physician located in or around any commercial cannabis business at any time for the purpose of evaluating patients for the issuance of a cannabis recommendation or card where applicable.

G. Emergency Contact. Each commercial cannabis business shall provide the city manager or designee(s) with the name, telephone number (both land line and mobile, if available) of an on-site employee or owner to whom emergency notice can be provided at any hour of the day.

H. Signage and Notices.

1. In addition to the requirements otherwise set forth in this section, business identification signage for a commercial cannabis business shall conform to the requirements of the Hanford Municipal Code, including, but not limited to, seeking the issuance of a city sign permit.

2. No signs placed on the premises of a commercial cannabis business shall obstruct any entrance or exit to the building or any window.

3. Each entrance to a commercial cannabis business shall be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the commercial cannabis business is prohibited.

4. Business identification signage shall be limited to that needed for identification only, and shall not contain any logos or information that identifies, advertises, or lists the services or the products offered. No commercial cannabis business shall advertise by having a person holding a sign and advertising the business to passersby, whether such person is on the premises of the commercial cannabis business or elsewhere including, but not limited to, the public right-of-way.

5. Signage shall not be directly illuminated, internally or externally. No banners, flags, billboards or other prohibited signs may be used at any time.

6. Holders of commercial cannabis business permits agree that, as an express and ongoing condition of permit issuance and subsequent renewal, the holder of the permit shall be prohibited from advertising any commercial cannabis business located in the city of Hanford utilizing a billboard (fixed or mobile), bus shelter, placard, aircraft, or other similar forms of advertising, anywhere in the state. This paragraph is not intended to place limitations on the ability of a commercial cannabis business to advertise in other legally authorized forms, including on the internet, in magazines, or in other similar ways.

I. Minors.

1. Persons under the age of twenty-one (21) years shall not be allowed on the premises of a commercial cannabis business and shall not be allowed to serve as a driver for a mobile delivery service. It is unlawful and a violation of this chapter for any person to employ any person at a commercial cannabis business who is not at least twenty-one (21) years of age.

2. Notwithstanding subsection (I)(1) of this section, persons aged eighteen (18) to twenty (20) years shall be allowed on the premises of a commercial cannabis business if they can produce a physician's recommendation. In that event, such persons can lawfully purchase cannabis for the sole purpose of addressing the medical need that is the subject of the physician's recommendation.

3. The entrance to the commercial cannabis business shall be clearly and legibly posted with a notice that no person under the age of twenty-one (21) years of age is permitted to enter upon the premises of the commercial cannabis business.

J. Odor Control. Odor control devices and techniques shall be incorporated in all commercial cannabis businesses to ensure that odors from cannabis are not detectable off-site. Commercial cannabis businesses shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the commercial cannabis business that is distinctive to its operation is not detected outside of the facility, anywhere on adjacent property or public rights-of-way, on or about the

exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the commercial cannabis business. As such, commercial cannabis businesses must install and maintain the following equipment, or any other equipment which the city manager or designee(s) determine is a more effective method or technology:

1. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally;
2. An air system that creates negative air pressure between the commercial cannabis business's interior and exterior, so that the odors generated inside the commercial cannabis business are not detectable on the outside of the commercial cannabis business.

K. Display of Permit and City Business License. The original copy of the commercial cannabis business permit issued by the city pursuant to this chapter and the city issued business license shall be posted inside the commercial cannabis business in a location readily-visible to the public.

L. Background Check. Pursuant to California Penal Code Sections 11105(b)(11) and 13300(b)(11), which authorizes city authorities to access state and local summary criminal history information for employment, licensing, or certification purposes; and authorizes access to federal level criminal history information by transmitting fingerprint images and related information to the Department of Justice to be transmitted to the Federal Bureau of Investigation, every person listed as an owner, manager, supervisor, employee or volunteer, of the commercial cannabis business must submit fingerprints and other information deemed necessary by the chief of police or designee(s) for a background check by the Hanford police department. Pursuant to California Penal Code Sections 11105(b)(11) and 13300(b)(11), which requires that there be a requirement or exclusion from employment, licensing or certification based on specific criminal conduct on the part of the subject of the record. No person shall be issued a permit to operate a commercial cannabis business or a related work permit unless they have first cleared the background check, as determined by the chief of police or designee(s), as required by this section. A fee for the cost of the background investigation, which shall be the actual cost to the city of Hanford to conduct the background investigation as it deems necessary and appropriate, shall be paid at the time the application for a commercial cannabis business permit is submitted.

M. Loitering. The owner and/or operator of a commercial cannabis business shall prohibit loitering by persons outside the facility both on the premises and within fifty (50) feet of the premises.

N. Permits and Other Approvals. Prior to the establishment of any commercial cannabis business or the operation of any such business, the person intending to establish a commercial cannabis business must first obtain all applicable planning, zoning, building, and other applicable permits from the relevant governmental agency which may be applicable to the zoning district in which such commercial cannabis business intends to establish and to operate.

O. If a commercial cannabis business permittee is operating as a collective or cooperative under Health and Safety Code Section 11362.775, subdivision (a), members of the applicant authorized to possess cannabis shall sign an agreement with the commercial cannabis business which states that members shall not distribute cannabis or cannabis products to non-members or in violation of the "Memorandum for all United States Attorneys," issued by the United States Department of Justice, from

James M. Cole, Deputy Attorney General and any other applicable state and federal laws, regulations, or guidelines.

P. If the commercial cannabis business permittee is operating as a collective or cooperative under Health and Safety Code Section 11362.775, subdivision (a), the commercial cannabis business shall terminate the membership of any member violating any of the provisions of this chapter. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.300 Operational requirements.

The city manager or designee(s) may develop other commercial cannabis business operational requirements or regulations as are determined to be necessary to protect the public health, safety and welfare. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.310 Operating requirements for dispensaries/storefront retail facilities.

A. No more than the number of cannabis retailers adopted by resolution may operate within the city of Hanford at any one time and shall be issued a permit by the city of Hanford.

B. Retailers shall verify the age and all necessary documentation of each individual to ensure the customer is not under the age of eighteen (18) years. If the potential customer is eighteen (18) to twenty (20) years old, retailer shall confirm the customer's possession of a valid doctor's recommendation and/or identification card (Medical Cannabis Card) pursuant to Health & Safety Code Section 11362.71. For adult-use purchases, retailers shall verify that all customers are twenty-one (21) years of age or older for the purchase of cannabis or cannabis products.

C. Entrances into the retailer shall be strictly controlled in a manner approved by the chief of police or designee(s). Individuals eighteen (18) – twenty-one (21) years of age must show their physician's recommendation to gain access. Physician's recommendations are not to be obtained or provided at the retail location.

D. Uniformed licensed security personnel shall be employed to monitor site activity, control loitering and site access, and to serve as a visual deterrent to unlawful activities. Security personnel may be allowed to carry firearms if authorized by the chief of police.

E. Retailers may have only that quantity of cannabis and cannabis products to meet the daily demand readily available for sale on-site in the retail sales area of the retailer. Additional product may be stored in a secured, locked area to which customers, vendors, and visitors shall not have access.

F. All restroom facilities shall remain locked and under the control of management.

G. Retailers and microbusinesses authorized to conduct retail activities shall only serve customers who are within the licensed premises, or at a delivery address that meets the requirements of this chapter.

1. All cannabis goods sold by a retail business shall be contained in child-resistant packaging.

2. Retailers shall record point-of-sale areas and areas where cannabis goods are displayed for sale on the video surveillance system. At each point-of-sale location, camera placement must allow for the

recording of the facial features of any person purchasing or selling cannabis goods, or any person in the retail area, with sufficient clarity to determine identity.

3. A retail licensee or microbusiness licensee who is engaged in retail sale shall hire or contract for security personnel who are at least twenty-one (21) years of age to provide security services for the licensed retail premises. All security personnel hired or contracted for by the licensee shall be licensed by the Bureau of Security and Investigative Services and shall comply with Chapters 11.4 and 11.5 of Division 3 of the Business and Professions Code.

H. Access to Retailer Premises.

1. Access to the premises of a retail licensee/permittee shall be limited to individuals who are at least twenty-one (21) years of age.

2. Notwithstanding subsection (H)(1) of this section, individuals who are at least eighteen (18) years of age and in possession of a valid physician's recommendation shall be granted access to the premises of a retail licensee/permittee for the sole purpose of purchasing medicinal cannabis consistent with the physician's recommendation.

I. Authorized Sales. A retailer shall only sell adult-use cannabis and adult-use cannabis products to individuals who are at least twenty-one (21) years of age. A retailer shall only sell medicinal cannabis or medicinal cannabis products to individuals who are at least eighteen (18) years of age, but not yet twenty-one (21), if those individuals are in possession of a valid physician's recommendation. Medicinal cannabis sales to individuals twenty-one (21) years of age and older are unrestricted.

J. Limited Access Areas. A retailer shall establish limited-access areas and permit only authorized individuals to enter the limited-access areas. Authorized individuals include individuals employed by the retailer as well as any outside vendors, contractors, or other individuals conducting business that requires access to the limited access area. All individuals granted access to the limited access area shall be at least twenty-one (21) years of age, and if not employed by the retailer, shall be escorted at all times by an employee of the licensee/permittee. A retailer shall maintain a log of all individuals who are not employees who are granted access to the limited access area. These logs shall be made available to the city manager or designee(s) upon request.

K. Microbusiness—Commercial Activity. All cultivation, manufacturing, distribution, and retail activities performed by a licensee under a Type 12-Microbusiness permit shall occur on the same licensed premises. Areas of the premises for manufacturing and cultivation shall be separated from the distribution and retail areas by a wall and all doors between the areas shall remain closed when not in use.

L. Operating hours of the store front retailer license shall be limited to the hours of nine a.m. through nine p.m., seven (7) days a week.

M. Store Front Retail Security Requirements. All provisions incorporated within Section 5.56.250 of this Chapter (Security Measures), are directly applicable to and binding on all commercial cannabis businesses, including all store front retail businesses. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

~~5.56.320 Operating requirements for delivery services.~~

~~— Prior to commencing operations, a cannabis delivery service shall comply with the following requirements:~~

~~— A. Obtain from the city a permit authorizing the delivery of cannabis and cannabis products within the city limits. A copy of this permit shall be retained by all drivers.~~

~~— B. The retail business operating the delivery service shall provide the city manager or designee(s) with evidence of a valid state license for a commercial cannabis business on whose authorization the delivery service is performing the delivery function.~~

~~— C. The retail business operating the delivery service shall furnish to the city manager or designee(s), directly or via the jurisdiction from which the business has received an operating permit, the names and driver's license numbers of all the business' delivery drivers, and evidence verifying that criminal background checks have been conducted for all the business's drivers.~~

~~— D. The retail business operating the delivery service shall furnish to the city manager or designee(s) the year, make, model, color, license plate number, and numerical Vehicle Identification Number (VIN) for any and all vehicles that will be used to deliver cannabis goods. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019)~~

5.56.330 Operating requirements for non-store-front retail.

A. Non-store front retailer (delivery) license owners and operators are required to verify the age and the necessary documentation of each medical customer to ensure the customer is not under the age of eighteen (18) years, and to verify that the potential customer has a valid doctor's recommendation. Doctor recommendations are not to be obtained or provided at the retail location.

~~— B. All store front retailers, non-store front retailers (delivery) and microbusinesses which conduct deliveries into or within the City of Hanford shall be required to obtain a permit from the city of Hanford in order to conduct retail sales regardless if they are located in the city or another local jurisdiction.~~

~~B.C.~~ Operating hours of the non-store front retailer license shall be limited to the hours of nine a.m. through nine p.m., seven (7) days a week.

~~D.C~~ The commercial non-store front retailer shall only sell cannabis or cannabis products to a person twenty-one (21) years of age or older, or a natural person eighteen (18) years of age or older who possesses a physician's recommendation for medical cannabis use only.

~~E.D.~~ Except as otherwise provided herein, the commercial cannabis non-store front retailer may only have on site that quantity of cannabis and cannabis products reasonably anticipated to meet the weekly demand for which they may need to be readily available for sale.

~~F.E.~~ The commercial cannabis non-store front dispensary may store additional product on-site if they meet the following requirements:

1. Product must be secured in a locked vault to which customers, visitors and vendors shall not have access.
2. Must have twenty-four (24) hour security.
3. All product must be entered into the state mandated track and trace system.

4. Excess product storage shall not exceed the amount that would typically be used in a six (6) week period.

5. Separate security plan for the additional product being stored shall be approved by the chief of police or designee. (Ord. 21-06 § 3, 2021; Ord. 20-13 § 4, 2020; Ord. 19-03 § 4, 2019)

5.56.340 Operating requirements for cultivation facilities.

~~—A. Outdoor Cultivation Prohibited. The cultivation of all cannabis must occur indoors. All outdoor cultivation is prohibited.~~

~~AB.~~ In no case, shall cannabis plants be visible from a public or private road, sidewalk, park or any common public viewing area.

~~CB.~~ If a commercial cannabis cultivation is permitted in the city of Hanford then it shall only be allowed to cultivate the square feet of canopy space permitted by state law.

~~DC.~~ Cannabis cultivation shall be conducted in accordance with state and local laws related to land conversion, grading, electricity, water usage, water quality, woodland and riparian habitat protection, agricultural discharges, and similar matters.

~~ED.~~ Pesticides and fertilizers shall be properly labeled and stored to avoid contamination through erosion, leakage or inadvertent damage from pests, rodents or other wildlife.

~~FE.~~ The cultivation of cannabis shall at all times be operated in such a way as to ensure the health, safety, and welfare of the public, the employees working at the commercial cannabis business, visitors to the area, neighboring properties, and the end users of the cannabis being cultivated; to protect the environment from harm to streams, fish, and wildlife; to ensure the security of the cannabis being cultivated; and to safeguard against the diversion of cannabis.

~~GF.~~ All applicants for a cannabis cultivation permit shall submit the following in addition to the information generally otherwise required for a commercial cannabis business:

1. A cultivation and operations plan that meets or exceeds minimum legal standards for water usage, conservation and use; drainage, runoff, and erosion control; watershed and habitat protection; and proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel, and a description of the cultivation activities (indoor, mixed-light) and schedule of activities during each month of growing and harvesting, or explanation of growth cycles and anticipated harvesting schedules for all-season harvesting (indoor, mixed-light).

2. A description of a legal water source, irrigation plan, and projected water use.

3. Identification of the source of electrical power and plan for compliance with applicable building codes and related codes.

4. Plan for addressing odor and other public nuisances which may derive from the cultivation site. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.350 Cannabis manufacturing—Edibles and other cannabis products—Sale or distribution of edible and other cannabis products.

The manufacturing of food or other products infused with or which otherwise contain cannabis may be manufactured within the appropriate manufacturing zoning districts as described in Title 17, subject to the regulations set forth in this chapter, and subject to whatever additional regulations may be promulgated hereunder by an ordinance or resolution of the city council. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.360 Packaging and labeling.

A. Before a commercial cannabis manufacturer delivers any edible cannabis or edible cannabis product to a dispensary, the same shall be labeled and placed in tamper-evident packaging which at least meets the requirements of California Business and Professions Code Section 19347, as the same may be amended from time to time or superseded or replaced by subsequent state legislation or by any department or division of the state of California.

B. All items to be sold or distributed shall be individually wrapped at the original point of preparation by the business permitted as a commercial cannabis manufacturer.

C. Labeling must include a warning if nuts or other known allergens are used, and must include the total weight (in ounces or grams) of cannabis in the package.

D. A warning that the item is a medication and not a food must be clearly legible on the front of the package and/or must comply with state packing requirements.

E. The package must have a label warning that the product is to be kept away from children.

F. The label must also state that the product contains cannabis and must specify the date of manufacture.

G. Any edible cannabis product that is made to resemble a typical food product must be in a properly labeled opaque (non-see-through) package before it leaves the commercial cannabis manufacturing business.

H. Deliveries must be in a properly labeled opaque package when delivered.

I. The city council may impose additional packaging and labeling requirements on cannabis or cannabis products by resolution, as permitted by law. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.370 Operating requirements for cannabis manufacturing (levels one and two)—Extraction, etc.

A. Cannabis manufacturing facilities requiring a Type 6 or Type 7 state license (using non-volatile and volatile solvents) as defined in Business and Professions Code Section 19341, may be permitted to operate within those zone districts as defined in Title 17 of the Hanford Municipal Code.

B. Any compressed gases used in the manufacturing process shall not be stored on any property within the city of Hanford in containers that exceeds the amount which is approved by the fire department and authorized by the regulatory permit. Each site or parcel subject to a commercial cannabis business permit shall be limited to a total number of tanks as authorized by the fire department on the property at any time.

C. Cannabis manufacturing facilities may use the hydrocarbons N-butane, isobutane, propane, or heptane or other solvents or gases exhibiting low to minimal potential human-related toxicity approved by the community development department. These solvents must be of at least ninety-nine percent (99%) purity and any extraction process must use them in a professional grade closed loop extraction system designed to recover the solvents, work an environment with proper ventilation, controlling all sources of ignition where a flammable atmosphere is or may be present.

D. If an extraction process uses a professional grade closed loop carbon dioxide (CO₂) gas extraction system where every vessel is certified by the manufacturer for its safe use as referenced in subsection F of this section. The CO₂ must be of at least ninety-nine percent (99%) purity.

E. Closed loop systems for compressed gas extraction systems must be commercially manufactured and bear a permanently affixed and visible serial number.

F. Certification from an engineer licensed by the state of California must be provided to the community development department for a professional grade closed loop system used by any commercial cannabis manufacturer to certify that the system was commercially manufactured, is safe for its intended use, and was built to codes of recognized and generally accepted good engineering practices, including, but not limited to:

1. The American Society of Mechanical Engineers (ASME);
2. American National Standards Institute (ANSI);
3. Underwriters Laboratories (UL); or
4. The American Society for Testing and Materials (ASTM).

G. The certification document must contain the signature and stamp of the professional engineer and serial number of the extraction unit being certified.

H. Professional closed loop systems, other equipment used, the extraction operation, and facilities must be approved for their use by the fire department and meet any required fire, safety, and building code requirements specified in the California Building Reference Codes.

I. Cannabis manufacturing facilities may use heat, screens, presses, steam distillation, ice water, and other methods without employing solvents or gases to create keef, hashish, bubble hash, or infused dairy butter, or oils or fats derived from natural sources, and other extracts.

J. Cannabis manufacturing facilities may use food grade glycerin, ethanol, and propylene glycol solvents to create or refine extracts. All ethanol must be removed from the extract in a manner to recapture the solvent and ensure that it is not vented into the atmosphere.

K. Cannabis manufacturing facilities creating cannabis extracts must develop standard operating procedures, good manufacturing practices, and a training plan prior to producing extracts for the marketplace.

L. Any person using solvents or gases in a closed loop system to create cannabis extracts must be fully trained on how to use the system, have direct access to applicable material safety data sheets and handle and store the solvents and gases safely.

M. Parts per million for one gram of finished extract cannot exceed state standards for any residual solvent or gas when quality assurance tested. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.372 Operating requirements for distributors.

A. A distributor shall not store non-cannabis goods or non-cannabis accessories that are to be sold to another party on any licensed premises. Additionally, a distributor shall not distribute non-cannabis goods or non-cannabis accessories at a licensed premise. For the purposes of this section, non-cannabis goods are any goods that do not meet the definition of cannabis goods as defined in Title 16, Section 5000(c) of the California Code of Regulations.

B. After taking physical possession of a cannabis goods batch, the distributor shall contact a testing laboratory and arrange for a laboratory employee to come to the distributor's licensed premises to select a representative sample for laboratory testing.

C. A distributor shall ensure that all cannabis goods batches are stored separately and distinctly from other cannabis goods batches on the distributor's premises.

D. The distributor shall ensure that the batch size from which the sample is taken meets the requirements of state law, specifically the testing provisions within the California Code of Regulations.

E. A distributor or an employee of the distributor shall be physically present to observe the laboratory employee obtain the sample of cannabis goods for testing and shall ensure that the increments are taken from throughout the batch. The sampling shall be video-recorded, and the recording kept available to state and local authorities for a minimum of one hundred eighty (180) days, pursuant to Section Title 16, 5305 of the California Code of Regulations.

F. A distributor shall not transport cannabis or cannabis products to a licensed retail facility until and unless it has verified that the cannabis or cannabis products have been tested and certified by a testing lab as being in compliance with state health and safety requirements pursuant to Title 16, Sections 5705, 5710 and 5714 of the California Code of Regulations. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019)

5.56.374 Operating requirements for testing laboratories.

A. Testing labs shall be required to conduct all testing in a manner pursuant to Business and Professions Code Section 26100 and shall be subject to state and local law. Each testing lab shall be subject to additional regulations as determined from time to time as more regulations are developed under this chapter and any subsequent state of California legislation regarding the same.

B. Testing labs shall conduct all testing in a manner consistent with general requirements for the competence of testing and calibrations activities, including sampling using verified methods.

C. All cannabis testing laboratories performing testing shall obtain and maintain ISO/IEC 17025 accreditation as required by the ~~Bureau of Cannabis Control~~ Department of Cannabis Control.

D. Testing labs shall destroy any harvest batch whose testing sample indicates noncompliance with health and safety standards required by the ~~Bureau~~ Department unless remedial measures can

bring the cannabis or cannabis products into compliance with quality standards as specified by law and implemented by the ~~bureau~~Department.

E. Each operator shall ensure that a testing laboratory employee takes the sample of cannabis or cannabis products from the distributor's premises for testing required by state law and that the testing laboratory employee transports the sample to the testing laboratory.

F. Except as provided by state law, a testing laboratory shall not acquire or receive cannabis or cannabis products except from a licensee in accordance with state law, and shall not distribute, sell, or dispense cannabis, or cannabis products, from the licensed premises from which the cannabis or cannabis products were acquired or received. All transfer or transportation shall be performed pursuant to a specified chain of custody protocol as established in approved security measures by the chief of police.

G. A testing laboratory may receive and test samples of cannabis or cannabis products from a qualified patient or primary caregiver only if the qualified patient or primary caregiver presents the qualified patient's valid physician's recommendation for cannabis for medicinal purpose. A testing lab shall not certify samples from a qualified patient or primary caregiver for resale or transfer to another party or licensee. All tests performed by a testing laboratory for a qualified patient or primary caregiver shall be recorded with the name of the qualified patient or primary caregiver and the amount of the cannabis or cannabis products received. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019)

5.56.376 Operating requirements for microbusinesses.

Microbusinesses must comply with the local operating requirements and all requirements imposed by state law that apply to the specific activities operating under the umbrella of the individual microbusiness.

~~—A. Outdoor commercial cultivation is prohibited.~~

~~A~~B. In no case, shall cannabis plants be visible from a public or private road, sidewalk, park or any common public viewing area.

~~C~~B. Commercial cannabis cultivation which is permitted in the city of Hanford shall not exceed ten thousand (10,000) square feet of canopy space permitted by state law as part of a microbusiness license.

~~D~~C. Cannabis cultivation shall be conducted in accordance with state and local laws related to land conversion, grading, electricity, water usage, water quality, woodland and riparian habitat protection, agricultural discharges, and similar matters.

~~E~~D. Pesticides and fertilizers shall be properly labeled and stored to avoid contamination through erosion, leakage or inadvertent damage from pests, rodents or other wildlife.

~~F~~E. The cultivation of cannabis shall at all times be operated in such a way as to ensure the health, safety, and welfare of the public, the employees working at the commercial cannabis business, visitors to the area, neighboring properties, and the end users of the cannabis being cultivated; to protect the environment from harm to streams, fish, and wildlife; to ensure the security of the cannabis being cultivated; and to safeguard against the diversion of cannabis.

~~GE.~~ All applicants for a cannabis cultivation permit shall submit to the following in addition to the information generally otherwise required for a commercial cannabis business:

1. A cultivation and operations plan that meets or exceeds minimum legal standards for water usage, conservation and use; drainage, runoff, and erosion control; watershed and habitat protection; and proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel, and a description of the cultivation activities and schedule of activities during each month of growing and harvesting, or explanation of growth cycles and anticipated harvesting schedules for all-season harvesting.
2. A description of a legal water source, irrigation plan, and projected water use.
3. Identification of the source of electrical power and plan for compliance with applicable building codes and related codes.
4. Plan for addressing odor and other public nuisances that may derive from the cultivation site.
(Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019)

5.56.380 Promulgation of regulations, standards and other legal duties.

- A. In addition to any regulations adopted by the city council, the city manager or designee(s) is authorized to establish any additional rules, regulations and standards governing the issuance, denial or renewal of commercial cannabis business permits, the ongoing operation of commercial cannabis businesses and the city's oversight, or concerning any other subject determined to be necessary to carry out the purposes of this chapter.
- B. Regulations shall be published on the city's website.
- C. Regulations promulgated by the city manager shall become effective upon date of publication. Commercial cannabis businesses shall be required to comply with all state and local laws and regulations, including, but not limited to, any rules, regulations or standards adopted by the city manager or designee(s).
- D. Testing labs, transporters and distribution facilities shall be subject to state law and shall be subject to additional regulations as determined from time to time as more regulations are developed under subsection A of this section. (Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.390 Community relations.

- A. Each commercial cannabis business shall provide the name, telephone number, and email address of a community relations contact to whom notice of problems associated with the commercial cannabis business can be provided. Each commercial cannabis business shall also provide the above information to all businesses and residences located within one hundred (100) feet of the commercial cannabis business.
- B. During the first year of operation pursuant to this chapter, the owner, manager, and community relations representative from each commercial cannabis business holding a permit issued pursuant to this chapter shall attend a quarterly meeting with the city manager or designee(s) and other interested parties as deemed appropriate by the city manager, to discuss costs, benefits, and other community issues arising as a result of implementation of this chapter. After the first year of operation,

the owner, manager, and community relations representative from each such commercial cannabis business shall meet with the city manager or designee(s) when and as requested by the city manager or designee(s).

C. Commercial cannabis businesses to which a permit is issued pursuant to this chapter shall develop and make available to youth organizations and educational institutions a public education plan that outlines the risks of youth addiction to cannabis, and that identifies resources available to youth related to drugs and drug addiction. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.400 Fees deemed debt to city of Hanford.

The amount of any fee, cost or charge imposed pursuant to this chapter shall be deemed a debt to the city of Hanford that is recoverable via an authorized administrative process as set forth in the municipal code, or in any court of competent jurisdiction. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.410 Permit holder responsible for violations.

The person to whom a permit is issued pursuant to this chapter shall be responsible for all violations of the laws of the state of California or of the regulations and/or the ordinances of the city of Hanford, whether committed by the permittee or any employee or agent of the permittee, which violations occur in or about the premises of the commercial cannabis business whether or not said violations occur within the permit holder's presence. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.420 Inspection and enforcement.

A. Representatives of the city, charged with enforcing the provisions of the Hanford Municipal Code, or any provision thereof, may enter the location of a commercial cannabis business at any time, without notice, and inspect the location of any commercial cannabis business as well as any recordings and records required to be maintained pursuant to this chapter or under applicable provisions of state law.

B. It is unlawful for any person having responsibility over the operation of a commercial cannabis business, to impede, obstruct, interfere with, or otherwise not to allow, the city to conduct an inspection, review or copy records, recordings or other documents required to be maintained by a commercial cannabis business under this chapter or under state or local law. It is also unlawful for a person to conceal, destroy, deface, damage, or falsify any records, recordings or other documents required to be maintained by a commercial cannabis business under this chapter or under state or local law.

C. Representatives of the city, charged with enforcing the provisions of this chapter may enter the location of a commercial cannabis business at any time during the hours of operation and without notice to obtain samples of the cannabis to test for public safety purposes. Any samples obtained by the city of Hanford shall be logged, recorded, and maintained in accordance with the Hanford Police department standards for evidence. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.430 Concurrent regulation with state.

It is the stated intent of this chapter to regulate commercial cannabis activity in the city of Hanford concurrently with the state of California. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.440 Violations declared a public nuisance.

Each and every violation of the provisions of this chapter is hereby deemed unlawful and a public nuisance per se. The nuisance abatement remedies and procedures identified in Chapter 17.94 of this code, which are incorporated herein by reference, shall apply to nuisances existing under this chapter. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.450 Each violation a separate offense.

Each and every violation of this chapter shall constitute a separate violation and shall be subject to all remedies and enforcement measures authorized by the Hanford Municipal Code or by state law. Each day a violation is committed or permitted to continue shall constitute a separate violation. Additionally, as a nuisance per se, any violation of this chapter shall be subject to injunctive relief, any permit issued pursuant to this chapter being deemed null and void, disgorgement and payment to the city of any monies unlawfully obtained, costs of abatement, costs of investigation, attorney fees, and any other relief or remedy available at law or in equity. The city of Hanford may also pursue any and all remedies and actions available and applicable under state and local laws for any violations committed by the commercial cannabis business or persons related to, or associated with, the commercial cannabis activity. Additionally, when there is determined to be an imminent threat to public health, safety or welfare, the city manager or designee(s) may take immediate action to temporarily suspend or revoke a commercial cannabis business permit issued by the city, pending a hearing before the city council or its designee. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.460 Criminal penalties.

Each and every violation of the provisions of this chapter may be prosecuted as a misdemeanor and upon conviction be subject to a fine not to exceed one thousand dollars (\$1,000.00) or imprisonment in the County Jail for a period of not more than twelve (12) months, or by both such fine and imprisonment. Each day a violation is committed or permitted to continue shall constitute a separate offense. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

5.56.470 Administrative penalties and costs.

In addition to any other remedy available at law, an administrative citation may be issued to any person or entity that violates this chapter.

A. Issuance of Citation.

1. Whenever the city's police chief, designee, or a city code enforcement officer determines that a violation of this chapter has occurred, the police chief, designee, or a code enforcement officer shall have the authority to issue an administrative citation to any person or entity responsible for the violation.

2. Each administrative citation shall contain the following information:

a. The date of the violation or, if the date of the violation is unknown, then the date the violation is identified;

b. The address or a definite description of the location where the violation occurred;

c. The section of this chapter that was violated and a description of the violation;

d. The amount of the fine for the violation;

e. A description of the fine payment process, including a description of the time within which and the place at which the fine shall be paid;

f. An order prohibiting the continuation or repeated occurrence of the code violation described in the administrative citation;

g. A description of the administrative citation review process, including the time within which the administrative citation may be contested and the place from which a request for hearing form to contest the administrative citation may be obtained; and

h. The name and signature of the individual issuing the citation.

B. Amount of Fines.

1. The amounts of the administrative citation fines for violations of this chapter shall be set forth in a schedule of fines established by resolution of the city council.

2. The schedule of fines shall specify any increased fines for repeat violations of the same code provision by the same person or entity.

C. Payment of Fines.

1. Fines shall be paid to the city within thirty (30) days from the date of the administrative citation.

2. Any administrative citation fine paid shall be refunded if it is determined, after an appeal hearing, that a person or entity charged in the administrative citation was not responsible for the violation or that there was no violation as charged in the citation.

3. Payment of a fine under this chapter shall not excuse, discharge, or permit any continuation or repeated occurrence of the code violation that is the subject of the administrative citation.

D. Hearing Request.

1. Any recipient of an administrative citation may appeal the citation by submitting a written request for hearing to the city clerk or designee within thirty (30) days from the date of the administrative citation, together with an advance deposit of the fine and appeal fee.

2. If the police chief, designee, or a code enforcement officer submits an additional written report concerning the administrative citation to the hearing body, then a copy of such report shall be served on the person requesting the hearing at least five (5) days prior to the date of the hearing.

E. Hearing Procedure.

1. The appeal procedures described in Section 5.56.160 of this chapter shall apply to appeals involving administrative citations.

2. No hearing to contest an administrative citation shall be held unless the fine has been deposited with the city in advance.

3. At the hearing, the party contesting the administrative citation shall be given the opportunity to testify and to present evidence concerning the administrative citation.

4. The administrative citation and any additional report submitted by the police chief, designee, or a code enforcement officer shall constitute prima facie evidence of the respective facts contained in those documents.

5. The hearing body may continue the hearing and request additional information from the police chief, designee, code enforcement officer, or the recipient of the administrative citation prior to issuing a written decision.

F. Hearing Body's Decision.

1. After considering all of the testimony and evidence submitted at the hearing, the hearing body shall issue a written decision to uphold, modify, or cancel the administrative citation and shall list in the decision the reasons for the decision. The decision of the hearing body shall be final.

2. If the hearing body determines that the administrative citation should be upheld, then the fine amount on deposit with the city shall be retained by the city.

3. If the hearing body determines that the administrative citation should be canceled, then the city shall promptly refund the amount of the deposited fine.

4. If the hearing body determines that the fine levied under the administrative citation should be adjusted, then the city will promptly refund the amount of the deposited fine that exceeds the amount fixed by the hearing body or the recipient of the administrative citation will promptly pay to the city an additional amount fixed by the hearing body if the body finds that the fine assessed under the administrative citation to be insufficient.

5. The recipient of the administrative citation shall be served with a copy of the hearing body's written decision.

G. Late Payment Charges. Any person or entity who fails to pay to the city any fine imposed or amount owed pursuant to the provisions of this chapter on or before the date that the fine or amount is due shall also be liable for a late payment charge equal to ten percent (10%) of the unpaid amount, and interest shall accrue thereafter at a rate of one and one half percent (1.5%) per month on the unpaid fine; provided however, the additional penalty and/or interest shall not apply if collection of the same by the city would violate state law.

H. Recovery of Administrative Citation Fines and Costs. Any person or entity that violates this chapter shall be responsible for the enforcement costs incurred by the city with respect to such violation. The city may collect any past due administrative citation fines, enforcement and collection costs, and late payment charges by use of all available legal means. Collection costs shall be in addition to any interest and/or late charges imposed upon the delinquent obligation and shall be added to and

become a part of the underlying obligation. Any partial payment of an obligation, when a partial payment is permitted, will be applied first to the principal amount of the underlying obligation, then to any penalties, and then to interest.

I. Recovery of Administrative Citation Fines and Costs. Any person or entity that violates this chapter shall be responsible for the enforcement costs incurred by the city with respect to such violation. The city may collect any past due administrative citation fines, enforcement and collection costs, and late payment charges by use of all available legal means, including, without limitation, the lien procedures identified in Sections 17.94.180 and 17.94.190 of this code, which are incorporated herein by reference. Collection costs shall be in addition to any interest and/or late charges imposed upon the delinquent obligation and shall be added to and become a part of the underlying obligation. Any partial payment of an obligation, when a partial payment is permitted, will be applied first to the principal amount of the underlying obligation, then to any penalties, and then to interest.

J. Right to Judicial Review. Any person or entity aggrieved by a decision of the hearing body on an administrative citation may obtain review of the decision by filing a petition for review with the Superior Court for Kings County, California in accordance with the timelines and provisions set forth in California Government Code Section 53069.4, as may be amended.

K. Notices. The administrative citation and all notices required to be given by this chapter shall be served by personal delivery thereof to the person or entity to be notified or by deposit in the United States mail, certified mail with return receipt requested, addressed to such person to be notified at his or her last-known address as the same appears in the public records or other records pertaining to the matter to which such notice is directed. Service by mail shall be deemed to have been completed at the time of deposit in the mail. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019)

5.56.480 Remedies cumulative and not exclusive.

The remedies provided herein are not to be construed as exclusive remedies. The city is authorized to pursue any proceedings or remedies provided by law. (Ord. 21-06 § 3, 2021; Ord. 19-03 § 4, 2019; Ord. 17-08 § 2, 2017)

8.32 - Cannabis

8.32.010 Findings.

The city council of Hanford finds and declares as follows:

A. In 1996, the voters of the state of California approved Proposition 215, codified as California Health and Safety Code Section 11362.5, "Compassionate Use Act of 1996." The intent of Proposition 215 was to allow persons who are in need of cannabis for medical purposes, under limited and specified circumstances, to obtain and use it without fear of criminal prosecution.

B. In 2004, Senate Bill 420 was enacted, codified as California Health and Safety Code Section 11362.7 et seq. ("Medical Marijuana Program Act"), to clarify the scope of California Health and Safety Code Section 11362.5 which allowed cities and counties to adopt supplemental rules and regulations.

C. In 2011, Assembly Bill 2650 was enacted, codified as California Health and Safety Code Section 11362.768. This law affirms that city governments may restrict the location and establishment of a medical cannabis collective or dispensary through local ordinances.

D. On October 9, 2015, almost twenty (20) years after passage of the Compassionate Use Act, the Governor signed the Medical Marijuana Regulation and Safety Act ("Act"), comprised of California legislative bills AB 243, AB 266, and SB 643. The Act creates a comprehensive state licensing system for the commercial cultivation, manufacture, retail sale, transport, distribution, delivery, and testing of medical cannabis, all subject to local control. One of the purposes of the Act is to ensure uniformity among jurisdictions that wished to allow commercial cannabis operations.

E. In 2014 and as amended in 2015, the city adopted Chapter 8.32 of the Hanford Municipal Code pertaining to medical cannabis. The existing medical cannabis ordinance places a complete ban on cannabis cultivation, processing, deliveries, and dispensaries in the city based upon various health, safety and welfare and land use findings relating to cannabis cultivation, dispensing, and consumption, which findings are incorporated herein by reference.

F. Pending before the voters in November 2016 is the Adult Use of Marijuana Act ("AUMA"). The purpose of AUMA is to establish a comprehensive system to legalize, control and regulate the cultivation, processing, manufacture, distribution, testing, and sale of nonmedical cannabis, including cannabis products. Adults, age twenty-one (21) and older, will be allowed to possess cannabis and grow certain amounts at home for personal use if AUMA is approved by the voters.

G. The city of Hanford has identified a number of health, safety, and welfare concerns associated with cannabis activities. These concerns are set forth in the findings sections as previously reported in the medical cannabis ordinance. These concerns continue and have been exemplified throughout Kings County and the state as evidenced by numerous area agency police reports and news articles and stories.

H. Cannabis collectives or dispensaries operated in Fresno and Kern Counties for several years with minimal local regulation and had been the subject of armed robberies with shots fired, incidents with juveniles and young adults, and closure and arrests of operators for violation of both state and

federal laws, including seizure of illegal firearms. Some of the individuals arrested would be disqualified from operating a cannabis collective or dispensary based on reasonable standards relating to their criminal history backgrounds. Other public agencies have documented violence related to the operation of a cannabis collective or dispensary. A cannabis collective or dispensary results in loitering, increased traffic, noise, and loss of trade for other businesses located nearby. A cannabis collective or dispensary is harmful to the welfare of the surrounding community and its residents and constitutes a public nuisance.

I. Unrestricted cannabis cultivation in the city would pose an urgent and immediate threat to the public peace, health and safety. Other jurisdictions have experienced adverse impacts from outdoor cultivation of medical cannabis, including offensive odors, trespassing and burglary, and acts of violence in connection with the commission of such crimes or the occupants' attempts to prevent such crimes. Cannabis grows emerged in Fresno and Kern Counties, which were very visible by the public, including children and youths. Some of these grows contained boobytrap devices that threatened severe bodily harm or death to those who attempted to access them. During the harvest and processing season, there is an immediate threat of violent crime due to the size, location, and monetary value of these mature cannabis grows.

J. Unrestricted cannabis grows create a nuisance and threaten the safety and property of nearby landowners and their families. The strong odor of cannabis plants, which increases as the plants mature, is offensive to many individuals and creates an attractive nuisance, alerting people to the location of valuable cannabis plants, which creates a risk of crime.

K. Unrestricted indoor cannabis grows create hazards. Equipment utilized for indoor cultivation, including heat lamps, requires large amounts of electricity. Many buildings, including residences, are not equipped for such power needs and modifications to electrical systems to provide the required power are a common cause of fires. The ventilation systems of many structures, including homes, are not equipped for the indoor cultivation of cannabis; ventilation rates are sometimes intentionally reduced to increase carbon dioxide levels, which is conducive to plant growth. Inadequate ventilation, coupled with temperature and humidity levels involved with indoor cannabis cultivation, can result in fungal growth, which could endanger the health of building inhabitants and others, including first responders, who may enter such buildings. Some indoor cultivation operations utilize carbon dioxide-generating equipment that burns fossil fuels, which also creates carbon monoxide and other potentially dangerous substances resulting from the combustion process; carbon monoxide and similar combustion-related byproducts can be deadly to building inhabitants, especially in instances of inadequate ventilation. The use of pesticides and fertilizers by unqualified persons may result in health risks to the inhabitants of buildings in which cannabis cultivation occurs and to the surrounding neighborhood.

L. If cannabis grows are not regulated, large quantities of illegal cannabis could be introduced into the local market in the near term.

M. Cannabis, alone or in combination with food products, may constitute a unique health hazard to the public because, unlike all other ingestibles, cannabis is not presently regulated, inspected, or analyzed for contamination by the state or federal government and could contain harmful chemicals and contaminants from unapproved sources that could endanger the already poor health of ill persons and the good health of others. Children are particularly vulnerable to the effects of cannabis use, and the

presence of cannabis plants has proven to be an attractive nuisance for children, creating an unreasonable hazard in areas frequented by children such as schools, parks, and similar location.

N. Cannabis varies in quality, with significant variations in the concentration of the active ingredient tetrahydrocannabinol (THC). Consumers cannot accurately ascertain the strength of the drug when they buy it. Also, it cannot be assured that customers will be adequately warned that cannabis use impairs the user's fine motor skills and negatively affects the safe operation of motor vehicles. A new trend entails the extraction of THC from cannabis through a process that utilizes volatile chemicals. Fires and explosions have occurred in other jurisdictions as a result of the flammable chemicals utilized in this extraction process.

O. The city has a compelling interest in protecting the public health, safety, and welfare of its residents and businesses, in preserving the peace and quiet of the neighborhoods in which a medical cannabis collective or dispensary could operate and in which cannabis could be cultivated. (Ord. 17-18 § 1, 2017; Ord. 16-11 § 1, 2016; Ord. 14-11 § 1, 2014)

8.32.020 Purpose and intent.

It is the purpose and intent of this chapter to promote the health, safety, morals, and general welfare of the residents and businesses within the city by regulating the cultivation, processing, extraction, manufacturing, testing, distribution, transportation, sale, and consumption of cannabis, whether for medical purposes as currently allowed under state law, or for recreational use should recreational use become lawful under state law. (Ord. 17-18 § 1, 2017; Ord. 16-11 § 1, 2016; Ord. 14-11 § 1, 2014)

8.32.030 Relationship with other laws.

This chapter is not intended to, nor shall it be construed or given effect in a manner that causes it to apply to, any activity that is regulated by federal or state law to the extent that application of this chapter would conflict with such law or would unduly interfere with the achievement of federal or state regulatory purposes. It is the intention of the city council that this chapter be interpreted to be compatible and consistent with federal, state, and city enactments and in furtherance of the public purposes which those enactments express. It is the intention that the provisions of this chapter will supersede any other provisions of this code found to be in conflict. (Ord. 17-18 § 1, 2017; Ord. 16-11 § 1, 2016; Ord. 14-11 § 1, 2014)

8.32.040 Definitions.

For the purposes of this chapter, these words and phrases shall be defined as follows:

"Cannabis" or "marijuana" shall have the meaning set forth in California Business and Professions Code Section 19300.5(f), as may be amended.

"Cannabis dispensary" or "dispensary" means any facility or location, whether fixed or mobile, and any building or structure, where cannabis is made available, sold, offered for sale, given, distributed, traded, or otherwise provided to one or more persons.

“Cannabis products” means cannabis that has undergone a process whereby the plant material has been transformed into a concentrate, including, but not limited to, concentrated cannabis, or an edible or topical product containing cannabis or concentrated cannabis and other ingredients.

“City” shall mean the city of Hanford.

“Collective or cooperative cultivation” means the association within California of qualified patients, persons with valid identification cards, and designated primary care givers to cultivate cannabis for medical purposes as may be allowed under the Compassionate Use Act, the Medical Marijuana Program Act, or the California Medical Marijuana Regulation and Safety Act adopted on October 9, 2015 with legislative bills AB 243, AB 266, and SB 643 (“MMRSA”).

“Commercial cannabis operation” means any commercial cannabis activity as set forth in California Business and Professions Code Section 19300.5(k) and allowed under MMRSA, and the implementing regulations, as MMRSA and the implementing regulations may be amended from time to time, and all uses permitted under any subsequently enacted state law pertaining to the same or similar uses for recreational cannabis.

“Delivery” shall be as defined in the Medical Marijuana Regulation and Safety Act, California Business and Professions Code Section 19300.5(m), as that section may be amended from time to time, and includes the commercial transfer of medical cannabis and medical cannabis products from a dispensary as well as the use of any technology platform that enables qualified patients and caregivers to arrange for or facilitate the transfer.

“Medical cannabis or medical cannabis use” means the use of cannabis for the purposes set forth in the Compassionate Use Act and the Medical Marijuana Program Act, California Health and Safety Code Sections 11362.5 and 11362.7 et seq.

“Recreational cannabis or recreational cannabis use” means all uses of cannabis not included within the definition of medical cannabis use. (Ord. 17-18 § 1, 2017; Ord. 16-11 § 1, 2016; Ord. 14-11 § 1, 2014)

~~8.32.050 Cannabis collectives and dispensaries as prohibited activities and prohibition of cannabis delivery.~~

~~—A. Cannabis collectives and dispensaries are prohibited uses in all zone districts in the city.~~

~~—B. All forms of delivery of cannabis, including, without limitation, delivery by a mobile cannabis dispensary, are prohibited within the city, and mobile cannabis dispensaries are a prohibited use in all zone districts in the city.~~

~~—C. Commercial cannabis growers properly licensed by the city of Hanford and the state of California are exempt from subsection B. (Ord. 17-18 § 1, 2017; Ord. 16-11 § 1, 2016; Ord. 14-11 § 1, 2014)~~

8.32.060 Regulations applicable to the cultivation of cannabis.

To the extent that the city is required to allow the cultivation of cannabis, whether for medical or recreational use, under state law, the rules set forth herein shall apply. Nothing in this section shall be interpreted to permit marijuana dispensaries otherwise prohibited by this chapter.

A. Personal Use Cultivation. The cultivation of cannabis shall be subject to the limits set forth in any applicable state law. An individual that has a right to cultivate cannabis for personal use shall be allowed to cultivate cannabis within his or her private residence, in an attached garage, or in an enclosed accessory building if the property is detached single-family residential. Outdoor cultivation of cannabis is prohibited. Cannabis cultivation for personal use shall be subject to the following requirements:

1. Area. The cannabis cultivation area shall not exceed thirty-two (32) square feet measured by the canopy and not exceed ten (10) feet in height per residence. This limit applies regardless of the number of individuals residing in the residence. The cultivation area shall be a single designated area.

2. Lighting. Cannabis cultivation lighting shall not exceed a total of one thousand two hundred (1,200) watts.

3. Building Code Requirements. Any alterations or additions to a residence, including garages and accessory buildings, for the purpose of cultivating cannabis shall be subject to applicable building and fire codes, including plumbing and electrical, and all applicable zoning codes, including lot coverage, setback, height requirements, and parking requirements.

4. Gas Products. The use of gas products (CO₂, butane, etc.) for cannabis cultivation or processing is prohibited.

5. Evidence of Cultivation. From a public right-of-way, there shall be no exterior evidence of cannabis cultivation occurring on the site.

6. Residence. An individual may cultivate cannabis only at his or her own residence.

7. Cultivation Elsewhere in City. An individual shall not participate in marijuana cultivation in any location within the city other than the individual's residence or a licensed commercial cannabis cultivation operation.

8. Incidental Use. The residence shall maintain kitchen, bathrooms, and primary bedrooms for their intended use and not be used primarily for cannabis cultivation.

9. Ventilation. The cannabis cultivation area shall include a ventilation and filtration system designed to ensure that odors from the cultivation are not detectable beyond the residence, or property line for detached single-family residential, and designed to prevent mold and moisture and otherwise protect the health and safety of persons residing in the residence. This shall include at a minimum, a system meeting the requirements of the current, adopted edition of the California Building Code Section 1203.4 Natural Ventilation or Section 402.3 Mechanical Ventilation (or its equivalent(s)).

10. Storage of Chemicals. Any chemicals used for cannabis cultivation shall be stored outside of the habitable areas of the residence and outside of public view from neighboring properties and public rights-of-way.

11. Nuisance. The cannabis cultivation area shall not: (a) adversely affect the health, safety, or comfort of nearby residents by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, or other impacts; and (b) be hazardous due to the use or storage of materials, processes, products or wastes, or from other actions related to the cultivation.

12. Property Owner Authorization. For rental property, the lessee shall obtain written authorization from the property owner or property management company to cultivate cannabis.

13. Notification. The owner and any lessee of the residence upon which cultivation will occur shall inform the police department of the intent to cultivate cannabis and pick up a handout setting forth the owner and lessee responsibilities under this section. This notification shall be provided prior to the commencement of the cultivation except that for existing cultivation, the information shall be provided within ten (10) days of the effective date of the ordinance codified in this chapter. The police department may direct the owner and lessee to the city's community development department for more information about building code and permit requirements that may be applicable if alterations or additions to the residence are contemplated. The police department and the community development department shall keep patient information confidential to the extent required by law.

14. Additional Requirements for Garages and Accessory Buildings. The following additional requirements shall apply for personal use cultivation that occurs in a garage or accessory building: the garage or accessory building shall be secure, locked, and fully enclosed, with a ceiling, roof or top, and entirely opaque. The garage or building shall include a burglar alarm monitored by an alarm company or private security company. The garage or building, including all walls, doors, and the roof, shall be constructed with a firewall assembly of green board meeting the minimum building code requirements for residential structures and include material strong enough to prevent entry except through an open door.

15. Collective or cooperative cultivation. The collective or cooperative cultivation of medical or recreational cannabis shall be prohibited in the city. (Ord. 17-18 § 1, 2017; Ord. 16-11 § 1, 2016; Ord. 14-11 § 1, 2014)

~~8.32.070 Cannabis dispensaries and deliveries prohibited.~~

~~— A. Dispensaries. Cannabis dispensaries are prohibited within all zone districts in the city.~~

~~— B. Deliveries. The delivery of cannabis is prohibited in the city regardless of whether the delivery is initiated within or outside of the city, and regardless of whether a technology platform is used for delivery by the dispensary.~~

~~— No person shall deliver any cannabis-infused product, including, without limitation, tinctures and baked and baked goods and other consumable products, to any location within the city from a mobile cannabis dispensary, regardless of where the mobile cannabis dispensary is located, or engage in any operation for this purpose.~~

~~— C. Public Nuisance Declared. Operation of any mobile cannabis dispensary within the city in violation of the provisions of this chapter and is hereby declared a public nuisance and may be abated pursuant to all available remedies.~~

~~— D. Commercial cannabis growers properly licensed by the city of Hanford and the state of California are exempt from subsection B. (Ord. 17-18 § 1, 2017)~~

8.32.080 Regulations applicable to the consumption of cannabis.

No person shall smoke, ingest, or otherwise consume cannabis or cannabis products, whether recreational or medical, in the city unless such smoking, ingesting or consumption occurs entirely within a private residence. "Within a private residence" shall mean inside habitable areas and shall not include garages, whether attached or detached, and other accessory buildings unless those buildings are at all times fully enclosed during the consumption.

All consumption shall be done in a manner so as to not cause a nuisance to nearby residents with noxious odors or other adverse health and safety impacts. (Ord. 17-18 § 1, 2017; Ord. 16-11 § 1, 2016)

8.32.090 Nuisance and penalties for violation.

A. Violation of this chapter is hereby declared a public nuisance.

B. Any person violating any of the provisions of this chapter shall be guilty of a misdemeanor and subject to a maximum penalty of six (6) months imprisonment in the County Jail or a fine of one thousand dollars (\$1,000.00), as well as the administrative penalties as set forth in this code, including, without limitation, Section 17.68.150, as may be amended. Violators shall be subject to any other enforcement remedies available to the city under any applicable state or federal statute or pursuant to any other lawful power the city may possess.

C. Each day a violation continues and every violation of this chapter shall constitute a separate violation and shall be subject to all remedies.

D. In the event any civil suit or action is brought by the city to enforce the provisions of this chapter, the person or persons responsible for such violation shall be liable to the city for costs of the suit, including, but not limited to, attorneys' fees. (Ord. 17-18 § 1, 2017; Ord. 16-11 § 1, 2016; Ord. 14-11 § 1, 2014)

8.32.100 Severability.

If any part or subsection of this chapter is for any reason held to be invalid, unlawful, or unconstitutional, such invalidity, unlawfulness, or unconstitutionality shall not affect the validity, lawfulness, or constitutionality of any other part of this chapter. (Ord. 17-18 § 1, 2017; Ord. 16-11 § 1, 2016; Ord. 14-11 § 1, 2014)

City of Hanford Non- Retail Commercial Cannabis Business Permit Checklist

All Cannabis Business applications must be submitted through the City's online application portal: <https://bit.ly/3us3gJ6>

Please have the following items ready before you apply:

Section 1 – License Selection

- ☐ Confirmation of License Type that will be requested.

Section 2 – Site Plan, Zoning and Buffer Map

- ☐ Site Plan
- ☐ Sensitive Uses Map
- ☐ Zoning verification form

Section 3 – Security Plan

- ☐ Operations and Security Plan, including all requested attachments.

Section 4 – Applicant Information

- ☐ The name of the applicant. If the applicant is an individual, both first and last name of the individual. For applicants that are business entities, the legal business name of the applicant.
- ☐ The mailing address of the applicant.
- ☐ The physical address of the premises.
- ☐ The phone number of the premises (if available).
- ☐ The contact information for the designated primary contact person including the name, title, address, phone number and e-mail address of this individual.
- ☐ A list of types and numbers of licenses already received by the applicant from the California Bureau of Cannabis Regulation including the date the license was obtained and the licensing authority that issues the license.
- ☐ A copy of all documents filed with the California Secretary of State including but not limited to: business formation documents (e.g., Articles of Incorporation for corporation or Articles of Organization for limited liability company), a current Statement of Information, and a Certificate of Status. If applicant is a foreign corporation, a certificate of qualification issued by the California Secretary of State pursuant to Section 2105 of the Corporations Code. If applicant is a foreign limited liability company, a certificate of registration to transact business issued by the California Secretary of State pursuant to Section 17708.02 of the Corporations Code.
- ☐ If applicant is a cultivator, an Agricultural Employer declaration/statement.

Section 5 – Right to Occupy

- ☐ Evidence of Legal Right to Occupy
- ☐ Signed Affidavit(s)

Section 6 – Affidavits, Background and Indemnification

- ☐ A complete list of every person with over 20% interest in the proposed business including the full name, title within the entity, birthdate and place of birth, social security or tax identification number, phone number, e-mail, the date owner acquired interest in entity, the percentage of ownership interest, and if applicable the number of shares owned, any financial interest in any other cannabis business licensed by the State of California.
- ☐ For each owner a completed Live Scan/Background Packet (fee applies)
- ☐ Signed indemnification agreement and acknowledgement form.

Section 7 – Certification

- ☐ Applicant Certification Letter saying all information contained on all application documents is true and accurate.

Items that must be completed prior to operating that are not included in the Cannabis Business Permit Application

- ☐ CEQA/Environmental Process
- ☐ Conditional Use Permit
- ☐ Employee Permits

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APPLICATION REQUIREMENTS

All requested items and authorizations listed on this form must be completed and submitted through the City's [online application portal](#) or the application will be rejected. The applicant must meet any additional standard criteria and fulfill any additional standard requirements typically associated with obtaining a Conditional Use Permit in the City. Requirements shall conform to the State licensing requirements as set forth by the California Business and Professions Code, Division 8, Chapter 3.5. Permit fees include a non-refundable application fee.

Section 1- Specific Activity Requested

Please be prepared to indicate one of the license type in the City's online application portal from the choices below:

Cultivation:

- ☐ Indoor/Mixed Light, Commercial A - permitted canopy area: 0 to 5,000 square feet
- ☐ Indoor/Mixed Light, Commercial B – permitted canopy area: 5,001 to 10,000 square feet
- ☐ Indoor/Mixed Light, Commercial C – permitted canopy area: 10,001 to 22,000 square feet
- ☐ Indoor/Mixed Light, Commercial D – permitted canopy area: over 22,000 square feet
- ☐ Nursery
- ☐ Processor

Manufacturing:

- ☐ Commercial Cannabis Manufacturing – Non-Volatile Only
- ☐ Commercial Cannabis Manufacturing – Volatile
- ☐ Commercial Cannabis Manufacturing – Infusion
- ☐ Commercial Cannabis Manufacturing – Packaging and labeling

Distribution:

- ☐ Commercial Cannabis Distribution
- ☐ Commercial Cannabis Transport

Testing:

- ☐ Commercial Cannabis Testing

Section 2 - Site Plan

The Site plan must be submitted as a PDF through the City's online application portal and must include the following (multiple pages are allowed, if needed):

1. Provide a scaled premises diagram showing the boundaries of the property and proposed premises with all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows and common or shared entryways. The diagram shall show the areas in which all commercial cannabis activities will take place. If the proposed premise consists of only a portion of the property, the diagram shall be labeled indicating which part of the property is the proposed premises and what the remaining property is used for. The site plan must show the distances from the buildings(s) to all property lines.
2. Attach a floor plan, drawn to scale indicating dimensions and total square footage.
3. The plan shall include the assessor's parcel number and shall be to scale and include all the following:

Cultivation License:

- ☐ Canopy area(s) which shall contain all mature plants on the premises
- ☐ Propagation area(s) which shall contain only immature plants
- ☐ Designated pesticide and other agricultural chemical storage area(s)
- ☐ Designated holding area for cannabis designated for destruction
- ☐ Designated processing area(s) if licensee will process on site
- ☐ Designated packaging area(s) if licensee will package on site
- ☐ Designated composting area if licensee will compost plant waste on site
- ☐ Designated parking spaces
- ☐ Designated refuse areas
- ☐ Designated area(s) for harvested cannabis storage.
- ☐ Location, type and capacity of each water storage unit to be used for cultivation
- ☐ Location, type and capacity of each waste receptacle to be used for cultivation
- ☐ Photographs of the exterior of the building including the entrance(s), exit(s), street frontage(s), signage, and parking area.

Manufacturing License:

- ☐ Designated area(s) for cannabis manufacturing equipment
- ☐ Designated holding area for cannabis designated for destruction
- ☐ Designated processing area(s) if licensee will process on site
- ☐ Designated packaging area(s) if licensee will package on site
- ☐ Designated composting area if licensee will compost plant waste on site
- ☐ Designated refuse areas
- ☐ Designated area(s) for cannabis storage
- ☐ Designated parking spaces
- ☐ Photographs of the exterior of the building including the entrance(s), exit(s), street

Distribution License:

- ☐ Designated holding area for cannabis designated for destruction
- ☐ Designated processing area(s) if licensee will process on site
- ☐ Designated packaging area(s) if licensee will package on site
- ☐ Designated composting area if licensee will compost plant waste on site
- ☐ Designated refuse areas
- ☐ Designated area(s) for cannabis storage
- ☐ Designated parking spaces
- ☐ Photographs of the exterior of the building including the entrance(s), exit(s), street frontage(s) and parking area.

Testing License:

- ☐ Designated area(s) for cannabis testing equipment
- ☐ Designated holding area for cannabis designated for destruction
- ☐ Designated composting area if licensee will compost plant waste on site
- ☐ Designated refuse areas
- ☐ Designated area(s) for cannabis storage
- ☐ Designated parking spaces
- ☐ Photographs of the exterior of the building including the entrance(s), exit(s), street frontage(s), signage, and parking area.

Cannabis Business Application - Zoning Verification

You must obtain an approved Zoning Verification Form for the proposed location. Be prepared to provide the following in the online application portal:

Property

Street Address _____ Zip: _____

Lot Area (in Square Feet or Acres): _____ Existing Zoning: _____

Existing Use of Property: _____

Assessor Parcel Number: _____

Proposed Use

Trade Name of Establishment (dba): _____

Description of proposed use: (including proposed use and summarize type of activity, as applicable):

Cannabis Business Application – Distance from Sensitive Uses

Sensitive Uses Map

Attach a PDF street map that is drawn to scale. Indicate the proposed premise and a circle showing distances from sensitive uses, including:

- ☐ 200 feet to any property zoned RL-5, RL-8, RL-12, R-M, R-H
- ☐ 600 feet from a school (whether public, private, or charter; including pre-school, transitional kindergarten, and K-12); A daycare facility serving nine (9) or more children and is licensed by the State; Any youth facility as defined in State of California Health and Safety Code Section 11353.1(e)(2)

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Section 3 – Operations and Security Plan Questionnaire

The following questions will need to be answered as part of the online application process:

- ☐ Applicant's practices for transfer of cannabis products from premises.
- ☐ Estimated number of employees.
- ☐ Description of applicant's video surveillance system including camera placement and practices for maintenance of video surveillance equipment.
- ☐ How applicant will ensure that all access points to the premises will be secured including the use of security personnel if applicable.
- ☐ A description of the applicant's security alarm system and fire suppression system.

☐ A description of how inventory will be stored.

☐ A description of the operating hours of the facility.

☐ A description of how any records, reports, manifests and any other documents will be stored.

☐ A description of the Track and Trace system the Applicant will employ.

☐ Method(s) that will be used to dispose of unused cannabis.

Section 4 – Owner and Contact Information

Proposed Name of Business: _____

1. Applicant Entity Structure: (attach proof of status such as articles of incorporation, by-laws, partnership agreements, and other documentation that supports status).

☐ Corporation

☐ Unincorporated Association

☐ Other

(describe): _____

Tax Identification Number: _____

Business Applicant (Print Name): _____

Business Applicant Address: _____

Telephone: _____

Email: _____

Mobile: _____

Previous Business/Employment History (to cover 5 years): _____

Business Applicant: _____ Date: _____

Name (Please Print) Title: _____

Signature

Primary Contact (Print Name): _____

Primary Contact Address: _____

Telephone: _____

Email: _____

Mobile: _____

Previous address(es) (to cover 5 years): _____

Attach a PDF copy of:

- ☐ Copy of Seller's Permit issued by appropriate State of California Agency,
- ☐ Proof of address (Legal issued ID/driver's license),
- ☐ Proof of General Liability Policy,
- ☐ A list of types and numbers of licenses already received by the applicant from the California Bureau of Cannabis Regulation including the date the license was obtained and the licensing authority that issues the license.
- ☐ A copy of all documents filed with the California Secretary of State including but not limited to: business formation documents. If applicant is a foreign corporation, a certificate of qualification issued by the California Secretary of State pursuant to Section 2105 of the Corporations Code.

Section 5 – Property Owner Affidavit

Property Owner Affidavit

I, _____, authorize the Commercial Cannabis activity entitled _____, to use/purchase this property as a Commercial Cannabis facility, as those terms are defined in the City of Hanford Municipal Code, should this facility obtain the appropriate Permit. I further understand that I am responsible for, and also subject to, enforcement actions regarding any violations and/or nuisance activity which may occur at this property if leasing the property to the applicant.

Legal Property Owner: _____ **Date:** _____

Name (Please print)

Title:

Signature

Legal Building Owner: _____ **Date:** _____

Name (Please print)

Title:

Signature

Attach:

- ☐ PDF showing proof of possession of the premises and approval of use (deed, lease, lease assignment, agreement showing willingness to sell property if applicant obtains permit)

Section 6 – Building Owner Affidavits

Building Owner Affidavit

I, _____, authorize the Commercial Cannabis Facility entitled _____ to use/purchase this property as a Commercial Cannabis facility, as those terms are defined in the City of Hanford Municipal Code, should this facility obtain a Permit. I further understand that I am responsible for, and also subject to, enforcement actions regarding any violations and/or nuisance activity which may occur at this property if leasing the property to the applicant.

Property Manager Affidavit (if applicable)

I, _____, authorize the Commercial Cannabis Facility entitled _____ to use this property as a Commercial Cannabis facility, as those terms are defined in the City of Hanford Municipal Code, should this facility obtain a Permit. I further understand that I am responsible for, and also subject to, enforcement actions regarding any violations and/or nuisance activity which may occur at this property.

Please complete the following information:

☐ A complete list of every person with over 20% interest in the proposed business including the full name, title within the entity, birthdate and place of birth, social security or tax identification number, phone number, e-mail, the date owner acquired interest in entity, the percentage of ownership interest, and if applicable the number of shares owned, any financial interest in any other cannabis business licensed by the State of California. For each owner a completed Live Scan check or receipt from Live Scan check.

Name	Title	DOB	SS#/Tax ID#	Contact Phone Number	Date of acquired interest	Percent of ownership	Live Scan Check

Section 7 - Applicant Certification

Under penalty of perjury, I hereby declare that the information contained within and attached to this application is complete true, and accurate. I understand that a misrepresentation of fact is cause for rejection of this application, denial of the license or revocation of a license issued. By submitting this application, I certify that I have read and understand the requirements of the application process and that I may be disqualified for failure to meet the requirements of state law or City ordinance, or for incomplete, late or inaccurate applications/attachments, and that all fees paid in connection with this application are non-refundable.

Signature of Applicant

Date

COMMERCIAL CANNABIS APPLICATION INDEMNIFICATION AGREEMENT

THIS INDEMNIFICATION AGREEMENT ("Agreement") is entered into this ____ day of _____, 20____ by and between the City of Hanford ("City") and _____ ("Applicant").

RECITALS

WHEREAS, the Applicant has a legal and/or equitable interest in the certain real property located at Assessor Parcel Number(s): _____ ("Property"); and

WHEREAS, the Applicant has submitted an application to the City for a cannabis business on the Property, pursuant to the City of Hanford Municipal Code, hereafter referred to as the "Project."

TERMS

NOW, THEREFORE, pursuant to the City of Hanford Municipal Code, and in consideration of the premises, covenants and provisions set forth herein, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Nothing in this Agreement shall be construed to limit, direct, impede or influence the City's review and consideration of the Project.
2. Applicant shall defend, indemnify, save and hold harmless the City of Hanford, its elected and appointed officials, officers, employees, agents and volunteers from any and all claims, actions, proceedings or liability of any nature whatsoever (including, but not limited to: any approvals issued in connection with any of the above described application(s) by City; any action taken to provide related environmental clearance under the California Environmental Quality Act ("CEQA") by City's advisory agencies, boards or commissions, appeals boards, or commissions, Planning Commission, or City Council; and attorneys' fees and costs awards) arising out of, or in connection with the City's review or approval of the Project or arising out of or in connection with the acts or omissions of the Applicant, its agents, employees or contractors.

With respect to review or approval, this obligation shall also extend to any effort to attack, set aside, void, or annul the approval of the Project, including any contention the Project or its approval is defective because a City ordinance, resolution, policy, standard or plan is not in compliance with local, State or federal law. With respect to acts or omissions of the Applicant, its agents, employees or contractors, its obligation, hereunder shall apply regardless of whether the City prepared, supplied or approved plans, specifications or both.

3. The obligations of the Owner and Applicant under this Indemnification shall apply regardless of whether any permits or entitlements are issued.
4. The City will promptly notify Owner and Applicant of any such claim, action, or proceeding that is or may be subject to this Indemnification and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the City defends the claim, action, or proceeding in good faith.
5. The City Council shall have the absolute right to approve any and all counsel employed to defend the City. To the extent the City uses any of its resources to respond to such claim, action or proceeding, or to assist the defense, the Applicant will reimburse the City upon demand. Such resources include, but are not limited to, staff time, court costs, City Counsel's time at its regular rate for non-City agencies, or any other direct or indirect cost associated with responding to, or assisting in defense of, the claim, action or proceedings.
6. For any breach of this obligation the City may rescind its approval of the Project.
7. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved in writing by the Applicant, which approval shall not be unreasonably withheld. The City must approve any settlement affecting the rights and obligations of the City.
8. The parties agree that this Agreement shall constitute a separate agreement from any Project approval, and that if the Project, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.
9. This Agreement shall be construed and enforced in accordance with the laws of the State of California.
10. The Applicant shall pay all court ordered costs and attorney fees.
11. The defense and indemnification of City set forth herein shall remain in full force and effect throughout all stages of litigation including appeals of any lower court judgments rendered in the proceeding.

After review and consideration of all of the foregoing terms and conditions, Applicant, but its signature below, hereby agrees to be bound by and to fully and timely comply with all of the foregoing terms and conditions.

Dated: _____

Applicant(s):

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Commercial Cannabis Permit Application

Acknowledgement Form

- ✓ I/we have read, fully understand and agree to operate within the regulations identified in The City of Hanford's Ordinances and all other applicable state laws and regulations as it relates to commercial cannabis operations and further understand that my permit(s) may be revoked for not operating in compliance with said regulations.
- ✓ I/we understand the City reserves the right to reduce the size of area allowed for cultivation under any clearance or license issued, in the event that environmental conditions, such as a sustained drought or low flows in the watershed will not support diversions for irrigation.
- ✓ I/we understand that it is our responsibility as the applicant to obtain will serve letters from all utility companies that will be serving my development. I/we understand that we will bear the sole cost of any upgrades, transmission improvements needed to serve my development as required by the utility companies.
- ✓ I/we agree that all structures utilized for Commercial Cannabis Businesses will be planned and built in accordance with applicable Building Codes and to the satisfaction of the City.
- ✓ I/we understand that the information I provide with my application may be released as required by law, judicial order, or subpoena, and could be used in a criminal prosecution.
- ✓ I/we agree to defend, indemnify, and hold harmless the City from any defense costs, including attorneys' fees or other loss connected with any legal challenge brought as a result of the City's review and/or approval of this license issuance. I/we agree to execute a formal agreement to this effect on a form provided by the City and available for my inspection.
- ✓ I/we understand that the application fee is non-refundable even if I cancel my application or it is denied during the process.
- ✓ I/we acknowledge that without a complete application package my application may be delayed.
- ✓ I/we recognize that the Community Development Department and Police Chief reserves the right to request additional information if necessary to complete review or processing of the application, and confirm or promote conformance to ordinance-specific requirements and standards.
- ✓ I/we authorize the City, its agents, and employees to seek verification of the information contained within the application including a background check of the applicant and all employees and independent contractors.

Printed Name

Signature

Date

Printed Name

Signature

Date

Background Investigation Packet
(Must be completed prior to application submittal)

DRAFT



AGENDA STAFF REPORT

MEETING DATE: 12/5/2023

AGENDA SECTION: GENERAL BUSINESS

SUBJECT:

Award of a contract to Sage Construction and Development of Tulare, CA in the amount of \$601,630.04 for the Civic Auditorium Acoustic Ceiling Texture Replacement, Hardwood Floor Installation, and Interior Painting Project, including the additive alternate bid item for the Hardwood Floor replacement in the Lobby of the Auditorium and Appropriation of an additional \$113,254 from the General Fund to fully fund the project including the 10% contingency.

RECOMMENDATION:

Recommendation:

That the City Council, by motion:

1. Award a construction contract to Sage Construction and Development, LLC, of Tulare, CA in the amount of **\$601,630.04** for the FY22/23 Civic Auditorium Acoustic Ceiling Texture Replacement, Hardwood Floor Installation, and Interior Painting Project including Additive Alternate Bid Item to replace the Hard Wood Flooring in the Auditorium Lobby.
2. Establish a construction contingency of **\$60,000 (10%)**.
3. Advance and transfer an appropriation from the Accumulated Capital of **\$64,280** from FY25 0004-822604 Civic Sewer Main Replacement.
4. Appropriate an additional **\$113,254** from the General Fund in order to fully fund the project.

BACKGROUND:

This project provides for improvements to the main auditorium and lobby to the Civic Auditorium building located at 400 N. Douty Street. The work includes to remove and replace all existing acoustic ceiling and wall texture, prepare and paint the interior walls and trim in the main hall, and install new hardwood flooring over the existing hardwood flooring in the main hall and West Wing. The project has a base bid with an added alternate bid item to remove and replace the flooring in the lobby of the building.

In accordance with bidding procedures, bids were solicited and opened on January 23, 2018 for the Civic Auditorium Exterior Painting Project. A total of three (3) responsive bids were received, ranging from a low base bid of \$586,300.04 from Sage Construction, to a high base bid of \$820,000.00. A copy of the bid tabulations is attached.

The contract stipulates that the Project be completed within forty-five (45) calendar days from the date of the Notice to Proceed. If approved, work on this project is prescheduled to begin on January 2, 2024 and be completed by April 30, 2024.

FISCAL IMPACT:

The FY23 Capital Budget provides **\$484,096.91** for construction, including contingencies remaining as of the date of this report. An additional **\$113,254** from the General Fund Account, in addition to the **\$64,280** appropriation advance and transfer is requested for total appropriation of **\$661,630.91**.

ATTACHMENTS:

1. Bid Schedule for Civic Ceiling-Floor-Paint

FY 22/23 Civic Auditorium Ceiling, Flooring, and Painting Project
21040000-823606

			1	2		3	
			Sage Construction & Development LLC	Better Enterprises, Inc		Color New Co.	
<u>BASE BID ITEMS</u>	<u>QUANTITY</u>	<u>UNIT</u>					
1 Mobilization, Miscellaneous Site Facilities/Ops	1	LS	26,012.80	\$47,847.53	\$47,847.53	\$20,000.00	\$20,000.00
2 Remove and Replace Acoustical Ceiling Texture	18,854	SF	299,740.25	\$15.74	\$296,761.96	\$12.00	\$226,248.00
3 Prepare and Install Hardwood Floor (Main & West V	11,448	SF	210,893.14	\$20.66	\$236,515.68	\$34.00	\$389,232.00
4 Prepare and Paint walls, trim, doors, etc.	1	LS	49,653.85	\$63,917.00	\$63,917.00	\$184,520.00	\$184,520.00
			\$586,300.04	\$645,042.17		\$820,000.00	
Total written in Bid if discrepancy exists				\$644,986.61			
<u>ADDED ALTERNATE BID ITEMS</u>							
A1 Prepare and install Hardwood Floor (Lobby)	1,022	SF	\$15,330.00	\$25.53	\$26,091.66	\$59.70	\$61,013.40
Total written in Bid if discrepancy exists				\$26,087.60			
Combined Award Amount			\$601,630.04	\$671,133.83		\$881,013.40	
Total written in Bid if discrepancy exists				\$671,074.21			

Low Bid



AGENDA STAFF REPORT

MEETING DATE: 12/5/2023

AGENDA SECTION: GENERAL BUSINESS

SUBJECT:

Approval of the establishment of a sport field permit fee to be set at \$2.50 per field hour effective on July 1, 2024 with an allowance of a fee reduction (offset) of up to 25% based on repairs and maintenance provided by the sports leagues.

RECOMMENDATION:

Recommendation: The Council, by motion, approve the field permit fees of \$2.50 per field hour, effective on July 1, 2024.

BACKGROUND:

The City of Hanford manages three sports complexes providing youth and adult sports venues. Those complexes include the Youth Athletic Complex (YAC), the Hanford Soccer Complex (Som Com), and the Hanford Softball Complex.

During the February 7, 2023 meeting, the Council formally approved the formation of the Field Sports Advisory Committee (FSAC). The purpose of FSAC is:

- Comprised of all Hanford field sports organizations
- Partner with the City to develop and manage fields
- Advisory to the Parks and Recreation Commission
- Unified advocacy for field sports
- Development of fair and equitable field permit fee process

The FSAC youth sports organizations are:

- Hanford Youth Baseball
- Hanford Youth Softball
- Hanford Youth Soccer League (HYSL)
- United Football and Cheer
- Rebels Football and Cheer

Collectively, these sports organizations serve over 2,635 youth annually.

An analysis of the utility (water and electricity) expenses for fiscal year 22/23 of the three sports complexes is as follows:

Location	Water	Electricity	Total
Softball Complex	\$18,703	\$71,035	\$89,738
YAC - Bob Hill	\$12,006	\$8,239	\$20,245
YAC -Basin	\$15,499	\$9,957	\$25,456
YAC - Rotary Field	\$10,670	\$8,985	\$19,655
Soc Com	\$39,245	\$8,827	\$48,072
TOTAL	\$96,123	\$107,043	\$203,166

The California Public Utility Commission (CPUC) predicts that utility rates will go up an average of 3.5% to 4.7% per year for customers through 2030.

Historically, the City of Hanford has not imposed a field permit fee to use the facilities. A field permit fee analysis was conducted of ten other Central Valley cities.

Field Permit Fee Analysis

City	Softball Field	Softball Lights per hour	Soccer Field	Soccer Lights per hour
Visalia	\$16.00	\$15.00	\$32.00	\$25.00
Tulare	\$15.00	\$17.00	\$15.00	\$33.00
Dinuba	\$49.00	\$27.00	\$34.00	\$27.00
Porterville	\$15.00	\$14.00	N/A	N/A
Corcoran	\$22.00	\$30.00	\$22.00	\$30.00
Selma	\$15.00	\$30.00	N/A	N/A
Madera	\$12.50	\$20.00	\$12.50	\$20.00
Merced	\$10.00	\$25.00	N/A	N/A
Modesto	\$13.00	\$30.00	\$13.00	\$30.00
Fresno	\$25.00	\$35.00	\$25.00	\$35.00
Average	\$19.25	\$24.30	\$21.93	\$28.57

October 3, 2023, City Council Meeting

At the City Council meeting on October 3, 2023, the item to adopt the Field Sports Advisory Committee (FSAC) formation, approval of the Field Permitting Process, and associated fees was presented to the Council. Concluding the staff presentation questions by the Council, there were concerns regarding the fee structure and input from the entire FSAC group. A motion to table the item passed by a 4-1 vote.

October 19, 2023, FSAC Meeting

On October 19, 2023, an FSAC meeting was held with all the sports groups represented. Below is a summary of that meeting:

- The overall goal is to reach a 25% cost-recovery rate within the next 3-5 years
- Each sport and facility is unique and operates differently
- Need to collect and reconcile field permit fees bi-annually (January to June and July to December)

- Continuance of a separate fee structure for tournaments
- Travel ball field permit fees need to be analyzed and established
- Need for adjustments for Hanford Youth Softball due to the operations and diverse revenue streams at the Hanford Softball Complex
- It is best to start with one fee (with or without lights)
- Two ways to calculate field permit fees: Per hour and per player.
- Develop a process to offset each organization's expenses (not sweat equity). Receipts must be provided.

Offsets can include:

1. Repairs - sprinklers, lights, equipment, pest control, fence and facility repairs
 2. Maintenance - pest control, fertilizer & herbicide, gasoline
 3. Facilities - Porta Potty rental (Rotary Field), bleachers, concessions/restrooms
- There is robust support for a potential ballot measure dedicated to parks, open spaces, and sports facilities.

Also, during that meeting, clarification on the number of fields per specific area within the YAC was discussed. A substantial concession on behalf of the City was agreed upon that significantly reduced the number of field hours during baseball season.

YAC Area	Previous # of fields	Agreed upon # of fields
Bob Hill Baseball	4	4
Basin	4	1
Rotary Field	4	1

The following steps for each sports organization were to confer with their respective boards on the proposed field permit fees.

In the weeks following the October 19th FSAC meeting, staff met and communicated with the FSAC member groups to discuss and refine the proposed field permit fee structure. **Four (4) of the five (5) FSAC groups agree** with the proposed field permit fee structure based on those discussions.

Based on the projected number of annual field hours per sports organization, the financial impact is reflected in the table below:

League	Projected Season Hours	Field Fee per hour	Projected Field Fees
Hanford Youth Baseball	6066	\$ 2.50	\$ 15,165
Hanford Youth Softball	1121	\$ 2.50	\$ 2,803
Hanford Youth Soccer League	5336	\$ 2.50	\$ 13,340
Hanford United Football & Cheer	440	\$ 2.50	\$ 1,100
Hanford Rebels Football & Cheer	300	\$ 2.50	\$ 750
Total	13263	\$ 2.50	\$ 33,158

Staff thanks all of the field sports organizations, especially Ami Minor with Hanford Youth Baseball, for preparing the Excel spreadsheets to calculate the proposed field permit fees.

Update on the YAC Concession/Restroom Replacement Project

The staff has worked closely with Hanford Youth Baseball to finalize the restroom/concession building design and has received price quotes on prefabricated buildings. A Request for Proposals (RFP) will be released shortly to obtain bids from local building contractors. Once it is determined the most cost-effective method, we move forward with the project.

Summary

Based on the FSAC meetings and ensuing discussions, staff recommends the following field permit fee structure to take place on July 1, 2024 (due to the timing of the Spring sports player registration period, which has passed, and to provide ample time for each sports group to prepare).

Proposed Field Permit Fees:

1. A field permit fee of \$2.50 per field per hour (with or without lights) based on actual field usage.
2. Two biannual field permit seasons:
 - Fall: (July 1 to December 31)
 - Spring: (January 1 to June 30)
1. Invoices for the Fall season will be reconciled by January 30, and the Spring season will be reconciled by July 30 annually.
2. A reduction (offset) in field permit fees of up to 25% can be requested based on receipts for repairs and maintenance purchases.
3. Future field permit fees will be included within the Master Fee Schedule proposed to the Council during the annual budgeting process.

FISCAL IMPACT:

The proposed field permit fees will provide the General Fund with a new revenue source to offset expenses of approximately \$33,158 annually.

ATTACHMENTS:

None



AGENDA STAFF REPORT

MEETING DATE: 12/5/2023	AGENDA SECTION: GENERAL BUSINESS
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SUBJECT:

Review and Approval of the 2024 Calendar of City Council Meetings

RECOMMENDATION:

Recommendation: That the City Council review the 2024 calendar of scheduled meetings for the City Council and direct staff to cancel or reschedule any specific dates.

BACKGROUND:

Over the course of each calendar year, due to holidays or City events, there are occasionally conflicts with the City Council meetings. In the past, the Council has requested that staff bring forth a calendar for next year's meetings to review and determine if any should be canceled or rescheduled. Providing staff with advance notice of changes to meeting dates allows them to prepare in advance for anticipated deadlines and to place items on an agenda in an efficient manner.

Based on the initial review of the 2024 Calendar, staff is recommending that the Council approve the cancelation of the January 2nd and September 3rd Council meetings. These meetings occur right before or after holidays, which typically involve travel for staff and/or Council member, and it is difficult to plan agendas around such holidays.

FISCAL IMPACT:

ATTACHMENTS:

1. 2024 Meeting Calendar

SCHEDULED MEETINGS

HANFORD CITY COUNCIL & COMMISSIONS

2024

All Meetings are held at: City Council Chambers, 400 N. Douty, Hanford, CA (Civic Auditorium)

 CITY COUNCIL REGULAR MEETING @ 7:00 PM	 HOLIDAYS- CITY HALL CLOSED
 PLANNING COMMISSION @ 5:30 P.M.	 PARKING & TRAFFIC COMMISSION @ 5:30 P.M.
 PARKS & RECREATION COMMISSION @ 5:30 P.M.	

JANUARY						
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

FEBRUARY						
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MARCH						
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31						

APRIL						
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MAY						
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30						

JULY						
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SEPTEMBER						
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OCTOBER						
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NOVEMBER						
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DECEMBER						
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AGENDA STAFF REPORT

MEETING DATE: 12/5/2023

AGENDA SECTION: GENERAL BUSINESS

SUBJECT:

Approval of the Amended and Restated City Manager Employment Agreement

RECOMMENDATION:

Recommendation: It is recommended that the City Council, by motion, approve the attached Fourth Amended and Restated Employment Agreement for Mario A. Cifuentez, II and authorize the Mayor to execute the Agreement.

Recommended Motion: I move that the City Council approve and the Mayor be authorized to execute the City Manager's Fourth Amended and Restated Employment Agreement.

BACKGROUND:

The City Council has completed its annual evaluation of City Manager Cifuentez. The attached Fourth Amended and Restated Employment Agreement (Amended Agreement) was prepared as a result of the evaluation.

The Amended Agreement changes the terms of the City Manager's employment as follows:

- **Term:** The term of the Agreement is extended by 1 year, through November 18, 2026.
- **Salary:**
 - o Mr. Cifuentez's total annual salary will, effective November 27, 2023, increase by 2% from \$220,608.00 to \$225,038.00, which is consistent with the terms negotiated by the Executive Management Employees' Association (EMEA). The increase eliminates compaction between the City Manager's compensation and the compensation of other employees. This compensation amount includes allowances for automobile, phone, and technology costs.
 - o Mr. Cifuentez's annual salary will subsequently increase by an additional 2% to \$229,561.00, effective the first pay-period in July 2024. This increase is consistent with the compensation adjustment that EMEA members will receive.
- **Longevity Pay:** Effective November 27, 2023, Mr. Cifuentez is entitled to 5% Longevity Pay provided to EMEA members as outlined in the Compensation and Benefit Summary for the Executive Management Employees Association.

All other terms of the Employment Agreement remain unchanged.

Clean and redline versions of the Amended Agreement are attached. The redline version highlights

the changes made to the Third Amended and Restated Employment Agreement to create the new document.

FISCAL IMPACT:

ATTACHMENTS:

1. 2023.11.27 Fourth Amended and Restated Employment Agreement - red line
2. 2023.11.27 Fourth Amended and Restated Employment Agreement - final

FOURTH AMENDED AND RESTATED EMPLOYMENT AGREEMENT

* * * * *

This Fourth Amended and Restated Employment Agreement (“**Amended Agreement**”) is made and entered into the 5th day of December, 2023, by and between the City of Hanford, California, a municipal corporation (“**City**”), and Mario A. Cifuentez, II (“**Employee**”).

SECTION 1. DUTIES.

City hereby employs Employee as City Manager to perform the functions and duties specified in the laws of the State of California and Ordinances and Resolutions of the City and to perform such other duties and functions as the Hanford City Council (“**Council**”) shall from time-to-time assign.

SECTION 2. TERM OF AMENDED AGREEMENT.

The term of Employee’s Employment Agreement dated November 5, 2019 commenced on November 18, 2019 (“**Commencement Date**”) and shall continue through November 18, 2026. This Amended Agreement shall commence on December 5, 2023, and will continue through November 18, 2026, or until terminated as set forth below.

SECTION 3. TERMINATION OF AGREEMENT.

A. Employee shall serve at the pleasure of the Council and shall be an “AT-WILL” employee of City and may be terminated with or without cause.

B. This employment relationship may be terminated as follows:

- (1) Automatic termination upon expiration of this Amended Agreement.
- (2) By Employee, with prior written notice to City of at least thirty (30) calendar days.
- (3) By City, without cause, upon City’s cash payment to Employee, subject to withholdings, of a severance amount equal to nine (9) months of aggregate then-current annual salary if Employee is terminated without cause; provided however, in accordance with California Government Code Section 53260, the severance amount will not exceed an amount equal to Employee’s then-current monthly salary multiplied by the number of months remaining on the unexpired term of this Amended Agreement.
- (4) By City, without payment of any severance or additional compensation past the termination date, for any cause for disciplinary action under the City’s Policy of Administration for Executive Management Employees (“**Executive Management Policy**”), as well as any of the following:
 - a. Act of immoral or unprofessional conduct;

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- b. Violation of or refusal to obey any federal, state, or municipal laws or regulations;
- c. Conviction of a felony;
- d. Material breach of this Amended Agreement; or
- e. Such other action as may be inconsistent with Employee's duties under this Amended Agreement.

C. Notwithstanding the foregoing provisions, Employee's employment shall not be terminated, other than for cause, during or within a period of one hundred eighty (180) calendar days following the date of a regular election for one (1) or more seats on the Council.

D. Employee shall remain in the exclusive employ of City and shall not accept other employment until such time as Employee resigns or is terminated by City, or upon written approval of City.

SECTION 4. COMPENSATION.

In exchange for the services provided by Employee under this Amended Agreement, effective the pay-period that agreement is amended (November 27, 2023), City will pay Employee an annual salary of TWO HUNDRED TWENTY-FIVE THOUSAND, THIRTY-EIGHT DOLLARS (\$225,038.00), which includes an automobile allowance of FIVE HUNDRED DOLLARS (\$500.00) per month and a cellular phone/technology allowance of ONE HUNDRED DOLLARS (\$100.00) per month, to be paid in installments at the same time other employees of City are paid. Such compensation shall be adjusted for payroll taxes, workers' compensation, and other payroll-related liability costs. Adjustments to Employee's compensation shall occur only through the amendment of this Amended Agreement.

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Deleted: first full pay period in August, 2022, City

Deleted: SIX HUNDRED AND

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Employee shall receive an additional two percent (2%) increase effective the first full pay-period in July 2024, consistent with the wage increase described in the Compensation and Benefit Summary for the Executive Management Employees Association. Employees annual salary will be increased to TWO HUNDRED AND TWENTY-NINE THOUSAND, FIVE HUNDRED AND SIXTY ONE DOLLARS (\$229,561.00), which includes the automobile and cellular/technology allowance as noted above.

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SECTION 5. BENEFITS.

A. A. City shall provide Employee with eighty (80) hours of Management Leave. It is preferred that Management Leave be used as time off. Employee may also cash out up to sixty-four (64) hours of their Management Leave or convert all or a portion of their leave to deferred compensation. Any Management Leave hours not taken by Employee by PP025 will be compensated their cash out balance, up to sixty-four (64) hours if available in PP026. Management Leave shall not be carried over to a new calendar year. Upon separation from the City, Employee shall be compensated the cash out balance, up to sixty-four (64) hours if available. The terms of the Management Leave Plan is described in the Compensation and Benefit Summary for the

Deleted: Effective PP001 in 2023,

Executive Management Employees Association.

B. City will enroll Employee in the Public Employees' Retirement System ("CalPERS"). Employee shall pay, at his sole cost, the full employee contribution to CalPERS. To the extent permitted by CalPERS, City will maintain, in effect, the 3% @ 60 PERS retirement program for Employee as a Classic CalPERS member.

C. City will provide term life insurance for Employee in the amount of TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00).

Deleted: Effective January 1, 2023

E. Health, dental, and vision insurance coverage offered to the members of the Executive Management Employment Association shall be available to Employee.

F. Employee is eligible to received matched employer contributions for deferred compensation up to SEVENTY-FIVE AND NO/100 DOLLARS (\$75.00) per pay period.

G. Effective the pay-period that agreement is amended (November 27, 2023), employee is eligible for five percent (5%) Longevity Pay benefits provided to Executive Employees as outlined in the Compensation and Benefit Summary for the Executive Management Employees Association.

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SECTION 6. LEAVE.

A. Employee shall accrue vacation leave at the rate of six and 16/100 (6.16) hours per bi-weekly pay period (160 hours annually). Upon termination of this Amended Agreement, voluntarily or involuntarily, Employee will be compensated for all accrued vacation time.

B. Employee shall accrue sick leave at three and 69/100 (3.69) hours per bi-weekly pay period (96 hours annually). Upon termination of this Amended Agreement, Employee shall forfeit all accumulated sick leave. Upon retirement, Employee may convert unused sick leave pursuant to Government Code Section 20826.8, as may be amended.

C. The use and accumulation of vacation and sick leave shall be limited in the manner described in Executive Management Policy. Any City Manager approval required under the Executive Management Policy shall, however, require City Council approval for purposes of this Amended Agreement.

D. Except in an emergency, Employee will not be required to work on the holidays identified in the Executive Management Policy.

SECTION 7. PERFORMANCE EVALUATION.

A. The Council shall perform an evaluation at the one (1) year anniversary of the Commencement Date. Thereafter, City will annually evaluate Employee's performance.

B. Depending on the results of an evaluation, the parties may amend this Amended Agreement to adjust Employee's compensation to reflect Employee's performance; for example, the Council's finding of employee's positive performance may result in the increase of Employee's

salary or other compensation. Employee acknowledges that he is not entitled to any automatic increases in compensation, and adjustments to Employee's compensation are within the Council's sole discretion.

C. All evaluations will utilize a process, form, criteria, and format selected by the Council. A written evaluation shall be completed and delivered to Employee within thirty (30) calendar days after the completion of the Council's evaluation of Employee.

D. This provision does not limit Council's authority to perform additional evaluations of Employee's performance if necessary, including closed session items related thereto.

SECTION 8. PROFESSIONAL DEVELOPMENT.

City shall annually budget and allocate sufficient funds to pay the expenses of Employee's travel and subsistence while representing City at the Annual International City/County Management Association Conference, the Annual League of California Cities Conference, conferences of the City Managers' Department of the League of California Cities, and conferences or meetings of state committees or commissions upon which Employee serves as a member, said membership on said committees or commissions being subject to the approval of the Council, and for such other official meetings and/or travel as are reasonably necessary for Employee to carry out his responsibilities as City Manager.

SECTION 9. CREDIT CARD.

City will provide to Employee a State of California purchasing card (CalCard) that Employee may utilize for City-related expenses. Employee shall only use City's CalCard for City-related business and in accordance with State law and regulations and the City's purchasing card policy, the terms of which are incorporated herein by reference. Any misuse of City's CalCard shall be grounds for discipline, including surrender of CalCard and/or immediate termination of employment for cause. Any legal expenses incurred by the City as a result of Employee's misuse of CalCard shall be reimbursed by Employee.

SECTION 10. EMPLOYEE'S DUTY TO REIMBURSE CITY.

A. If City terminates Employee without cause and Employee receives a severance amount pursuant to Section 3.B.(3) of this Amended Agreement and Employee is convicted of a crime involving abuse of his office or position, as defined by California Government Code Section 53243.4, as may be amended, Employee shall immediately reimburse City the full severance amount that Employee received from City.

B. Employee acknowledges that this Amended Agreement is subject to California Government Code Sections 53243-53243.4, the terms of which are incorporated herein by reference, that require Employee to reimburse City for certain City expenditures if Employee is convicted of a crime involving abuse of his office or position, as defined by California Government Code Section 53243.4. Employee will promptly reimburse City if required to do so pursuant to California Government Code Sections 53243-53243.4, and if Employees fails to immediately reimburse City, Employee will pay attorneys' fees and costs to City for the cost of litigation to

recover said amounts subject to California Government Code Section 53243.4.

SECTION 11. BONDING.

City shall bear the full cost of any fidelity or other bonds (or equivalent coverage) required of Employee under any law or ordinance.

SECTION 12. NOTICES.

Notices pursuant to this Amended Agreement shall be in writing given by deposit in the custody of the United States Postal Service (certified mail, return receipt requested) or deposit in the custody of a nationally recognized delivery service, addressed as follows:

CITY:

City of Hanford
Attn: Mayor
319 N. Douty Street
Hanford, CA 93230

EMPLOYEE:

Mario A. Cifuentes, II

Deleted:

Deleted: 1

Alternatively, notices required pursuant to this Amended Agreement may be personally served in the same manner as is applicable to the civil judicial process. Notice shall be deemed given as of the date of personal service or as of the date of deposit of such written notice in the course of transmission of the United States Postal Service or nationally recognized delivery service.

SECTION 13. MISCELLANEOUS PROVISIONS.

A. The text of this Amended Agreement and the documents incorporated herein by reference shall constitute the entire agreement between the parties, and supersede any and all other agreements, either oral or in writing, between the parties hereto with respect to the employment of Employee by City. Each party to this Amended Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by either party, or anyone acting on behalf of either party, which are not embodied herein, and that no other agreement, statement, or promise not contained in this Amended Agreement shall be valid or binding on either party.

B. This Amended Agreement shall be binding upon and inure to the benefit of the heirs at law and executors of Employee. This Amended Agreement shall not be assignable.

C. If any provision, or any portion thereof, contained in this Amended Agreement is held unconstitutional, invalid, or unenforceable, the remainder of this Amended Agreement, or portion thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect.

D. Any modification of this Amended Agreement will be effective only if it is in writing and signed by both Employee and City.

E. No waiver or any breach of any term, condition or provision of this Amended

Agreement shall constitute a waiver of any other breach of any other term, condition or provision and no consent of one (1) party to any departures by the other shall be effective unless such waiver shall be in writing and shall be signed by the non-waiving party or a duly authorized agent thereof and the same shall be effective only for a period, on the conditions, and for the specific instances and purposes specified in such writing.

F. This Amended Agreement shall be governed by the laws of the State of California. The venue for any and all litigation arising from this Amended Agreement shall be in the Superior Court for the County of Kings, California, if in state court, or the United States District Court, Eastern District of California, if in federal court.

G. In the event legal action is brought to enforce this Amended Agreement, the party prevailing in such action shall be entitled to his/its reasonable attorneys' fees and costs, which will be paid by the non-prevailing party, except as to enforce Section 10, which contains its own attorneys' fee provision.

H. In the event of a conflict between this Amended Agreement and any other City rule, regulation, policy, practice, or procedure, this Amended Agreement shall control.

IN WITNESS WHEREOF, the parties have executed this Amended Agreement in Hanford, Kings County, California,

CITY OF HANFORD

By: TRAVIS PADEN
Mayor

Deleted: KALISH MORROW

EMPLOYEE

By: MARIO A. CIFUENTEZ, II

APPROVED AS TO FORM:

ATTEST

GRISWOLD, LaSALLE, COBB,
DOWD & GIN, L.L.P., City Attorneys

By: TY N. MIZOTE

By: NATALIE CORRAL
City Clerk

FOURTH AMENDED AND RESTATED EMPLOYMENT AGREEMENT

* * * * *

This Fourth Amended and Restated Employment Agreement (“**Amended Agreement**”) is made and entered into the 5th day of December, 2023, by and between the City of Hanford, California, a municipal corporation (“**City**”), and Mario A. Cifuentes, II (“**Employee**”).

SECTION 1. DUTIES.

City hereby employs Employee as City Manager to perform the functions and duties specified in the laws of the State of California and Ordinances and Resolutions of the City and to perform such other duties and functions as the Hanford City Council (“**Council**”) shall from time-to-time assign.

SECTION 2. TERM OF AMENDED AGREEMENT.

The term of Employee’s Employment Agreement dated November 5, 2019 commenced on November 18, 2019 (“**Commencement Date**”) and shall continue through November 18, 2026. This Amended Agreement shall commence on December 5, 2023 and will continue through November 18, 2026, or until terminated as set forth below.

SECTION 3. TERMINATION OF AGREEMENT.

A. Employee shall serve at the pleasure of the Council and shall be an “AT-WILL” employee of City and may be terminated with or without cause.

B. This employment relationship may be terminated as follows:

- (1) Automatic termination upon expiration of this Amended Agreement.
- (2) By Employee, with prior written notice to City of at least thirty (30) calendar days.
- (3) By City, without cause, upon City’s cash payment to Employee, subject to withholdings, of a severance amount equal to nine (9) months of aggregate then-current annual salary if Employee is terminated without cause; provided however, in accordance with California Government Code Section 53260, the severance amount will not exceed an amount equal to Employee’s then-current monthly salary multiplied by the number of months remaining on the unexpired term of this Amended Agreement.
- (4) By City, without payment of any severance or additional compensation past the termination date, for any cause for disciplinary action under the City’s Policy of Administration for Executive Management Employees (“**Executive Management Policy**”), as well as any of the following:
 - a. Act of immoral or unprofessional conduct;

- b. Violation of or refusal to obey any federal, state, or municipal laws or regulations;
- c. Conviction of a felony;
- d. Material breach of this Amended Agreement; or
- e. Such other action as may be inconsistent with Employee's duties under this Amended Agreement.

C. Notwithstanding the foregoing provisions, Employee's employment shall not be terminated, other than for cause, during or within a period of one hundred eighty (180) calendar days following the date of a regular election for one (1) or more seats on the Council.

D. Employee shall remain in the exclusive employ of City and shall not accept other employment until such time as Employee resigns or is terminated by City, or upon written approval of City.

SECTION 4. COMPENSATION.

In exchange for the services provided by Employee under this Amended Agreement, effective the pay-period that agreement is amended (November 27, 2023), City will pay Employee an annual salary of TWO HUNDRED TWENTY-FIVE THOUSAND, THIRTY-EIGHT DOLLARS (\$225, 038.00), which includes an automobile allowance of FIVE HUNDRED DOLLARS (\$500.00) per month and a cellular phone/technology allowance of ONE HUNDRED DOLLARS (\$100.00) per month, to be paid in installments at the same time other employees of City are paid. Such compensation shall be adjusted for payroll taxes, workers' compensation, and other payroll-related liability costs. Adjustments to Employee's compensation shall occur only through the amendment of this Amended Agreement.

Employee shall receive an additional two percent (2%) increase effective the first full pay-period in July 2024, consistent with the wage increase described in the Compensation and Benefit Summary for the Executive Management Employees Association. Employees annual salary will be increased to TWO HUNDRED AND TWENTY-NINE THOUSAND, FIVE HUNDRED AND SIXTY ONE DOLLARS (\$229,561.00), which includes the automobile and cellular/technology allowance as noted above.

SECTION 5. BENEFITS.

A. A. City shall provide Employee with eighty (80) hours of Management Leave. It is preferred that Management Leave be used as time off. Employee may also cash out up to sixty-four (64) hours of their Management Leave or convert all or a portion of their leave to deferred compensation. Any Management Leave hours not taken by Employee by PP025 will be compensated their cash out balance, up to sixty-four (64) hours if available in PP026. Management Leave shall not be carried over to a new calendar year. Upon separation from the City, Employee shall be compensated the cash out balance, up to sixty-four (64) hours if available. The terms of the Management Leave Plan is described in the Compensation and Benefit Summary for the

Executive Management Employees Association.

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C. City will provide term life insurance for Employee in the amount of TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00).

E. Health, dental, and vision insurance coverage offered to the members of the Executive Management Employment Association shall be available to Employee.

F. Employee is eligible to received matched employer contributions for deferred compensation up to SEVENTY-FIVE AND NO/100 DOLLARS (\$75.00) per pay period.

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SECTION 7. PERFORMANCE EVALUATION.

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B. Depending on the results of an evaluation, the parties may amend this Amended Agreement to adjust Employee's compensation to reflect Employee's performance; for example, the Council's finding of employee's positive performance may result in the increase of Employee's

salary or other compensation. Employee acknowledges that he is not entitled to any automatic increases in compensation, and adjustments to Employee's compensation are within the Council's sole discretion.

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A. If City terminates Employee without cause and Employee receives a severance amount pursuant to Section 3.B.(3) of this Amended Agreement and Employee is convicted of a crime involving abuse of his office or position, as defined by California Government Code Section 53243.4, as may be amended, Employee shall immediately reimburse City the full severance amount that Employee received from City.

B. Employee acknowledges that this Amended Agreement is subject to California Government Code Sections 53243-53243.4, the terms of which are incorporated herein by reference, that require Employee to reimburse City for certain City expenditures if Employee is convicted of a crime involving abuse of his office or position, as defined by California Government Code Section 53243.4. Employee will promptly reimburse City if required to do so pursuant to California Government Code Sections 53243-53243.4, and if Employees fails to immediately reimburse City, Employee will pay attorneys' fees and costs to City for the cost of litigation to

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SECTION 11. BONDING.

City shall bear the full cost of any fidelity or other bonds (or equivalent coverage) required of Employee under any law or ordinance.

SECTION 12. NOTICES.

Notices pursuant to this Amended Agreement shall be in writing given by deposit in the custody of the United States Postal Service (certified mail, return receipt requested) or deposit in the custody of a nationally recognized delivery service, addressed as follows:

CITY:

City of Hanford
Attn: Mayor
319 N. Douty Street
Hanford, CA 93230

EMPLOYEE:

Mario A. Cifuentes, II

Alternatively, notices required pursuant to this Amended Agreement may be personally served in the same manner as is applicable to the civil judicial process. Notice shall be deemed given as of the date of personal service or as of the date of deposit of such written notice in the course of transmission of the United States Postal Service or nationally recognized delivery service.

SECTION 13. MISCELLANEOUS PROVISIONS.

A. The text of this Amended Agreement and the documents incorporated herein by reference shall constitute the entire agreement between the parties, and supersede any and all other agreements, either oral or in writing, between the parties hereto with respect to the employment of Employee by City. Each party to this Amended Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by either party, or anyone acting on behalf of either party, which are not embodied herein, and that no other agreement, statement, or promise not contained in this Amended Agreement shall be valid or binding on either party.

B. This Amended Agreement shall be binding upon and inure to the benefit of the heirs at law and executors of Employee. This Amended Agreement shall not be assignable.

C. If any provision, or any portion thereof, contained in this Amended Agreement is held unconstitutional, invalid, or unenforceable, the remainder of this Amended Agreement, or portion thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect.

D. Any modification of this Amended Agreement will be effective only if it is in writing and signed by both Employee and City.

E. No waiver or any breach of any term, condition or provision of this Amended

Agreement shall constitute a waiver of any other breach of any other term, condition or provision and no consent of one (1) party to any departures by the other shall be effective unless such waiver shall be in writing and shall be signed by the non-waiving party or a duly authorized agent thereof and the same shall be effective only for a period, on the conditions, and for the specific instances and purposes specified in such writing.

F. This Amended Agreement shall be governed by the laws of the State of California. The venue for any and all litigation arising from this Amended Agreement shall be in the Superior Court for the County of Kings, California, if in state court, or the United States District Court, Eastern District of California, if in federal court.

G. In the event legal action is brought to enforce this Amended Agreement, the party prevailing in such action shall be entitled to his/its reasonable attorneys' fees and costs, which will be paid by the non-prevailing party, except as to enforce Section 10, which contains its own attorneys' fee provision.

H. In the event of a conflict between this Amended Agreement and any other City rule, regulation, policy, practice, or procedure, this Amended Agreement shall control.

IN WITNESS WHEREOF, the parties have executed this Amended Agreement in Hanford, Kings County, California.

CITY OF HANFORD

By: _____
TRAVIS PADEN
Mayor

EMPLOYEE

By: _____
MARIO A. CIFUENTEZ, II

APPROVED AS TO FORM:

ATTEST

GRISWOLD, LaSALLE, COBB,
DOWD & GIN, L.L.P., City Attorneys

By: _____
TY N. MIZOTE

By: _____
NATALIE CORRAL
City Clerk

Council Future Agenda Items				
Originated Date	Item	Originator	Staff Lead	Date Estimate
8/15/2023	Municipal Code Amendments to modify the chapter related to murals and consider and adopt a policy to approve murals at the administrative level.	Council Direction	Jason Waters	1/16/2024
10/17/2023	Review and Discussion of the various elements and criteria of the Historic Overlay Zone and direction from Council on potential amendments	Council Direction	Jason Waters	1/16/2024
11/7/2023	Council discussion regarding the creation of a CFD to fund the expansion of Hidden Valley Park and citywide park maintenance	Council Direction	Various Staff	1/16/2024