



Planning Commission Meeting Agenda

June 25, 2024
5:30 PM – Regular Meeting
Council Chambers
400 N. Douty St.

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

ROLL CALL:

INVOCATION:

FLAG SALUTE:

PUBLIC COMMENT:

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

CONSENT CALENDAR:

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

- A. Community Development: 04/23/24 Minutes
- B. Community Development: 05/14/24 Minutes

GENERAL BUSINESS:

- A. Community Development: Finding of General Plan Consistency for the declaration of surplus and disposition of real city property for a single-family residence located at 1074 W. Jordan Way. The property is located south of San Madina Court, west of Jordan Way (APN 011-450-011-000).
- B. Community Development: Finding of Conformity for Road Abandonment No. 2018-01 Amendment No. 1, a proposal to amend Road Abandonment No. 1 to include a

1,289 square-foot portion into the initial abandonment of the former East Lacey Boulevard, west of State Highway 43 and a finding of ambiguity clarification pertaining to the land use and zoning on the abandoned property and adjacent property formed.

- C. Community Development: Roadway Abandonment No. 0001-23, a request by QK on behalf of St. Brigid's Church (Roman Catholic Bishop of Fresno), to abandon approximately 2,551 square feet of alleyway located north of Florinda Street, between parcels located on Douty Street and Harris Street. The recommendation also includes a finding of ambiguity clarification pertaining to the land use and zoning on abandoned property.

PUBLIC HEARING:

DIRECTOR'S COMMENTS:

COMMISSIONERS' ITEMS OF INTEREST:

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ADJOURNMENT:

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AGENDA STAFF REPORT

MEETING DATE: 6/25/2024	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

04/23/24 Minutes

RECOMMENDATION:

Approve the minutes of the April 23, 2024 meeting.

ATTACHMENTS:

1. 4-23-24 Minutes



**Planning Commission Regular Meeting
Minutes**

**April 23, 2024 5:30 PM
City Hall Training Room
319 N. Douty St.**

ROLL CALL:

Present:	Absent:
CURTIS DEVINE DOUGLAS HAM NORRIS	NONE

INVOCATION:

None.

FLAG SALUTE:

Chair NORRIS led the flag salute.

PUBLIC COMMENT:

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

Amory Marple, Director of the Hanford Chamber of Commerce, expressed support for the Embarc Public Hearing project.

CONSENT CALENDAR:

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

A. Community Development: Approval of the Minutes of the April 9, 2024 Meeting

Motion to approve the minutes of the April 9, 2024 meeting.

RESULT: PASSED
MOVER: DEVINE
SECONDER: HAM

AYES:	DEVINE, HAM, CURTIS, DOUGLAS
NAYS:	NONE
ABSTAIN:	NORRIS
ABSENT:	NONE

PUBLIC HEARING:

- A. Community Development: **Conditional Use Permit No. 0004-23**: a request, by Embarc Hanford, to permit a Cannabis Business for a storefront dispensary for retail of cannabis products in the MX-D Downtown Mixed Use zone district. The project is located at 207 E Seventh Street (APN 012-045-001, 012-045-010, 012-045-004, and 012-045-005).

Chair NORRIS called for the staff report. Senior Planner Myers presented the staff report, recommended approval, and invited questions of staff.

Commissioner CURTIS:

- How many security personnel will there be? Director Waters replied that the applicant is present and can answer that.
- Will the 42 parking spaces fit in the new parking lot without interfering with the business next door? Director Waters replied that the required parking assumes the operation of both facilities. Ms. Myers added that the entire site is owned by the same owner. They are aware and are proposing these changes.
- Which department will do the inspections and how frequently? Ms. Myers replied that the police department (PD) will do inspections. Director Waters added that PD can do inspections at any time.

Commissioner DEVINE: Are the facilities monitored by PD? Director Waters replied that State Law requires that there be recorded live feed, and that it be stored for a period of time.

Commissioner HAM:

- This is the third cannabis facility in the general area. Are we trying to keep them downtown? Ms. Myers stated that cannabis dispensaries are only allowed in the MX-D (Downtown Mixed Use) zone district. With the 600-foot requirement and facilities that meet the definitions, the area is limited to mostly south of Seventh Street.
- If the City received an application for a fourth facility, would the City have to revise the requirement? Director Waters replied that the City would not invite applications unless City Council authorized addition of a fourth facility. Commissioner DEVINE added that he served on City Council when the decision was made to restrict the number of cannabis facilities to three and limit the locations to downtown. That was intentional.

Chair NORRIS opened Public Comment:

IN FAVOR

Devon Wardlow (Vice President of Public Affairs, Embarc) acknowledged the presence of Michael Miya (project property owner) and President of Development, Terry Gillis(?), and provided a PowerPoint presentation, highlighting community benefits of the project. In response to Commissioner CURTIS's questions, Ms. Wardlow stated that there are required numbers of security personnel per operational hours, typically two. Embarc is confident in its approach to the parking requirements.

Michael Miya, lifelong resident of Hanford and current property owner of Embarc, stated that he visited Embarc's Fresno store, and he was very impressed; security was thorough. He also felt that security would help with the homeless situation at this location. Mr. Miya is the local chair of Embarc Hanford's Community Advisory Board. He stated that Embarc is going to give one-percent of profits back to the Community Advisory Board, who will decide what to do with those funds. He expressed his support for the project.

Angie Dow, Executive Director of Kings County Transit, stated that when she was approached to be on Embarc Hanford's Community Advisory Board, she researched the company and agreed to be on the Board because of their commitment to benefit the community, and not just make profit. She sees this project as improving the east side of downtown. She felt that the combination of the KART project's security and Embarc's security will make that area of downtown much safer.

She expressed her support of the project and encouraged approval.

OPPOSED

None.

Chair NORRIS closed Public Hearing.

Commissioner CURTIS asked Ms. Wardlow if Embarc has had any major disturbances around these stores. She replied that they have worked with police departments and have had no issues.

Chair NORRIS called for a motions.

Motion to adopt Resolution No. 2024-07, approving Conditional Use Permit No. 0004-23.

RESULT:	Passed
MOVER:	DOUGLAS
SECONDER:	HAM
AYES:	DOUGLAS, HAM, DEVINE, NORRIS
NAYS:	CURTIS
ABSTAIN;	NONE
ABSENT:	NONE

DIRECTOR'S COMMENTS:

None.

COMMISSIONERS' ITEMS OF INTEREST:

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Commissioner CURTIS asked:

- Is the new construction at University and Grangeville apartments? Staff: Yes.
- What is going in at 10th Avenue and Hwy 198? Staff: Derrel's Mini-Storage.
- Why are they removing traffic signals at intersections downtown and replacing them with stop signs?
Director Waters: City Council authorized moving forward with a downtown improvement project, which will address the traffic control problem at the intersection. The project has to be out to bid for construction by the end of the year, with construction to begin next year. The direction Council gave staff was that there will be a roundabout at Seventh and Douty. Director Waters invited Commissioner CURTIS to email him, and he will be happy to go over the scope of the project with him.

ADJOURNMENT:

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Chair NORRIS adjourned the meeting at 6:04 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 6/25/2024	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

05/14/24 Minutes

RECOMMENDATION:

Approve the minutes of the May 14, 2024 meeting.

ATTACHMENTS:

1. 5-14-24 Minutes



**Planning Commission Regular Meeting
Minutes**

**May 14, 2024 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
CURTIS	NONE
DEVINE	
DOUGLAS	
HAM	
NORRIS	

INVOCATION:

Pastor Thomas King, New Testament Baptist Church, led the invocation.

FLAG SALUTE:

Chair NORRIS led the flag salute.

PUBLIC COMMENT:

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None.

PUBLIC HEARING:

- A. Community Development: **Tentative Parcel Map No. 0004-24**, a request to subdivide two parcels, totaling 38,332 sq. ft. (0.88 acres) into three parcels, Parcel A: 5,789 sq. ft., Parcel B – 9,103 sq. ft., and Parcel C – 11,954 sq. ft., in the R-L-5 Low-Density Residential zone district and utilize Section 17.50.210 to apply concessions to an affordable housing development. The property is located north and west of Parkside Drive, south of Woodland Drive (APN 011-100-065 and 011-100-066).

Chair NORRIS opened the public hearing and called for the staff report. Senior Planner Myers presented the staff report, recommended approval, and invited questions of staff.

Commissioner HAM:

- Why was the name "Apple Circle" chosen, since most street names in the development are types of peaches?
- Is Lot D a dryscape?
- Between Lots C and D and between Lots A and B, there is a sharp triangle that would be difficult to maintain. He suggested the lot lines be rotated to eliminate the triangles.
- Lot frontages: Lot B's frontage is 115', Lot A's is 112', Lot C has a very narrow frontage of 63'. Is that sufficient?
- Google Earth shows a "no-man's land" in the top left corner of the map.
- He indicated the location of an existing walkway (and possibly another one) and noted that they would need to be removed, because of the way the houses will be built.
- Are there any parking restrictions?

Senior Planner Myers:

- The building official reviewed the street name "Apple Circle" and did not have an issue with it.
- Parcel D is a remnant, not an actual parcel.
- Lot C's 63' frontage exceeds the lot-frontage requirement of 40'. She was not sure about the reasoning of the angles. Director Waters then stated that there was nothing that did not conform with the municipal code.
- The applicant is recording two lot line adjustments to address the issue of the "no-man's land."
- The walkways are recreational easements that were approved during a time when there was access to the pool. The City does not have jurisdiction to abandon the walkways. That would be up to the individual homeowners.
- Regarding parking restrictions, the fire department listed "No Parking - Fire Lane" (red curb) as a Condition of Approval.

Commissioner CURTIS:

- Will Apple Circle be the complete entrance/exit for the homeowners? Ms. Myers: Lot A will access their parcel on Parkside Drive with a driveway. Everyone else will access theirs through the circle with their driveways. Director Waters added that they all meet the setbacks and other requirements.
- How long will this project take before it is ready for homeowners to move in? Ms. Myers: The developer is eager to begin, but the City does not have an enforceable timeline for completion. They are required to have the final map completed within 18 months.

Commissioner DEVINE asked if the red-curb condition would be required throughout the entire circle. Ms. Myers replied that she was not sure if it applies to the entire subdivision or not.

City Attorney Mizote referred to the "Findings" presentation slide and stressed to the Commissioners that this project requires some density bonus concessions in order to go forward. Pursuant to the Government Code, the project is entitled to these concessions, unless one of these four items exists. There must be substantial evidence, on the record, of one of these items existing in order for the Commission to say that a development concession will not be granted in this particular case. He advised the Commission to consider this project with special emphasis on these four factors.

Chair NORRIS opened Public Comment.

IN FAVOR

- Cheyne Strawn, resident of Parkside Drive - In favor of the project, but expressed concerns about the homeless issues and amount of trash now on the property. He requested a condition of approval of the project would be that the site be cleaned and the homeless man living there be removed.
- Jordan Arnold (on behalf of his roommates and himself), Parkside Drive - He echoed Mr. Strawn's concerns regarding the homeless (also mentioned crime issues) and feels that this project will help alleviate those issues.
- Art Brieno, Hanford resident - Felt that the radius would be too tight for a garbage truck to navigate. Suggested that a deed change be prepared to resolve the issue of the walkways and determining to which property owner

they would belong.

- Chet Agler, lifelong Parkside resident - Stated that the park has been in limbo for decades. He is very happy with the project and thinks Apple Circle is a great name. The trash is a big issue, and he just wants it to be cleaned up and fenced off.
- Betsy McGovern Garcia, Vice-President of Self-Help Enterprises and Director of Real Estate Development, addressed comments. She agreed with the residents' concerns and apologized that it has taken so long to get the project going. She explained several challenges they encountered in designing the project: large power pole on the property, discovery that all the neighbors' fences were encroaching onto the property, clean-ups to legal descriptions, lot line adjustments. She also mentioned that the single-family market was upside down, and the project was going to cost them more than they would be able to sell the homes for. They now have their financing and are ready to go, but their map had expired. She stated that their contractor will immediately begin clearing out the property and fencing the entire property. Then they will begin demolition of the pool. She introduced the project manager, Nathaniel, who will be available to provide any support needed. They hope to commence construction on the homes no later than July 1. They are in final review for the lot line adjustments and the final improvement plans. Regarding parking restrictions, Ms. Garcia stated that they will work with Public Works and Fire Departments and will take care of whatever red curb and striping matters. With the lot shapes, they tried to follow some kind of logic for the homeowners, so as not to create odd pockets. Regarding the street name of Apple Circle, they are willing to change that.

OPPOSED NONE

Chair NORRIS closed Public Comment and offered the Commissioners an opportunity to ask questions of Ms. Garcia and thanked her for answering questions.

Commissioner DEVINE commented that he was glad to see this project moving forward.

Motion to adopt Resolution No. 2024-08, approving Tentative Parcel Map No. 0004-24.

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

DIRECTOR'S COMMENTS:

Director Waters reported that the City recently received five proposals for the Transit-Oriented Development by High Speed Rail and will be going through the scoring process soon. We hope to have a consultant on board by June. Then, we will begin the outreach process, and we hope to make the Planning Commission part of that.

COMMISSIONERS' ITEMS OF INTEREST:

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Commissioner CURTIS asked if these future meetings [re: Transit-Oriented Development] will be in town or out of town. Director Waters replied that they will be City meetings, so they will be in town.

Commissioner DEVINE asked if City Council has appointed a new Alternate Commissioner yet. Director Waters stated that there have been some interviews, but he was not sure if they were for Planning Commission. He will check on that.

Chair NORRIS shared that he bought a City shirt and encouraged the Commissioners to contact Brian Johnson if they were interested in purchasing one.

ADJOURNMENT:

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Chair NORRIS adjourned the meeting at 6:05 p.m.

Respectfully submitted,

Diana Black
Recording Secretary

CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
June 25, 2024

PROJECT: Finding of General Plan Consistency for the declaration of surplus and disposition of real city property for a single-family residence located at 1074 W. Jordan Way. The property is located south of San Medina Court, west of Jordan Way (APN 011-450-011-000).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission find that the declaration of the property as surplus and disposition of the property for residential development is consistent with the 2035 General Plan, adopted April 24, 2017, in accordance with Government Code Section 65402.

RECOMMENDED MOTION

I move to find the declaration of surplus and disposition of the property, totaling 6,072 square feet, located at 1074 Jordan Way, APN 011-450-011, is consistent with the General Plan, adopted April 24, 2017, in accordance with Government Code Section 65402.

BACKGROUND

The property is a 6,072 square-foot parcel located along Jordan Way and San Medina Court. The property is developed as a 1,100 square-foot single-family residence, constructed in 1977. The property is zoned R-L-5 Low-Density Residential. 1074 Jordan Way was transferred to the City due to city foreclosure on February 17, 2023. There is fire damage associated with the structure (mainly to the garage area). The property went to the Loan Committee on March 21, 2024, and direction received was to sell the property, as is.

The disposition of real property, owned by the City, requires initiation of the surplus property process.

See Figure 1, showing the project aerial.

Figure 1: Aerial



The site is designated in the General Plan as Low-Density Residential (see Figure 2) and zoned R-L-5 Low-Density Residential (see Figure 3), in accordance with the General Plan.

Figure 2: General Plan Designation (outlined in red)
Low-Density Residential

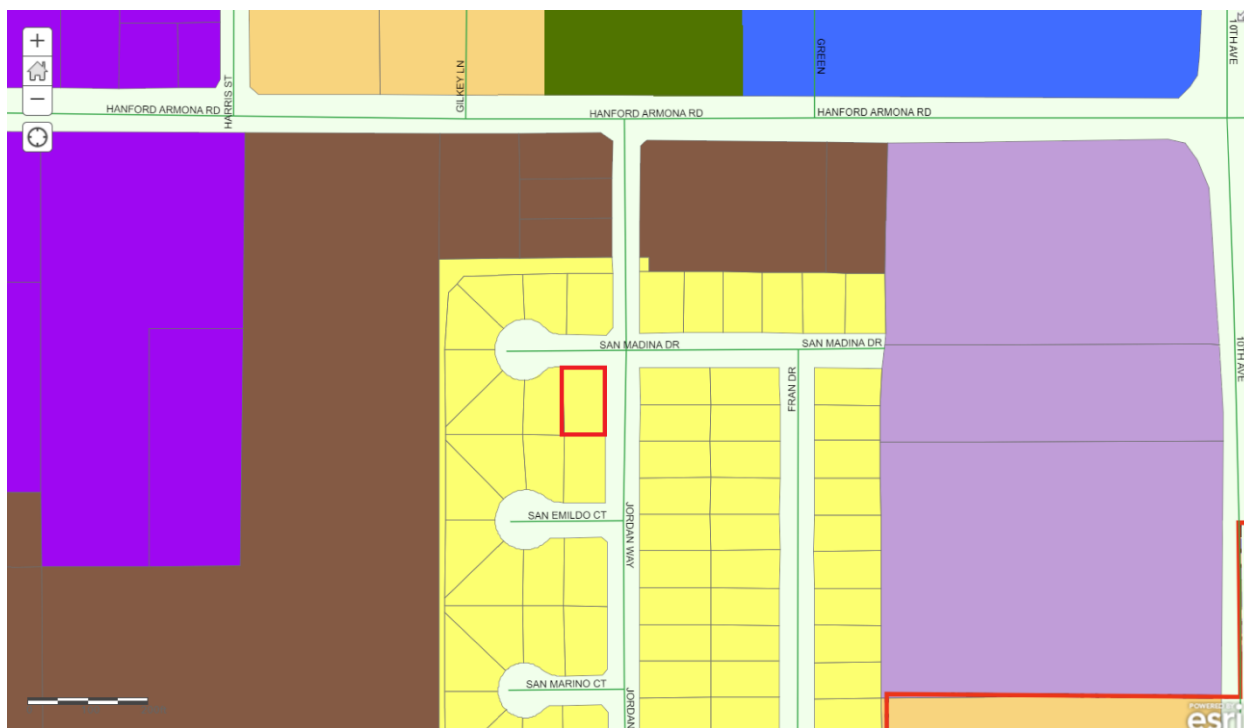
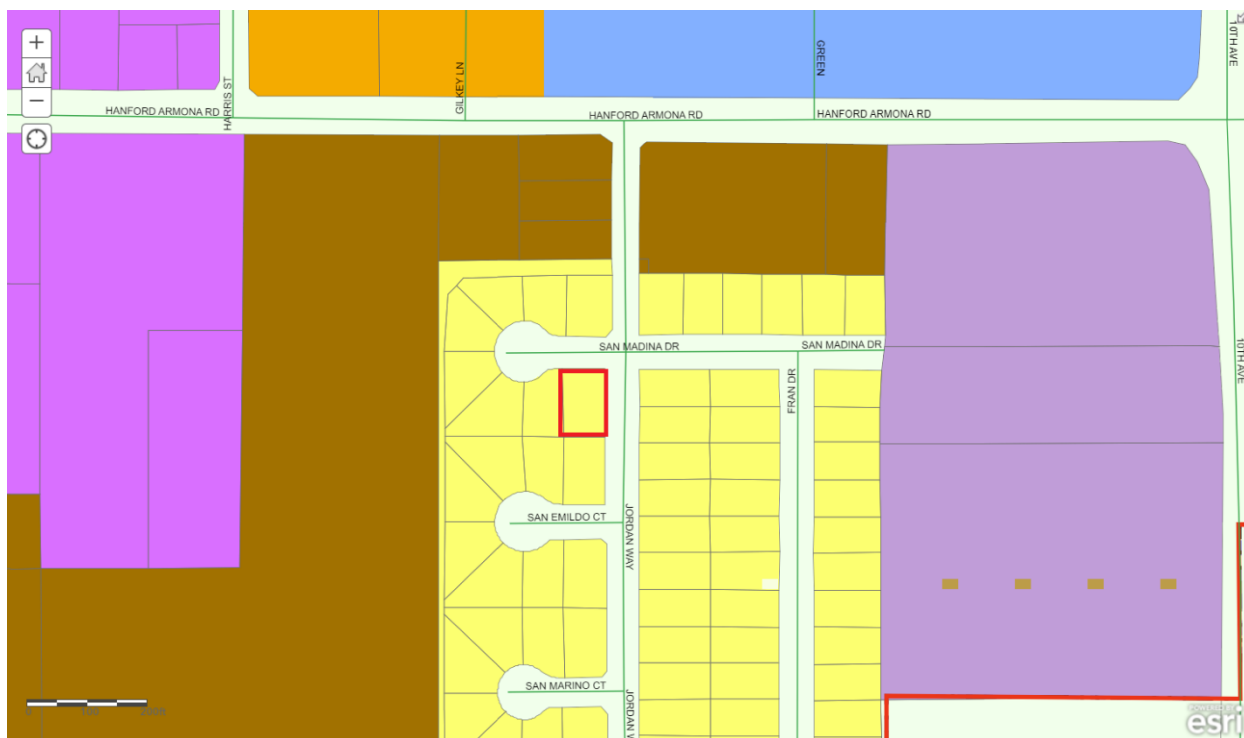


Figure 3: Zoning (outline in red)
R-L-5 Low-Density Residential



PROJECT EVALUATION

Project Proposal

The property is an existing single-family residence with fire damage to the garage of the structure. There has been interest expressed in purchasing the property, as is. The City intends to sell the residence according to its appraised value. Any rehabilitation or additional development of the parcel would be subject to the standards of the Hanford Municipal Code for the R-L-5 Low-Density Residential zone district. Single-family residential is characteristic of the R-L-5 Low-Density Residential zone district.

General Plan Consistency

California Government Code Section 65402 requires that the declaration of properties as surplus and the disposition of real property that was originally acquired by the City be reviewed by the Planning Commission for determination as to whether the sale and declaration as surplus conforms to the City's adopted General Plan.

The following goals and policies are excerpts from the 2035 General Plan, adopted April 24, 2017. They are applicable with respect to the proposed property disposition and support the disposition of the property for development of single-family residential.

Land Use Goal L6: [Provide] a wide range of housing choices that insure opportunities for a variety of age groups, lifestyles, and income levels.

Land Use Goal L8: [Provide] a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options.

Policy L31 Purpose of the Low-Density Residential Land Use Designation: Establish the Low-Density Residential land use designation to provide mainly single-family development on lot sizes typically found in urban settings.

Policy L32 Typical Uses in the Low-Density Residential Land Use Designation: Define the uses allowed in the Low-Density Residential land use designation to include residential uses in a variety of single-family lot types. Duplexes, second dwelling units, and home occupations can also be allowed when made compatible with the residential nature of the neighborhood.

Analysis: The proposed declaration of the property as surplus and the proposed disposition is consistent with the above listed goals and policies, as the property would remain as a single-family residence, which is consistent with the Low-Density Residential designation and the R-L-5 Low-Density Residential zone district standards. The site is not needed for a specified use for the City of Hanford.

PROCESS

In accordance with Government Code Section 65402, the following steps must be taken, in order to complete the request proposed:

1. Planning Commission must determine that the declaration of the property as surplus and disposition of the lots is consistent with the General Plan.
2. The City Council must declare the property as surplus and instruct staff to send notice to the required public entities and agencies.
3. Staff prepares and mails notice of the surplus properties to the necessary housing, open space, and school entities and agencies for a 60-day notice period.
4. Following the 60-day notice period, if none of the notified agencies or entities express interest in the property, the disposition of the property can be approved by the City Council, as requested.

FUTURE REVIEWS AND ACTIONS

A Planning Commission finding that declaration of the property as surplus and the disposition of the property is consistent with the General Plan in no way serves as any prior/pre-approval or commitment to future approvals of a development project. The role of the Planning Commission is to find the declaration as surplus and disposition of the residential lot is consistent with the 2035 General Plan in accordance with Government Code Section 65402, it is not approval or recommendation of approval to sell the land.

ENVIRONMENTAL ASSESSMENT

Pursuant to Section 15312 of the California Environmental Quality Act Guidelines (CEQA), the sale of surplus government property is considered exempt from further environmental review, see **Attachment 1**.

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: Tuesday, June 25, 2024

PROJECT: Finding of Conformity for Road Abandonment No. 2018-01 Amendment No. 1, a proposal to amend Road Abandonment No. 1 to include a 1,289 square-foot portion into the initial abandonment of the former East Lacey Boulevard, west of State Highway 43 and a finding of ambiguity clarification pertaining to the land use and zoning on the abandoned property and adjacent property formed.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 2024-10 and make the following findings:

1. That Road Abandonment 2018-01 Amendment No. 1 is consistent with the General Plan in accordance with Government Code 65402.
2. That the area of abandonment shall be designated in the General Plan as Regional Commercial and zoned C-R Regional Commercial.

RECOMMENDED MOTION

1. I move to approve Resolution No. 2024-10.

PROJECT DESCRIPTION

Background

The City of Hanford approved the development at Highway 43/198 Commercial Center project in 2014. As part of the mitigation measures, a roundabout was required to be constructed at the Lacey Boulevard and State HWY 43 intersection. The intersection was moved to the north to accommodate the roundabout, which has been completed. The relocation resulted in right-of-way that was deemed no longer necessary for vehicular traffic. There was a 1,289 square-foot portion of the right-of-way that was not included in the legal description recorded for Road Abandonment No. 2018-01. As such, an amendment to include the 1,289 square foot portion of the right-of-way is required.

The portion is described in **Attachment 1** and shown in Figure 2. Figure 1 shows the cumulative abandonment area.

Figure 1: Cumulative Area of Abandonment (shown in yellow)

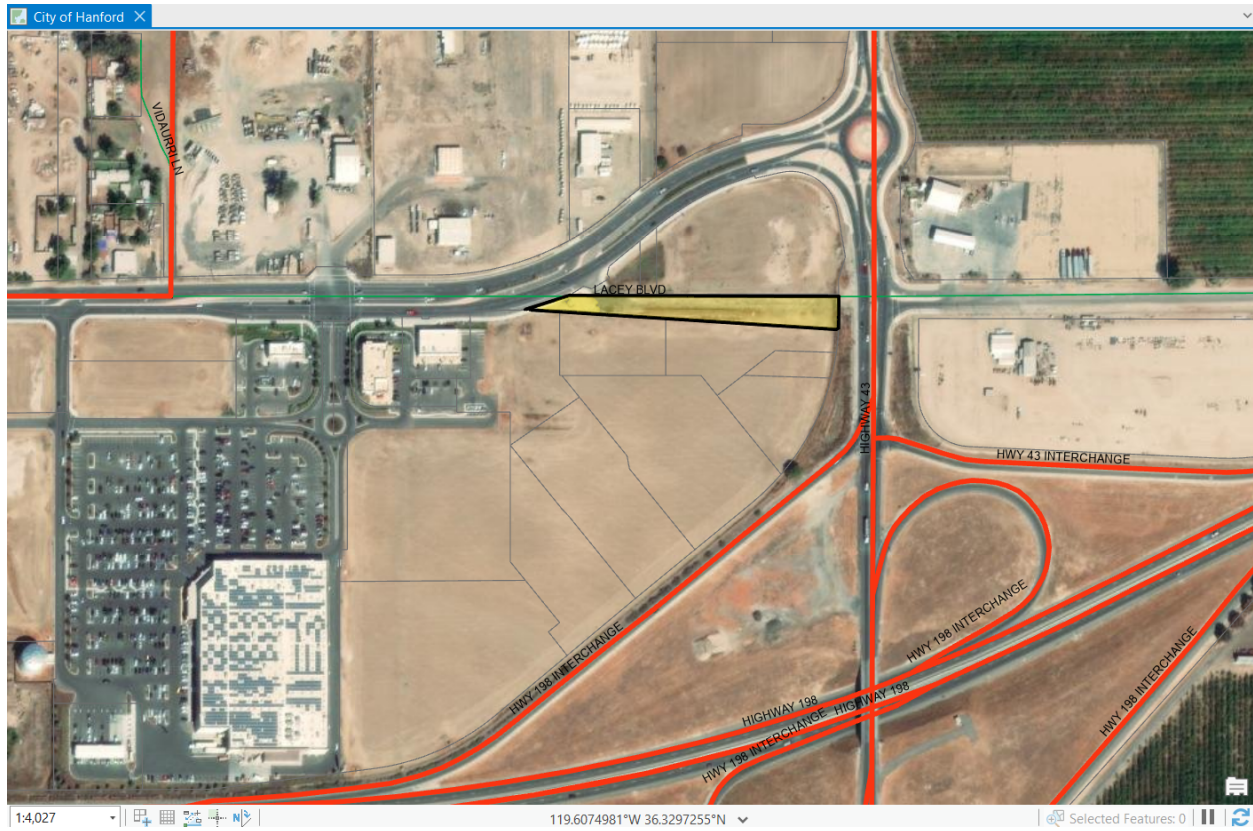
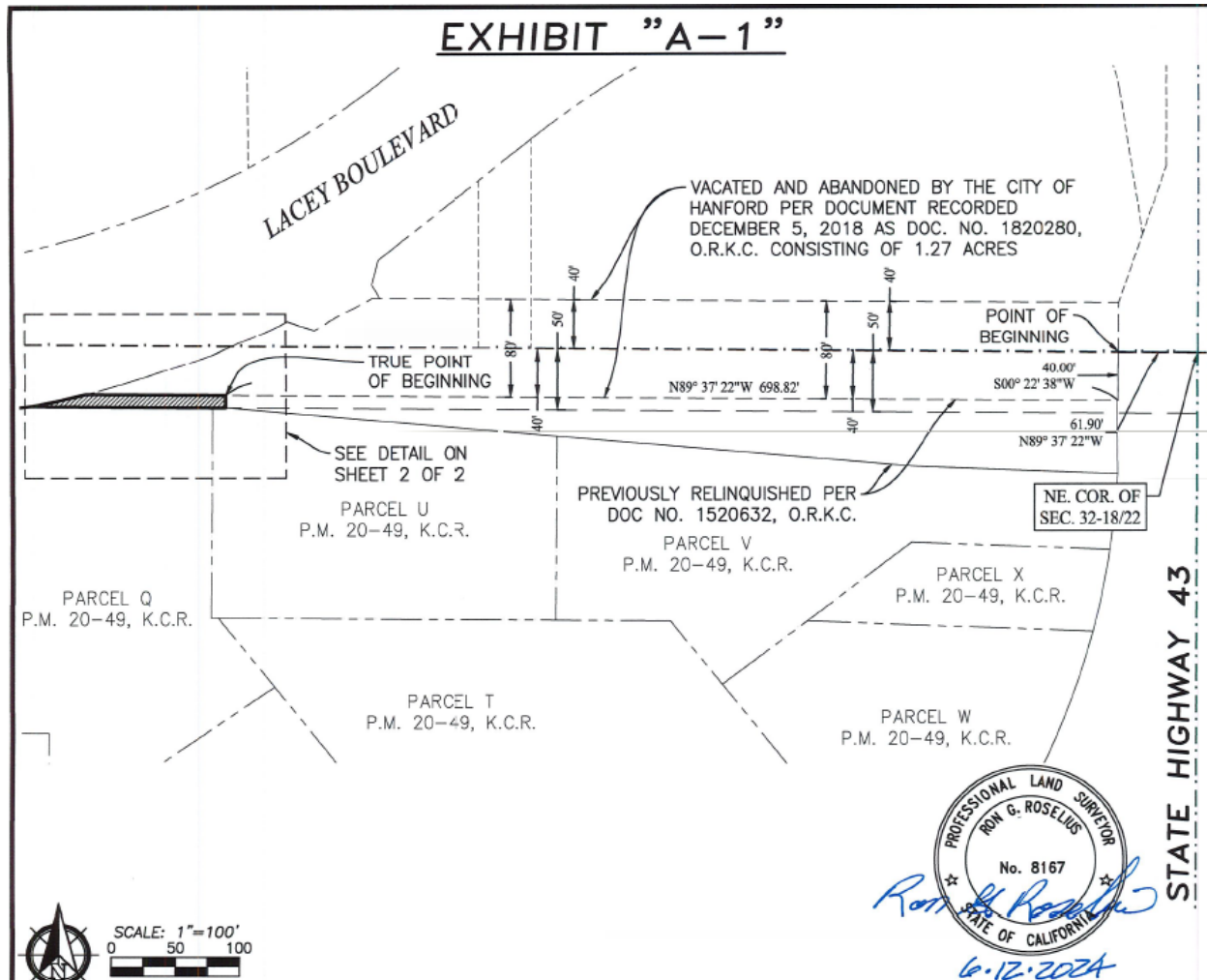


Figure 2: Amended Area of Abandonment



Ambiguity of Zoning and Land Use

The former relocation of the right-of-way resulted in a change in the parcels north and south of the new Lacey Boulevard, which created an ambiguity of the zoning of the area that being abandoned and the area to the north. Section 17.06.050.D, of the Zoning Ordinance states that zoning interpretations may be made by the Planning Commission when such an ambiguity exists. As stated below, zoning is generally expected to follow a street, alley or rail right of way or parcel lines and will go to the center line of such street, alley or rail right of way. Given that the street moved to the north, the zoning of the area south of the new right-of-way was zoned the same as the adjacent property, C-R Regional Commercial in land use and zoning designation. The remaining sliver shall be designated the same way, as depicted in Figure 3 and 4.

17.06.050 Interpretation of zone boundary lines.

Whenever any uncertainty exists as to the boundary line between two (2) 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.

Figure 3: General Plan Designation
Regional Commercial

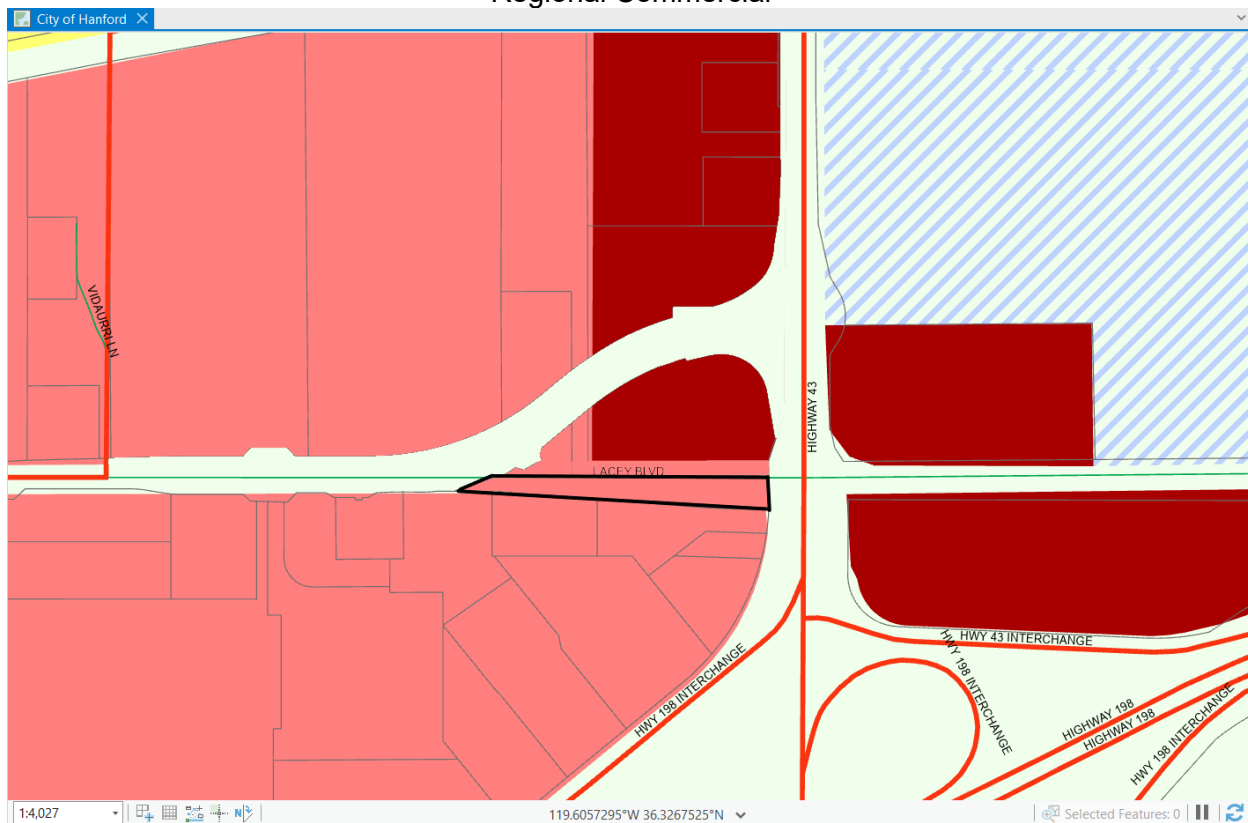
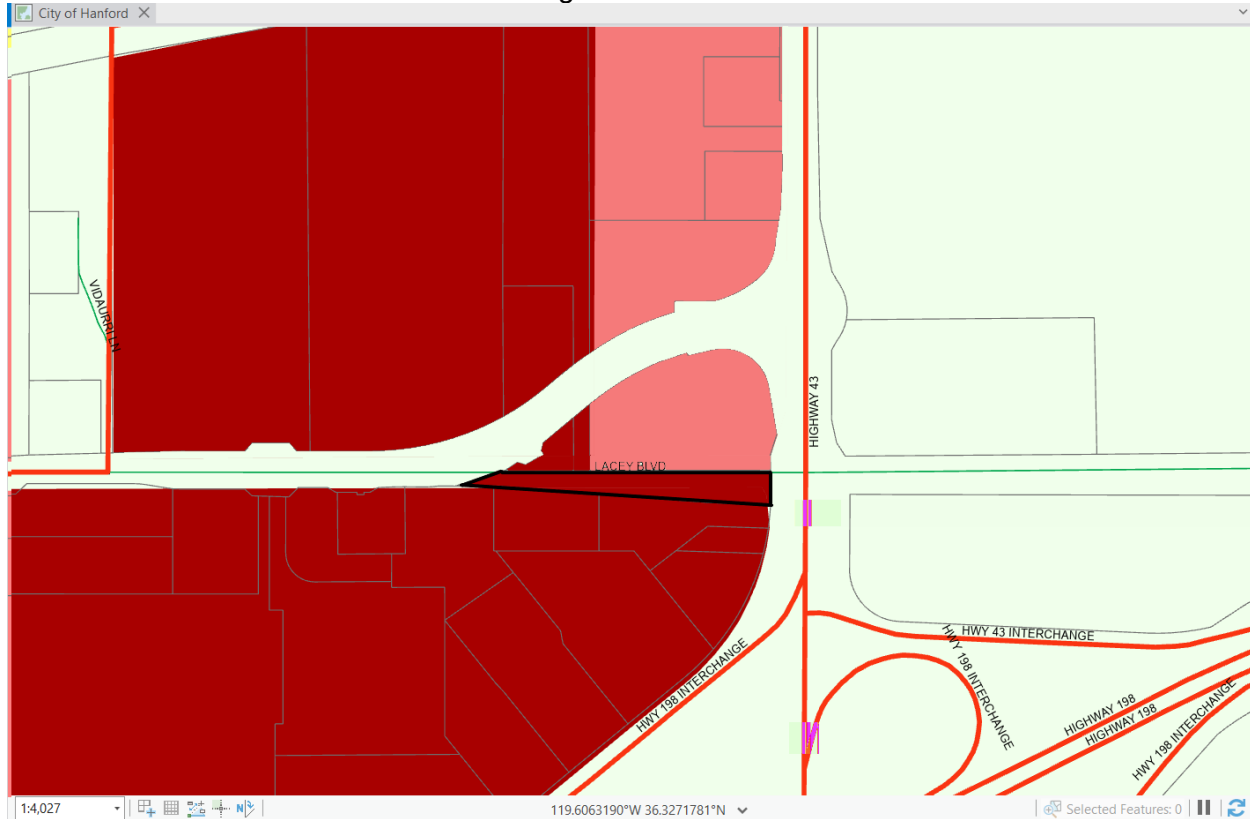


Figure 4: Zoning Designation
C-R Regional Commercial



PROCEDURE FOR ROAD ABANDONMENT

Noticing Requirements:

The California Streets and Highways Code governs the procedure for road and alley way abandonment. The procedure requires that a "Notice of Intent to Abandon" is adopted by the City Council prior to holding a public hearing to abandon the street. Road Abandonment 2018-01 was noticed properly, in accordance with the California Streets and Highway Code. Planning staff noticed public and private agencies on August 18, 2018, as well as utility companies that may be affected, of the proposed street abandonment. On November 20, 2018, the City Council adopted a resolution to set the date of the public hearing for the abandonment of the right-of-way as December 4, 2018. Notice was published in the newspaper two times and on the property in accordance with state codes.

A notice advertising the request to amend the abandonment at the July 16, 2024 City Council meeting will be posted on June 28, 2024.

Planning Commission's Role:

The purpose of the Planning Commission review is to determine whether or not the right-of-way abandonment proposal is consistent with the Hanford General Plan.

If the requested abandonment is deemed to be consistent with the Hanford General Plan, the Planning Commission may recommend approval of the *amended* abandonment to the City Council.

PROJECT EVALUATION

General Plan Designation and Zoning for the Area: The General Plan designates the area to the south as Regional Commercial and zoned C-R as shown in Figure 3 and 4.

Adjacent Land Use:

	Use
North:	Vacant and Commercial – Regional Commercial and Highway Commercial Industrial
South:	Vacant – Regional Commercial
East:	State HWY 43 and Existing Commercial - County
West:	Vacant and Existing Commercial – Regional Commercial

The Planning Commission is required to determine whether or not the abandonment is in conformity with the General Plan. The General Plan requires circulation between State HWY 43 and Lacey Boulevard as major arterials. The EIR prepared for the General Plan included a mitigation measure that required that a round about be installed at this location to mitigate impacts from development. The proposed abandonment is therefore consistent with the General Plan.

Section 65402(a) of the Government Code pertaining to Conservation and Planning states, in part, the following:

“If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, **no street shall be vacated or abandoned**, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, **until** the location, purpose and extent of such acquisition or disposition, **such street vacation or abandonment**, or such public building or structure **have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof.**” (emphasis added)

The amended abandonment requests represent a small portion of the original intended abandonment, as depicted in the original resolution, however, the portion was not described as being included in the legal description.

FINDINGS FOR APPROVAL

Resolution 2024-10 has been prepared to support the finding of conformity with the General Plan and the determination of the ambiguity in the zoning resulting from the proposed abandonment and for clarification of the resulting zoning ambiguity.

In accordance with Government Code Section 65402(a), the Planning Commission finds that the proposed abandonment is not in conflict with the Hanford General Plan. A finding that the proposed abandonment is not in conflict with the Hanford General Plan can be made based on the following:

1. The General Plan requires circulation between State HWY 43 and Lacey Boulevard as major arterials.
2. The EIR prepared for the General Plan included a mitigation measure that required that a round about be installed at this location to mitigate impacts from development.
3. The proposed abandonment is not in conflict with any portion of the Hanford General Plan, including the Circulation Element.

In accordance with Section 17.06.050 of the Hanford Municipal Code, the Planning Commission may determine the boundary line when ambiguity exists. The determination is based on the following findings:

1. That the zoning boundary lines were established to follow the public street adjacent to the property that was the previous Lacey Boulevard, which was abandoned.
2. That the abandonment and realignment of Lacey Boulevard creates an ambiguity in the zoning boundary lines.
3. That the Planning Commission determines that the zoning boundary line shall follow the new street right or way, in accordance with Section 17.06.050, which states that it shall go to the centerline of the street.
4. That the portion to be added to the parcel to the south of the former Lacey Boulevard alignment shall be designated as Regional Commercial in the General Plan and C-R Regional Commercial on the Zone Map.

NOTIFICATION

Planning staff notified public and private agencies on August 16, 2018, as well as all utility companies that may be affected, of the proposed street abandonment. A fourteen (14) day response time for the utility companies was allowed. No additional right of way was requested by any of the companies. The original abandonment depicted this portion of the right-of-way; additional notification was not required.

RESOLUTION NO. 2024-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF ROAD ABANDONMENT NO. 2018-01 AMENDMENT #1, ABANDONING APPROXIMATELY 1,289 SQUARE FEET OF RIGHT-OF-WAY ALONG THE FORMER EAST LACEY BOULEVARD, TO THE CITY OF HANFORD CITY COUNCIL

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on June 25, 2024, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, the Hanford Planning Commission, at its regularly scheduled meeting on June 25, 2024 received testimony and evidence regarding the proposed Road Abandonment No. 2018-01 Amendment #1, as shown in **Exhibit A** and described in **Exhibit B**; and

WHEREAS, Pursuant to Section 15305/Class 5 of the California Environmental Quality Act (CEQA) guidelines, the project is exempt from environmental review. A Notice of Exemption has been prepared for the project in accordance with CEQA; and

WHEREAS, the City's Planning Commission determined that the roadway abandonment of is consistent with the City's General Plan; and

NOW THEREFORE, BE IT RESOLVED, on the basis of the application for the Roadway Abandonment, the documentation and information provided by the staff report, and evidence and testimony submitted, the Planning Commission of the City of Hanford hereby makes the following findings:

1. The proposed roadway abandonment would not limit circulation on the adjacent roadways, and therefore is not in conflict with any portion of the Hanford General Plan, including the Circulation Element.
2. That in accordance with Section 17.06.050 of the Hanford Municipal Code, the Planning Commission may determine the boundary line when ambiguity exists and determines:
 - a) That the zoning boundary lines of the abandonment area were established to follow the portion of East Lacey Boulevard, which is to be abandoned.
 - b) That the abandonment creates an ambiguity in the zoning boundary lines.
 - c) That the Planning Commission determines that the zoning boundary line shall follow the new street right-of-way in accordance with Section 17.06.050, which states that it shall go to the centerline of the street.
 - d) That the abandonment area be designated as Regional Commercial and zoned C-R Regional Commercial, as shown in **Exhibit C**.

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

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

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

I, **Jason Water**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 25th day of June 2024.

Jason Waters, Secretary

Exhibit A
ROW Abandonment

EXHIBIT "A-1"

LACEY BOULEVARD

VACATED AND ABANDONED BY THE CITY OF HANFORD PER DOCUMENT RECORDED DECEMBER 5, 2018 AS DOC. NO. 1820280, O.R.K.C. CONSISTING OF 1.27 ACRES

SEE DETAIL ON SHEET 2 OF 2

PARCEL U
P.M. 20-49, K.C.R.

PARCEL V
P.M. 20-49, K.C.R.

PARCEL X
P.M. 20-49, K.C.R.

PARCEL T
P.M. 20-49, K.C.R.

PARCEL W
P.M. 20-49, K.C.R.

PARCEL Q
P.M. 20-49, K.C.R.

TRUE POINT
OF BEGINNING

POINT OF
BEGINNING

NE. COR. OF
SEC. 32-18/22

40.00'
S00° 22' 38" W

61.90'
N89° 37' 22" W

N89° 37' 22" W 698.82'

40'

40'

40'

40'

8'

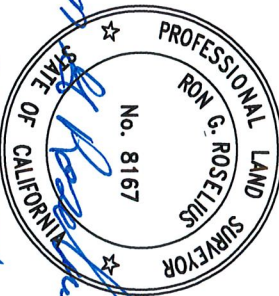
8'

50'

50'

40'

STATE HIGHWAY 43



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

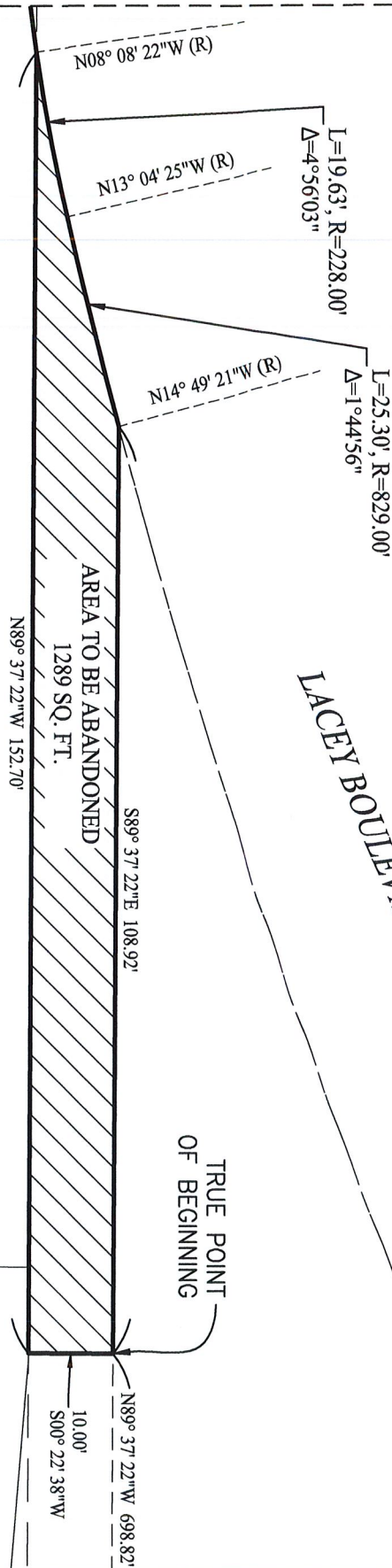
**PLAT
FOR
198 & 43**

Job No. 230068
Drawn By: MO
Checked By: RR
Indexed By: _____
Date: 6/11/2024

Sheet No.
1 of 2

EXHIBIT "A-1"

LACEY BOULEVARD



PARCEL Q
P.M. 20-49, K.C.R.

PARCEL U
P.M. 20-49, K.C.R.



SCALE: 1"=20'
0 10 20



**ZUMWALT
HANSEN** INC.
A Company

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Drawn By: MO
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Date: 6/11/2024

Sheet No.
2 of 2

Exhibit B
ROW Abandonment – Legal Description

EXHIBIT "A"

LEGAL DESCRIPTION

PORTION OF LACEY BOULEVARD TO BE ABANDONED

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL GOVERNMENT TOWNSHIP PLATS THEREOF, BEING A PORTION OF PARCEL 2 AS DESCRIBED IN DOCUMENT OF RELINQUISHMENT OF SUPERSEDED STATE HIGHWAY IN THE COUNTY OF KINGS, ROAD 06-KIN-198-19.0-21.8, REQUEST NO. 73900, RECORDED MARCH 24, 1967, IN VOLUME 902, PAGE 976, AS DOCUMENT NO. 3696, OFFICIAL RECORDS OF KINGS COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 32, SAID POINT BEARS NORTH 89°37'22" WEST A DISTANCE OF 61.90 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 32;

THENCE AT RIGHT ANGLES FROM SAID NORTH LINE, SOUTH 00°22'38" WEST A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 40.00 FEET OF SAID SECTION, LAST SAID POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL VACATED AND ABANDONED PER DOCUMENT RECORDED DECEMBER 5, 2018, AS DOCUMENT NO. 1820280, OFFICIAL RECORDS OF KINGS COUNTY, LAST SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL DEEDED TO PINNACLE POINTE, LLC BY THE STATE OF CALIFORNIA, ACTING BY AND THROUGH ITS DIRECTOR OF TRANSPORTATION, PER DOCUMENT RECORDED DECEMBER 22, 2015, AS DOCUMENT NO. 1520632, OFFICIAL RECORDS OF KINGS COUNTY;

THENCE, ALONG THE NORTH LINE OF LAST DESCRIBED PARCEL, NORTH 89°37'22" WEST, A DISTANCE OF 698.82 FEET TO THE NORTHWEST CORNER OF LAST DESCRIBED PARCEL, ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE, AT RIGHT ANGLES, SOUTH 00°22'38" WEST A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 50.00 FEET OF SAID SECTION, ALSO BEING A POINT ON THE SOUTH LINE OF THE PARCEL RELINQUISHED PER SAID DOCUMENT NO. 3696, OFFICIAL RECORDS OF KINGS COUNTY;

THENCE, ALONG THE SOUTH LINE OF THE NORTH 50.00 FEET OF SAID SECTION, NORTH 89°37'22" WEST A DISTANCE OF 152.70 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE REALIGNED LACEY BOULEVARD, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, NORTHEASTERLY ALONG LAST SAID RIGHT-OF-WAY LINE, ALONG A 228.00 FOOT RADIUS CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 4°56'03", FROM A RADIUS POINT BEARING NORTH 08°08'22" WEST, AN ARC LENGTH OF 19.63 FEET, TO A POINT OF COMPOUND CURVATURE;

THENCE, CONTINUING ALONG LAST SAID RIGHT-OF-WAY LINE, NORTHEASTERLY ALONG A TANGENT 829.00 FOOT RADIUS CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 01°44'56", FROM A RADIUS POINT BEARING NORTH 13°04'25" WEST, AN ARC LENGTH OF 25.30 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH 40.00 FEET OF SAID SECTION, ALSO BEING THE SOUTHWEST CORNER OF AFORESAID VACATED AND ABANDONED PARCEL;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, ALONG THE SOUTH LINE OF SAID NORTH 40.00 FEET, ALSO BEING THE SOUTH LINE OF SAID VACATED AND ABANDONED PARCEL, SOUTH 89°37'22" EAST A DISTANCE OF 108.92 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 1,289 SQUARE FEET, MORE OR LESS.

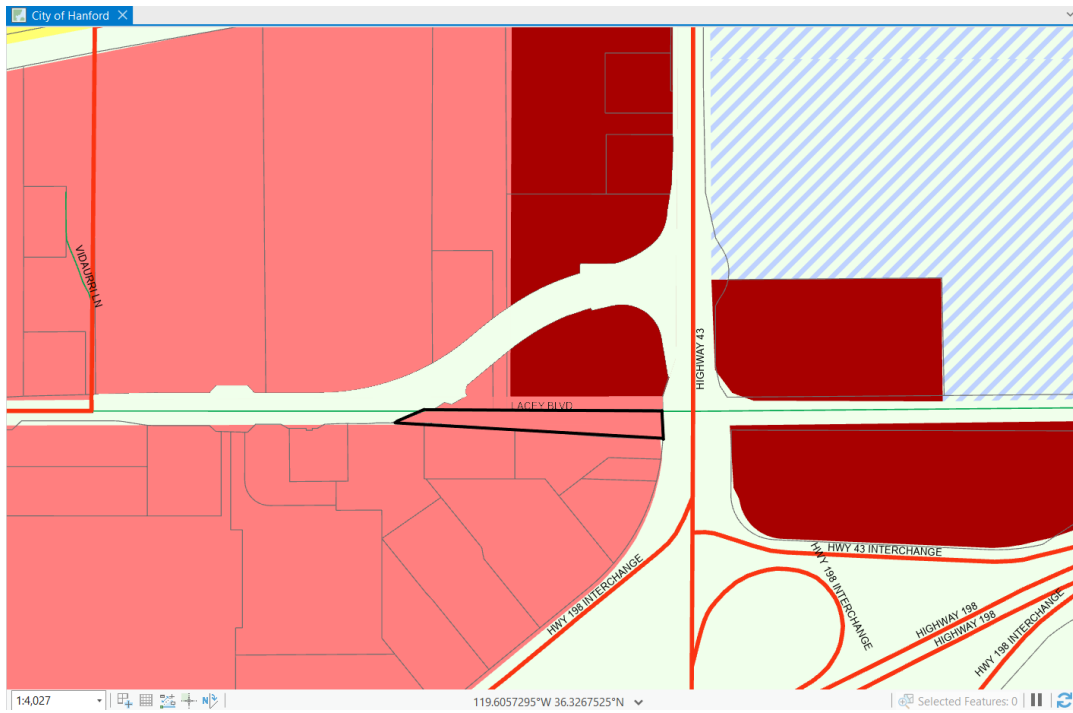
ATTACHED HERETO ARE PLATS LABELED EXHIBIT "A-1", SHEETS 1 OF 2 AND 2 OF 2, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

2/2



General Plan Designation
Regional Commercial



Zoning Designation
C-R Regional Commercial

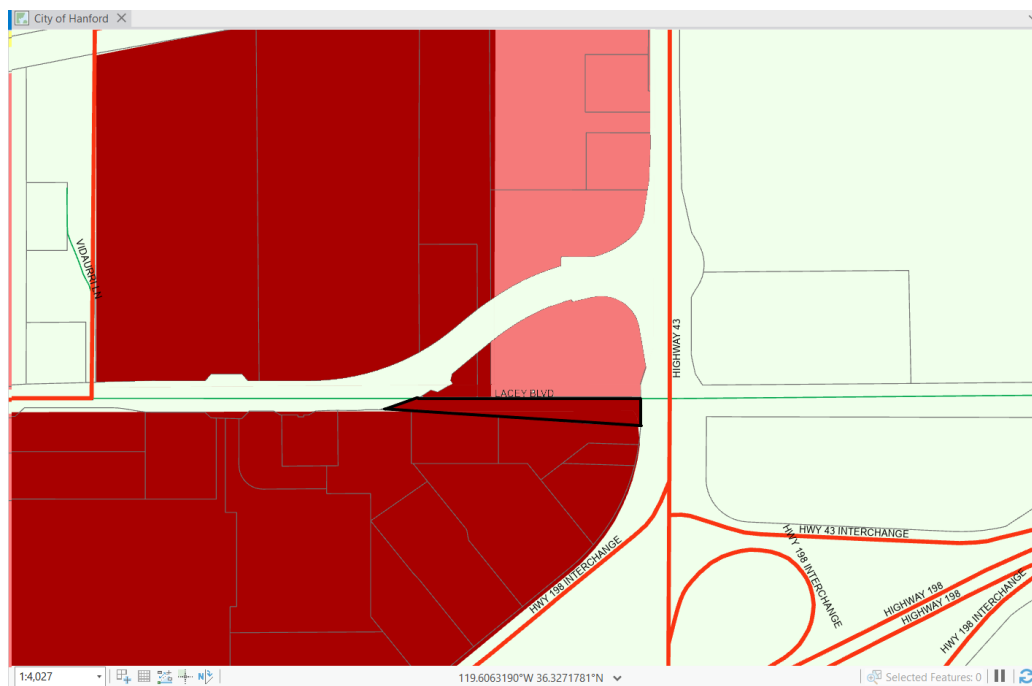


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CONTAINING 1,289 SQUARE FEET, MORE OR LESS.

ATTACHED HERETO ARE PLATS LABELED EXHIBIT "A-1", SHEETS 1 OF 2 AND 2 OF 2, AND BY THIS REFERENCE MADE A PART HEREOF.

END OF DESCRIPTION

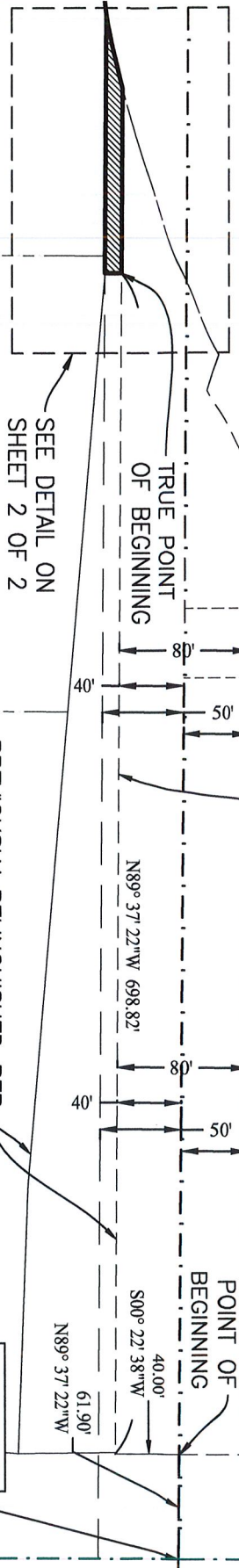
2/2



EXHIBIT "A-1"

LACEY BOULEVARD

VACATED AND ABANDONED BY THE CITY OF HANFORD PER DOCUMENT RECORDED DECEMBER 5, 2018 AS DOC. NO. 1820280, O.R.K.C. CONSISTING OF 1.27 ACRES



NE. COR. OF SEC. 32-18/22

PREVIOUSLY RELINQUISHED PER DOC NO. 1520632, O.R.K.C.

PARCEL V
P.M. 20-49, K.C.R.

PARCEL X
P.M. 20-49, K.C.R.

PARCEL W
P.M. 20-49, K.C.R.

PARCEL T
P.M. 20-49, K.C.R.

PARCEL U
P.M. 20-49, K.C.R.

PARCEL Q
P.M. 20-49, K.C.R.



STATE HIGHWAY 43

**ZUMWALT
HANSEN** INC.
A Company

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

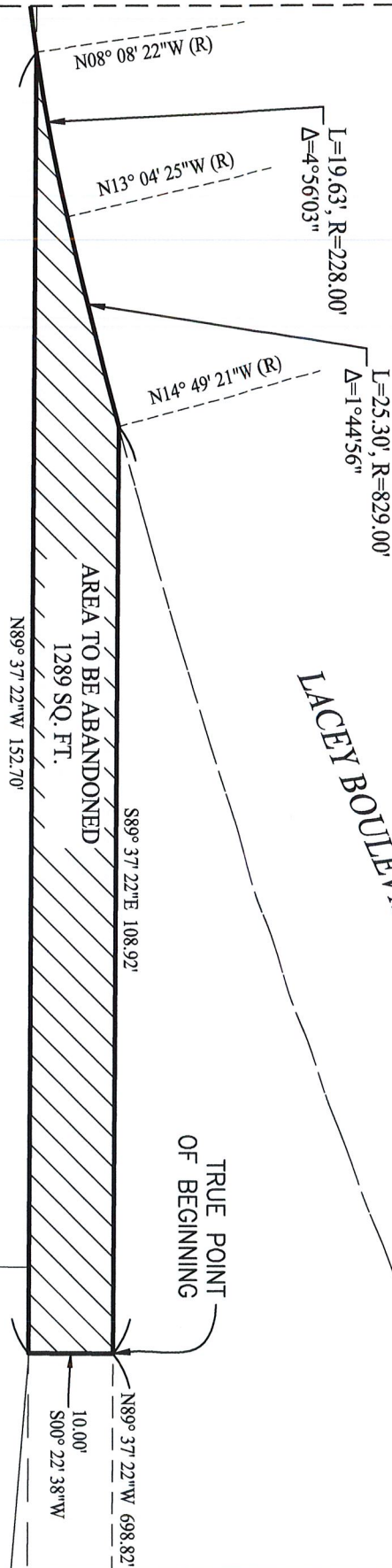
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FOR
198 & 43**

Job No. 230068
Drawn By: MO
Checked By: RR
Indexed By:
Date: 6/11/2024

Sheet No.
1 of 2

EXHIBIT "A-1"

LACEY BOULEVARD



PARCEL Q
P.M. 20-49, K.C.R.

PARCEL U
P.M. 20-49, K.C.R.



SCALE: 1"=20'
0 10 20



Ron G. Roselius
6.12.2024

**ZUMWALT
HANSEN** INC.
A Company

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**PLAT
FOR
198 & 43**

Job No. 230068
Drawn By: MO
Checked By: RR
Indexed By: _____
Date: 6/11/2024

Sheet No.
2 of 2

Notice of Exemption 2024-50

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 – Gabrielle Myers (Senior Planner)
317 N. Douty Street
Hanford, CA 93230
(559)585-2578

Project Title: RA 2018-01 Amendment #1

Project Location – East Lacey Boulevard (portion), W of 43, E of Viadurri Ln

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

Description of Nature, Purpose and Beneficiaries of Project: Road Abandonment No. 2018-01, a request to abandon a 1,289 sq. ft. portion of the former E Lacey Boulevard and make a finding of ambiguity for the zoning and general plan designation – C-R Regional Commercial

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: City of Hanford

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: 15305(a), Minor Alterations in Land Use Limitations
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

The project is an abandonment of a portion (1,289 sq. ft.) the former Lacey Boulevard right of way which is a minor alteration to a street relocation which was a mitigation measure included in the EIR prepared for the State HWY 43/Lacey Commercial Project. The construction of the new alignment has been completed.

Lead Agency Contact Person: Jason Waters Telephone: (559) 585-2590

Signature: _____ Date: March 13, 2024 Title: Deputy City Manager

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

☐ Signed by Applicant

Applicant Information:

Name: City of Hanford – Planning Division; Gabrielle Myers
Address: 317 N. Douty Street, Hanford, CA 93230
Phone Number: 559-585-2578

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: Tuesday, June 25, 2024

PROJECT: Recommendation to City Council of a Finding of Conformity for Roadway Abandonment No. 0001-23, a request by QK on behalf of St. Brigid's Church (Roman Catholic Bishop of Fresno) to abandon approximately 2,551 square feet of alleyway located north of Florinda Street, between parcels located on Douty Street and Harris Street. The recommendation also includes a finding of ambiguity clarification pertaining to the land use and zoning on abandoned property.

LOCATION: The project is located north of Florinda Street, between parcels located on Douty and Harris Streets.

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 2024-09 and make the following findings:

1. That Roadway Abandonment 0001-23 is consistent with the General Plan, in accordance with Government Code Section 65402.
2. That the area of abandonment and the adjacent property be designated in the General Plan as Office and Medium-Density Residential.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2024-09, recommending approval of Roadway Abandonment No. 0001-23 to the City Council.

PROJECT DESCRIPTION

Roadway Abandonment No. 0001-23 is a request by QK on behalf of St. Brigid's Church (Roman Catholic Bishop of Fresno) to abandon approximately 2,551 square feet of right-of-way to allow a parcel merger for an existing parking lot associated with St. Brigid Church, as shown in **Figure 1** and **Figure 2 (Attachment 1)** and as described in **Attachment 2**. The surrounding properties are owned by the Roman Catholic Bishop of Fresno and the Hanford Community Hospital.

**Figure 1:
Proposed Alley Abandonment Area
Location Map**

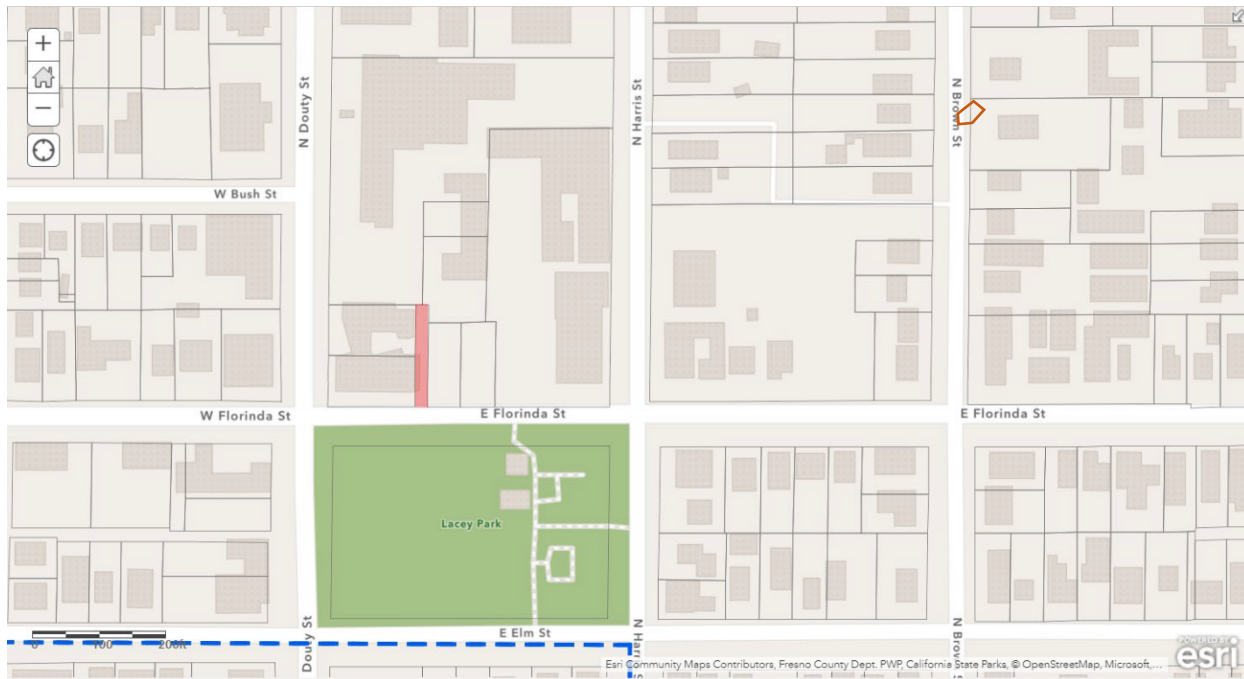
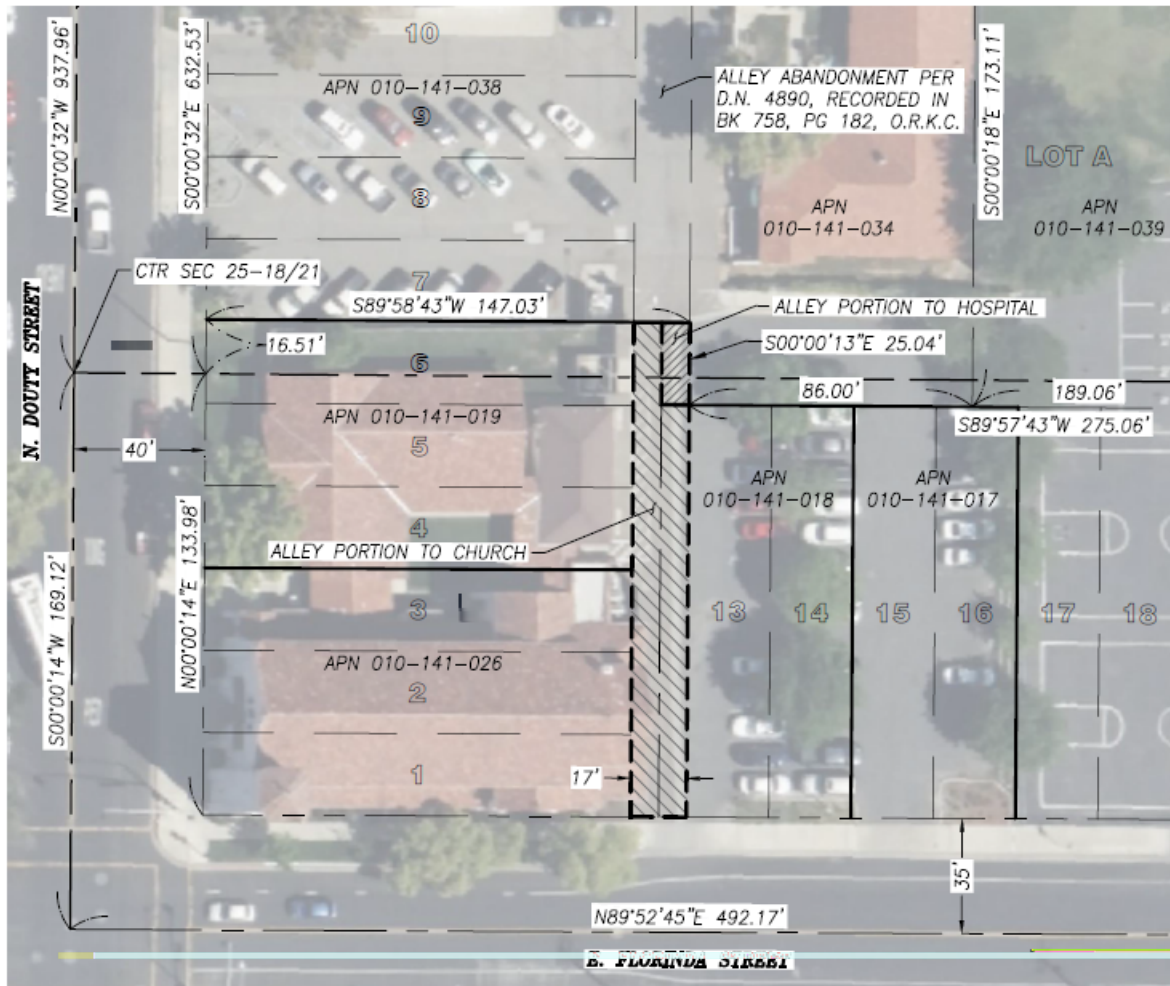


Figure 2: Alleyway Abandonment



LEGEND



ALLEY ABANDONMENT AREA TO HOSPITAL: 213± SF

ALLEY ABANDONMENT AREA TO CHURCH: 2,338± SF

SECTION LINE

RIGHT OF WAY LINE

CENTERLINE

UNDERLYING OR ADJACENT LOT LINE

D.N.

DOCUMENT NUMBER

O.R.K.C.

OFFICIAL RECORDS OF KINGS COUNTY

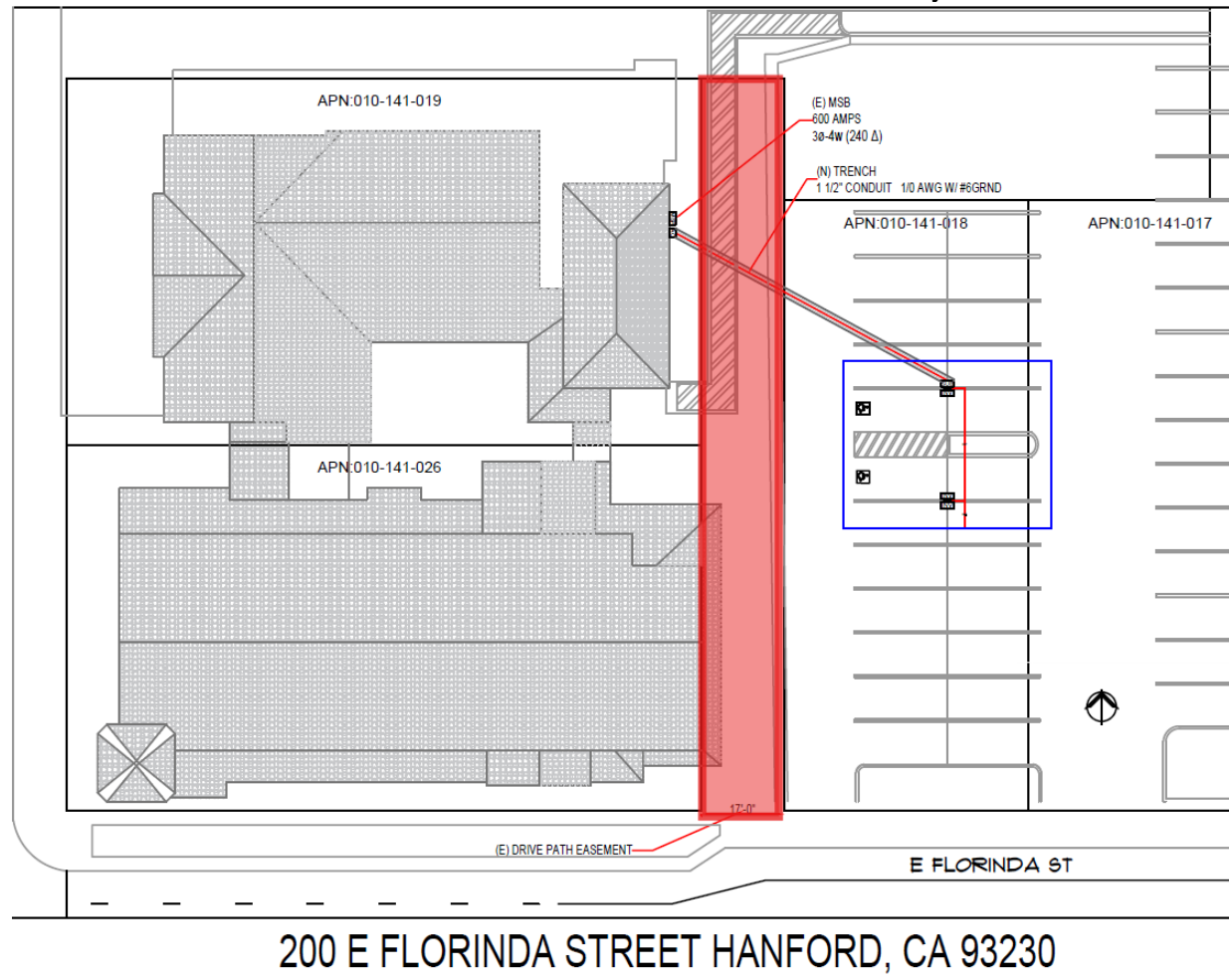


0' 50'
SCALE: 1" = 50'



NOTE: EXHIBIT COMPILED USING DATA FROM RECORD OF SURVEY RECORDED IN VOLUME 15 OF LICENSED SURVEYORS PLATS, AT PAGE 94, OFFICIAL RECORDS OF KINGS COUNTY.

Figure 3:
Solar Structure – Electrical Conduits within Alley



An additional finding is required because abandoning the right-of-way creates an ambiguity of the zoning of the area to be abandoned. Section 17.06.050.D, of the Zoning Ordinance states that zoning interpretations may be made by the Planning Commission when such an ambiguity exists. As stated below, zoning is generally expected to follow a street, alley or rail right of way or parcel lines and will go to the center line of such street, alley or rail right of way. Given that the alley is to be abandoned, the land use designation and zoning of the area should be planned and zoned the same as the adjacent property which is a combination of R-M Medium-Density Residential and O Office. Findings for making this interpretation are included in the resolution.

17.06.050 Interpretation of zone boundary lines.

Whenever any uncertainty exists as to the boundary line between two (2) 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. (Ord. 17-04, 2017)

Figure 4: General Plan Designation of Abandonment Area
Office and Medium-Density Residential

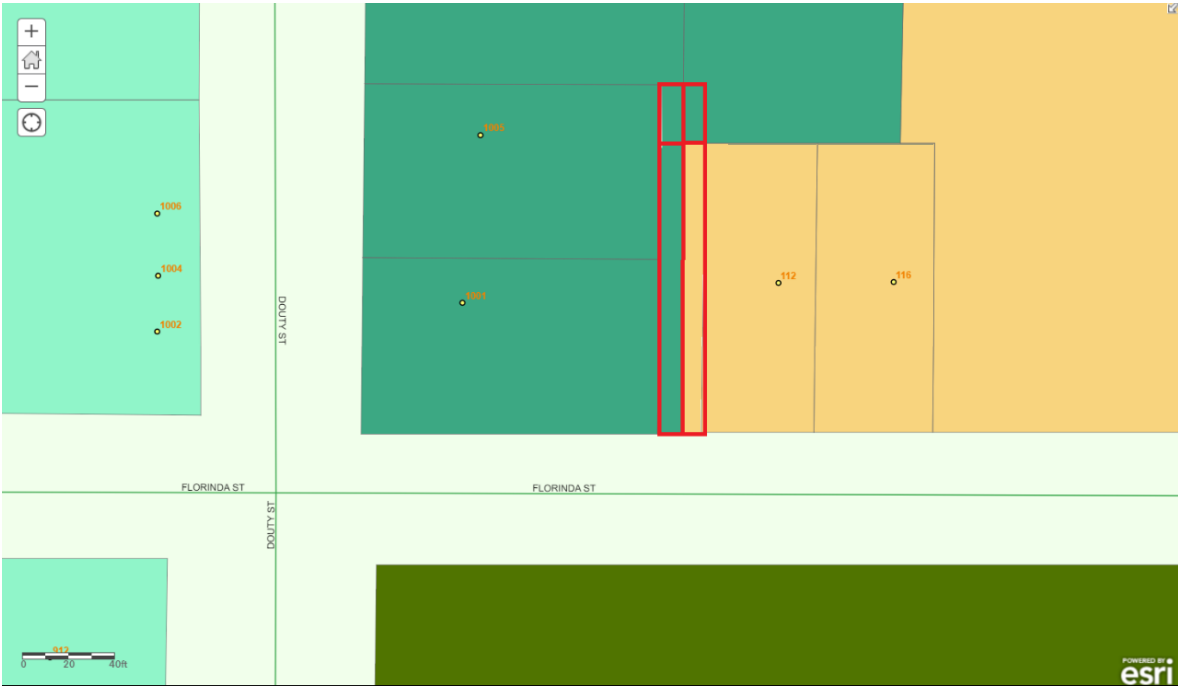
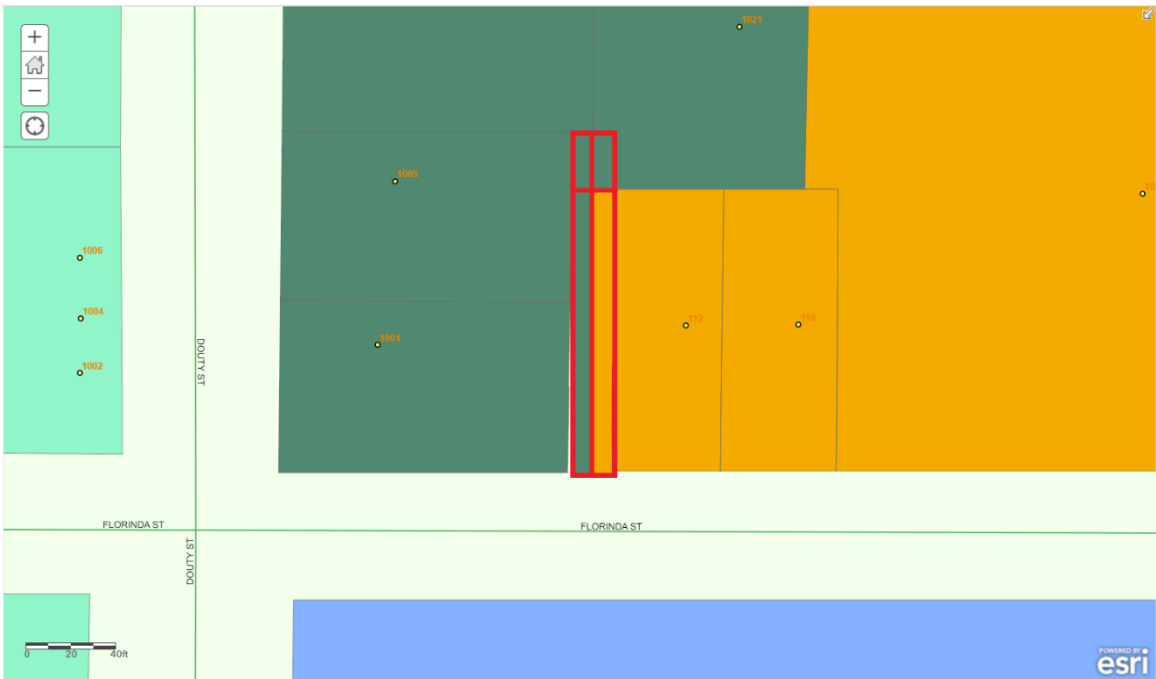


Figure 5: Zoning of Abandonment Area
O Office and R-M Medium-Density Residential



PROCEDURE FOR ROAD ABANDONMENT

The California Streets and Highways Code governs the procedure for road and alley way abandonment. The procedure requires that a "Notice of Intent to Abandon" is adopted by the City Council prior to holding a public hearing to abandon the street.

The purpose of the Planning Commission review is to determine whether or not the right-of-way abandonment proposal is consistent with the Hanford General Plan.

If the requested abandonment is deemed to be consistent with the Hanford General Plan, the Planning Commission may recommend approval of the abandonment to the City Council. The City Council may then set a public hearing and publish a "Notice of Intent to Abandon" the street right of way.

The "Notice of Intent to Abandon", if approved, would be published in the Hanford Sentinel on June 28, 2024, as well as being posted on the area to be abandoned for the two-week period. Concurrently, staff will notify by mail all property owners within 300 feet of the abandonment.

PROJECT EVALUATION

General Plan Designation and Zoning for the Area: The General Plan designates the area west of the alleyway as Office and the area east of the alleyway as Office and Medium-Density Residential, as shown in **Figure 3**. The property west of the alleyway is zoned O Office and the area east of the alleyway is zoned O Office and R-M Medium-Density Residential, as shown in **Figure 4**.

The Planning Commission is required to determine whether or not the abandonment is in conformity with the General Plan. The General Plan Circulation Element requires circulation on Douty Street and Florinda Streets. The proposed alleyway abandonment would not limit circulation on these adjacent roadways. Therefore, the proposed abandonment does not conflict with the General Plan.

Section 65402(a) of the Government Code pertaining to Conservation and Planning states, in part, the following: "If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, **no street shall be vacated or abandoned**, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, **until** the location, purpose and extent of such acquisition or disposition, **such street vacation or abandonment**, or such public building or structure **have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof.**" (emphasis added).

FINDINGS FOR APPROVAL

Resolution 2024-09 has been prepared to support the finding of conformity with the General Plan and the determination of the ambiguity in the zoning resulting from the proposed abandonment and for clarification of the resulting zoning ambiguity.

In accordance with Government Code Section 65402(a), the Planning Commission finds that the proposed abandonment is not in conflict with the Hanford General Plan. A finding that the

proposed abandonment is not in conflict with the Hanford General Plan can be made based on the following:

1. The proposed alleyway abandonment would not limit circulation on the adjacent roadways, and therefore is not in conflict with any portion of the Hanford General Plan, including the Circulation Element. The alleyway is not used for access to public street and is privately used by patrons of the Community Hospital and St. Brigid Church. A reciprocal access agreement will be recorded for the church and hospital, permitting shared access between both parcels by both parties.

In accordance with Section 17.06.050 of the Hanford Municipal Code, the Planning Commission may determine the boundary line when ambiguity exists. The determination is based on the following findings:

1. That the zoning boundary lines were established to follow the public street adjacent to the property that was the previous alley, which is to be abandoned.
2. That the abandonment of the alley creates an ambiguity in the zoning boundary lines.
3. That the Planning Commission determines that the zoning boundary line shall follow the half-width designation of the abutting parcels, in accordance with Section 17.06.050.
4. That the areas to be added to the adjoining parcel(s) be designated as O Office and R-M Medium-Density Residential.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from further environmental review, as per Section 15305/Class 5 of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

NOTIFICATION

Planning staff notified all utility companies that may be affected by the proposed roadway abandonment. A fourteen (14) day response time for the utility companies was allowed. Two responses were received:

1. PG&E – a generic form letter was received alerting of potential gas or electric facilities. A follow-up addressing the specific project location was not received. – **Attachment 4**.
2. AT&T – commented, “ATT does not have any objections and is okay to abandon. – **Attachment 5**.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2024-09, recommending approval of Roadway Abandonment No. 0001-23 to the City Council.

Applicant:

QK

Mark Huntley
609 N Irwin St
Hanford, CA 93230

Abutting Property Owners:

Roman Catholic Bishop of Fresno
1550 N Fresno St
Fresno, CA 93703

Hanford Community Hospital, Inc.
P.O. Box 619135
Roseville, CA 95661

RESOLUTION NO. 2024-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD FINDING ROADWAY ABANDONMENT 0001-23 IS CONSISTENT WITH THE HANFORD GENERAL PLAN. THE ABANDONMENT IS A PROPOSAL TO ABANDON APPROXIMATELY 2,551 SQUARE FEET OF RIGHT-OF-WAY, AN ALLEY, AND A FINDING OF AMBIGUITY CLARIFICATION PERTAINING TO THE LAND USE AND ZONING ON THE ABANDONED PROPERTY. THE PROJECT IS LOCATED NORTH OF FLORINDA STREET, BETWEEN PARCELS LOCATED ON DOUTY AND HARRIS STREETS.

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on June 25, 2024, on motion of Commissioner _____ seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, the Hanford Planning Commission, at its regularly scheduled meeting on June 25, 2024, received testimony and evidence regarding the proposed Roadway Abandonment No. 0001-23 and resulting general plan and zoning ambiguity; and

WHEREAS, Pursuant to Section 15305/Class 5 of the California Environmental Quality Act (CEQA) guidelines, the project is exempt from environmental review. A Notice of Exemption has been prepared for the project in accordance with CEQA; and

WHEREAS, the City's Planning Commission determined at its June 25, 2024, meeting that the roadway abandonment of a portion of the alley, as described in **Exhibit A** and shown in **Exhibit B** is consistent with the City's General Plan; and

NOW THEREFORE, BE IT RESOLVED, on the basis of the application for the Roadway Abandonment, the documentation and information provided by the staff report, and evidence and testimony submitted, the Planning Commission for the City of Hanford hereby makes the following findings:

1. The proposed alleyway abandonment would not limit circulation on the adjacent roadways, and therefore is not in conflict with any portion of the Hanford General Plan, including the Circulation Element. The alleyway is not used for access to public street and is privately used by patrons of the Community Hospital and St. Brigid Church. A reciprocal access agreement will be recorded for the church and hospital, permitting shared access between both parcels by both parties.
2. That in accordance with Section 17.06.050 of the Hanford Municipal Code, the Planning Commission may determine the boundary line when ambiguity exists and determines:
 - a) That the zoning boundary lines were established to follow the public street adjacent to the property that was the previous alley, which is to be abandoned.
 - b) That the abandonment of the alley creates an ambiguity in the zoning boundary lines.
 - c) That the Planning Commission determines that the zoning boundary line shall follow the half-width designation of the abutting parcels, in accordance with Section 17.06.050.
 - d) That the areas to be added to the adjoining parcel(s) be designated as O Office and R-M Medium-Density Residential.

NOW THEREFORE BE IT FURTHER RESOLVED, that pursuant to Government Code 65402 that the road abandonment is consistent with the City of Hanford General Plan and that where the boundary lines will be relocated, that the area of abandonment shall be designated O Office and R-M Medium-Density Residential, as shown in **Exhibit C**, subject to the following conditions:

1. That a reciprocal access agreement be recorded with the Kings County Recorders Office for the church (St. Brigid's) and hospital (Hanford Community Hospital), permitting shared access between both parcels by both parties across the former abandoned alleyway.

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

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

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

I, **Jason Waters**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 25th day of June 2024.

Jason Waters, Secretary

Exhibit A:
Legal Description

EXHIBIT A

LEGAL DESCRIPTION FOR AN ALLEY ABANDONMENT

That portion of the 17 foot wide alley shown on the replatting of Block 261 of the Hobler Addition to the City of Hanford, recorded in Book 1 of Licensed Surveyor Plats, at Page 94, Kings County Records, situated in the West half of the West half of the East half of Section 25, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, more particularly described as follows:

All of the west half of said alley lying southerly of the easterly extension of the north line of Lot 6 of said replatting, and all of the east half of said alley lying southerly of the westerly extension of the north line of Lot 13 of said replatting.

Containing 2,338 square feet, more or less.

See Exhibit C, attached hereto and made a part hereof.

EXHIBIT B

LEGAL DESCRIPTION FOR AN ALLEY ABANDONMENT

That portion of the 17 foot wide alley shown on the replatting of Block 261 of the Hobler Addition to the City of Hanford, recorded in Book 1 of Licensed Surveyor Plats, at Page 94, Kings County Records, situated in the West half of the West half of the East half of Section 25, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, more particularly described as follows:

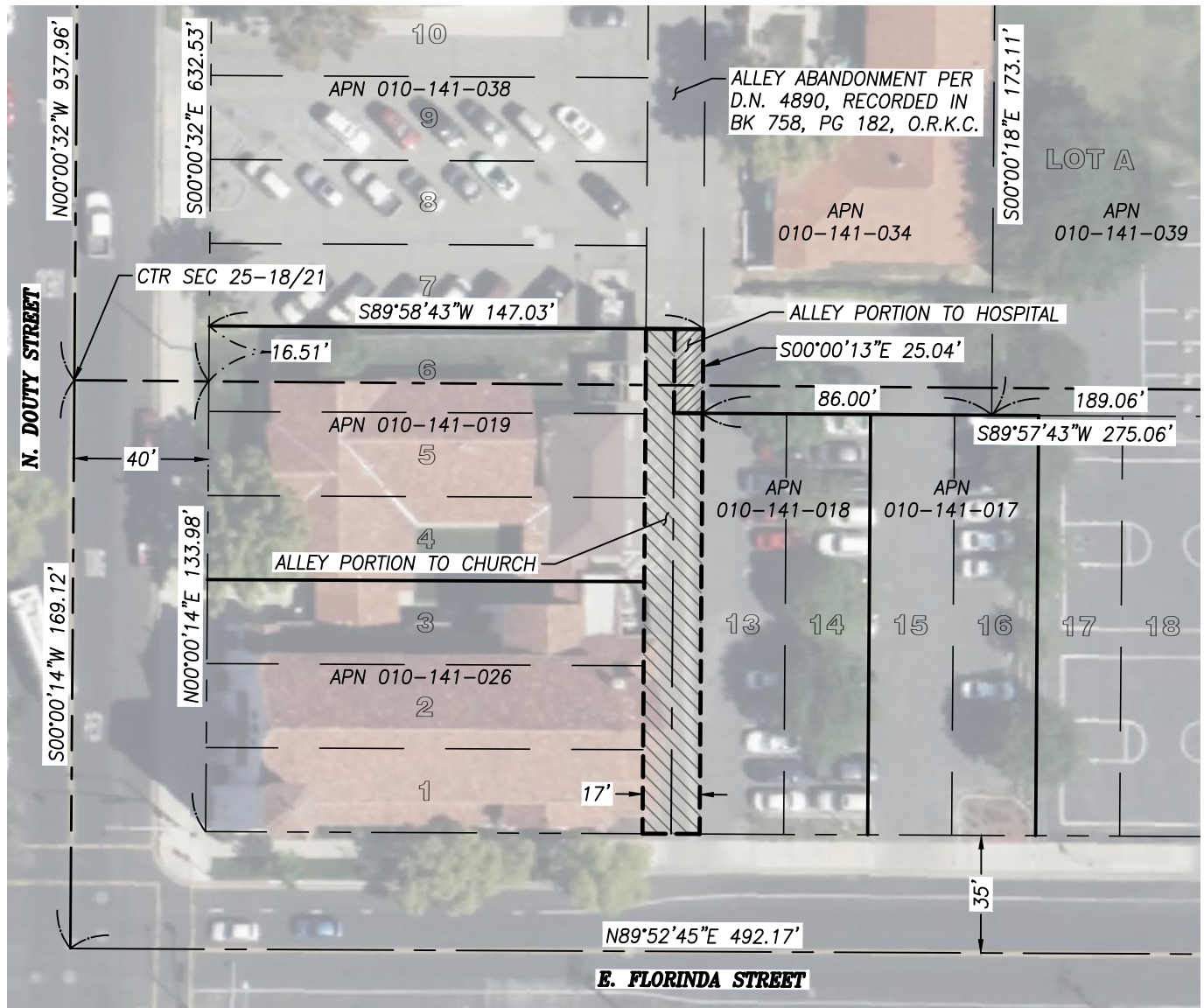
All of the east half of said alley lying northerly of the westerly extension of the north line of Lot 13 of said replatting.

EXCEPTING THEREFROM any portion thereof lying within the area previously abandoned per Document Number 4890, Recorded in Book 758, at Page 182, Official Records of Kings County.

Containing 213 square feet, more or less.

See Exhibit C, attached hereto and made a part hereof.

Exhibit B:
Area of Abandonment



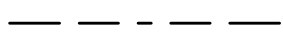
LEGEND



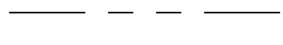
ALLEY ABANDONMENT AREA TO HOSPITAL: 213± SF



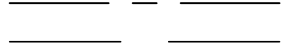
ALLEY ABANDONMENT AREA TO CHURCH: 2,338± SF



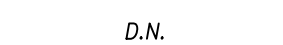
SECTION LINE



RIGHT OF WAY LINE



CENTERLINE



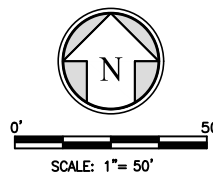
UNDERLYING OR ADJACENT LOT LINE

D.N.

DOCUMENT NUMBER

O.R.K.C.

OFFICIAL RECORDS OF KINGS COUNTY



SCALE: 1" = 50'



NOTE: EXHIBIT COMPILED USING DATA FROM RECORD OF SURVEY RECORDED IN VOLUME 15 OF LICENSED SURVEYORS PLATS, AT PAGE 94, OFFICIAL RECORDS OF KINGS COUNTY.

PROJECT NO.: 220089

DRAWN BY: MAH

QA/QC BY: ASW

SCALE: AS SHOWN

SHEET NO.:

1 OF 1

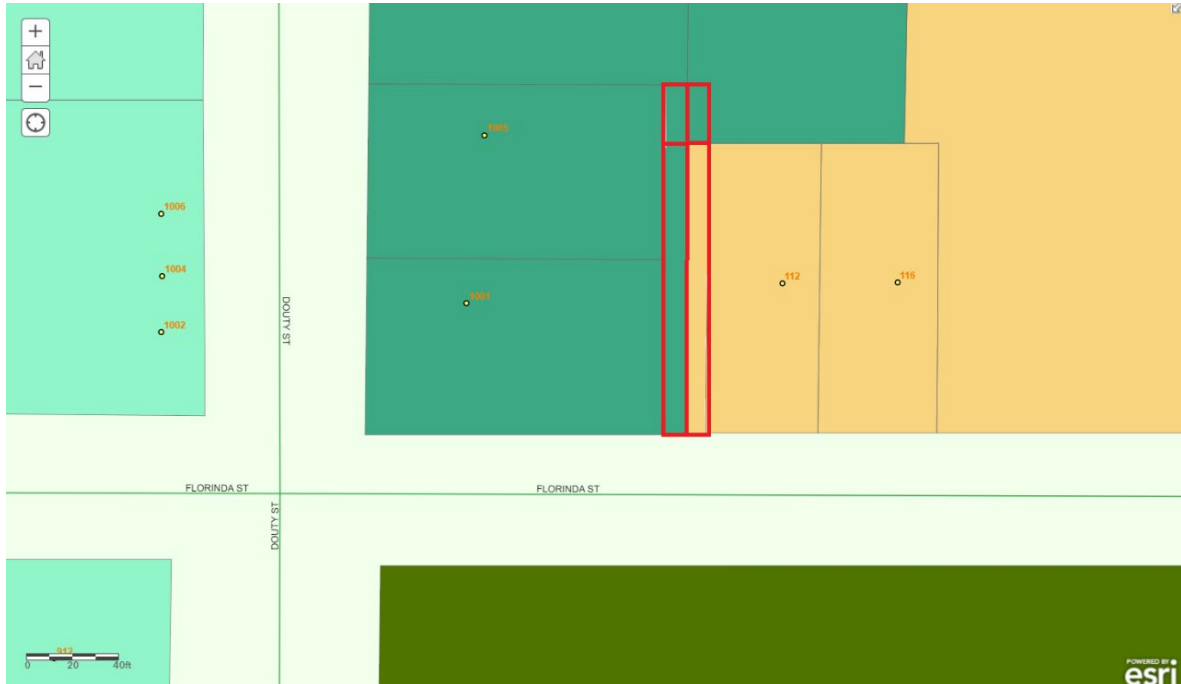
EXHIBIT C

RIGHT OF WAY ABANDONMENT 17' ALLEY

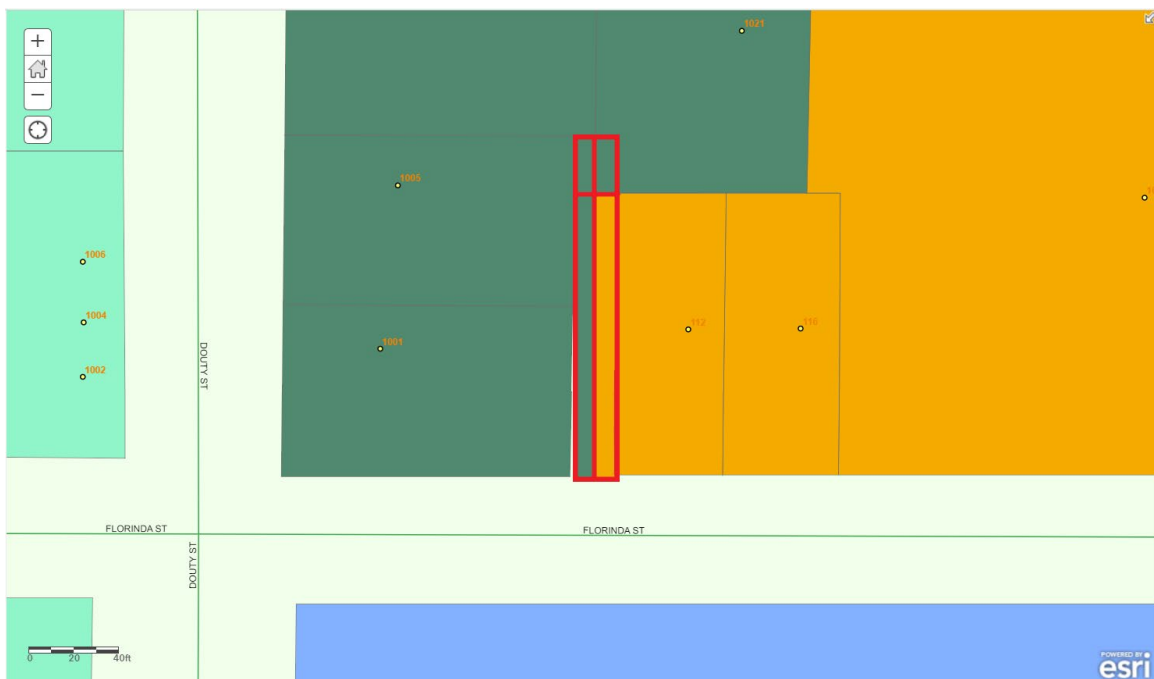


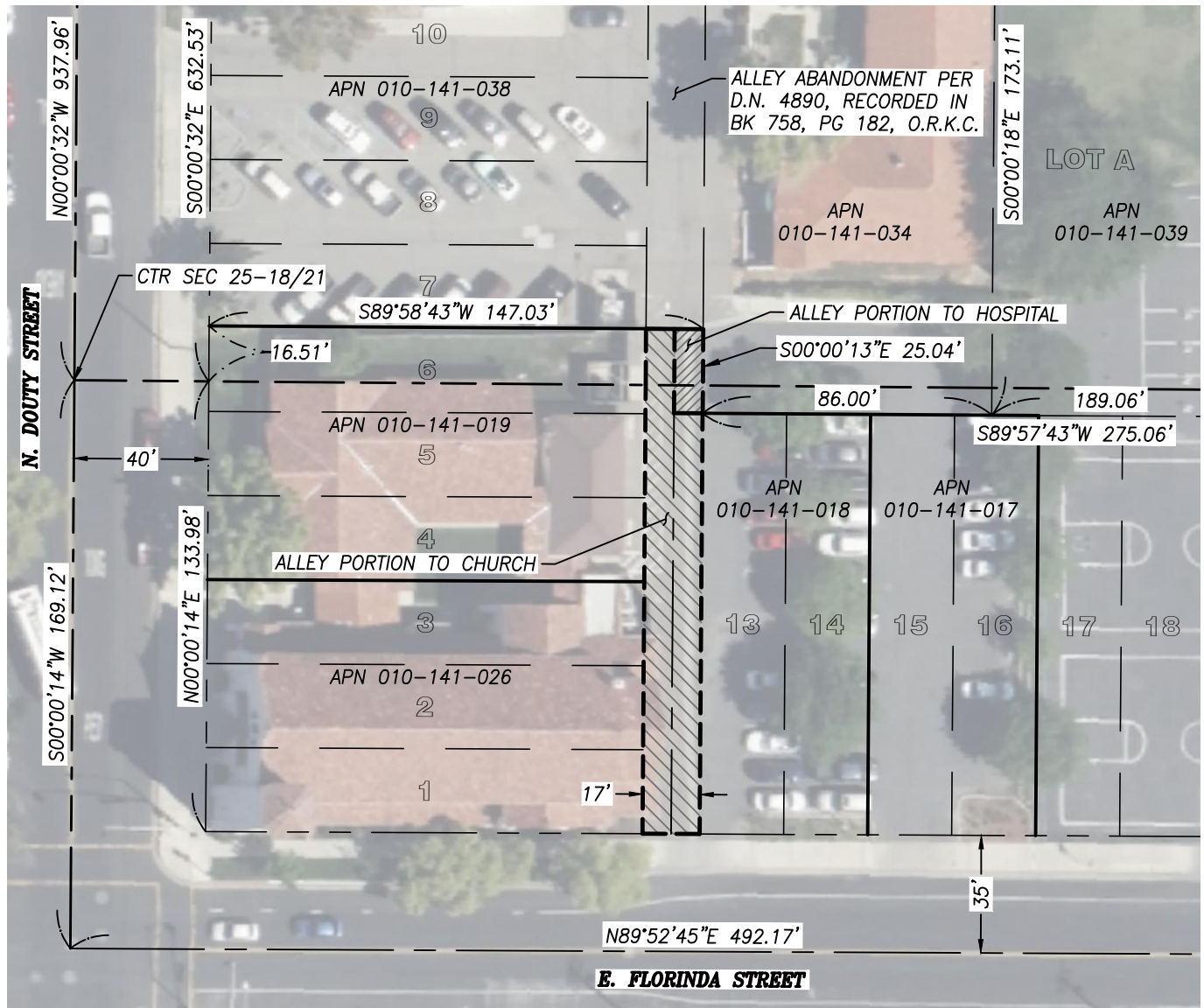
WWW.QKINC.COM
1-800-955-7599
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General Plan Designation of Abandonment Area
Office and Medium-Density Residential



Zoning of Abandonment Area
O Office and R-M Medium-Density Residential





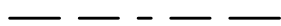
LEGEND



ALLEY ABANDONMENT AREA TO HOSPITAL: 213± SF



ALLEY ABANDONMENT AREA TO CHURCH: 2,338± SF



SECTION LINE



RIGHT OF WAY LINE



CENTERLINE



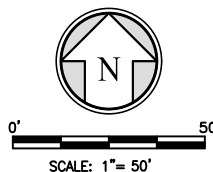
UNDERLYING OR ADJACENT LOT LINE

D.N.

DOCUMENT NUMBER

O.R.K.C.

OFFICIAL RECORDS OF KINGS COUNTY



SCALE: 1" = 50'



NOTE: EXHIBIT COMPILED USING DATA FROM RECORD OF SURVEY RECORDED IN VOLUME 15 OF LICENSED SURVEYORS PLATS, AT PAGE 94, OFFICIAL RECORDS OF KINGS COUNTY.

PROJECT NO.: 220089

DRAWN BY: MAH

QA/QC BY: ASW

SCALE: AS SHOWN

SHEET NO.:

1 OF 1

EXHIBIT C

RIGHT OF WAY ABANDONMENT 17' ALLEY



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EXCEPTING THEREFROM any portion thereof lying within the area previously abandoned per Document Number 4890, Recorded in Book 758, at Page 182, Official Records of Kings County.

Containing 213 square feet, more or less.

See Exhibit C, attached hereto and made a part hereof.

Notice of Exemption 2024-51

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 – Gabrielle Myers (Senior Planner)
317 N. Douty Street
Hanford, CA 93230
(559)585-2578

Project Title: Road Abandonment No.0001-23

Project Location – 1001 N Douty Street, Alley N of Florinda St, between
Douty And Harris Streets

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

Description of Nature, Purpose and Beneficiaries of Project: Roadway Abandonment No. 0001-23, a request by QK on behalf of St. Brigid's Church (roman Catholic Bishop of Fresno) to abandon approximately 2,551 square feet of alleyway located north of Florinda Street, between parcels located on Douty Street and Harris Street. The recommendation also includes a finding of ambiguity clarification pertaining to the land use and zoning on abandoned property.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: QK – Mark Huntley

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: 15305(a), Minor Alterations in Land Use Limitations
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

15305. MINOR ALTERATIONS IN LAND USE LIMITATIONS Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to: (a) Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel;

Lead Agency Contact Person: Jason Waters Telephone: (559) 585-2590

Signature: _____ Date: June 25, 2024 Title: Deputy City Manager

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

Applicant Information:

Name: QK – Mark Huntley
Address: 609 N Irwin St. Hanford, CA 93230
Phone Number: (858) 337-1699



August 1, 2023

Diana Black
City of Hanford
317 N Douty Street
Hanford, CA 93230

Ref: Gas and Electric Transmission and Distribution

Dear Diana Black,

Thank you for submitting the 2023-01 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
TRAVIS PADEN

VICE MAYOR
MARK KAIRIS
COUNCIL MEMBERS
LOU MARTINEZ
KALISH MORROW
DIANE SHARP

CITY MANAGER
MARIO CIFUENTEZ II

CITY ATTORNEY
ROBERT M. DOWD

July 31, 2023

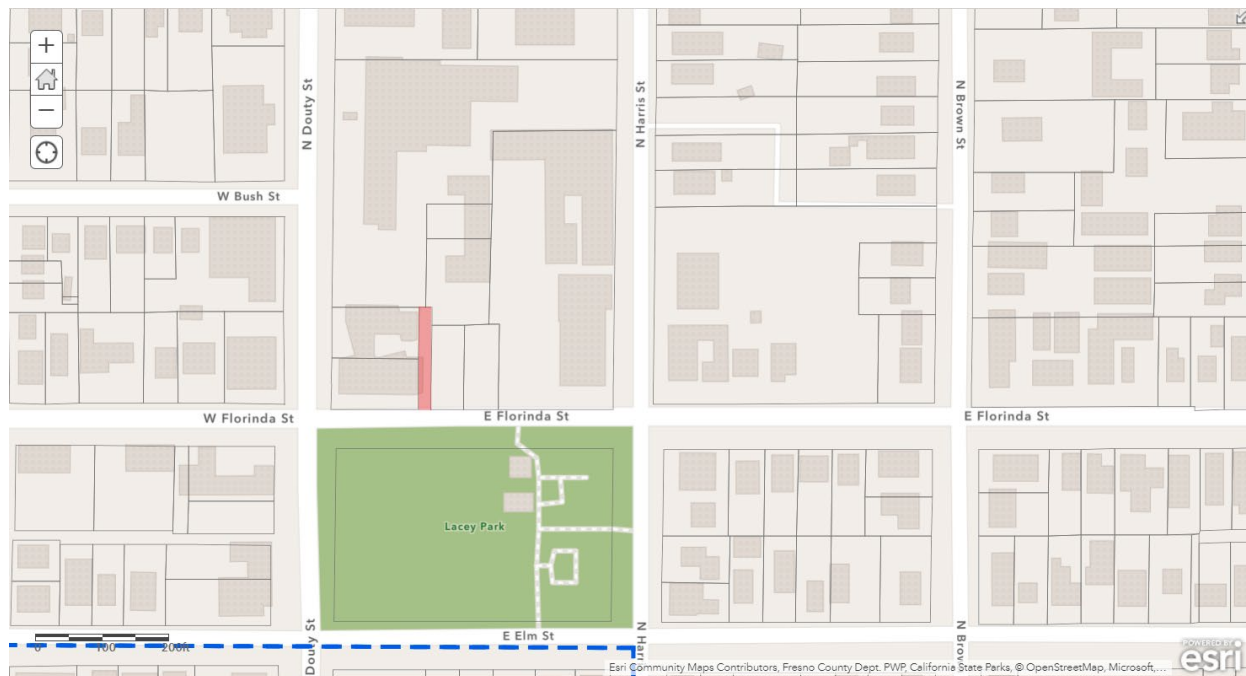
City of Hanford Water
Pacific Gas & Electric
Southern California Edison Company
Southern California Gas Company
SBC
Comcast

RE: Notification to Utilities concerning Road Abandonment No. 2023-01

The Community Development Department of the City of Hanford is requesting your comments concerning Road Abandonment No. 2023-01. The application was filed by the QK on behalf of St. Brigid's Church (Roman Catholic Bishop of Fresno) requesting the following:

Abandonment of approximately 2,551 square feet of alleyway located north of Florinda Street, between parcels located on Douty Street and Harris Street.

Subject Abandonment Area (shown in red)



See enclosed Exhibits and legal descriptions.

Please review this project and provide any comments and/or recommendations that you feel are appropriate, including any scientific or factual information that would be useful in our evaluation. It is the lead agency

(City of Hanford) opinion that a Categorical Exemption (Section 15305.a) should be processed in accordance with the California Environmental Quality Act (CEQA) Guidelines. CEQA Guidelines Section 15305.a allows for minor alterations in land use limitations in areas with a slope of less than 20% and includes minor lot line adjustments not resulting in the creation of any new parcel.

It is requested that your comments, if any, be transmitted to this office, by August 31, 2023. Failure to comment will indicate approval of the project and no additional information will be sent to you. If you have any questions or concerns regarding this project please email me at gmyers@hanford.city

Sincerely,

Gabrielle Myers

Gabrielle Myers
Senior Planner
City of Hanford

I ☒ (do) (do not) have comments regarding this Road Abandonment Application

Steven Castaneto

Signature

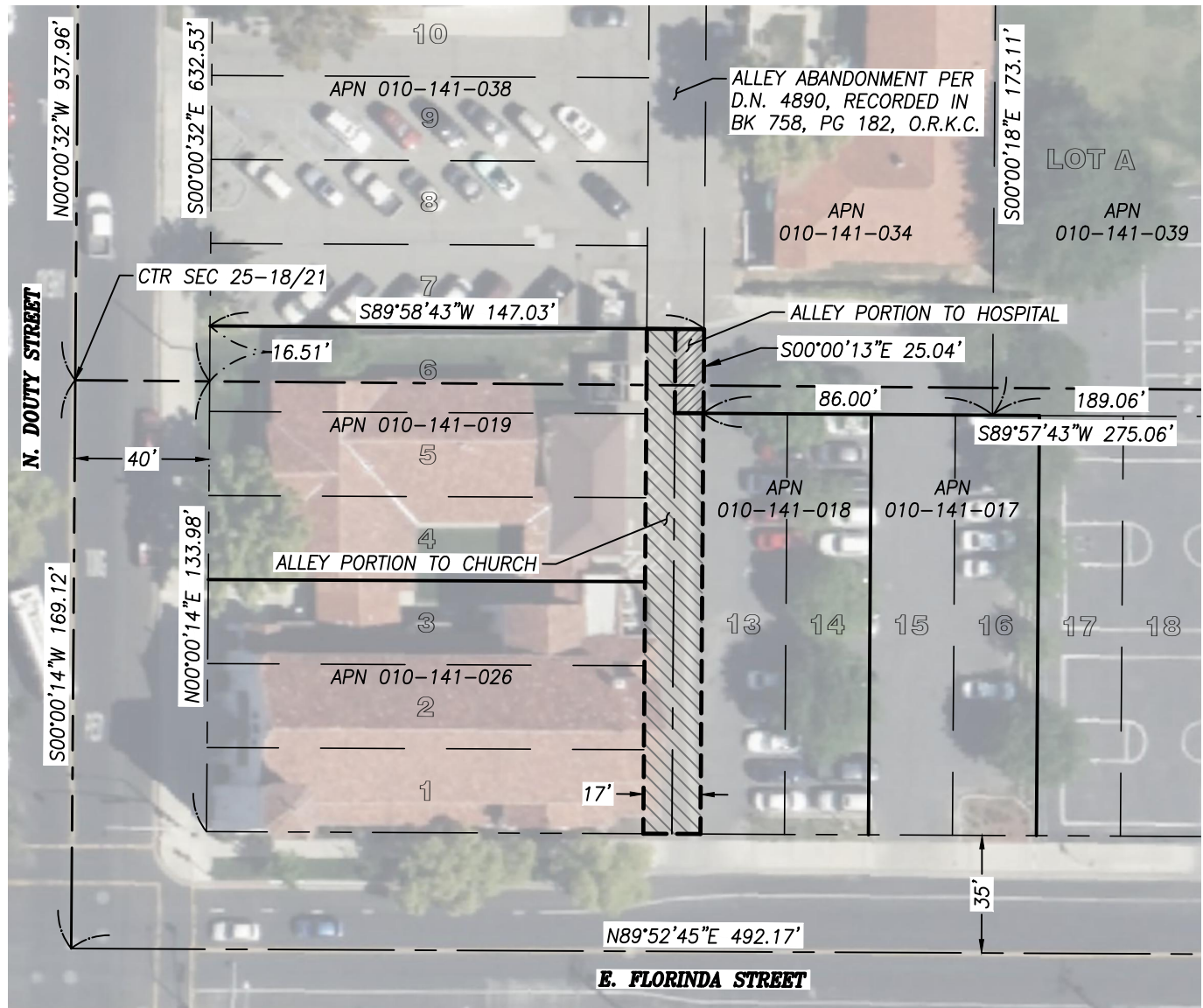
AT&T

Agency

8/3/23

Date

ATT does not have any objections and is okay to abandon.



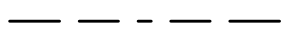
LEGEND



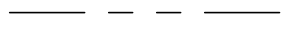
ALLEY ABANDONMENT AREA TO HOSPITAL: 213± SF



ALLEY ABANDONMENT AREA TO CHURCH: 2,338± SF



SECTION LINE



RIGHT OF WAY LINE



CENTERLINE



UNDERLYING OR ADJACENT LOT LINE

D.N.

DOCUMENT NUMBER

O.R.K.C.

OFFICIAL RECORDS OF KINGS COUNTY



A horizontal scale bar with alternating black and white segments. The left end is labeled '0'' and the right end is labeled '50'.

SCALE: 1" = 50'



NOTE: EXHIBIT COMPILED USING DATA FROM RECORD OF SURVEY RECORDED IN VOLUME 15 OF LICENSED SURVEYORS PLATS, AT PAGE 94, OFFICIAL RECORDS OF KINGS COUNTY.

PROJECT NO.: 220089

DRAWN BY: MAH

QA/QC BY: **ASW**

SCALE: **AS SHOWN**

SHEET NO.:

1 OF 1

EXHIBIT C

RIGHT OF WAY ABANDONMENT 17' ALLEY



WWW.QKINC.COM

1-800-955-7599

BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA

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EXHIBIT B

LEGAL DESCRIPTION FOR AN ALLEY ABANDONMENT

That portion of the 17 foot wide alley shown on the replatting of Block 261 of the Hobler Addition to the City of Hanford, recorded in Book 1 of Licensed Surveyor Plats, at Page 94, Kings County Records, situated in the West half of the West half of the East half of Section 25, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, more particularly described as follows:

All of the east half of said alley lying northerly of the westerly extension of the north line of Lot 13 of said replatting.

EXCEPTING THEREFROM any portion thereof lying within the area previously abandoned per Document Number 4890, Recorded in Book 758, at Page 182, Official Records of Kings County.

Containing 213 square feet, more or less.

See Exhibit C, attached hereto and made a part hereof.

EXHIBIT A

LEGAL DESCRIPTION FOR AN ALLEY ABANDONMENT

That portion of the 17 foot wide alley shown on the replatting of Block 261 of the Hobler Addition to the City of Hanford, recorded in Book 1 of Licensed Surveyor Plats, at Page 94, Kings County Records, situated in the West half of the West half of the East half of Section 25, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, more particularly described as follows:

All of the west half of said alley lying southerly of the easterly extension of the north line of Lot 6 of said replatting, and all of the east half of said alley lying southerly of the westerly extension of the north line of Lot 13 of said replatting.

Containing 2,338 square feet, more or less.

See Exhibit C, attached hereto and made a part hereof.