



Planning Commission Meeting Agenda

July 23, 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: Approval of the Minutes of the July 9, 2024 Meeting

PUBLIC HEARING:

- A. Community Development: Variance No. 0016-24, a request to deviate from the standards of the Hanford Municipal Code Section 17.60.070(B), in order to locate a restaurant with a drive-thru pick-up window, Robertito's, on a parcel with a size less than one-half ($\frac{1}{2}$) acre in the MX-C Corridor Mixed Use zone district. The project is located at the northwest corner of Silverado Street and S. 11th Avenue (APN 012-370-001).

DIRECTOR'S COMMENTS:

COMMISSIONERS' ITEMS OF INTEREST:

At this time, any Commissioner may ask a question for clarification of matters within the Planning Commission's jurisdiction, make an announcement, or report briefly on activities in their role as a Planning Commissioner. In addition, subject to the Planning Commissioner's Handbook, Commissioners may request staff to report back to the Planning Commission at a subsequent meeting concerning any matter within the Commissioner's jurisdiction (GC 54954.2).

ADJOURNMENT:

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



AGENDA STAFF REPORT

MEETING DATE: 7/23/2024	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Approval of the Minutes of the July 9, 2024 Meeting

RECOMMENDATION:

Approve the minutes of the July 9, 2024 meeting.

ATTACHMENTS:

1. 07-09-24 Minutes



**Planning Commission Regular Meeting
Minutes**

**July 9, 2024 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
COMMISSIONER NELSON	NONE
COMMISSIONER CURTIS	
COMMISSIONER DOUGLAS	
VICE-CHAIR HAM	
CHAIR NORRIS	
ALTERNATE COMMISSIONER MAREZ	

INVOCATION:

Rev. Bardo Aguilar, New Hope Community Church, led the invocation.

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.

City Councilmember (and former Planning Commissioner) Martin Devine thanked the Commissioners for their work and appreciated his time on the Commission.

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 June 25, 2024 Minutes

Motion to approve the Consent Calendar.

RESULT: (UNANIMOUS)
MOVER: HAM
SECONDER: CURTIS
AYES: HAM, CURTIS, NELSON, DOUGLAS, NORRIS
NOES: NONE
ABSTAIN: NONE

PUBLIC HEARING:

- A. Community Development: PROJECT: General Plan Amendment No. 0001-23: a request to change the general plan designation from Neighborhood Commercial to Neighborhood Mixed Use on 5-acres. Rezone No. 0001-23: a request to change the zoning from C-N Neighborhood Commercial to MX-N Neighborhood Mixed Use on a 5-acre site with a Planned Unit Development overlay. Planned Unit Development No. 0036-24: a request to allow cross-access, shared driveways, and application of mixed-use standards to permit a vertical mixed-use development. Variance No. 0009-23: a request to deviate from the standards of Section 17.24.130 of the Hanford Municipal Code, to eliminate the block wall requirement between an existing apartment complex and a proposed apartment complex and provide a slated chain link fencing between the proposed apartment complex and a City basin. The Project site is located northwest of the intersection of Grangeville Boulevard and Centennial Drive in the City of Hanford, Kings County, California (APN) 009-030-142. The project requires recommendation of certification of Mitigated Negative Declaration No. 2024-57 (SCH# 2024050798) for the project to the City Council, demonstrating the project will have a less than significant impact on the environment with the incorporation of mitigation measures.

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.

Vice-Chair HAM, referring to the lower section of the map on page 17 of the agenda packet, asked if that was the proposed commercial area. Ms. Myers replied that it is the commercial section and will be Phase 2 of the project. He also had a question about the Mitigation Monitoring and Reporting Program information. Ms. Myers replied that it is formatted differently, but the information is the same.

Commissioner CURTIS:

- Asked why the General Plan map for the area and the agenda packet map color are not the same. Ms. Myers: They are different maps for different processes, and she explained the difference between General Plan density and what is shown on the packet map.
- Will this be low-income housing? Ms. Myers: It will be market-value.
- Is this just apartments, or will there be single-family homes? Ms. Myers: It will be all apartments.

Chair NORRIS opened Public Comment:

IN FAVOR

Scott Vincent, designer for the project, noted that the owners and the preparer were in attendance. He noted that the project location makes for good neighbors. They do not have a tenant yet for the commercial portion, and that is why they declared Phase 2. He also confirmed that the apartments will be market rate.

Commissioner CURTIS asked if they have a timeframe for completion of the project. Mr. Vincent replied that it could be

this fall, depending on the weather.

OPPOSED
None.

There being no further questions or comments, Chair NORRIS closed Public Comment and the public hearing and called for a motion.

Motion to recommend certification of Mitigated Negative Declaration No. 2024-57 (SCH# 2024050798) for the project to City Council.

RESULT: (UNANIMOUS)
MOVER: HAM
SECONDER: DOUGLAS
AYES: HAM, DOUGLAS, NELSON, CURTIS, NORRIS
NOES: NONE
ABSTAIN: NONE

Motion to adopt Resolution NO. 2024-11, recommending approval of General Plan Amendment No. 0001-23 to the City Council.

RESULT: (UNANIMOUS)
MOVER: DOUGLAS
SECONDER: NELSON
AYES: DOUGLAS, NELSON, CURTIS, HAM, NORRIS
NOES: NONE
ABSTAIN: NONE

Motion to adopt Resolution No. 2024-12, recommending approval of Rezone No. 0001-23 to the City Council.

RESULT: (UNANIMOUS)
MOVER: CURTIS
SECONDER: HAM
AYES: CURTIS, HAM, NELSON, DOUGLAS, NORRIS
NOES: NONE
ABSTAIN: NONE

Motion to adopt Resolution 2024-13, recommending approval of Planned Unit Development No. 0036-24 to the City Council.

RESULT: (UNANIMOUS)
MOVER: NELSON
SECONDER: CURTIS
AYES: NELSON, CURTIS, DOUGLAS, HAM, NORRIS
NOES: NONE
ABSTAIN: NONE

Motion to adopt Resolution 2024-14, recommending approval of Variance No. 0009-23 to the City Council.

RESULT: (UNANIMOUS)
MOVER: CURTIS
SECONDER: NELSON
AYES: CURTIS, NELSON, DOUGLAS, HAM, NORRIS

GENERAL BUSINESS:

A. Community Development: Presentation on the Roles and Responsibilities of the Hanford Planning Commission

Director Waters provided an overview of the roles and responsibilities of the Planning Commission, with emphasis on what is, and what is not, in the purview of the Commission.

Senior Planner Myers added that the City cannot stop growth. We provide reports to the State Housing & Community

Development Department (HCD) annually, showing each stage of the process. Staff is dedicated to providing that information to the State. She also reminded the Commissioners that if they vote against a project for which staff has been able to make the findings, they must explain why a finding(s) cannot be made.

City Attorney Mizote stressed the importance of the findings, stating that they are all found in the laws--the Hanford Municipal Code or the Government Code. He stated that, if everything in the agenda packet supports the findings, the applicant is entitled to approval of the project. If the Planning Commission votes "No", they must include in the motion the reason why it does not meet the findings. If they vote "No" and it does meet the findings, it could open the City up to challenge or litigation by the applicant.

Mr. Mizote also strongly cautioned the Commissioners against questioning whether or not a multi-family project will be affordable housing. Whether it is or is not affordable housing is not a basis of approval. Director Waters added if HCD sees that the City has not approved any affordable housing, they will check to see why.

Vice-Chair HAM stated he thought there was going to be a Planning Commissioner's Handbook, similar to the City Council Handbook. Director Waters replied that he is not sure where that is in the process but will check on it.

Commissioner CURTIS heard there was a new law that speeds up the process of building new homes. Director Waters referred to Accessory Dwelling Units (ADUs) as an example. The state passed several laws that require cities to approve ADUs within a certain time limit. He added that new laws are being added continually, to provide greater opportunity for houses to be built.

Chair NORRIS mentioned that a developer has to be available to come in and build it.

Director Waters stated that the Planning Commission will see the Housing Element, and HCD is really scrutinizing Housing Elements.

DIRECTOR'S COMMENTS:

Commissioner CURTIS asked if there any updates regarding the High Speed Rail project. Director Waters announced that the City has selected a consultant for the Transit-Oriented Development project near the High Speed Rail. There will be some meetings, probably also with the Planning Commission. High Speed Rail will be involved in the process.

Commissioner DOUGLAS thanked Director Waters for the information, adding that staff has always been available to answer his calls.

COMMISSIONERS' ITEMS OF INTEREST:

At this time, any Commissioner may ask a question for clarification of matters within the Planning Commission's jurisdiction, make an announcement, or report briefly on activities in their role as a Planning Commissioner. In addition, subject to the Planning Commissioner's Handbook, Commissioners may request staff to report back to the Planning Commission at a subsequent meeting concerning any matter within the Commissioner's jurisdiction (GC 54954.2).

None.

ADJOURNMENT:

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Chair NORRIS adjourned the meeting at 6:30 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 7/23/2024	AGENDA SECTION: PUBLIC HEARING
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SUBJECT:

Variance No. 0016-24, a request to deviate from the standards of the Hanford Municipal Code Section 17.60.070(B), in order to locate a restaurant with a drive-thru pick-up window, Robertito's, on a parcel with a size less than one-half ($\frac{1}{2}$) acre in the MX-C Corridor Mixed Use zone district. The project is located at the northwest corner of Silverado Street and S. 11th Avenue (APN 012-370-001).

RECOMMENDATION:

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2024-15, approving Variance No. 0016-24.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2024-15, approving Variance No. 0016-24.

PROJECT DESCRIPTION

The project is a request to deviate from the standards of the Hanford Municipal Code Section 17.60.070(B), in order to locate a restaurant with a drive-thru pick-up window on a parcel with a size less than one-half ($\frac{1}{2}$) acre in the MX-C Corridor Mixed Use zone district. Section 17.60.070(B) states that a restaurant with a drive-thru pick-up window shall be located on a parcel at least $\frac{1}{2}$ acre in size or in a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than $\frac{1}{2}$ acre in size. The applicant proposes to locate a 2,174-square-foot Robertito's drive-thru restaurant on a parcel approximately 0.44 acres in size. The property is not in a group of adjoining parcels with reciprocal access easements.

Project Location

The proposed project located at the northwest corner of Silverado St. and S. 11th Ave. (APN 012-370-001) (see Figure 1, below). The General Plan designates the property as Corridor Mixed Use (see Figure 2, below). The property is zoned MX-C Corridor Mixed Use, which corresponds with the General Plan designation (see Figure 3, below).

Entitlement

The applicant submitted Site Plan Review No. 0086-24 for the project, proposing to construct a 2,174-square-foot Robertito's quick service restaurant with drive-thru service (see **Attachment 1**). Site Plan Review No. 0086-24 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter (see **Attachment 2**). All conditions of approval cited in the site plan review approval letter are also conditions of approval of this Variance application.

Figure 1:
Land Use (property outlined in red)



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

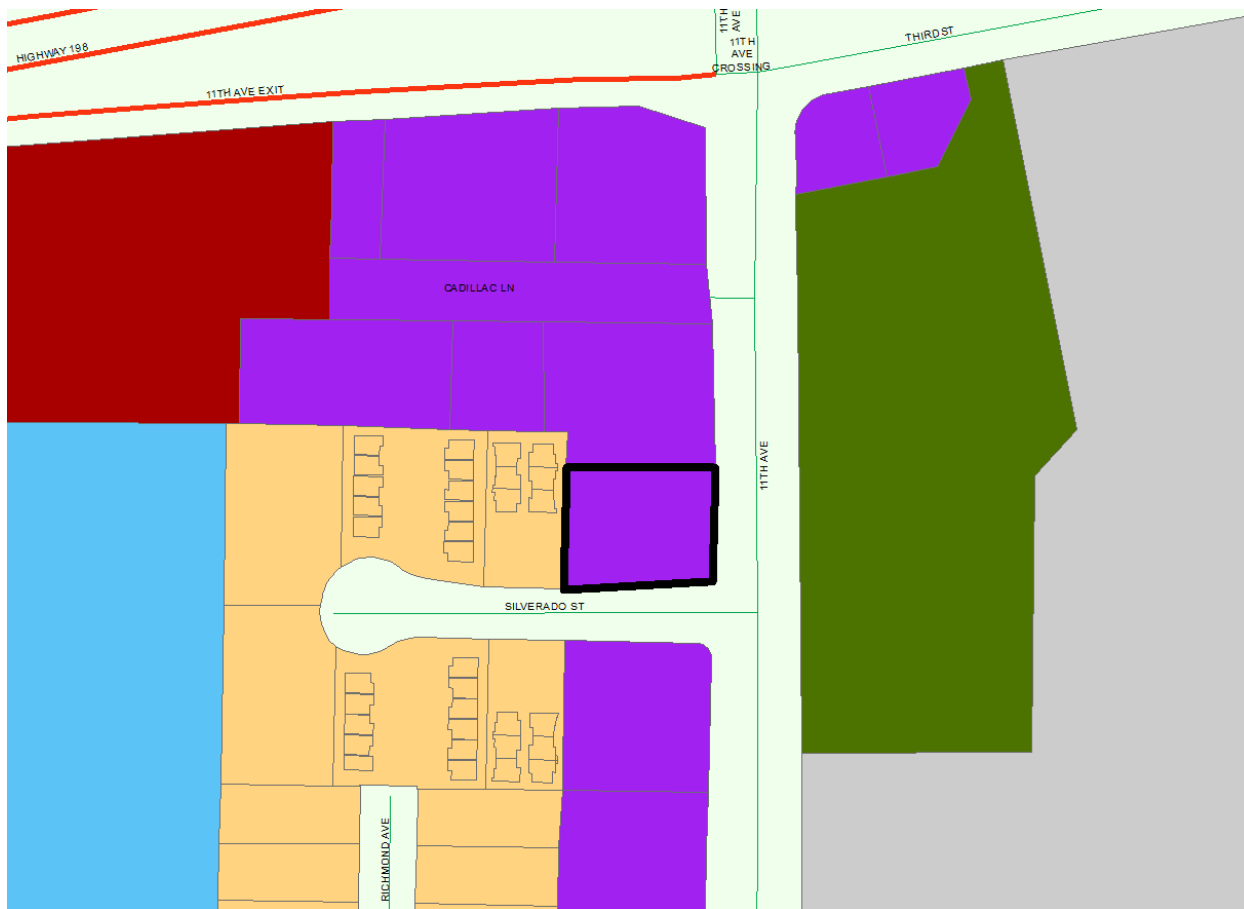
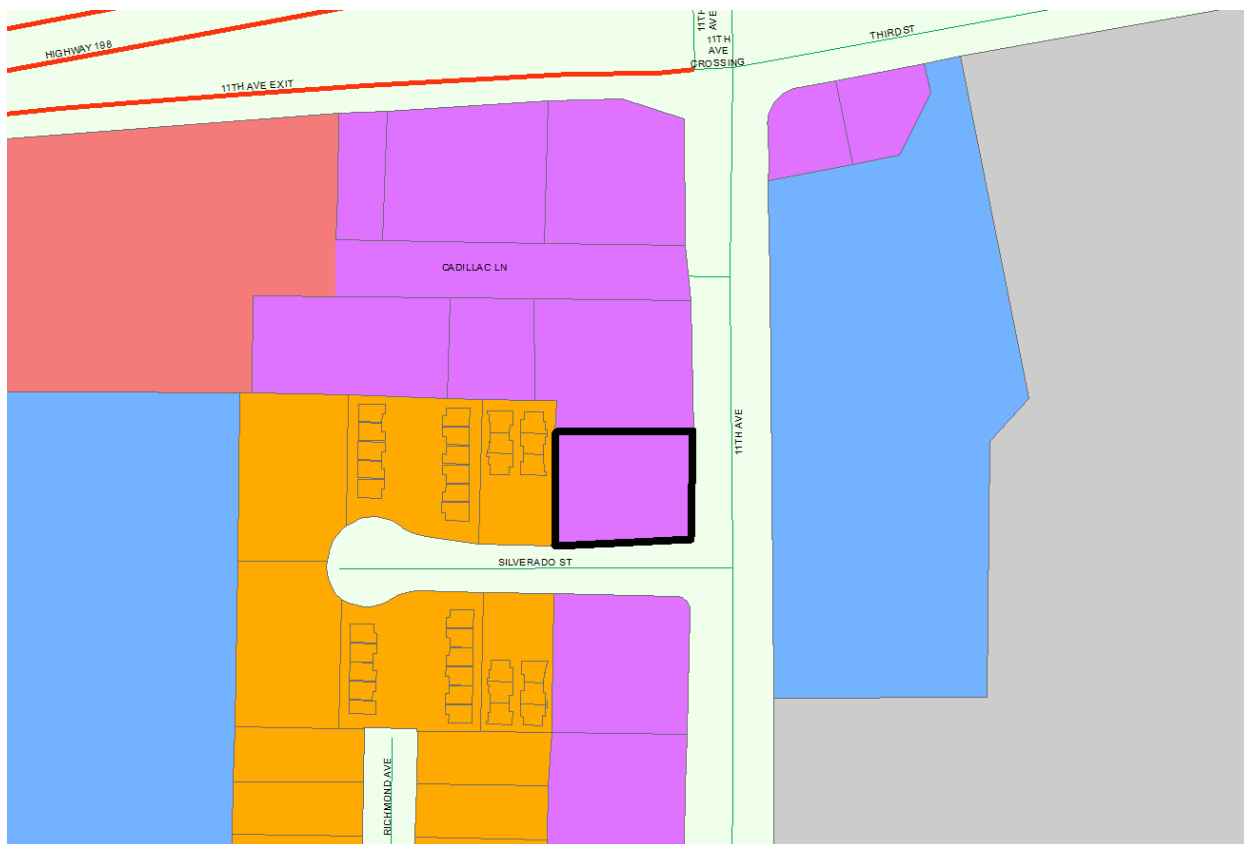


Figure 3:
Zoning Designation (property outlined in bold)
MX-C Corridor Mixed Use



PROJECT EVALUATION

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

Site Plan Review No. 0086-24 was reviewed for conformance with the standards set forth in Section 17.26 for the Corridor Mixed Use zone district.

17.26.030 Site Area

In the MX-C Corridor Mixed Use zone district, the minimum site area shall be 5,000 square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80. The subject property is 19,153 square feet, approximately 0.44 acres in size. The property exceeds the minimum site area requirement for the MX-C Corridor Mixed Use zone district.

17.26.040 Lot Dimensions

In the MX-C Corridor Mixed Use zone district, the minimum lot frontage shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office. The project site has 135.84 feet of lot frontage along Silverado Street and 103.52 feet of lot frontage along 11th Avenue. The property exceeds the lot dimension requirement for the MX-C Corridor Mixed Use zone district.

17.26.050 Coverage

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

evaluated and mandated as part of the site plan review process.

17.26.060 Building Setback Area

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

Front-Building Setback

In the MX-C Corridor Mixed Use zone district, the front building setback area shall be 15 feet. On corner lots, the lot line adjoining the shorter street frontage shall be the front lot line. Therefore, the front lot line is along 11th Avenue. All structures and the drive-thru lane are set back from the front lot line a minimum of 15 feet, which satisfies the requirement for the MX-C Corridor Mixed Use zone district.

Side-Building Setback

The side building setback area shall be zero feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the side building setback area shall be 15 feet. The interior side building setback area, along the northern boundary of the property and adjacent to a property in the MX-C Corridor Mixed Use zone district, is zero feet. The street-side building setback area along Silverado Street is 15 feet. All structures, the drive-thru lane, and all parking spaces are set back from the street-side lot line a minimum of 15 feet. The side setback area requirements for the MX-C Corridor Mixed Use zone district are satisfied.

Rear-Building Setback

The rear building setback area may be zero feet from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the rear building setback shall be 15 feet. The rear lot line is adjacent to a property in the R-M Medium Density Residential zone district; therefore, the rear setback area is 15 feet. All structures are set back from the rear lot line a minimum of 15 feet, which satisfies the requirement for the MX-C Corridor Mixed Use zone district.

17.26.070 Distances Between Structures

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

17.26.080 Height of Structures

The maximum height of structures in the MX-C Corridor Mixed Use zone district is 50 feet. The maximum proposed height of the structure is 26 feet, 7.625 inches, which does not exceed the zone district height limitations.

17.26.090 Driveways

In the MX-C Corridor Mixed Use zone district, wherever possible, developments shall share driveways to minimize the number of driveways on public streets. New driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer. The applicant proposes to locate one driveway for the site along

Silverado Street with a distance approximately 90 feet from the radius curve of the curb. The City Engineer has approved the location of the driveway. As a separate development, the project does not propose the shared use of driveways with neighboring properties. The driveway requirements for the MX-C Corridor Mixed Use zone district have been satisfied.

17.26.100 Off-Street Parking

The applicant proposes to provide 14 parking spaces for the site, two of which will be ADA-accessible. In accordance with Section 17.54.040, all restaurant uses shall provide parking at a ratio of one space per 150 square feet of building space. The square footage for Robertito's is 2,174 square feet. A minimum of 14 parking spaces is required based on the following calculation:

Calculation:

$2,174 \text{ square feet} \div 150 \text{ square feet} = 14.49$, which rounds down to 14 parking spaces required

All parking spaces shall be 18.5 feet in length and nine feet in width, except for those spaces marked as compact which shall be 16 feet in length and eight feet in width. A maximum of 30% of all parking spaces in a parking lot may be compact parking spaces. The project proposes four compact parking spaces on site. The development may provide a maximum of four compact spaces based on the following calculation:

Calculation:

$14 \text{ parking spaces} \times 30\% = 4.2$, which rounds down to 4 compact spaces permitted

The project meets the parking requirements for the MX-C Corridor Mixed Use zone district.

17.26.110 Usable Open Space

In the MX-C Corridor Mixed Use zone district, new commercial developments with a site area over one acre shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum 250 square feet per acre of site area. The project site is less than one acre in size, however, the applicant provides approximately 390 square feet of common outdoor, shaded sitting area for use by customers. The open space requirements for the MX-C Corridor Mixed Use zone district have been satisfied.

17.26.120 Landscaping

Landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street. All building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped. Landscaping is provided within the required 15-foot setback area and throughout the site adjacent to the parking areas and the trash enclosure. All proposed landscaping meets the requirements for the MX-C Corridor Mixed Use zone district.

17.26.130 Screening, Fences, and Walls

Properties in the MX-C Corridor Mixed Use zone district shall comply with the screening, fences, and walls standards in Sections 17.26.130 and 17.50.110 of the Hanford Municipal Code. According to Section 17.50.110(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 percent (50%) or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.” The project does not propose any fencing within the 25-foot corner sight triangle. All proposed landscaping shall meet this requirement to avoid creating a traffic or pedestrian hazard. According to Section 17.26.130(B), “a block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.” The property to the west of the proposed development is located within the R-M Medium Density Residential zone district. The applicant proposes a block wall seven feet in height along the shared property line. In addition, an existing wall is located on the property line between this property and the property to the north, also located in the MX-C Corridor Mixed Use zone district. According to Section 17.26.130(C), “no fence or wall shall be placed in front of or within any landscaped area located next to a street.” The applicant is not proposing placing a fence or wall in front of or within the landscaped areas located next to each adjacent street. The project meets the screening, fence, and wall regulations for the MX-C Corridor Mixed Use zone district.

17.26.140 Signs

All signage shall meet the standards of Hanford Municipal Code Chapter 17.56. For permanent building signs, there is no limit to the number of signs allowed for each business; the allowed square footage per building frontage is cumulative. Establishments with a primary building frontage less than 300 feet may have a permanent sign with a size of two square feet per one lineal foot up to a maximum of 350 square feet along the primary frontage, with 50 square feet allowed regardless of frontage length. Secondary building frontages may have a permanent sign with a size of one square foot per lineal foot up to a maximum of 200 square feet per secondary frontage, with 35 square feet allowed regardless of frontage length. For permanent freestanding signs, a maximum of one sign is allowed per establishment. The face of the sign may be a maximum of 40 square feet, with a height of: six feet if set back 10 feet from the property line, five feet if set back five feet from the property line, and four feet if set back zero feet from the property line. An additional freestanding sign is permitted on sites within an integrated shopping center. This additional sign may be up to 350 square feet in size, with a maximum height not greater than 1.5 times the average height of the building.

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

17.26.150 General Provisions and Standards

In the MX-C Corridor Mixed Use zone district, structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50 of the Hanford Municipal Code. A suitable area shall be provided on-site for collection of trash and recyclable materials; refuse storage areas shall be adequately screened from view and designed to meet the minimum recommended dimensional standards as determined by the City Engineer. A trash enclosure shall be constructed on-site, as shown in **Attachment 1**.

All requirements of the MX-C Corridor Mixed Use zone district, prescribed by Chapter 17.26 of the Hanford Municipal Code, are satisfied.

In addition to the zoning requirements for all properties in the MX-C Corridor Mixed Use zone district, the project proposes to construct a drive-thru pick-up window.

17.60.070 Drive-thru Pick-up Windows

Properties with drive-thru pick-up windows must comply with the standards set in Section 17.60.070 of the Hanford Municipal Code (see **Attachment 3**). The drive-thru restaurant meets all of the standards for drive-thru pick-up windows applicable to any land use located in any permitted zone district. However, restaurants with drive-thru pick-up windows shall be located on a parcel at least ½ acre in size or in a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than ½ acre in size. The applicant proposes to locate a 2,174-square-foot Robertito's drive-thru restaurant on a parcel approximately 0.44 acres in size. The property is not in a group of adjoining parcels with reciprocal access easements. For this reason, the variance has been submitted.

Variance Evaluation

The project is a request to locate a restaurant with a drive-thru pick-up window on a parcel less than ½ acre in size and not on a parcel located in a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than ½ acre in size. In accordance with Section 17.60.070(B), a restaurant with a drive-thru pick-up window shall be located on a parcel at least ½ acre in size or in a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than ½ acre in size. The applicant proposes to locate a 2,174-square-foot Robertito's drive-thru restaurant on a parcel approximately 0.44 acres in size. The property is not in a group of adjoining parcels with reciprocal access easements.

The proposed drive-thru restaurant is located on an infill property developed on all sides – residential uses to the west, a gas station with a car wash to the north, and public streets to the east and south. Physical expansion of the parcel to have a size of at least ½ acre is infeasible. In addition, due to the location of the residential structure near the western property line and the location of the car wash structure and the existing block wall along the northern property line, creating a group of adjoining parcels with reciprocal access easements is also infeasible.

Drive-thru restaurants within the MX-C Corridor Mixed Use zone district are typically located within shopping centers with reciprocal access easements that collectively are equal to or greater than ½ acre in size (see **Attachment 4**). Only two existing drive-thru restaurants in the MX-C Corridor Mixed Use zone district developed within City limits are not located within a shopping center, Java Heaven at 850 W. Elm Street and Frosty King at 1300 N. 10th Avenue. Both businesses are located on parcels approximately 0.18 and 0.22 acres in size, respectively, which are less than ½ acre. Neither property fully conforms with current zoning standards for all land uses with a drive-thru pick-up window. At a minimum, both properties have drive-thru lanes located within the required 15-foot setback area along the street. Developed under previous Zoning Ordinance requirements, the structures are considered legally existing, nonconforming. According to Section 17.90.040(A) of the Municipal Code, "a structure shall be deemed nonconforming if it was lawfully erected prior to the adoption or amendment of this title, but which now does not meet all of the provisions, standards, and requirements of this title applicable to structures." The properties may remain as is. The proposed drive-thru restaurant will be constructed to current drive-thru zoning standards implemented for all land uses to ensure traffic and noise impacts on the surrounding area are minimized.

Granting the variance would not be detrimental to the area. The standards for drive-thru pick-up windows applicable to any land use located in any permitted zone district are satisfied with the proposed site configuration. The property will maintain an adequate amount of landscaped area along the Silverado Street frontage consistent with the other properties along the Silverado Street frontage. The existing residences will be located over 50 feet from the drive-thru lane and will be

shielded from the drive-thru lane by a seven-foot-high block wall and the restaurant building itself. The drive-thru lane will provide adequate stacking capacity, at least four stacking spaces before the ordering speaker and over two stacking spaces after the ordering speaker, to avoid traffic overflow into the on-site drive aisle and public streets. Vehicle headlight glare into adjoining properties and on-coming traffic will be minimized through the maintenance of block walls along adjacent property lines and through landscaping between the drive-thru lane and the surrounding streets. The proposed patio will be separated from the drive-thru lane through a four-foot-wide pathway and fencing. The drive-thru lane will function independently from the parking lot and will not interfere with access to parking lot spaces or reduce the number of required parking spaces below the minimum zoning requirement for parking upon the drive-thru site property.

FINDINGS FOR APPROVAL: VARIANCE NO. 0016-24

Variance No. 0016-24

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

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

ANALYSIS: That the special circumstance applicable to the property is the development of the surrounding properties. Due to the development of the surrounding area, both expansion of this parcel to have a size of at least $\frac{1}{2}$ acre and creating a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than $\frac{1}{2}$ acre in size are infeasible. The site is considered infill, since it is substantially surrounded by urban uses on all sides, therefore the site is limited to its existing configuration. In addition, other restaurants with a drive-thru pick-up window in the MX-C Corridor Mixed Use zone district located outside of a shopping center with reciprocal access easements are located on parcels less than $\frac{1}{2}$ acre in size.

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

ANALYSIS: That all but two existing drive-thru restaurants in the MX-C Corridor Mixed Use zone district developed within City limits, Java Heaven and Frosty King, are located within shopping centers with reciprocal access easements that collectively are equal to or greater than $\frac{1}{2}$ acre in size. Both businesses are located on parcels approximately 0.18 and 0.22 acres in size, respectively, which are less than $\frac{1}{2}$ acre. Due to the development of the surrounding area, both expansion of this parcel to have a size of at least $\frac{1}{2}$ acre and creating a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than $\frac{1}{2}$ acre in size are infeasible for this property. Approval of this variance application would allow the applicant to enjoy a substantial property right possessed by other properties in the vicinity that are in the same zone district.

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

ANALYSIS: That permitting a restaurant with a drive-thru pick-up window on this parcel that is less than $\frac{1}{2}$ acre in size and not in a group of adjoining parcels with reciprocal access easements that

collectively are equal to or greater than ½ acre in size will not create a safety hazard. This application has been reviewed by the various City departments and evaluated for conformity with the requirements of all applicable codes. The project complies with all other zoning standards for drive-thru pick-up windows applicable to any land use located in any permitted zone district, established in order to preserve and protect adjacent properties from concerns that may arise with development of a drive-thru pick-up window. In order to reduce noise impacts, the project will provide a buffer between the adjacent residential property and the drive-thru lane through the use of a block wall and the restaurant building itself. The drive-thru lane will accommodate four vehicles before the ordering speaker and two vehicles after, aiding in the prevention of any traffic overflow into nearby residential areas.

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

ANALYSIS: That the granting of this variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity in the same zone district. All but two existing drive-thru restaurants in the MX-C Corridor Mixed Use zone district developed within City limits, Java Heaven and Frosty King, are located within shopping centers with reciprocal access easements that collectively are equal to or greater than ½ acre in size. Both businesses are located on parcels approximately 0.18 and 0.22 acres in size, respectively, which are less than ½ acre.

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

ANALYSIS: That this variance is a request to locate a drive-thru restaurant on a parcel less than ½ acre in size and not in a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than ½ acre in size. The proposed use for the site, a drive-thru restaurant, is permitted by right in the MX-C Corridor Mixed Use zone district.

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

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property is the development of the surrounding properties. Due to the development of the surrounding area, both expansion of this parcel to have a size of at least ½ acre and creating a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than ½ acre in size are infeasible. The site is considered infill, since it is substantially surrounded by urban uses on all sides, therefore the site is limited to its existing configuration. In addition, other existing restaurants with a drive-thru pick-up window in the MX-C Corridor Mixed Use zone district developed within City limits located outside of a shopping center with reciprocal access easements are located on parcels less than ½ acre in size.

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

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically Policy L11, which aims to support, encourage, and incentivize, to the extent possible, infill development projects that

can effectively utilize existing transportation and utility infrastructure; Policy L67, which aims to require that new development projects and major site reconfigurations in the Corridor Mixed Use land use designation provide site layouts, buildings, landscaping, and walkways that are designed to encourage pedestrian access on the site and between adjacent sites, as well as strongly encourage buildings to be located near the street corridor with parking to the side of or behind buildings; and Policy L138, which aims to examine and consider policies that promote, encourage, and incentivize infill development, including upgrading older infrastructure and public amenities reducing impact fees, streamlining permitting processes, and allowing smaller lot sizes, reduced setbacks, and innovative planning and design standards that support projects on sites that are otherwise difficult to accommodate development.

PUBLIC COMMENTS

A Notice of Public Hearing for the project was noticed in the local newspaper on July 12, 2024 and mailed to property owners within 300 feet of the project site on July 11, 2024. No comments were received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

That this project is categorically exempt from further environmental review, as per Section 15332 In-Fill Development Projects 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 5**.

CONDITIONS OF APPROVAL

Project approval shall be subject to the conditions of approval for Site Plan Review No. 0086-24, and the condition below:

Variance No. 0016-24:

1. All site operations shall comply with the noise regulations in Chapter 9.10 of the Hanford Municipal Code.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2024-15, approving Variance No. 0016-24.

Applicant:

Seth Ramirez
4233 W. Wathen Ave.
Fresno, CA 93722

Property Owner:

Westfield Investment & Associates LLC
1015 Chestnut Ave. #C3
Carlsbad, CA 92008

ATTACHMENTS:

1. Resolution No. 2024-15
2. Attachment 1 - Site Plan
3. Attachment 2 - SPR0086-24 Approval Letter
4. Attachment 3 - Section 17.60.070
5. Attachment 4 - Drive-thru Restaurants In MX-C Developed Within City Limits
6. Attachment 5 - Notice of Exemption No. 2024-54
7. Assessor's Map

RESOLUTION NO. 2024-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING VARIANCE NO. 0016-24, A REQUEST TO DEVIATE FROM THE STANDARDS OF THE HANFORD MUNICIPAL CODE SECTION 17.60.070(B), IN ORDER TO LOCATE A RESTAURANT WITH A DRIVE-THRU PICK-UP WINDOW, ROBERTITO'S, ON A PARCEL WITH A SIZE LESS THAN ONE-HALF (1/2) ACRE IN THE MX-C CORRIDOR MIXED USE ZONE DISTRICT. THE PROJECT IS LOCATED AT THE NORTHWEST CORNER OF SILVERADO STREET AND S. 11TH AVENUE (APN 012-370-001).

At a regular meeting of the City of Hanford Planning Commission duly called and held on July 23, 2024 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Variance No. 0016-24, a request to deviate from the standards of the Hanford Municipal Code Section 17.60.070(B), in order to locate a restaurant with a drive-thru pick-up window, Robertito's, on a parcel with a size less than one-half (½) acre in the MX-C Corridor Mixed Use zone district, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.84 of the Hanford Municipal Code; and

WHEREAS, the project is located at the northwest corner of Silverado Street and S. 11th Avenue (APN 012-370-001); and

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

WHEREAS, the project is exempt from environmental review, per Section 15332 In-Fill Development Projects of the California Environmental Quality Act of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared; and

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

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

ANALYSIS: That the special circumstance applicable to the property is the development of the surrounding properties. Due to the development of the surrounding area, both expansion of this parcel to have a size of at least ½ acre and creating a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than ½ acre in size are infeasible. The site is considered infill, since it is substantially surrounded by urban uses on all sides, therefore the site is limited to its existing configuration. In addition, other restaurants with a drive-thru pick-up window in the MX-C Corridor Mixed Use zone district located outside of a shopping center with reciprocal access easements are located on parcels less than ½ acre in size.

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

ANALYSIS: That all but two existing drive-thru restaurants in the MX-C Corridor Mixed Use zone district developed within City limits, Java Heaven and Frosty King, are located within shopping centers with reciprocal access easements that collectively are equal to or greater than $\frac{1}{2}$ acre in size. Both businesses are located on parcels approximately 0.18 and 0.22 acres in size, respectively, which are less than $\frac{1}{2}$ acre. Due to the development of the surrounding area, both expansion of this parcel to have a size of at least $\frac{1}{2}$ acre and creating a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than $\frac{1}{2}$ acre in size are infeasible for this property. Approval of this variance application would allow the applicant to enjoy a substantial property right possessed by other properties in the vicinity that are in the same zone district.

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

ANALYSIS: That permitting a restaurant with a drive-thru pick-up window on this parcel that is less than $\frac{1}{2}$ acre in size and not in a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than $\frac{1}{2}$ acre in size will not create a safety hazard. This application has been reviewed by the various City departments and evaluated for conformity with the requirements of all applicable codes. The project complies with all other zoning standards for drive-thru pick-up windows applicable to any land use located in any permitted zone district, established in order to preserve and protect adjacent properties from concerns that may arise with development of a drive-thru pick-up window. In order to reduce noise impacts, the project will provide a buffer between the adjacent residential property and the drive-thru lane through the use of a block wall and the restaurant building itself. The drive-thru lane will accommodate four vehicles before the ordering speaker and two vehicles after, aiding in the prevention of any traffic overflow into nearby residential areas.

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

ANALYSIS: That the granting of this variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity in the same zone district. All but two existing drive-thru restaurants in the MX-C Corridor Mixed Use zone district developed within City limits, Java Heaven and Frosty King, are located within shopping centers with reciprocal access easements that collectively are equal to or greater than $\frac{1}{2}$ acre in size. Both businesses are located on parcels approximately 0.18 and 0.22 acres in size, respectively, which are less than $\frac{1}{2}$ acre.

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

ANALYSIS: That this variance is a request to locate a drive-thru restaurant on a parcel less than $\frac{1}{2}$ acre in size and not in a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than $\frac{1}{2}$ acre in size. The proposed use for the site, a drive-thru restaurant, is permitted by right in the MX-C Corridor Mixed Use zone district.

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

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property is the development of the surrounding properties. Due to the development of the surrounding area, both expansion of this parcel to have a size of at least ½ acre and creating a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than ½ acre in size are infeasible. The site is considered infill, since it is substantially surrounded by urban uses on all sides, therefore the site is limited to its existing configuration. In addition, other existing restaurants with a drive-thru pick-up window in the MX-C Corridor Mixed Use zone district developed within City limits located outside of a shopping center with reciprocal access easements are located on parcels less than ½ acre in size.

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

ANALYSIS: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically Policy L11, which aims to support, encourage, and incentivize, to the extent possible, infill development projects that can effectively utilize existing transportation and utility infrastructure; Policy L67, which aims to require that new development projects and major site reconfigurations in the Corridor Mixed Use land use designation provide site layouts, buildings, landscaping, and walkways that are designed to encourage pedestrian access on the site and between adjacent sites, as well as strongly encourage buildings to be located near the street corridor with parking to the side of or behind buildings; and Policy L138, which aims to examine and consider policies that promote, encourage, and incentivize infill development, including upgrading older infrastructure and public amenities reducing impact fees, streamlining permitting processes, and allowing smaller lot sizes, reduced setbacks, and innovative planning and design standards that support projects on sites that are otherwise difficult to accommodate development.

THEREFORE, BE IT RESOLVED that Variance No. 0016-24 be approved, subject to the conditions of approval for Site Plan Review No. 0086-24, attached as **Exhibit B**, and the condition below:

1. All site operations shall comply with the noise regulations in Chapter 9.10 of the Hanford Municipal Code.

EXPIRATION

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

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

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

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

I, **Jason Waters**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 23rd day of July, 2024.

Jason Waters, Secretary

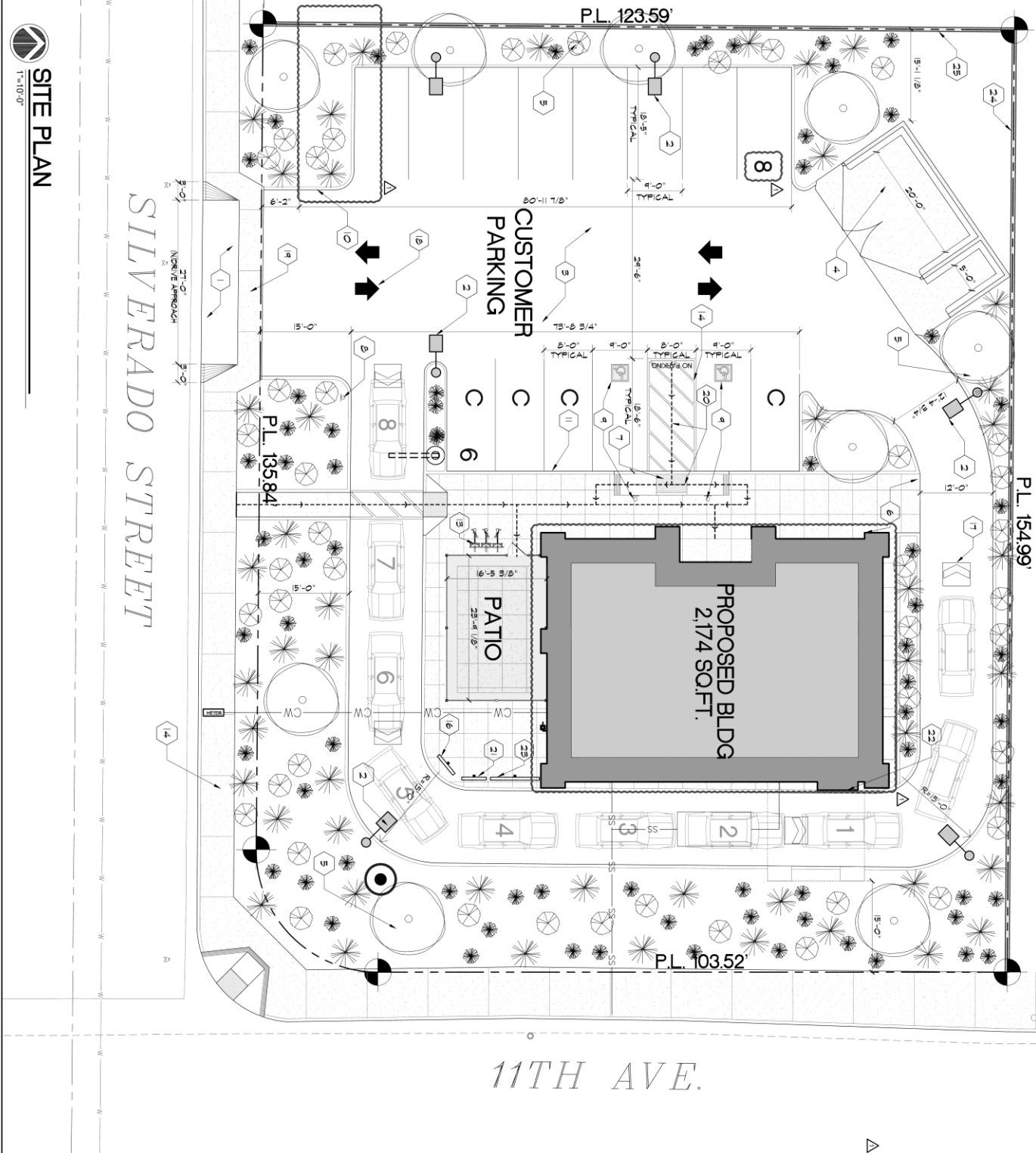
Exhibit A
Site Plan

SITE PLAN

1"=10'-0"

SILVERADO STREET

11TH AVE.



PROJECT INFORMATION PROJECT: NEW BUILDING DESIGN PROJECT OWNER: THE FAST FOOD ENTERPRISES LLC 25 L STREET / FRESNO CA PHONE: (559) 307-2988 CONTACT PERSON: JONAS DOMINGUEZ (SHADED) LANDSCAPE ARCHITECTURE		SITE CALCULATIONS Total Site Area: 0.45 Acres = 19,553 SF Landscape (LAI): 0.28 Acres = 12,400 Sq Ft AC (PARKING): 0.28 Acres = 12,400 Sq Ft Total Landscaped: 5,400/19,553 = 28.1% (TOTAL SITE)	
PARKING SUMMARY PARKING STALLS REQUIRED: 14 STALLS TOTAL PROVIDED: 14 STALLS STALL TYPE: 8 QUANTITY: 4 (C) COMPACT: 8'-0" x 18'-0" (D) STANDARD: 8'-0" x 18'-0" (E) ACCESSIBLE: 8'-0" x 18'-0" TOTAL: 14		SHELL BUILDING SHELL PLAN KEYNOTES 1) SITE LAYOUT TO BE APPROVED BY CONCRETE BOARD 2) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT 3) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT 4) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT 5) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT 6) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT 7) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT 8) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT 9) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT 10) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT 11) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT 12) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT 13) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT 14) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT 15) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT 16) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT 17) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT 18) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT 19) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT 20) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT 21) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT 22) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT 23) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT 24) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT 25) TO BE SET BACK 10' FROM CITY OF HANFORD PAVEMENT	

PROJECT LOCATION

PROJECT NUMBER: 23-044
DRAWING TITLE:

NEW RESTAURANT DESIGN
FOR: ROBERTITOS
THE FAST FOOD ENTERPRISES LLC
 SILVERADO ST. AND 11TH AVE.
 HANFORD, CA.

CR CONSULTING GROUP
 DESIGN AND PLANNING
 RESIDENTIAL, COMMERCIAL, INDUSTRIAL

SCALE NOTED
 PROJECT: 1"=10'-0"
 DRAWING: 1"=10'-0"
 SHEET NO: A1.1

REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 NO. 10000
 J. J. J. J.

REVISIONS
 REV. DESCRIPTION DATE
 1. Initial Check 06-04-24

Exhibit B

Site Plan Review Approval Letter – Conditions of Approval



DATE: June 19, 2024

PROJECT: Site Plan Review No. SPR0086-24

APPLICANT: Seth Ramirez

LOCATION: NW corner of Silverado St./S. 11th Ave. (APN 012-370-001)

PROPOSAL: Robertito's

ZONING: MX-C Corridor Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: March 13, 2024

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

- ☐ **RESUBMIT:** Major changes to your plans are required prior to site plan approval.
- ☒ **PROCEED:** Plans approved subject to the attached conditions of approval, including the revision of any stated plan corrections. The following department comments and conditions are attached:

- | | |
|--|--|
| ☒ Planning | ☒ Building |
| ☒ Fire | ☒ Public Works |
| ☐ Other: _____ | |

- ☒ Submit plans for a building permit via the Citizen Self Service Portal.
- ☒ To complete the entitlement process, your plans must be reviewed by:

- | | |
|---|---|
| ☐ City Council | ☒ Planning Commission VARIANCE |
| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,

Mark Manha

Mark Manha
Associate Planner, Community Development Department

June 19, 2024

DATE



EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070 and 17.70.080). **Exemption No. 2024-54**

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval SPR0086-24 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: March 13, 2024

SITE PLAN NUMBER: SPR0086-24

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

General Plan Designation: Corridor Mixed Use

Zoning: MX-C Corridor Mixed Use

Other Special Districts: N/A

Planning Division Recommendation: ☒ Revise and Proceed ☐ Resubmit

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

Correction(s):

- All non-compact parking spaces must be at least 18' 6" in length.

Required Entitlements:

- Variance to deviate from the required parcel size for a restaurant with a drive thru (already applied)

MX-C Corridor Mixed Use - all checked comments shall apply

General:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 0086-24 with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
- ☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.

- ☒ Mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- ☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.
- ☒ That the Mixed Use Corridor zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-C zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

- ☒ That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

Building Setback Areas: (Section 17.26.060)

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

Distances Between Structures: (Section 17.26.060)

- ☒ That the minimum distance between a structure solely used for residential purposes and other structures shall be 10 feet, except as provided by building code.

Height of Structures: (Section 17.26.080)

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

Driveways: (Section 17.26.090)

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

Off Street Parking: (Section 17.54)

- ☒ That a minimum of 14 spaces, one of which shall be ADA-accessible, shall be maintained for the site, based on the ratio "1 space per 150 square feet" for restaurant, bar, nightclub, lounge, brewpub, microbrewery uses.

Calculation:

$$2,174 \text{ sq. ft. of building space} \div 150 \text{ sq. ft.} = 14.49$$

14.49 rounds down to 14 parking spaces minimum

- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).
- ☒ There shall be no more than four compact spaces adjacent to each other.
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ That in all mixed use zone districts, not less than five percent (5%) of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one (1) 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.
- ☒ That all parking spaces, whether required by this chapter or in addition that which is required, shall be located on a lot or parcel behind the front building setback and outside of a street side yard setback.
- ☒ That all parking areas shall have ingress and egress to and from a street or alley as required by the City's standard specifications.
- ☒ That sufficient room for turning and maneuvering vehicles shall be provided on the site.
- ☒ That developed parking areas are to be utilized by all vehicles associated with or visiting the site.
- ☒ That the parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.
- ☒ That entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the Site Plan Review Committee.

- ☒ That parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.
- ☒ That no commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.
- ☒ That parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, except that long-term storage areas for vehicles in the C-S, I-L and I-H zone districts may be surfaced with rock, gravel, granite or solid paving.
- ☒ That parking areas shall be designed to the City's standard specifications and approval by the City Engineer.

Usable Open Space: (Section 17.26.110)

- ☐ New commercial developments with a site area over one (1) acre shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.
- ☐ 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.
- ☐ 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.

Landscaping: (Section 17.26.120 and 17.52)

- ☒ That landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street.
- ☒ That 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 Chapter 17.52 of the Hanford Municipal Code.
- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.

- ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
- ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
- ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
- ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
 - ☒ The size of groundcover at planting shall be one (1) gallon or larger.
 - ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
 - ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Fencing and Walls: (Section 17.26.130 and 17.50.110)

- ☒ That 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.
- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ That any proposed fencing on the site be maintained in good repair.

- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Signage: (Section 17.56)

- ☒ That any/all signs proposed for this development shall be subject to the requirements and prescribed in Chapter 17.56 of the Hanford Municipal Code. **A separate application is required.**

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

Trash Collection Areas: (Section 17.50.090)

- ☒ That suitable area shall be provided on-site for collection of trash and recyclable materials for all multifamily residential, mixed-use, commercial, office, and industrial uses. Refuse storage areas shall be adequately screened from view. The refuse area enclosure shall be designed to meet the minimum recommended dimensional standards as determined by the City Engineer.
- ☒ That all uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

Outdoor Lighting Standards: (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 18 feet.
- ☒ That the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:
 - ☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.
 - ☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.
 - ☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Drive-thru Pick-up Windows: (Section 17.60.070)

- ☒ That all uses with a drive-thru pick-up window shall meet the following standards:
 - ☒ Drive-thru lanes shall be located outside of all building setback areas and all required landscaped areas.
 - ☒ Drive-thru lanes shall be designed, located, and constructed in a manner that avoids trapping vehicle emissions in a confined space.
 - ☒ Drive-thru lanes shall be located a minimum of 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.
 - ☒ 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.

- ☒ 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.
- ☒ 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.
- ☒ Drive-thru lanes shall not be located adjacent to outdoor patio or eating areas.
- ☒ Drive-thru lanes shall not block or interfere with access to parking lot spaces, and shall function independent of parking lots aisles.
- ☒ 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.
- ☒ 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.
- ☐ 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.
- ☒ Speaker noise levels measured at the property line shall not exceed applicable City noise standards.
- ☒ That 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 ½ acre in size or in a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than ½ acre in size. **Applied for variance to deviate from this requirement.**

Dust Control:

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

BUILDING DIVISION
SPR0086-24
Drive-Thru Restaurant
6-18-24
436 S 11th Ave

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

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

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

- 4.3 One Electronic submittal of all documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance **including C & D Recycle plan**
 - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.9 Sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
 - 4.3.10 **Landscape Calculations per Hanford City Ordinance**
5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.
7. That all special inspection reports be submitted to the Building Division prior to final inspection.
8. That all construction shall conform to **the Most Current Edition** (2022) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen
9. That Kings County Impact Fees shall apply at current rates.
10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
11. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
13. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2022 California Building Code.
14. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
15. That the address will be 436 S 11th Ave.



H A N F O R D

Fire Department

Nikkie Chamberland, Fire Marshal



City Of Hanford Fire Department Plan Review

Approval of all projects does not exempt compliance with all applicable sections of the adopted Fire Codes and local city ordinances. All fire protection systems must be installed and operational prior to occupying the building. All permits shall be issued and paid for prior to scheduling any inspections with the fire department. Please contact the building department for the submittal process. To schedule inspection please contact the building department at 559-585-2580

The scope of work shall be clearly stated on all the plans submitted for permit. All deferred submittals shall be listed on the building plan page. All deferred submittals are required to be submitted within 30 days of building permit issuance.

Site Plan Review: Spr0086-24

Address: Silverado and south 11th street, Hanford, CA 93230

Plan Reviewer: Nikkie Chamberland

Date: 3-13-2024

The following are comments that are applicable and pertain to plans submitted: This project must comply with the latest applicable codes.

- Project shall meet the minimum fire flow requirements per Appendix B & C of the CFC 2022; Provide the fire flows within one year
- No traffic calming devices shall be installed without the Fire Departments approval
- Areas identified as “**Fire lanes**” must be Identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
 1. **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
 2. **Access roads 26 to less than 32 feet in width:** Fire lanes shall be on one side of the fire apparatus access roads.
 3. **Access roads 32 feet in width or more:** No fire lanes required.
 4. **Markings shall include “No Parking- Fire Lane”**

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

Size of Address Numbers:

1. Downtown area (existing buildings): 4 inch numbers
 2. Buildings 20-ft. or less from the street: 6 inch numbers
 3. Buildings 21- to 40-ft. from the street: 8 inch numbers
 4. Buildings more than 40-ft. from street: 12 inch numbers
- Commercial cooking
 1. Commercial cooking equipment that produces grease-laden vapors shall be provided with a Type I hood. ***A separate permit is required for the Type I hood.*** Contact the **Building** department for submittal information.
 2. All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.
 3. Commercial cooking equipment that produces grease laden vapors shall be provided with a Type I Hood. In accordance with the California Mechanical Code, a automatic fire extinguishing system is listed and labeled for its intended use.
 4. If fire alarm is present, the hood system shall be interconnected with the fire alarm
 - Operational Fire Permit is Required
 - Occupancy load unknown, provide occupancy load



City of Hanford

Public Works Department

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

Utilities Division Comments

PROJECT: SPR0086-24 – Robertitos- Silverado Street and 11th Avenue

APN: 012-370-001

General Requirements:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. The Contractor shall contact Underground Service Alert (U.S.A.) for all city utility markings.
3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition.

Water Requirements:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.
2. That all existing water services not being used with this project shall be abandoned at the water main.
3. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required. All new services are to connect to the Silverado Street water main.
4. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all required water services, including fire service lines. The fire service system shall be a looped system with two points of connection to the City water main or as required by the Hanford Fire Department.
5. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician that has been approved by the City of Hanford prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.
6. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated using domestic water flows.

Sewer Requirements:

1. That the property owner is responsible for maintenance of all sanitary sewer laterals providing service to their property from building structure to the City Sanitary Sewer main, including connection fittings.
2. That all existing sewer services not being used for this project shall be abandoned at the sewer main.
3. That the developer shall size sewer service lateral to serve the project site in accordance with requirements of the Uniform Plumbing Code, latest edition. All new sanitary sewer laterals shall connect to the Silverado Street sewer main.
4. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure and include hot and cold water per City Standard Detail GE-41. The enclosure shall include a sand/grease trap per City Standard Detail SS-32, and shall connect to the City's Sanitary Sewer System.
5. That all wastewater from piping associated with sinks and floor drains in the cooking area of the building shall also route through a grease separator prior to entering the city sanitary sewer system.

Bob Williams

Utilities Manager 559-585-2560

4/1/2024

Date



City of Hanford

Public Works Department

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

Engineering Division Comments

PROJECT: SPR0086-24 – Robertitos- Silverado Street and 11th Avenue

APN: 012-370-001

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department using the Citizen Self Services Portal prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **\$2,700.00** Grading Plan Review fee in accordance with City Resolution No. 10-31-R, or any revisions thereof. The developer shall apply for a Grading Permit through the Citizen Self Services Portal and submit a separate Grading Plan for review and approval by the City's Engineering Division. The Grading Plan shall include existing and proposed grades, existing and proposed improvements, onsite storm basin (if required), structure footprints, and proposed improvements within the right-of-way. A Grading Plan Review fee shall be paid prior to issuance of a Grading Permit and Building Permits.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right-of-way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. All materials proposed to be used within the city's right-of-way shall be submitted to the City of Hanford Engineering Department for approval prior to installation.
6. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation of ungrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.
2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Steve Coodey

Assistant Engineer 559-585-2582

4/1/2024

Date



City of Hanford

Public Works Department

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

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.
2. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.
3. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.
4. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.

Curb and Gutter Requirements:

1. That the existing concrete curbs and gutters located along the 11th Avenue and Silverado Street project frontages may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Locations with separated cracks or with non-uniform raised or low sections shall be removed and replaced from joint to joint with a minimum of a 10' section. Horizontal cutting of the flowline or gutter pan will not be accepted. Sections of curb and gutter replaced shall be dowelled into adjoining sections of curb and gutter using a minimum of #4 rebar and spaced no more than 12" while maintaining a minimum of 2" from edge. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curb and gutter, installed per City Standard Detail CO-11. The locations of any such curbs and gutters required to be reconstructed shall be shown on the engineered site improvement plans.
2. **That sections of existing curbing are painted red as described:** 15' on each side of the proposed drive approach starting at top of approach wings, 20' on each side of the access ramp at the corner of 11th Avenue and Silverado Street, starting from the ends of curb returns.

Sidewalk Requirements:

1. That the existing sidewalk located along the 11th Avenue project frontage may remain in place provided it is found to be in functional condition and adequately sloped for proper drainage and meets current ADA requirements. Locations with separated cracks or with non-uniform raised or low sections shall be removed and replaced from joint to joint with a minimum of a 5' section. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new sidewalk per City Standard Detail CO-15. The location of any such sidewalk sections required to be reconstructed shall be shown on the engineered site improvement plans.
2. That the developer constructs a new 4.5' attached sidewalk along the Silverado Street project frontage in conformance with City Standard Detail CO-15.
3. That the developer removes the existing access ramp at the corner of 11th Avenue and Silverado Street and replaces it with a new access ramp in conformance with City Standard Detail CO-20.

Drive Approach Requirements:

1. That the developer shall construct a new commercial drive approach on Silverado Street as shown in the application. The drive approach shall be a minimum of 24' and a maximum of 27' as measured between the bottom of the drive approach apron. Truncated domes shall be installed with the drive approach. The drive approach shall conform to City Standard Detail CO-41.

Steve Coodey

4/1/2024

Assistant Engineer (559) 585-2582

Date



City of Hanford

Public Works Department

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

Parking Lot Requirements:

1. The parking lot shall be in conformance with City Standard Detail GE-32 including additional structural strength for city refuse truck routes.

Street Requirements:

1. That the developer shall coordinate with Southern California Edison for the installation of a new streetlight located near the west property line on Silverado Street in conformance with City Standard Detail GE-56. The sidewalk shall be modified to allow for a minimum of forty-eight inches (48") clearance around the streetlight for pedestrian access. The streetlight shall be a 4000K, 29-watt LED light.
2. Traffic control plans submitted for work within the City of Hanford right-of-way shall conform to the California Manual on Uniform Traffic Control (CAMUTCD) and shall be approved by the City of Hanford Engineering Division prior to scheduling work.
3. All underground piping shall be inspected prior to backfilling. All utility trench backfill and paving shall conform to City Standard Detail ST-8. The City reserves the right to require compaction testing of subgrade prior to paving.
3. All work within the City of Hanford right-of-way shall be shown on the engineered site improvement plans.

PROJECT: SPR0086-24 – Robertitos- Silverado Street and 11th Avenue

APN: 012-370-001

Development Impact Fees:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on the site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect the FY23/24 rate schedule, effective July 1, 2023. All fees are payable prior to issuance of building permits. **(Proposed building area 2,200 sf.- Site Area: .45 Acres).**
 - A. That the development is subject to a **\$220,578.25** Circulation Impact Fee in accordance with City Resolution No. 98-56-R, or any revisions thereof. (Restaurant with Drive-thru within a shopping center)
 - B. That the development is subject to a **\$2,966.04** Water System Impact Fee in accordance with City Resolution No. 98-54-R, or any revision thereof.
 - C. That the development is subject to a **\$2,511.30** Wastewater System Impact Fee in accordance with City Resolution No 98-55-R, or any revision thereof.
 - D. That the development is subject to a **\$2,219.91** Storm Water System Impact Fee in accordance with City Resolution No. 98-57-R, or any revision thereof. Development has private storm basin.
 - E. That the development is subject to a **\$1,144.00** Fire Protection Impact Fee in accordance with City Resolution No. 98-52-R, or any revision thereof.
 - F. That the development is subject to a **\$988.02** Police Protection Impact Fee in accordance with city Resolution No. 98-53-R, or any revision thereof.
 - G. That the development is subject to a **\$3,713.49** Refuse and Recycling Impact Fee in accordance with City Resolution No 98-56-R, or any revision thereof. Fee reflects 3- 2 Cubic Yard dumpsters.
 - H. That the development is **NOT** subject to a Park Impact Fee in accordance with City Resolution No 05-64-R, or any revisions thereof.

Steve Coodey

4/1/2024

Assistant Engineer (559) 585-2582

Date



City of Hanford

Public Works Department

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

Refuse Division Comments

PROJECT: SPR0086-24 – Robertitos- Silverado Street and 11th Avenue

APN: 012-370-001

General Requirements:

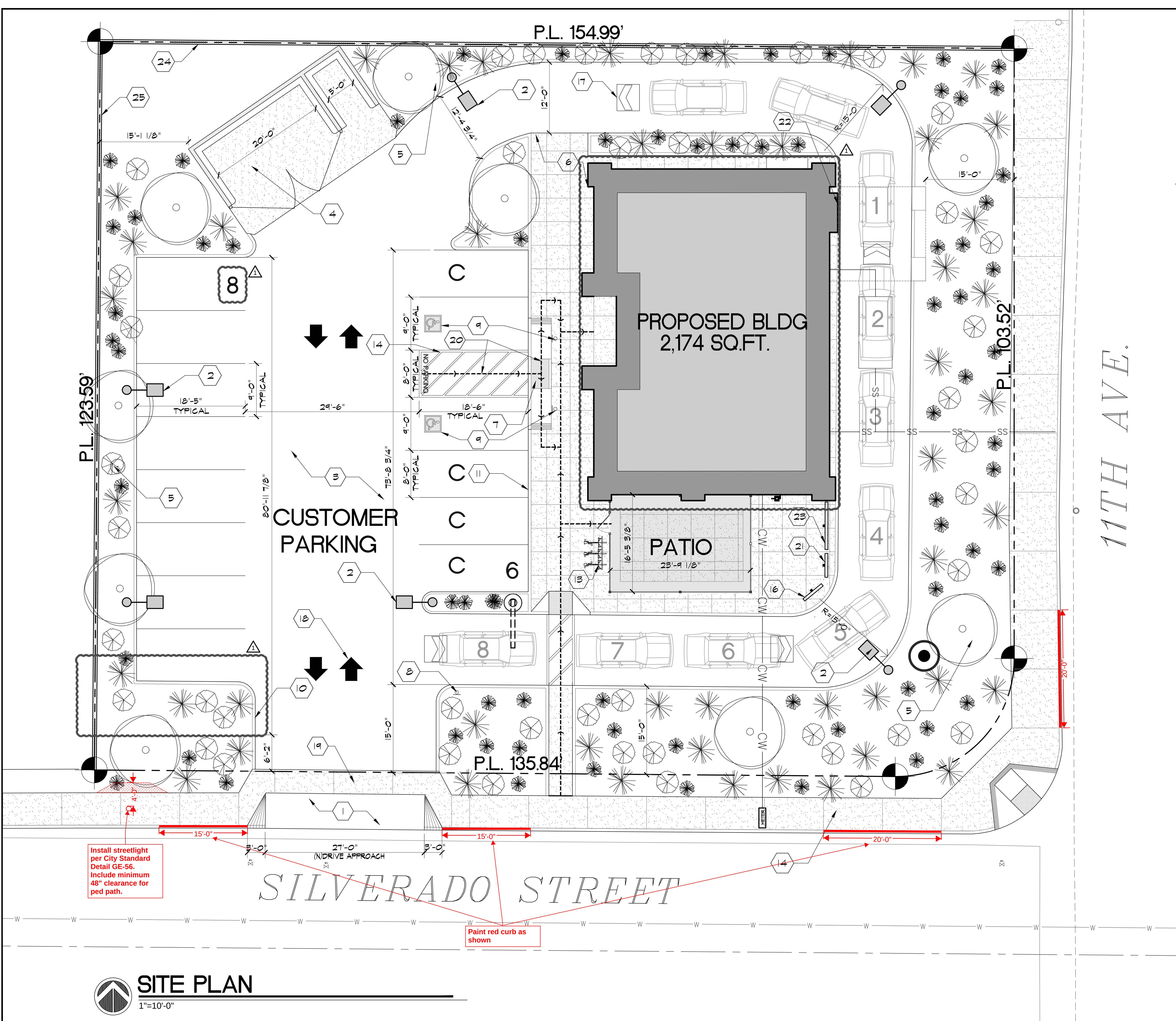
1. That a minimum 10' X 20' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-41, modified to include installation of 12" X 12" interior concrete curbs and 10' concrete apron. If enclosure will be used to service restaurants, then a separate grease bin container area shall be constructed and hot/cold water shall be installed in accordance with City Standard GE-41. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate material. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. It is the responsibility of the Applicant to ensure that the Refuse Division has an unobstructed clear path of access for servicing and collecting the refuse bins. Refuse hours of operation for commercial properties are 5:00 A.M. to 1:30 P.M.
3. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
4. That refuse enclosure gates shall be securely closed except when in use.
5. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
6. That all on site vehicle routes used to service trash enclosure shall be constructed in accordance with City Standard GE-32 Industrial Parking Lot pavement requirements to provide an adequate pavement structure section for refuse truck use.
7. That the applicant shall participate in all available waste recycling & refuse programs **including the new requirement for food waste separate bin service (if applicable). Food waste shall be placed in organic bin.**

Nick Mechem

4/1/2024

Refuse Supervisor 559-585-7992

Date



PROJECT INFORMATION

PROJECT INFO: NEW BUILDING DESIGN
SILVERADO ST AND S. 11TH AVE.
APN#

PROJECT OWNER: THE FAST FOOD ENTERPRISES LLC.
25 L STREET, / FRESNO CA.
Phone:(559)307-3088
CONTACT PERSON: JORGE DOMINGUEZ
PROJECT ZONING: EXISTING C-1 TO REMAIN

SITE CALCULATIONS

Total Site Area: 0.45 Acres = 19,153 SF.
Landscape (DA) 0.12 Acres = 5,460 Sq. Ft.
AC PAVING (DA) 0.26 Acres = 11,493 Sq. Ft.
Total Dedicated 5,460/19,153= 28.5%
(TOTAL SITE)
Building/Land NEW BUILDING - 2,174/19,153 = 11.3%

PARKING STALLS REQUIRED	PARKING	TREES
14 Stalls	14 Stalls	Trees
TOTAL PROVIDED	14 STALLS	

STALL TYPE	QUANTITY
Standard - 18'-0" x 9'-0"	8
(C) Compact - 18'-0" x 8'	4
Accessible - 18'-0" x 9'-0"	2
Total	14

PARKING SUMMARY

SHELL BUILDING

SITE PLAN KEYNOTES

1

CONCRETE DRIVE APPROACH PER CITY OF HANFORD STDS

2

SITE LIGHTING TO BE APPROVED BY OWNER. REFER TO DETAIL 16/A1.2

3

ASPHALT PAVING PER CITY OF HANFORD P.W. STDS P-41 P-42 AND P-43.

4

TRASH ENCLOSURE TYPE III PER CITY OF HANFORD STDS. REFER TO DETAILS 11/12/13/14/15/16/17/18/19/20.

5

LANDSCAPE PER CITY OF HANFORD STDS.

6

CONCRETE FLATWORK, PROVIDE CONTROL JOIST AS SHOWN, REFER TO #6 & #7/A1.2

7

ACCESSIBLE RAMP W/ TRUNCATED DOMES PER CITY HANFORD STDS. REFER TO #1 & #2/A1.2

8

UNAUTHORIZED VEHICLES SIGNAGE REFER #3/A1.3.

9

ACCESSIBLE PARKING AND SIGNAGE PER CITY OF HANFORD STDS. REFER TO #2, #3 & #4/A1.2

10

6" CONTINUOUS CONCRETE CURB, PAINTED RED PER HANFORD FIRE DEPARTMENT STANDARD.

11

6" CONTINUOUS CONCRETE CURB, PER CITY OF HANFORD STDS.

12

HANDICAPPED PATH OF TRAVEL PER CITY OF HANFORD STDS.

13

BICYCLE PARKING AREA

14

SIDEWALK

15

PROPOSED P.W. STD P-91 (NO PARKING SIGN)

16

MENU BOARD

17

DRIVE-THRU DIRECTIONAL SIGN

18

WHITE PAINTED DIRECTIONAL ARROW PER CITY OF HANFORD STDS.

19

PROPOSED 4' MINIMUM WIDE CONC. PEDESTRIAN EASEMENT BEHIND (N) DRIVE APPROACHES PER CITY STANDARDS P-2 THRU P-6

20

PEDESTRIAN PATH OF TRAVEL

21

DRIVE-THRU ORDER SYSTEM

22

DRIVE-THRU PICK UP WINDOW

23

MENU BOARD SIGNS

24

EXISTING BLOCK WALL

25

NEW BLOCK WALL h=7'-0"

CR CONSULTING GROUP

DESIGN AND PLANNING

RESIDENTIAL, COMMERCIAL, INDUSTRIAL

NEW RESTAURANT DESIGN

FOR: ROBERTTOS

THE FAST FOOD ENTERPRISES LLC

SILVERADO ST. AND 11TH AVE.

HANFORD, CA.

PROJECT LOCATION

VICINITY MAP

N.T.S.

PROJECT NUMBER: 23-044

DRAWING TITLE

SITE PLAN PROPOSED

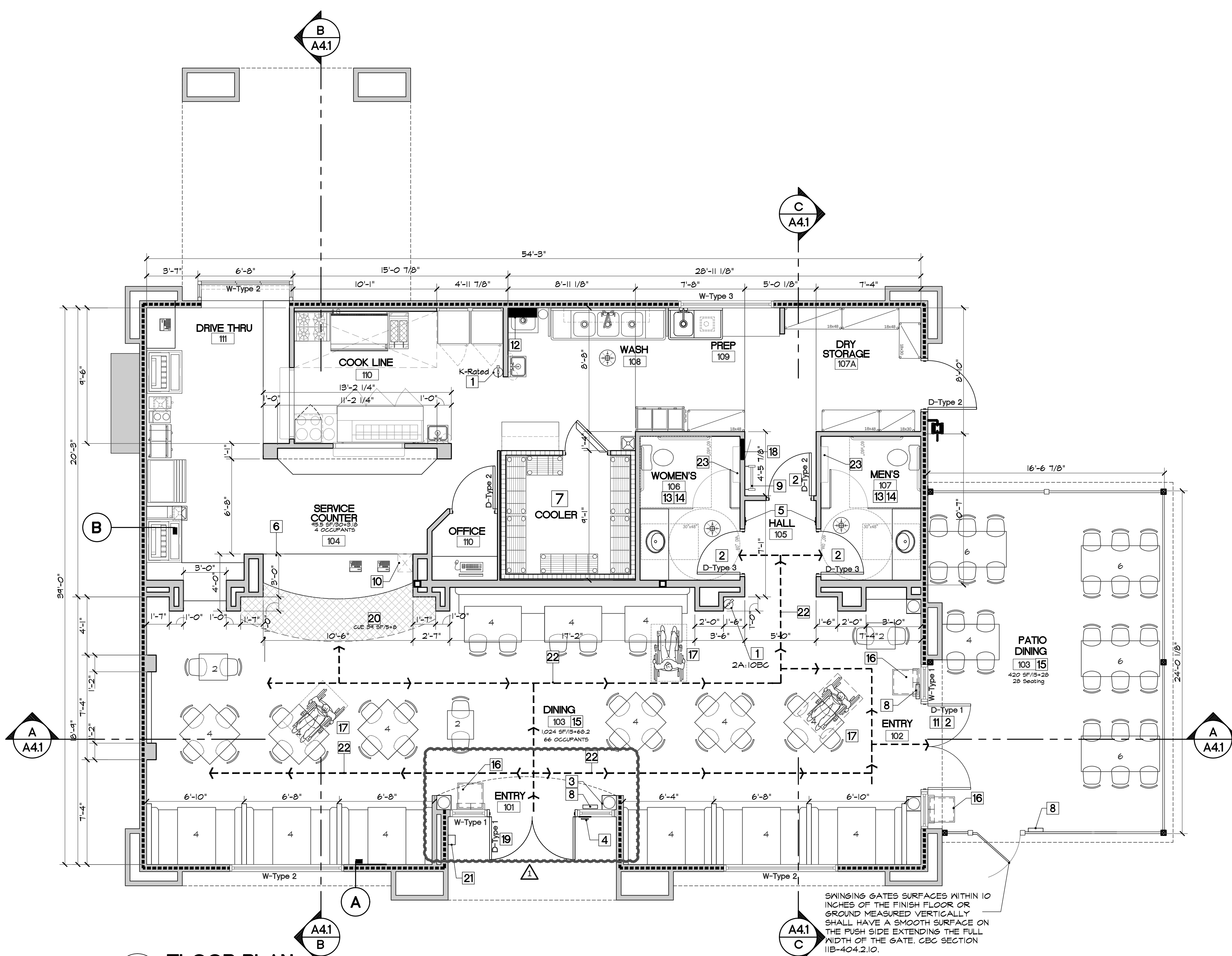
SCALE: AS NOTED

PLOT DATE: 06/04/24

PROJECT MANAGER: CRR

SHEET NO. A1.1

SITE PLAN
1"=10'-0"



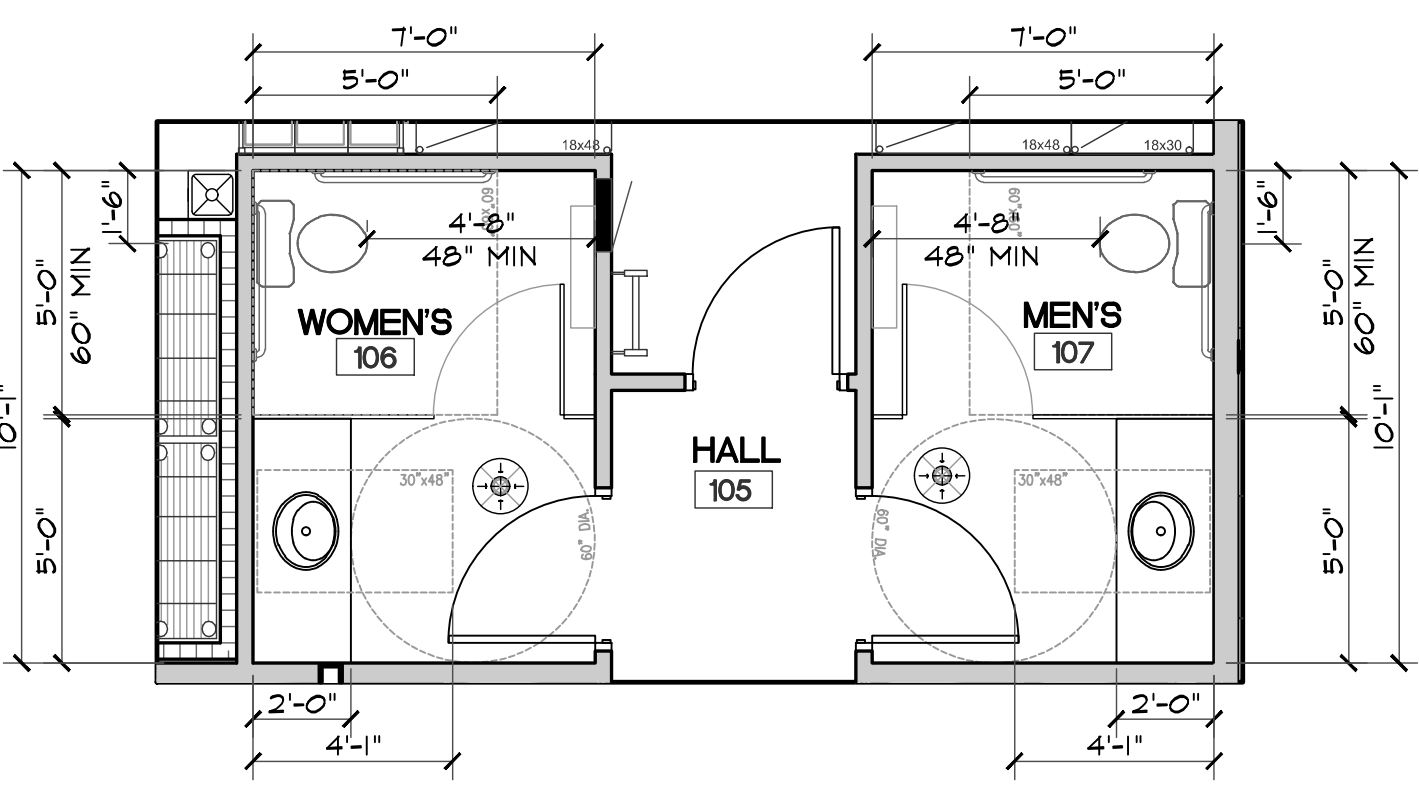
No.	Description	Detail
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2	PROVIDE A SELF-CLOSER ON RESTROOMS DOORS	
3	OCCUPANT LOAD SIGN: (MAXIMUM OCCUPANT LOAD 66) MATCH FLOOR PLAN.	
4	PROVIDE 6"x6" SYMBOL OF ACCESSIBILITY PER 2022 CBC	11/AO.1
5	PROVIDE RESTROOM ACCESSIBILITY SIGNAGE PER 2022 CBC	10/AO.1
6	CABINET & COUNTER @ 34" AFF. CONTRACTOR TO VERIFY EQUIPMENT DIMENSION PRIOR TO FABRICATION AND PROVIDE SHOP DRAWINGS	
7	WALK-IN COOLER AND FREEZER UNIT REFER TO COOLER PLAN	A2.5
8	TACTILE EXIT SIGN	9/AO.1
9	INDICATES PROPOSED ROOF HATCH AND LATTER LOCATION	A3.1
10	INDICATES SECURE STORAGE CABINET BELOW FOR EMPLOYEES PERSONAL BELONGINGS	
11	PROVIDED SERVICE DOOR WITH PANIC HARDWARE.	
12	WATER HEATER PER PLUMBING PLANS	
13	RESTROOM TO COMPLY WITH DETAIL 3.5.B/AO.1 AND NOTES FOR CLEARANCES AND ACCESSIBILITY	
14	PROVIDE WALL MOUNTED SOAP & TOWEL DISPENSERS ADJACENT TO RESTROOM LAVATORIES, TYPICAL.	
15	ALL DINING SURFACES TO BE MAX 28" AFF (11B-902.3)	
16	TRASH RECEPTAL - BY OWNER.	
17	ACCESSIBLE TABLE: TABLE ACCESSIBLE TO WHEELCHAIR USERS SHALL HAVE A MAXIMUM HEIGHT OF 34" THE SPACE BENEATH EACH TABLE FOR LEG ROOM SHALL BE MINIMUM 19" DEEP 30" WIDE & 27" HIGH, MEASURED FROM THE FIN. FLR. LEVEL. FURNITURE AND FITTINGS SHOULD HAVE BENEATH THEIR PROTRUDING POINT A TO CLEARANCE SPACE OF AT LEAST 4" IN LENGTH, TO ENABLE WHEELCHAIR USERS TO TURN MORE EASILY	
18	200 AMP 42 CIRCUIT PANEL	
19	THIS DOOR SHALL REMAIN UNLOCKED WHEN THE SPACE IS OCCUPIED CBC 10101.9.3	
20	DASHED LINE INDICATES CUE AREA	
21	INDICATES NEW KNOX BOX TO BE INSTALLED ADJACENT TO THE MAIN ENTRANCE 6 FEET FORM FROM GRAD. KEYS PLACED IN THE KNOX BOX SHALL IDENTIFIED WITH A TAG OR LABEL	
22	DASHED LINES WITH ARROWS INDICATED PATH OF TRAVE WITH A MINIMUM CLEARANCE OF 36" TYPICAL	
23	BABY CHANGING TABLE INSTALLED PER CBC SECTION 11B-226.3 AS REQUIRED BY HEALTH AND SAFETY CODE SECTION 118506.	

- KEYED NOTES - FLOOR PLAN**
- Provide 36" WIDE CLEAR ACCESS THROUGHOUT EMPLOYEE WORK AREA (PATH OF TRAVEL)
 - PROVIDE 34" MAXIMUM DIMENSION FROM TOP OF SERVICE COUNTER TO FINISH FLOOR
 - PROVIDE SELF-CLOSING DEVICES ON THE ENTRANCE/EXIT DOORS. (CURFL SECTION 114040)
 - ALL COMBUSTIBLE DECORATIVE MATERIALS SHALL BE FLAME RESISTANT, OR SHALL BE TREATED AND MAINTAINED FLAME RESISTANT IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS.
 - A BACKFLOW PROTECTION DEVICE SHALL BE INSTALLED AT THE MOP SINK FAUCET
 - EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OF HALLWAY THAT IS REQUIRED TO HAVE VISUAL EXIT SIGN SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH EXIT ROUTE
 - TESTING OF EMERGENCY LIGHTING IS REQUIRED. CALL FOR TESTING PRIOR TO FINAL INSPECTION (TESTING MUST BE BY DISCONNECTING MAIN)
 - ADDRESS AND TENANT INFORMATION TO BE PROVIDE IN BRAILLE ON THE EXTERIOR OF THE BUILDING. ONLY THE SUITE NUMBER IS REQUIRED TO BE IN BRAILLE WITH RAISED NUMBER.
 - INTERIOR ROOM/DOOR IDENTIFICATIONS TO BE PROVIDED IN BRAILLE.
 - TABLE ACCESSIBLE TO WHEEL CHAIR USERS SHALL HAVE MAX. HEIGHT OF 34". THE SPACE BENEATH EACH TABLE FOR LEG ROOM SHALL BE MIN. 19" DEEP, 30" WIDE AND 27" HIGH, MEASURED FROM THE FINISHED FLOOR LEVEL.
 - FURNITURE AND FITTINGS SHOULD HAVE BENEATH THEIR MOST PROTRUDING POINT AT TOE CLEARANCE SPACE OF AT LEAST 9" IN LENGTH TO ENABLE WHEELCHAIR USERS TO TURN MORE EASILY.
 - THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. THE OCCUPANT SHALL MAINTAIN MINIMUM ONE-FOOT CANDLE ILLUMINANCE AT ALL WALKING SURFACE LEVEL
 - PROVIDE ILLUMINATED EXIT SIGN WITH RESERVE POWER. THE FACES MUST BE ILLUMINATED FORM A CONSTANT EXTERNAL LIGHT SOURCE WITH AN INTENSITY OF 5 FOOT CANDLES
 - PROVIDE EMERGENCY LIGHTING ON EMERGENCY POWER THROUGHOUT.
 - PROVIDE PANIC HARDWARE AT ALL EXITS, INCLUDING THE MAIN ENTRANCE. PANIC HARDWARE IS TO BE MOUNTED BETWEEN 34" AND 44" A.F.F. CBC 1008.1.2
 - PROVIDED EMERGENCY ILLUMINATION AT THE LANDINGS OF EXTERIOR EXIT DISCHARGE IMMEDIATELY ADJACENT TO THE BUILDING EXIT DISCHARGE DOORS.
 - PROVIDE AN APPROVED UL 300 FIRE EXTINGUISHING SYSTEM FOR THE NEW HOOD AND VENT 210 CFC, SECTION 904.11
 - THE NEW FIRE EXTINGUISHING SYSTEM SHALL AUTOMATICALLY SHUT DOWN THE FUEL AND ELECTRICAL POWER SUPPLY TO THE COOKING EQUIPMENT. THE FUEL AND ELECTRICAL SUPPLY ARE REQUIRED TO HAVE MANUAL REST. 2022 CFC, SECTION 904.11.2
 - PROVIDE THE SUIT NUMBER IN BRAILLE AND RAISED CHARACTER ON A SIGN ADJACENT TO THE ENTRANCE.
 - ALL EXIT DOORS TO BE PANIC HARDWARE TYPE. MAIN ENTRY DOOR SHALL HAVE A SIGN TO READ: "THIS DOOR TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED."
 - NOTE: THIS FACILITY TO BE SUPPLIED WITH POTABLE WATER PER CITY OF HANFORD STANDARDS.

FLOOR PLAN NOTES		
Wall	Description	Type
	EXTERIOR - NEW 2X6 STUDS @16 O.C. (INSULATED PER TITLE 24 CALCS.)	
	INTERIOR - NEW 2X4 STUDS @16 O.C. (INSULATED PER TITLE 24 CALCS.)	
WALL LEGEND		
OPTION: CONTRACTOR MAY SUBSTITUTE WOOD STUD FRAMING FOR METAL STUDS FRAMING CONTRACTOR TO CONFIRM WITH CR CONSULTING PRIOR TO CONSTRUCTION FOR MATERIAL REVIEW. REFER TO SHEET 50.0 FOR METAL STUD STANDARD FRAMING SHEET		
DC DINING 103	68	68 SEATS:5X5=34 AC SEATS REQUIRED
TOTAL CAPACITY	66	4 AC SEATS PROVIDED
SEATING CAPACITIES		
D###A DOOR DESIGNATOR - REFER TO A2.1		
LEGEND		

FLOOR PLAN

NOTE: CONTRACTOR TO VERIFY EQUIPMENT UTILITY CONNECTION LOCATIONS AND SIZES(WATER, SEWER, GAS, AND ELECTRICAL) WITH EQUIPMENT SUPPLIER PRIOR TO FINAL PLACEMENT.



ENLARGED RESTROOM PLAN

REVISIONS

REV	DESCRIPTION	DATE
A	Plan Check	06/04/24

CR CONSULTING GROUP

DESIGN AND PLANNING

RESIDENTIAL, COMMERCIAL, INDUSTRIAL

CR CONSULTING GROUP

3802 W. ASHCROFT AVE.,
FRESNO, CA. 93722
PH.#559-286-4605
email: ccsa@crconsultinggroup.net

PROJECT TITLE

NEW RESTAURANT DESIGN
FOR:
ROBERTTOS
THE FAST FOOD ENTERPRISES LLC
SILVERADO ST. AND 11TH AVE.
HANFORD, CA.

PROJECT NUMBER: 23-044

DRAWING TITLE

FLOOR PLAN

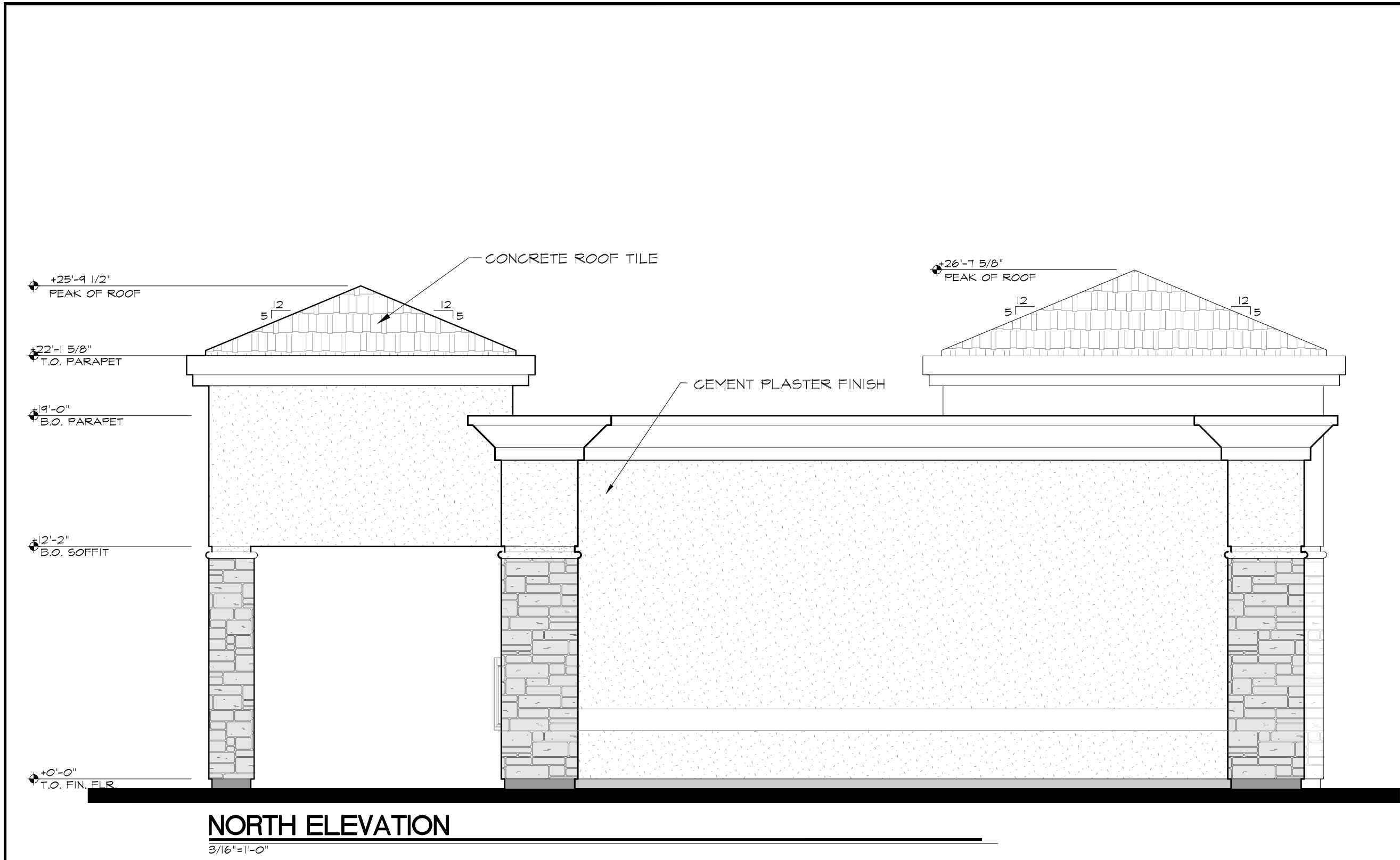
SCALE:
AS NOTED

PLOT DATE:
04/08/24

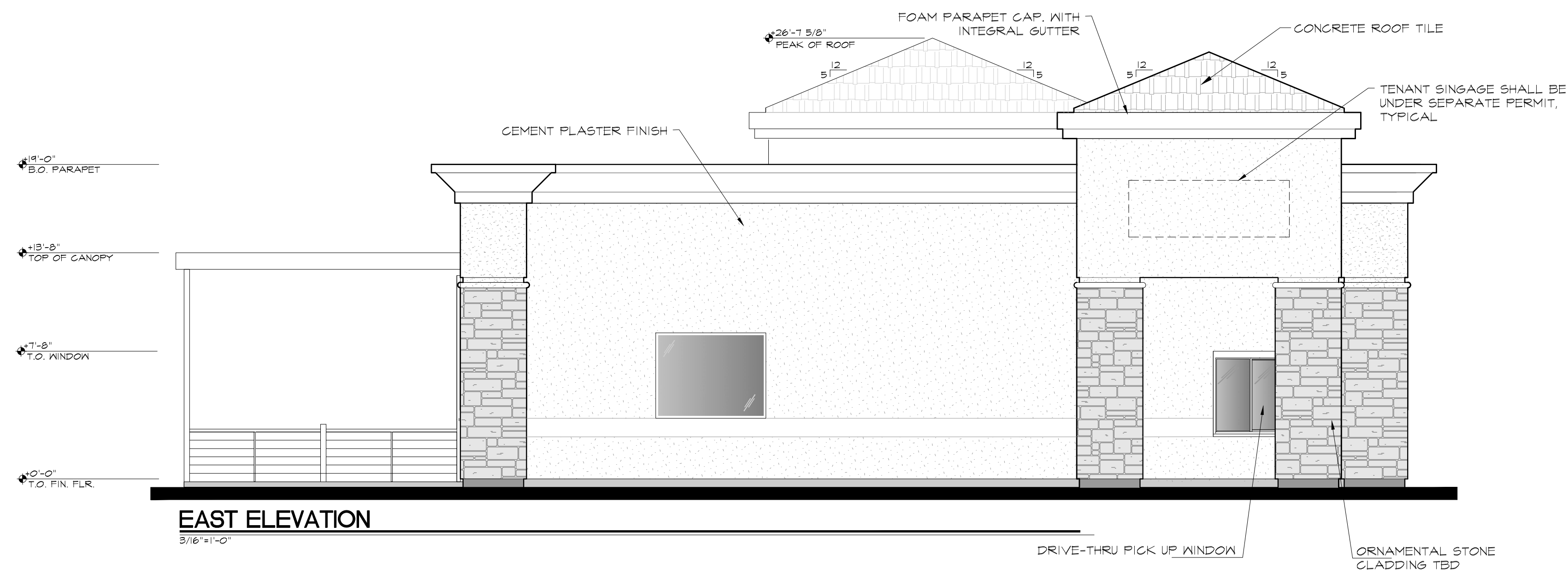
PROJECT
MANAGER:
CRR

SHEET NO.
A2.1

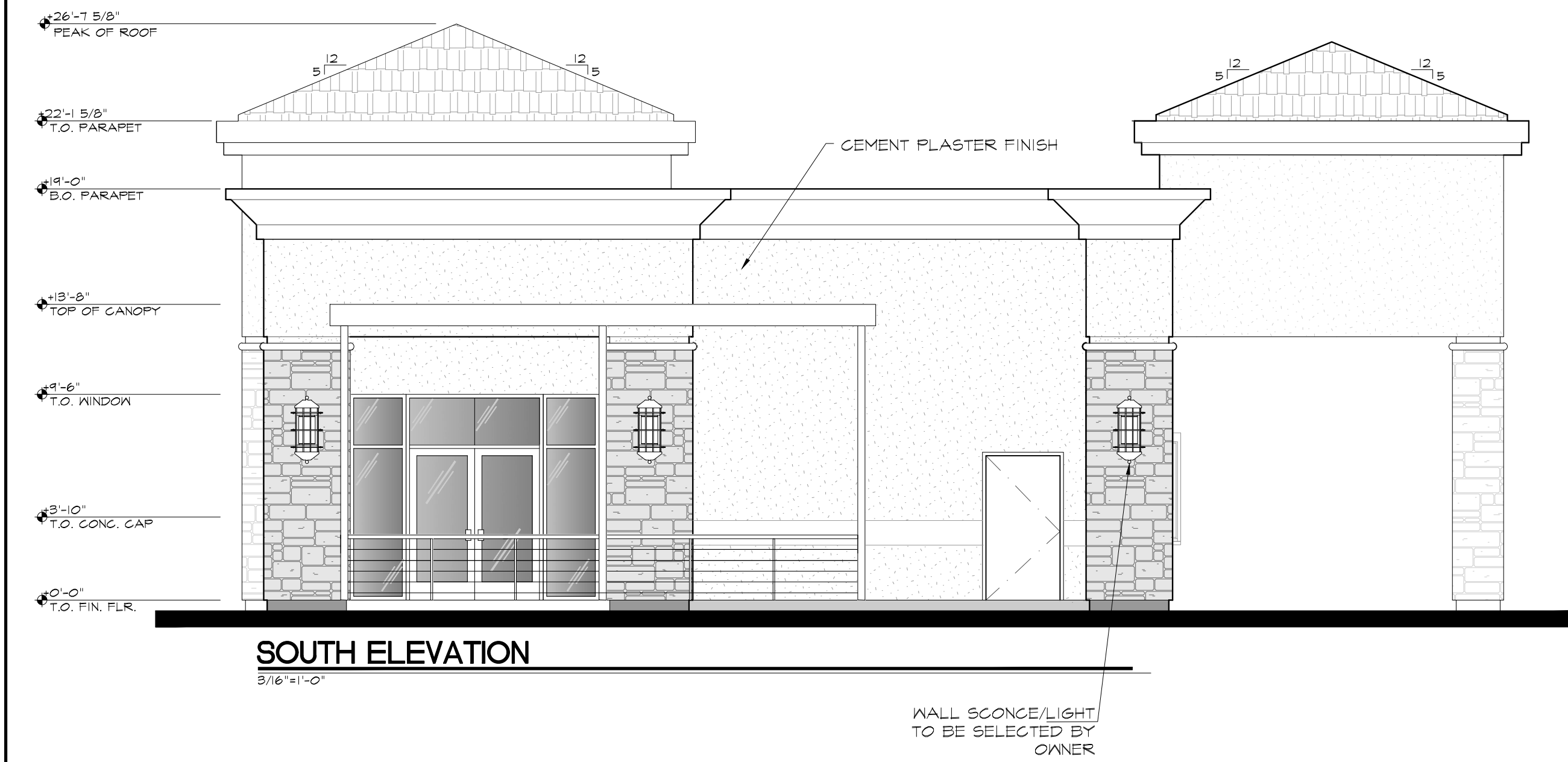
Page 48 of 70



NORTH ELEVATION
3/16"=1'-0"

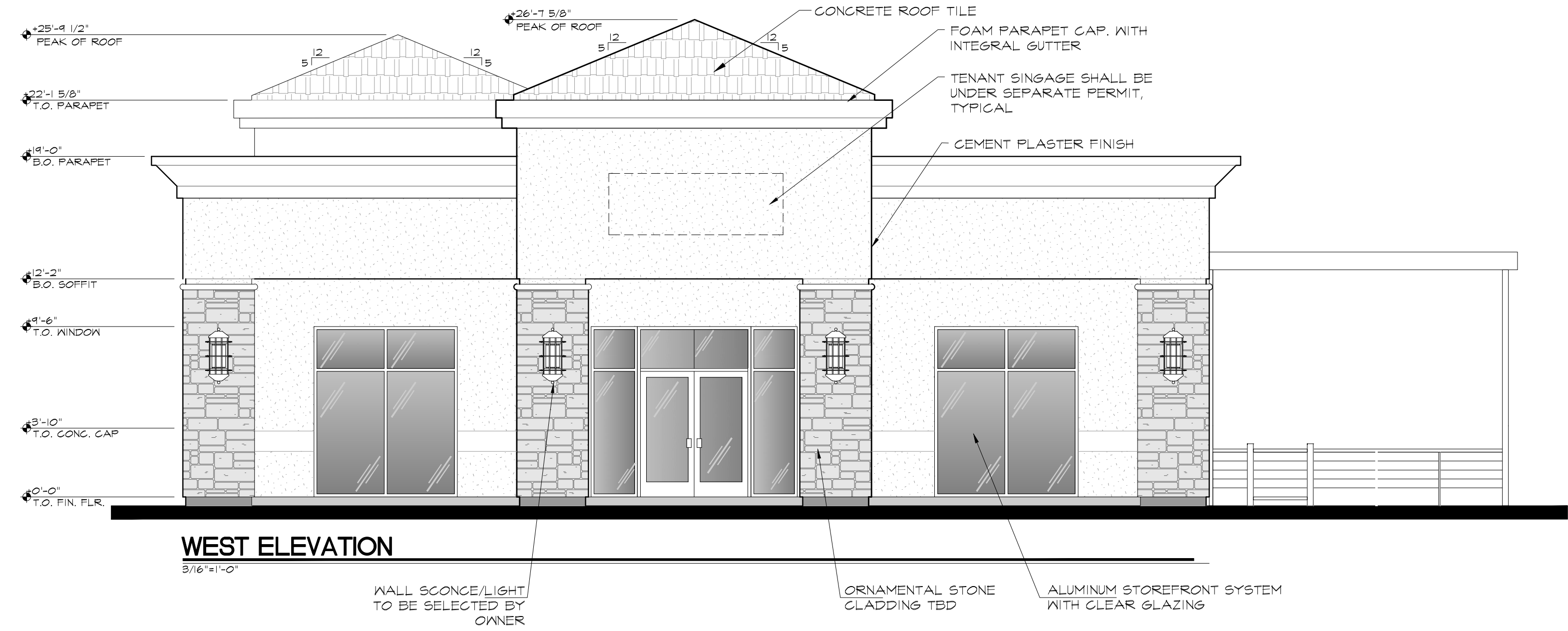


EAST ELEVATION
3/16"=1'-0"



SOUTH ELEVATION
3/16"=1'-0"

WALL SCONGE/LIGHT
TO BE SELECTED BY
OWNER



WEST ELEVATION
3/16"=1'-0"

WALL SCONGE/LIGHT
TO BE SELECTED BY
OWNER

Stucco

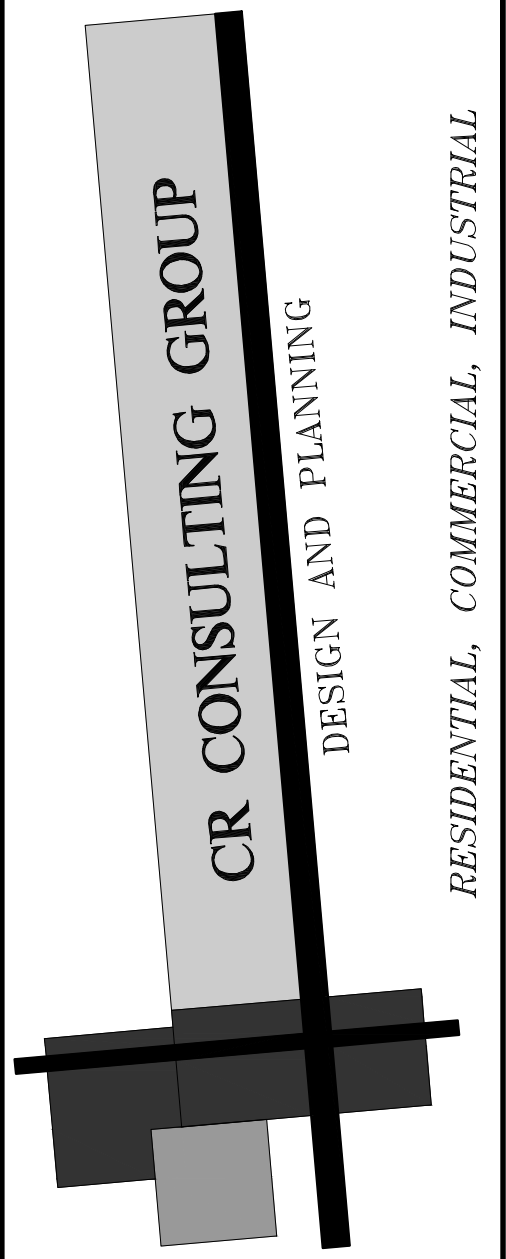
1. JOINTS SHALL NOT BE ACCEPTABLE UNDER ANY CIRCUMSTANCES.
2. WIRE MESH WITH GRID EXCEEDING 2'X2' WILL BE REJECTED.
3. ALL FASTENERS SHALL BE GALVANIZED.
4. CEMENT PLASTER FINISH SHALL BE "LIGHT LACE" AS SPECIFIED BY THE CEMENT PLASTER MANUFACTURERS ASSOCIATION.
5. ALTERNATE: "MEDIUM DASHED", MACHINE APPLIED 7/8" CEMENT PLASTER OVER 3/4 SELF FURRING METEL LATH, 2 LAYERS O MINUTE GRADE "D" PAPER.
6. MESH AS SPECIFIED SHALL NOT OVERLAP AT CONTROL JOINTS.
7. MESH OVERLAPS SHALL NOT COINCIDE WITH PLYWOOD JOINTS.
8. SCARIFICATION AS SPECIFIED SHALL ALWAYS BE IN THE HORIZONTAL DIRECTION.
9. INTERIOR DRYWALL SHALL ALWAYS BE INSTALLED PRIOR TO APPLICATION OF CEMENT PLASTER.

Sealers

1. CAULK ALL WALL AND ROOF PENETRATIONS.
2. CAULK ALL WINDOWS AND DOOR FRAMES AT HEAD, SILL AND JAMB.

ELEVATION NOTES

REVISIONS		
REV	DESCRIPTION	DATE
△	Plan Check	06/04/24



CR CONSULTING GROUP

3802 W. ASHCROFT AVE.,
FRESNO, CA. 93722
PH.#559-286-4605
email: cear@crconsultinggroup.net

PROJECT TITLE

**NEW RESTAURANT DESIGN
FOR: ROBERTTOS
THE FAST FOOD ENTERPRISES LLC
SILVERADO ST. AND 11TH AVE.
HANFORD, CA.**



PROJECT NUMBER: 23-044

DRAWING TITLE

**EXTERIOR
ELEVATIONS**

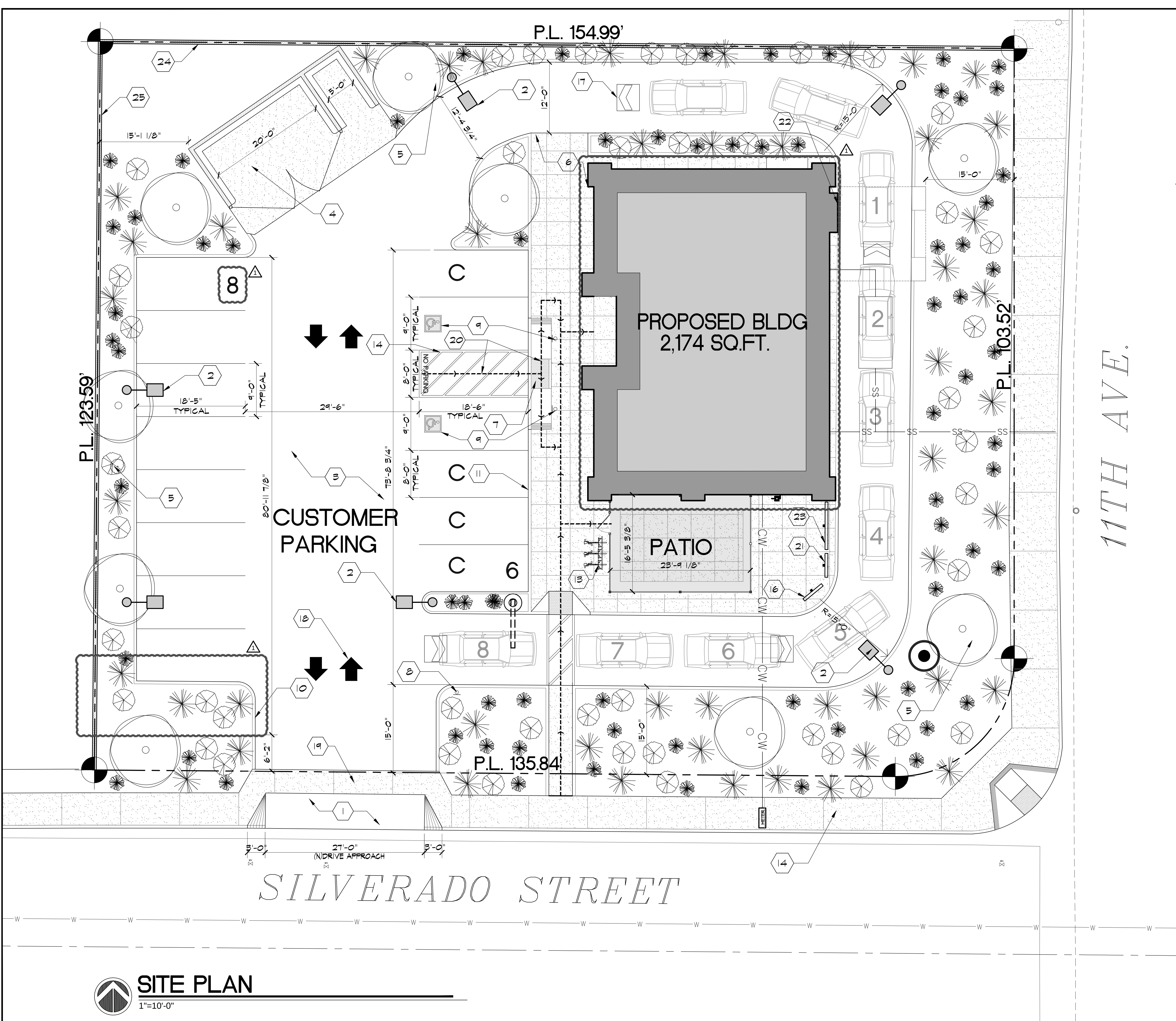
**SCALE:
AS NOTED**

**PLOT DATE
06/04/24**

**PROJECT
MANAGER
CRR**

SHEET NO.

A3.1



PROJECT INFORMATION

PROJECT INFO: NEW BUILDING DESIGN
SILVERADO ST AND S. 11TH AVE.
APN#

PROJECT OWNER: THE FAST FOOD ENTERPRISES LLC.
25 L STREET, / FRESNO CA.
Phone:(559)307-3088
CONTACT PERSON: JORGE DOMINGUEZ
PROJECT ZONING: EXISTING C-1 TO REMAIN

SITE CALCULATIONS

Total Site Area: 0.45 Acres = 19,153 SF.
Landscape (DA) 0.12 Acres = 5,460 Sq. Ft.
AC PAVING (DA) 0.26 Acres = 11,493 Sq. Ft.
Total Dedicated 5,460/19,153= 28.5%

(TOTAL SITE)

Building/Land NEW BUILDING - 2,174/19,153 = 11.3%

PARKING STALLS REQUIRED	PARKING	TREES
14 Stalls	14 Stalls	Trees
TOTAL PROVIDED 14 STALLS		

STALL TYPE	QUANTITY
Standard - 18'-0" x 9'-0"	8
(C) Compact - 18'-0" x 8'	4
Accessible - 18'-0" x 9'-0"	2
Total	14

PARKING SUMMARY

SHELL BUILDING

SITE PLAN KEYNOTES

1

CONCRETE DRIVE APPROACH PER CITY OF HANFORD STDS

2

SITE LIGHTING TO BE APPROVED BY OWNER. REFER TO DETAIL 16/A1.2

3

ASPHALT PAVING PER CITY OF HANFORD P.W. STDS P-41,P-42 AND P-43.

4

TRASH ENCLOSURE TYPE III PER CITY OF HANFORD STDS. REFER TO DETAILS 11/12/14/15/19/A1.2.

5

LANDSCAPE PER CITY OF HANFORD STDS.

6

CONCRETE FLATWORK, PROVIDE CONTROL JOIST AS SHOWN, REFER #6 & #7/A1.2.

7

ACCESSIBLE RAMP W/ TRUNCATED DOMES PER CITY HANFORD STDS. REFER TO #1 & #2/A1.2

8

UNAUTHORIZED VEHICLES SIGNAGE REFER #3/A1.3.

9

ACCESSIBLE PARKING AND SIGNAGE PER CITY OF HANFORD STDS. REFER TO #2, #3 & #4/A1.2.

10

6" CONTINUOUS CONCRETE CURB, PAINTED RED PER HANFORD FIRE DEPARTMENT STANDARD.

11

6" CONTINUOUS CONCRETE CURB, PER CITY OF HANFORD STDS.

12

PEDESTRIAN PATH OF TRAVEL PER CITY OF HANFORD STDS.

13

BICYCLE PARKING AREA

14

SIDEWALK

15

PROPOSED P.W. STD P-91 (NO PARKING SIGN)

16

MENU BOARD

17

DRIVE- THRU DIRECTIONAL SIGN

18

WHITE PAINTED DIRECTIONAL ARROW PER CITY OF HANFORD STDS.

19

PROPOSED 4' MINIMUM WIDE CONC. PEDESTRIAN EASEMENT BEHIND (N) DRIVE APPROACHES PER CITY STANDARDS P-2 THRU P-6

20

PEDESTRIAN PATH OF TRAVEL

21

DRIVE-THRU ORDER SYSTEM

22

DRIVE-THRU PICK UP WINDOW

23

MENU BOARD SIGNS

24

EXISTING BLOCK WALL

25

NEW BLOCK WALL h=7'-0"

PROJECT LOCATION

KIMBALL LN

SARLAND WAY

CADILLAC LN

SILVERADO ST

11TH AVE

VICINITY MAP

N.T.S.

NEW RESTAURANT DESIGN
FOR: ROBERTTOS
THE FAST FOOD ENTERPRISES LLC
SILVERADO ST. AND 11TH AVE.
HANFORD, CA.

REGISTERED PROFESSIONAL ENGINEER
Jorge Dominguez
No. C 77925
Exp. 06-30-24
CIVIL
STATE OF CALIFORNIA

PROJECT NUMBER: 23-044
DRAWING TITLE

SITE PLAN
PROPOSED

SCALE: AS NOTED
PLOT DATE: 06/04/24
PROJECT MANAGER: CRR

SHEET NO.

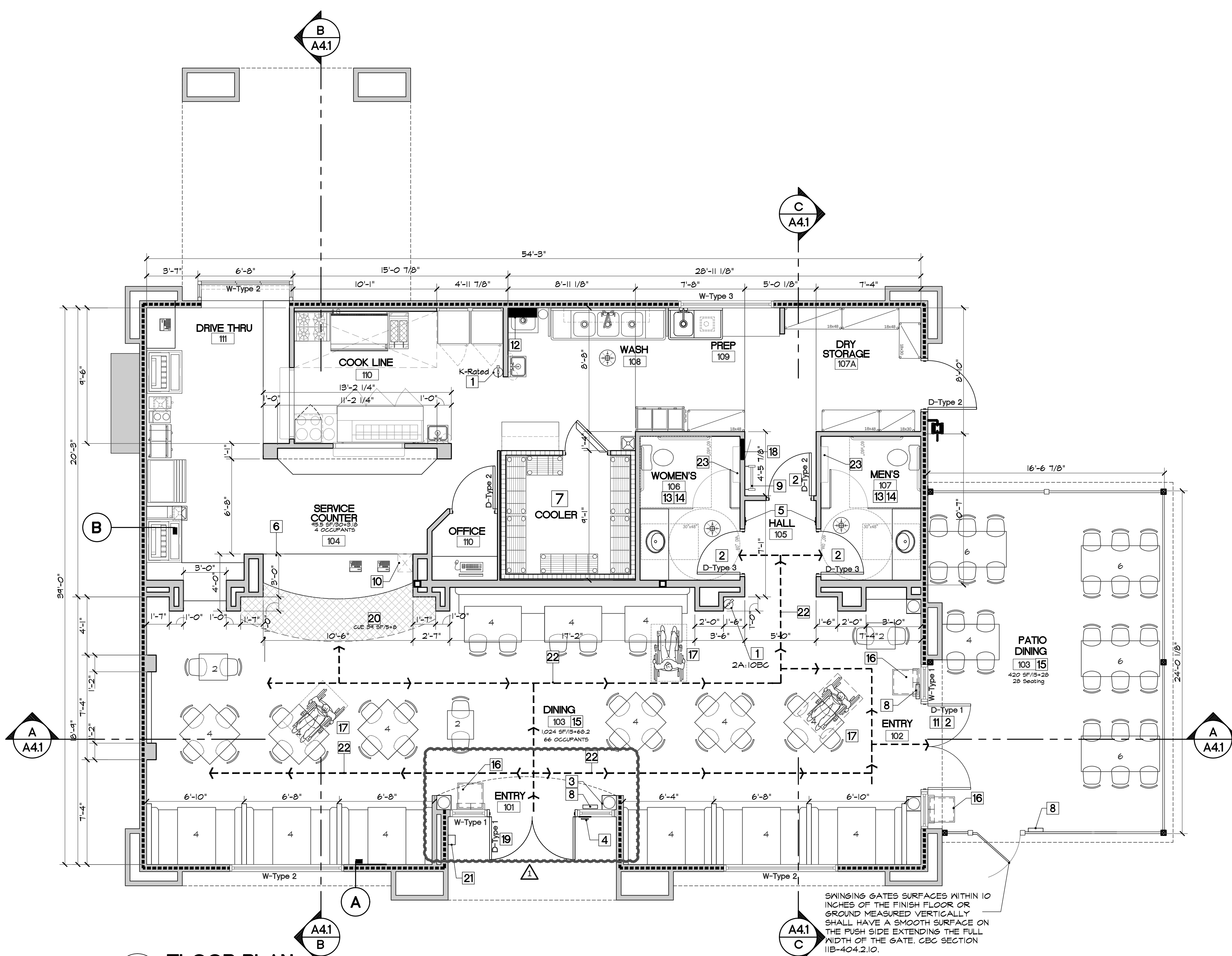
A1.1

CR CONSULTING GROUP

DESIGN AND PLANNING

RESIDENTIAL, COMMERCIAL, INDUSTRIAL

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No.	Description	Detail
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8	TACTILE EXIT SIGN	9/AO.1
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13	RESTROOM TO COMPLY WITH DETAIL 3.5.8/AO.1 AND NOTES FOR CLEARANCES AND ACCESSIBILITY	
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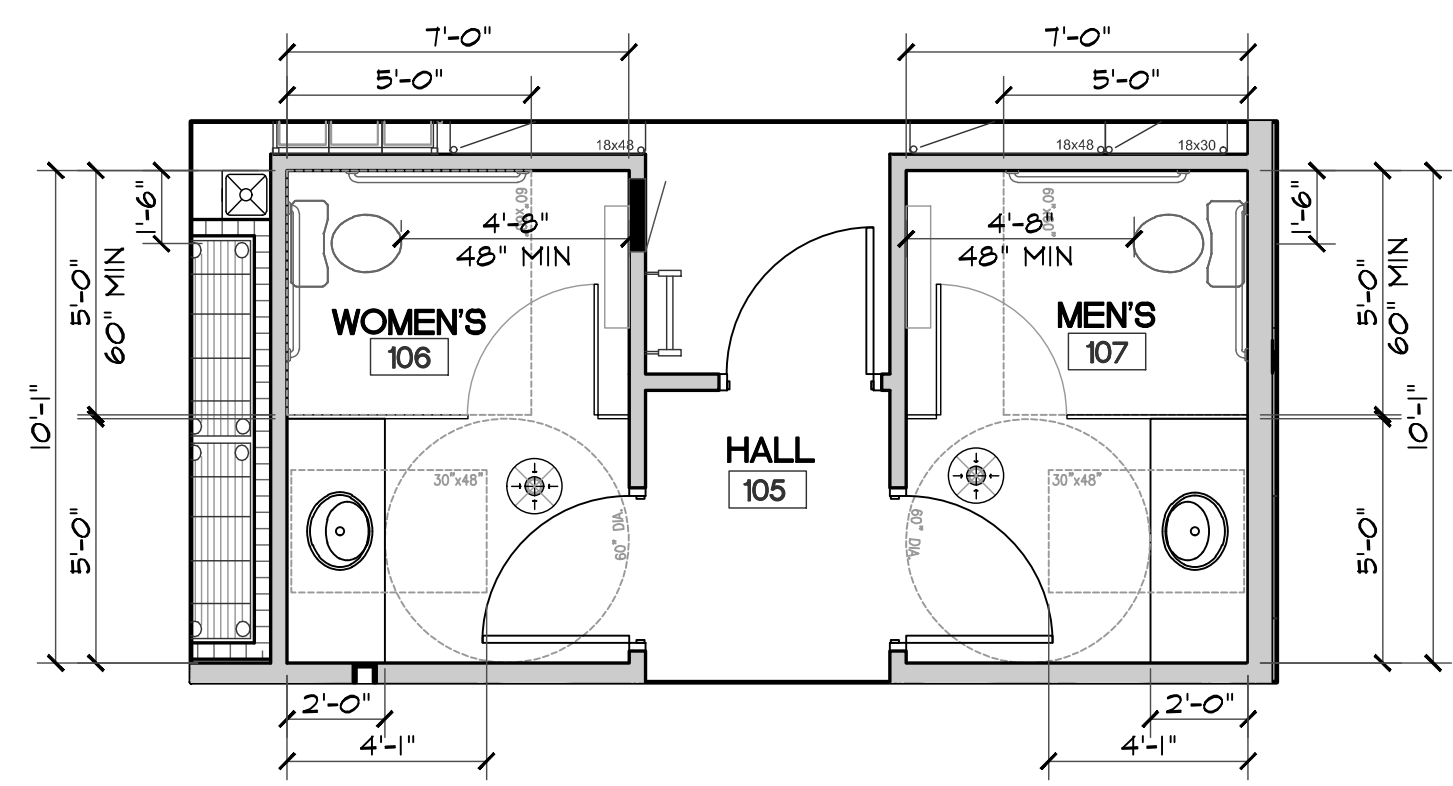
KEYED NOTES - FLOOR PLAN

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8. ADDRESS AND TENANT INFORMATION TO BE PROVIDE IN BRAILLE ON THE EXTERIOR OF THE BUILDING. ONLY THE SUITE NUMBER IS REQUIRED TO BE IN BRAILLE WITH RAISED NUMBER.
9. INTERIOR ROOM/DOOR IDENTIFICATIONS TO BE PROVIDED IN BRAILLE.
10. TABLE ACCESSIBLE TO WHEEL CHAIR USERS SHALL HAVE MAX. HEIGHT OF 34". THE SPACE BENEATH EACH TABLE FOR LEG ROOM SHALL BE MIN. 19" DEEP, 30" WIDE AND 27" HIGH, MEASURED FROM THE FINISHED FLOOR LEVEL.
11. FURNITURE AND FITTINGS SHOULD HAVE BENEATH THEIR MOST PROTRUDING POINT AT TOE CLEARANCE SPACE OF AT LEAST 4" IN LENGTH TO ENABLE WHEELCHAIR USERS TO TURN MORE EASILY.
12. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. THE OCCUPANT SHALL MAINTAIN MINIMUM ONE-FOOT CANDLE ILLUMINANCE AT ALL WALKING SURFACE LEVEL
13. PROVIDE ILLUMINATED EXIT SIGN WITH RESERVE POWER. THE FACES MUST BE ILLUMINATED FORM A CONSTANT EXTERNAL LIGHT SOURCE WITH AN INTENSITY OF 5 FOOT CANDLES
14. PROVIDE EMERGENCY LIGHTING ON EMERGENCY POWER THROUGHOUT.
15. PROVIDE PANIC HARDWARE AT ALL EXITS, INCLUDING THE MAIN ENTRANCE. PANIC HARDWARE IS TO BE MOUNTED BETWEEN 34" AND 44" A.F.F. CBC 1008.1.2
16. PROVIDED EMERGENCY ILLUMINATION AT THE LANDINGS OF EXTERIOR EXIT DISCHARGE IMMEDIATELY ADJACENT TO THE BUILDING EXIT DISCHARGE DOORS
17. PROVIDE AN APPROVED UL 300 FIRE EXTINGUISHING SYSTEM FOR THE NEW HOOD AND VENT 210 CFC, SECTION 904.11
18. THE NEW FIRE EXTINGUISHING SYSTEM SHALL AUTOMATICALLY SHUT DOWN THE FUEL AND ELECTRICAL POWER SUPPLY TO THE COOKING EQUIPMENT. THE FUEL AND ELECTRICAL SUPPLY ARE REQUIRED TO HAVE MANUAL REST. 2022 CFC, SECTION 904.11.2
19. PROVIDE THE SUIT NUMBER IN BRAILLE AND RAISED CHARACTER ON A SIGN ADJACENT TO THE ENTRANCE.
20. ALL EXIT DOORS TO BE PANIC HARDWARE TYPE. MAIN ENTRY DOOR SHALL HAVE A SIGN TO READ, "THIS DOOR TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED."
21. NOTE: THIS FACILITY TO BE SUPPLIED WITH POTABLE WATER PER CITY OF HANFORD STANDARDS.

FLOOR PLAN NOTES		
Wall	Description	Type
	EXTERIOR - NEW 2X6 STUDS @16 O.C. (INSULATED PER TITLE 24 CALCS.)	
	INTERIOR - NEW 2X4 STUDS @16 O.C. (INSULATED PER TITLE 24 CALCS.)	
WALL LEGEND		
OPTION: CONTRACTOR MAY SUBSTITUTE WOOD STUD FRAMING FOR METAL STUDS FRAMING CONTRACTOR TO CONFIRM WITH CR CONSULTING PRIOR TO CONSTRUCTION FOR MATERIAL REVIEW. REFER TO SHEET 50.0 FOR METAL STUD STANDARD FRAMING SHEET		
DC DINING 103	68	68 SEATS:5X5+3.4 AC SEATS REQUIRED
TOTAL CAPACITY	66	4 AC SEATS PROVIDED
SEATING CAPACITIES		
D###A DOOR DESIGNATOR - REFER TO A2.1		
LEGEND		

FLOOR PLAN

NOTE: CONTRACTOR TO VERIFY EQUIPMENT UTILITY CONNECTION LOCATIONS AND SIZES(WATER, SEWER, GAS, AND ELECTRICAL) WITH EQUIPMENT SUPPLIER PRIOR TO FINAL PLACEMENT.



ENLARGED RESTROOM PLAN

REVISIONS

REV	DESCRIPTION	DATE
A	Plan Check	06/04/24

CR CONSULTING GROUP

DESIGN AND PLANNING

RESIDENTIAL, COMMERCIAL, INDUSTRIAL

CR CONSULTING GROUP

3802 W. ASHCROFT AVE.,
FRESNO, CA. 93722
PH.#559-286-4605
email: ccsa@crconsultinggroup.net

PROJECT TITLE

NEW RESTAURANT DESIGN
FOR: ROBERTITOS
THE FAST FOOD ENTERPRISES LLC
SILVERADO ST. AND 11TH AVE.
HANFORD, CA.

PROJECT NUMBER: 23-044

DRAWING TITLE

FLOOR PLAN

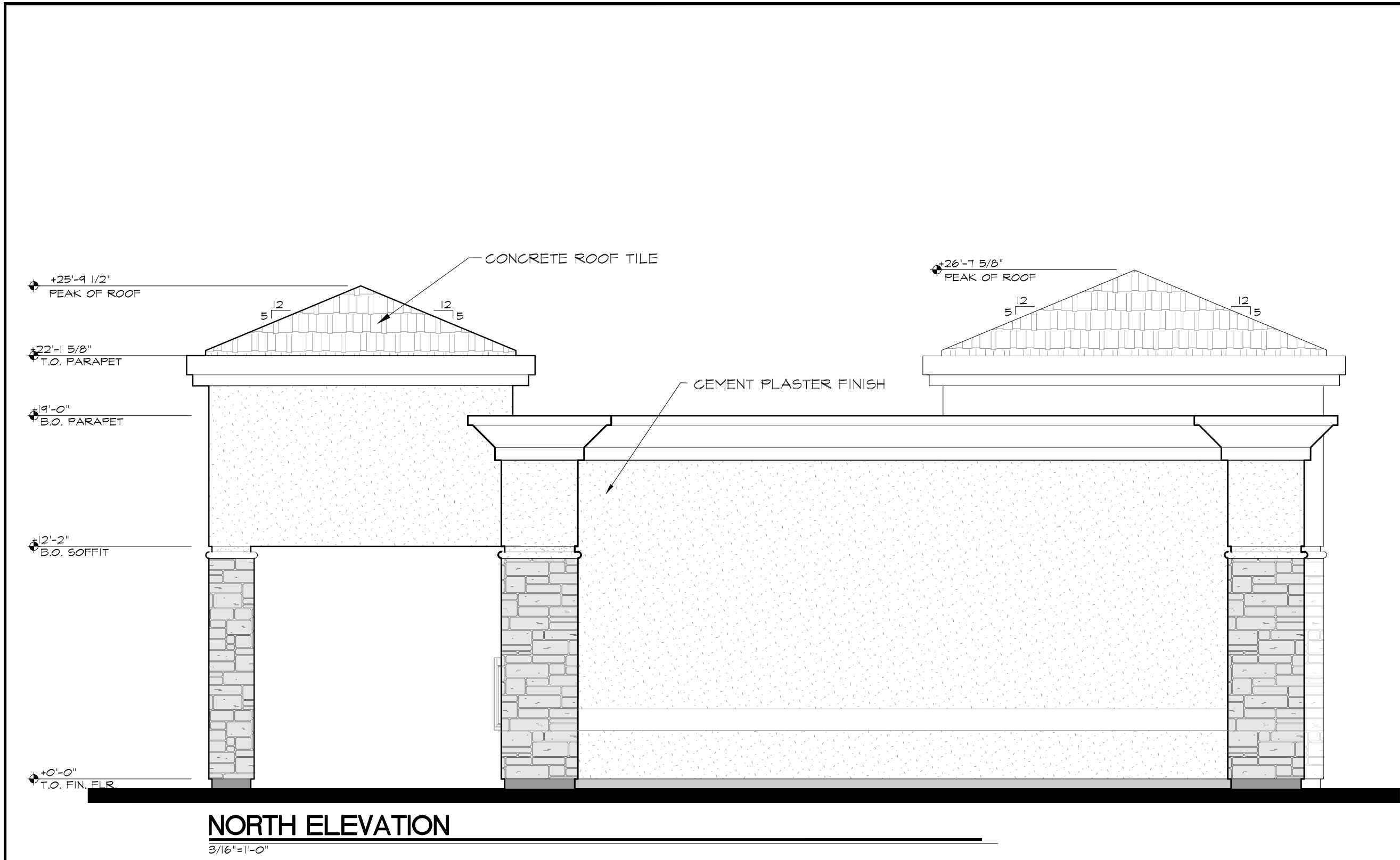
SCALE: AS NOTED

PLOT DATE: 04/08/24

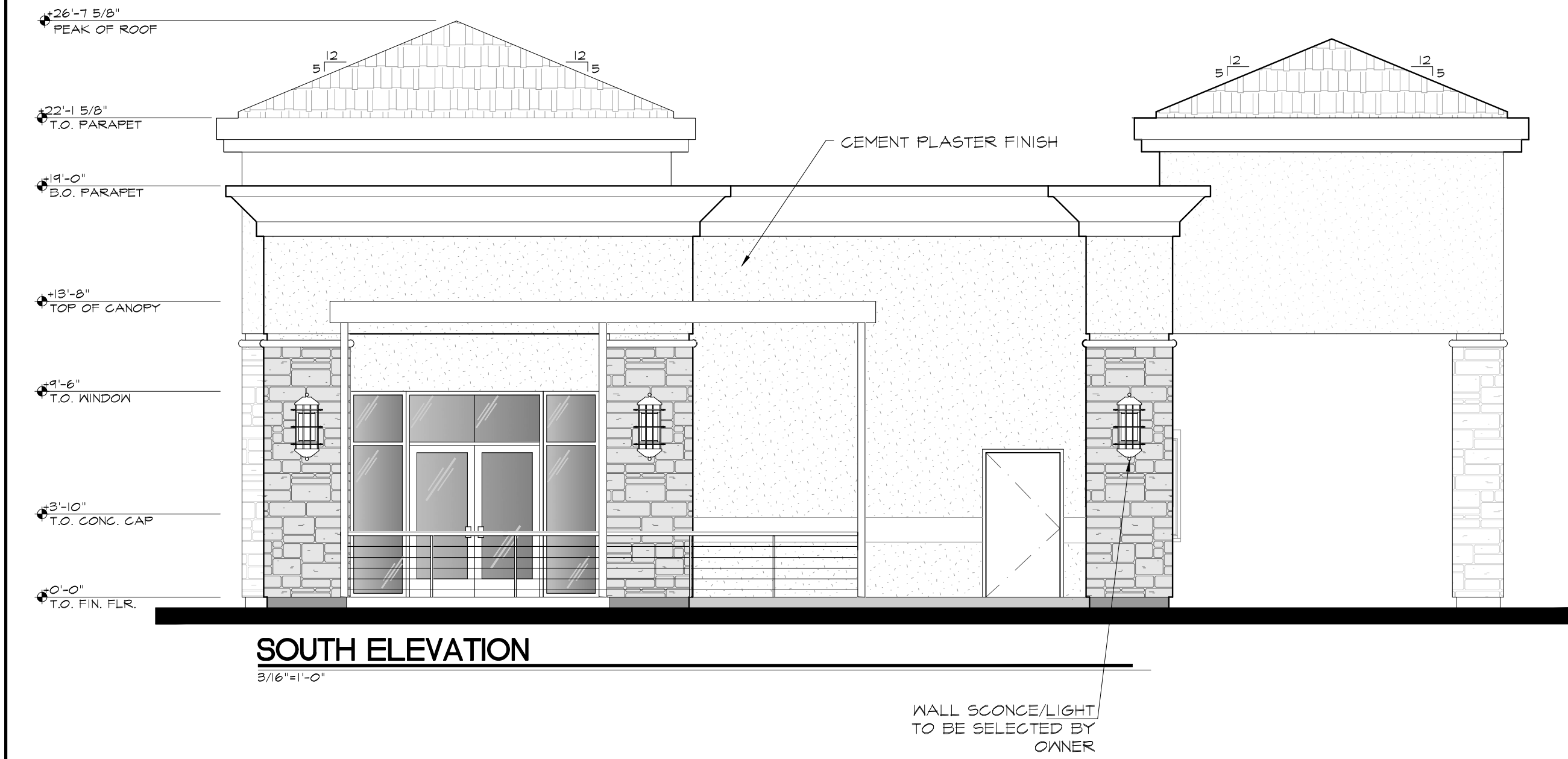
PROJECT MANAGER: CRR

SHEET NO.

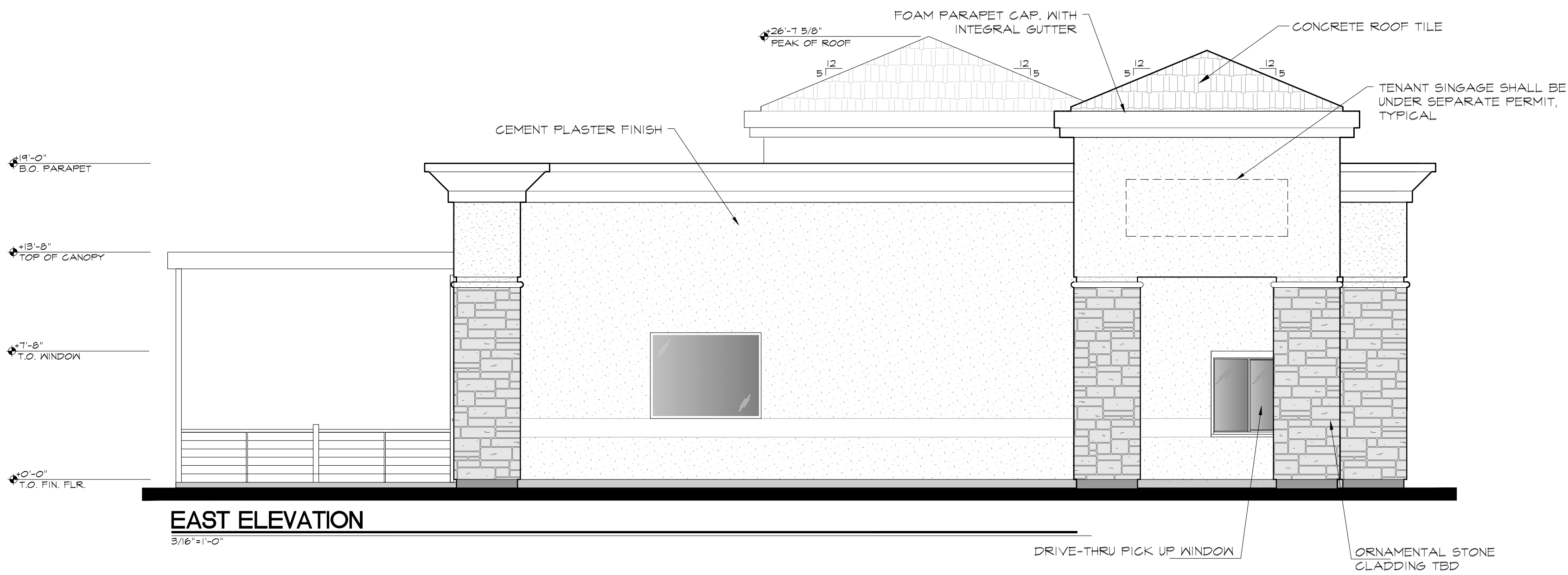
A2.1



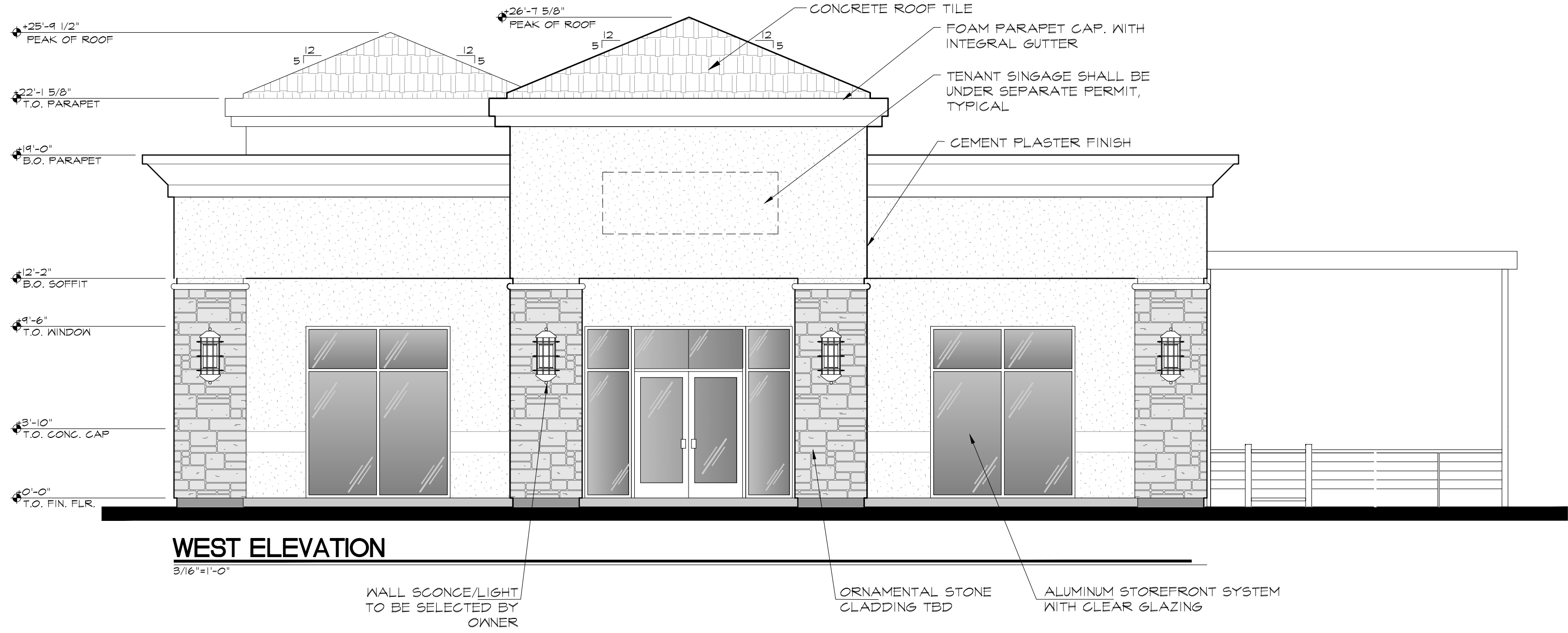
NORTH ELEVATION
3/16"=1'-0"



SOUTH ELEVATION
3/16"=1'-0"



EAST ELEVATION
3/16"=1'-0"



WEST ELEVATION
3/16"=1'-0"

Stucco

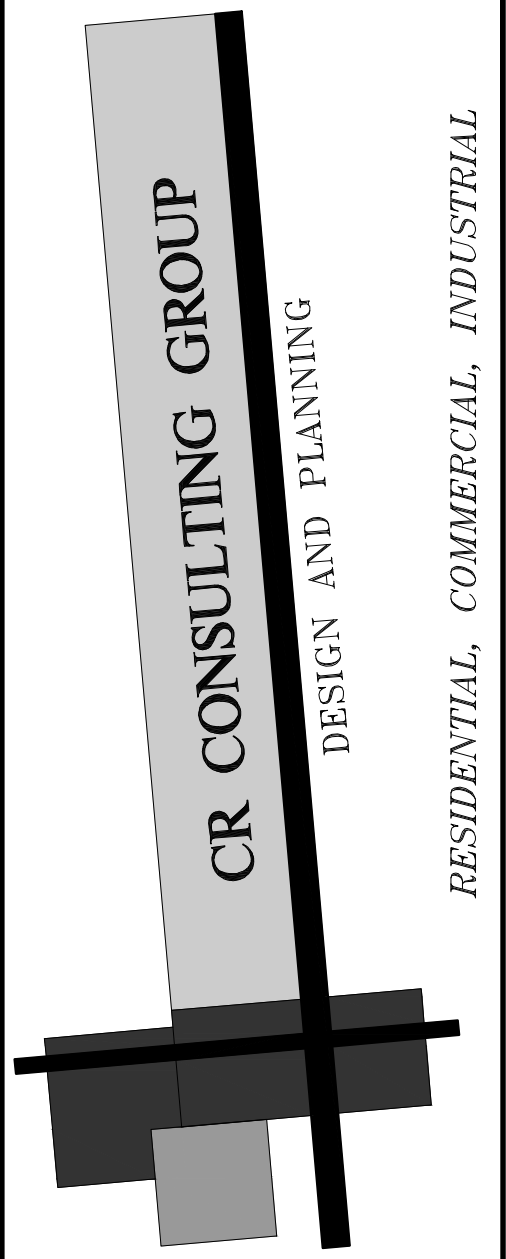
1. JOINTS SHALL NOT BE ACCEPTABLE UNDER ANY CIRCUMSTANCES.
2. WIRE MESH WITH GRID EXCEEDING 2'X2' WILL BE REJECTED.
3. ALL FASTENERS SHALL BE GALVANIZED.
4. CEMENT PLASTER FINISH SHALL BE "LIGHT LACE" AS SPECIFIED BY THE CEMENT PLASTER MANUFACTURERS ASSOCIATION.
5. ALTERNATE: "MEDIUM DASHED", MACHINE APPLIED 7/8" CEMENT PLASTER OVER 3/4 SELF FURRING METEL LATH, 2 LAYERS O MINUTE GRADE "D" PAPER.
6. MESH AS SPECIFIED SHALL NOT OVERLAP AT CONTROL JOINTS.
7. MESH OVERLAPS SHALL NOT COINCIDE WITH PLYWOOD JOINTS.
8. SCARIFICATION AS SPECIFIED SHALL ALWAYS BE IN THE HORIZONTAL DIRECTION.
9. INTERIOR DRYWALL SHALL ALWAYS BE INSTALLED PRIOR TO APPLICATION OF CEMENT PLASTER.

Sealers

1. CAULK ALL WALL AND ROOF PENETRATIONS.
2. CAULK ALL WINDOWS AND DOOR FRAMES AT HEAD, SILL AND JAMB.

ELEVATION NOTES

REVISIONS		
REV	DESCRIPTION	DATE
1	Plan Check	06/04/24



CR CONSULTING GROUP

3802 W. ASHCROFT AVE.,
FRESNO, CA. 93722
PH.#559-286-4605
email: ceasar@crconsultinggroup.net

PROJECT TITLE

**NEW RESTAURANT DESIGN
FOR: ROBERTTOS
THE FAST FOOD ENTERPRISES LLC
SILVERADO ST. AND 11TH AVE.
HANFORD, CA.**



PROJECT NUMBER: 23-044

DRAWING TITLE

**EXTERIOR
ELEVATIONS**

**SCALE:
AS NOTED**

**PLOT DATE
06/04/24**

**PROJECT
MANAGER
CRR**

SHEET NO.

A3.1



DATE: June 19, 2024

PROJECT: Site Plan Review No. SPR0086-24

APPLICANT: Seth Ramirez

LOCATION: NW corner of Silverado St./S. 11th Ave. (APN 012-370-001)

PROPOSAL: Robertito's

ZONING: MX-C Corridor Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: March 13, 2024

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

- ☐ **RESUBMIT:** Major changes to your plans are required prior to site plan approval.
- ☒ **PROCEED:** Plans approved subject to the attached conditions of approval, including the revision of any stated plan corrections. The following department comments and conditions are attached:

- | | |
|--|--|
| ☒ Planning | ☒ Building |
| ☒ Fire | ☒ Public Works |
| ☐ Other: _____ | |

- ☒ Submit plans for a building permit via the Citizen Self Service Portal.
- ☒ To complete the entitlement process, your plans must be reviewed by:

- | | |
|---|---|
| ☐ City Council | ☒ Planning Commission VARIANCE |
| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,

Mark Manha

Mark Manha
Associate Planner, Community Development Department

June 19, 2024

DATE



EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070 and 17.70.080). **Exemption No. 2024-54**

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval SPR0086-24 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: March 13, 2024

SITE PLAN NUMBER: SPR0086-24

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

General Plan Designation: Corridor Mixed Use

Zoning: MX-C Corridor Mixed Use

Other Special Districts: N/A

Planning Division Recommendation: ☒ Revise and Proceed ☐ Resubmit

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

Correction(s):

- All non-compact parking spaces must be at least 18' 6" in length.

Required Entitlements:

- Variance to deviate from the required parcel size for a restaurant with a drive thru (already applied)

MX-C Corridor Mixed Use - all checked comments shall apply

General:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 0086-24 with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
- ☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.

- ☒ Mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- ☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.
- ☒ That the Mixed Use Corridor zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-C zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

- ☒ That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

Building Setback Areas: (Section 17.26.060)

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

Distances Between Structures: (Section 17.26.060)

- ☒ That the minimum distance between a structure solely used for residential purposes and other structures shall be 10 feet, except as provided by building code.

Height of Structures: (Section 17.26.080)

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

Driveways: (Section 17.26.090)

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

Off Street Parking: (Section 17.54)

- ☒ That a minimum of 14 spaces, one of which shall be ADA-accessible, shall be maintained for the site, based on the ratio “1 space per 150 square feet” for restaurant, bar, nightclub, lounge, brewpub, microbrewery uses.

Calculation:

$$2,174 \text{ sq. ft. of building space} \div 150 \text{ sq. ft.} = 14.49$$

14.49 rounds down to 14 parking spaces minimum

- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).
- ☒ There shall be no more than four compact spaces adjacent to each other.
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ That in all mixed use zone districts, not less than five percent (5%) of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one (1) 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.
- ☒ That all parking spaces, whether required by this chapter or in addition that which is required, shall be located on a lot or parcel behind the front building setback and outside of a street side yard setback.
- ☒ That all parking areas shall have ingress and egress to and from a street or alley as required by the City’s standard specifications.
- ☒ That sufficient room for turning and maneuvering vehicles shall be provided on the site.
- ☒ That developed parking areas are to be utilized by all vehicles associated with or visiting the site.
- ☒ That the parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.
- ☒ That entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the Site Plan Review Committee.

- ☒ That parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.
- ☒ That no commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.
- ☒ That parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, except that long-term storage areas for vehicles in the C-S, I-L and I-H zone districts may be surfaced with rock, gravel, granite or solid paving.
- ☒ That parking areas shall be designed to the City's standard specifications and approval by the City Engineer.

Usable Open Space: (Section 17.26.110)

- ☐ New commercial developments with a site area over one (1) acre shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.
- ☐ 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.
- ☐ 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.

Landscaping: (Section 17.26.120 and 17.52)

- ☒ That landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street.
- ☒ That 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 Chapter 17.52 of the Hanford Municipal Code.
- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.

- ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
- ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
- ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
- ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
 - ☒ The size of groundcover at planting shall be one (1) gallon or larger.
 - ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
 - ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Fencing and Walls: (Section 17.26.130 and 17.50.110)

- ☒ That 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.
- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ That any proposed fencing on the site be maintained in good repair.

- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Signage: (Section 17.56)

- ☒ That any/all signs proposed for this development shall be subject to the requirements and prescribed in Chapter 17.56 of the Hanford Municipal Code. **A separate application is required.**

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

Trash Collection Areas: (Section 17.50.090)

- ☒ That suitable area shall be provided on-site for collection of trash and recyclable materials for all multifamily residential, mixed-use, commercial, office, and industrial uses. Refuse storage areas shall be adequately screened from view. The refuse area enclosure shall be designed to meet the minimum recommended dimensional standards as determined by the City Engineer.
- ☒ That all uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

Outdoor Lighting Standards: (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 18 feet.
- ☒ That the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:
 - ☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.
 - ☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.
 - ☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Drive-thru Pick-up Windows: (Section 17.60.070)

- ☒ That all uses with a drive-thru pick-up window shall meet the following standards:
 - ☒ Drive-thru lanes shall be located outside of all building setback areas and all required landscaped areas.
 - ☒ Drive-thru lanes shall be designed, located, and constructed in a manner that avoids trapping vehicle emissions in a confined space.
 - ☒ Drive-thru lanes shall be located a minimum of 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.
 - ☒ 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.

- ☒ 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.
- ☒ 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.
- ☒ Drive-thru lanes shall not be located adjacent to outdoor patio or eating areas.
- ☒ Drive-thru lanes shall not block or interfere with access to parking lot spaces, and shall function independent of parking lots aisles.
- ☒ 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.
- ☒ 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.
- ☐ 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.
- ☒ Speaker noise levels measured at the property line shall not exceed applicable City noise standards.
- ☒ That 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 ½ acre in size or in a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than ½ acre in size. **Applied for variance to deviate from this requirement.**

Dust Control:

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

BUILDING DIVISION
SPR0086-24
Drive-Thru Restaurant
6-18-24
436 S 11th Ave

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

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

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

- 4.3 One Electronic submittal of all documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance **including C & D Recycle plan**
 - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.9 Sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
 - 4.3.10 **Landscape Calculations per Hanford City Ordinance**
5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.
7. That all special inspection reports be submitted to the Building Division prior to final inspection.
8. That all construction shall conform to **the Most Current Edition** (2022) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen
9. That Kings County Impact Fees shall apply at current rates.
10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
11. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
13. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2022 California Building Code.
14. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
15. That the address will be 436 S 11th Ave.



H A N F O R D

Fire Department

Nikkie Chamberland, Fire Marshal



City Of Hanford Fire Department Plan Review

Approval of all projects does not exempt compliance with all applicable sections of the adopted Fire Codes and local city ordinances. All fire protection systems must be installed and operational prior to occupying the building. All permits shall be issued and paid for prior to scheduling any inspections with the fire department. Please contact the building department for the submittal process. To schedule inspection please contact the building department at 559-585-2580

The scope of work shall be clearly stated on all the plans submitted for permit. All deferred submittals shall be listed on the building plan page. All deferred submittals are required to be submitted within 30 days of building permit issuance.

Site Plan Review: Spr0086-24

Address: Silverado and south 11th street, Hanford, CA 93230

Plan Reviewer: Nikkie Chamberland

Date: 3-13-2024

The following are comments that are applicable and pertain to plans submitted: This project must comply with the latest applicable codes.

- Project shall meet the minimum fire flow requirements per Appendix B & C of the CFC 2022; Provide the fire flows within one year
- No traffic calming devices shall be installed without the Fire Departments approval
- Areas identified as “**Fire lanes**” must be Identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
 1. **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
 2. **Access roads 26 to less than 32 feet in width:** Fire lanes shall be on one side of the fire apparatus access roads.
 3. **Access roads 32 feet in width or more:** No fire lanes required.
 4. **Markings shall include “No Parking- Fire Lane”**

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

Size of Address Numbers:

1. Downtown area (existing buildings): 4 inch numbers
 2. Buildings 20-ft. or less from the street: 6 inch numbers
 3. Buildings 21- to 40-ft. from the street: 8 inch numbers
 4. Buildings more than 40-ft. from street: 12 inch numbers
- Commercial cooking
 1. Commercial cooking equipment that produces grease-laden vapors shall be provided with a Type I hood. ***A separate permit is required for the Type I hood.*** Contact the **Building** department for submittal information.
 2. All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.
 3. Commercial cooking equipment that produces grease laden vapors shall be provided with a Type I Hood. In accordance with the California Mechanical Code, a automatic fire extinguishing system is listed and labeled for its intended use.
 4. If fire alarm is present, the hood system shall be interconnected with the fire alarm
 - Operational Fire Permit is Required
 - Occupancy load unknown, provide occupancy load



City of Hanford

Public Works Department

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

Utilities Division Comments

PROJECT: SPR0086-24 – Robertitos- Silverado Street and 11th Avenue

APN: 012-370-001

General Requirements:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. The Contractor shall contact Underground Service Alert (U.S.A.) for all city utility markings.
3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition.

Water Requirements:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.
2. That all existing water services not being used with this project shall be abandoned at the water main.
3. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required. All new services are to connect to the Silverado Street water main.
4. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all required water services, including fire service lines. The fire service system shall be a looped system with two points of connection to the City water main or as required by the Hanford Fire Department.
5. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician that has been approved by the City of Hanford prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.
6. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated using domestic water flows.

Sewer Requirements:

1. That the property owner is responsible for maintenance of all sanitary sewer laterals providing service to their property from building structure to the City Sanitary Sewer main, including connection fittings.
2. That all existing sewer services not being used for this project shall be abandoned at the sewer main.
3. That the developer shall size sewer service lateral to serve the project site in accordance with requirements of the Uniform Plumbing Code, latest edition. All new sanitary sewer laterals shall connect to the Silverado Street sewer main.
4. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure and include hot and cold water per City Standard Detail GE-41. The enclosure shall include a sand/grease trap per City Standard Detail SS-32, and shall connect to the City's Sanitary Sewer System.
5. That all wastewater from piping associated with sinks and floor drains in the cooking area of the building shall also route through a grease separator prior to entering the city sanitary sewer system.

Bob Williams

Utilities Manager 559-585-2560

4/1/2024

Date



City of Hanford

Public Works Department

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

Engineering Division Comments

PROJECT: SPR0086-24 – Robertitos- Silverado Street and 11th Avenue

APN: 012-370-001

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department using the Citizen Self Services Portal prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **\$2,700.00** Grading Plan Review fee in accordance with City Resolution No. 10-31-R, or any revisions thereof. The developer shall apply for a Grading Permit through the Citizen Self Services Portal and submit a separate Grading Plan for review and approval by the City's Engineering Division. The Grading Plan shall include existing and proposed grades, existing and proposed improvements, onsite storm basin (if required), structure footprints, and proposed improvements within the right-of-way. A Grading Plan Review fee shall be paid prior to issuance of a Grading Permit and Building Permits.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right-of-way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. All materials proposed to be used within the city's right-of-way shall be submitted to the City of Hanford Engineering Department for approval prior to installation.
6. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation of ungrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.
2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Steve Coodey

Assistant Engineer 559-585-2582

4/1/2024

Date



City of Hanford

Public Works Department

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

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.
2. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.
3. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.
4. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.

Curb and Gutter Requirements:

1. That the existing concrete curbs and gutters located along the 11th Avenue and Silverado Street project frontages may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Locations with separated cracks or with non-uniform raised or low sections shall be removed and replaced from joint to joint with a minimum of a 10' section. Horizontal cutting of the flowline or gutter pan will not be accepted. Sections of curb and gutter replaced shall be dowelled into adjoining sections of curb and gutter using a minimum of #4 rebar and spaced no more than 12" while maintaining a minimum of 2" from edge. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curb and gutter, installed per City Standard Detail CO-11. The locations of any such curbs and gutters required to be reconstructed shall be shown on the engineered site improvement plans.
2. **That sections of existing curbing are painted red as described:** 15' on each side of the proposed drive approach starting at top of approach wings, 20' on each side of the access ramp at the corner of 11th Avenue and Silverado Street, starting from the ends of curb returns.

Sidewalk Requirements:

1. That the existing sidewalk located along the 11th Avenue project frontage may remain in place provided it is found to be in functional condition and adequately sloped for proper drainage and meets current ADA requirements. Locations with separated cracks or with non-uniform raised or low sections shall be removed and replaced from joint to joint with a minimum of a 5' section. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new sidewalk per City Standard Detail CO-15. The location of any such sidewalk sections required to be reconstructed shall be shown on the engineered site improvement plans.
2. That the developer constructs a new 4.5' attached sidewalk along the Silverado Street project frontage in conformance with City Standard Detail CO-15.
3. That the developer removes the existing access ramp at the corner of 11th Avenue and Silverado Street and replaces it with a new access ramp in conformance with City Standard Detail CO-20.

Drive Approach Requirements:

1. That the developer shall construct a new commercial drive approach on Silverado Street as shown in the application. The drive approach shall be a minimum of 24' and a maximum of 27' as measured between the bottom of the drive approach apron. Truncated domes shall be installed with the drive approach. The drive approach shall conform to City Standard Detail CO-41.

Steve Coodey

4/1/2024

Assistant Engineer (559) 585-2582

Date



City of Hanford

Public Works Department

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

Parking Lot Requirements:

1. The parking lot shall be in conformance with City Standard Detail GE-32 including additional structural strength for city refuse truck routes.

Street Requirements:

1. That the developer shall coordinate with Southern California Edison for the installation of a new streetlight located near the west property line on Silverado Street in conformance with City Standard Detail GE-56. The sidewalk shall be modified to allow for a minimum of forty-eight inches (48") clearance around the streetlight for pedestrian access. The streetlight shall be a 4000K, 29-watt LED light.
2. Traffic control plans submitted for work within the City of Hanford right-of-way shall conform to the California Manual on Uniform Traffic Control (CAMUTCD) and shall be approved by the City of Hanford Engineering Division prior to scheduling work.
3. All underground piping shall be inspected prior to backfilling. All utility trench backfill and paving shall conform to City Standard Detail ST-8. The City reserves the right to require compaction testing of subgrade prior to paving.
3. All work within the City of Hanford right-of-way shall be shown on the engineered site improvement plans.

PROJECT: SPR0086-24 – Robertitos- Silverado Street and 11th Avenue

APN: 012-370-001

Development Impact Fees:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on the site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect the FY23/24 rate schedule, effective July 1, 2023. All fees are payable prior to issuance of building permits. **(Proposed building area 2,200 sf.- Site Area: .45 Acres).**
 - A. That the development is subject to a **\$220,578.25** Circulation Impact Fee in accordance with City Resolution No. 98-56-R, or any revisions thereof. (Restaurant with Drive-thru within a shopping center)
 - B. That the development is subject to a **\$2,966.04** Water System Impact Fee in accordance with City Resolution No. 98-54-R, or any revision thereof.
 - C. That the development is subject to a **\$2,511.30** Wastewater System Impact Fee in accordance with City Resolution No 98-55-R, or any revision thereof.
 - D. That the development is subject to a **\$2,219.91** Storm Water System Impact Fee in accordance with City Resolution No. 98-57-R, or any revision thereof. Development has private storm basin.
 - E. That the development is subject to a **\$1,144.00** Fire Protection Impact Fee in accordance with City Resolution No. 98-52-R, or any revision thereof.
 - F. That the development is subject to a **\$988.02** Police Protection Impact Fee in accordance with city Resolution No. 98-53-R, or any revision thereof.
 - G. That the development is subject to a **\$3,713.49** Refuse and Recycling Impact Fee in accordance with City Resolution No 98-56-R, or any revision thereof. Fee reflects 3- 2 Cubic Yard dumpsters.
 - H. That the development is **NOT** subject to a Park Impact Fee in accordance with City Resolution No 05-64-R, or any revisions thereof.

Steve Coodey

4/1/2024

Assistant Engineer (559) 585-2582

Date



City of Hanford

Public Works Department

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

Refuse Division Comments

PROJECT: SPR0086-24 – Robertitos- Silverado Street and 11th Avenue

APN: 012-370-001

General Requirements:

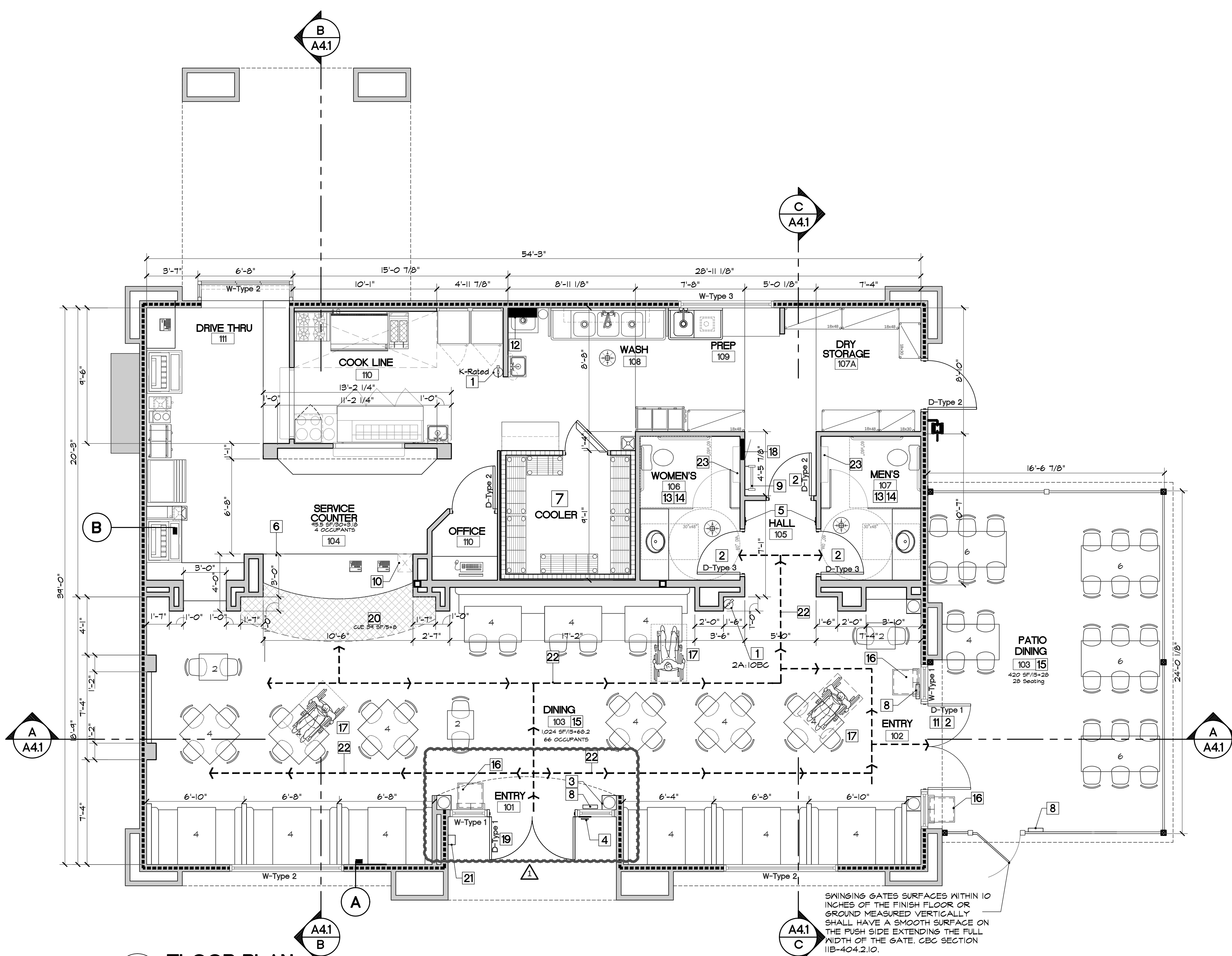
1. That a minimum 10' X 20' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-41, modified to include installation of 12" X 12" interior concrete curbs and 10' concrete apron. If enclosure will be used to service restaurants, then a separate grease bin container area shall be constructed and hot/cold water shall be installed in accordance with City Standard GE-41. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate material. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. It is the responsibility of the Applicant to ensure that the Refuse Division has an unobstructed clear path of access for servicing and collecting the refuse bins. Refuse hours of operation for commercial properties are 5:00 A.M. to 1:30 P.M.
3. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
4. That refuse enclosure gates shall be securely closed except when in use.
5. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
6. That all on site vehicle routes used to service trash enclosure shall be constructed in accordance with City Standard GE-32 Industrial Parking Lot pavement requirements to provide an adequate pavement structure section for refuse truck use.
7. That the applicant shall participate in all available waste recycling & refuse programs **including the new requirement for food waste separate bin service (if applicable). Food waste shall be placed in organic bin.**

Nick Mechem

4/1/2024

Refuse Supervisor 559-585-7992

Date



No.	Description	Detail
1	(N) 2A.10BC OR K RATED FIRE EXTINGUISHER MOUNTED SO THAT TOP IS NOT MORE THAN THE REACH RANGE OVER OBSTRUCTION (PER 11B-308.2.2) FROM FLOOR. AT K RATED FIRE EXTINGUISHER LOCATION, A PLACARD SHALL BE CONSPICUOUSLY PLACED NEAR THE EXTINGUISHER. THE PLACARD SHOULD READ "FIRE PROTECTION SYSTEM SHALL BE ACTIVATED PRIOR TO USING THE PORTABLE FIRE EXTINGUISHER"	
2	PROVIDE A SELF-CLOSER ON RESTROOMS DOORS	
3	OCCUPANT LOAD SIGN: (MAXIMUM OCCUPANT LOAD 66) MATCH FLOOR PLAN.	
4	PROVIDE 6"x6" SYMBOL OF ACCESSIBILITY PER 2022 CBC	11/AO.1
5	PROVIDE RESTROOM ACCESSIBILITY SIGNAGE PER 2022 CBC	10/AO.1
6	CABINET & COUNTER @ 34" AFF. CONTRACTOR TO VERIFY EQUIPMENT DIMENSION PRIOR TO FABRICATION AND PROVIDE SHOP DRAWINGS	
7	WALK-IN COOLER AND FREEZER UNIT REFER TO COOLER PLAN	A2.5
8	TACTILE EXIT SIGN	9/AO.1
9	INDICATES PROPOSED ROOF HATCH AND LATTER LOCATION	A3.1
10	INDICATES SECURE STORAGE CABINET BELOW FOR EMPLOYEES PERSONAL BELONGINGS	
11	PROVIDED SERVICE DOOR WITH PANIC HARDWARE.	
12	WATER HEATER PER PLUMBING PLANS	
13	RESTROOM TO COMPLY WITH DETAIL 3.5.B/AO.1 AND NOTES FOR CLEARANCES AND ACCESSIBILITY	
14	PROVIDE WALL MOUNTED SOAP & TOWEL DISPENSERS ADJACENT TO RESTROOM LAVATORIES, TYPICAL.	
15	ALL DINING SURFACES TO BE MAX 28" AFF (11B-902.3)	
16	TRASH RECEPTAL - BY OWNER.	
17	ACCESSIBLE TABLE: TABLE ACCESSIBLE TO WHEELCHAIR USERS SHALL HAVE A MAXIMUM HEIGHT OF 34" THE SPACE BENEATH EACH TABLE FOR LEG ROOM SHALL BE MINIMUM 19" DEEP 30" WIDE & 27" HIGH, MEASURED FROM THE FIN. FLR. LEVEL. FURNITURE AND FITTINGS SHOULD HAVE BENEATH THEIR PROTRUDING POINT A TO CLEARANCE SPACE OF AT LEAST 4" IN LENGTH, TO ENABLE WHEELCHAIR USERS TO TURN MORE EASILY	
18	200 AMP 42 CIRCUIT PANEL	
19	THIS DOOR SHALL REMAIN UNLOCKED WHEN THE SPACE IS OCCUPIED CBC 10101.9.3	
20	DASHED LINE INDICATES CUE AREA	
21	INDICATES NEW KNOX BOX TO BE INSTALLED ADJACENT TO THE MAIN ENTRANCE 6 FEET FORM FROM GRAD. KEYS PLACED IN THE KNOX BOX SHALL IDENTIFIED WITH A TAG OR LABEL	
22	DASHED LINES WITH ARROWS INDICATED PATH OF TRAVE WITH A MINIMUM CLEARANCE OF 36" TYPICAL	
23	BABY CHANGING TABLE INSTALLED PER CBC SECTION 11B-226.3 AS REQUIRED BY HEALTH AND SAFETY CODE SECTION 118506.	

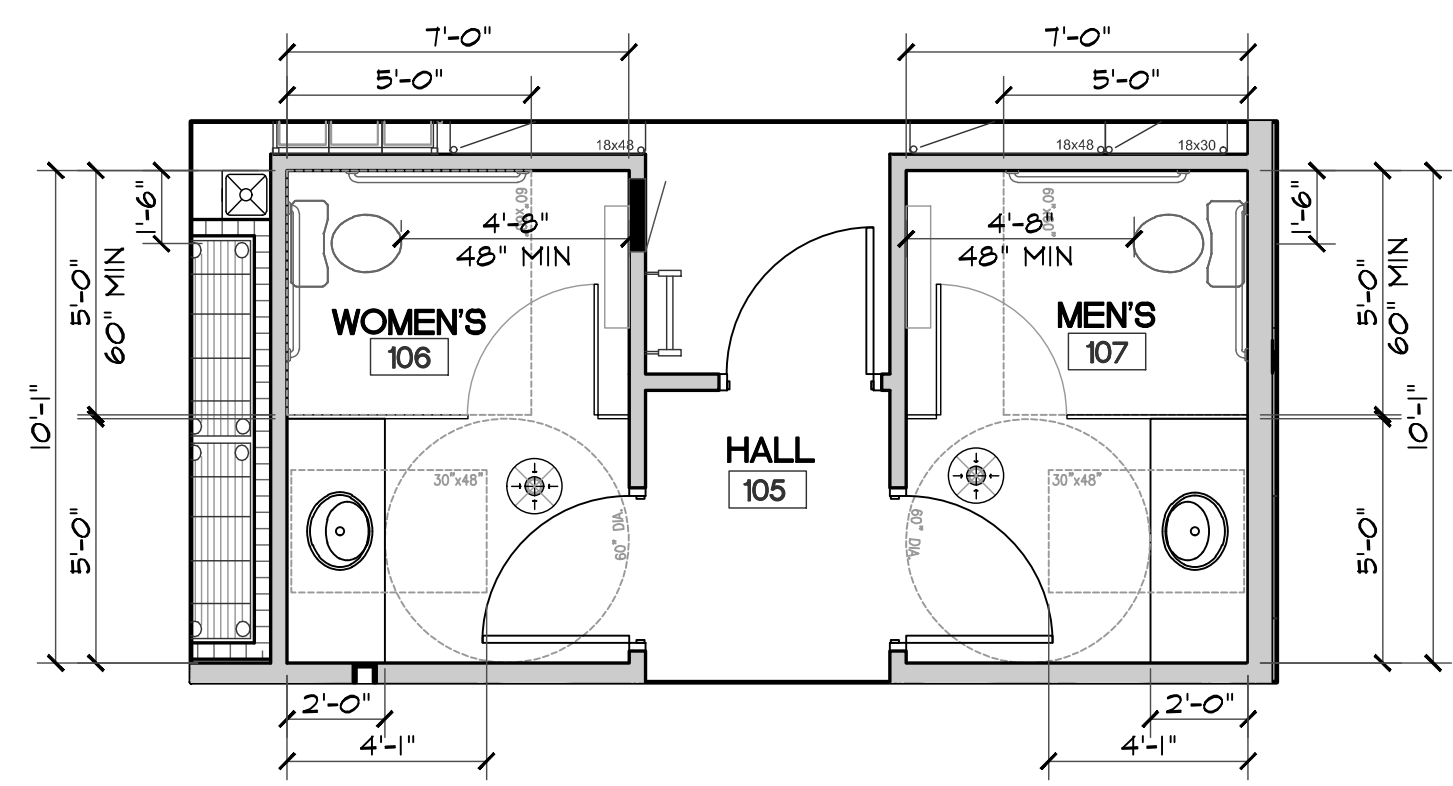
KEYED NOTES - FLOOR PLAN

1. PROVIDE 36" WIDE CLEAR ACCESS THROUGHOUT EMPLOYEE WORK AREA (PATH OF TRAVEL)
2. PROVIDE 34" MAXIMUM DIMENSION FROM TOP OF SERVICE COUNTER TO FINISH FLOOR
3. PROVIDE SELF-CLOSING DEVICES ON THE ENTRANCE/EXIT DOORS. (CURFL SECTION 114040)
4. ALL COMBUSTIBLE DECORATIVE MATERIALS SHALL BE FLAME RESISTANT, OR SHALL BE TREATED AND MAINTAINED FLAME RESISTANT IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS.
5. A BACKFLOW PROTECTION DEVICE SHALL BE INSTALLED AT THE MOP SINK FAUCET
6. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OF HALLWAY THAT IS REQUIRED TO HAVE VISUAL EXIT SIGN SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH EXIT ROUTE
7. TESTING OF EMERGENCY LIGHTING IS REQUIRED. CALL FOR TESTING PRIOR TO FINAL INSPECTION (TESTING MUST BE BY DISCONNECTING MAIN)
8. ADDRESS AND TENANT INFORMATION TO BE PROVIDE IN BRAILLE ON THE EXTERIOR OF THE BUILDING. ONLY THE SUITE NUMBER IS REQUIRED TO BE IN BRAILLE WITH RAISED NUMBER.
9. INTERIOR ROOM/DOOR IDENTIFICATIONS TO BE PROVIDED IN BRAILLE.
10. TABLE ACCESSIBLE TO WHEEL CHAIR USERS SHALL HAVE MAX. HEIGHT OF 34". THE SPACE BENEATH EACH TABLE FOR LEG ROOM SHALL BE MIN. 19" DEEP, 30" WIDE AND 27" HIGH, MEASURED FROM THE FINISHED FLOOR LEVEL.
11. FURNITURE AND FITTINGS SHOULD HAVE BENEATH THEIR MOST PROTRUDING POINT AT TOE CLEARANCE SPACE OF AT LEAST 4" IN LENGTH TO ENABLE WHEELCHAIR USERS TO TURN MORE EASILY.
12. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. THE OCCUPANT SHALL MAINTAIN MINIMUM ONE-FOOT CANDLE ILLUMINANCE AT ALL WALKING SURFACE LEVEL
13. PROVIDE ILLUMINATED EXIT SIGN WITH RESERVE POWER. THE FACES MUST BE ILLUMINATED FORM A CONSTANT EXTERNAL LIGHT SOURCE WITH AN INTENSITY OF 5 FOOT CANDLES
14. PROVIDE EMERGENCY LIGHTING ON EMERGENCY POWER THROUGHOUT.
15. PROVIDE PANIC HARDWARE AT ALL EXITS, INCLUDING THE MAIN ENTRANCE. PANIC HARDWARE IS TO BE MOUNTED BETWEEN 34" AND 44" A.F.F. CBC 1008.1.2
16. PROVIDED EMERGENCY ILLUMINATION AT THE LANDINGS OF EXTERIOR EXIT DISCHARGE IMMEDIATELY ADJACENT TO THE BUILDING EXIT DISCHARGE DOORS.
17. PROVIDE AN APPROVED UL 300 FIRE EXTINGUISHING SYSTEM FOR THE NEW HOOD AND VENT 210 CFC, SECTION 904.11
18. THE NEW FIRE EXTINGUISHING SYSTEM SHALL AUTOMATICALLY SHUT DOWN THE FUEL AND ELECTRICAL POWER SUPPLY TO THE COOKING EQUIPMENT. THE FUEL AND ELECTRICAL SUPPLY ARE REQUIRED TO HAVE MANUAL REST. 2022 CFC, SECTION 904.11.2
19. PROVIDE THE SUIT NUMBER IN BRAILLE AND RAISED CHARACTER ON A SIGN ADJACENT TO THE ENTRANCE.
20. ALL EXIT DOORS TO BE PANIC HARDWARE TYPE. MAIN ENTRY DOOR SHALL HAVE A SIGN TO READ, "THIS DOOR TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED."
21. NOTE: THIS FACILITY TO BE SUPPLIED WITH POTABLE WATER PER CITY OF HANFORD STANDARDS.

FLOOR PLAN NOTES		
Wall	Description	Type
	EXTERIOR - NEW 2X6 STUDS @16 O.C. (INSULATED PER TITLE 24 CALCS.)	
	INTERIOR - NEW 2X4 STUDS @16 O.C. (INSULATED PER TITLE 24 CALCS.)	
WALL LEGEND		
OPTION: CONTRACTOR MAY SUBSTITUTE WOOD STUD FRAMING FOR METAL STUDS FRAMING CONTRACTOR TO CONFIRM WITH CR CONSULTING PRIOR TO CONSTRUCTION FOR MATERIAL REVIEW. REFER TO SHEET 50.0 FOR METAL STUD STANDARD FRAMING SHEET		
DC DINING 103	68	68 SEATS:5X5=34 AC SEATS REQUIRED
TOTAL CAPACITY	66	4 AC SEATS PROVIDED
SEATING CAPACITIES		
D###A DOOR DESIGNATOR - REFER TO A2.1		
LEGEND		

FLOOR PLAN

NOTE: CONTRACTOR TO VERIFY EQUIPMENT UTILITY CONNECTION LOCATIONS AND SIZES(WATER, SEWER, GAS, AND ELECTRICAL) WITH EQUIPMENT SUPPLIER PRIOR TO FINAL PLACEMENT.



ENLARGED RESTROOM PLAN

REVISIONS

REV	DESCRIPTION	DATE
A	Plan Check	06/04/24

CR CONSULTING GROUP

DESIGN AND PLANNING

RESIDENTIAL, COMMERCIAL, INDUSTRIAL

CR CONSULTING GROUP

3802 W. ASHCROFT AVE.,
FRESNO, CA. 93722
PH.#559-286-4605
email: ccsa@crconsultinggroup.net

PROJECT TITLE

NEW RESTAURANT DESIGN
FOR:
ROBERTITOS
THE FAST FOOD ENTERPRISES LLC
SILVERADO ST. AND 11TH AVE.
HANFORD, CA.

PROJECT NUMBER: 23-044
DRAWING TITLE

SCALE:
AS NOTED

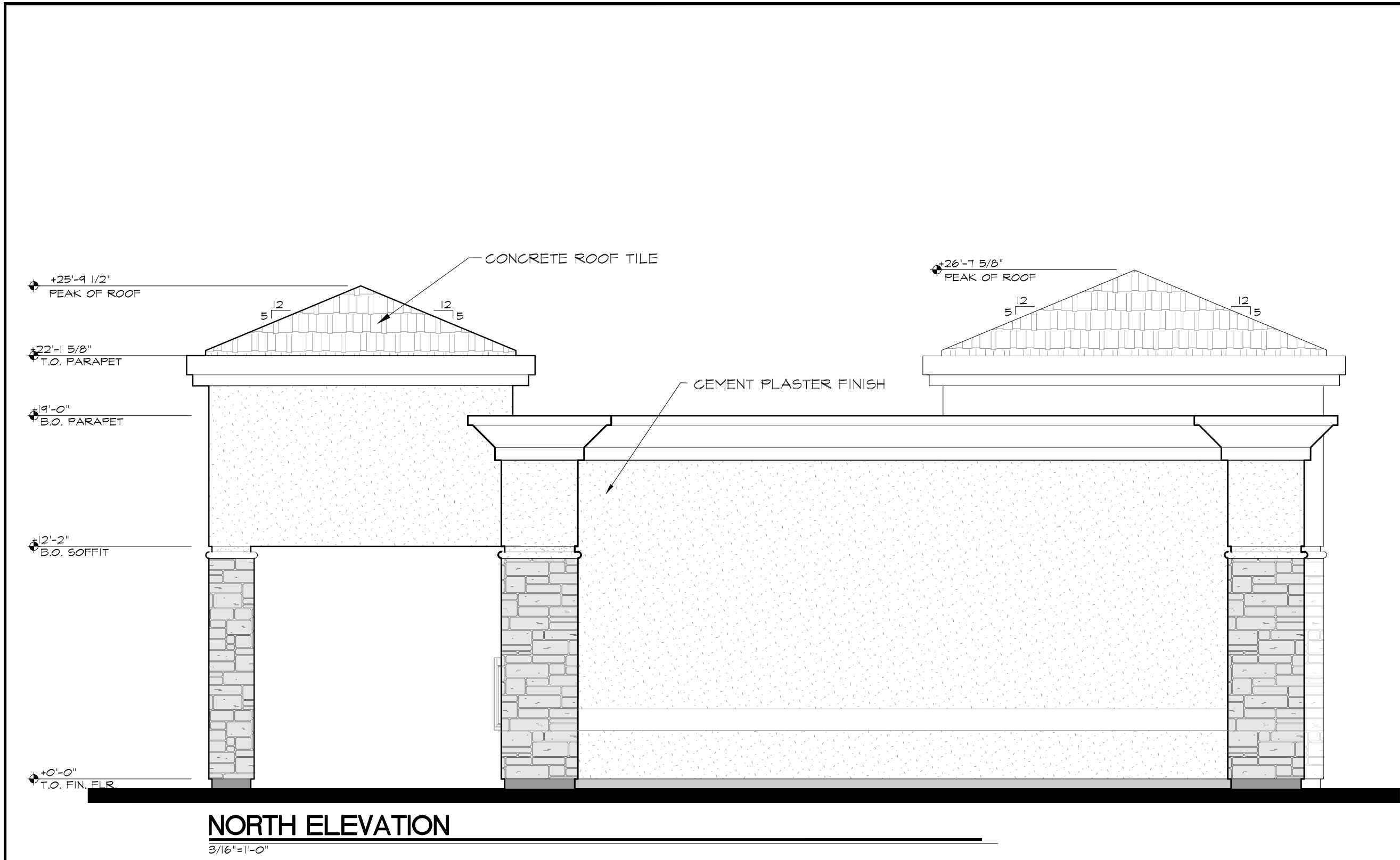
PLOT DATE:
04/08/24

PROJECT
MANAGER:
CRR

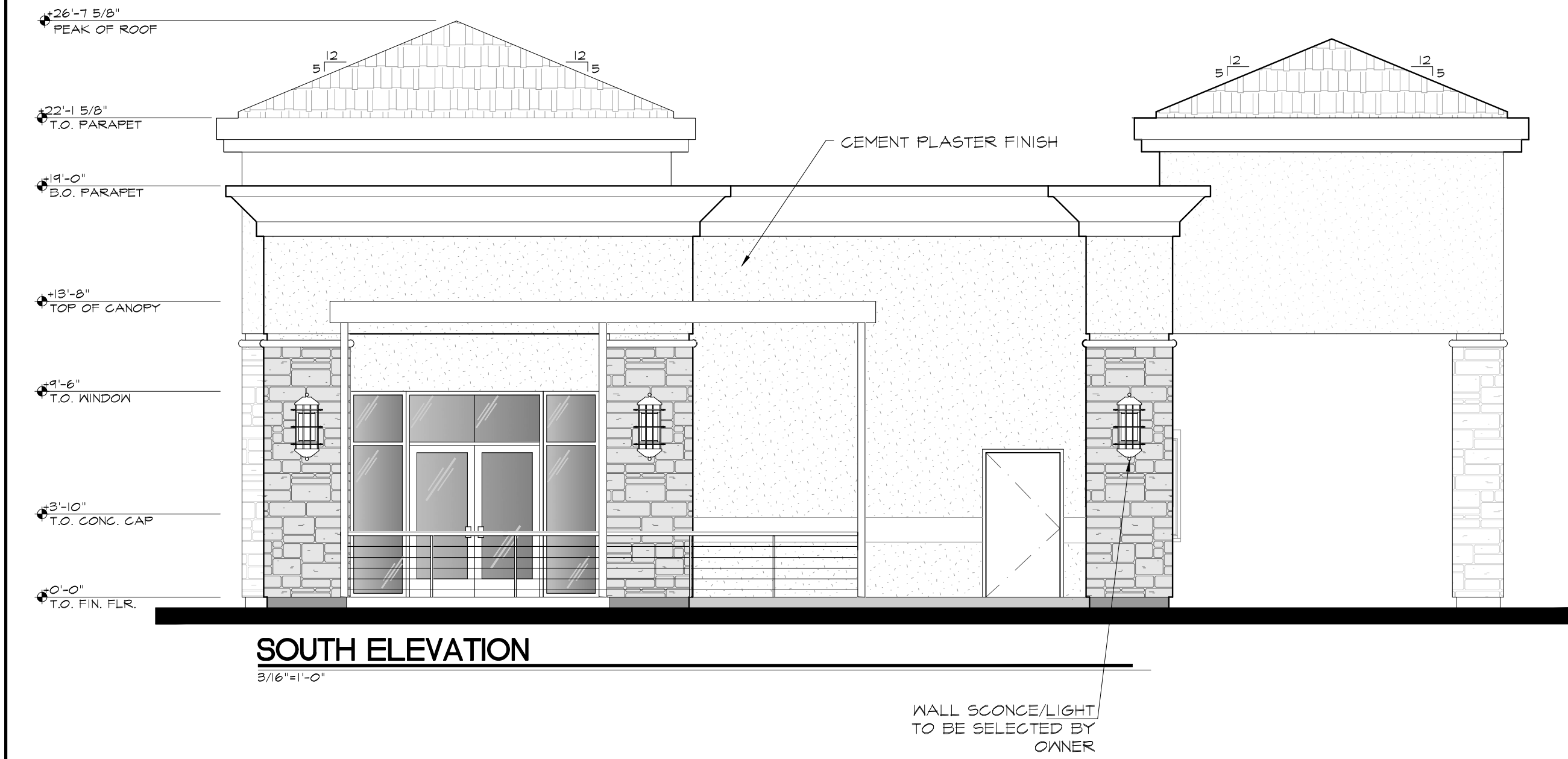
SHEET NO.

A2.1

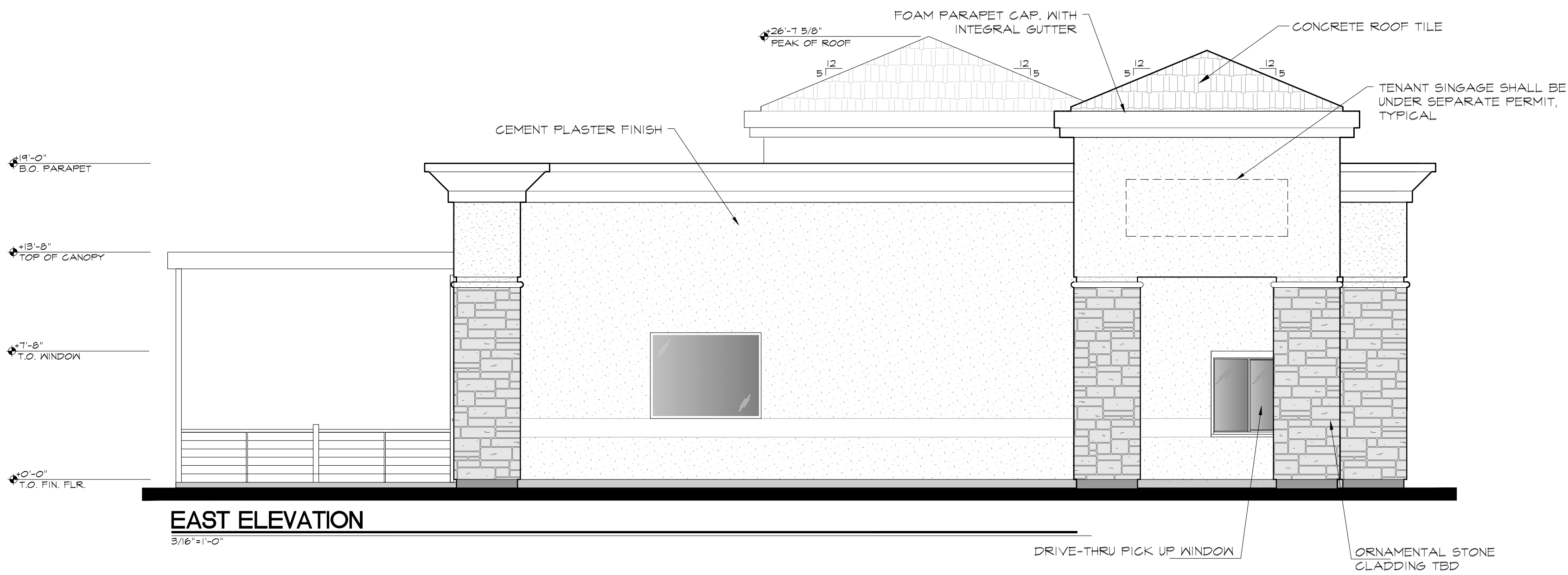
Page 72 of 70



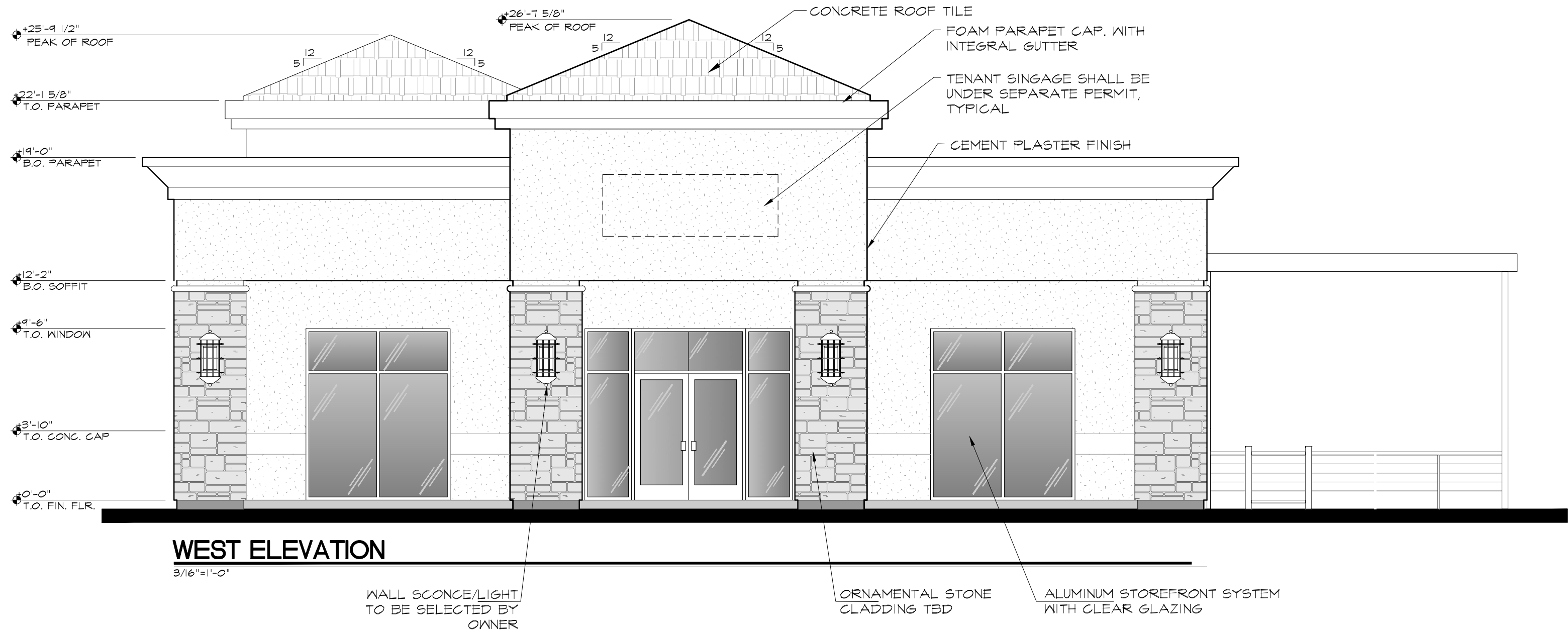
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Stucco

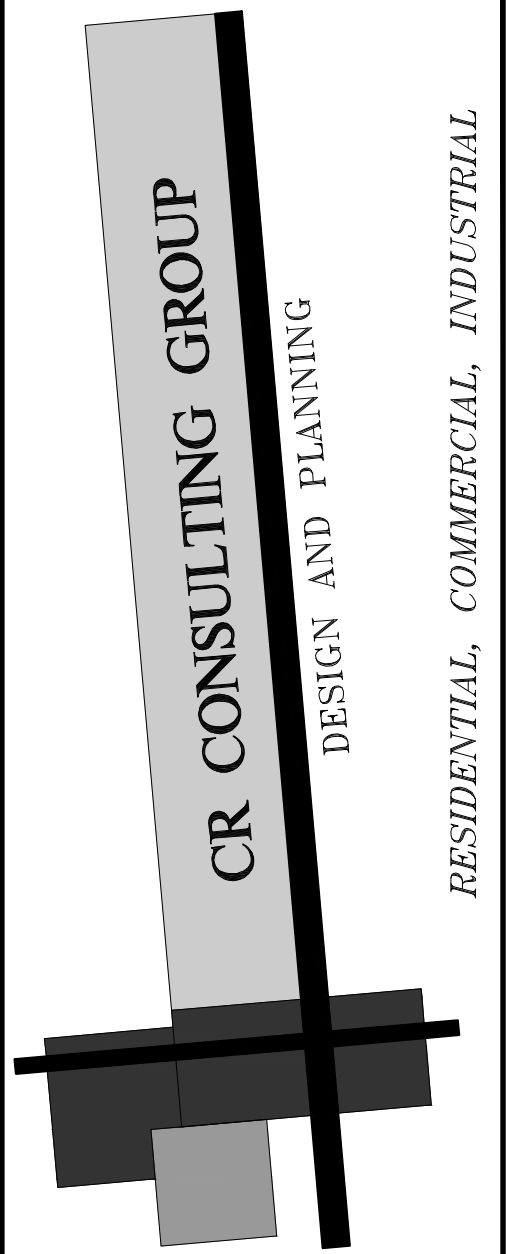
1. JOINTS SHALL NOT BE ACCEPTABLE UNDER ANY CIRCUMSTANCES.
2. WIRE MESH WITH GRID EXCEEDING 2'X2' WILL BE REJECTED.
3. ALL FASTENERS SHALL BE GALVANIZED.
4. CEMENT PLASTER FINISH SHALL BE "LIGHT LACE" AS SPECIFIED BY THE CEMENT PLASTER MANUFACTURERS ASSOCIATION.
5. ALTERNATE: "MEDIUM DASHED", MACHINE APPLIED 7/8" CEMENT PLASTER OVER 3/4 SELF FURRING METEL LATH, 2 LAYERS O MINUTE GRADE "D" PAPER.
6. MESH AS SPECIFIED SHALL NOT OVERLAP AT CONTROL JOINTS.
7. MESH OVERLAPS SHALL NOT COINCIDE WITH PLYWOOD JOINTS.
8. SCARIFICATION AS SPECIFIED SHALL ALWAYS BE IN THE HORIZONTAL DIRECTION.
9. INTERIOR DRYWALL SHALL ALWAYS BE INSTALLED PRIOR TO APPLICATION OF CEMENT PLASTER.

Sealers

1. CAULK ALL WALL AND ROOF PENETRATIONS.
2. CAULK ALL WINDOWS AND DOOR FRAMES AT HEAD, SILL AND JAMB.

ELEVATION NOTES

REVISIONS		
REV	DESCRIPTION	DATE
1	Plan Check	06/04/24



CR CONSULTING GROUP

3802 W. ASHCROFT AVE.,
FRESNO, CA. 93722
PH.#559-286-4605
email: cear@crconsultinggroup.net

PROJECT TITLE

NEW RESTAURANT DESIGN
FOR: ROBERTTOS
THE FAST FOOD ENTERPRISES LLC
SILVERADO ST. AND 11TH AVE.
HANFORD, CA.



PROJECT NUMBER: 23-044

DRAWING TITLE

EXTERIOR
ELEVATIONS

SCALE:
AS NOTED

PLOT DATE
06/04/24

PROJECT
MANAGER
CRR

SHEET NO.

A3.1

Drive-thru pick-up windows.

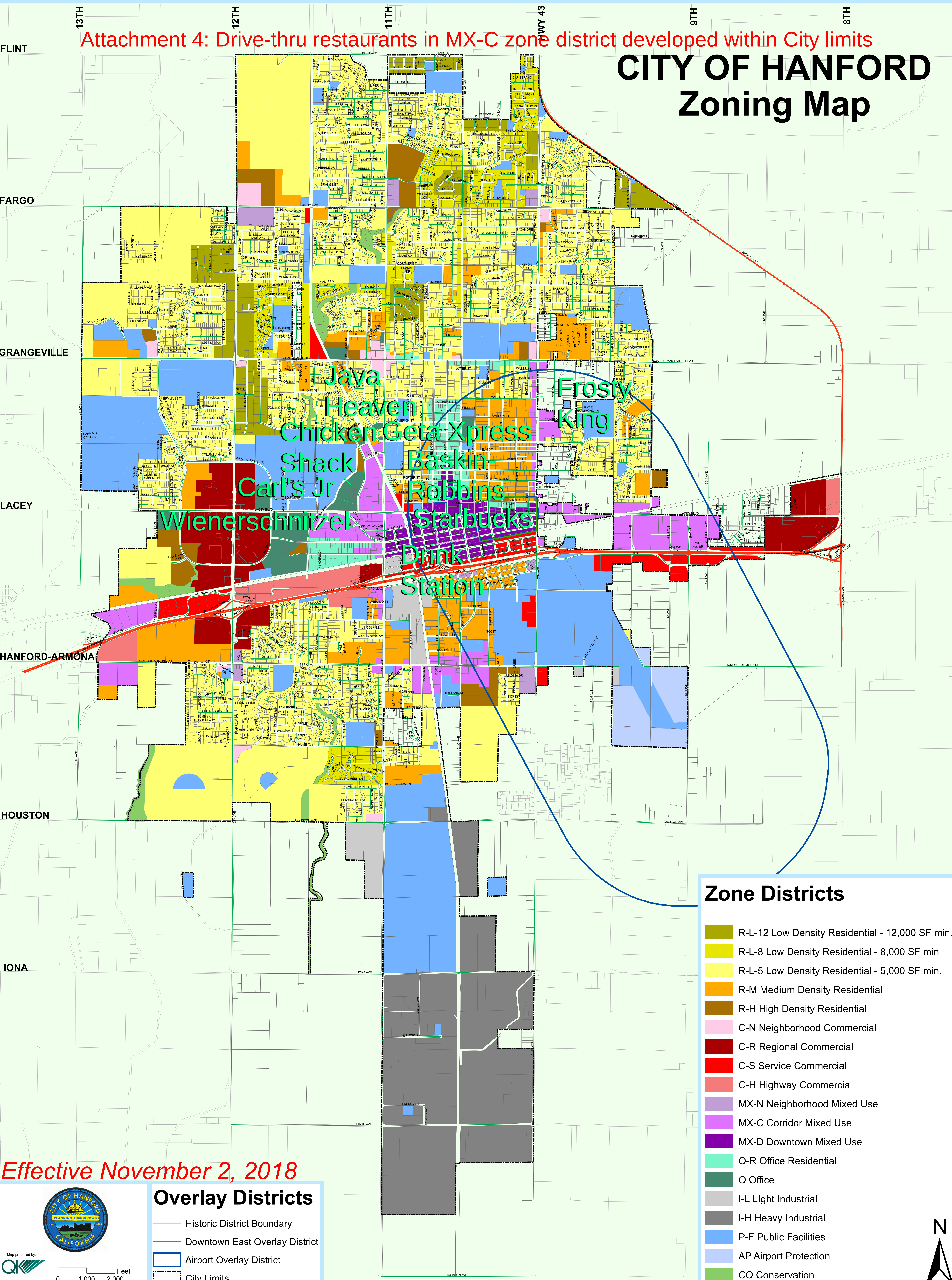
§ 17.60.070

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 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.
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 vehicle stacking spaces per lane with a minimum of four stacking spaces before the ordering speaker and two stacking spaces after the ordering speaker. Each vehicle stacking space in a drive-thru lane shall be a minimum of 20 feet in length.

- 11.** A use with drive-thru lanes on each side of the store (two lanes) shall accommodate a minimum of four vehicle stacking spaces per lane with a minimum of two stacking spaces before the ordering speaker and two 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 20 feet in length.
 - 12.** Speaker noise levels measured at the property line shall not exceed applicable City noise standards.
- B.** 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 1/2 acre in size or in a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than 1/2 acre in size.
- C.** 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 150 feet from residentially zoned property or property designated for residential uses pursuant to the General Plan.

(Ord. 17-04, 2017)



Notice of Exemption 2024-54

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

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

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

Project Title: Variance 0016-24

Project Location – NW corner of Silverado St. and S. 11th Ave.
(APN 012-370-001)

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

Description of Nature, Purpose and Beneficiaries of Project: Variance No. 0016-24: a request to deviate from the standards of the Hanford Municipal Code Section 17.60.070(B), in order to locate a restaurant with a drive-thru pick-up window, Robertito's, on a parcel with a size less than one-half (½) acre in the MX-C Corridor Mixed Use zone district.

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

Name of Person or Agency Carrying Out Project: Seth Ramirez
Address: 4233 W. Wathen Ave., Fresno, CA 93722
Phone Number: (559) 903-9418

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: 15332 In-Fill Development Projects
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines. The project meets the following conditions stated in Section 15332: the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

Lead Agency

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

Signature: _____ Date: July 23, 2024 Title: Associate Planner

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

KINGS COUNTY ASSESSOR'S MAP

12-37

TRACT.NO.396

RESUB PORTION OF LOT 6 VINEY RESUBENSTEIN COLONY

SEC. 35-18-21

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
JANUARY, 1996

