Planning Commission Meeting
Agenda

August 27, 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:

Rev. Renee Westmoreland, Executive Pastor, Glad Tidings Church

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 23, 2024 Meeting

PUBLIC HEARING:

A. Community Development: Conditional Use Permit No. 0026-24: a request to construct two (2) units for use as general auto repair shops in the MX-C Corridor Mixed Use zone district. The project is located at the northeast corner of 10th Ave. and E. Fifth St. (APN 016-032-001).

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: 8/27/2024	**AGENDA SECTION:** CONSENT CALENDAR

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

RECOMMENDATION:

Approve the minutes of the July 23, 2024 meeting.

ATTACHMENTS:
1. 07-23-24 Minutes

Planning Commission Regular Meeting
Minutes
July 23, 2024 5:30 PM
Council Chambers
400 N. Douty St.

ROLL CALL:

Chair NORRIS called the meeting to order at 5:30 p.m.

Present:	Absent:
MAREZ NELSON DOUGLAS HAM NORRIS	CURTIS

INVOCATION:

Diana Black 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.

None.

CONSENT CALENDAR:

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

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

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

RESULT:	**(UNANIMOUS)**
MOVER:	HAM
SECONDER:	NELSON

AYES:	HAM, NELSON, MAREZ, DOUGLAS, NORRIS
ABSENT:	CURTIS

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 (½) 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).

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

Associate Planner Mark Manha presented the staff report, recommended approval, and invited questions of staff:

Vice-Chair HAM asked what the hours of operation will be. Associate Planner Manha replied that they plan to be open 24/7.

Chair NORRIS asked if Robertito's is a chain. Mr. Manha replied that have about 15 restaurants.

Chair NORRIS opened Public Comment:

IN FAVOR
Lando and Seth Ramirez, of Ramirez Land Plan, representing the Dominguez family (owners). Lando Ramirez stated that Robertito's is a family-owned business, and they are expanding in the Central Valley. There are several locations in Fresno. This is the new prototype--the first stand-alone, with patio and drive-thru. He thanked staff for working with them on this project, and he invited any questions.

Onan Champi, Hanford resident, congratulated the applicants on the project and for coming to Hanford. He encouraged approval of the project.

OPPOSED
None.

Chair NORRIS called for a motion.

Motion to adopt Resolution No. 2024-15, approving Variance No. 0016-24.

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

DIRECTOR'S COMMENTS:

Director Waters announced an upcoming Joint Meeting of the City Council and the Planning Commission on Tuesday, August 27, at 4:00 p.m., in the Council Chambers. The purpose of the meeting is to receive public comments and consider the submittal of the draft countywide Housing Element to HCD for review. Although only City Council will take action(s), Planning Commission will be able to ask questions. He explained the approval process and encouraged the Commissioners to attend, if possible.

Vice-Chair HAM asked if the Commissioners will receive a packet. Director Waters replied that the packet was posted to the Planning page of the City website today, and it will be posted to the home page tomorrow, under "Current Projects."

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).

Vice-Chair HAM mentioned that there is a new barbecue restaurant, The Hog Pit, at 11th Avenue and Seventh Street, near IHOP. He was eating at a restaurant across the street and noticed that the new restaurant had outdoor dining, the area was fenced off, and they were playing very loud music. He asked what the requirements are in that situation. Director Waters replied that the music would have to comply with the Municipal Code noise ordinance, and an outdoor dining permit is required from Planning.

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.

Chair NORRIS adjourned the meeting at 5:45 p.m.

AGENDA
STAFF REPORT

MEETING DATE: 8/27/2024	**AGENDA SECTION:** PUBLIC HEARING

SUBJECT:
Conditional Use Permit No. 0026-24: a request to construct two (2) units for use as general auto repair shops in the MX-C Corridor Mixed Use zone district. The project is located at the northeast corner of 10th Ave. and E. Fifth St. (APN 016-032-001).

RECOMMENDATION:

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2024-16, approving Conditional Use Permit No. 0026-24.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2024-16, approving Conditional Use Permit No. 0026-24.

PROJECT DESCRIPTION

The project is a request to construct two units for use as general auto repair shops in the MX-C Corridor Mixed Use zone district. The use of a building for the major repair and service of motor vehicles requires a conditional use permit in the MX-C Corridor Mixed Use zone district.

Project Location

The proposed project is located at the northeast corner of 10th Ave. and E. Fifth St. (APN 016-032-001) (see Figure 1, below).

Entitlement

The applicant has submitted Site Plan Review No. 0062-23 for the project, proposing to construct a 4,200 sq. ft. motor vehicle repair building with two units and associated site improvements (see **Attachment 1**). Site Plan Review No. 0062-23 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 for this conditional use permit application.

Figure 1:

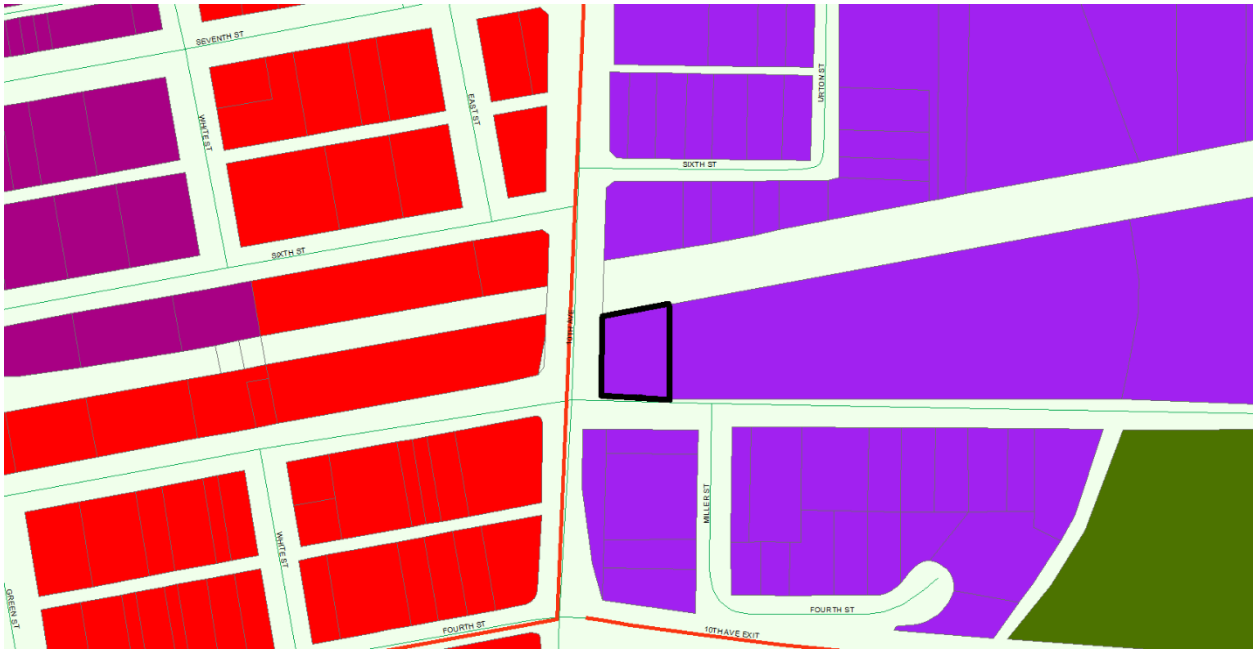
Land Use (property outlined in red)

BACKGROUND INFORMATION

General Plan Designation

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

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



Zoning Designation

The property is zoned MX-C Corridor Mixed Use, which corresponds with the General Plan designation (see Figure 3, below). The applicant seeks to allow a motor vehicle repair or service, major use in the MX-C Corridor Mixed Use zone district. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, motor vehicle repair or service, major uses require a Conditional Use Permit in the MX-C Corridor Mixed Use zone district (see Figure 4, below). “Motor vehicle repair or service, major" means an establishment that provides major repair or servicing of motor vehicles, such as body, chassis, engine, transmission, or exhaust repair or modification.

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

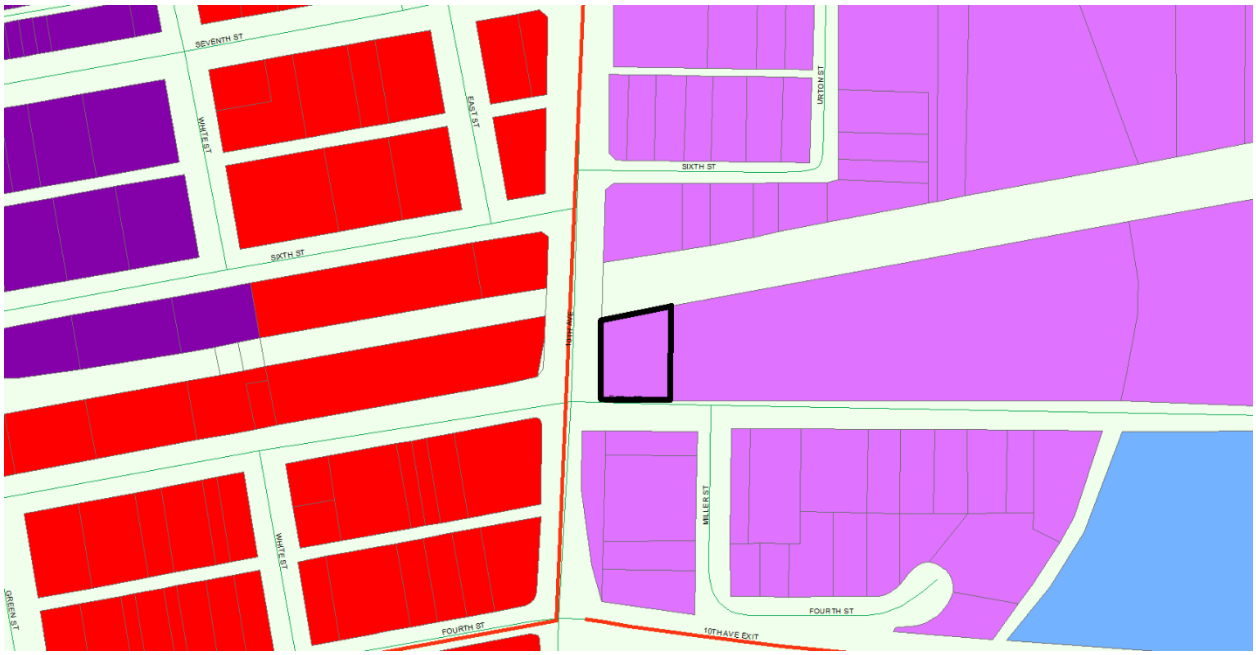


Figure 4:
Land Use Table

Commercial, Office, and Industrial Zone Use Table P = Use Is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use Is Not Allowed																
		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
	Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See Identified Section)
J19	Motor vehicle repair or service, major			P	P		C				P	P				

PROJECT EVALUATION

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

17.26.030 Site Area

In the MX-C Corridor Mixed Use zone district, the minimum lot area shall be 5,000 square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80. The subject property is approximately 21,323 square feet. The property exceeds the site area requirement for the MX-C Corridor Mixed Use zone district.

17.26.040 Lot Dimensions

In the MX-C Corridor Mixed Use zone district, the minimum lot frontage shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office. The project site has approximately 137.3 feet of lot frontage along 10th Avenue and 117.5 feet of lot frontage along Fifth Street. The property exceeds the lot dimension requirement for the MX-C Corridor Mixed Use zone district.

17.26.050 Coverage

The maximum coverage of the lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. All required building setbacks, landscaping, 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 property line. In this case, Fifth Street is the shorter side of the corner lot; therefore, the property line adjoining Fifth Street is the front. The building setback is 33 feet from the front property line along Fifth Street, which meets the front setback requirement for the MX-C Corridor Mixed Use zone district.

Side-Building Setback

The side building setback area shall be zero feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the side building setback area shall be 15 feet. The interior side property line is located adjacent to a property in the MX-C Corridor Mixed Use zone district and the street-side property line is adjacent to 10th Avenue. The interior side building setback area is zero feet from the eastern side lot line and street-side building setback area along 10th Avenue is 77.5 feet, with all parking spaces and the trash enclosure also being located behind the required 15-foot setback area. All side setback 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 not adjacent to a public street or any of the stated zone districts; therefore, the rear setback may be zero feet. The rear setback area is zero feet from the rear lot line, which satisfies the requirement for the MX-C Corridor Mixed Use zone district.

17.26.070 Distances Between Structures

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

17.26.080 Height of Structures

The maximum height of structures in the MX-C Corridor Mixed Use zone district is 50 feet. The proposed height of the structure is 16’ 3”, 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. Based on the proposed site layout and the property’s surroundings, there is no availability for a shared driveway. However, to minimize the number of driveways on public streets, both existing driveways along 10th Avenue will be removed and a new driveway will be constructed along Fifth Street. The new driveway will be located less than 100 feet from the radius curve of the curb. However, locating the driveway at least 100 feet from the radius curve of the curb would place a portion of the driveway off the subject property and over a drainage ditch. The City Engineer has approved the location of the proposed driveway. The property meets the driveway requirements for the MX-C Corridor Mixed Use zone district.

17.26.100 Off-Street Parking

The applicant proposes to provide 14 parking spaces for the site, one of which will be ADA-accessible. In accordance with Section 17.54.040 of the Hanford Municipal Code, all service commercial uses shall provide parking at a ratio of one space per 300 square feet of building space. The size of the proposed building is 4,200 square feet. Based on the ratio, the parking total meets the requirement.

Calculation:

4,200 square feet ÷ 300 square feet = 14 parking spaces minimum

All parking spaces meet the minimum size requirements of 18.5 feet in length and nine feet in width. The project meets the parking requirements for the MX-C Corridor Mixed Use zone district.

17.26.110 Usable Open Space

New developments with a site area over one acre shall provide a common outdoor, shaded sitting area for use by customers. The site is less than one acre in size; therefore, no additional usable open space is required.

17.26.120 Landscaping

Landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street. All building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped. In all mixed use zone districts, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least 10 feet. Landscaping will be distributed throughout the site, with 15 feet of landscaping provided along each street frontage. One tree is provided at least every four parking spaces. The project satisfies the landscaping 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 meet the screening, fences, and walls standards of Section 17.26.130, as well as Section 17.50.110 of the Hanford Municipal Code. According to Section 17.50.110, “no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty percent (50%) or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.” The existing chain link fence will be moved behind the required 15-foot landscaping along each street frontage, with the fence being placed outside of the 25-foot corner sight triangle. According to Section 17.26.130, “a block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.” The property is adjacent to the MX-C Corridor Mixed Use zone district along the interior side lot line and a railroad along the rear lot line; therefore, a block wall is not required. According to Section 17.26.130, “no fence or wall shall be placed in front of or within any landscaped area located next to a street.” The existing chain link

fence will be moved behind the required 15-foot landscaping along each street frontage. In addition, the proposed rolling gate will be placed to avoid encroachment into the adjacent landscaping and parking spaces. The project satisfies all screening, fence, and wall regulations for the MX-C Corridor Mixed Use zone district.

17.26.140 Signs

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

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

17.26.150 General Provisions and Standards

All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by the Hanford Municipal Code. The use proposed will occur within an existing, completely enclosed, permanently fixed structure. 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 per City Standard GE-41, 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.

FINDINGS FOR APPROVAL: CONDITIONAL USE PERMIT NO. 0026-24

Conditional Use Permit No. 0026-24

In taking action on a Conditional Use Permit, the Planning Commission must make the appropriate findings, in accordance with Section 17.80.030 of the Hanford Municipal Code:

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

ANALYSIS: That the proposed use will not impair the integrity and character of the MX-C Corridor Mixed Use zone district. The use is consistent with the regulations set forth in Chapter 17.26 of the Hanford Municipal Code for the MX-C Corridor Mixed Use zone district. The use of motor vehicle

repair or service, major is listed as a permitted use with the approval of a Conditional Use Permit in the MX-C Corridor Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030. There are existing motor vehicle repair or service businesses in the MX-C Corridor Mixed Use zone district.

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

ANALYSIS: That the proposed use of the site for the major repair and service of motor vehicles is compatible with existing and future permitted land uses in the MX-C Corridor Mixed Use zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.26 for the MX-C Corridor Mixed Use zone district. In accordance with General Plan Policy L66, Hanford shall define the uses allowed in the Corridor Mixed Use land use designation to include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The use of this site for the major repair and service of motor vehicles supports this policy, as it is a service activity similar to other existing permitted uses in the MX-C Corridor Mixed Use zone district. There are existing motor vehicle repair or service businesses in the MX-C Corridor Mixed Use zone district.

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

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

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

ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15332 In-Fill Development Projects of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

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

ANALYSIS: That this application has been reviewed by various City departments and evaluated for

conformity with the requirements of Chapter 17.26 of the Hanford Municipal Code for the MX-C Corridor Mixed Use zone district. The use of this building for the major repair and service of motor vehicles is compliant with the Hanford Municipal Code. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in in Site Plan Review No. 0062-23 and the resolution.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on August 16, 2024 and mailed to property owners within 300 feet of the project site on August 15, 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 3.**

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2024-16, approving Conditional Use Permit No. 0026-24.

Applicant:
Alijah Dean
311 E. Fourth St.
Hanford, CA 93230

Property Owner:
Marco Rodriguez
417 E. Fifth St.
Hanford, CA 93230

ATTACHMENTS:
1. Resolution No. 2024-16
2. Attachment 1 - Site Plan
3. Attachment 2 - SPR0062-23 Approval Letter
4. Attachment 3 - Notice of Exemption No. 2023-105
5. Assessor's Map

RESOLUTION NO. 2024-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 0026-24, A REQUEST TO CONSTRUCT TWO UNITS FOR USE AS GENERAL AUTO REPAIR SHOPS IN THE MX-C CORRIDOR MIXED USE ZONE DISTRICT. THE PROJECT IS LOCATED AT THE NORTHEAST CORNER OF 10TH AVE. AND E. FIFTH ST. (APN 016-032-001).

At a regular meeting of the City of Hanford Planning Commission duly called and held on August 27, 2024 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 0026-24, a request to construct two units for use as general auto repair shops in the MX-C Corridor Mixed Use zone district, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.80 of the Hanford Municipal Code; and

WHEREAS, the project is located at the northeast corner of 10th Ave. and E. Fifth St. (APN 016-032-001); and

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

WHEREAS, the project is exempt from environmental review, per Section 15332 In-Fill Development 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 17.80.030 of the Hanford Municipal Code:

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

   ANALYSIS: That the proposed use will not impair the integrity and character of the MX-C Corridor Mixed Use zone district. The use is consistent with the regulations set forth in Chapter 17.26 of the Hanford Municipal Code for the MX-C Corridor Mixed Use zone district. The use of motor vehicle repair or service, major is listed as a permitted use with the approval of a Conditional Use Permit in the MX-C Corridor Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030. There are existing motor vehicle repair or service businesses in the MX-C Corridor Mixed Use zone district.

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

   ANALYSIS: That the proposed use of the site for the major repair and service of motor vehicles is compatible with existing and future permitted land uses in the MX-C Corridor Mixed Use zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.26 for the MX-C Corridor Mixed Use zone district. In accordance with

General Plan Policy L66, Hanford shall define the uses allowed in the Corridor Mixed Use land use designation to include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The use of this site for the major repair and service of motor vehicles supports this policy, as it is a service activity similar to other existing permitted uses in the MX-C Corridor Mixed Use zone district. There are existing motor vehicle repair or service businesses in the MX-C Corridor Mixed Use zone district.

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

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

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

   ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15332 In-Fill Development Projects of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared.

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

   ANALYSIS: That this application has been reviewed by various City departments and evaluated for conformity with the requirements of Chapter 17.26 of the Hanford Municipal Code for the MX-C Corridor Mixed Use zone district. The use of this building for the major repair and service of motor vehicles is compliant with the Hanford Municipal Code. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in in Site Plan Review No. 0062-23 and the resolution.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 0026-24 be approved, subject to the conditions presented in **Exhibit B.**

EXPIRATION

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

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

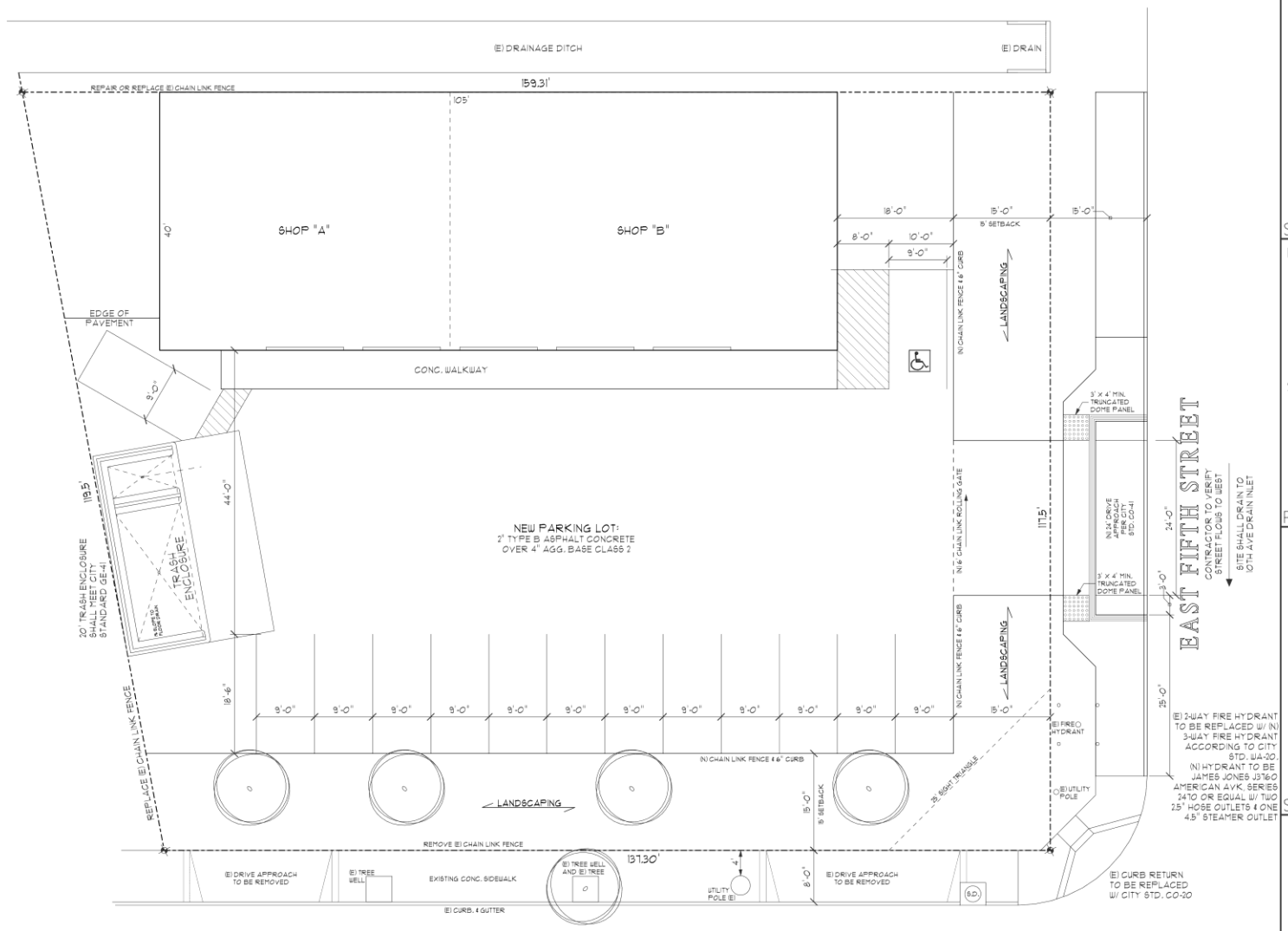
AYES: Commissioners
NOES: Commissioners
ABSTAIN: Commissioners
ABSENT: Commissioners

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

I, **Jason Waters**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 27th day of August 2024.

Jason Waters, Secretary

Exhibit A
Site Plan



175 10TH AVENUE

PARKING REQ'S:
4200 SQFT / 300 SQFT = 14
VAN ACCESSIBLE SPACES - 1
STANDARD SPACES - 13
TOTAL PARKING SPACES - 14

10' 40' 60'
20' SCALE 50'

SITE PLAN 6H

SITE SITE PLAN
A-1 PROPOSED FLOOR PLAN
A-2 EXTERIOR ELEVATIONS
CalGreen CalGreen

SCOPE: NEW COLD-FORMED STEEL BUILDING PARKING LOT, AND TRASH ENCLOSURE

SHEET INDEX 2K

BUILDING ADDRESS: 175 S TENTH AVENUE HANFORD, CA 93230
OWNERS: MARCOS RODRIGUEZ
(OWNER'S ADDRESS): 175 S TENTH AVENUE HANFORD, CA 93230
ZONE: MX-C
APN: 016-032-001-000
CONSTRUCTION TYPE: V-B OCCUPANCY: S-1, U
NUMBER OF STORIES: 1 OVERALL HEIGHT: 16'-0"
SEISMIC DESIGN CATEGORY: D RISK CATEGORY: II
ULTIMATE DESIGN WIND SPEED: 110 MPH - EXPOSURE B

SOIL CLASS "D"
SEISMIC IMPORTANCE FACTOR: I
36.301624 N, 119.648055 W
SITE CLASS D - "STIFF SOIL"
RISK CATEGORY I/II/III
S_s = 0.824g S_{MS} = 0.811g S_{DS} = 0.73g
S_1 = 0.216g S_{M1} = 0.483g S_{D1} = 0.29g
F_a = 0.84 F_v = 0.483

SETBACKS:
FRONT - 15'
SIDE - 0'
STREET SIDE - 15'
REAR - 0'

FLOOR AREA: 4200 SQFT TOTAL FOOTPRINT
REQ'D SOLAR: 0.00 kWdc

PROJECT INFORMATION 4K

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE C.B.C. AND RESIDENTIAL CODE AS AMENDED BY LOCAL BUILDING AUTHORITIES.
2. CONTRACTOR AND ALL SUB-CONTRACTORS SHALL CHECK ALL DIMENSIONS SHOWN ON THESE PLANS AGAINST CONDITIONS IN THE FIELD. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
3. CONTRACTOR MAY MAKE ADJUSTMENTS TO THE PLACEMENT OF THE BUILDING AS NECESSARY SO LONG AS ALL MINIMUM SETBACKS ARE OBSERVED.
4. SURFACE WATER SHALL BE DRAINED AWAY FROM BUILDING FOR 10 FEET (MIN) WITH A 6" MINIMUM SLOPE WHERE AVAILABLE, ELSE 2%, CRC 4013
5. ON-SITE RETENTION OF WATER AND DRAINAGE OF WATER ACROSS OR ON TO ANY ADJACENT PROPERTY IS NOT ALLOWED. MAINTAIN A 5% SLOPE FROM REAR OF PROPERTY TO FRONT.
6. PROVIDE STREET ADDRESS NUMERALS AT LEAST 4" HIGH W/ 1/2" STROKE ON CONTRASTING BACKGROUND, CLEARLY VISIBLE FROM THE STREET.
7. FINISHED FLOOR ELEVATION TO BE ABOVE THE CROWN OF THE STREET.

CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE BUILDING DEPT FOR REVIEW AND APPROVAL.

THE SOIL BEARING CAPACITY PER CRC TABLE R401.4.1 IS 1500 PSF
CONCRETE DESIGN STRENGTH PER CRC TABLE R402.2 IS 2500 PSF
MATERIAL DEAD LOADS PER CRC R301.2.2.1 IS 8 PSF ROOF 10 PSF FLOOR
MATERIAL LIVE LOADS PER TABLE R301.5 IS 40 PSF

WALL BRACING ADJ. FACTOR PER TABLE R602.10.3 IS 1

SITE NOTES 6K

1. ALL WORK SHALL CONFORM TO THE 2022 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, CA GREEN BUILDING STANDARDS CA MECHANICAL CODE, CALIFORNIA PLUMBING CODE CALIFORNIA ELECTRICAL CODE, RESIDENTIAL CODE, TITLE 24 AND ALL STATE AND LOCAL CODES.
2. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AT THE JOB SITE, AND SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIALS AND/OR EQUIPMENT REQUIRED TO PROPERLY COMPLETE THE WORK. ANY DAMAGE TO EXISTING PROPERTY THAT MAY OCCUR DURING THE COURSE OF WORK SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR.
3. ROLE OF THE DRAFTSMAN:
   1. THE DRAFTSMAN WAS RETAINED BY THE OWNER:
      A. TO PREPARE SUFFICIENT DRAWINGS AND SPECIFICATIONS FOR REVIEW BY GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND TO SECURE APPROVAL FOR ISSUING REQUIRED GENERAL BUILDING PERMIT.
      B. TO PROVIDE ADDITIONAL CONSULTING SERVICES WHEN AND IF SO REQUIRED BY THE OWNER DURING THE CONSTRUCTION PHASE.
   2. THE DRAFTSMAN WILL NOT PARTICIPATE IN OTHER CONSTRUCTION PHASE ACTIVITIES EXCEPT AS MAY BE REQUIRED BY LOCAL JURISDICTION.
   3. THE DRAFTSMAN WILL ACCEPT NO FINANCIAL RESPONSIBILITY ARISING FROM ERRORS OR OMISSIONS CONTAINED IN THESE OR OTHER DOCUMENTS PREPARED BY THE DRAFTSMAN. THE BUILDING CONTRACTOR MUST REVIEW ALL DOCUMENTS FOR ERRORS PRIOR TO ACCEPTANCE OF DOCUMENTS.

GENERAL NOTES 8K

Revisions

Construction Designs
(559) 584-8250

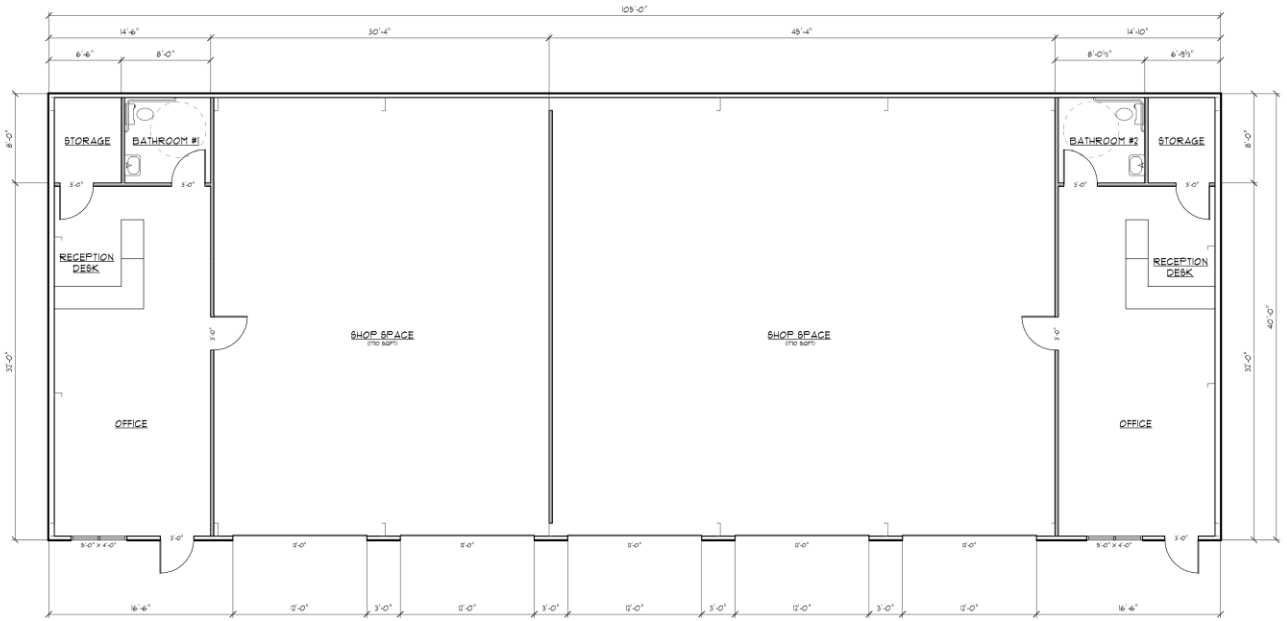
PHYSICAL ADDRESS:
115 E. FOURTH STREET
HANFORD, CA 93230
WEBSITE:
www.ConstructionDesigns.com

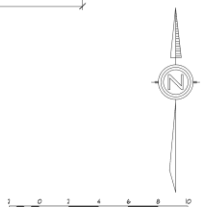
THESE DRAWINGS, AS PREPARED UNDER THE DIRECTION OF THE DESIGNER, AND MAY NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF CONSTRUCTION DESIGNS 2023

A COLD-FORMED STEEL BUILDING FOR:
MARCO RODRIGUEZ
175 S 10TH AVE
HANFORD, CA 93230
559-420-5361

Date 04 JUN 2023
Scale 1/4" = 1' U.O.N.
Drawn by ALIJAH DEAN
Job

SHEET NUMBER
SITE





10,000 SQFT LIVING AREA 1ST FLOOR

FLOOR PLAN

6K

8B TITLE 24

AFTER INSTALLING INSULATION, POST IN A CONSPICUOUS LOCATION AN INSULATION CERTIFICATE, SIGNED BY THE INSTALLER AND THE BUILDER, STATING THAT THE INSULATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, OF THE 2022 CALIFORNIA ENERGY COMMISSION CODE.

THE INSULATION SHALL CONFORM TO FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE 2022 CBC.

PROVIDE A VAPOR RETARDER HAVING A TRANSMISSION RATE NOT TO EXCEED 1 PERM IN ACCORDANCE WITH ASTM E 96, INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION PER CBC 2032

ALL WINDOWS TO BE NFRC TESTED.
U-VALUES NOT TO EXCEED U .3 SHGC .23
WALL INSULATION TO BE R-21 x 5
~~CEILING INSULATION TO BE R-30 + R-11~~
INSULATION AT PURLINS TO BE R-30 + R-11
RADIANT BARRIER AT ROOF SHEATHING
~~GARAGE CEILING TO BE INSULATED AS ABOVE~~
MEZZ. INSULATION TO BE R-21 + R-11
EXTERIOR DOORS TO HAVE .50 U-VALUE
HVAC SYSTEM TO BE MINI-SPLIT
~~FURNACE TO BE 98 AFUE A/C TO BE 23 SEER~~
~~ATTIC DUCTING TO BE R-80~~
WATER HEATER TO BE TANKLESS EF .91

REQUIRED HERS VERIFICATION:
IAQ MECHANICAL VENT
REFRIGERANT CHARGE
VERIFIED HEAT PUMP CAPACITY
QUALITY INSULATION INSTALLATION
KITCHEN RANGE HOOD
~~FAN EFFICIENCY WATTS/CFM~~
~~DUCT SEALING~~
~~DUCT LEAK TEST~~
~~MINIMUM AIRFLOW~~
~~VERIFIED EER~~
~~VERIFIED SEER~~

8D GENERAL NOTES

1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANTS OF THE BUILDING WITH A LIST OF HEATING, COOLING WATER HEATING, LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES THAT ARE INSTALLED AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. ANY EQUIPMENT THAT REQUIRES PREVENTIVE MAINTENANCE FOR EFFICIENCY MUST BE FURNISHED WITH COMPLETE INFORMATION NECESSARY.
2. PROVIDE EACH GAS BURNING APPLIANCE WITH A MINIMUM OF 100 SQ. IN. OF COMBUSTION AIR (C.A.V.) WITH 1/2 LOCATED WITHIN 12" OF BOTH FLOOR AND CEILING.
3. THE HOOD IS TO BE INSTALLED PER MFG's REQUIREMENTS. CLEARANCES SHALL BE AS REQUIRED BY THE RANGE/COOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. INTERIOR WALL FINISHES SHALL BE FLAMESPREAD CLASS III. USE WATER RESISTANT CEMENT BD. @ SHOWERS AND TUBS.
5. ALL ATTIC INSULATION TO BE IN ACCORDANCE W/ T-24
6. EXT WALL INSULATION TO BE IN ACCORDANCE W/ T-24
7. ALL GLAZING TO BE DUAL PANE VINYL FRAME SLIDERS U.O.N.
8. EXT. DOORS & WINDOWS TO BE WEATHER STRIPPED.
9. ALL JOINTS & PENETRATION TO BE CAULKED & SEALED.
10. DOORS & WINDOWS TO BE CERTIFIED & LABELED.
11. EXHAUST FANS & FAN SYSTEM TO HAVE DAMPER CONTROLS.

13. GAS COOKING APPLIANCES TO HAVE INTERMITTENT IGNITION DEVICE.
14. HOSE BIBBS TO EACH HAVE NON-REMOVABLE VACUUM BREAKER.
15. TOILETS TO BE 1.6 GAL PER FLUSH

16. ALL CEILING HEIGHTS 8' U.O.N.
17. CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION.
18. ALL EXT WALLS 8" SIPs
ALL INT. WALLS ARE 2X4 @ 16" O.C. DF STD/BTR WITH 8' PLATE U.O.N.
SOME "LIET" INTERIOR WALLS MAY BE 2X6 CONSTRUCTION
19. ALL HEADERS ABOVE INTERIOR OPENINGS ARE 4X6 DF STD/BTR U.O.N.
~~ALL HEADERS ABOVE EXTERIOR OPENINGS ARE MIN. 4X8 DF STD/BTR U.O.N.~~
20. ALL EXHAUST FANS SHALL HAVE AUTOMATIC BACK DRAFT DAMPERS
21. WATER HEATING SYSTEM (GAS): UNLESS SUPPLY ON DEMAND IS INSTALLED
B) INSULATED ALL WATER PIPES MIN. R-3 W/RAP
C) EQUIPMENT TO BE CERTIFIED BY C.E.C.
D) INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE @ SHOWERS AND TUB/SHOWERS
22. WATER PIPING MATERIALS TO COMPLY WITH SEC 604.1 CPC
23. THESE PLANS WERE PREPARED TO COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE. ALL SECTIONS OF THE CBC MUST BE STRICTLY ADHERED TO, SPECIFIED ON THESE PLANS OR NOT.
24. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET OPENABLE AREA OF 5.7 SQFT. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT EXCEEDING 44" ABOVE THE FLOOR.
25. TEMPERED SAFETY GLASS IS REQUIRED IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITH IN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE. EXCEPTION: IF PANEL IS LESS THAN 9 SQFT. CONTRACTOR TO ENSURE TEMPERED GLASS IS USED IN ALL DOORS.

8H WALL LEGEND

2X4 CONVENTIONAL INTERIOR WALL

6" WALL GIRT

4" WALL GIRT

1" METAL WALL PANEL

8K

Revisions

Construction Designs
(559) 584-8250

PHYSICAL ADDRESS:
315 E. FOURTH STREET
HANFORD, CA 93230
WEBSITE:
www.ConstructionDesigns.com

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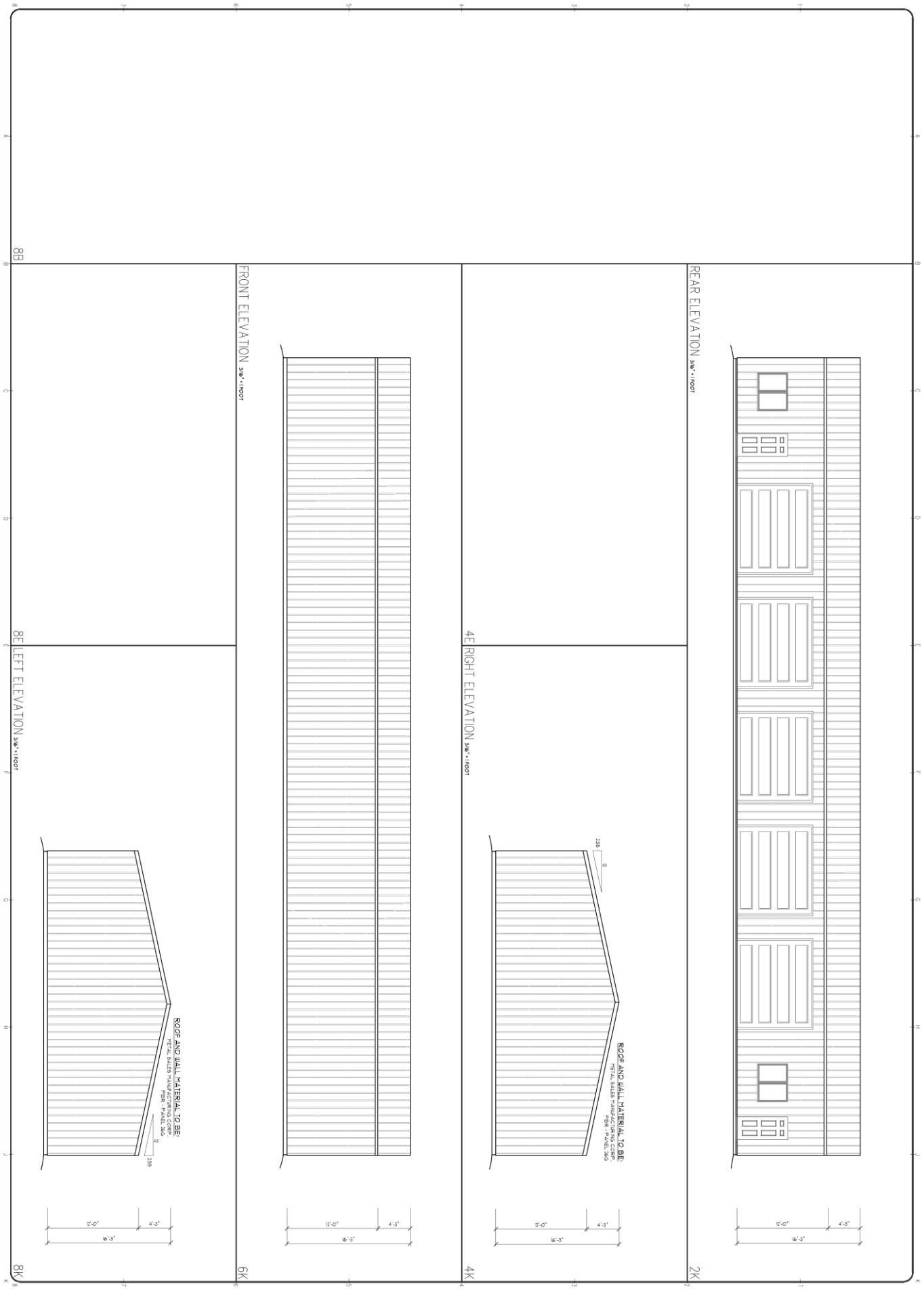
A COLD-FORMED STEEL BUILDING FOR:
MARCO RODRIGUEZ
175 S. 10TH AVE
HANFORD, CA 93230
559-410-5361

Date
04 JUN 2023
Scale
1/4" = 1' U.O.N.
Drawn by
ALIJAH DEAN
Job

SHEET NUMBER
A-1



SHEET NUMBER
A-2

Date
6 JAN 2023
Scale
1/4" = 1' U.O.N.
Drawn
ALIJAH DEAN
Job

A COLD-FORMED STEEL BUILDING FOR:

MARCOS RODRIGUEZ
175 S. 10TH AVE.
HANFORD, CA 93230
559-410-5361

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PHYSICAL ADDRESS:
311 E. FOURTH STREET
HANFORD CA 93230
www.Construction-Designs.com

Construction Designs
Alijah J. Dean
(559) 584-8250

Revisions

Exhibit B
Site Plan Review Approval Letter – Conditions of Approval

City of HANFORD
CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET

MAYOR
TRAVIS PADEN
VICE-MAYOR
MARK KAIRIS
COUNCIL MEMBERS
KALISH MORROW
DIANE SHARP
LOU MARTINEZ
CITY MANAGER
MARIO CIFUENTEZ II
CITY ATTORNEY
ROBERT M. DOWD

DATE: July 2, 2024

PROJECT: Site Plan Review SPR0062-23 Revision 3

APPLICANT: Alijah Dean

LOCATION: 175 S. 10th Ave. (APN 016-032-001)

PROPOSAL: Motor vehicle repair or service

ZONING: MX-C Corridor Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: September 6, 2023; February 7, 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 accepting construction drawings for a building permit. You project must return to the Site Plan Review Committee for review of the revised plans.

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

- ☐ Planning
- ☐ Fire
- ☐ Solid Waste
- ☐ Wastewater
- ☐ Building
- ☐ Engineering
- ☐ Police
- ☐ Parks and Recreation

☒ **REVISE AND PROCEED**

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

  - ☐ City Council
  - ☐ Parking and Traffic Commission
  - ☐ Other: _____
  - ☒ Planning Commission **CUP**
  - ☐ Parks and Recreation Commission

Signed,

Mark Manha

Mark Manha, Associate Planner
Community Development Department

July 2, 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). **Exemption No. 2023-105**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval SPR0062-23 Revision 3 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: September 6, 2023; February 7, 2024
SITE PLAN NUMBER: SPR0062-23 REVISION 3
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):

- None.

Required Entitlements:

- Conditional Use Permit (already applied)

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

General:

☒ That use of the site for a "motor vehicle repair or service, major" business shall require approval of a Conditional Use Permit. "Motor vehicle repair or service, major" means an establishment that provides major repair or servicing of motor vehicles, such as body, chassis, engine, transmission, or exhaust repair or modification.

☒ 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. 0062-23 Revision 3 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 along Fifth Street.
- ☒ 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 along 10th Avenue.

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 300 square feet" for all service commercial uses.

Calculation:

4,200 sq. ft. of building space ÷ 300 sq. ft. = **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 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 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 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)

☐ That 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.

☐ That 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. There shall be a minimum of 600 sq. ft. of open space area.

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

☒ 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 30 feet.

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

- ☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.

- ☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.

- ☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Dust Control:

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

☒ That the any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION
SPR0062-23 Auto Repair
6-28-24
101 S 10th 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 addresses will be 101 S 10th Ave

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.

Plan Review-SPR0062-23
Address-175 South 10th Ave, Hanford, CA 93230
Plan Reviewer- Nikkie Chamberland
Date-2-7-2024

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
- All dead-end access roads more than 150 ft must provide a approved turn around or hammer head and comply with city standards.
- All access roads shall not be less than 20 ft wide and 13 ft 6 inches

- 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**"

- Locked gates installed across fire department access roads:
    1. **Manual gates** with a chain lock require a **Knox Padlock** to be installed on them; or a **Knox Box** shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box. **(See www.knoxbox.com for current models)**
    2. **Electric Gates** shall be equipped with an electric **Knox Key Switch,** at the gate location.
    3. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
    4. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
    5. Provide a Knox Box for all structures and gates. In accordance with the 2019 CFC 506.1. Location shall be approved by Hanford Fire Department.
    6. The ordering of Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.
- 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

- Operational Fire Permit is Required

- Submit plans and information regarding high piled storage, rack storage, storage of combustible commodity, hazardous materials and any processes regulated by the Uniform Fire Code

City of Hanford

Public Works Department

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

Utilities Division Comments

PROJECT: SPR0062-23 175 S. 10th Avenue

APN: 016-032-001

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. Contractor shall call Underground Service Alert for all offsite 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 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 shall connect to Fifth Street.
3. That the developer shall abandon all existing water services not being utilized with this development at the water main to the satisfaction of the Construction Inspector.
4. That the developer replace the existing fire hydrant located at the northeast corner of 10th Avenue and Fifth Street with a commercial, 3-port fire hydrant per City Standard Detail WA-20 and the Water Criteria specifications located within the City of Hanford Construction Standards.
5. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all required water services, including fire service lines. Fire service system shall be a looped system with two points of connection to the City water main or as approved by the City of Hanford Fire Department.
6. 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.
7. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off of 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 the developer abandon all sewer laterals not being utilized for this development at the main to the satisfaction of the Construction Inspector.
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. If existing services are utilized, fixture counts to ensure adequate size of service is required. All new sanitary sewer laterals shall connect to Fifth Street.
4. That the developer shall furnish and install a floor drain inside any newly constructed trash enclosure per City Standard Detail GE-41 and shall connect to the City's Sanitary Sewer System.

Bob Williams — 5/20/2024

Utilities Manager — Date

5. Sand/grease trap(s) per City Standard Detail SS-32 shall be installed to capture flow from the trash enclosure, internal floor drains and sink basins located within the automotive service area prior to entering the city's sanitary sewer system.

Engineering Division Comments

PROJECT: SPR0062-23 175 S. 10th Avenue

APN: 016-032-001

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 the developer agrees that by progressing with the design and construction of their project, that all fees incurred by the City Surveyor for review, comment and acceptance of documents associated with the developer's project, if any, will be paid by the developer through invoices prepared by the City of Hanford. Types of documents referenced shall include, but are not limited to, Parcel Maps, Parcel Map Waivers, Lot Line Adjustments, Easements and Dedications. An additional 10% of the City Surveyor's cost will be added to the invoice for City of Hanford staff administration time and shall be paid in full prior to the acceptance of said document by the City Council, or the recording of said document with the Kings County Recorder's Office.
3. 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. Per the conditions of the Encroachment Permit, all work performed in the city's right-of-way shall be warranted by the developer for a period of one (1) year from the City's final acceptance of the project. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
4. 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 Service 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 improvement, onsite storm basin (if required) and structure footprints. A Grading Plan Review fee shall be paid prior to issuance of a grading permit and building permits.
5. 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.
6. All materials proposed to be used within the city's right-of-way shall be submitted to the City of Hanford Engineering Division for approval prior to installation.
7. 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.

Steve Coodey 5/20/2024

Assistant Engineer 559-585-2582 Date

City of Hanford

Public Works Department

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

PROJECT: SPR0062-23 175 S. 10th Avenue
APN: 016-032-001

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

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the current National Pollutant Discharge Elimination System (NPDES) and Construction General Permit (CGP), and the City of Hanford Municipal Code Section 13.10 for Storm Water compliance. 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 and City of Hanford Municipal Code Section 13.10 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 10th Avenue project frontage 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" apart. 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 and new 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 10th Avenue and Fifth Street, starting from the ends of curb returns.
3. That the developer construct new curb and gutter per City Standard Detail CO-11 along the Fifth Street project frontage as shown on the approved application plan.

Sidewalk Requirements:

1. That the existing sidewalk located along the 10th Avenue project frontage may remain in place provided it is found to be in functional condition, 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-16. The location of any such sidewalk sections required to be reconstructed shall be shown on the engineered site improvement plans.

Steve Coodey — 5/20/2024

Assistant Engineer (559) 585-2582 — Date

2. That the developer remove the existing accessibility ramp located at the northeast corner of 10th Avenue and Fifth Street and replace with a new ramp that is in conformance with City Standard Detail CO-20.

3. That the developer construct a new 4.5' attached sidewalk along the Fifth Street project frontage in conformance with City Standard Detail CO-15.

4. That the developer remove existing trees and tree wells along the 10th Avenue frontage. All tree well grates shall be salvaged to the City of Hanford Corporation yard at 900 S. 10th Avenue. All plumbing shall be capped with proper fittings to prevent water leaks, and all electrical conduits shall be capped to prevent water intrusion. Developer shall schedule an inspection with a minimum of 48 hours notification to Levi Winebrenner with the City of Hanford Parks Department at (559) 585-2561 for final acceptance of the tree well abandonment. The locations of the abandoned tree well shall be backfilled with clean soil and compacted to 90% relative compaction, and then capped with 4" of concrete (minimum 5 sack mix, 2500 psi minimum in 28 days).

Drive Approach Requirements:

1. That the developer remove all existing drive approaches not being utilized for this project. Curb and gutter per City Standard Detail CO-11 shall be installed as well as sidewalk per City Standard Detail CO-16.

2. That the developer construct a new drive approach on Fifth Street in conformance with City Standard Detail CO-41 as shown on the approved application plan. The drive approach shall be 24' in width as measured between the bottoms of the approach apron wings.

Street Requirements:

1. Traffic control within the City of Hanford right-of-way shall conform to the California Manual on Uniform Traffic Control (CA MUTCD) and shall be approved by the City of Hanford Public Works Dept. prior to scheduling work.

2. All underground piping shall be inspected prior to backfilling. All utility trench backfill and paving shall conform to City Standard Detail ST-8.

Parking Lot Requirements:

1. 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. Parking lot pavement section shall be shown on the engineered improvement plans.

Steve Coodey — 5/20/2024

Assistant Engineer (559) 585-2582 — Date

City of Hanford

Public Works Department

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

PROJECT: SPR0062-23 175 S. 10th Avenue

APN: 016-032-001

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 rates effective July 1, 2023. All fees are payable prior to issuance of building permits. **(Proposed building area 4,200 sf. - Site Area: .57 Acres).**

A. That the development is subject to a **$9,549.54 Circulation Impact Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.

B. That the development is subject to a **$5,281.92 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 **$4,472.16 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 **$2,623.03 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revision thereof.

E. That the development is subject to a **$2,037.42 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 **$1,759.38 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 **$3,690.69 Refuse and Recycling Impact Fee** in accordance with City Resolution No 98-56-R, or any revision thereof. Calculated with three (3) two-yard trash bins.

H. That the development is **NOT** subject to a Park Impact Fee in accordance with City Resolution No 05-64-R, or any revision thereof.

Steve Coodey — 5/20/2024

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: SPR0062-23 175 S. 10th Avenue

APN: 016-032-001

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-35, modified to include installation of 12" X 12" interior concrete curbs and 10' concrete apron. If enclosure will be used to service restaurants or automotive maintenance, 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. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. 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.
6. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable).**

Nick Mechem 5/20/2024

Refuse Supervisor 559-585-7992 Date

Kings County Department of Public Health

Contact Environmental Health Officer Yatee Patel @ 559-852-2638 or Yatee.Patel@co.kings.ca.us concerning questions that you may have on the following conditions.

- **SPR0062-23/CUP0026-24**

  In addition to typical shop wastes, paint and related wastes may also be considered hazardous. If hazardous materials at or above threshold reporting quantities (55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a gas) will be kept on site, the facility must file a Hazardous Materials Business Plan online at http://cers.calepa.ca.gov within 30 days of beginning operations. Hazardous materials are broadly defined, and include fuel, lubricants, antifreeze, motor vehicle batteries, welding gases, paints, solvents, glues, agricultural chemicals, etc. Please contact our office if you require assistance with the online registration process.

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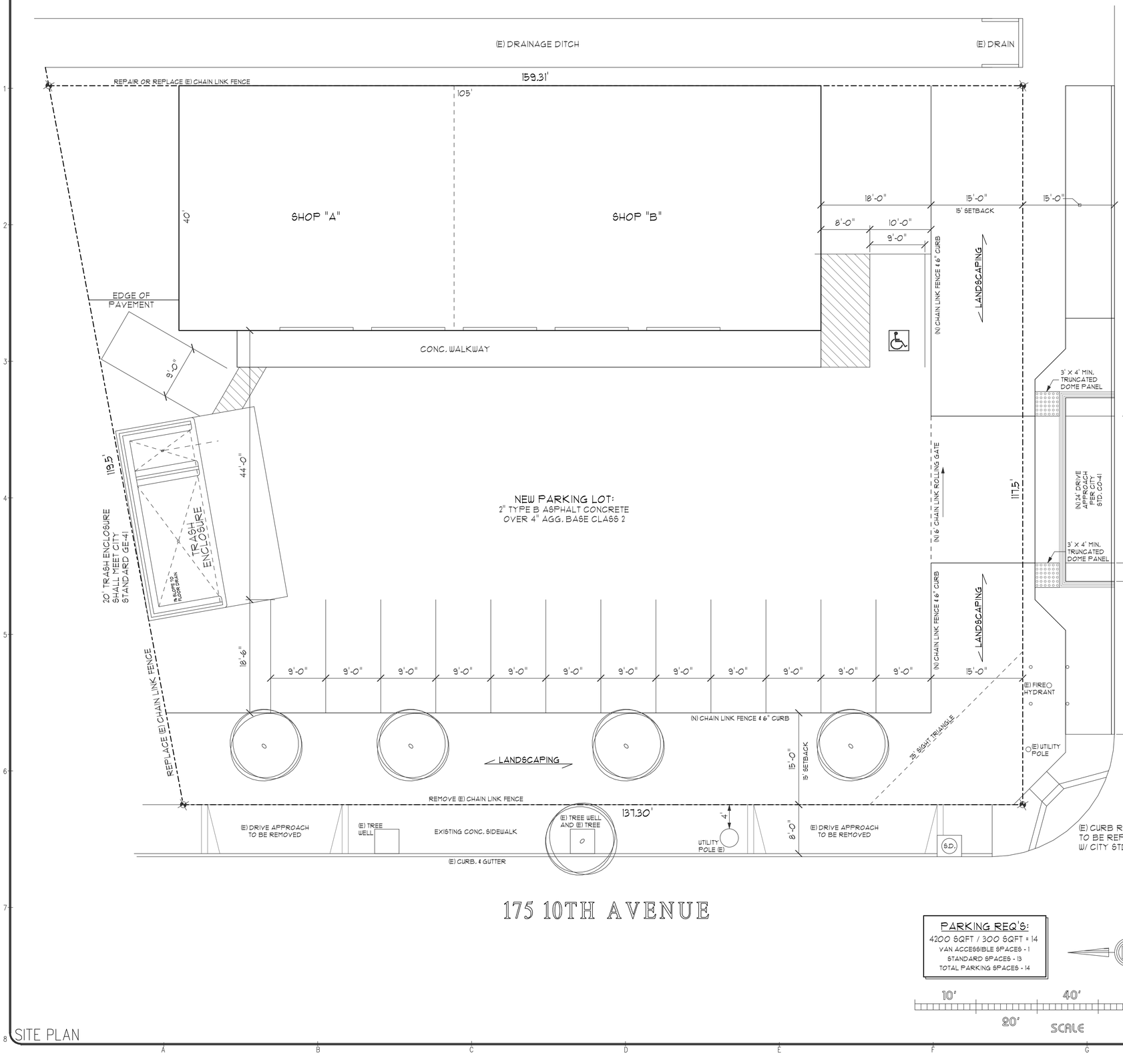

175 10TH AVENUE

PARKING REQ'S:

4200 SQFT / 300 SQFT = 14
VAN ACCESSIBLE SPACES - 1
STANDARD SPACES - 13
TOTAL PARKING SPACES - 14

10' 20' 40' 50' 60'
SCALE

SITE PLAN 6H

SITE	SITE PLAN
A-1	PROPOSED FLOOR PLAN
A-2	EXTERIOR ELEVATIONS
CalGreen	CalGreen

SCOPE: NEW COLD-FORMED STEEL BUILDING
PARKING LOT, AND TRASH ENCLOSURE

SHEET INDEX 2K

BUILDING ADDRESS: 175 S TENTH AVENUE HANFORD, CA 93230
OWNERS: MARCOS RODRIGUEZ
(OWNER'S ADDRESS): 175 S TENTH AVENUE HANFORD, CA 93230
ZONE: MX-C
APN: 016-032-001-000
CONSTRUCTION TYPE: V-B OCCUPANCY: S-1, U
NUMBER OF STORIES: 1 OVERALL HEIGHT: 16'-0"
SEISMIC DESIGN CATEGORY: D RISK CATEGORY: II
ULTIMATE DESIGN WIND SPEED: 110 MPH - EXPOSURE B

SOIL CLASS "D"
SEISMIC IMPORTANCE FACTOR #1
36.301624 N, 119.748059 W
SITE CLASS D - "STIFF SOIL"
RISK CATEGORY I/II/III
S_s = 0.624g S_{M1} = 0.81g S_{ds} = 0.13g
S_1 = 0.256g S_{M1} = 0.483g S_{d1} = 0.29g
F_a = 0.84 F_v = 0.483

SETBACKS:
FRONT - 15'
SIDE - 0'-0"
STREET SIDE - 15'
REAR - 0'-0"

FLOOR AREA: 4200 SQFT TOTAL FOOTPRINT

REQ'D SOLAR: 0.00 kWdc

PROJECT INFORMATION 4K

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5. ON-SITE RETENTION OF WATER AND DRAINAGE OF WATER ACROSS OR ON TO ANY ADJACENT PROPERTY IS NOT ALLOWED. MAINTAIN A .5% SLOPE FROM REAR OF PROPERTY TO FRONT.
6. PROVIDE STREET ADDRESS NUMERALS AT LEAST 4" HIGH W/ 1/2" STROKE ON CONTRASTING BACKGROUND, CLEARLY VISIBLE FROM THE STREET.
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      B. TO PROVIDE ADDITIONAL CONSULTING SERVICES WHEN AND IF SO REQUIRED BY THE OWNER DURING THE CONSTRUCTION PHASE.
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GENERAL NOTES 8K

Revisions	By

Construction Designs
(559) 584-8250

PHYSICAL ADDRESS:
311 E. FOURTH STREET
HANFORD, CA 93230

WEBSITE:
www.ConstructionDesigns.com

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A COLD-FORMED STEEL BUILDING FOR:
MARCO RODRIGUEZ
175 S. 10TH AVE.
HANFORD, CA 93230
559-410-5361

Date: 04 JUN 2023
Scale: 1/4" = 1' U.O.N.
Drawn by: ALIJAH DEAN
Job:

SHEET NUMBER
SITE

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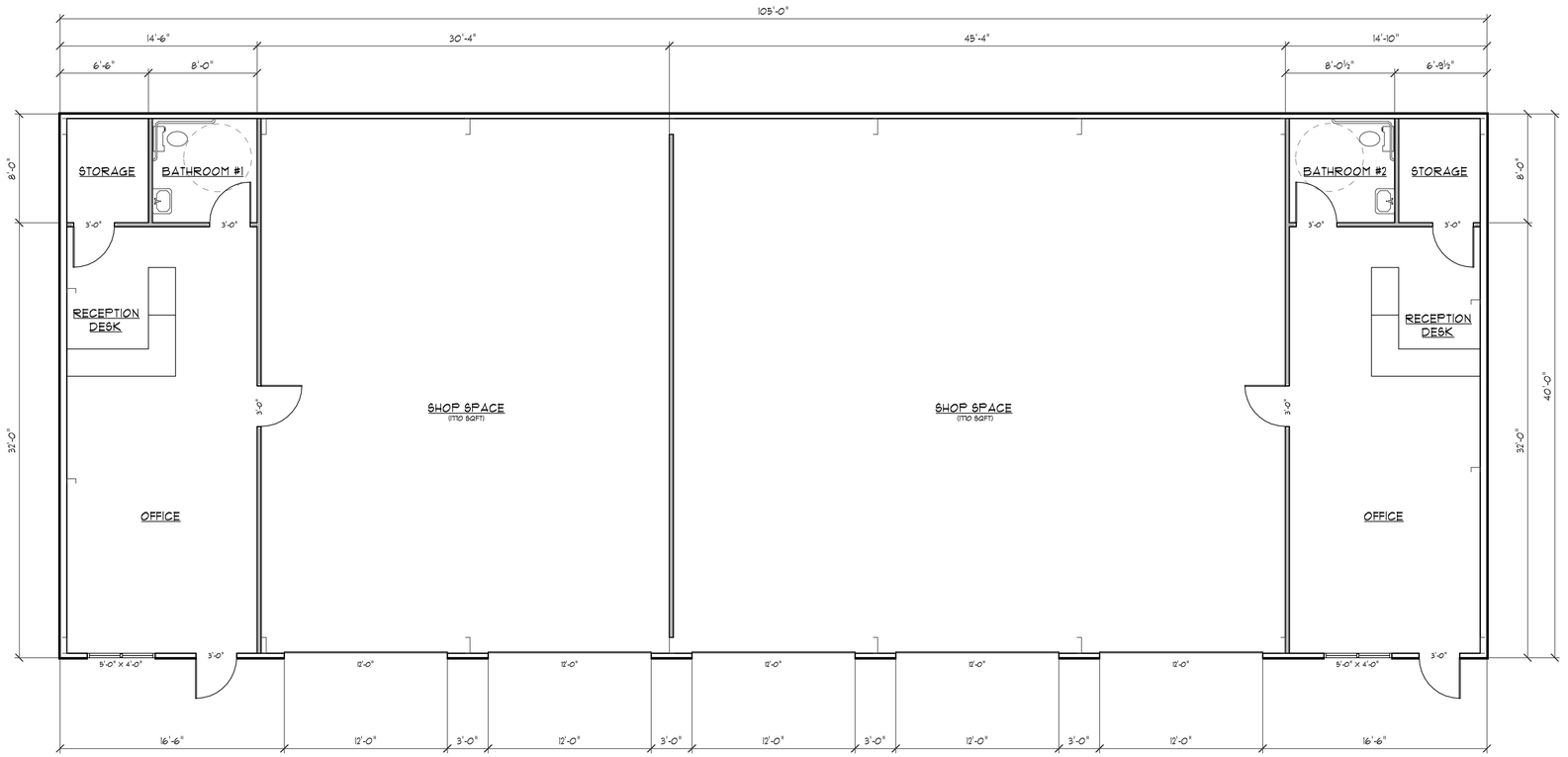

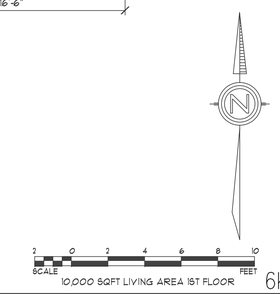

10,000 SQFT LIVING AREA 1ST FLOOR

FLOOR PLAN

8B TITLE 24

AFTER INSTALLING INSULATION, POST IN A CONSPICUOUS LOCATION AN INSULATION CERTIFICATE, SIGNED BY THE INSTALLER AND THE BUILDER, STATING THAT THE INSULATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24 OF THE 2022 CALIFORNIA ENERGY COMMISSION CODE.

THE INSULATION SHALL CONFORM TO FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE 2022 CBC.

PROVIDE A VAPOR RETARDER HAVING A TRANSMISSION RATE NOT TO EXCEED 1 PERM IN ACCORDANCE WITH ASTM E 96, INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION PER CBC 1203.2

ALL WINDOWS TO BE NFRC TESTED.
U-VALUES NOT TO EXCEED U .3 SGBC 23
WALL INSULATION TO BE R-21 / 5
~~CEILING INSULATION TO BE R-30 + R-11~~
INSULATION AT PURLINS TO BE R-30 + R-11
RADIANT BARRER AT ROOF SHEATHING
~~GARAGE CEILING TO BE INSULATED AS ABOVE~~
MEZZ. INSULATION TO BE R-21 + R-11
EXTERIOR DOORS TO HAVE .50 U-VALUE
HVAC SYSTEM TO BE MINI-SPLIT
~~FURNACE TO BE 98 AFUE A/C TO BE 23 SEER~~
~~ATTIC DUCTING TO BE R-8.0~~
WATER HEATER TO BE TANKLESS EF .91

REQUIRED HERS VERIFICATION:
IAQ MECHANICAL VENT
REFRIGERANT CHARGE
VERIFIED HEAT PUMP CAPACITY
QUALITY INSULATION INSTALLATION
KITCHEN RANGE HOOD
~~FAN EFFICIENCY: WATTS/CFM~~
~~DUCT SEALING~~
~~DUCT LEAK TEST~~
~~MINIMUM AIRFLOW~~
~~VERIFIED EER~~
~~VERIFIED SEER~~

8D GENERAL NOTES

1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANTS OF THE BUILDING WITH A LIST OF HEATING, COOLING, WATER HEATING, LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES THAT ARE INSTALLED AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. ANY EQUIPMENT THAT REQUIRES PREVENTIVE MAINTENANCE FOR EFFICIENCY MUST BE FURNISHED WITH COMPLETE INFORMATION NECESSARY.
2. PROVIDE EACH GAS BURNING APPLIANCE WITH A MINIMUM OF 100 SQ. IN. OF COMBUSTION AIR (C.A.V.) WITH 1/2 LOCATED WITHIN 12" OF BOTH FLOOR AND CEILING.
3. THE HOOD IS TO BE INSTALLED PER MFG's REQUIREMENTS. CLEARANCES SHALL BE AS REQUIRED BY THE RANGE/COOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. INTERIOR WALL FINISHES SHALL BE FLAMESPREAD CLASS III. USE WATER RESISTANT CEMENT BD. @ SHOWERS AND TUBS.
5. ALL ATTIC INSULATION TO BE IN ACCORDANCE W/ T-24
6. EXT WALL INSULATION TO BE IN ACCORDANCE W/ T-24
7. ALL GLAZING TO BE DUAL PANE, VINYL FRAME SLIDERS U.O.N.
8. EXT. DOORS & WINDOWS TO BE WEATHER STRIPPED.
9. ALL JOINTS & PENETRATION TO BE CAULKED & SEALED.
10. DOORS & WINDOWS TO BE CERTIFIED & LABELED.
11. EXHAUST FANS & FAN SYSTEM TO HAVE DAMPER CONTROLS.

13. GAS COOKING APPLIANCES TO HAVE INTERMITTENT IGNITION DEVICE.
14. HOSE BIBBS TO EACH HAVE NON-REMOVABLE VACUUM BREAKER.
15. TOILETS TO BE 1.6 GAL PER FLUSH

16. ALL CEILING HEIGHTS 8' U.O.N.
17. CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION.
18. ALL EXT WALLS 6" SIPs
    ALL INT. WALLS ARE 2X4 16" O.C. DF STD/BTR WITH 8' PLATE U.O.N.
    SOME "WET" INTERIOR WALLS MAY BE 2X6 CONSTRUCTION
19. ALL HEADERS ABOVE INTERIOR OPENINGS ARE 4X6 DF STD/BTR U.O.N.
    ~~ALL HEADERS ABOVE EXTERIOR OPENINGS ARE MIN. 4X12 DF STD/BTR U.O.N.~~
20. ALL EXHAUST FANS SHALL HAVE AUTOMATIC BACK DRAFT DAMPERS
21. WATER HEATING SYSTEM (GAS). UNLESS SUPPLY ON DEMAND IS INSTALLED
    B) INSULATED ALL WATER PIPES 1/2"MIN. R-3 WRAP
    C) EQUIPMENT TO BE CERTIFIED BY C.E.C.
    D) INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE @ SHOWERS AND TUB/SHOWERS
22. WATER PIPING MATERIALS TO COMPLY WITH SEC 604.1 CPC
23. THESE PLANS WERE PREPARED TO COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE. ALL SECTIONS OF THE CBC MUST BE STRICTLY ADHERED TO, SPECIFIED ON THESE PLANS OR NOT.
24. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET OPENABLE AREA OF 5.7 SQFT. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT EXCEEDING 44" ABOVE THE FLOOR.
25. TEMPERED SAFETY GLASS IS REQUIRED IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITH IN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE. EXCEPTION: IF PANEL IS LESS THAN 9 SQFT. CONTRACTOR TO ENSURE TEMPERED GLASS IS USED IN ALL DOORS.

8H WALL LEGEND

2X4 CONVENTIONAL INTERIOR WALL

6" WALL GIRT

4" WALL GIRT

1" METAL WALL PANEL

Revisions	By

Construction Designs
(559) 584-8250

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HANFORD, CA 93230
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www.ConstructionDesigns.com

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A COLD-FORMED STEEL BUILDING FOR:

MARCO RODRIGUEZ

115 S. 10TH AVE.
HANFORD, CA 93230
559-410-5361

Date
04 JUN 2023
Scale
1/4" = 1' U.O.N.
Drawn by
ALIJAH DEAN
Job

SHEET NUMBER
A-1

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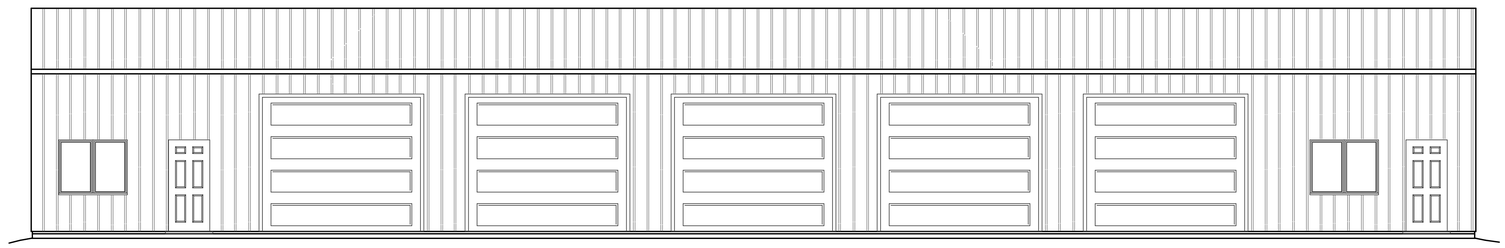
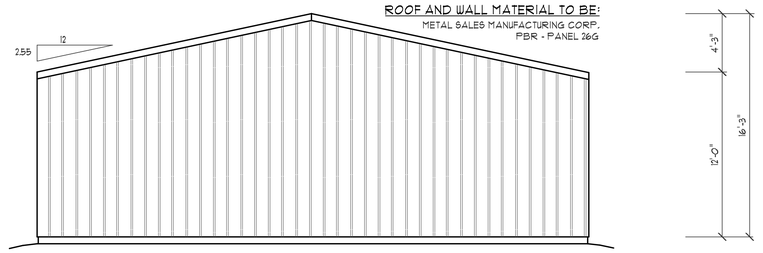
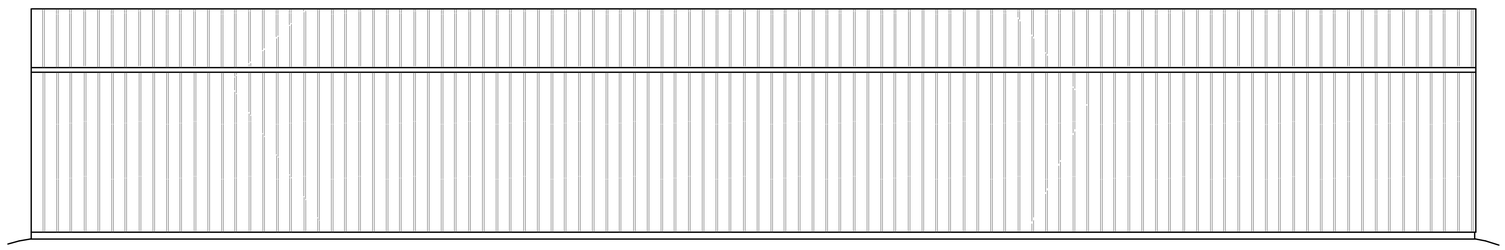
CONSTRUCTIONDESIGNS.COM



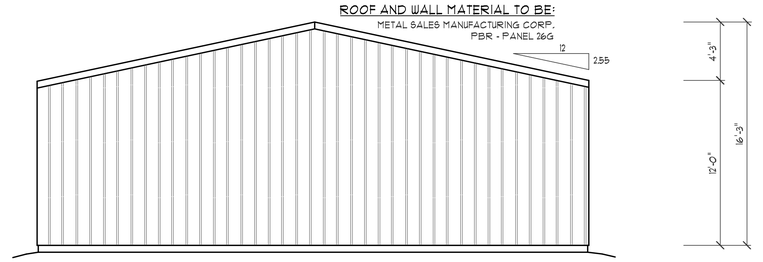
REAR ELEVATION 3/16" = 1 FOOT 2K



4E RIGHT ELEVATION 3/16" = 1 FOOT 4K



FRONT ELEVATION 3/16" = 1 FOOT 6K



8B 8E LEFT ELEVATION 3/16" = 1 FOOT 8K

Construction Designs
Alijah J. Dean
(559) 584-8250

Revisions | By

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HANFORD, CA 93230
559-410-5361

Date: 6 JAN 2023
Scale: 1/4" = 1' U.O.N.
Drawn: ALIJAH DEAN
Job:

SHEET NUMBER
A-2

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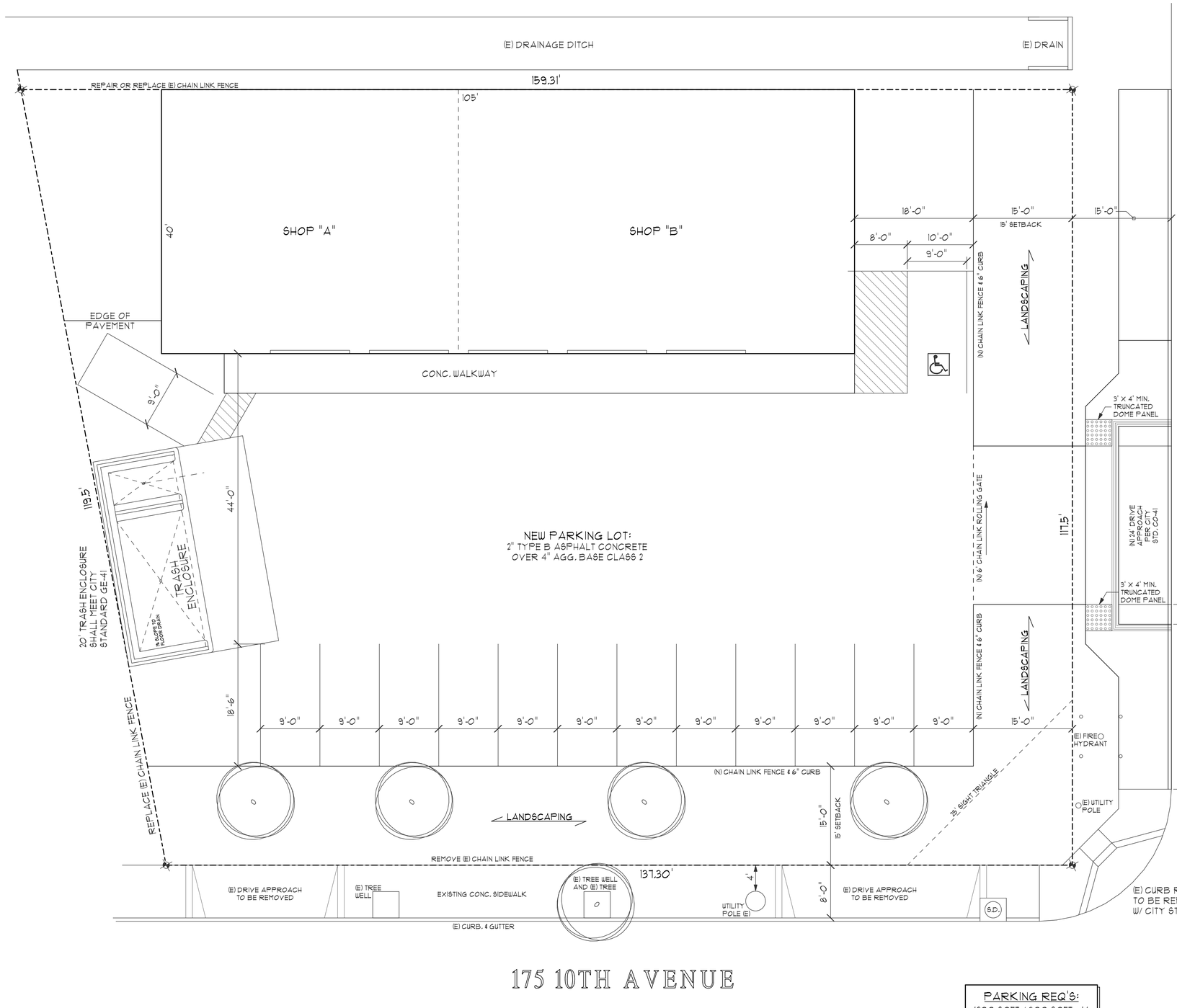

175 10TH AVENUE

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VAN ACCESSIBLE SPACES - 1
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10' 20' 40' 50' 60'
SCALE

SITE PLAN 6H

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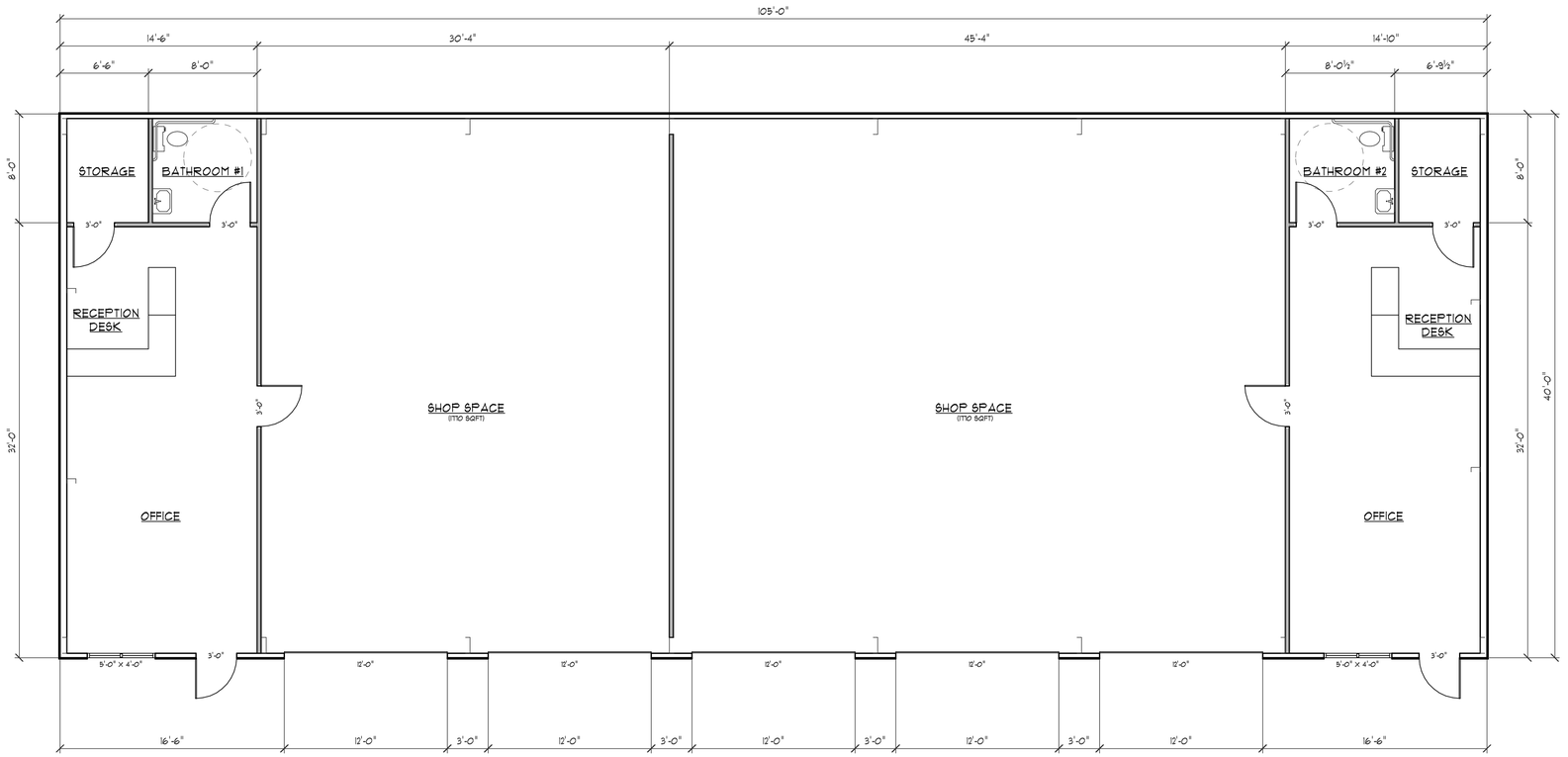
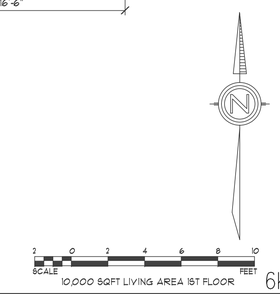




10,000 SQFT LIVING AREA 1ST FLOOR

FLOOR PLAN

8B TITLE 24

AFTER INSTALLING INSULATION, POST IN A CONSPICUOUS LOCATION AN INSULATION CERTIFICATE, SIGNED BY THE INSTALLER AND THE BUILDER, STATING THAT THE INSULATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24 OF THE 2022 CALIFORNIA ENERGY COMMISSION CODE.

THE INSULATION SHALL CONFORM TO FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE 2022 CBC.

PROVIDE A VAPOR RETARDER HAVING A TRANSMISSION RATE NOT TO EXCEED 1 PERM IN ACCORDANCE WITH ASTM E 96, INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION PER CBC 1203.2

ALL WINDOWS TO BE NFRC TESTED.
U-VALUES NOT TO EXCEED U .3 SGBC 23
WALL INSULATION TO BE R-21 + 5
~~CEILING INSULATION TO BE R-30 + R-11~~
INSULATION AT PURLINS TO BE R-30 + R-11
RADIANT BARRER AT ROOF SHEATHING
~~GARAGE CEILING TO BE INSULATED AS ABOVE~~
MEZZ. INSULATION TO BE R-21 + R-11
EXTERIOR DOORS TO HAVE .50 U-VALUE
HVAC SYSTEM TO BE MINI-SPLIT
~~FURNACE TO BE 98 AFUE A/C TO BE 23 SEER~~
~~ATTIC DUCTING TO BE R-8.0~~
WATER HEATER TO BE TANKLESS EF .91

REQUIRED HERS VERIFICATION:
IAQ MECHANICAL VENT
REFRIGERANT CHARGE
VERIFIED HEAT PUMP CAPACITY
QUALITY INSULATION INSTALLATION
KITCHEN RANGE HOOD
~~FAN EFFICIENCY: WATTS/CFM~~
~~DUCT SEALING~~
~~DUCT LEAK TEST~~
~~MINIMUM AIRFLOW~~
~~VERIFIED EER~~
~~VERIFIED SEER~~

8D GENERAL NOTES

1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANTS OF THE BUILDING WITH A LIST OF HEATING, COOLING, WATER HEATING, LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES THAT ARE INSTALLED AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. ANY EQUIPMENT THAT REQUIRES PREVENTIVE MAINTENANCE FOR EFFICIENCY MUST BE FURNISHED WITH COMPLETE INFORMATION NECESSARY.
2. PROVIDE EACH GAS BURNING APPLIANCE WITH A MINIMUM OF 100 SQ. IN. OF COMBUSTION AIR (C.A.V.) WITH 1/2 LOCATED WITHIN 12" OF BOTH FLOOR AND CEILING.
3. THE HOOD IS TO BE INSTALLED PER MFG's REQUIREMENTS. CLEARANCES SHALL BE AS REQUIRED BY THE RANGE/COOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. INTERIOR WALL FINISHES SHALL BE FLAMESPREAD CLASS III. USE WATER RESISTANT CEMENT BD. @ SHOWERS AND TUBS.
5. ALL ATTIC INSULATION TO BE IN ACCORDANCE W/ T-24
6. EXT WALL INSULATION TO BE IN ACCORDANCE W/ T-24
7. ALL GLAZING TO BE DUAL PANE, VINYL FRAME SLIDERS U.O.N.
8. EXT. DOORS & WINDOWS TO BE WEATHER STRIPPED.
9. ALL JOINTS & PENETRATION TO BE CAULKED & SEALED.
10. DOORS & WINDOWS TO BE CERTIFIED & LABELED.
11. EXHAUST FANS & FAN SYSTEM TO HAVE DAMPER CONTROLS.

13. GAS COOKING APPLIANCES TO HAVE INTERMITTENT IGNITION DEVICE.
14. HOSE BIBBS TO EACH HAVE NON-REMOVABLE VACUUM BREAKER.
15. TOILETS TO BE 1.6 GAL PER FLUSH

16. ALL CEILING HEIGHTS 8' U.O.N.
17. CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION.
18. ALL EXT WALLS 6" SIPs
    ALL INT. WALLS ARE 2X4 16" O.C. DF STD/BTR WITH 8' PLATE U.O.N.
    SOME "WET" INTERIOR WALLS MAY BE 2X6 CONSTRUCTION
19. ALL HEADERS ABOVE INTERIOR OPENINGS ARE 4X8 DF STD/BTR U.O.N.
    ~~ALL HEADERS ABOVE EXTERIOR OPENINGS ARE MIN. 4X12 DF STD/BTR U.O.N.~~
20. ALL EXHAUST FANS SHALL HAVE AUTOMATIC BACK DRAFT DAMPERS
21. WATER HEATING SYSTEM (GAS). UNLESS SUPPLY ON DEMAND IS INSTALLED
    B) INSULATED ALL WATER PIPES 1/2"MIN. R-3 WRAP
    C) EQUIPMENT TO BE CERTIFIED BY C.E.C.
    D) INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE @ SHOWERS AND TUB/SHOWERS
22. WATER PIPING MATERIALS TO COMPLY WITH SEC 604.1 CPC
23. THESE PLANS WERE PREPARED TO COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE. ALL SECTIONS OF THE CBC MUST BE STRICTLY ADHERED TO, SPECIFIED ON THESE PLANS OR NOT.
24. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET OPENABLE AREA OF 5.7 SQFT. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT EXCEEDING 44" ABOVE THE FLOOR.
25. TEMPERED SAFETY GLASS IS REQUIRED IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITH IN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE. EXCEPTION: IF PANEL IS LESS THAN 9 SQFT. CONTRACTOR TO ENSURE TEMPERED GLASS IS USED IN ALL DOORS.

8H WALL LEGEND

2X4 CONVENTIONAL INTERIOR WALL

6" WALL GIRT

4" WALL GIRT

1" METAL WALL PANEL

Revisions	By

Construction Designs
(559) 584-8250

THIS IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE USED WITHOUT, OR OTHERWISE DISCLOSED WITHOUT WRITTEN CONSENT OF CONSTRUCTION DESIGNS 2023

A COLD-FORMED STEEL BUILDING FOR:
MARCO RODRIGUEZ
115 S. 10TH AVE.
HANFORD, CA 93230
559-410-5361

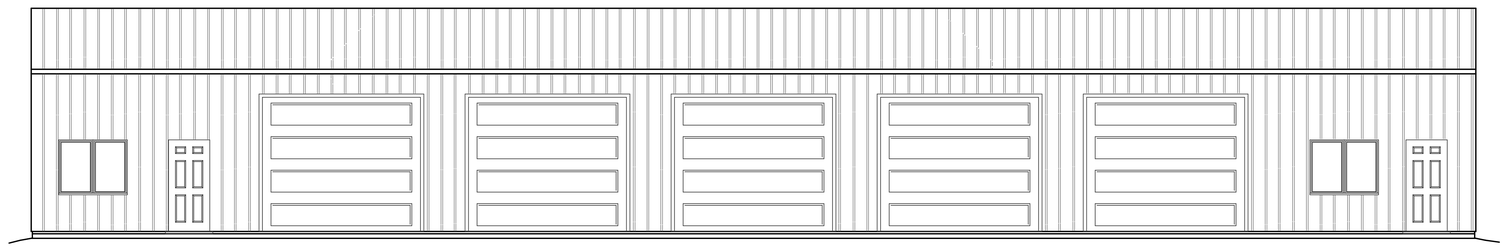
PHYSICAL ADDRESS:
311 E. FOURTH STREET
HANFORD, CA 93230

WEBSITE:
www.ConstructionDesigns.com

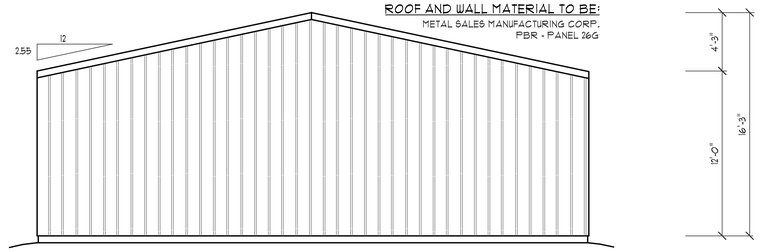
Date: 04 JUN 2023
Scale: 1/4" = 1' U.O.N.
Drawn by: ALIJAH DEAN
Job:

SHEET NUMBER
A-1

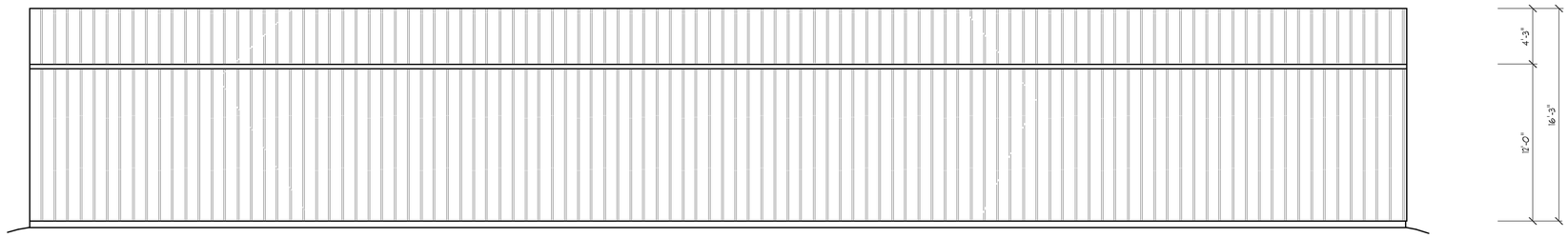
CONSTRUCTIONDESIGNS.COM



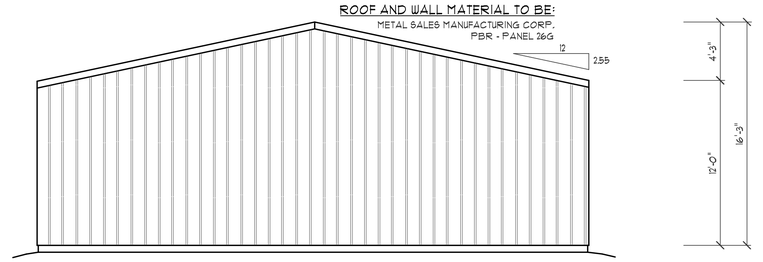
REAR ELEVATION 3/16" = 1 FOOT 2K



4E RIGHT ELEVATION 3/16" = 1 FOOT 4K



FRONT ELEVATION 3/16" = 1 FOOT 6K



8B 8E LEFT ELEVATION 3/16" = 1 FOOT 8K

Revisions	By

Construction Designs
Alijah J. Dean
(559) 584-8250

PHYSICAL ADDRESS:
311 E. FOURTH STREET
HANFORD CA 93230
www.Construction-Designs.com

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A COLD-FORMED STEEL BUILDING FOR:
MARCOS RODRIGUEZ
175 S. 10TH AVE.
HANFORD, CA 93230
559-410-5361

Date
6 JAN 2023
Scale
1/4" = 1' U.O.N.
Drawn
ALIJAH DEAN
Job

SHEET NUMBER
A-2

City of HANFORD
CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET

MAYOR
TRAVIS PADEN
VICE-MAYOR
MARK KAIRIS
COUNCIL MEMBERS
KALISH MORROW
DIANE SHARP
LOU MARTINEZ
CITY MANAGER
MARIO CIFUENTEZ II
CITY ATTORNEY
ROBERT M. DOWD

DATE: July 2, 2024

PROJECT: Site Plan Review SPR0062-23 Revision 3

APPLICANT: Alijah Dean

LOCATION: 175 S. 10th Ave. (APN 016-032-001)

PROPOSAL: Motor vehicle repair or service

ZONING: MX-C Corridor Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: September 6, 2023; February 7, 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 accepting construction drawings for a building permit. You project must return to the Site Plan Review Committee for review of the revised plans.

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

- ☐ Planning
- ☐ Fire
- ☐ Solid Waste
- ☐ Wastewater
- ☐ Building
- ☐ Engineering
- ☐ Police
- ☐ Parks and Recreation

☒ **REVISE AND PROCEED**

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

  - ☐ City Council
  - ☐ Parking and Traffic Commission
  - ☐ Other: _____
  - ☒ Planning Commission **CUP**
  - ☐ Parks and Recreation Commission

Signed,

Mark Manha

Mark Manha, Associate Planner
Community Development Department

July 2, 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). **Exemption No. 2023-105**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval SPR0062-23 Revision 3 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: September 6, 2023; February 7, 2024
SITE PLAN NUMBER: SPR0062-23 REVISION 3
CONTACT: Mark Manha, Associate Planner: (559) 585-2583, mmanha@hanfordca.gov

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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):

- None.

Required Entitlements:

- Conditional Use Permit (already applied)

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

General:

☒ That use of the site for a "motor vehicle repair or service, major" business shall require approval of a Conditional Use Permit. "Motor vehicle repair or service, major" means an establishment that provides major repair or servicing of motor vehicles, such as body, chassis, engine, transmission, or exhaust repair or modification.

☒ 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. 0062-23 Revision 3 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 along Fifth Street.
- ☒ 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 along 10th Avenue.

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 300 square feet" for all service commercial uses.

Calculation:

4,200 sq. ft. of building space ÷ 300 sq. ft. = **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 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 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 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)

☐ That 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.

☐ That 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. There shall be a minimum of 600 sq. ft. of open space area.

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

☒ 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 30 feet.

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

- ☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.

- ☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.

- ☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Dust Control:

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

☒ That the any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION
SPR0062-23 Auto Repair
6-28-24
101 S 10th 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 addresses will be 101 S 10th Ave

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.

Plan Review-SPR0062-23
Address-175 South 10th Ave, Hanford, CA 93230
Plan Reviewer- Nikkie Chamberland
Date-2-7-2024

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
- All dead-end access roads more than 150 ft must provide a approved turn around or hammer head and comply with city standards.
- All access roads shall not be less than 20 ft wide and 13 ft 6 inches

- 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**"

- Locked gates installed across fire department access roads:
    1. **Manual gates** with a chain lock require a **Knox Padlock** to be installed on them; or a **Knox Box** shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box. **(See www.knoxbox.com for current models)**
    2. **Electric Gates** shall be equipped with an electric **Knox Key Switch,** at the gate location.
    3. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
    4. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
    5. Provide a Knox Box for all structures and gates. In accordance with the 2019 CFC 506.1. Location shall be approved by Hanford Fire Department.
    6. The ordering of Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.
- 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

- Operational Fire Permit is Required

- Submit plans and information regarding high piled storage, rack storage, storage of combustible commodity, hazardous materials and any processes regulated by the Uniform Fire Code

City of Hanford

Public Works Department

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

Utilities Division Comments

PROJECT: SPR0062-23 175 S. 10th Avenue

APN: 016-032-001

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. Contractor shall call Underground Service Alert for all offsite 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 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 shall connect to Fifth Street.
3. That the developer shall abandon all existing water services not being utilized with this development at the water main to the satisfaction of the Construction Inspector.
4. That the developer replace the existing fire hydrant located at the northeast corner of 10th Avenue and Fifth Street with a commercial, 3-port fire hydrant per City Standard Detail WA-20 and the Water Criteria specifications located within the City of Hanford Construction Standards.
5. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all required water services, including fire service lines. Fire service system shall be a looped system with two points of connection to the City water main or as approved by the City of Hanford Fire Department.
6. 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.
7. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off of 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 the developer abandon all sewer laterals not being utilized for this development at the main to the satisfaction of the Construction Inspector.
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. If existing services are utilized, fixture counts to ensure adequate size of service is required. All new sanitary sewer laterals shall connect to Fifth Street.
4. That the developer shall furnish and install a floor drain inside any newly constructed trash enclosure per City Standard Detail GE-41 and shall connect to the City's Sanitary Sewer System.

Bob Williams — 5/20/2024

Utilities Manager — Date

5. Sand/grease trap(s) per City Standard Detail SS-32 shall be installed to capture flow from the trash enclosure, internal floor drains and sink basins located within the automotive service area prior to entering the city's sanitary sewer system.

Engineering Division Comments

PROJECT: SPR0062-23 175 S. 10th Avenue

APN: 016-032-001

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 the developer agrees that by progressing with the design and construction of their project, that all fees incurred by the City Surveyor for review, comment and acceptance of documents associated with the developer's project, if any, will be paid by the developer through invoices prepared by the City of Hanford. Types of documents referenced shall include, but are not limited to, Parcel Maps, Parcel Map Waivers, Lot Line Adjustments, Easements and Dedications. An additional 10% of the City Surveyor's cost will be added to the invoice for City of Hanford staff administration time and shall be paid in full prior to the acceptance of said document by the City Council, or the recording of said document with the Kings County Recorder's Office.
3. 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. Per the conditions of the Encroachment Permit, all work performed in the city's right-of-way shall be warranted by the developer for a period of one (1) year from the City's final acceptance of the project. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
4. 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 Service 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 improvement, onsite storm basin (if required) and structure footprints. A Grading Plan Review fee shall be paid prior to issuance of a grading permit and building permits.
5. 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.
6. All materials proposed to be used within the city's right-of-way shall be submitted to the City of Hanford Engineering Division for approval prior to installation.
7. 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.

Steve Coodey 5/20/2024

Assistant Engineer 559-585-2582 Date

City of Hanford

Public Works Department

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

PROJECT: SPR0062-23 175 S. 10th Avenue
APN: 016-032-001

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

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the current National Pollutant Discharge Elimination System (NPDES) and Construction General Permit (CGP), and the City of Hanford Municipal Code Section 13.10 for Storm Water compliance. 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 and City of Hanford Municipal Code Section 13.10 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 10th Avenue project frontage 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" apart. 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 and new 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 10th Avenue and Fifth Street, starting from the ends of curb returns.
3. That the developer construct new curb and gutter per City Standard Detail CO-11 along the Fifth Street project frontage as shown on the approved application plan.

Sidewalk Requirements:

1. That the existing sidewalk located along the 10th Avenue project frontage may remain in place provided it is found to be in functional condition, 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-16. The location of any such sidewalk sections required to be reconstructed shall be shown on the engineered site improvement plans.

Steve Coodey 5/20/2024

Assistant Engineer (559) 585-2582 Date

2. That the developer remove the existing accessibility ramp located at the northeast corner of 10th Avenue and Fifth Street and replace with a new ramp that is in conformance with City Standard Detail CO-20.

3. That the developer construct a new 4.5' attached sidewalk along the Fifth Street project frontage in conformance with City Standard Detail CO-15.

4. That the developer remove existing trees and tree wells along the 10th Avenue frontage. All tree well grates shall be salvaged to the City of Hanford Corporation yard at 900 S. 10th Avenue. All plumbing shall be capped with proper fittings to prevent water leaks, and all electrical conduits shall be capped to prevent water intrusion. Developer shall schedule an inspection with a minimum of 48 hours notification to Levi Winebrenner with the City of Hanford Parks Department at (559) 585-2561 for final acceptance of the tree well abandonment. The locations of the abandoned tree well shall be backfilled with clean soil and compacted to 90% relative compaction, and then capped with 4" of concrete (minimum 5 sack mix, 2500 psi minimum in 28 days).

Drive Approach Requirements:

1. That the developer remove all existing drive approaches not being utilized for this project. Curb and gutter per City Standard Detail CO-11 shall be installed as well as sidewalk per City Standard Detail CO-16.

2. That the developer construct a new drive approach on Fifth Street in conformance with City Standard Detail CO-41 as shown on the approved application plan. The drive approach shall be 24' in width as measured between the bottoms of the approach apron wings.

Street Requirements:

1. Traffic control within the City of Hanford right-of-way shall conform to the California Manual on Uniform Traffic Control (CA MUTCD) and shall be approved by the City of Hanford Public Works Dept. prior to scheduling work.

2. All underground piping shall be inspected prior to backfilling. All utility trench backfill and paving shall conform to City Standard Detail ST-8.

Parking Lot Requirements:

1. 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. Parking lot pavement section shall be shown on the engineered improvement plans.

Steve Coodey 5/20/2024

Assistant Engineer (559) 585-2582 Date

City of Hanford

Public Works Department

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

PROJECT: SPR0062-23 175 S. 10th Avenue

APN: 016-032-001

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 rates effective July 1, 2023. All fees are payable prior to issuance of building permits. **(Proposed building area 4,200 sf. - Site Area: .57 Acres).**

A. That the development is subject to a **$9,549.54 Circulation Impact Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.

B. That the development is subject to a **$5,281.92 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 **$4,472.16 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 **$2,623.03 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revision thereof.

E. That the development is subject to a **$2,037.42 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 **$1,759.38 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 **$3,690.69 Refuse and Recycling Impact Fee** in accordance with City Resolution No 98-56-R, or any revision thereof. Calculated with three (3) two-yard trash bins.

H. That the development is **NOT** subject to a Park Impact Fee in accordance with City Resolution No 05-64-R, or any revision thereof.

Steve Coodey — 5/20/2024

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: SPR0062-23 175 S. 10th Avenue

APN: 016-032-001

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-35, modified to include installation of 12" X 12" interior concrete curbs and 10' concrete apron. If enclosure will be used to service restaurants or automotive maintenance, 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. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. 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.
6. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable).**

Nick Mechem 5/20/2024

Refuse Supervisor 559-585-7992 Date

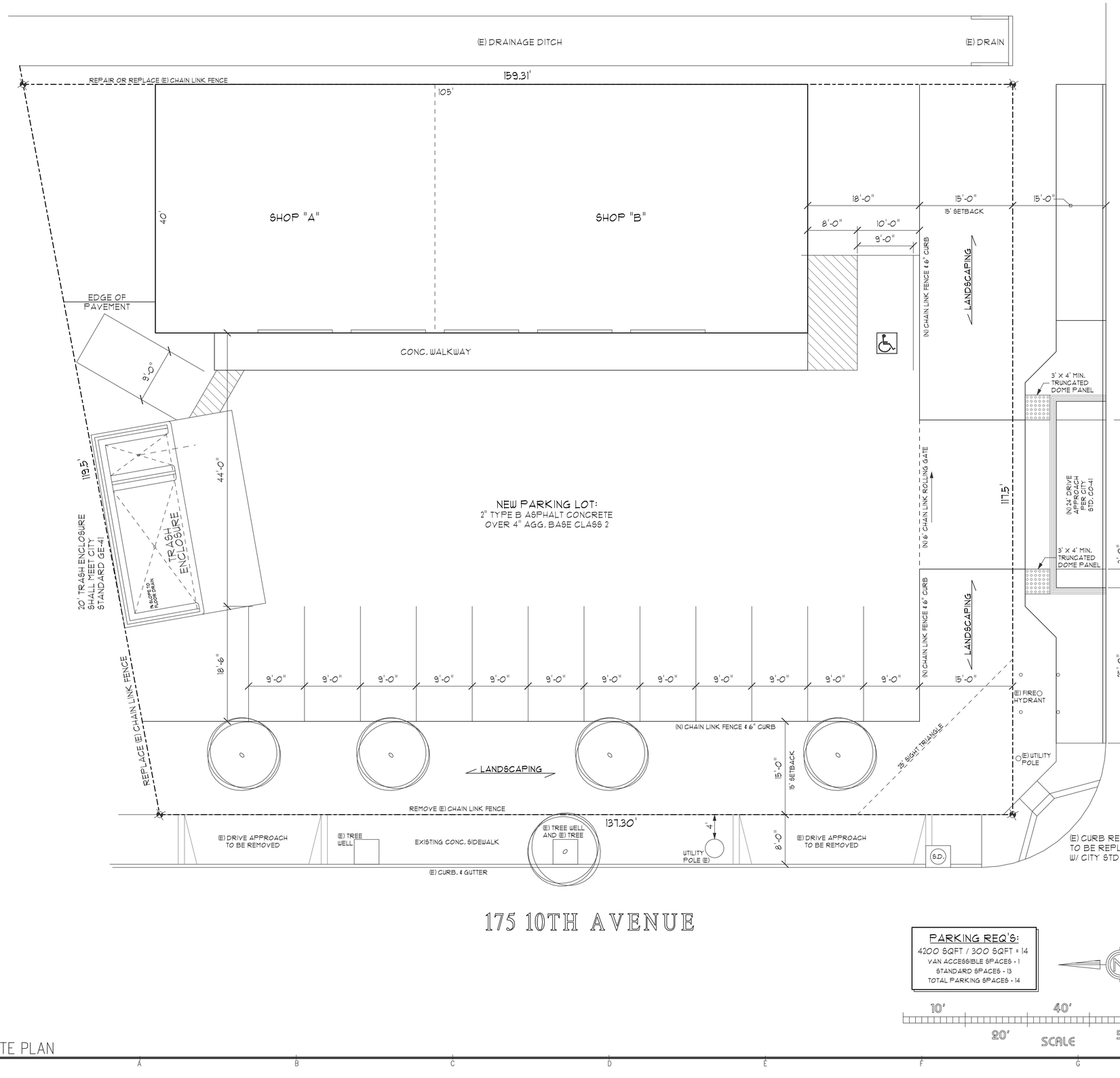
Kings County Department of Public Health

Contact Environmental Health Officer Yatee Patel @ 559-852-2638 or Yatee.Patel@co.kings.ca.us concerning questions that you may have on the following conditions.

- **SPR0062-23/CUP0026-24**

  In addition to typical shop wastes, paint and related wastes may also be considered hazardous. If hazardous materials at or above threshold reporting quantities (55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a gas) will be kept on site, the facility must file a Hazardous Materials Business Plan online at http://cers.calepa.ca.gov within 30 days of beginning operations. Hazardous materials are broadly defined, and include fuel, lubricants, antifreeze, motor vehicle batteries, welding gases, paints, solvents, glues, agricultural chemicals, etc. Please contact our office if you require assistance with the online registration process.

CONSTRUCTIONDESIGNS.COM



175 10TH AVENUE

PARKING REQ'S:

4200 SQFT / 300 SQFT = 14
VAN ACCESSIBLE SPACES - 1
STANDARD SPACES - 13
TOTAL PARKING SPACES - 14

10' 20' 40' 50' 60'
SCALE

SITE PLAN 6H

SITE	SITE PLAN
A-1	PROPOSED FLOOR PLAN
A-2	EXTERIOR ELEVATIONS
CalGreen	CalGreen

SCOPE: NEW COLD-FORMED STEEL BUILDING
PARKING LOT, AND TRASH ENCLOSURE

SHEET INDEX 2K

BUILDING ADDRESS: 175 S TENTH AVENUE HANFORD, CA 93230
OWNERS: MARCOS RODRIGUEZ
(OWNER'S ADDRESS): 175 S TENTH AVENUE HANFORD, CA 93230
ZONE: MX-C
APN: 016-032-001-000
CONSTRUCTION TYPE: V-B OCCUPANCY: S-1, U
NUMBER OF STORIES: 1 OVERALL HEIGHT: 16'-0"
SEISMIC DESIGN CATEGORY: D RISK CATEGORY: II
ULTIMATE DESIGN WIND SPEED: 110 MPH - EXPOSURE B

SOIL CLASS "D"
SEISMIC IMPORTANCE FACTOR #1
36.301624 N, 119.748059 W
SITE CLASS D - "STIFF SOIL"
RISK CATEGORY I/II/III
S_s = 0.624g S_{M1} = 0.81g S_{ds} = 0.13g
S_1 = 0.256g S_{M1} = 0.483g S_{d1} = 0.29g
F_a = 0.84 F_v = 0.483

SETBACKS:
FRONT - 15'
SIDE - 0'-0"
STREET SIDE - 15'
REAR - 0'-0"

FLOOR AREA: 4200 SQFT TOTAL FOOTPRINT

REQ'D SOLAR: 0.00 kWdc

PROJECT INFORMATION 4K

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE C.B.C. AND RESIDENTIAL CODE AS AMENDED BY LOCAL BUILDING AUTHORITIES.
2. CONTRACTOR AND ALL SUB-CONTRACTORS SHALL CHECK ALL DIMENSIONS SHOWN ON THESE PLANS AGAINST CONDITIONS IN THE FIELD. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
3. CONTRACTOR MAY MAKE ADJUSTMENTS TO THE PLACEMENT OF THE BUILDING AS NECESSARY SO LONG AS ALL MINIMUM SETBACKS ARE OBSERVED.
4. SURFACE WATER SHALL BE DRAINED AWAY FROM BUILDING FOR 10 FEET (MIN) WITH A 6" MINIMUM SLOPE WHERE AVAILABLE, EL5E 2%. CRC 401.3
5. ON-SITE RETENTION OF WATER AND DRAINAGE OF WATER ACROSS OR ON TO ANY ADJACENT PROPERTY IS NOT ALLOWED. MAINTAIN A .5% SLOPE FROM REAR OF PROPERTY TO FRONT.
6. PROVIDE STREET ADDRESS NUMERALS AT LEAST 4" HIGH W/ 1/2" STROKE ON CONTRASTING BACKGROUND, CLEARLY VISIBLE FROM THE STREET.
7. FINISHED FLOOR ELEVATION TO BE ABOVE THE CROWN OF THE STREET.

CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE BUILDING DEPT FOR REVIEW AND APPROVAL.

THE SOIL BEARING CAPACITY PER CRC TABLE R401.4.1 IS 1500 PSF
CONCRETE DESIGN STRENGTH PER CRC TABLE R402.2 IS 2500 PSF
MATERIAL DEAD LOADS PER CRC R301.2.2.1 IS 15 PSF ROOF 10 PSF FLOOR
MATERIAL LIVE LOADS PER TABLE R301.5 IS 40 PSF

WALL BRACING ADJ. FACTOR PER TABLE R602.10.3 IS 1

SITE NOTES 6K

1. ALL WORK SHALL CONFORM TO THE 2022 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, CA GREEN BUILDING STANDARDS CA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, RESIDENTIAL CODE, TITLE 24 AND ALL STATE AND LOCAL CODES.
2. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AT THE JOB SITE, AND SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIALS AND/OR EQUIPMENT REQUIRED TO PROPERLY COMPLETE THE WORK. ANY DAMAGE TO EXISTING PROPERTY THAT MAY OCCUR DURING THE COURSE OF WORK SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR.
3. ROLE OF THE DRAFTSMAN:
   1. THE DRAFTSMAN WAS RETAINED BY THE OWNER:
      - A. TO PREPARE SUFFICIENT DRAWINGS AND SPECIFICATIONS FOR REVIEW BY GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND TO SECURE APPROVAL FOR ISSUING REQUIRED GENERAL BUILDING PERMIT.
      - B. TO PROVIDE ADDITIONAL CONSULTING SERVICES WHEN AND IF SO REQUIRED BY THE OWNER DURING THE CONSTRUCTION PHASE.
   2. THE DRAFTSMAN WILL NOT PARTICIPATE IN OTHER CONSTRUCTION PHASE ACTIVITIES EXCEPT AS MAY BE REQUIRED BY LOCAL JURISDICTION.
   3. THE DRAFTSMAN WILL ACCEPT NO FINANCIAL RESPONSIBILITY ARISING FROM ERRORS OR OMISSIONS CONTAINED IN THESE OR OTHER DOCUMENTS PREPARED BY THE DRAFTSMAN. THE BUILDING CONTRACTOR MUST REVIEW ALL DOCUMENTS FOR ERRORS PRIOR TO ACCEPTANCE OF DOCUMENTS.

GENERAL NOTES 8K

Revisions	By

Construction Designs
(559) 584-8250

PHYSICAL ADDRESS:
311 E. FOURTH STREET
HANFORD, CA 93230

WEBSITE:
www.ConstructionDesigns.com

THIS IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE USED, REVISED, OR OTHERWISE DISTRIBUTED WITHOUT THE CONSENT OF CONSTRUCTION DESIGNS 2023

A COLD-FORMED STEEL BUILDING FOR:
MARCO RODRIGUEZ
175 S. 10TH AVE.
HANFORD, CA 93230
559-410-5361

Date: 04 JUN 2023
Scale: 1/4" = 1' U.O.N.
Drawn by: ALIJAH DEAN
Job:

SHEET NUMBER
SITE

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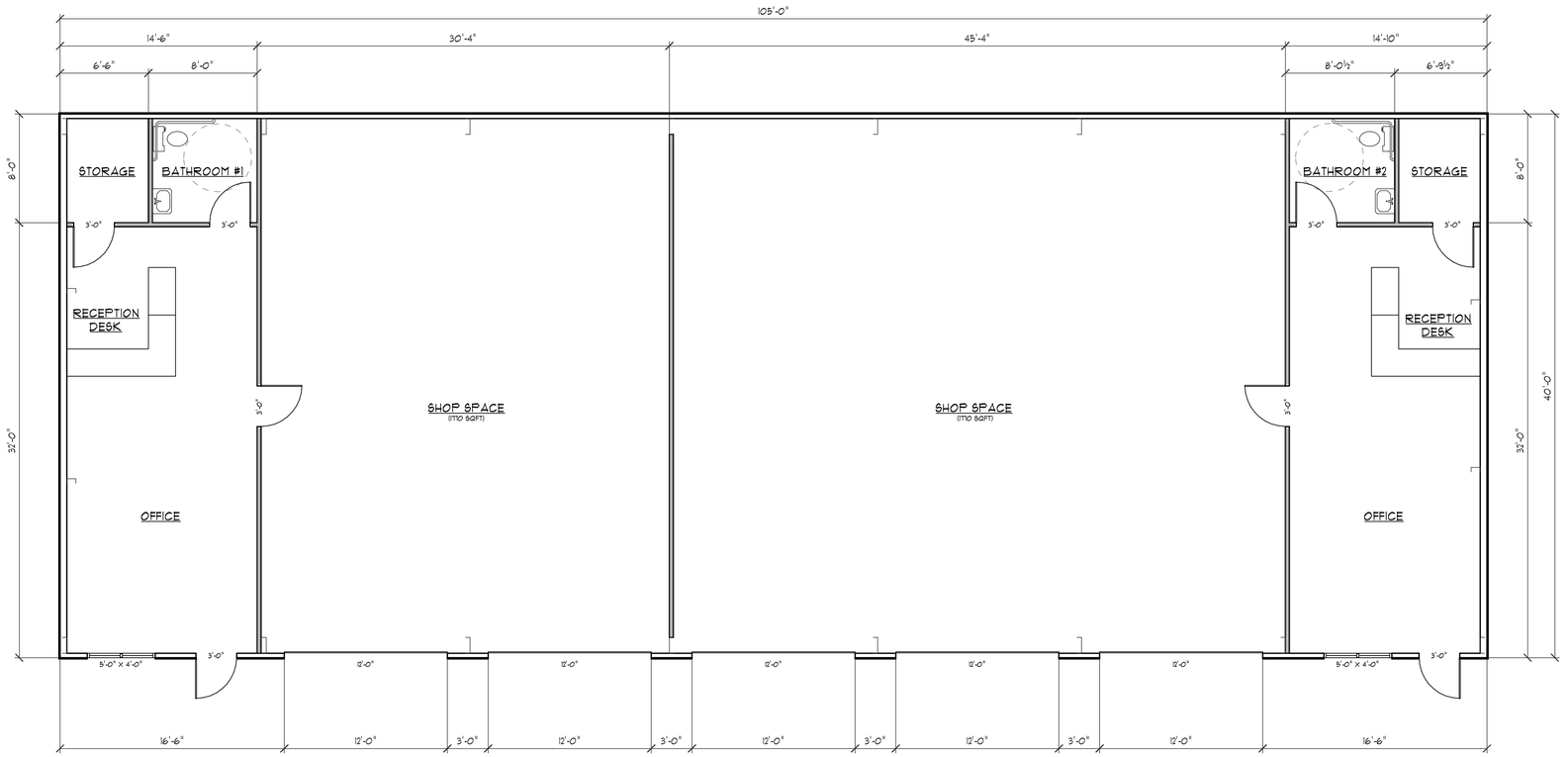

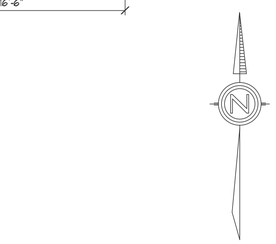

10,000 SQFT LIVING AREA 1ST FLOOR

FLOOR PLAN

8B TITLE 24

AFTER INSTALLING INSULATION, POST IN A CONSPICUOUS LOCATION AN INSULATION CERTIFICATE, SIGNED BY THE INSTALLER AND THE BUILDER, STATING THAT THE INSULATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24 OF THE 2022 CALIFORNIA ENERGY COMMISSION CODE.

THE INSULATION SHALL CONFORM TO FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE 2022 CBC.

PROVIDE A VAPOR RETARDER HAVING A TRANSMISSION RATE NOT TO EXCEED 1 PERM IN ACCORDANCE WITH ASTM E 96, INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION PER CBC 1203.2

ALL WINDOWS TO BE NFRC TESTED.
U-VALUES NOT TO EXCEED U .3 SGBC 23
WALL INSULATION TO BE R-21 + 5
~~CEILING INSULATION TO BE R-30 + R-11~~
INSULATION AT PURLINS TO BE R-30 + R-11
RADIANT BARRER AT ROOF SHEATHING
~~GARAGE CEILING TO BE INSULATED AS ABOVE~~
MEZZ. INSULATION TO BE R-21 + R-11
EXTERIOR DOORS TO HAVE .50 U-VALUE
HVAC SYSTEM TO BE MINI-SPLIT
~~FURNACE TO BE 98 AFUE A/C TO BE 23 SEER~~
~~ATTIC DUCTING TO BE R-8.0~~
WATER HEATER TO BE TANKLESS EF .91

REQUIRED HERS VERIFICATION:
IAQ MECHANICAL VENT
REFRIGERANT CHARGE
VERIFIED HEAT PUMP CAPACITY
QUALITY INSULATION INSTALLATION
KITCHEN RANGE HOOD
~~FAN EFFICIENCY: WATTS/CFM~~
~~DUCT SEALING~~
~~DUCT LEAK TEST~~
~~MINIMUM AIRFLOW~~
~~VERIFIED EER~~
~~VERIFIED SEER~~

8D GENERAL NOTES

1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANTS OF THE BUILDING WITH A LIST OF HEATING, COOLING, WATER HEATING, LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES THAT ARE INSTALLED AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. ANY EQUIPMENT THAT REQUIRES PREVENTIVE MAINTENANCE FOR EFFICIENCY MUST BE FURNISHED WITH COMPLETE INFORMATION NECESSARY.
2. PROVIDE EACH GAS BURNING APPLIANCE WITH A MINIMUM OF 100 SQ. IN. OF COMBUSTION AIR (C.A.V.) WITH 1/2 LOCATED WITHIN 12" OF BOTH FLOOR AND CEILING.
3. THE HOOD IS TO BE INSTALLED PER MFG's REQUIREMENTS. CLEARANCES SHALL BE AS REQUIRED BY THE RANGE/COOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. INTERIOR WALL FINISHES SHALL BE FLAMESPREAD CLASS III. USE WATER RESISTANT CEMENT BD. @ SHOWERS AND TUBS.
5. ALL ATTIC INSULATION TO BE IN ACCORDANCE W/ T-24
6. EXT WALL INSULATION TO BE IN ACCORDANCE W/ T-24
7. ALL GLAZING TO BE DUAL PANE, VINYL FRAME SLIDERS U.O.N.
8. EXT. DOORS & WINDOWS TO BE WEATHER STRIPPED.
9. ALL JOINTS & PENETRATION TO BE CAULKED & SEALED.
10. DOORS & WINDOWS TO BE CERTIFIED & LABELED.
11. EXHAUST FANS & FAN SYSTEM TO HAVE DAMPER CONTROLS.

13. GAS COOKING APPLIANCES TO HAVE INTERMITTENT IGNITION DEVICE.
14. HOSE BIBBS TO EACH HAVE NON-REMOVABLE VACUUM BREAKER.
15. TOILETS TO BE 1.6 GAL PER FLUSH

16. ALL CEILING HEIGHTS 8' U.O.N.
17. CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION.
18. ALL EXT WALLS 6" SIPs
    ALL INT. WALLS ARE 2X4 16" O.C. DF STD/BTR WITH 8' PLATE U.O.N.
    SOME "WET" INTERIOR WALLS MAY BE 2X6 CONSTRUCTION
19. ALL HEADERS ABOVE INTERIOR OPENINGS ARE 4X8 DF STD/BTR U.O.N.
    ~~ALL HEADERS ABOVE EXTERIOR OPENINGS ARE MIN. 4X12 DF STD/BTR U.O.N.~~
20. ALL EXHAUST FANS SHALL HAVE AUTOMATIC BACK DRAFT DAMPERS
21. WATER HEATING SYSTEM (GAS). UNLESS SUPPLY ON DEMAND IS INSTALLED
    B) INSULATED ALL WATER PIPES 1/2"MIN. R-3 WRAP
    C) EQUIPMENT TO BE CERTIFIED BY C.E.C.
    D) INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE @ SHOWERS AND TUB/SHOWERS
22. WATER PIPING MATERIALS TO COMPLY WITH SEC 604.1 CPC
23. THESE PLANS WERE PREPARED TO COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE. ALL SECTIONS OF THE CBC MUST BE STRICTLY ADHERED TO, SPECIFIED ON THESE PLANS OR NOT.
24. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET OPENABLE AREA OF 5.7 SQFT. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT EXCEEDING 44" ABOVE THE FLOOR.
25. TEMPERED SAFETY GLASS IS REQUIRED IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITH IN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE. EXCEPTION: IF PANEL IS LESS THAN 9 SQFT. CONTRACTOR TO ENSURE TEMPERED GLASS IS USED IN ALL DOORS.

8H WALL LEGEND

2X4 CONVENTIONAL INTERIOR WALL

6" WALL GIRT

4" WALL GIRT

1" METAL WALL PANEL

Revisions	By

Construction Designs
(559) 584-8250

PHYSICAL ADDRESS:
311 E. FOURTH STREET
HANFORD, CA 93230
WEBSITE:
www.ConstructionDesigns.com

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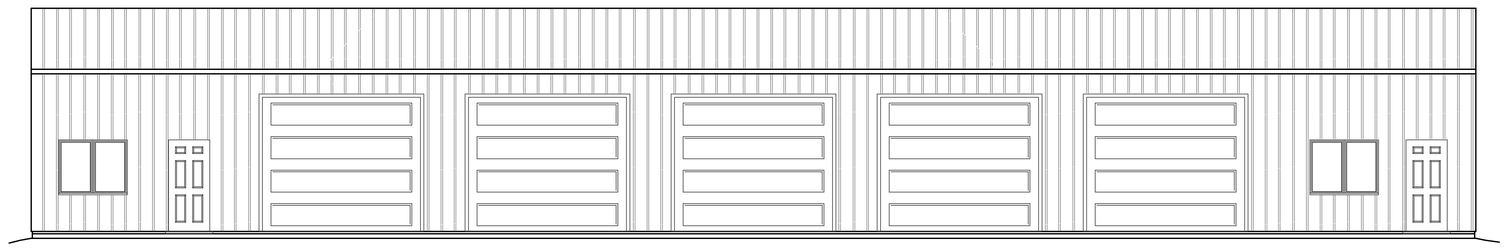
A COLD-FORMED STEEL BUILDING FOR:
MARCO RODRIGUEZ
115 S. 10TH AVE.
HANFORD, CA 93230
559-410-5361

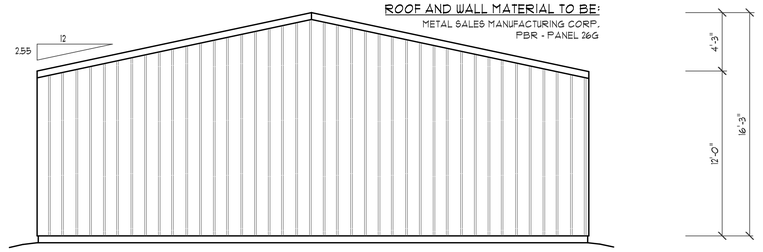
Date
04 JUN 2023
Scale
1/4" = 1' U.O.N.
Drawn by
ALIJAH DEAN
Job

SHEET NUMBER
A-1

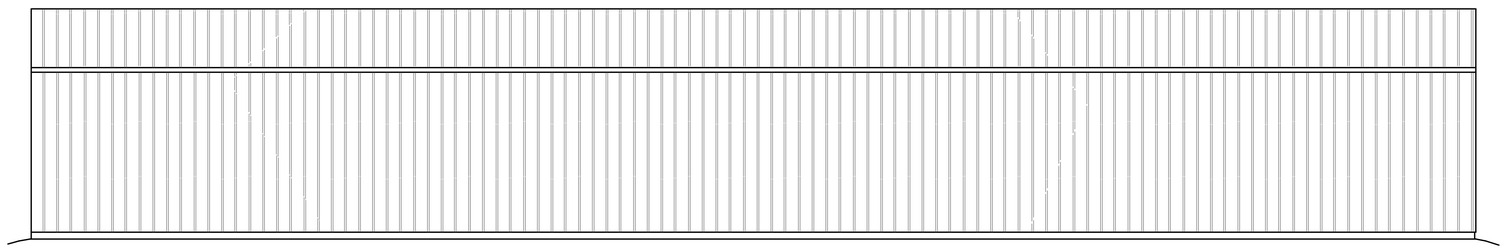
CONSTRUCTIONDESIGNS.COM



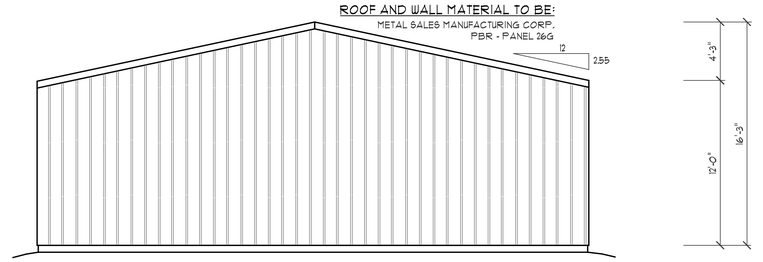
REAR ELEVATION 3/16" = 1 FOOT 2K



4E RIGHT ELEVATION 3/16" = 1 FOOT 4K



FRONT ELEVATION 3/16" = 1 FOOT 6K



8B 8E LEFT ELEVATION 3/16" = 1 FOOT 8K

Revisions	By

Construction Designs
Alijah J. Dean
(559) 584-8250

PHYSICAL ADDRESS:
311 E. FOURTH STREET
HANFORD CA 93230
www.Construction-Designs.com

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A COLD-FORMED STEEL BUILDING FOR:
MARCOS RODRIGUEZ
175 S. 10TH AVE.
HANFORD, CA 93230
559-410-5361

Date
6 JAN 2023
Scale
1/4" = 1' U.O.N.
Drawn
ALIJAH DEAN
Job

SHEET NUMBER
A-2

Notice of Exemption 2023-105

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

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

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

Project Title: Conditional Use Permit 0026-24

Project Location – NE corner of 10th Ave. and E. Fifth St.
(APN 016-032-001)

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

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 0026-24: a request to construct two units for use as general auto repair shops 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: Alijah Dean
Address: 311 E. Fourth St., Hanford, CA 93230
Phone Number: (559) 301-0626

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: August 27, 2024 Title: Associate Planner

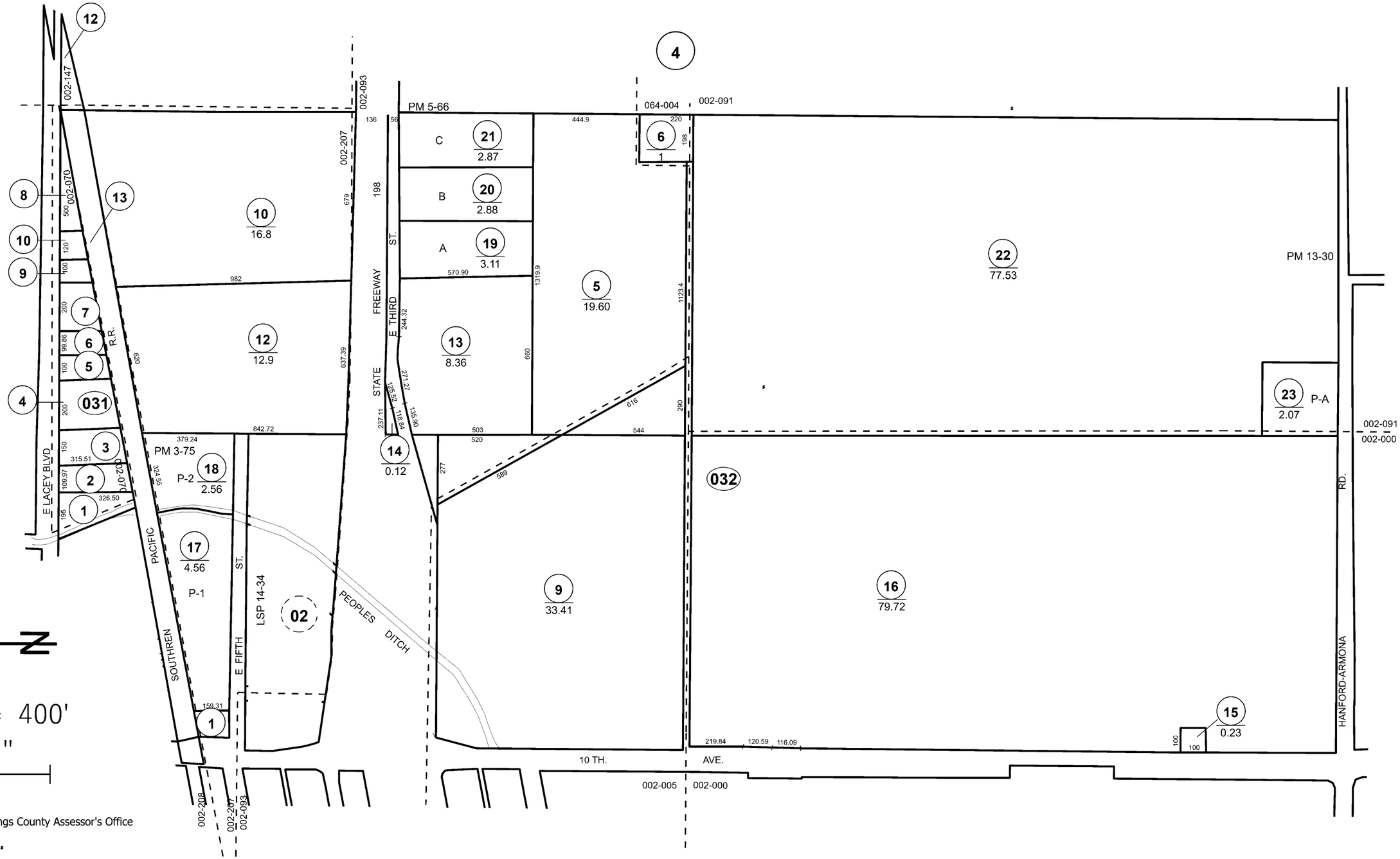
☒ Signed by Lead Agency Date received for filing at OPR: _____
☐ Signed by Applicant

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
JULY 2023

KINGS COUNTY ASSESSOR'S MAP

POR. OF W1/2 SEC. 31-18-22

16-03



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