



Meeting Agenda

December 11, 2024
1:45 PM – Site Plan Review Meeting
Finance Conference Room
315 N. Douty Street

CALL TO ORDER:

PUBLIC COMMENT:

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:

- A. Approval of the Minutes of the December 4, 2024, meeting.

SITE PLAN APPLICATIONS FOR REVIEW :

- A. SPR0107-24 – REVISION
Applicant: Brenna Mitchell
Address: 11096 S. 10th Avenue
APN: 011-440-030, -031, -032
Description: Navigation center

ADJOURN:

Materials related to an item on this Agenda submitted to the Site Plan Review Committee 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}



AGENDA STAFF REPORT

MEETING DATE: 12/11/2024

AGENDA SECTION: Consent Calendar

SUBJECT:

Approval of the Minutes of the December 4, 2024, meeting.

RECOMMENDATION:

Recommendation: By motion approve the minutes of the December 4, 2024, Site Plan Review meeting.

ATTACHMENTS:

1. Site Plan Review Committee Minutes
2. KCAO Site Plan Review Package

SITE PLAN REVIEW COMMITTEE AGENDA

Finance Conference Room, 315 N. Douty Street, Hanford CA 93230

Wednesday, December 4, 2024

1:45 p.m.

**1:45 Call to Order 2:03 – Tom Webb, Mark Manha, Steve Coodey, Nikkie Chamberland, Jessica Sandoval Present
Myers, Waters Absent**

Public Comment: none

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:

A. Approval of the Minutes of: November 27, 2024 **Sandoval, Chamberland**

Site Plan Review Applications for Review:

SPR0126-24 **Revise and resubmit**

Applicant: Luis Mota

Address: 824 S. Irwin Street

APN: 012-192-036

Description: Add 3 units

TSM0013-24 **Revise and resubmit**

Applicant: Kelsey George, 4Creeks

Address: 11722 Fargo Avenue

APN: 007-010-031, 007-360-016

Description: 17-lot subdivision map

TSM0007-23 – REVISION **Revise and resubmit**

Applicant: Kelsey George, 4Creeks

Address: 11722 Fargo Avenue

APN: 007-010-031, 007-360-016

Description: Tentative subdivision map

Adjournment 3:00

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PROJECT INFORMATION

Project Description:

This project proposal involves the construction of a new 19,200 sq ft building to be used as a homeless shelter and office space. Proposed site development will include public improvements along 10th Avenue, the connection of San Madina Drive east-bound to 10th Avenue, two parking lots, a retention basin, on-site water storage, and flatwork for future construction.

Address:	11096 10th Avenue Hanford, CA 93230
APNs and Parcel Sizes:	011-440-030 (4.18 acres) 011-440-031 (2.00 acres) 011-440-032 (4.64 acres)
Zoning:	MX-N Neighborhood Mixed Use
Proposed Occupancy:	Office, Residential Group R-2
Max Building Height:	34'-0" (35' max per code)
Max Lot Coverage:	40.5%
Setbacks:	15' Throughout
Sprinklers Required:	Yes
Sprinklers Proposed:	Yes
Proposed Parking Required:	
Homeless Shelter (1 per 4 Beds)	200/4 = 50
Main Space (1:300)	21,150 SQ FT/300 = 71
Food Bank (Per Employee)	20
Total	<u>141 Spaces Required(146 Provided)</u>
EV Spaces:	10% (146)= 15 Required(15 Provided)
Number of Staff:	65 Max
Number of Unhoused:	200 Max
Long-Term Bicycle Parking:	5% per Occupant
5% per Occupant	200 (5%)
Total	<u>10 Spaces Required(16 Provided)</u>
Short-Term Bicycle Parking	
5% per Visitor	65 (5%)
Total	<u>3.25[4] Spaces Req. (10 Provided)</u>

SHEET INDEX

Architectural Sheets	A2.2	Floor Plan - Phase Two
A1.0	A2.3	Floor Plan - Phase Three
A1.1	A3.0	Exterior Elevations
A1.2	A4.0	Rendering - Phase 1 Entrance
A2.1	A4.1	Rendering - Phase 2 Entrance

AGENCIES AND UTILITIES

California Water Service Company
phone: (559) 624-1662
216 n. Valley Oaks Drive
Visalia, ca 93291

Southern California Gas Company
phone: (559) 739-2331
404 n. Tipton st.
Visalia, ca 93292

Comcast Cable
phone: (559) 735-2104
1031 n. Plaza drive
Visalia, ca 93291

AT&T California
phone: (559) 739-6646
217 w. Cequia ave.
Visalia, ca 93291

Southern California Edison (SCE)
phone: (559) 685-3269
2425 s. Blackstone st.
Tulare, ca 93274

Building Safety Division
phone: (559) 585-2580
317 N Douty St,
Hanford, CA 93230

PROJECT DIRECTORY

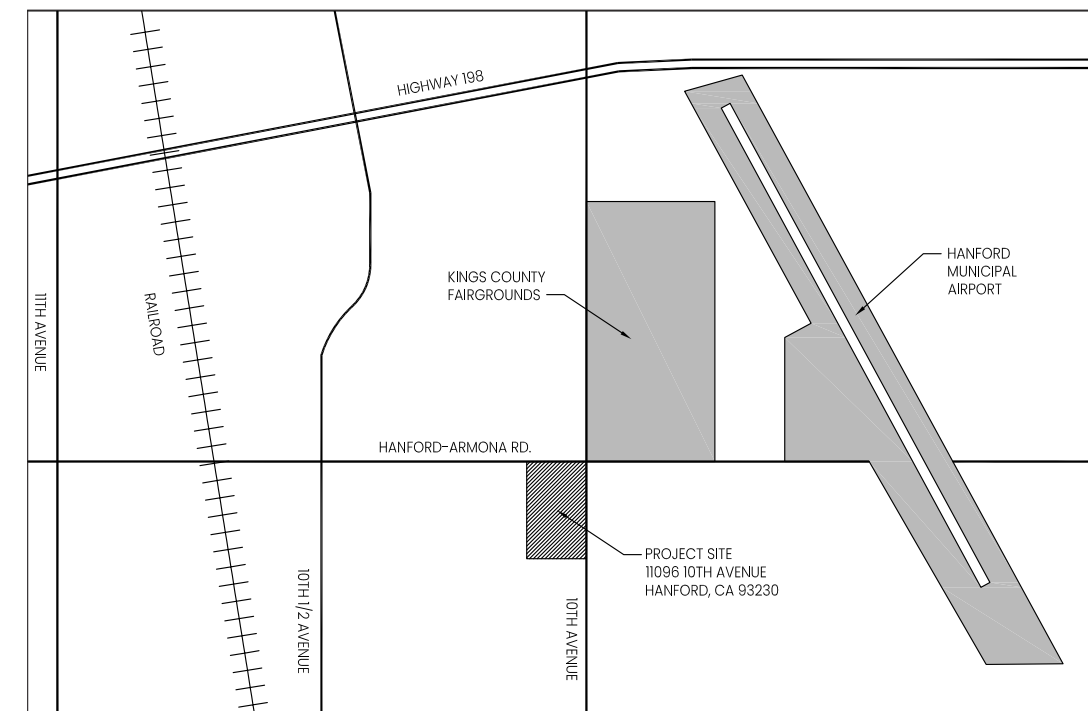
Owner:
Kings Community Action Organization
1130 N. 11th Avenue
Hanford, CA 93230

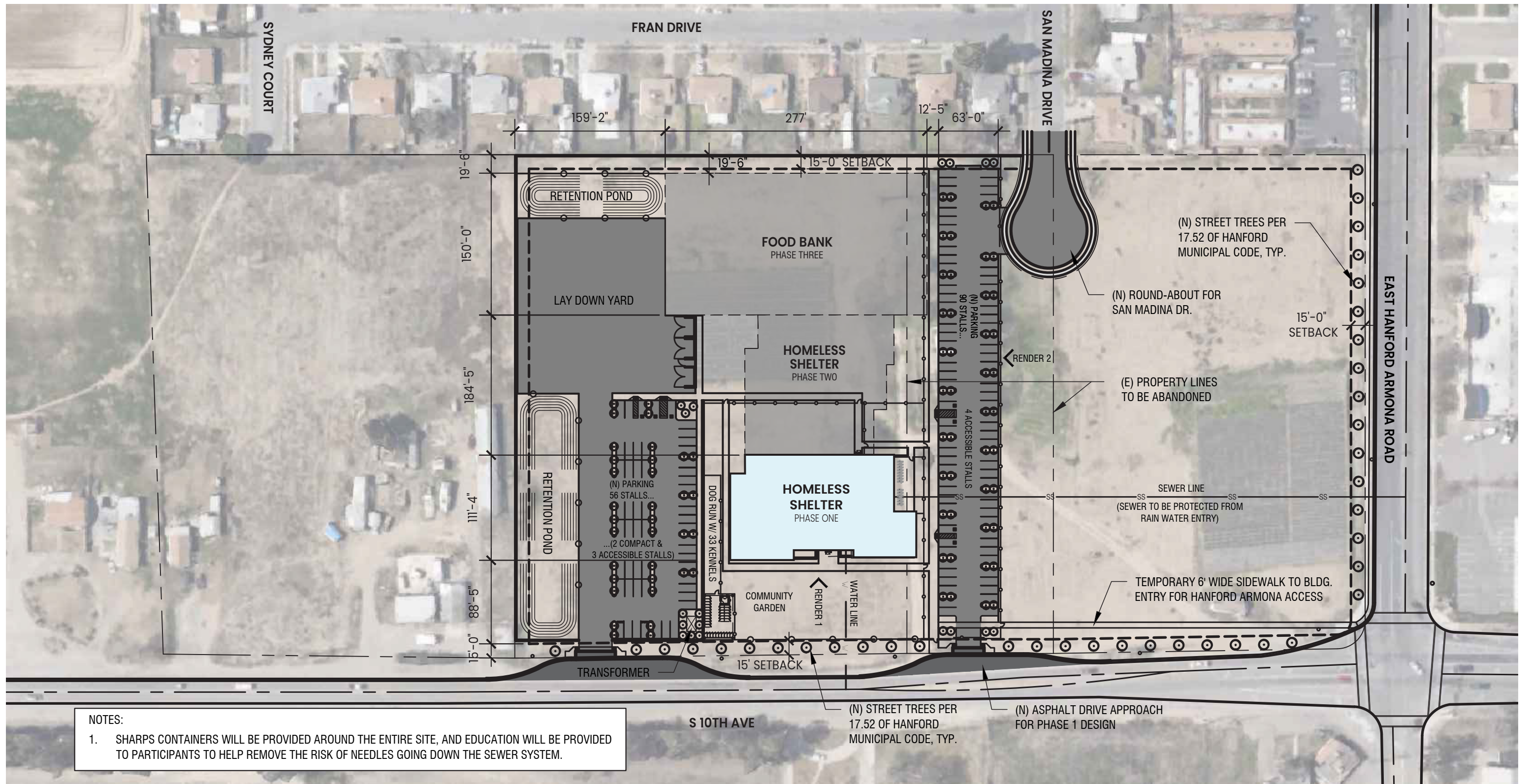
Contact: Jeff Garner
Email: jgarner@kcao.org
Phone: 559.415.7202

Architect:
Will Ruoff - 4Creeks
324 S Santa Fe Street
Visalia, CA 93292

Email: willr@4-creeks.com
Phone: 805.235.5333

VICINITY MAP





NOTES:
 1. SHARPS CONTAINERS WILL BE PROVIDED AROUND THE ENTIRE SITE, AND EDUCATION WILL BE PROVIDED TO PARTICIPANTS TO HELP REMOVE THE RISK OF NEEDLES GOING DOWN THE SEWER SYSTEM.



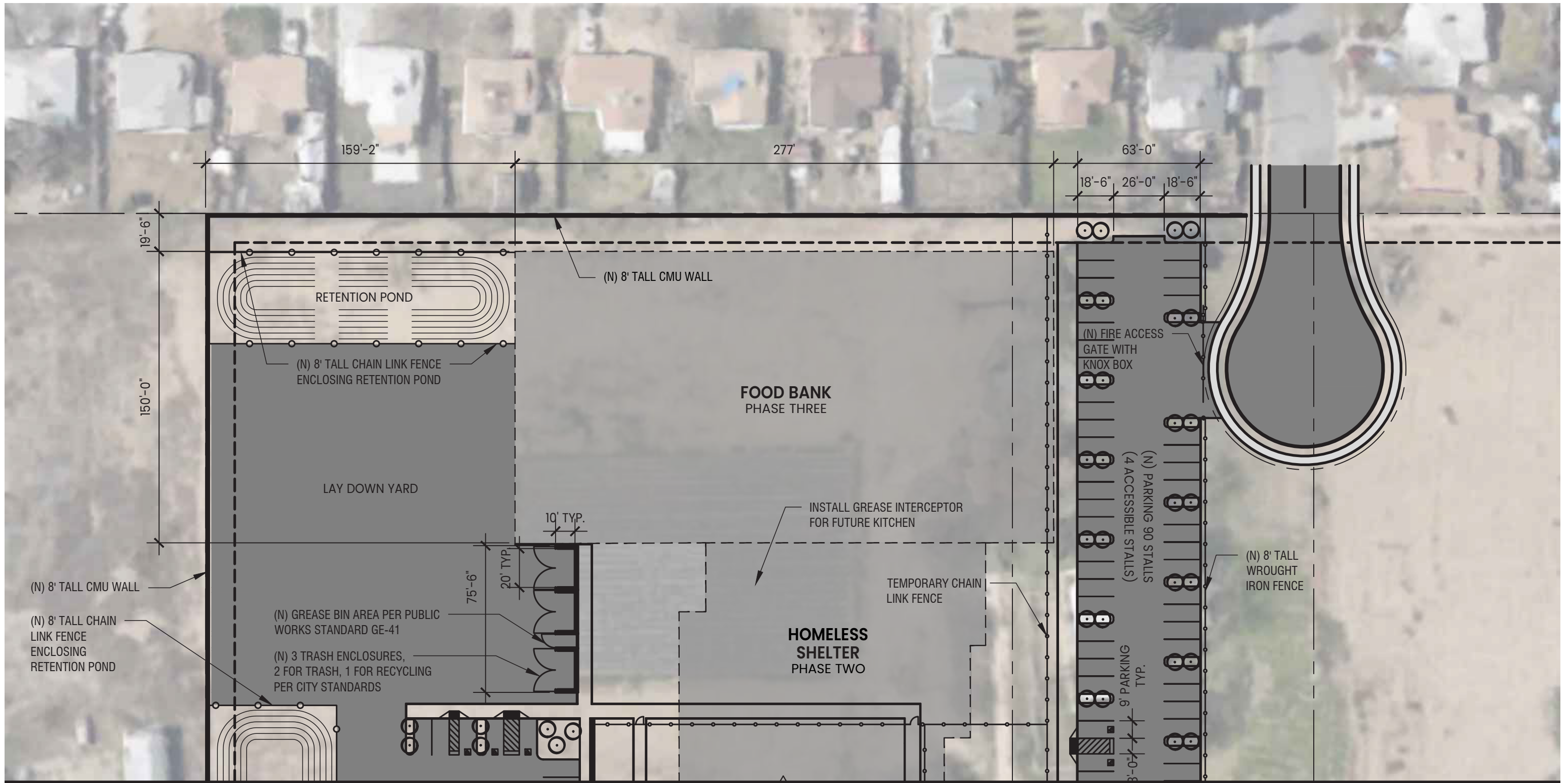
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PROPOSED SITE PLAN

SCALE 1:100

A1.0



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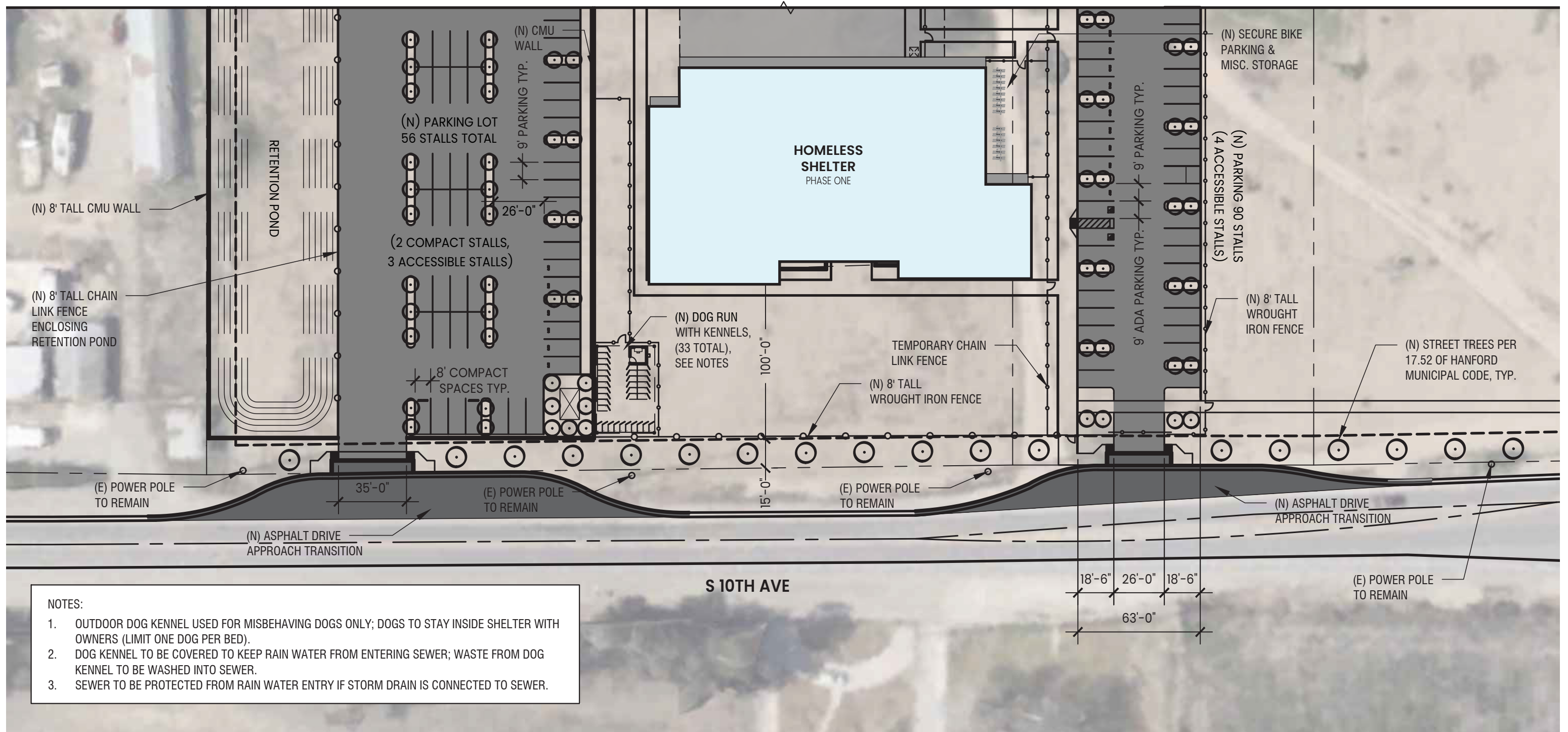
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ENLARGED SITE PLAN 1

SCALE 1:50

A1.1



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ENLARGED SITE PLAN 2

SCALE 1:50

A1.2



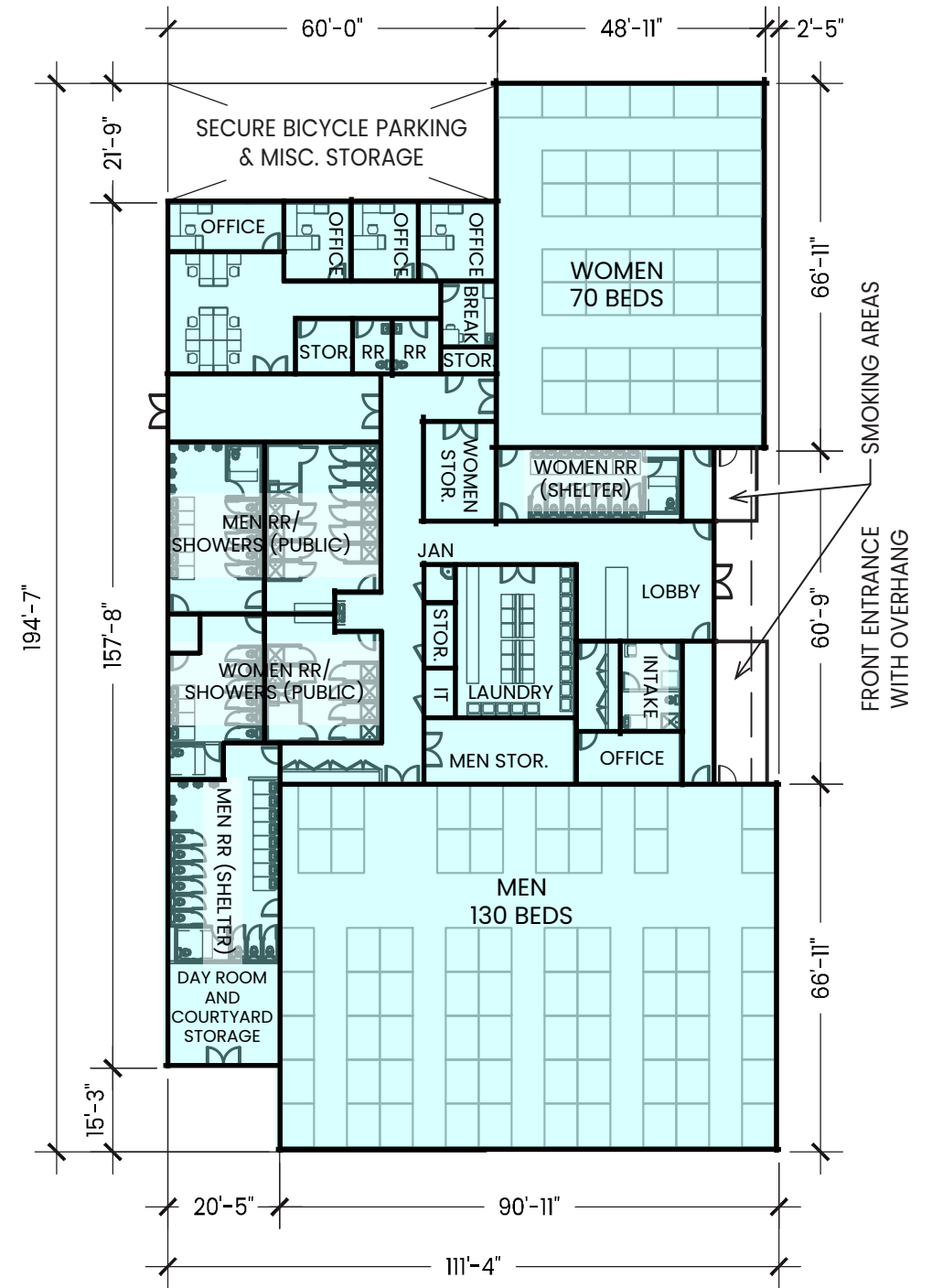
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FLOOR PLAN - PHASE ONE

SCALE: 1/32" = 1'-0"

A2.1



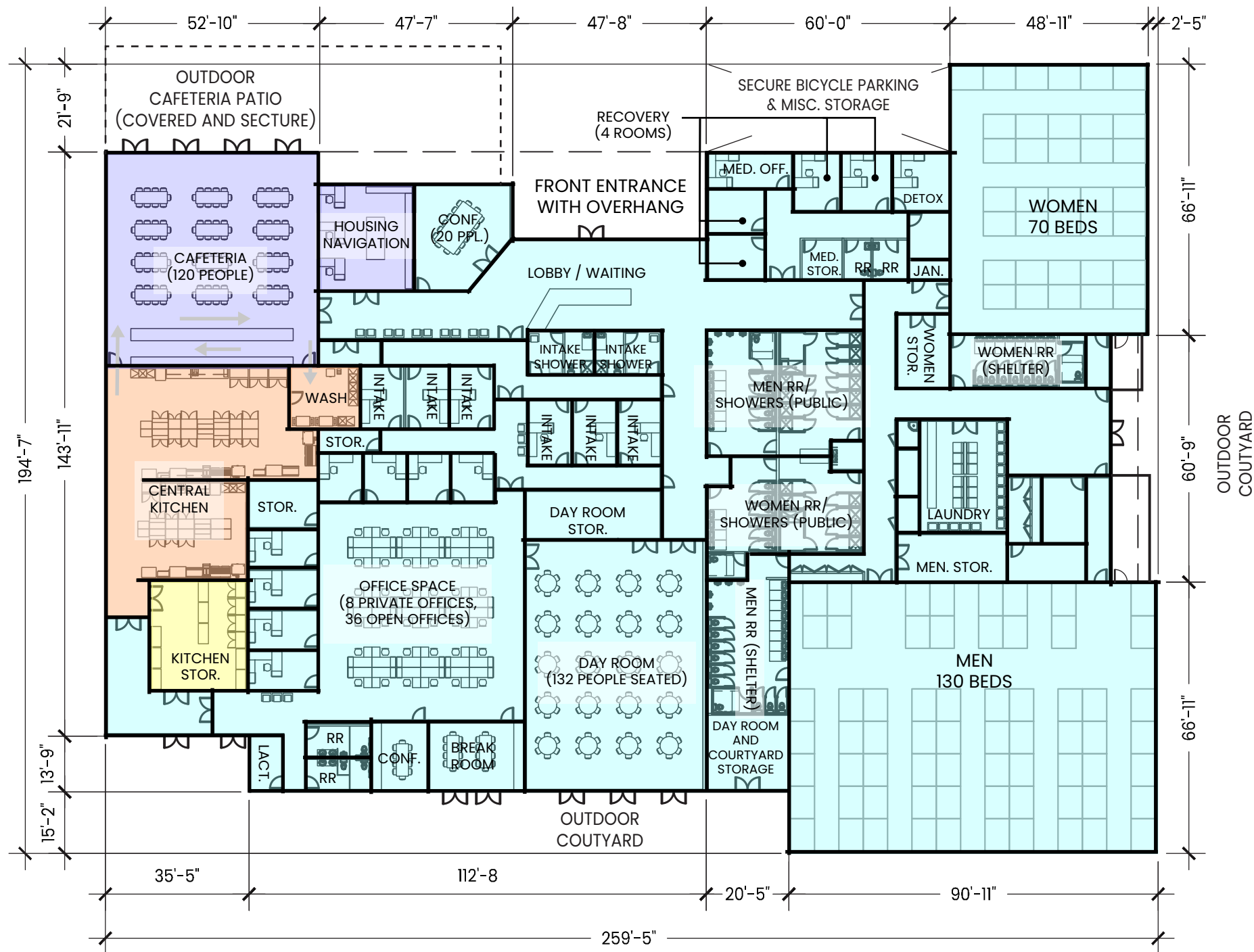
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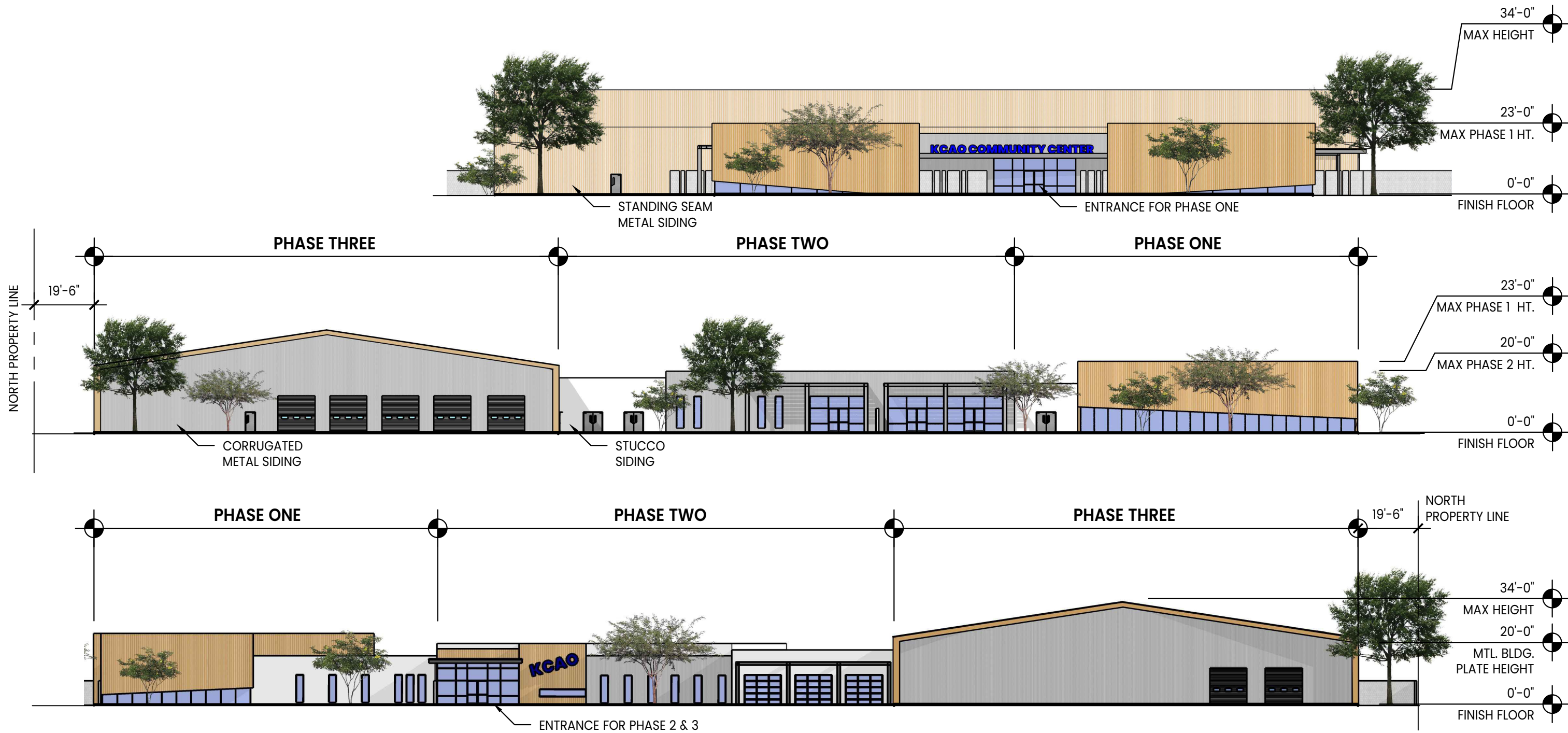
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FLOOR PLAN - PHASE TWO

SCALE: 1/32" = 1'-0"

A2.2



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EXTERIOR ELEVATIONS

SCALE: 1/32" = 1'-0"

A3.0



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RENDERING – PHASE 1 ENTRANCE **A4.0**



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RENDERING – PHASE 2 ENTRANCE

A4.1