Planning Commission Meeting
Agenda

December 10, 2024
5:30 PM – Regular Meeting
Council Chambers
400 N. Douty St.

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

ROLL CALL:

INVOCATION:

FLAG SALUTE:

PUBLIC COMMENT:

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

CONSENT CALENDAR:

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

A. Community Development: Approval of the Minutes of the November 12, 2024 Planning Commission Meeting.

B. Community Development: Approval of the Minutes of November 21, 2024 Planning Commission Special Meeting

PUBLIC HEARING:

A. Community Development: Conditional Use Permit No. 0041-24: a request to establish signage with electronic changeable copy for a car wash in the C-S Service Commercial zone district. Variance No. 0022-24: a request to deviate from the standards of the Hanford Municipal Code Section 17.56.090 to allow a freestanding sign to exceed the maximum height and square footage allowed within the C-S Service Commercial zone

district. The project is located at 1726 Glendale Ave. (APN 011-030-012).

B. Community Development: Annexation No. 163 Parts 9, 12, 13 and 14: A proposal to annex four separate substantially surrounded county islands with a combined total of 197.15 acres into the City of Hanford from the Kings County jurisdiction. Prezone No. 0001-24, Parts 9, 12, 13, and 14: A proposal to prezone the proposed territory to be annexed consistent with the 2035 Hanford General Plan Land Use Map. CEQA Determination: The project has been determined to be exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current prezoning) per CEQA Guidelines Section 15319(a), and because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3). A Notice of Exemption has been prepared for the project in accordance with CEQA. Island 9 is generally located East Lacey Boulevard, South of Southern Pacific Railroad Tracks. Island 12 is generally located west of 10 ½ Avenue, north of Houston Avenue. Island 13 is generally located west of 10th Avenue, between Idaho and Iona Avenues. Island 14 is generally located west of 11th Avenue, south of Flint Avenue.

C. Community Development: **General Plan Amendment No. 2024-01 (GPA0011-24):** a request, by the City of Hanford, to change the General Plan designation from Low-Density Residential to Open Space for an 18-acre portion of a 38.48-acre parcel. **Rezone No. 2024-01 (RZ0002-24)**, a request, by the City of Hanford, to change the zoning from R-L-5 Low-Density Residential to PF Public Facility for an 18-acre portion of a 38.48-acre parcel. **CEQA Determination:** This project is categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines. **LOCATION:** The project is located on an 18-acre portion of the overall 38.48-acre parcel, west of the existing Hidden Valley Park. The project is located at on the southwest corner of West Cortner Street and North 11th Avenue (APN 008-360-006).

D. Community Development: **Annexation No. 164 (ANX0006-24):** a request, by the City of Hanford, to annex approximately 230 acres into the City of Hanford from the Kings County Jurisdiction for development of Heroes Park, and surrounding parcels, in accordance with the Kings County Local Agency Formation Commission (LAFCo)'s policy, so as not to create islands. **General Plan Amendment No. 2024-02 (GPA0012-24):** a request, by the City of Hanford, to change the land use designation on APN 014-230-030-000 from Low-Density Residential to Open Space, by designating the General Plan's floating open space circles in the location of the future Heroes Park (40 acres) and relocating the 20-acre Neighborhood Mixed Use designation from the northern portion of the parcel to the south. **Pre-Zone No. 2024-14 (PRZ0014-24):** a request, by the City of Hanford, to prezone the annexation area a combination of R-L-5 Low-Density Residential, R-M Medium-Density Residential, PF Public Facilities, and MX-N Neighborhood Mixed Use, as designated by the General Plan and as proposed to be amended through General Plan Amendment No. 2024-02 (described above). **CEQA Determination:** This project is categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines. The project is located between Grangeville Boulevard and Lacey Boulevard, east of 9 ¼ Avenue, west

of 8 ¾ Avenue (APN 014-230-030, - 033, -034, -035, 014-230-089, 014-230-092, -093, 014-230-020, and -021).

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 $1,100.00 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.

Planning Commission Regular Meeting
Minutes
November 12, 2024 5:30 PM
Council Chambers
400 N. Douty St.

ROLL CALL:

Present:	Absent:
Planning Commissioner Dennis Ham Planning Commissioner Richard Douglas Planning Commissioner Gunther Norris Planning Commissioner - Alternate Garry Curtis Planning Commissioner Bernie Marez Planning Commissioner Jim Nelson	

INVOCATION:

FLAG SALUTE:

PUBLIC COMMENT:

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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 October 8, 2024 Planning Commission Meeting

PUBLIC HEARING:

A. Community Development: Zone Text Amendment No. 0001-24, a request to conduct a comprehensive amendment to the Hanford Municipal Code Title 17, as directed by the City Council of the City of Hanford. Changes include various land use changes, definition changes and updates, regulation changes, spelling and grammar edits, as well as legally-advised edits.

Chair Norris called for staff report. Senior Planner presented report; recommended adoption of Resolution.
Ham question regarding residential zone table, tents and tarps.
Curtis question regarding feather signs.

B. Community Development: Conditional Use Permit No. 0031-24: a request by Tractor Supply to add pet grooming within their existing facility in the C-R Regional Commercial zone district. The project is located at 1625 W. Hayden Ave. (APN 011-060-056).

Chair Norris called for staff report. Associate Planner Mark Manha presented Conditional Use Permit No. 0031-24 and recommended staff approve

Douglas asked questions regarding services that will be provided.

Kristin ____ spoke in favor and provided information regarding
Ham and Curtis had additional questions regarding operation.

DIRECTOR'S COMMENTS:

Director Waters gave update regarding High Speed Rail Transit Project.
Special meeting scheduled for 11/21/24.
Update on CUP appeal from previous Planning Commission.
Commissioners asked regarding Holiday.

COMMISSIONERS' ITEMS OF INTEREST:

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ADJOURNMENT:

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Planning Commission Special Meeting
Minutes
November 21, 2024 5:30 PM
Council Chambers
400 N. Douty St.

ROLL CALL:

Let the record show that Commissioner Douglas was unable to attend.

INVOCATION:

n/a

FLAG SALUTE:

Flag Salute did not take place due to electrical issues.

PUBLIC COMMENT:

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No public comment due to losing electrical power.

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.

Consent Calendar was not reviewed due to electrical power loss.

PUBLIC HEARING:

DIRECTOR'S COMMENTS:

No comments due to electrical issues.

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).

No comments due to electrical issues.

ADJOURNMENT:

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Meeting was adjourned due to electrical issues and all items postponed until December 10th, 2024.

AGENDA
STAFF REPORT

MEETING DATE: 12/10/2024	**AGENDA SECTION:** PUBLIC HEARING

SUBJECT:
Conditional Use Permit No. 0041-24: a request to establish signage with electronic changeable copy for a car wash in the C-S Service Commercial zone district. Variance No. 0022-24: a request to deviate from the standards of the Hanford Municipal Code Section 17.56.090 to allow a freestanding sign to exceed the maximum height and square footage allowed within the C-S Service Commercial zone district. The project is located at 1726 Glendale Ave. (APN 011-030-012).

RECOMMENDATION:

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2024-27, approving Conditional Use Permit No. 0041-24.

2. Adopt Resolution No. 2024-28, approving Variance No. 0022-24.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2024-27, approving Conditional Use Permit No. 0041-24.

2. I move to adopt Resolution No. 2024-28, approving Variance No. 0022-24.

PROJECT DESCRIPTION

The project is a request to establish a freestanding sign with electronic changeable copy for an approved car wash as well as deviate from the standards of the Hanford Municipal Code Section 17.56.090 to allow the same sign to exceed the maximum height and square footage allowed within the C-S Service Commercial zone district. As shown on the provided site plan (see **Attachment 1**), the proposal includes placing signage on the car wash building as well as a freestanding sign with electronic changeable copy near the intersection of Glendale Avenue and 12th Avenue.

According to Section 17.56.180 of the Hanford Municipal Code (see **Attachment 2**), electronic copy is allowed as a display medium on freestanding signs in the commercial or mixed use zone districts upon issuance of a conditional use permit, issued pursuant to Chapter 17.80. “Changeable copy” refers to the display of a message that can change by means of moveable letters, slats, lights, light

emitting diodes, or moveable background material.

Table 17.56.090(A) permits a maximum height of six feet and a maximum sign face size of 40 square feet for a freestanding sign in the C-S Service Commercial zone district not located within an integrated shopping center. The applicant proposes to place a freestanding sign structure with a height of 20 feet and a sign face size of 56.32 sq. ft. The sign face size on the freestanding sign is inclusive of the electronic changeable copy signage as well as the non-electronic signage below. The property is not located within an integrated shopping center.

Project Location

The proposed project is located at 1726 Glendale Ave. (APN 011-030-012) (see Figure 1, below). The General Plan designates the property as Service Commercial (see Figure 2, below). The property is zoned C-S Service Commercial, which corresponds with the General Plan designation (see Figure 3, below).

Entitlement

The car wash facility was approved for development under Site Plan Review No. 2022-18. Variance No. 0003-23 was approved in order to reduce the number of on-site parking spaces for the car wash facility from 14 to seven. The applicant submitted Sign Permit No. 0063-24 in order to place building signage as well as a freestanding sign on site. The building signage was found to be consistent with Chapter 17.56 of the Hanford Municipal Code, but the freestanding sign was found to exceed the height and size requirements for freestanding signage on this property. Therefore, the variance has been submitted.

Figure 1:
Land Use (property outlined in bold)

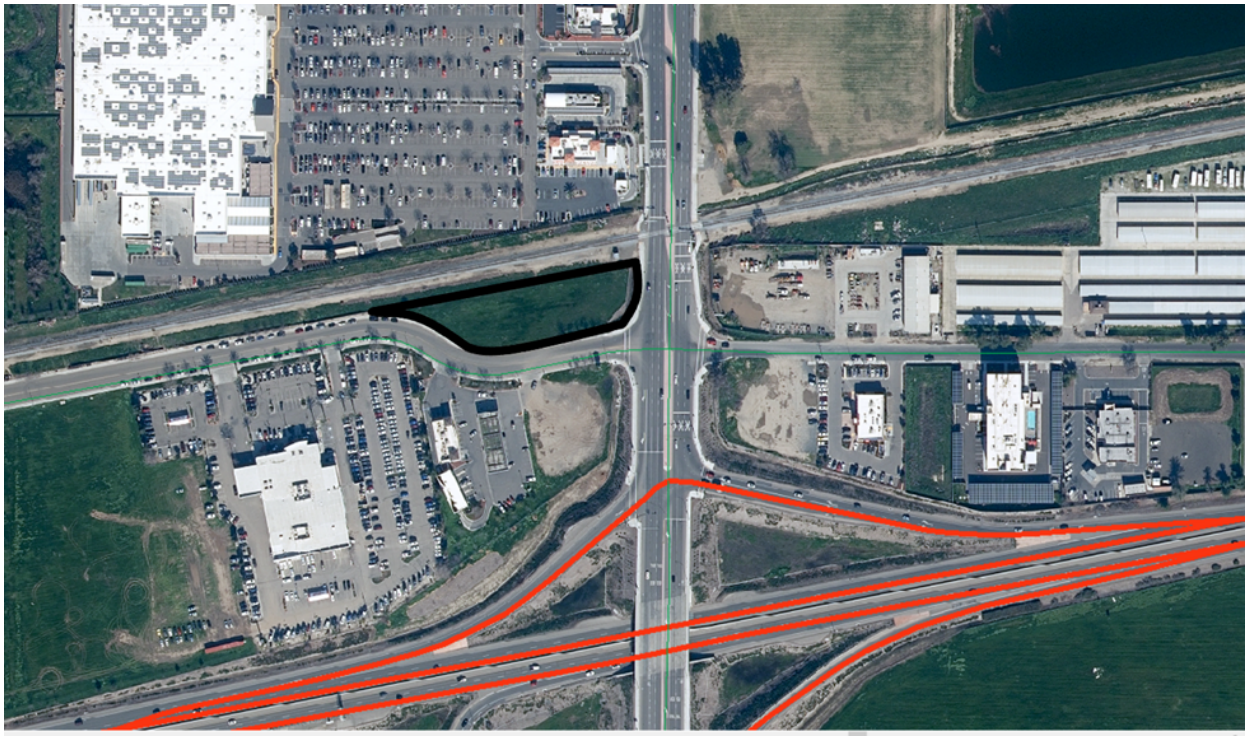


Figure 2:

General Plan Designation (property outlined in bold)
Service Commercial

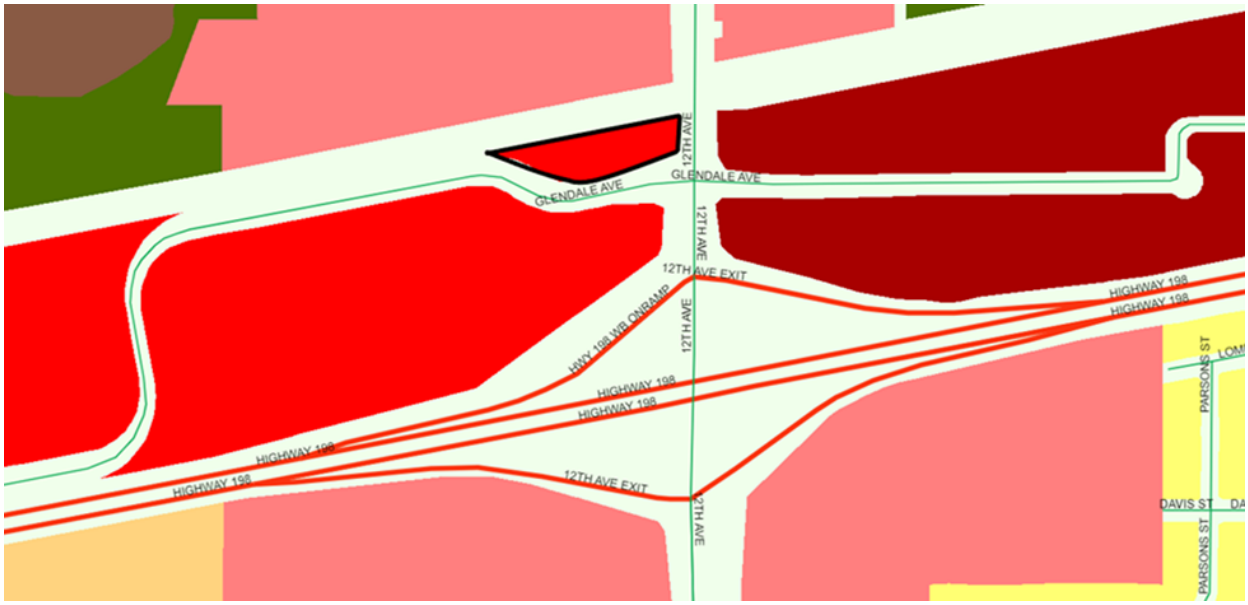


Figure 3:
Zoning Designation (property outlined in bold)
C-S Service Commercial

PROJECT EVALUATION

<u>Conformance with the standards of the C-S Service Commercial zone district</u>

17.20.030 Site Area

In the C-S Service Commercial zone district, the minimum site area shall be 5,000 square feet, unless a smaller site is approved with a conditional use permit, in accordance with Chapter 17.80. The project site is 45,483 square feet (1.044 acres), which meets and exceeds the required site area for the C-S Service Commercial zone district.

17.20.040 Lot Dimensions

In the C-S Service Commercial 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 parcel has approximately 564 feet of street frontage along Glendale Avenue and approximately 129 feet of street frontage along 12th Avenue. The existing parcel satisfies the required lot dimensions for the C-S Service Commercial zone district.

17.20.050 Coverage

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. All required building setbacks, open space, and off-street parking and loading requirements were evaluated and mandated as part of the site plan review process for the car wash. The site is in full compliance except for the number of on-site parking spaces. Variance No. 0003-23 was approved in order to reduce the number of on-site parking spaces for the car wash.

17.20.060 Building Setback Area

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

Front-Building Setback

In the C-S Service Commercial zone district, the front building setback area shall be a minimum of 15 feet, except that in C-S Service Commercial zones bounded by State Route 198, 10th Avenue, 11th Avenue, and Sixth Street, there is no minimum front building setback area required. The project site is not bounded by any of the specified streets allowing a zero-setback area; therefore a 15-foot front-building setback area is required.

"Building setback area, front" means an area extending across the full width of the lot between the front lot line or the existing or future street right-of-way and a structural setback line parallel thereto. On corner lots, the shortest street frontage shall be the front building setback area.

The lot line along 12th Avenue is the front lot line. The building is setback approximately 162 feet from the lot line along 12th Avenue.

Side-Building Setback

The side building setback area shall be zero feet, except where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the side building setback area shall be 15 feet. The street-side lot line along Glendale Avenue requires a 15-foot side-building setback area. The building is setback 88 feet, nine inches from Glendale Avenue. The covered vacuum stalls are setback 52 feet, 10 inches from the lot line along Glendale Avenue.

Rear-Building Setback

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-H, R-M, O-R, PF, AP, or CO zone district, then the rear building setback area shall be 15 feet. Since the rear lot line is not adjacent to a public street or any of the stated zone

districts, the required rear setback area is zero feet.

“Rear” means a lot line, not intersecting a front lot line, which is most distant from and most closely parallel to the front lot line.

The building is set back approximately 246 feet, six inches from the rear lot line.

All setbacks, as required for the C-S Service Commercial zone district, are satisfied by the development.

17.20.070 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.

17.20.080 Height of Structures

The maximum height of structures in the C-S Service Commercial zone district is 50 feet. The maximum height of the building is approximately 29 feet, 11 inches, which does not exceed the zone district height limitations. The proposed maximum height of the freestanding sign structure is 20 feet.

17.20.090 Driveways

Whenever 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. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible. There are two driveways approved for development. There are no changes proposed to the driveways.

17.20.100 Off-Street Parking

There were seven parking spaces for customer/employee use and 17 vacuum positions for patron use approved for development. The building is 4,265 square feet. Based on the ratio, one stall per 300 square feet for all service commercial uses, 14 parking spaces would be required for customer/employee use.

Calculation:

4,265 sq. ft. of building space ÷ 300 sq. ft. = 14.2

14.2 rounds down to 14 parking spaces minimum

However, Variance No. 0003-23 was approved in order to reduce the number of on-site parking spaces from 14 to seven. The parking requirements for this use are satisfied.

17.20.110 Usable Open Space

In the C-S Service Commercial zone district, there is no minimum requirement for open space.

17.20.120 Landscaping

Landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways. All building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped. Landscaping is provided along 12th and Glendale Avenues where there is not a driveway. The landscaping requirements are satisfied.

17.20.130 Screening, Fences, and Walls

Properties in the C-S Service Commercial zone district shall meet the screening, fences, and walls standards in Section 17.20.130 of the Hanford Municipal Code. 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 does not abut any of the specified zones requiring a block wall; therefore, no block wall is required. No fence or wall shall be placed in front of or within an any landscaped area located next to a street. There is an existing fence located between the site and the existing Caltrans landscaped right-of-way. On site landscaping will not be separated by a fence or wall. 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, except as may be modified under site plan review. Outdoor storage is not proposed. The project satisfies all screening, fence, and wall regulations for the C-S Service Commercial zone district.

17.20.140 Signs

Signage shall comply with the standards set in Chapter 17.56. Signage with electronic changeable copy specifically shall comply with the standards set in Section 17.56.180 (see **Attachment 2**). Permanent signage for the C-S Service Commercial zone district is allowed as described in the table below.

Table 17.56.090(A)

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	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.

	Route 198 may count the frontage facing State Route 198 as their primary frontage for the purpose of calculating maximum sign size.	

The proposed building signage was reviewed and approved under Sign Permit No. 0063-24. The proposed permanent freestanding sign was reviewed and found to be in compliance with the standards for signage with electronic changeable copy, but was also found to exceed the maximum sign height and sign face size requirements for the C-S Service Commercial zone district. The proposed sign structure will be 20 feet in height, will contain a total sign face area of 56.32 square feet, and will be set back from the closest property line adjacent to a public street 21.5 feet. The maximum height permitted is six feet and the maximum sign face size permitted is 40 square feet for properties not located within an integrated shopping center. For this reason, the variance has been submitted.

Further discussion of the sign ordinance in relation to the electronic changeable copy is below.

17.20.150 General Provisions and Standards

In the C-S Service Commercial zone district, no business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure. The proposed business will be operated within the conveyorized car wash system. Vacuuming positions will be located under a covered 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. The specified zones requiring a mechanical equipment setback do not abut the project site. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50. The project was evaluated during the Site Plan Review for the car wash for conformance with the requirements of Section 17.50. All development standards have been satisfied or addressed through conditions of approval.

All requirements of the C-S Service Commercial zone district, prescribed by Chapter 17.20 of the Hanford Municipal Code, are satisfied, except for the number of off-street parking spaces which was reduced with approval of Variance No. 0003-23. The proposed signage will not modify any of these standards, except for the sign requirements for which a variance has been submitted.

<u>Conformance with the standards of the Sign Ordinance</u>

17.56.010 Purpose

The purpose of Chapter 17.56, the Sign Ordinance, is to regulate signs as an information system that preserves and enhances the aesthetic character and environmental values of Hanford, its residential neighborhoods, its downtown, and commercial/industrial areas, while also providing an effective means for members of the public to express themselves through the display of signs. The regulations recognize the importance of business activity to the economic vitality of the City as well as the need to protect the visual environment.

Analysis: The proposal to install this display does not conflict with the purpose of the Sign Ordinance.

Conditions applied to the project further the goals set forth in Section 17.56.010 to:

1. Safeguard life, health, property, public welfare, and traffic safety by controlling the design, quality of materials, construction, illumination, size, location and maintenance of signs and sign structures;

2. Preserve and enhance the visual attractiveness of the City for residents, businesses, and visitors;

3. Protect and enhance property values and community appearance by encouraging signs that are compatible with the architectural style, character, and scale of the building to which they relate and with adjacent buildings and businesses;

4. Restrict signs that may create visual clutter or a nuisance to nearby properties, violate privacy, create hazards or unreasonable distractions for pedestrians and drivers;

5. Provide adequate opportunity for the exercise of the free speech by display of a message or image on a sign, while balancing that opportunity with other community and public interests;

6. Ensure that commercial signs are accessory or auxiliary to a principal business or establishment on the same premises, rather than functioning as general advertising for hire; and

7. Prohibit signs that may cause traffic or pedestrian safety hazards or interfere with ingress and egress.

17.56.040 Exempt Signs

The project was reviewed to ensure that the freestanding sign is not exempt from the permit requirements of Chapter 17.56. The freestanding sign does not meet any exemptions that would preclude it from signage permit requirements.

17.56.050 Prohibited Signs

The project was reviewed to ensure that no contents of the freestanding sign are prohibited. The freestanding sign does not contain any contents that are prohibited by the City of Hanford.

17.56.070 Sign Design Principles

The proposed signage has been evaluated for consistency with the sign design principles set forth in the Sign Ordinance. The signage proposed in this conditional use permit is architecturally compatible with the surrounding environment, legible, readable, visible and readily distinguishable from its surroundings so viewers can easily read the information it communicates, well-designed and well-located, and constructed of sturdy, durable materials.

17.56.090 Sign Regulations on Developed Sites by Zone District

Permanent signage for the C-S Service Commercial zone district is allowed, as described in the table below.

Table 17.56.090(A)

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-	No limit to number of signs per	1 sign per establishment

C, and O zones	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.	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.

As stated previously, the proposed sign structure will be 20 feet in height and will contain a total sign face area of 56.32 square feet, both of which exceed the sign height and face size standards for permanent freestanding signage not located within an integrated shopping center. For this reason, a variance has been submitted. Further review of the variance is below.

17.56.180 Signs with Electronic Changeable Copy

Electronic copy is allowed as a display medium on freestanding signs in the commercial or mixed use zone districts upon issuance of a conditional use permit, issued pursuant to Chapter 17.80.

Signs with electronic changeable copy shall meet the following standards:

1.The electronic sign face shall be directed in a manner that is not visible from the front or side of residential properties located in a residential zone district.

Analysis: The sign is not visible from a residential zone.

2. The electronic sign face shall be an integral part of the remainder of the sign area.

Analysis: As shown in **Attachment 1**, the electronic sign face is an integral part of the remainder of the sign area.

3. Electronic copy shall be limited to no more than thirty (30) lumens output, measured at ten (10) feet from the sign face.

4. No portion of the electronic sign face shall change more frequently than once every six (6) seconds.

5. The electronic sign shall not emit any audible sound, buzz, or noise.

6. The electronic sign shall be operative only during the hours of operation of the associated business establishment.

7. Sign copy or electronic picture displays shall be limited to advertising related to the use(s) on the premises on which the freestanding sign is located, except for message substitution, as allowed in Section 17.56.030.

8. No change of lighting intensity may occur during a display or between displays except to respond to a change in ambient lighting conditions.

9. No display shall create a potential distraction to drivers by virtue of the frequency of changes of images (i.e. the time between images expressed in seconds), and the Planning Commission may impose limitations on the number of images that can be displayed over a specified time period for reasons of traffic safety.

Analysis: The applicant does not propose to deviate from any of these standards. These standards are included as conditions of approval for the project and shall be monitored to ensure compliance once the sign is in operation.

17.56.190 Illumination of Signs

The illumination of signs, from either an internal or external source, must be designed to avoid negative impacts on surrounding rights-of-way and properties. The following standards apply to all illuminated signs:

A. Sign lighting shall not be of an intensity or brightness that will create a nuisance for residential uses in a direct line of sight to the sign. Illuminated signs located adjacent to any residential area shall be controlled by a rheostat or other acceptable method to reduce glare.

B. Internally illuminated signs shall be designed with an opaque, semi-opaque, or matte finish background on the sign face.

C. Light sources for externally illuminated signs shall meet the following standards:

1. Light sources shall be so arranged and maintained so that the light source is not directly visible from a public right-of-way or adjacent property.

2. Low pressure sodium lighting is the preferred light source to minimize undesirable light into the night sky.

3. High pressure sodium, metal halide, fluorescent, quartz, LED, and incandescent light sources shall be fully shielded.

4. Metal halide and fluorescent light sources shall be filtered. Most glass, acrylic, or translucent enclosures satisfy these filter requirements.

5. Mercury vapor light sources shall be prohibited.

The above standards are incorporated as conditions of approval.

17.56.200 Concealed Electrical Systems

External conduits, boxes, and other connections related to the function of a sign and associated lighting shall not be exposed.

The above standard is incorporated as a condition of approval.

17.56.260 Maintenance of Signs

A. All signs and associated supporting structures shall be maintained in like-new condition, without rips, tears, fading and similar damage that inevitably occurs as a result of normal wear and aging.

B. All signs shall be reasonably free from deterioration, rot, rust, and loosening so that they do not create a hazard to persons or property or constitute a nuisance.

C. Any sign or sign structure that is sagging, leaning, fallen, decayed, broken, deteriorated, ripped, torn, faded, or other deteriorating or dilapidated condition shall be promptly repaired, to the satisfaction of the City, or removed.

D. Graffiti on a sign shall be removed within two (2) days of notice of its placement on such sign.

The above standards are incorporated as conditions of approval.

Conclusion

The proposed signage conforms to the regulations set forth in the Hanford Municipal Code Sign Ordinance Section 17.56, with the exception of the height and sign face size of the freestanding sign. Further discussion of the variance is below.

Any standards for electronic changeable copy not shown on the plans shall be monitored to ensure compliance once the sign is in operation. Therefore, staff is supportive of the proposed application.

Variance No. 0022-24

The Hanford Municipal Code Table 17.56.090(A) permits the following for permanent freestanding signage:

Table 17.56.090(A)

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.	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.

	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.	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.

The maximum height permitted is six feet and the maximum sign face size permitted is 40 square feet for properties in the C-S Service Commercial zone district not located within an integrated shopping center. The applicant proposes to deviate from the maximum height and sign face size requirements by constructing a freestanding sign with a height of 20 feet and a total sign face area of 56.32 square feet.

In comparing similar signage on surrounding properties, both of the developed properties at the intersection of Glendale Avenue and 12th Avenue have permanent freestanding signs that exceed current freestanding sign requirements. As shown in **Attachment 3**, the freestanding sign for the Arco gas station at the southwest corner of the intersection of Glendale Avenue and 12th Avenue is 30 feet in height with a sign face size of 148.75 square feet and the freestanding sign for Millers Rentaland at the northeast corner of the intersection of Glendale Avenue and 12th Avenue is 34 feet in height with a sign face size of 128 square feet. The sign height and size requirements for the subject property and the two developed properties at the same intersection are identical, since the Arco property is located within the C-S Service Commercial zone district and the Millers Rentaland is located within the C-H Highway Commercial zone district. Neither the Arco gas station nor Millers Rentaland are located within an integrated shopping center. The freestanding sign for the subject property will be smaller than both existing freestanding signs at this intersection.

Permits to locate the Arco and Millers Rentaland sign structures at their current locations were approved in 2014 and 2012, respectively. The existing freestanding signs are considered legally existing, nonconforming. According to Section 17.56.250, a sign or outdoor advertising display of any character lawfully occupying a site prior to the adoption of this zoning code or on the effective date of applicable amendments to the zoning code which as a result of the adoption or amendment of the zoning code does not conform with the standards for subject matter, location, size, lighting or movement prescribed for the district in which it is located, shall be deemed to be a nonconforming sign or advertising structure and may be displayed and maintained in said district, except as otherwise provided in this section.

The proposed freestanding sign will be set back 21.5 feet from the nearest property line adjacent to a public street and will be located outside of Caltrans right-of-way. The existing Arco gas station freestanding sign is located approximately seven feet behind the public sidewalk area and the existing Millers Rentaland freestanding sign is located approximately 32 feet behind the public sidewalk area. The location of the proposed freestanding sign relative to the public right-of-way is similar to the existing freestanding signs at this intersection and will not create any detriment to public

health, safety or welfare, or be injurious to the property or improvements in the vicinity.

While this site is not in an integrated shopping center, the proposed signage is designed similar to an additional freestanding sign permitted for integrated shopping centers. The proposed sign will conform with the height and size requirements for an additional freestanding sign within an integrated shopping center. The maximum sign face size for an additional freestanding sign within an integrated shopping center is 350 square feet and the maximum height for an additional freestanding sign is 1.5 times the average height of the building. The proposed sign will only contain 56.32 square feet of face area and be 0.93 times the average height of the building. The height of the proposed sign is 20 feet and the average height of the building is approximately 21.5 feet. The proposed sign meets the standards required for an additional freestanding sign permitted within integrated shopping centers in Hanford.

In addition, the proposed permanent freestanding sign was reviewed and found to be in compliance with the standards for signage with electronic changeable copy to ensure the signage will maintain minimum standards to safeguard life, health, property, public welfare, and traffic safety.

FINDINGS FOR APPROVAL

Conditional Use Permit No. 0041-24

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 C-S Service Commercial zone district. The signage is accessory to the primary use on site. Signage with electronic changeable copy is permitted with the approval of a Conditional Use Permit in the C-S Service Commercial zone district, per Section 17.56.180. All regulations of Section 17.56.180 shall be conditions of approval for this project. The signage will not create visual clutter, be a nuisance to nearby properties, violate privacy, create hazards or unreasonable distractions for pedestrians and drivers, cause traffic or pedestrian safety hazards, or interfere with ingress and egress.

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 signage is compatible with existing and future permitted land uses in the C-S Service Commercial zone district. The signage is accessory to the primary use on site. Signage with electronic changeable copy is permitted with the approval of a Conditional Use Permit in the C-S Service Commercial zone district, per Section 17.56.180. There are two legally existing freestanding signs at this intersection that exceed the current sign height and sign face size requirements.

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

ANALYSIS: That this application has been reviewed for consistency with the General Plan, and it has been determined that the proposal meets the intent of the goals, policies, and objectives of the General Plan, specifically Policy L135 to support, encourage and, to the extent possible, incentivize infill development projects that can effectively utilize existing transportation and utility infrastructure.

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 4**.

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 and evaluated for conformity with the requirements of Chapter 17.56.180 of the Hanford Municipal Code. Any improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in the resolution. The signage will maintain minimum standards to safeguard life, health, property, public welfare, and traffic safety.

Variance No. 0022-24

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

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

ANALYSIS: That the special circumstance applicable to this property is the property's surroundings. Both of the developed properties at this intersection have legally existing permanent freestanding signs that exceed current sign regulations. The freestanding sign for the Arco gas station at the southwest corner of the intersection of Glendale Avenue and 12th Avenue is 30 feet in height and the freestanding sign for Millers Rentaland sign at the northeast corner of the intersection of Glendale Avenue and 12th Avenue is 34 feet in height with a sign face size of 128 square feet. The freestanding sign for the Arco gas station is also in the C-S Service Commercial zone district. The freestanding sign for Millers Rentaland is in the C-H Highway Commercial zone district. However, signage requirements for properties in the C-H Highway Commercial and C-S Service Commercial zone districts are identical. The proposed permanent freestanding sign will be shorter and have less sign face area compared to the existing permanent freestanding signs at this intersection.

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

ANALYSIS: That both of the developed properties at this intersection have legally existing permanent freestanding signs that exceed current sign regulations. The freestanding sign for the Arco gas station at the southwest corner of the intersection of Glendale Avenue and 12th Avenue is 30 feet in height and the freestanding sign for Millers Rentaland sign at the northeast corner of the intersection of Glendale Avenue and 12th Avenue is 34 feet in height with a sign face size of 128 square feet. The freestanding sign for the Arco gas station is also in the C-S Service Commercial zone district. The freestanding sign for Millers Rentaland is in the C-H Highway Commercial zone district. However, signage requirements for properties in the C-H Highway Commercial and C-S Service Commercial

zone districts are identical. Approval of this variance application would allow the applicant to enjoy a substantial property right possessed by other properties in the vicinity that have identical sign requirements.

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

ANALYSIS: That the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and that are in the same zone district. The application has been reviewed by the various City departments and evaluated for conformity with the requirements of all applicable codes, including Section 17.56.180 regarding signage with electronic changeable copy. Any improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in the resolution.

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

ANALYSIS: That the granting of this variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity in the same zone district. Both of the developed properties at this intersection have legally existing permanent freestanding signs that exceed current sign regulations. The freestanding sign for the Arco gas station at the southwest corner of the intersection of Glendale Avenue and 12th Avenue is 30 feet in height and the freestanding sign for Millers Rentaland sign at the northeast corner of the intersection of Glendale Avenue and 12th Avenue is 34 feet in height with a sign face size of 128 square feet. The freestanding sign for the Arco gas station is also in the C-S Service Commercial zone district. The freestanding sign for Millers Rentaland is in the C-H Highway Commercial zone district. However, signage requirements for properties in the C-H Highway Commercial and C-S Service Commercial zone districts are identical.

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

ANALYSIS: That this variance is a request to deviate from Section 17.56.090(A) of the Hanford Municipal Code in order to allow a freestanding sign to exceed the maximum freestanding sign height and square footage requirements within the C-S Service Commercial zone district. The freestanding sign will include electronic changeable copy, which is permitted in the C-S Service Commercial zone district with approval of a Conditional Use Permit. Additionally, the use of the site for a car wash is permitted by right in the C-S Service Commercial zone district.

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

ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to this property is the property's surroundings. Both of the developed properties at this intersection have legally existing permanent freestanding signs that exceed current sign regulations. The freestanding sign for the Arco gas station at the southwest corner of the

intersection of Glendale Avenue and 12th Avenue is 30 feet in height and the freestanding sign for Millers Rentaland sign at the northeast corner of the intersection of Glendale Avenue and 12th Avenue is 34 feet in height with a sign face size of 128 square feet. The freestanding sign for the Arco gas station is also in the C-S Service Commercial zone district. The freestanding sign for Millers Rentaland is in the C-H Highway Commercial zone district. However, signage requirements for properties in the C-H Highway Commercial and C-S Service Commercial zone districts are identical. The proposed permanent freestanding sign will be shorter and have less sign face area compared to the existing permanent freestanding signs at this intersection.

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

ANALYSIS: This application has been reviewed for consistency with the General Plan, and it has been determined that the proposal meets the intent of the goals, policies, and objectives of the General Plan, specifically Policy L135 to support, encourage and, to the extent possible, incentivize infill development projects that can effectively utilize existing transportation and utility infrastructure.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on November 27, 2024 and mailed to property owners within 300 feet of the project site on November 26, 2024. No comments were received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

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 4.**

CONDITIONS OF APPROVAL

Project approval shall be subject to the conditions below:

<u>Conditional Use Permit No. 0041-24:</u>

1. The signage shall comply with all regulations for signs with electronic changeable copy set in Section 17.56.180 of the Hanford Municipal Code.

2. Signs containing statements, words, symbols, or characters of an obscene nature are prohibited.

3. No expansion of the use or structures which would tend to increase the projected scale of operations beyond the scope and nature described in this Conditional Use Permit shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

4. No relocation of the use which would tend to modify the projected scale of operations beyond the scope and nature described in this Conditional Use Permit shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

5. 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.

6. 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 of the Hanford Municipal Code.

7. Sign lighting shall not be of an intensity or brightness that will create a nuisance for residential uses in a direct line of sight to the sign. Illuminated signs located adjacent to any residential area shall be controlled by a rheostat or other acceptable method to reduce glare.

8. Internally illuminated signs shall be designed with an opaque, semi-opaque, or matte finish background on the sign face.

9. For externally illuminated signs, light sources shall be so arranged and maintained so that the light source is not directly visible from a public right-of-way or adjacent property.

10. Low pressure sodium lighting is the preferred light source to minimize undesirable light into the night sky for externally illuminated signs.

11. For externally illuminated signs, high pressure sodium, metal halide, fluorescent, quartz, LED, and incandescent light sources shall be fully shielded.

12. For externally illuminated signs, metal halide and fluorescent light sources shall be filtered. Most glass, acrylic, or translucent enclosures satisfy these filter requirements.

13. Mercury vapor light sources shall be prohibited for externally illuminated signs.

14. External conduits, boxes, and other connections related to the function of a sign and associated lighting shall not be exposed.

15. All signs and associated supporting structures shall be maintained in like-new condition, without rips, tears, fading and similar damage that inevitably occurs as a result of normal wear and aging.

16. All signs shall be reasonably free from deterioration, rot, rust, and loosening so that they do not create a hazard to persons or property or constitute a nuisance.

17. Any sign or sign structure that is sagging, leaning, fallen, decayed, broken, deteriorated, ripped, torn, faded, or other deteriorating or dilapidated condition shall be promptly repaired, to the satisfaction of the City, or removed.

18. Graffiti on a sign shall be removed within two (2) days of notice of its placement on such sign.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2024-27, approving Conditional Use Permit No. 0041-24.

2. Adopt Resolution No. 2024-28, approving Variance No. 0022-24.

Applicant:
Promotion Plus Sign Company, Inc.
21034 Osborne St.
Canoga Park, CA 91304

Property Owner:
Bian Liao Living Trust
P.O. Box 4858
Laguna Beach, CA 92652

ATTACHMENTS:

1. Resolution No. 2024-27
2. Resolution No. 2024-28
3. Attachment 1 - Proposed Signage
4. Attachment 2 - Section 17.56.180
5. Attachment 3 - Arco and Millers Rentaland Signage
6. Attachment 4 - Notice of Exemption No. 2024-80
7. Parcel Map

RESOLUTION NO. 2024-27

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING CONDITIONAL USE PERMIT NO. 0041-24, A REQUEST TO ESTABLISH SIGNAGE WITH ELECTRONIC CHANGEABLE COPY FOR A CAR WASH IN THE C-S SERVICE COMMERCIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 1726 GLENDALE AVE. (APN 011-030-012).

At a regular meeting of the City of Hanford Planning Commission duly called and held on December 10, 2024 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 0041-24, a request to establish signage with electronic changeable copy for a car wash in the C-S Service Commercial 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 1726 Glendale Ave. (APN 011-030-012); 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 C-S Service Commercial zone district. The signage is accessory to the primary use on site. Signage with electronic changeable copy is permitted with the approval of a Conditional Use Permit in the C-S Service Commercial zone district, per Section 17.56.180. All regulations of Section 17.56.180 shall be conditions of approval for this project. The signage will not create visual clutter, be a nuisance to nearby properties, violate privacy, create hazards or unreasonable distractions for pedestrians and drivers, cause traffic or pedestrian safety hazards, or interfere with ingress and egress.

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 signage is compatible with existing and future permitted land uses in the C-S Service Commercial zone district. The signage is accessory to the primary use on site. Signage with electronic changeable copy is permitted with the approval of a Conditional Use Permit in the C-S Service Commercial zone district, per Section 17.56.180.

There are two legally existing freestanding signs at this intersection that exceed the current sign height and sign face size requirements.

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

   ANALYSIS: That this application has been reviewed for consistency with the General Plan, and it has been determined that the proposal meets the intent of the goals, policies, and objectives of the General Plan, specifically Policy L135 to support, encourage and, to the extent possible, incentivize infill development projects that can effectively utilize existing transportation and utility infrastructure.

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 and evaluated for conformity with the requirements of Chapter 17.56.180 of the Hanford Municipal Code. Any improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in the resolution. The signage will maintain minimum standards to safeguard life, health, property, public welfare, and traffic safety.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 0041-24 be approved, subject to the conditions presented in **Exhibit B**, and the conditions below:

1. The signage shall comply with all regulations for signs with electronic changeable copy set in Section 17.56.180 of the Hanford Municipal Code.

2. Signs containing statements, words, symbols, or characters of an obscene nature are prohibited.

3. No expansion of the use or structures which would tend to increase the projected scale of operations beyond the scope and nature described in this Conditional Use Permit shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

4. No relocation of the use which would tend to modify the projected scale of operations beyond the scope and nature described in this Conditional Use Permit shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

5. 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.

6. 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 of the Hanford Municipal Code.

7. Sign lighting shall not be of an intensity or brightness that will create a nuisance for residential uses in a direct line of sight to the sign. Illuminated signs located adjacent to any residential area shall be controlled by a rheostat or other acceptable method to reduce glare.

8. Internally illuminated signs shall be designed with an opaque, semi-opaque, or matte finish background on the sign face.

9. For externally illuminated signs, light sources shall be so arranged and maintained so that the light source is not directly visible from a public right-of-way or adjacent property.

10. Low pressure sodium lighting is the preferred light source to minimize undesirable light into the night sky for externally illuminated signs.

11. For externally illuminated signs, high pressure sodium, metal halide, fluorescent, quartz, LED, and incandescent light sources shall be fully shielded.

12. For externally illuminated signs, metal halide and fluorescent light sources shall be filtered. Most glass, acrylic, or translucent enclosures satisfy these filter requirements.

13. Mercury vapor light sources shall be prohibited for externally illuminated signs.

14. External conduits, boxes, and other connections related to the function of a sign and associated lighting shall not be exposed.

15. All signs and associated supporting structures shall be maintained in like-new condition, without rips, tears, fading and similar damage that inevitably occurs as a result of normal wear and aging.

16. All signs shall be reasonably free from deterioration, rot, rust, and loosening so that they do not create a hazard to persons or property or constitute a nuisance.

17. Any sign or sign structure that is sagging, leaning, fallen, decayed, broken, deteriorated, ripped, torn, faded, or other deteriorating or dilapidated condition shall be promptly repaired, to the satisfaction of the City, or removed.

18. Graffiti on a sign shall be removed within two (2) days of notice of its placement on such sign.

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:

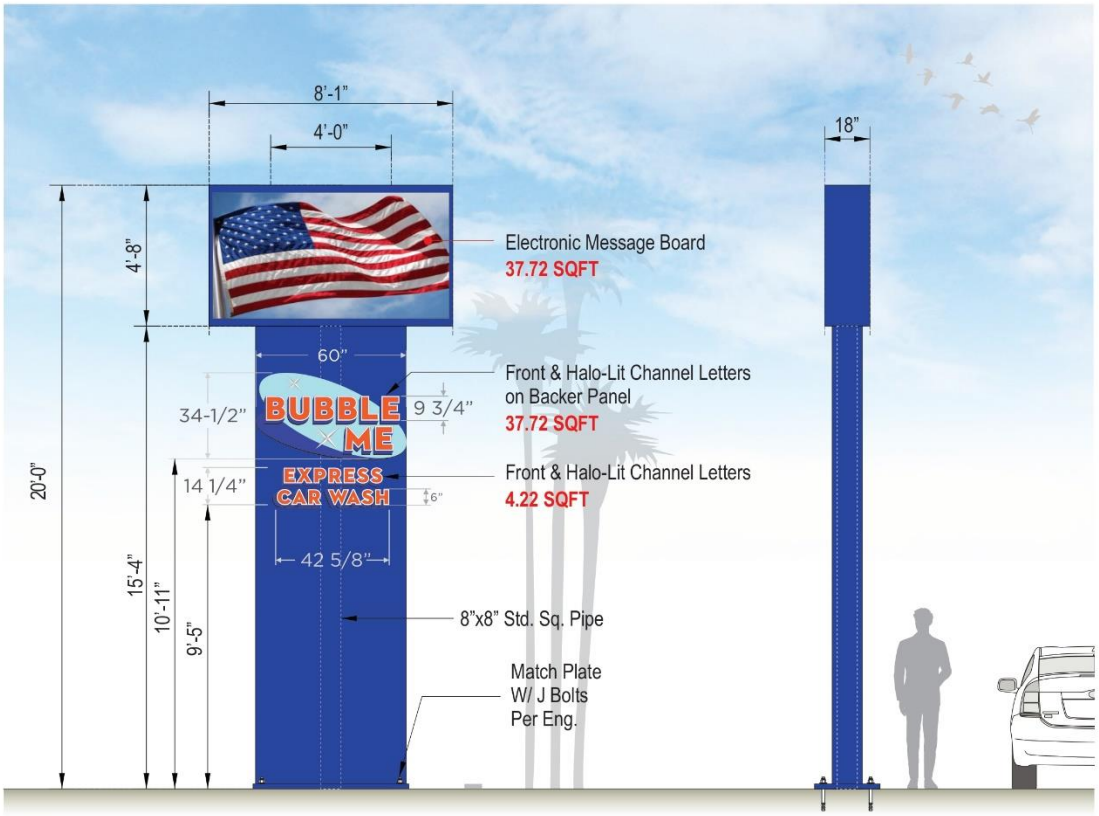
AYES:	Commissioners
NOES:	Commissioners
ABSTAIN:	Commissioners
ABSENT:	Commissioners

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 10th day of December 2024.

Jason Waters, Secretary

Exhibit A
Main Identification Sign



1:60

Night View

SEE FOLLOWING PAGE FOR LOGO/LETTER ATTACHMENT DETAIL

Details

Top Cabinet	Constructed of 2" SQ. Tube Framing W/ .080 Alum. Returns 2" Retainers
Faces	Electronic Message Board
Body	8" STD. SQ. PIPES

Orange

3M Sultan Blue

PROMOTION PLUS SIGN CO., INC.
"The Imaging Experts"
Check Us Out On zoomnsupply.com
21034 Osborne St.
Canoga Park, CA 91304
(P) 818.993.5406
(F) 818.993.3174
State License: 853228

Job Location
1726 Glendale Ave.
Hanford, CA. 93230

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(310) 270-5820
Tonykhodadad1@gmail.com

Project Information
Project: Bubble Me Express Carwash
Est: 139161
Date: 8/16/2024
Rev: 00
Designer: LR

Approval
X X
Owner **Date**
I have reviewed all renderings and I am satisfied with the look and the scope of work listed within.

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Permit Pack

Exhibit B
Conditions of Approval

BUILDING DIVISION
CUP0041-24
10-25-24
1726 Glendale

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 sign prior to obtaining construction permits.

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 1 electronic set of Drawings, unless noted, including:

      4.2.3 Elevations
      4.2.4 Structural Drawings
      4.2.5 Electrical Drawings

      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.

   4.3 1 electronic set of 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

      4.3.6 Energy Calculations, if not included on the drawings
      4.3.7 CalGreen Compliance

      4.3.9 Original shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

6. That all special inspection reports be submitted to the Building Division prior to final inspection.

7. 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.

8. 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.

9. That each of these drawings apply to any/all work done to the structure at this time

RESOLUTION NO. 2024-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING VARIANCE NO. 0022-24, A REQUEST TO DEVIATE FROM THE STANDARDS OF THE HANFORD MUNICIPAL CODE SECTION 17.56.090 TO ALLOW A FREESTANDING SIGN TO EXCEED THE MAXIMUM HEIGHT AND SQUARE FOOTAGE ALLOWED WITHIN THE C-S SERVICE COMMERCIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 1726 GLENDALE AVE. (APN 011-030-012).

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

WHEREAS, Variance No. 0022-24, a request to deviate from the standards of the Hanford Municipal Code Section 17.56.090 to allow a freestanding sign to exceed the maximum height and square footage allowed within the C-S Service Commercial zone district, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.84 of the Hanford Municipal Code; and

WHEREAS, the project is located at 1726 Glendale Ave. (APN 011-030-012); and

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

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

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

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

   ANALYSIS: That the special circumstance applicable to this property is the property's surroundings. Both of the developed properties at this intersection have legally existing permanent freestanding signs that exceed current sign regulations. The freestanding sign for the Arco gas station at the southwest corner of the intersection of Glendale Avenue and 12th Avenue is 30 feet in height and the freestanding sign for Millers Rentaland sign at the northeast corner of the intersection of Glendale Avenue and 12th Avenue is 34 feet in height with a sign face size of 128 square feet. The freestanding sign for the Arco gas station is also in the C-S Service Commercial zone district. The freestanding sign for Millers Rentaland is in the C-H Highway Commercial zone district. However, signage requirements for properties in the C-H Highway Commercial and C-S Service Commercial zone districts are identical. The proposed permanent freestanding sign will be shorter and have less sign face area compared to the existing permanent freestanding signs at this intersection.

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

   ANALYSIS: That both of the developed properties at this intersection have legally existing permanent freestanding signs that exceed current sign regulations. The freestanding sign for the Arco gas station at the southwest corner of the intersection of Glendale Avenue and 12th Avenue is 30 feet in height and the freestanding sign for Millers Rentaland sign at the northeast corner of the intersection of Glendale Avenue and 12th Avenue is 34 feet in height with a sign face size of 128 square feet. The freestanding sign for the Arco gas station is also in the C-S Service Commercial zone district. The freestanding sign for Millers Rentaland is in the C-H Highway Commercial zone district. However, signage requirements for properties in the C-H Highway Commercial and C-S Service Commercial zone districts are identical. Approval of this variance application would allow the applicant to enjoy a substantial property right possessed by other properties in the vicinity that have identical sign requirements.

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

   ANALYSIS: That the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and that are in the same zone district. The application has been reviewed by the various City departments and evaluated for conformity with the requirements of all applicable codes, including Section 17.56.180 regarding signage with electronic changeable copy. Any improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in the resolution.

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

   ANALYSIS: That the granting of this variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity in the same zone district. Both of the developed properties at this intersection have legally existing permanent freestanding signs that exceed current sign regulations. The freestanding sign for the Arco gas station at the southwest corner of the intersection of Glendale Avenue and 12th Avenue is 30 feet in height and the freestanding sign for Millers Rentaland sign at the northeast corner of the intersection of Glendale Avenue and 12th Avenue is 34 feet in height with a sign face size of 128 square feet. The freestanding sign for the Arco gas station is also in the C-S Service Commercial zone district. The freestanding sign for Millers Rentaland is in the C-H Highway Commercial zone district. However, signage requirements for properties in the C-H Highway Commercial and C-S Service Commercial zone districts are identical.

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

   ANALYSIS: That this variance is a request to deviate from Section 17.56.090(A) of the Hanford Municipal Code in order to allow a freestanding sign to exceed the maximum freestanding sign height and square footage requirements within the C-S Service Commercial zone district. The freestanding sign will include electronic changeable copy, which is permitted

in the C-S Service Commercial zone district with approval of a Conditional Use Permit. Additionally, the use of the site for a car wash is permitted by right in the C-S Service Commercial zone district.

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

   ANALYSIS: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to this property is the property's surroundings. Both of the developed properties at this intersection have legally existing permanent freestanding signs that exceed current sign regulations. The freestanding sign for the Arco gas station at the southwest corner of the intersection of Glendale Avenue and 12th Avenue is 30 feet in height and the freestanding sign for Millers Rentaland sign at the northeast corner of the intersection of Glendale Avenue and 12th Avenue is 34 feet in height with a sign face size of 128 square feet. The freestanding sign for the Arco gas station is also in the C-S Service Commercial zone district. The freestanding sign for Millers Rentaland is in the C-H Highway Commercial zone district. However, signage requirements for properties in the C-H Highway Commercial and C-S Service Commercial zone districts are identical. The proposed permanent freestanding sign will be shorter and have less sign face area compared to the existing permanent freestanding signs at this intersection.

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

   ANALYSIS: This application has been reviewed for consistency with the General Plan, and it has been determined that the proposal meets the intent of the goals, policies, and objectives of the General Plan, specifically Policy L135 to support, encourage and, to the extent possible, incentivize infill development projects that can effectively utilize existing transportation and utility infrastructure.

THEREFORE, BE IT RESOLVED that Variance No. 0022-24 be approved, subject to the conditions presented in **Exhibit B**, and the conditions below:

1. The signage shall comply with all regulations for signs with electronic changeable copy set in Section 17.56.180 of the Hanford Municipal Code.

2. Signs containing statements, words, symbols, or characters of an obscene nature are prohibited.

3. No expansion of the use or structures which would tend to increase the projected scale of operations beyond the scope and nature described in this Conditional Use Permit shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

4. No relocation of the use which would tend to modify the projected scale of operations beyond the scope and nature described in this Conditional Use Permit shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

5. 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.

6. 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 of the Hanford Municipal Code.

7. Sign lighting shall not be of an intensity or brightness that will create a nuisance for residential uses in a direct line of sight to the sign. Illuminated signs located adjacent to any residential area shall be controlled by a rheostat or other acceptable method to reduce glare.

8. Internally illuminated signs shall be designed with an opaque, semi-opaque, or matte finish background on the sign face.

9. For externally illuminated signs, light sources shall be so arranged and maintained so that the light source is not directly visible from a public right-of-way or adjacent property.

10. Low pressure sodium lighting is the preferred light source to minimize undesirable light into the night sky for externally illuminated signs.

11. For externally illuminated signs, high pressure sodium, metal halide, fluorescent, quartz, LED, and incandescent light sources shall be fully shielded.

12. For externally illuminated signs, metal halide and fluorescent light sources shall be filtered. Most glass, acrylic, or translucent enclosures satisfy these filter requirements.

13. Mercury vapor light sources shall be prohibited for externally illuminated signs.

14. External conduits, boxes, and other connections related to the function of a sign and associated lighting shall not be exposed.

15. All signs and associated supporting structures shall be maintained in like-new condition, without rips, tears, fading and similar damage that inevitably occurs as a result of normal wear and aging.

16. All signs shall be reasonably free from deterioration, rot, rust, and loosening so that they do not create a hazard to persons or property or constitute a nuisance.

17. Any sign or sign structure that is sagging, leaning, fallen, decayed, broken, deteriorated, ripped, torn, faded, or other deteriorating or dilapidated condition shall be promptly repaired, to the satisfaction of the City, or removed.

18. Graffiti on a sign shall be removed within two (2) days of notice of its placement on such sign.

EXPIRATION

That this Variance become null and void two (2) years after the effective date of approval, unless, prior to the expiration, the use for which the permit was approved has commenced. Prior to expiration of a permit, a person having authority to file an application may file a written request

with the Community Development Director for extension of a permit that may otherwise expire. The request for extension will be taken to the Planning Commission, who may extend the expiration of the permit by one year.

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

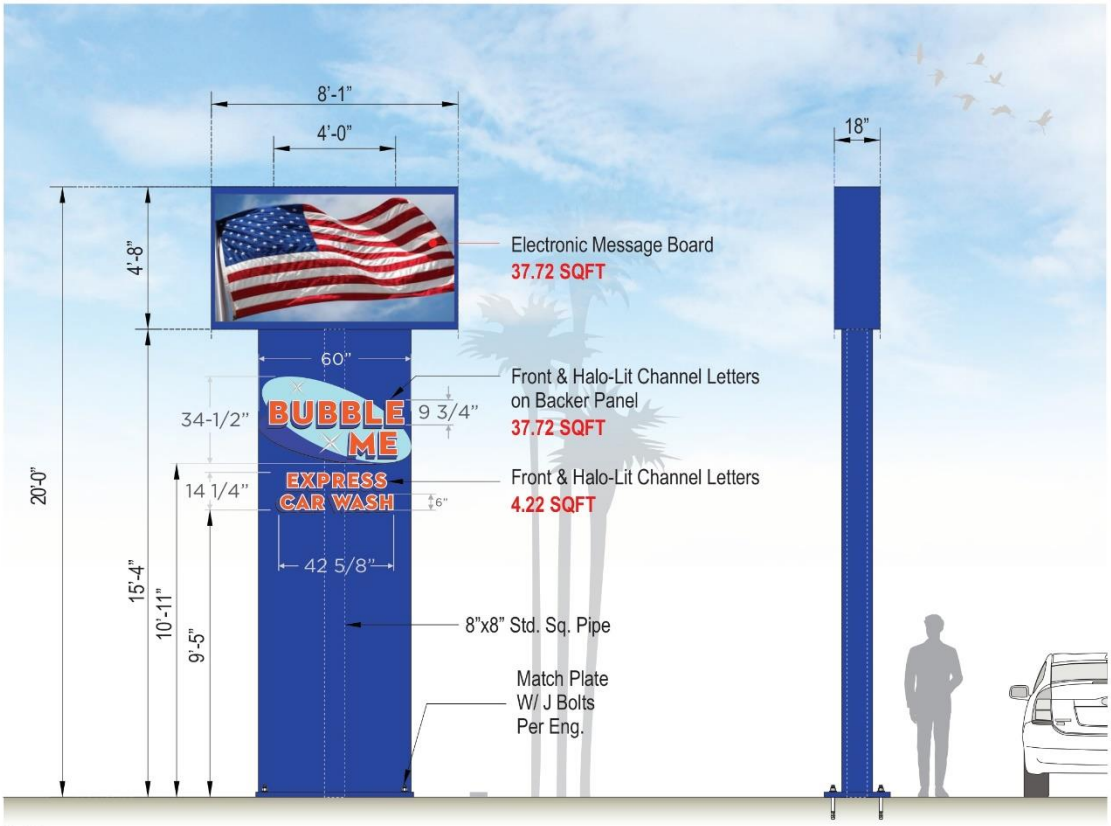
AYES:	Commissioners
NOES:	Commissioners
ABSTAIN:	Commissioners
ABSENT:	Commissioners

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

I, **Jason Waters**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 10th day of December, 2024.

Jason Waters, Secretary

Exhibit A
Main Identification Sign



1:60

Night View

SEE FOLLOWING PAGE FOR LOGO/LETTER ATTACHMENT DETAIL

Details

Top Cabinet	Constructed of 2" SQ. Tube Framing W/ .080 Alum. Returns 2" Retainers
Faces	Electronic Message Board
Body	8" STD. SQ. PIPES

Orange

3M Sultan Blue

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Tonykhodadad1@gmail.com

Project Information
Project: Bubble Me Express Carwash
Est: 139161
Date: 8/16/2024
Rev: 00
Designer: LR

Approval
X X
Owner **Date**
I have reviewed all renderings and I am satisfied with the look and the scope of work listed within.

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Permit Pack

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Conditions of Approval

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CUP0041-24
10-25-24
1726 Glendale

Contact Building Official: Tom Webb (559) 585-2584
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7. 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.

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9. That each of these drawings apply to any/all work done to the structure at this time

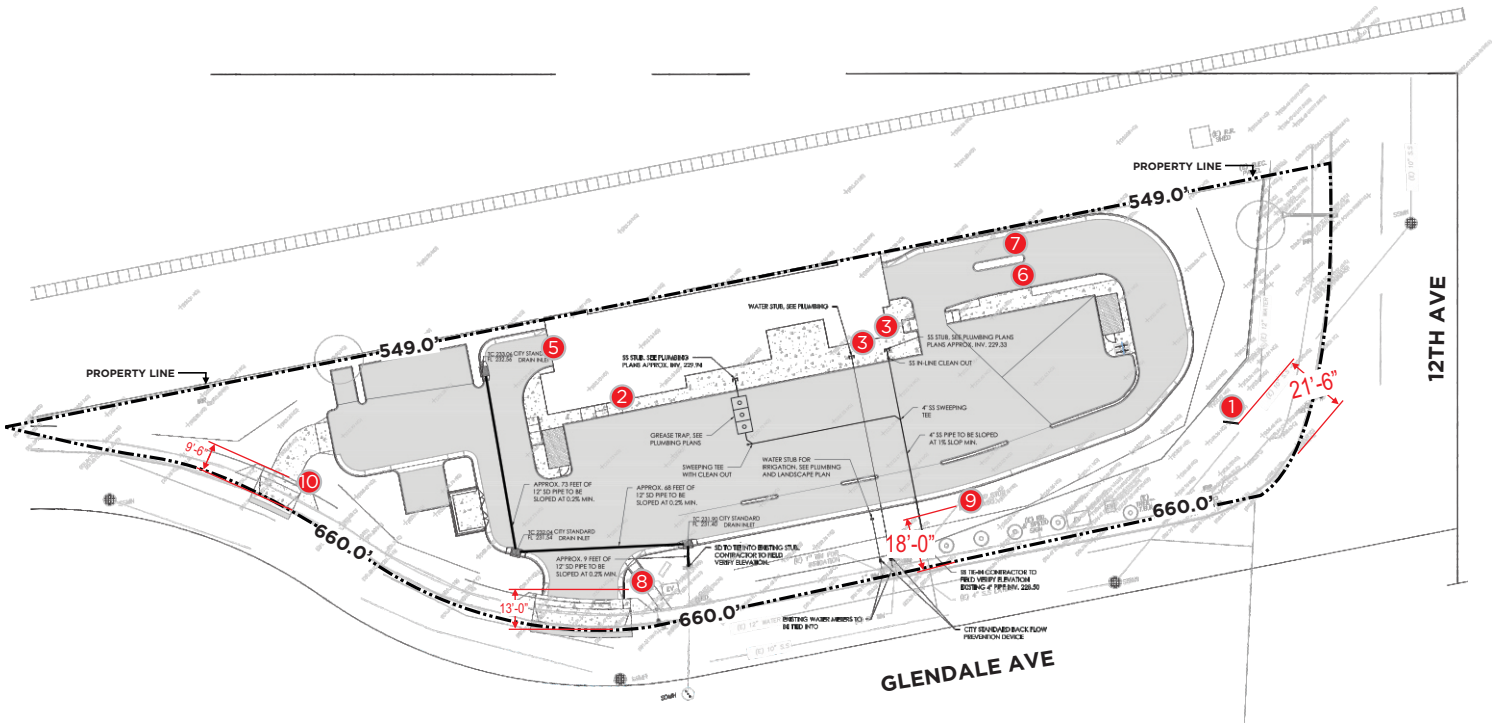
PERMIT PACKAGE

1726 GLENDALE AVENUE, HANFORD, CALIFORNIA 93230

Prepared By: Promotion Plus Sign Co., Inc. | Original Date: August 16th, 2024

APN: 011-030-012-000

All construction shall conform to the 2022 California Building, Fire, Mechanical, Plumbing, Electrical, Energy Code and Green Building Code.



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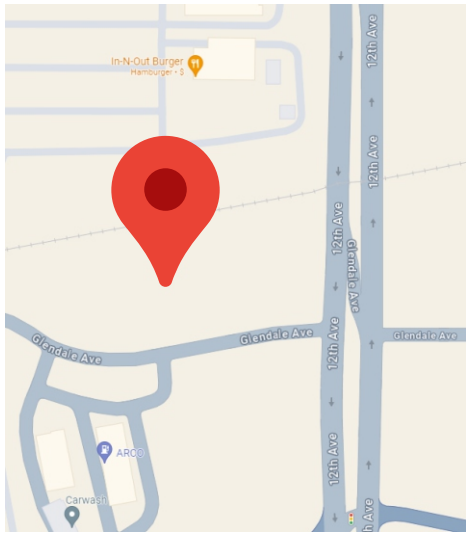
APN: 011-030-012-000

Vicinity Map



Siteplan Legend

1. MID
2. Express CW Channel Letters
3. Bubble Me CW Channel Letters
4. Express Entrance Letters
5. Exit Only Letters
6. Self Pay Letters
7. Memberships Letters
8. Enter Arrow Directional
9. Enter Circle Directional
10. Exit Only Directional
11. Exress Arrow Sign

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PROPOSED

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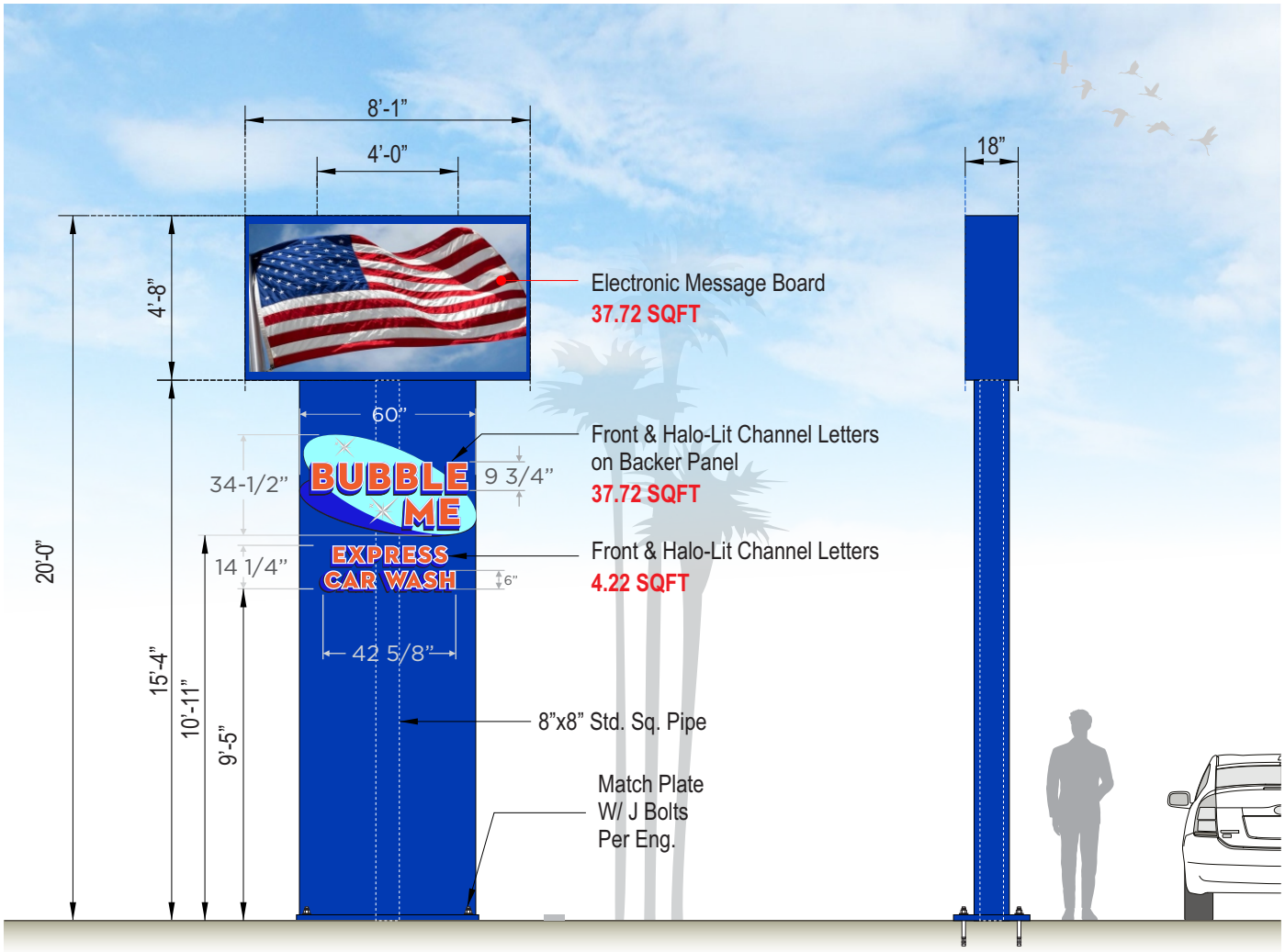

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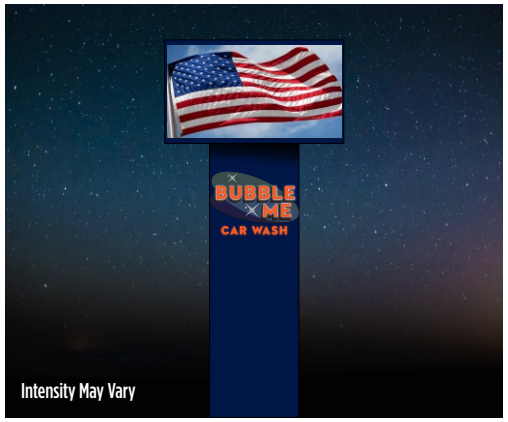
Night View



SEE FOLLOWING PAGE FOR LOGO/LETTER ATTACHMENT DETAIL

Details

Top Cabinet	Constructed of 2" SQ. Tube Framing W/ .080 Alum. Returns 2" Retainers
Faces	Electronic Message Board
Body	8" STD. SQ. PIPES

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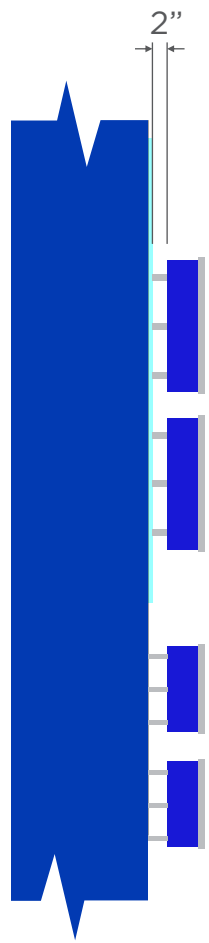
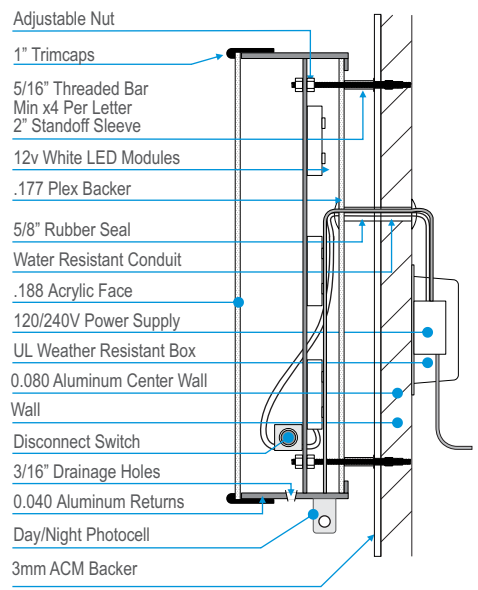
1:15



Fabrication Side View



Front & Reverse/Halo Illuminated Channel Letter

Details

Install 5” Deep Channel Letters w/ Halo/Face Lit Illumination with 2” Stand Offs and a Routed Panel w/ Painted or Vinyl Graphics

Silver Metallic

Orange

3M Sultan Blue

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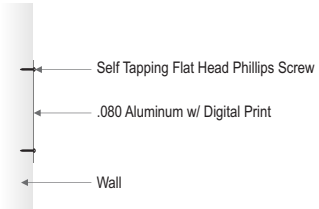
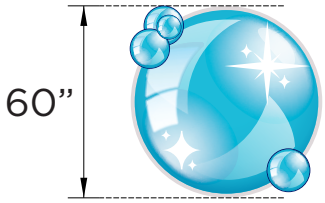
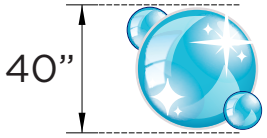
Bubble Circles | x14 | 1:60

.080 Aluminum w/ Digital Print | UV Matte Lamination
Flush Mounted To Wall
Self Tapping Flat Head Phillips Screw



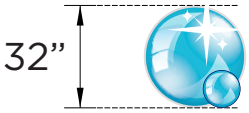


QTY. 3
25 SQFT (ea.)

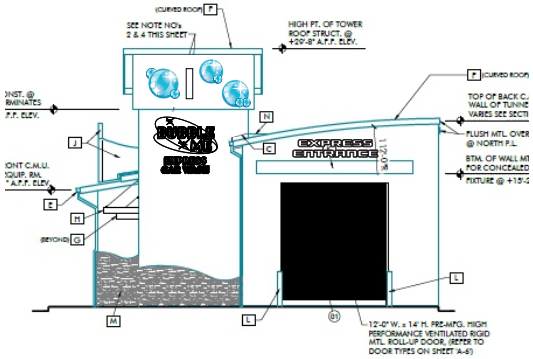


QTY. 4
11.94 SQFT (ea.)

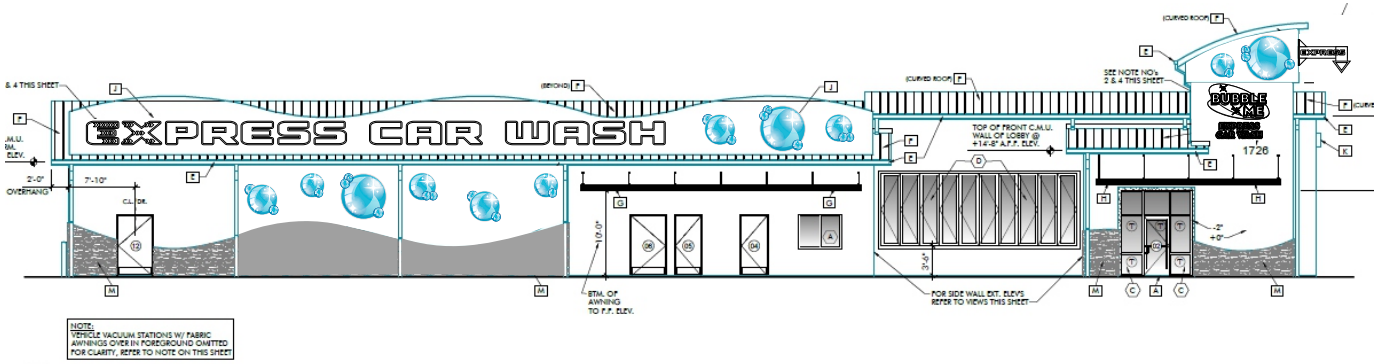
QTY. 3
9 SQFT (ea.)



QTY. 4
7.11 SQFT (ea.)



2 EAST ELEVATION
(RIGHT SIDE VIEW)
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
(FRONT VIEW)
SCALE: 1/8" = 1'-0"

Details

Circles	.080 Alum. Route Out Circle
Faces	With Full Color Print UV Matte Lamination

Digital Print

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21034 Osborne St.
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State License: 853228

Job Location
1726 Glendale Ave.
Hanford, CA. 93230

Bill Information
1726 Glendale Ave.
Hanford, CA. 93230

Tony Kadadad
(310) 270-5820
Tonykhodadad1@gmail.com

Project Information
Project: Bubble Me Express Carwash
Est: 139161
Date: 8/16/2024
Rev: 00
Designer: LR

Approval
X X
Owner **Date**
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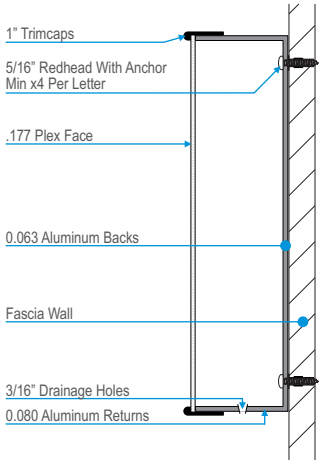
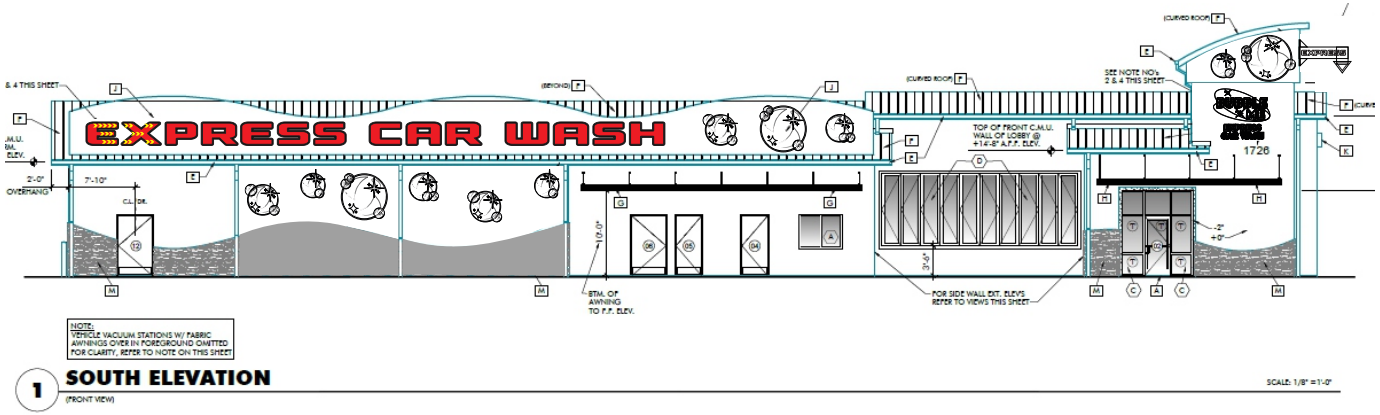
Permit Pack

Non-Illuminated Channel Letters | x1 | 1:96 | 172.8 SQFT

2” Deep Aluminum Returns Painted Black
Red Faces | 1” Black Trimcaps





Details

Faces	.188 White Acrylic W/ Vinyl Overlay
Trimcap	1” Black Trimcap
Returns	.040 Alum. 2” Black Returns
Install	Flush Mounted To Wall

Factory Black

3M Red # 3630-33

Yellow Vinyl #3630-015

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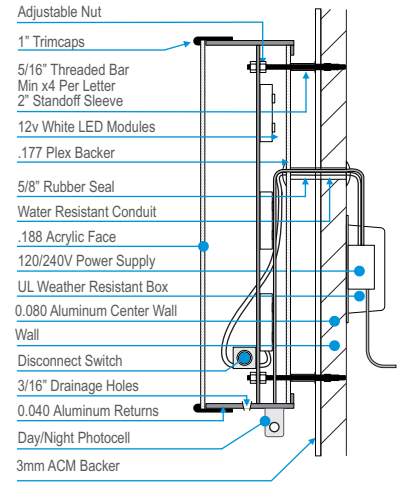
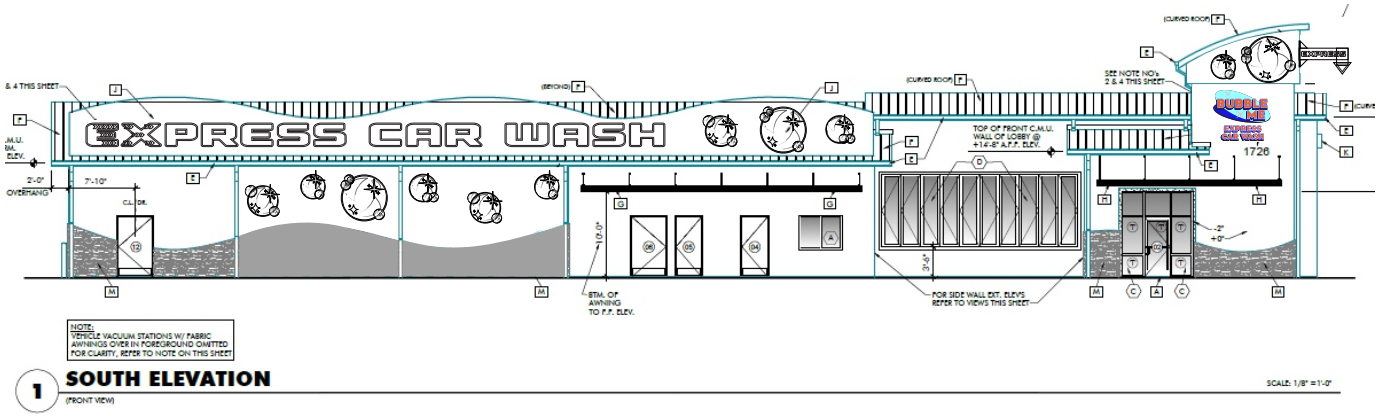
Permit Pack

Front & Halo-Lit Channel Letters
x1 | 1:36 | 58.64 SQFT

5” Deep Aluminum Returns Painted Blue
Internally LED Illumination
2” Stand-offs Mounted To Routed Backer Panel





Details

Faces	.188 White Acrylic With Vinly
LED	White Led Illumianted
Trimcap	1” White Trimcap
Returns	.040 Alum. Blue 5” Returns
Install	Flush Mounted To Wall

Lt Blue

Golden Yellow 3630-25

3M Sultan Blue

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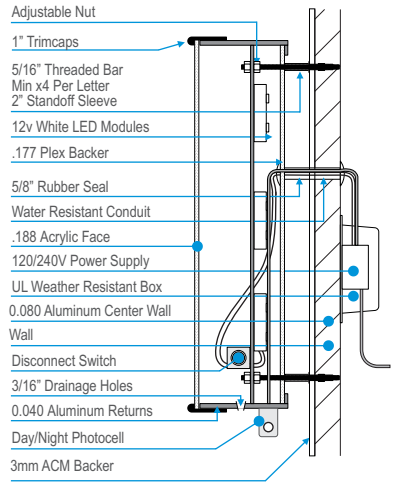
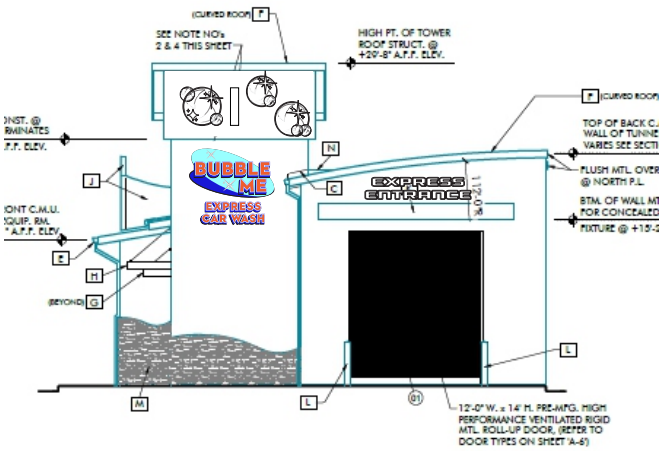
Permit Pack

Front & Halo-Lit Channel Letters
x1 | 1:36 | 58.64 SQFT

5” Deep Aluminum Returns Painted Blue
Internally LED Illumination
2” Stand-offs Mounted To Routed Backer Panel





2 EAST ELEVATION (RIGHT SIDE VIEW) SCALE: 1/8" = 1'-0"

Details

Faces	.188 White Acrylic With Vinly
LED	White Led Illumianted
Trimcap	1” White Trimcap
Returns	.040 Alum. Blue 5” Returns
Install	Flush Mounted To Wall

Lt Blue

Golden Yellow 3630-25

3M Sultan Blue

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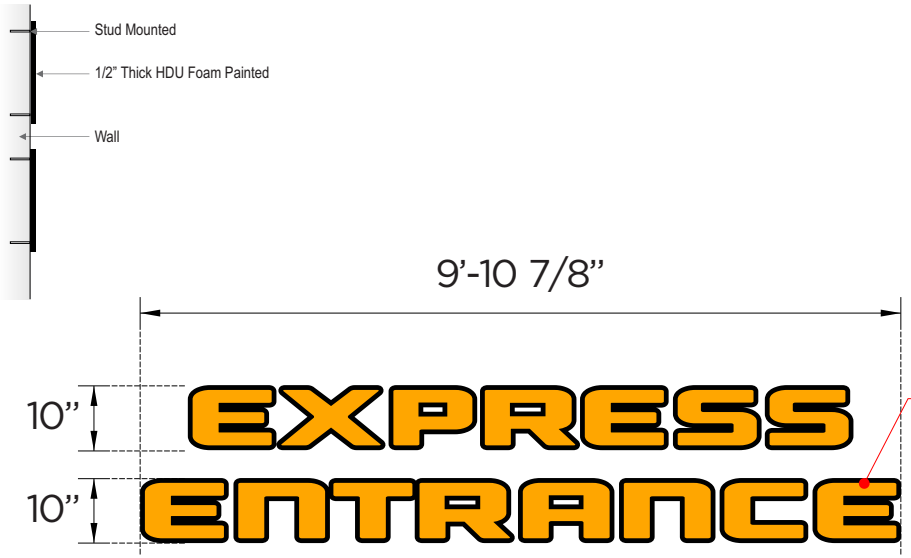
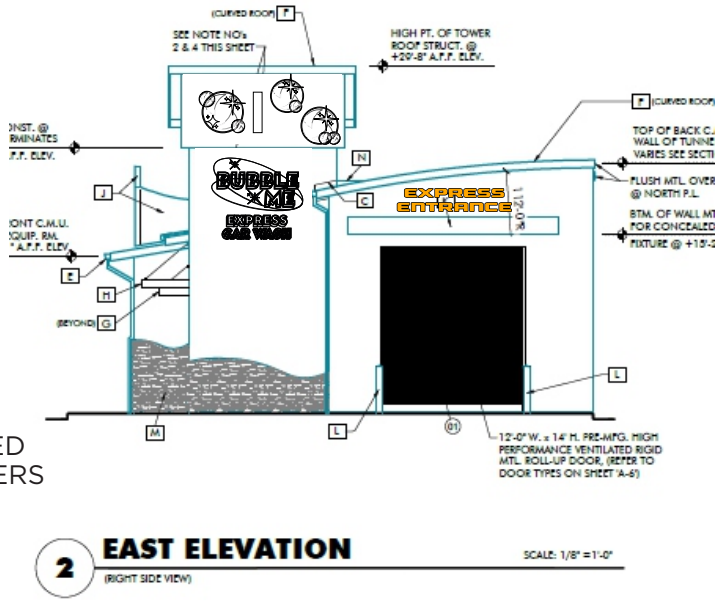
Permit Pack

HDU Foam Letters | x1 | 1:30 | 16.51 SQFT

Non-illuminated
1/2” Thick HDU Painted
Flush Mounted To Wall w/ Studs & Silicone Adhesive





Details

Express Entrance

Letters — 1/2” High Density Polyurethane Foam
Install — Pin Mounted Flush To Wall

Golden Yellow 3630-25

Black

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X X
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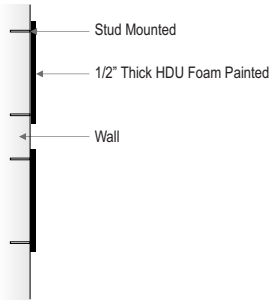
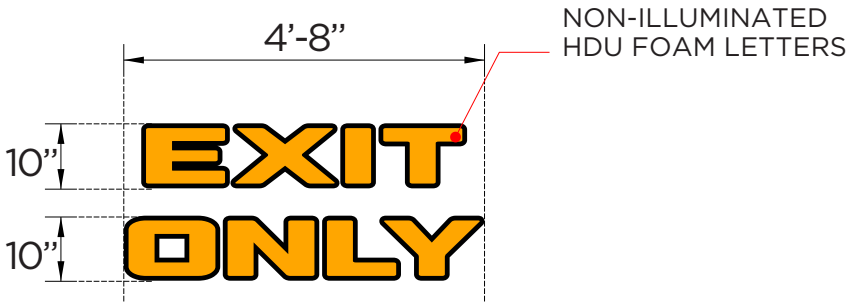
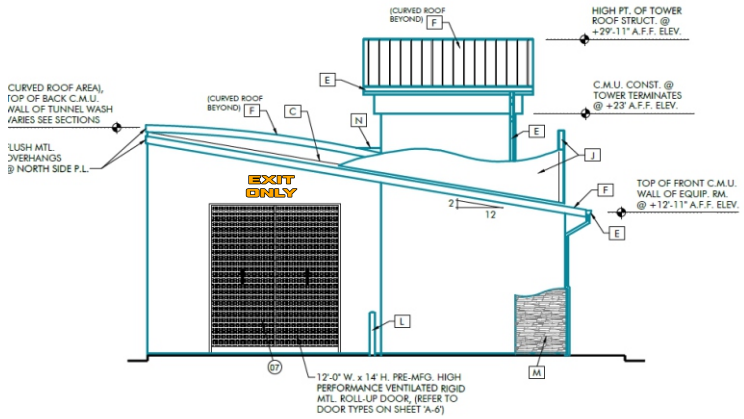
Permit Pack

HDU Foam Letters | x1 | 1:30 | 7.8 SQFT

Non-illuminated
1/2” Thick HDU Painted
Flush Mounted To Wall w/ Studs & Silicone Adhesive







3 WEST ELEVATION SCALE: 1/8" = 1'-0"
(LEFT SIDE VIEW)

Details

Exit Only

Letters — 1/2” High Density Polyurethane Foam
Install — Pin Mounted Flush To Wall

Golden Yellow 3630-25

Black

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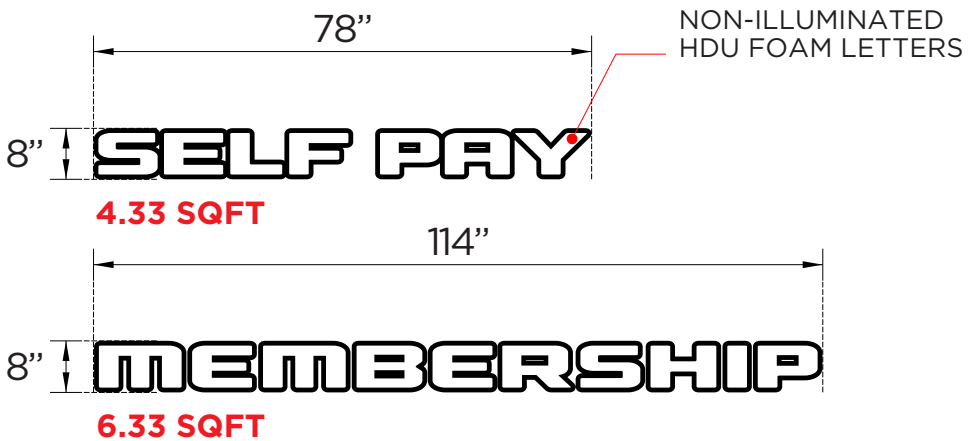
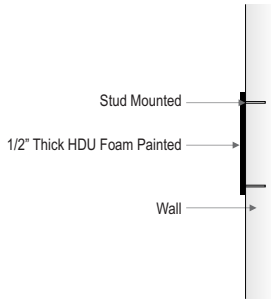
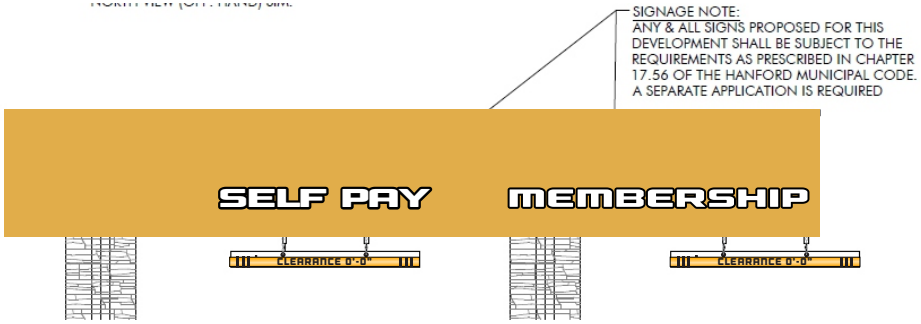
Permit Pack

HDU Foam Letters | x1 | 1:30

Non-illuminated
1/2" Thick HDU Painted
Flush Mounted To Wall w/ Studs & Silicone Adhesive







PARTIAL EAST VIEW

OF UPPER PARAPET FOR REQUIRED SIGNAGE

Details

Self Pay Membership

Letters — 1/2" High Density Polyurethane Foam
Install — Pin Mounted Flush To Wall

White Vinyl 7725-10

Black

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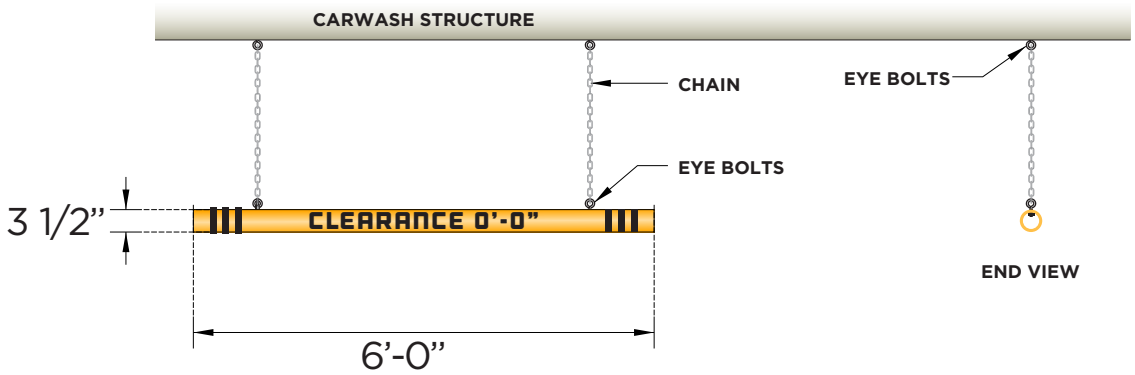
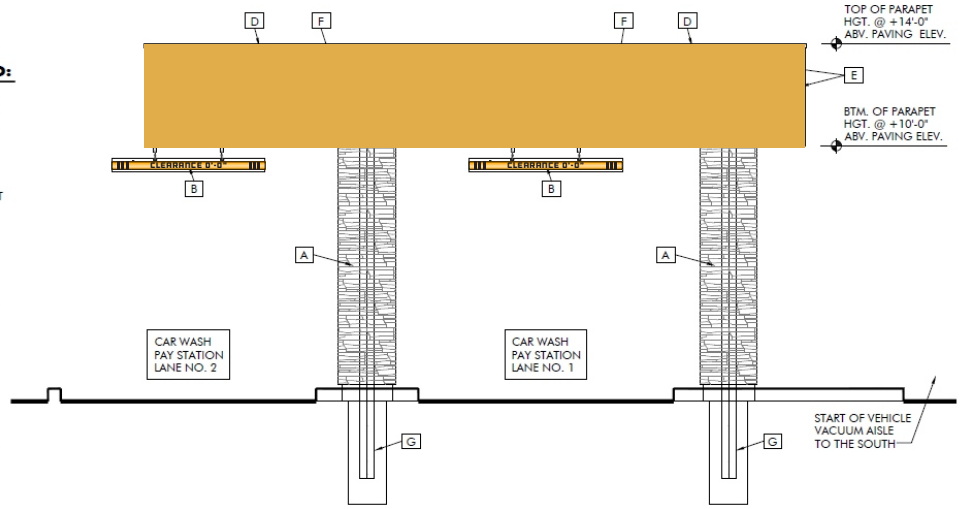


QTY. 2

EXTERIOR ELEVATIONS OF P.O.S. STRUCTURE KEY NOTES & LEGEND:

- A - 2'-0" SQ. COL'S W/ 3-5/8" MTL. STUDS @ 16" O.C., W/ STRUCT. 'TS' COL. INSIDE, W/ DRYSTACK LEDGESTONE VENEER, (COLOR & STYLE APPROVED BY OWNER)
- B - PROVIDE VEHICLE VERTICAL CLEARANCE IMPACT BARS (ON PIVOT'G EYE BOLTS), @ ENTRY OF BOTH LANES, BTM. OF BAR @ +9'-0" ABV. PAVING ELEV., F.V. HEIGHT W/ OWNER
- C - 6"Ø STEEL PROTECTION BOLLARD, (YELLOW SLEEVED), FILLED SOLID W/ CONC., REFER TO DTL. - 5 / A-9
- D - 26 GA. G.I. PARAPET (COPING) CAP FLASH'G W/ 2% INWARD SLOPE @ TOP, & 2" TALL SIDES FRONT & BACK W/ DRIP EDGES, AND 6" MIN. OVERLAP @ ALL IN LINE SPLICES, (TYP.)
- E - MTL. SIDING W/ MTL. TRIM @ CORNERS
- F - DASHED LINE IND. MTL. ROOFING BEYOND W/ 1:12 PITCH
- G - REFER TO STRUCT. DWGS. FOR 'TS' COL. EMBED'MT' IN FLAGPOLE CONC. FTG., (TYP. OF 4)



Clearance Bar | 1:30

Clearance Bar | Black Vinyl Graphics

Details

Clearance Bar — PVC RD Bar Painted W/ Vinyl Graphics

Install — Eye Botls W/ Chain

Orange

Black Vinyl

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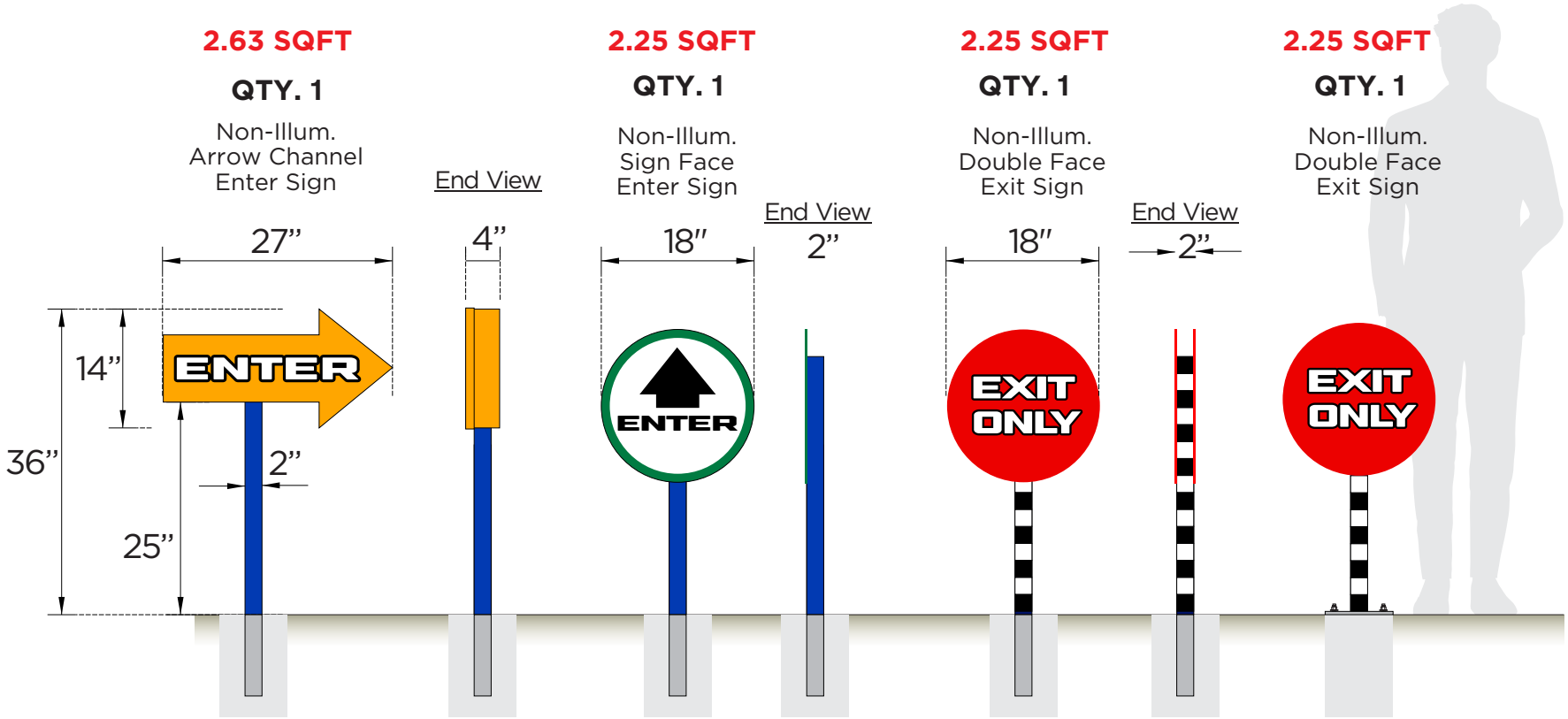
Permit Pack



Directionals | x4 | 1:20
Sign Cabinet & Panel Sign Directionals
Post Mounted

Digital Print
3M Sultan Blue
3M Golden Yellow

Details

Faces — .080 Alum. Painted W/ Vinyl Graphics (Non-Illumnated)
.177 Plex w/ Vinyl Graphics (Illuminated)
Sq. Tube — 2” Sq. Tube Post & Frame Painted
Install — W/ Concrete Footing

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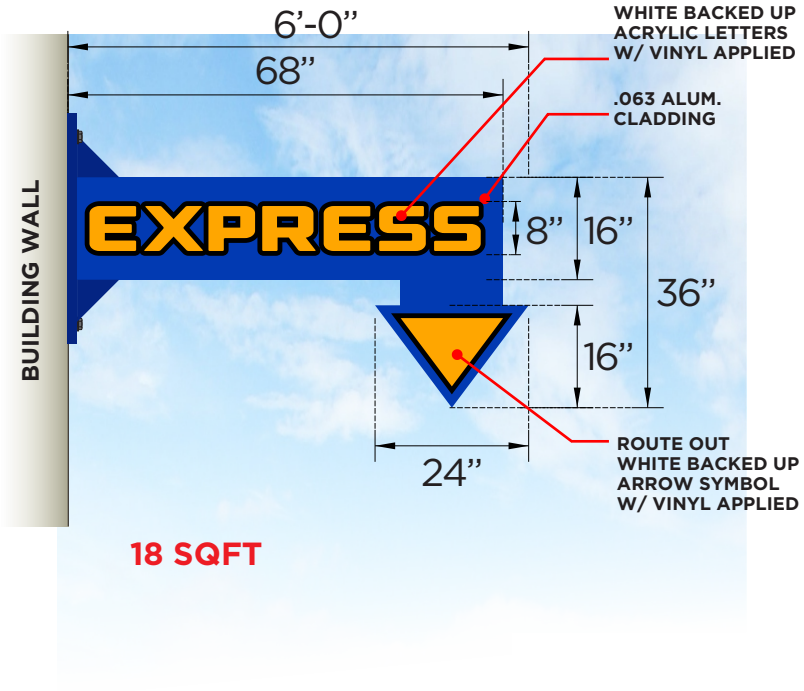
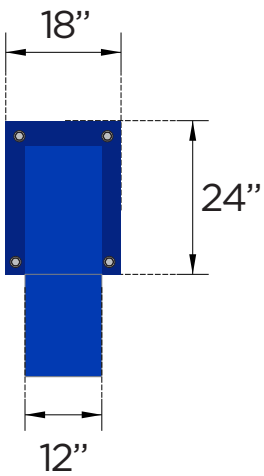
Permit Pack

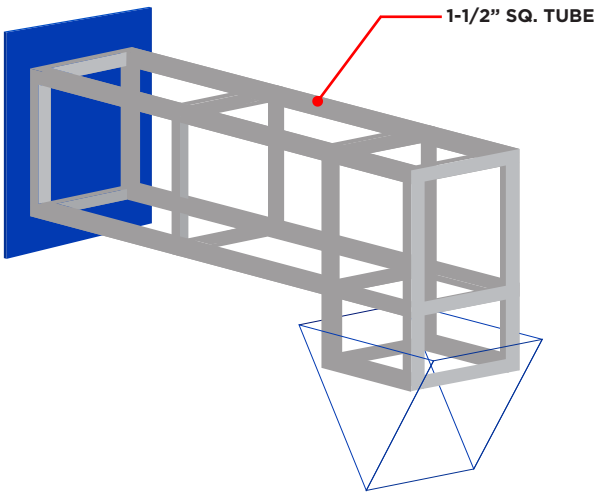
With Photo cell Included



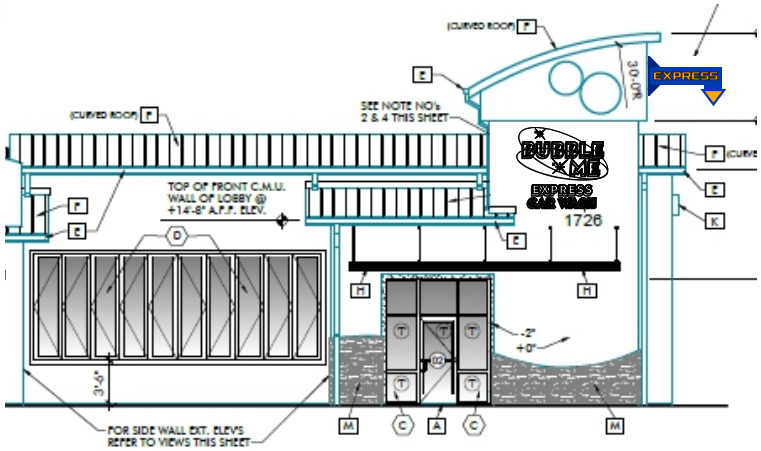
18 SQFT

End View





NIGHT VIEW



D/F Blade Sign | NTS

Double Face Blade Sign

3M Sultan Blue

3M Golden Yellow

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Permit Pack

§ 17.56.180. Signs with electronic changeable copy.

A. Electronic copy is allowed as a display medium on freestanding signs in the commercial or mixed use zone districts upon issuance of a conditional use permit, issued pursuant to Chapter 17.80.

B. Signs with electronic changeable copy shall meet the following standards:

1. The electronic sign face shall be directed in a manner that is not visible from the front or side of residential properties located in a residential zone district.

2. The electronic sign face shall be an integral part of the remainder of the sign area.

3. Electronic copy shall be limited to no more than 30 lumens output, measured at 10 feet from the sign face.

4. No portion of the electronic sign face shall change more frequently than once every six seconds.

5. The electronic sign shall not emit any audible sound, buzz, or noise.

6. The electronic sign shall be operative only during the hours of operation of the associated business establishment.

7. Sign copy or electronic picture displays shall be limited to advertising related to the use(s) on the premises on which the freestanding sign is located, except for message substitution, as allowed in Section 17.56.030.

8. No change of lighting intensity may occur during a display or between displays except to respond to a change in ambient lighting conditions.

9. No display shall create a potential distraction to drivers by virtue of the frequency of changes of images (i.e. the time between images expressed in seconds), and the Planning Commission may impose limitations on the number of images that can be displayed over a specified time period for reasons of traffic safety.

(Ord. 17-04, 2017)

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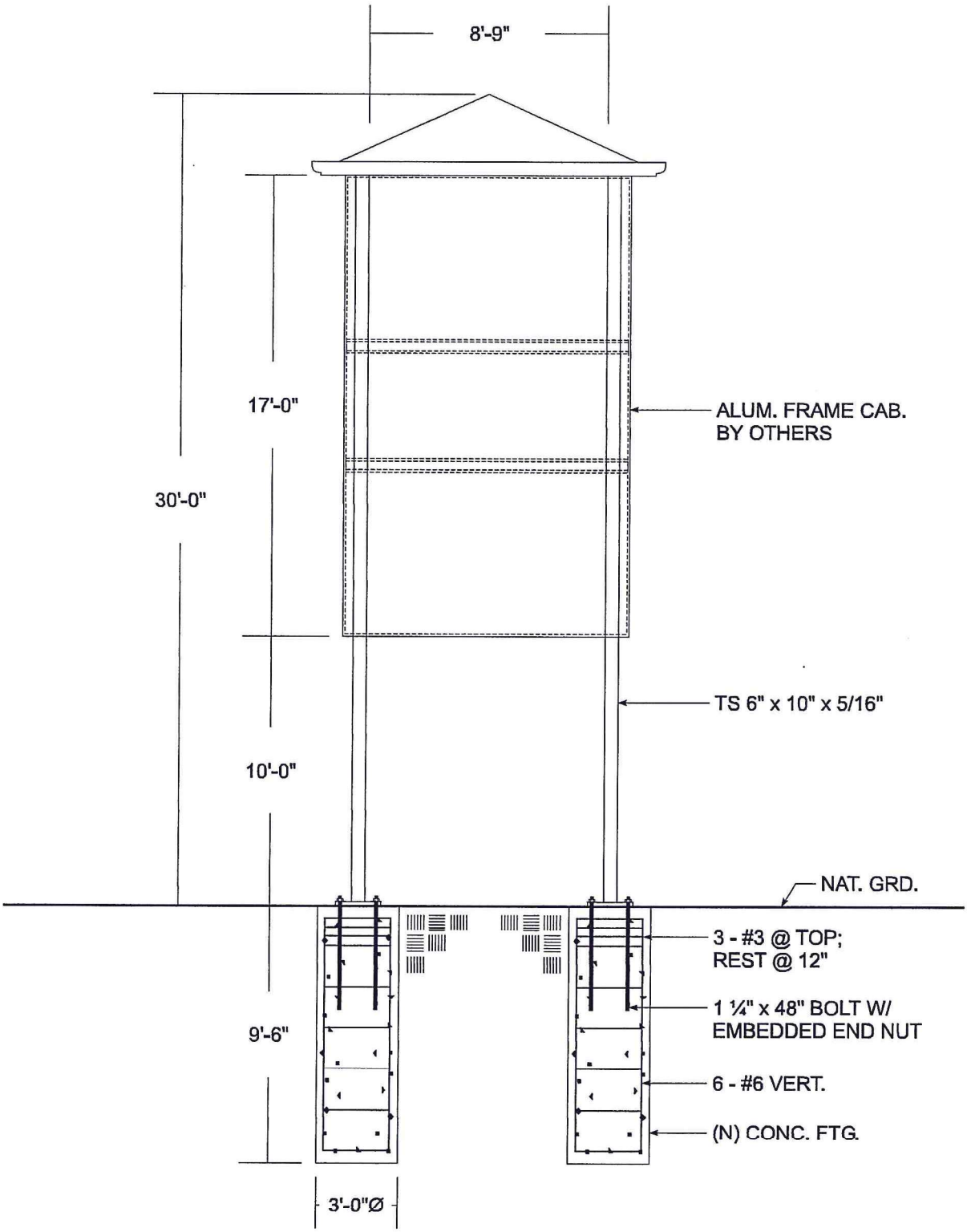


CITY OF HANFORD
BUILDING DEPARTMENT
APPROVED

THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND NO CHANGES OR ALTERATIONS SHALL BE MADE EXCEPT BY THE BUILDING DEPARTMENT.

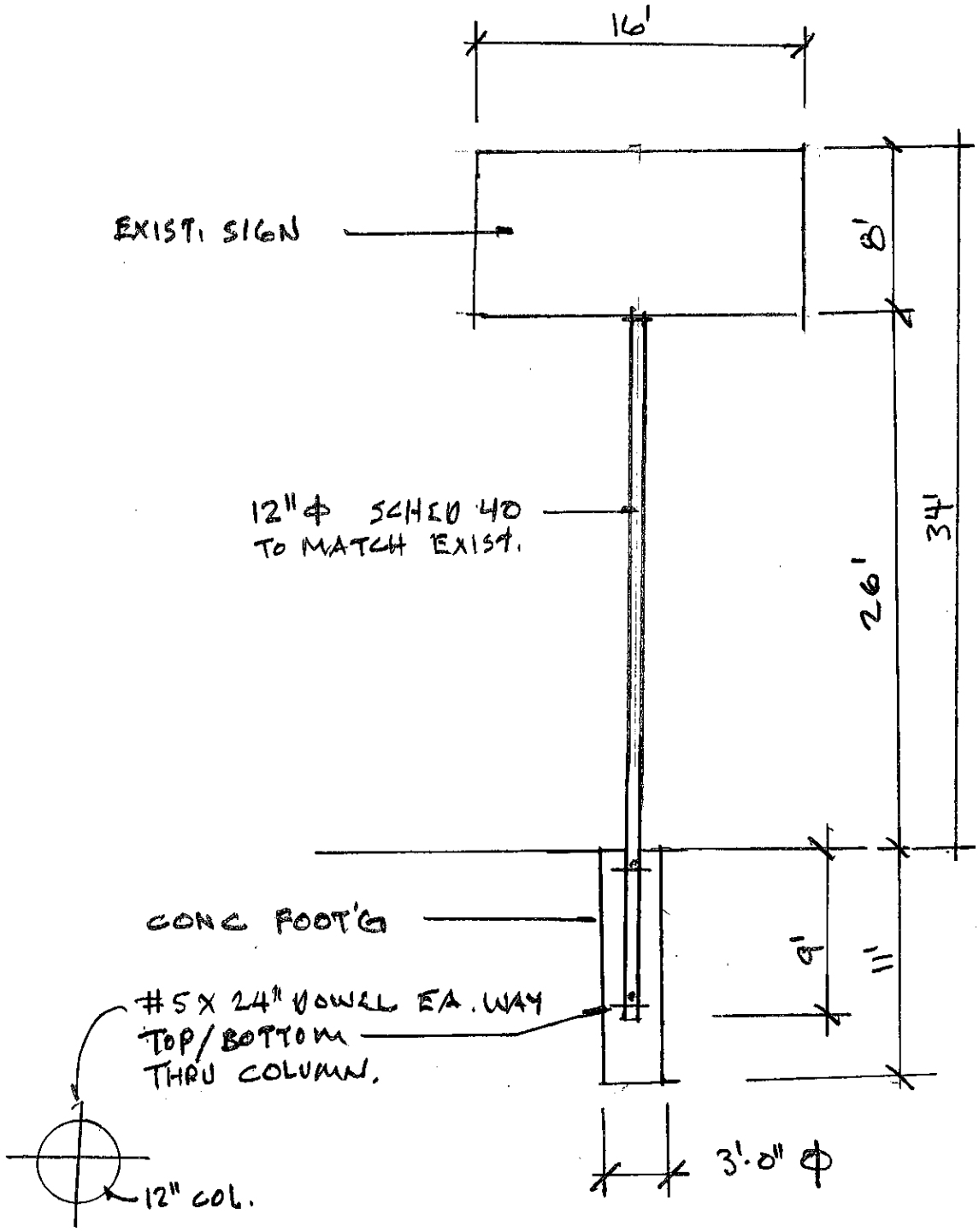
THE STAMPING OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY PROVISIONS OF ANY CITY ORDINANCE OR STATE LAW.

DATE 6-18-14 BY TRW
Building Inspector

OFFICE SET

Dunn Engineering
Michael E. Dunn
Hanford, CA

JOB MILLERS RENTALAND SIGN
SHEET NO. D1 OF
CALCULATED BY MV DATE 6-11-12 2-18-12
CHECKED BY DATE
SCALE #1555



SIGN
1/8" = 1'-0"

Notice of Exemption 2024-80

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 0041-24 and Variance 0022-24

Project Location – 1726 Glendale Avenue (APN 011-030-012)

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

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 0041-24: a request to establish signage with electronic changeable copy for a car wash in the C-S Service Commercial zone district. Variance No. 0022-24: a request to deviate from the standards of the Hanford Municipal Code Section 17.56.090 to allow a freestanding sign to exceed the maximum height and square footage allowed within the C-S Service Commercial zone district.

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

Name of Person or Agency Carrying Out Project/Project Applicant: Promotion Plus Sign Company, Inc.
Address: 21034 Osborne St., Canoga Park, CA 91304
Phone Number: (818) 585-7268

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 is part of and on the same site as an approved car wash development that 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: December 10, 2024 Title: Associate Planner

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

Provided by:
PARCEL QUEST

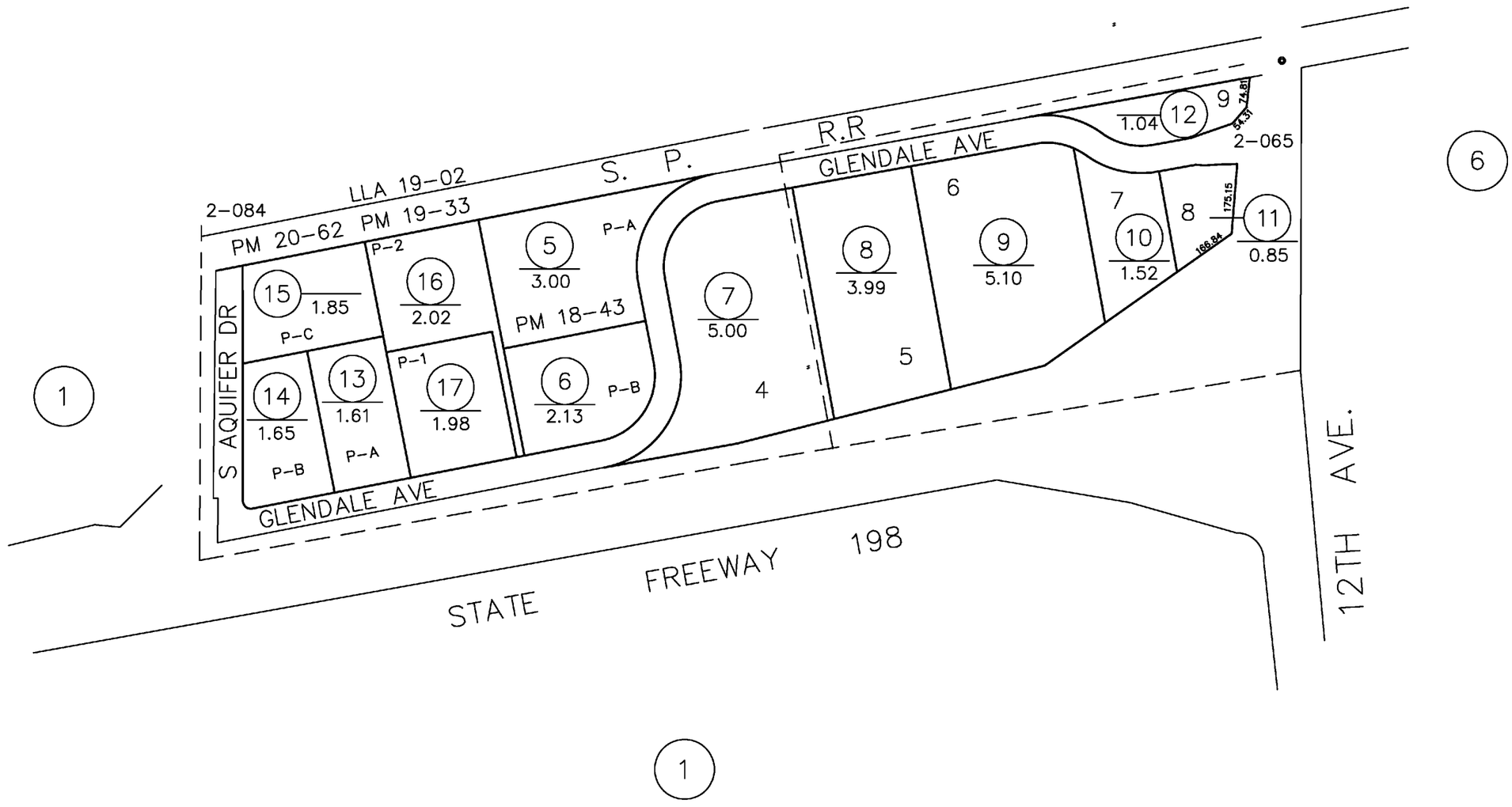
THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
AUGUST 2020

KINGS COUNTY ASSESSOR'S MAP

POR SE 1/4 SEC 34-18/21

11-03

HANFORD AUTO MALL
TRACT 806 LSP 20-99



1" 1" = 300'

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CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Thursday, November 21, 2024

PROJECT: **Annexation No. 163 Parts 9, 12, 13 and 14:** A proposal to annex four separate substantially surrounded county islands with a combined total of 197.15 acres into the City of Hanford from the Kings County jurisdiction.

Prezone No. 0001-24, Parts 9, 12, 13, and 14: A proposal to prezone the proposed territory to be annexed consistent with the 2035 Hanford General Plan Land Use Map.

CEQA Determination: The project has been determined to be exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current prezoning) per CEQA Guidelines Section 15319(a), and because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3). A Notice of Exemption has been prepared for the project in accordance with CEQA

LOCATION: Island 9 is generally located East Lacey Boulevard, South of Southern Pacific Railroad Tracks.

Island 12 is generally located west of 10 ½ Avenue, north of Houston Avenue.

Island 13 is generally located west of 10th Avenue, between Idaho and Iona Avenues.

Island 14 is generally located west of 11th Avenue, south of Flint Avenue.

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend adoption of the Notice of Exemption, in accordance with CEQA.

2. Adopt Resolution No. 2024-20 (A-D), recommending approval of Prezone No. 0001-24, Parts 9, 12, 13, and 14 to the City Council.

3. Adopt Resolution No. 2024-21, finding the proposed Annexation No. 163, Parts 9, 12, 13, and 14 consistent with the Hanford General Plan Policies L15, L16, and L17 and forward Annexation No. 163, Parts 9, 12, 13, and 14 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

RECOMMENDED MOTION

I move to:

1. Recommend adoption of the Notice of Exemption, in accordance with CEQA.

2. Adopt Resolution No. 2024-20 (A-D), recommending approval of Prezone No. 0001-24, Parts 9, 12, 13, and 14 to the City Council.

3. Adopt Resolution No. 2024-21, finding the proposed Annexation No. 163, Parts 9, 12, 13, and 14 consistent with the Hanford General Plan Policies L15, L16, and L17 and forward Annexation No. 163, Parts 9, 12, 13, and 14 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

PROJECT DESCRIPTION

Annexation No. 163, Parts 9, 12, 13, and 14

There are six separate county islands within the Primary Sphere of Influence. Excepting Island 10, which is not eligible for island annexation proceedings, due to the Prime Agricultural designation, and Island 11, which is being proposed through private application, there are four substantially surrounded islands (# 9, 12, 13 and 14) proposed to be annexed into the City of Hanford from the Kings County Jurisdiction, totaling 197.15 acres, approximately. The Overview Map below shows the locations of the substantially surrounded county islands in the City. Each county island is shown separately in Figures 1 through 4. The parcels to be annexed are shown in white.

The City of Hanford entered into a Memorandum of Understanding with Kings County, agreeing annex the remaining substantially surrounded islands, identified in the 2016 Island Study.

A copy of the Memorandum of Understanding is attached as **Attachment 1.**

The LAFCo determination of what constitutes an island is attached as **Attachment 2.** Sixty percent is the established substantially surrounded island threshold, according to LAFCo.

Overview Map – Location of County Islands

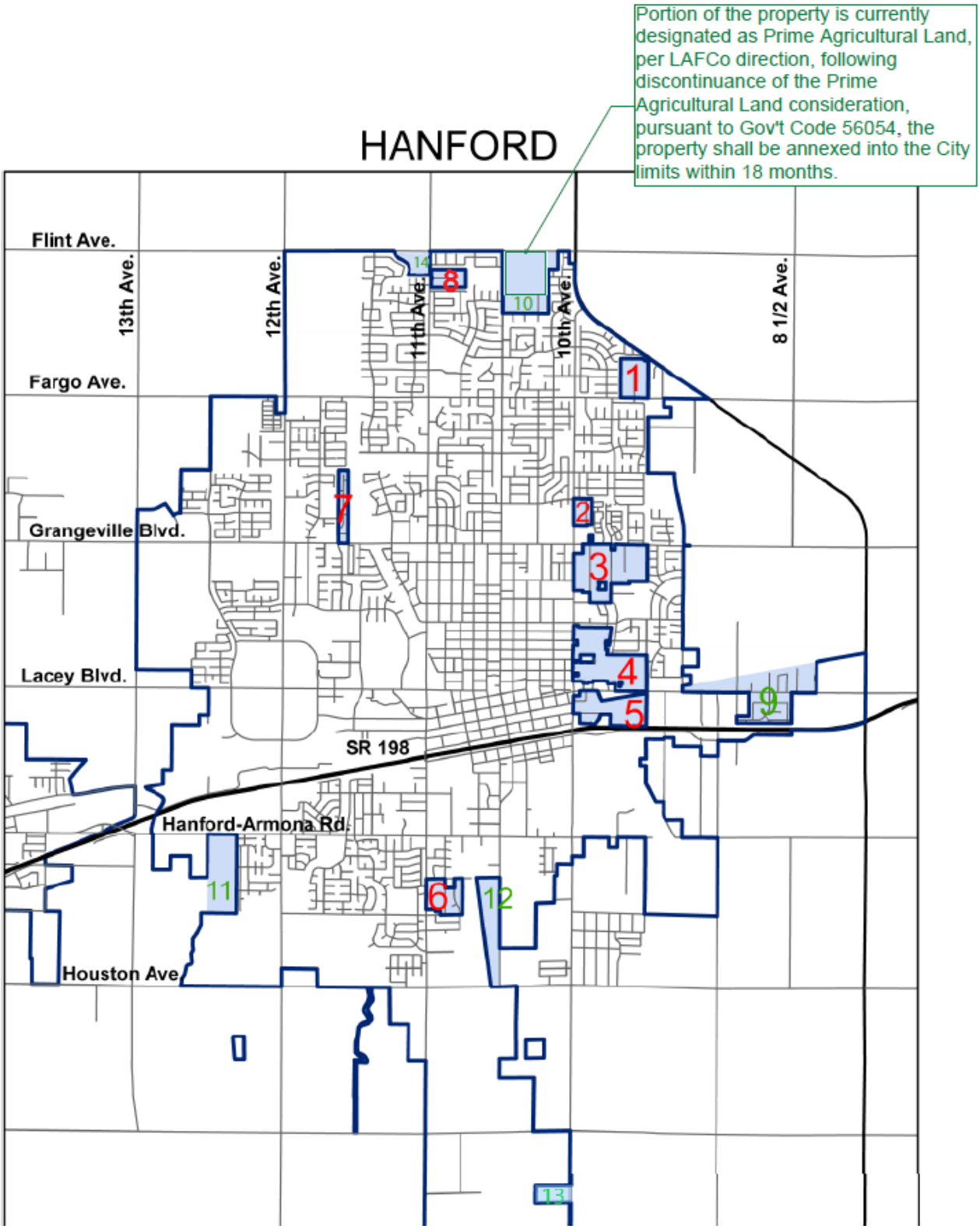


Figure 1: Proposed Annexation Area #9 El Ranch, 113.78 +/- acres

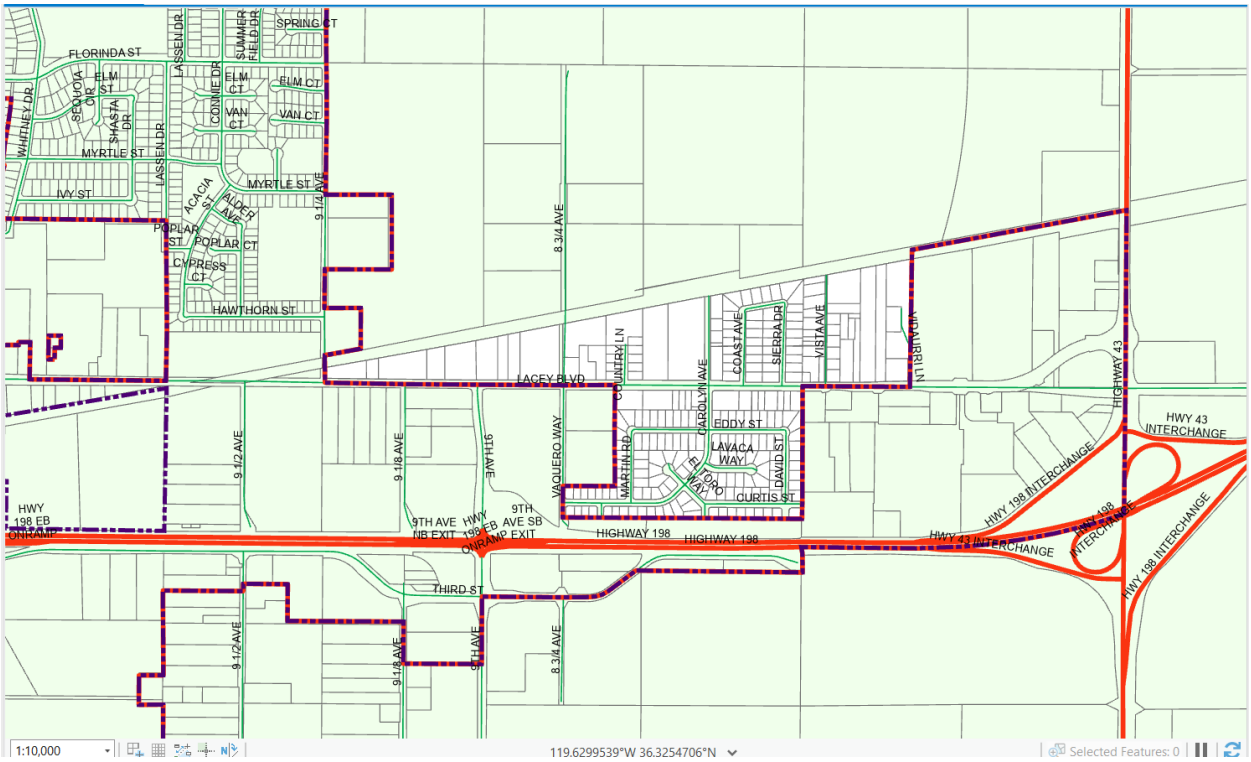


Figure 2: Proposed Annexation Area #12 Thompson/ 10 1/2 Ave, 60.46 +/- acres

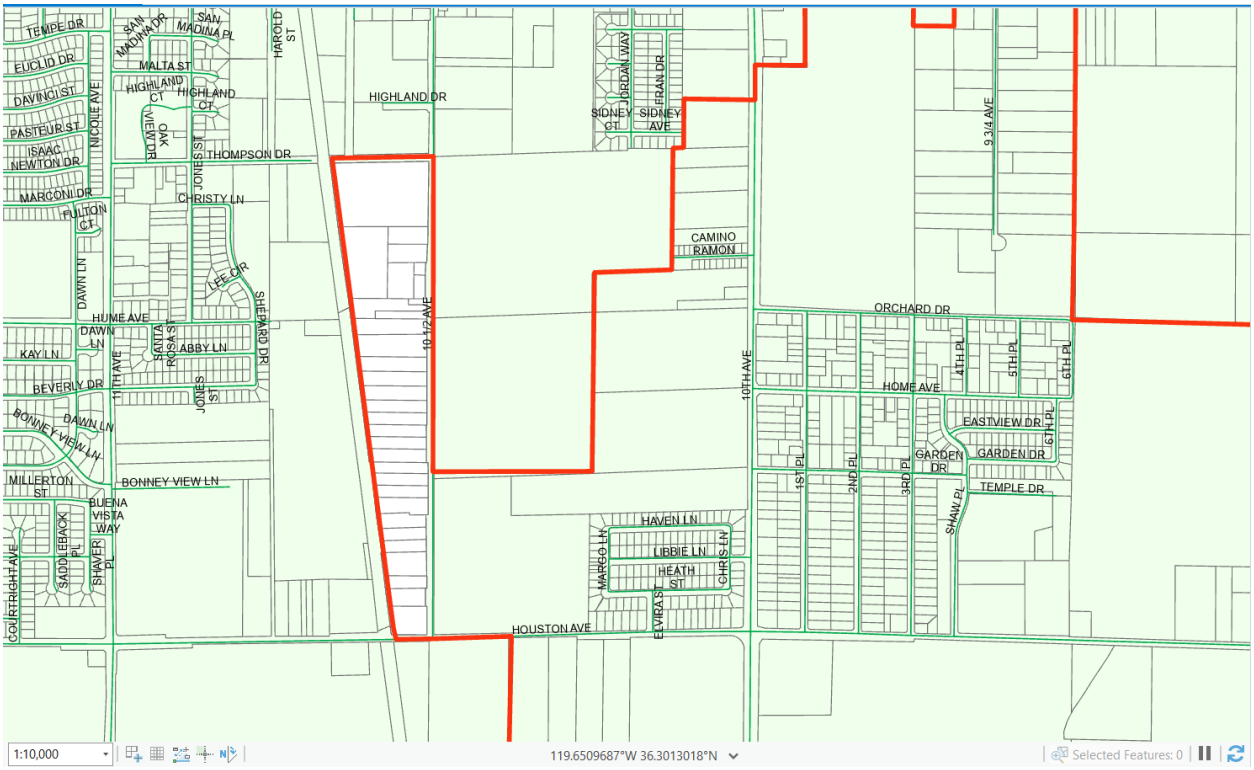


Figure 3: Proposed Annexation Area #13 S 10th/Iona, 6.01+/- acres

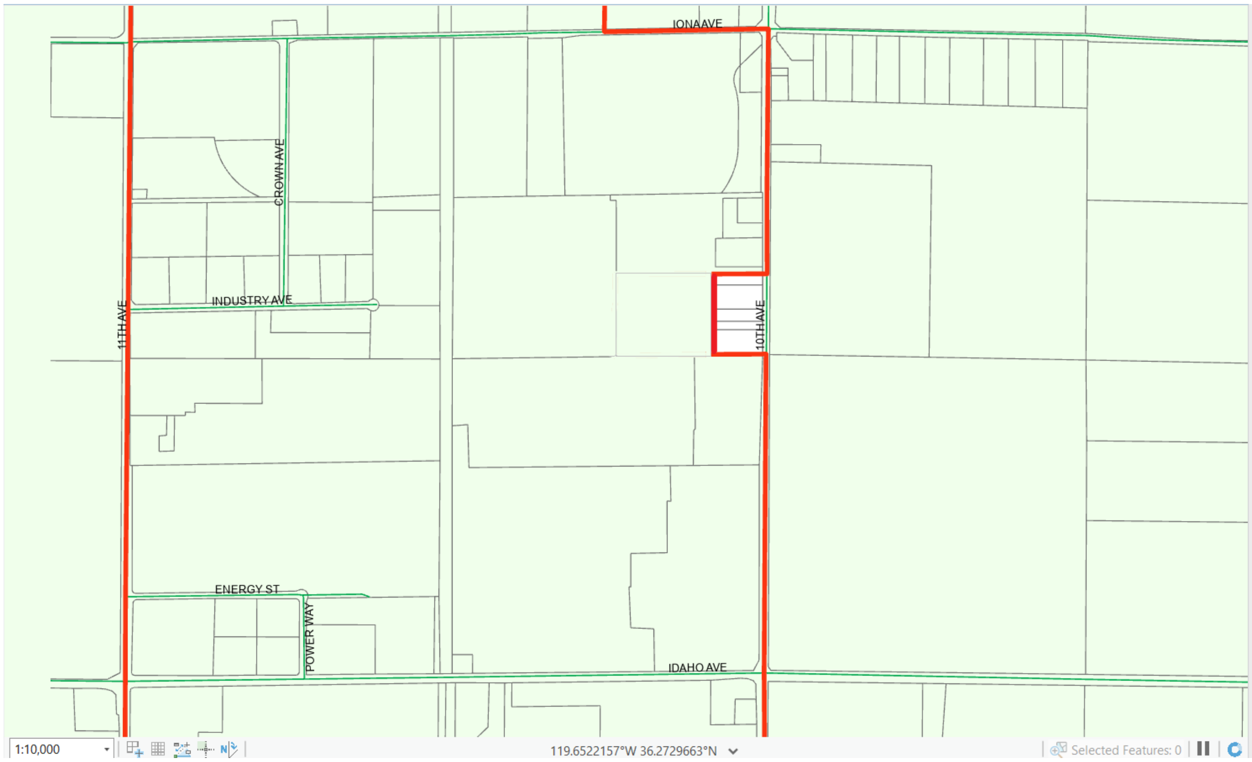
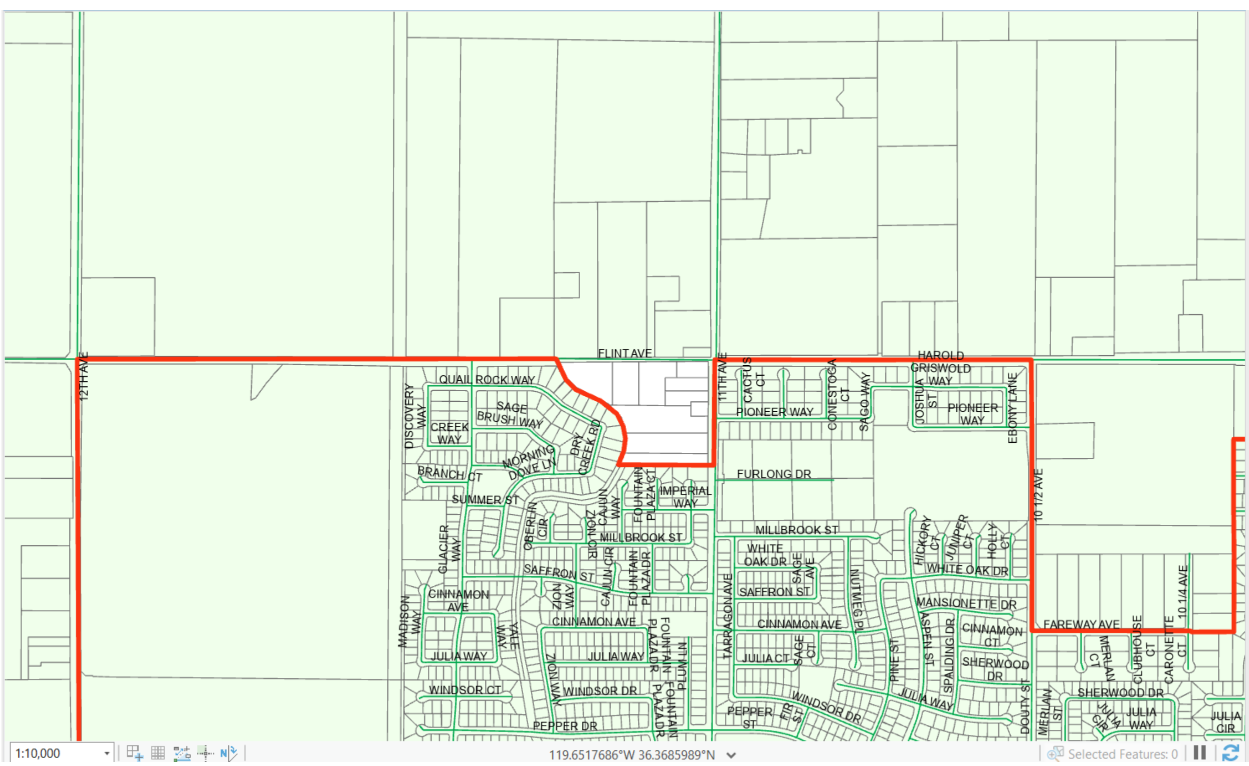


Figure 4: Proposed Annexation Area #14 11th/Flint, 16.9 +/- acres



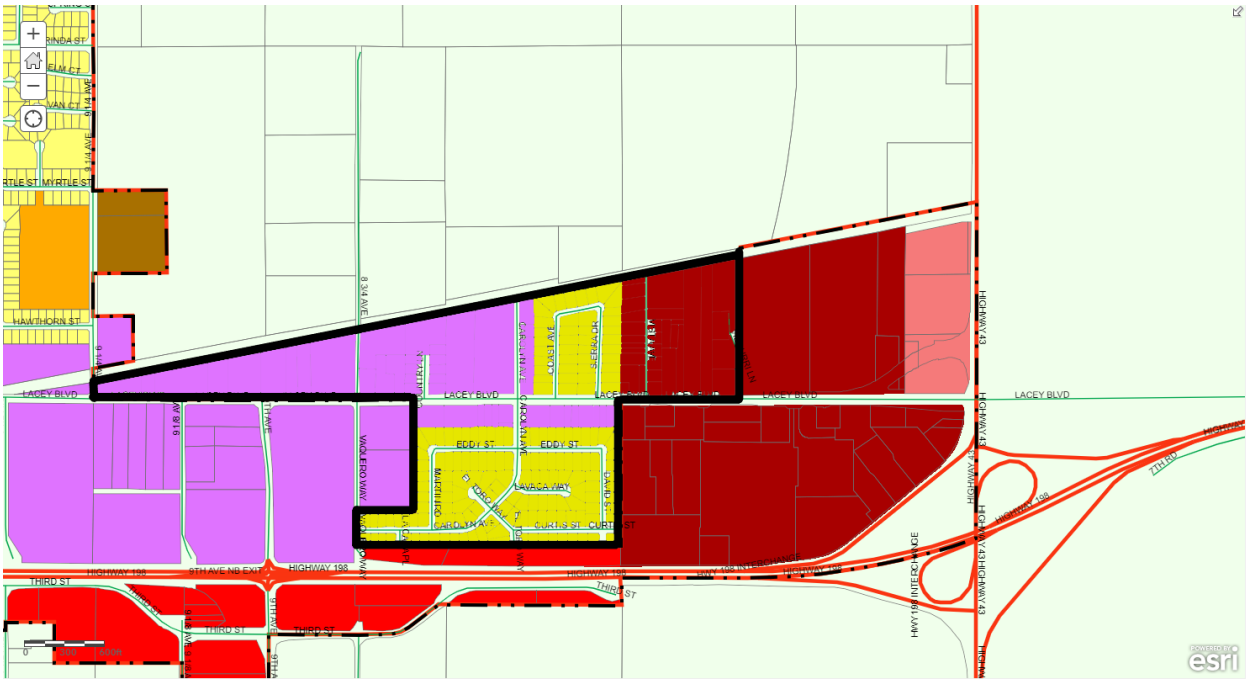
Prezone No. 0001-24 Part 9, 12, 13 and 14

Prezone No. 0001-24 Part 9, 12, 13 and 14 is a request to prezone the four substantially surrounded areas to be annexed consistent with the 2035 Hanford General Plan Land Use Map. The specific proposed prezoning is illustrated as they would be shown on the Zoning Map in Figures 5 to 9.

Prezone No. 0001-24 Part 9

Prezone No. 0001-24 Part 9 is a request to prezone Island #9, as MX-C Corridor Mixed Use, R-L-8 Low Density Residential (8,000 sq. ft. minimum lot size), and C-R Regional Commercial Corridor Mixed Use, Low-Density Residential, and Regional Commercial.

Figure 5: Proposed Prezone Area #9 El Rancho
General Plan Designation – Corridor Mixed Use, Low-Density Residential, and Regional Commercial
Proposed Prezoning MX-C Corridor Mixed Use, R-L-8 Low Density Residential (8,000 sq. ft. minimum lot size), and C-R Regional Commercial



Project Location #9

Substantially surrounded Island #9 totals approximately 113.78 acres, located on East Lacey Boulevard, south of Southern Pacific Railroad tracks.

Existing Land Use #1 Fargo Place

This annexation area is primarily developed with single-family residences with scattered commercial uses. All parcels are within City Urban Development and the Sphere of Influence. The

City considers this area as Corridor Mixed Use, Low-Density Residential, and Regional Commercial, per City of Hanford 2035 General Plan.

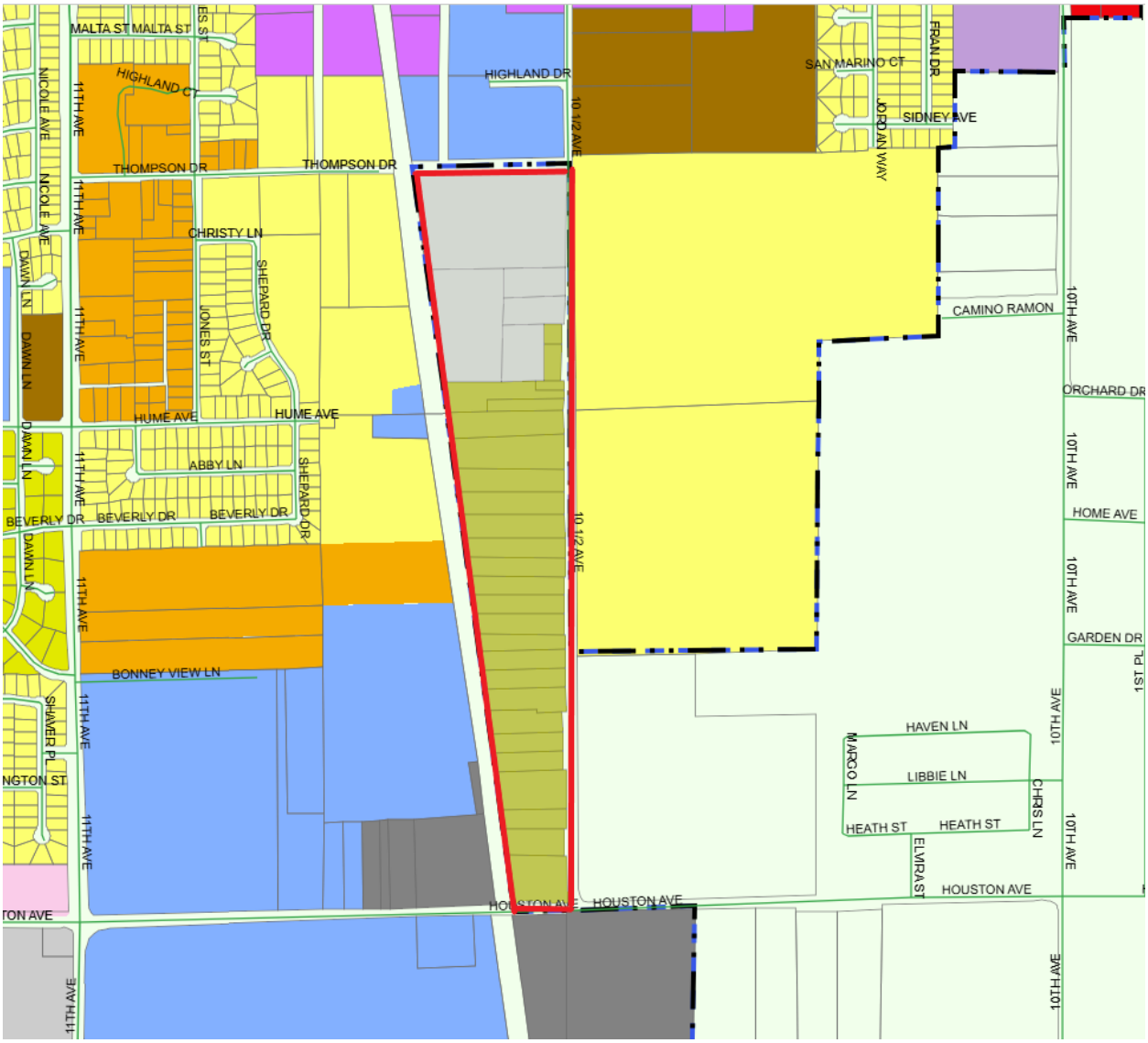
Prezone No. 0001-24 Part 12

Prezone No. 0001-24 Part 12 is a request to prezone substantially surrounded island No. 12 Island #12, as R-L-12 Low-Density Residential and I-L Light Industrial, in accordance with the General Plan Designation for the area, Low-Density Residential and Light Industrial. On parcels 011-420-012 and -013, staff proposes to change the prezoning of the two parcels from I-L Light Industrial to R-L-12 Low-Density Residential, to capture the existing use of the sites, which is residential. Following a meeting with residents in this island, it was brought to the attention of staff that there are residences on these two parcels and prezoning to I-L Light Industrial would render these parcels nonconforming, should the I-L zoning remain. In the event of destruction exceeding 75 percent, the residences would not be able to be reconstructed. As such, staff determined the prezoning should be changed to R-L-12 for the parcels located at 011-420-012 and -013. The parcels total 0.88 acres, which represents a 4.4% change to the surrounding Light Industrial designation. Staff determined this change to be substantially consistent with the General Plan. The General Plan is meant to be a general guide of the designation of parcels, whereas zoning is parcel specific.

17.02.020 Purposes and objectives.

A. To provide a zoning map and associated regulations to guide the physical development of the city in such a manner as to progressively achieve the general arrangement of the land uses described and depicted in the Hanford General Plan.

Figure 6: Proposed Prezone Area #12 10 ½ and Thompson
General Plan Designation – Light Industrial and Low-Density Residential
Proposed Prezoning I-L Light Industrial and R-L-12 Low-Density Residential



Project Location #12

Substantially surrounded county island #12 consists of 60.46 acres generally located on the west side of 10 ½ Avenue, between Thompson Drive and Houston Avenue.

Existing Land Use #12

The existing land uses are large-lot single-family residential with approximately 18 acres of light industrial in the northern portion of the island. All parcels are within City Urban Development and the Sphere of Influence. The City considers this area as Light Industrial and Low-Density Residential, per City of Hanford 2035 General Plan.

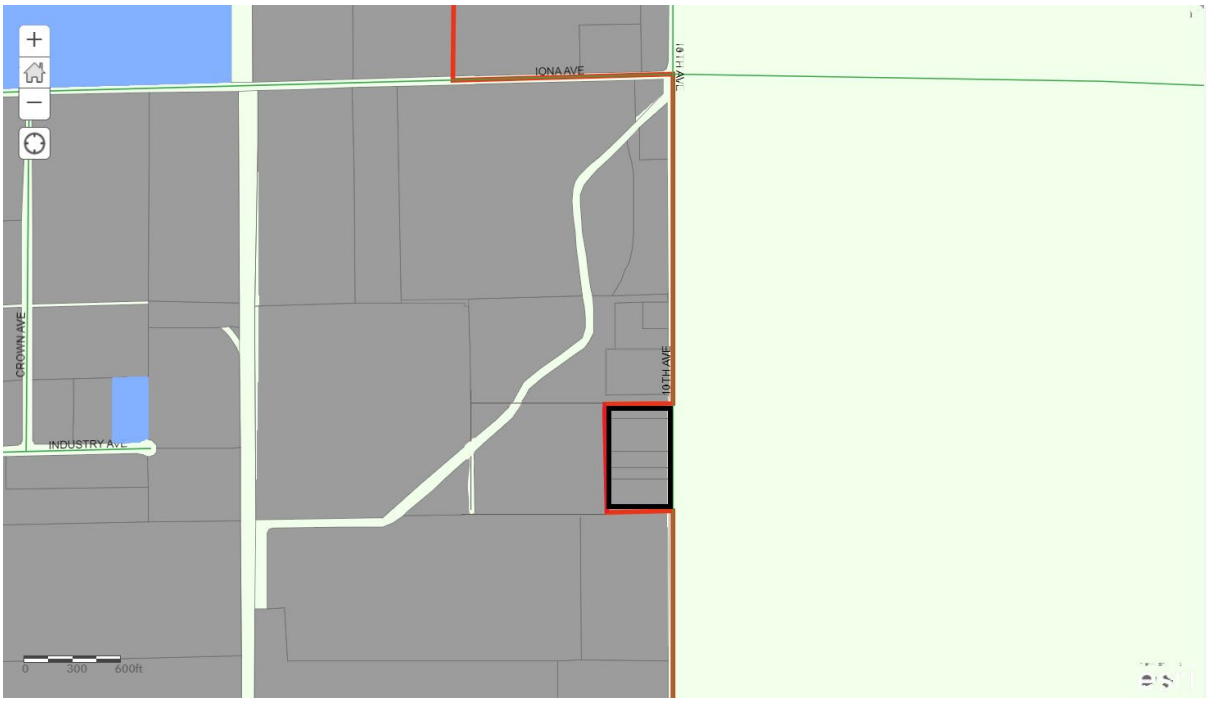
Prezone No. 0001-24 Part 13

Prezone No. 0001-24 Part 13 is a request to prezone substantially surrounded island #13, as a I-H Heavy Industrial, in accordance the General Plan land use designation for the island, Heavy Industrial.

Figure 7: Proposed Prezone Area #13 S 10th Avenue

General Plan Designation – Heavy Industrial

Proposed Prezoning I-H Heavy Industrial



<u>Project Location #13 S 10th Avenue</u>

Substantially surrounded island #13 includes five parcels: 018-242-014 through 018. The parcels are located west of 10th Avenue, between Iona and Idaho Avenues.

<u>Existing Land Use #3 S 10th Avenue</u>

The existing land uses are rural residential within the County boundary. All parcels are within City Urban Development and the Sphere of Influence. The City considers this area as Heavy Industrial, per City of Hanford 2035 General Plan.

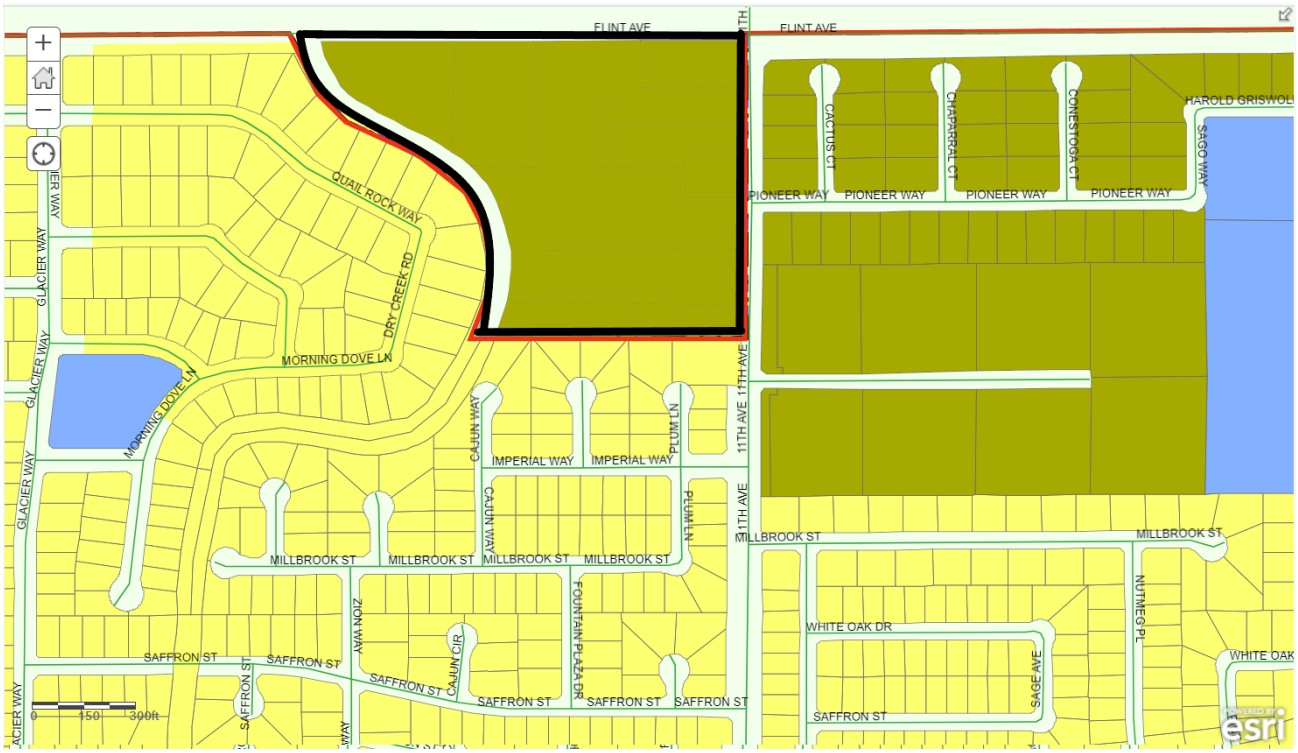
Prezone No. 0001-24 Part 14

Prezone No. 0001-24 Part 14 is a request to prezone substantially surrounded Island #14 as R-L-12 Low-Density Residential, in accordance the General Plan land use designation for the island, Low Density Residential.

Figure 8: Proposed Prezone Area #14 11th and Flint

General Plan Designation – Low-Density Residential

Proposed Prezoning to R-L-12 Low-Density Residential (12,000 sq. ft. minimum lot size)



Project Location #14 11th/Flint

County island #14 is generally located West of 11th Avenue, South of Flint. APN 007-010-006 through -015.

Existing Land Use #14 11th/Flint

The existing land uses are urban residential and rural residential within the County boundary. All parcels are within City Urban Development and the Sphere of Influence. The City considers this area as Low Density Residential per City of Hanford 2035 General Plan.

BACKGROUND INFORMATION

General Plan Land Use Designations

The General Plan designates the various substantially surrounded properties as Low-Density Residential, Corridor Mixed Use, Regional Commercial, Light Industrial, and Heavy Industrial. The following policies apply to these land use designations.

3.4.1 Low Density Residential

The expected density range for Low Density Residential is 2 to 10 units per gross acre with an expected average of 4 units per gross acre.

Policy L31 Purpose of the Low-Density Residential Land Use Designation

Establish the Low-Density Residential land use designation to provide mainly single-family development on lot sizes typically found in urban settings.

Policy L32 Typical Uses in the Low-Density Residential Land Use Designation

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

Policy L33 Size of Lots in the Low-Density Residential Land Use Designation

While it is recognized that existing lot sizes of 10,000 to 40,000 square feet are included in this designation, new individual lot sizes shall range from 5,000 to 10,000 square feet in size. Under Planned Unit Development provisions, smaller lot sizes at higher densities may be permitted when clustered around shared open space amenities or through density bonus policies.

3.6.2 Corridor Mixed Use

Policy L65 Purpose of Corridor Mixed Use Land Use Designation

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.

Policy L66 Typical Uses in Corridor Mixed Use Land Use Designation

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.

Policy L67 Design of the Corridor Mixed Use Land Use Designation

Require that new development projects and major site reconfigurations in the Corridor Mixed Use land use designation provide site layouts, buildings, landscaping, and walkways that are designed to encourage pedestrian access on the site and between adjacent sites. Strongly encourage buildings to be located near the street corridor with parking to the side of or behind buildings.

3.5.2 Regional Commercial

Policy L47 Purpose of Regional Commercial Land Use Designation

Establish the Regional Commercial land use designation to provide a variety of commercial goods, entertainment, and services in large format shopping centers for both the Hanford community and the larger region outside of Hanford.

Policy L48 Typical Uses in Regional Commercial Land Use Designation

Define the uses allowed in the Regional Commercial land use designation to include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services.

Policy L49 Design of Regional Commercial Land Use Designation

Require that new development projects and major site reconfigurations in the Regional Commercial land use designation lay out buildings and parking as a single, integrated shopping center with shared driveway access and parking, with walkways connecting buildings to each other and the street so as to promote pedestrian accessibility.

Policy L50 Location and Size of Regional Commercial Land Use Designation

Locate Regional Commercial land use designations along arterial streets near access to Highways 198 or 43. Offices and high-density residential development are typically located adjacent to the Regional Commercial land use designation. Require new development projects to be a minimum 10 acres in size.

3.8.1 Light Industrial

Policy L83 Purpose of Light Industrial Land Use Designation

Establish the Light Industrial land use designation to support warehousing operations, storage, business parks, research and development facilities, and establishments engaged in light manufacturing, assembling, packaging, and processing that are not obnoxious or offensive to nearby properties due to odor, dust, exhaust, noise, vibration or other nuisances.

Policy L84 Typical Uses in Light Industrial Land Use Designation
Define the uses allowed in the Light Industrial land use designation to include warehousing operations, storage, business parks, research and development facilities, and business and

commercial uses that support light industrial uses. Uses are typically conducted within buildings with some limited outside storage or activity permitted. Uses in this designation differ from uses in the heavy industrial designation in that operations are smaller in scale, truck traffic is typically less intense, and customers may visit the site more often.

Policy L85 Location of Light Industrial Land Use Designation

Locate Light Industrial land use designations south of Houston Avenue to serve as a land use buffer between Residential and Heavy Industrial land use designations. Locations north of Houston Avenue that are near rail lines or that have access to Arterial streets, are also allowed when they do not result in land use compatibility conflicts.

Policy L86 Size of Light Industrial Land Use Designations

Require that the area of Light Industrial land use designations be a minimum 5 acres, regardless of individual property ownership, when located north of Houston Avenue.

3.8.2 Heavy Industrial

Policy L87 Purpose of Heavy Industrial Land Use Designation

Establish the Heavy Industrial land use designation to provide for manufacturing facilities and industries that may be obnoxious due to odor, dust, smoke, gas, noise, vibration or similar causes and therefore require isolation from many other kinds of land uses.

Policy L88 Typical Uses in Heavy Industrial Land Use Designation

Define the uses allowed in the Heavy Industrial land use designation to include industrial parks, manufacturing, truck terminals, fabrication, processing, assembling, warehousing and distribution, large machinery sales and service, and research and development activities. The uses in this designation differ from uses in the light industrial designation in that operations are typically larger in scale, freight rail service may be needed, large trucks and equipment are utilized, outside processing and storage of materials may be permitted, and nuisance effects may be higher.

Policy L89 Location of Heavy Industrial Land Use Designation

Locate Heavy Industrial land use designations south of Houston Avenue, between 9th Avenue and 12th Avenue. Locate the Heavy Industrial land use designation adjacent to only a Light Industrial, Open Space, or Public Facilities land use designation to minimize conflicts with other land uses.

Policy L90 Generous Supply of Industrial Land

Maintain a generous supply of industrial land that is attractive and desirable to potential industrial developers.

Policy L91 Incompatible Adjacent Land Uses

Prohibit the establishment of Residential and other sensitive land uses near Heavy Industrial land use designations.

Annexation Policies

The General Plan also has policies regarding annexation of land into the city limits. The Planning Commission is charged with reviewing proposed annexations and making a finding that the proposed annexation is consistent with the policies of the General Plan, and then forward that finding to the City Council. The Planning Commission will need to find that Annexation 163, Parts 9, 12, 13, and 14 is consistent with the Hanford General Plan Policies L15, L16, and L17.

Policy L15 Initiation of Annexations

Consider initiation of annexation of land into the City of Hanford only when the following criteria are met:

1. The land is within the Primary Sphere of Influence.
2. The capacity of the water, sewer, fire, school, and police services are adequate to service the area to be annexed or will be adequate at the time that development occurs.
3. Land for development within the City limits is insufficient to meet the current land use needs.
4. The territory to be annexed is contiguous to existing developed areas.

Policy L16 County Islands

Initiate annexation of County islands when it is found that urban services are needed and can be provided or made available in the near future.

Policy L17 Plan for Services

Prepare and make publicly available a written Plan for Services that describes how urban services will be provided prior to initiating an annexation.

State Law

To facilitate the annexation of county islands to contiguous cities, the state legislature has adopted specific provisions in the Government Code that require LAFCo annexation approval and waiver of protest proceedings if LAFCo makes certain findings and determinations. Those determinations are found in Government Codes 56375(a)(4) and 56375.3.

Government Code Section 56375

(a)(4) A commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds any of the following:

(A) Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city and is not within the sphere of influence of another city.

(B) Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city.

(C) An annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3.

Government Code Section 56375.3

(a) In addition to those powers enumerated in Section 56375, a commission shall approve, after notice and hearing, the change of organization or reorganization of a city, and waive protest proceedings pursuant to Part 4 (commencing with Section 57000) entirely, if all of the following are true:

(1) The change of organization or reorganization is initiated on or after January 1, 2000.

(2) The change of organization or reorganization is proposed by resolution adopted by the affected city.

(3) The commission finds that the territory contained in the change of organization or reorganization proposal meets all the requirements set forth in subdivision (b).

(b) Subdivision (a) applies to territory that meets all the following requirements:

(1) It does not exceed 150 acres in area, and that area constitutes the entire island.

(2) The territory constitutes an entire unincorporated island located within the limits of a city or constitutes a reorganization containing several individual unincorporated islands.

(3) It is surrounded in either of the following ways:

(A) Surrounded, or substantially surrounded, by the city to which annexation is proposed or by the city and a county boundary or the Pacific Ocean.

(B) Surrounded by the city to which annexation is proposed and adjacent cities.

(4) It is substantially developed or developing. The finding required by this paragraph shall be based upon one or more factors, including, but not limited to, any of the following factors:

(A) The availability of public utility services.

(B) The presence of public improvements.

(C) The presence of physical improvements upon the parcel or parcels within the area.

(5) It is not prime agricultural land, as defined by Section 56064.

(6) It will benefit from the change of organization or reorganization or is receiving benefits from the annexing city.

(7) This subdivision does not apply to any unincorporated island within a city that is a gated community where services are currently provided by a community services district.

While the final determination will be made by LAFCo, City staff believes that the proposed island annexations meet all the requirements in these two State codes. This means that, if initiated by the City Council, there is a high likelihood that Kings LAFCo will approve the annexations.

PROJECT EVALUATION

Annexation No. 163 Part 9, 12, 13 and 14

The project is a request to annex the four substantially surrounded islands into the City of Hanford from the Kings County jurisdiction. The premise and guidance for the proposal is given by State law, which finds that county islands should generally be annexed into a city so they may receive more efficient delivery of services, as a city is usually more equipped to provide urban level services than a county or other entity.

Annexation of land into Hanford allows previously undeveloped land to become available for development and allows the City of Hanford to provide the territory that is annexed with its full range of City services. However, in this case, most land within the substantially surrounded county islands is already developed and some territories already receive some of the City's services.

The General Plan also has policies regarding annexation of land into the city limits. The Planning Commission is charged with reviewing proposed annexations and making a finding that the proposed annexation is consistent with the policies of the General Plan, and then forward that finding to the City Council. The Planning Commission will need to find that Annexation 163, Parts 9, 12, 13, and 14 is consistent with the Hanford General Plan Policies L15, L16, and L17.

Policy L15 Initiation of Annexations

Consider initiation of annexation of land into the City of Hanford only when the following criteria are met:

1. The land is within the Primary Sphere of Influence.

   Analysis: All four substantially surrounded islands are within the Primary Sphere of Influence.

2. The capacity of the water, sewer, fire, school, and police services are adequate to service the area to be annexed or will be adequate at the time that development occurs.

   Analysis: Table 1 shows which services are currently being provided by the City or the County.

Table 1
Current Island Annexation Service Providers

Municipal Service Type	Island Annexation #			
	9	12	13	14
Law Enforcement	County	County	County	County
Fire / Emergency Service	County	County	County	County
Water Supply	City/Private	City	Private	City
Water Distribution	City/Private	City	Private	City
Wastewater Collection	City/Private	City	Private	City
Wastewater Disposal	City/Private	Private	Private	City
Solid Waste Collection*	Private	Private	Private	Private
Flood Control/Drainage	County/City	County	County	County City
Street Maintenance	County	County	County	County/City
Street Lighting	County	County	County	County/City
Parks and Recreation	County	County	County	County

* Solid waste collection in the County islands is currently optional.

Water

The City currently supplies and distributes water to two of the four County islands proposed to be annexed. Were the City to annex the islands, the City has the capacity to

add 57 more residential units to its water system. The City encourages property owners to hook up the house to city water, but the existing well can be retained long term for watering the property as long as a backflow device is installed on the domestic water service. Residents will only be required to connect to the City water system when major work on their well is needed to provide water. Minor work, such as cleaning or pump replacement, will not trigger a requirement to connect to the City water system.

Sewer

The City currently provides wastewater collection and disposal service to two of the four County islands proposed to be annexed. The City would not require hookup to City sewer service if the home's septic tank is operating properly. If the septic system violates State or local health codes, then both City and County ordinances require connection to the City system if one is available within 200 feet of the property. The City will issue permits for a new septic tank or substantial work on the leach field if a City sewer line is not within 200 feet of the property.

Fire and Police

The County is currently responsible for police, emergency, and fire protection of the four substantially surrounded County islands proposed to be annexed.

The Police Department's current staffing ratio is 1.09 officers per 1,000 residents. The General Plan Background Report suggests a ratio of 1.1 to 1.2 is appropriate for similar cities of the size of Hanford. Annexation of the County islands will result in an increase in population of persons who will need to be served by the City's Police Department.

The City's current ISO rating is 2 (ISO rating is on a scale of 1 to 10, with 1 being best). Due to the City's ability to provide such services to its current population, there is no evidence indicating that the addition of residents resulting from the island annexations would be too great for the City to adequately served. The City continues to be able to use the County's fire services in times of need, therefore the overall fire service capacity will not be affected.

School

There would be no change to school districts because of the island annexations. Since no new development is proposed, the annexations will not affect school enrollment.

Utilities/Public Services

Natural gas, electricity, and communications public services would not change because of annexation of the county islands.

3. Land for development within the City limits is insufficient to meet the current land use needs.

Analysis: The proposed annexation of the four substantially surrounded county islands is not to accommodate any specific proposed development project. Instead, the purpose of the proposed annexations is to further good local government and make available the full

range of City services to both developed and undeveloped county island areas. Therefore, this requirement is not relevant to the proposal.

4. The territory to be annexed is contiguous to existing developed areas.

   Analysis: All four islands are substantially surrounded by developed areas within the city limits of Hanford.

Policy L16 County Islands

Initiate annexation of County islands when it is found that urban services are needed and can be provided or made available in the near future.

Analysis: As shown in Table 1, urban service provision is shared between the City and County. The City has the capacity to provide all of the services currently being provided by the County. Because of their proximity inside the city limits, the provision of service within the county islands can be more efficiently provided by the City. Additional water and sewer can be made available to the two island areas currently using individual systems if the property desires City water and/or sewer or if their individual systems fail.

Policy L17 Plan for Services

Prepare and make publicly available a written Plan for Services that describes how urban services will be provided prior to initiating an annexation.

Analysis: The Plan for Services was described in the letter to property owners dated October 7, 2024 – attached as **Attachment 3**. The letter describes the City's intention to provide services to the substantially surrounded county islands, when the property has the choice to add City services, and when additional City services will be required.

<u>Prezone No. 0001-24 Parts 9, 12, 13 and 14</u>

Prezone No. 0001-24 Parts 9, 12, 13 and 14 would be consistent with the land use designations shown on the 2035 General Plan Land Use Map. This will ensure that zoning after annexation is consistent with the General Plan. The specific prezoning is described above and shown on four maps in Figures 5 through 8. Most land use designations in the General Plan are only consistent with one corresponding zone in the Zoning Ordinance. The Low-Density Residential land use designation found in Annexation Area #9, 12, and 14 can be consistent with the R-L-8 and R-L-12 zones. In these cases, the specific prezoning is recommended based on the size of the existing parcels in the particular annexation area and the adjacent surrounding zoning.

In accordance with the Hanford Municipal Code Section 17.86.030, before a zone change may be approved, all of the following findings shall be made by the reviewing authority:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

   Analysis: Prezone No. 0001-24 Parts 9, 12, 13, and 14 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Land Use Policies L15, L16, and L17. There is not a plan for development at this time. Most of the

parcels proposed for annexation are already developed.at the densities consistent with the proposed prezoning.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community.

   ANALYSIS: There is no evidence that annexation of the county islands into the city limits would negatively affect health, safety, or welfare. On the contrary, the coordination of services between the City and County will be improved by reducing inefficiencies through annexation.

3. That the amendment would maintain the appropriate balance of land uses within the City.

   Analysis: The proposed prezoning is consistent with the land use designations established in the General Plan.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

   Analysis: It is anticipated that the few undeveloped sites in the substantially surrounded county island areas will eventually develop in a manner consistent with the proposed prezoning. Most of the sites are already developed, and those uses appear to be consistent with the proposed prezoning, with limited exceptions, where uses appear to be legally existing non-conforming, primarily in Island 13.

Favorable Factors for Annexation

Favorable and unfavorable factors for annexation have been adopted by LAFCO. The existence of favorable or unfavorable factors should not decide approval or denial; however, a substantial number of favorable or unfavorable factors may determine approval or denial of the proposal.

1. The proposed area is close to urban development and municipal-type services and would enhance its potential for full development.

   Analysis: The four islands are mostly developed and are all substantially surrounded by urban development. City services are available to each of the island area.

2. The proposed annexation conforms to the adopted General Plan.

   Analysis: As discussed above, there is evidence to support a finding that annexation of the four islands is consistent with Policies L15, L16, and L17 of the General Plan. The island areas will be prezoned so that zoning after annexation is consistent with the 2035 General Plan Land Use Designation Map.

3. The proposed area is consistent with the sphere of influence.

   Analysis: All four county islands are within the Sphere of Influence adopted by LAFCo.

4. The proposed annexation comes with 100% consent of all landowners.

Analysis: The county island annexations do not come with 100% consent of the landowners. However, as previously stated, State law encourages the annexation of county islands and waives the protest hearings at LAFCo that determine landowner consent for island annexations like those being proposed here. The City staff held an open-forum community meeting on October 23, 2024, in the training room of City Hall to address any questions posed by landowners. For residents who did not receive notice in time, due to a noticing issue with ½ Avenue property owners, staff held subsequent meetings with property owners to discuss concerns and answer questions.

FINDINGS FOR APPROVAL

Based on the information and analysis above, City staff recommends that the following findings be made:

1. All four substantially surrounded county islands are within the Primary Sphere of Influence.

2. Most of the annexation area already received some services from the City of Hanford.

3. There is capacity in the City water and sewer systems to add the parcels currently on individual water and sewer systems if those property either desire to hook up or are required to because their systems fail.

4. Inclusion of the islands in the city limits will not negatively affect the Police or Fire Department's ability to provide their services to the community.

5. There would be no change to school districts because of the island annexations.

6. The proposed annexation of the four county islands is not to accommodate any specific proposed development project. The purpose of the proposed annexations is to further good local government and make available the full range of City services to both developed and undeveloped county island areas.

7. All four islands are substantially surrounded by developed areas within the city limits of Hanford.

8. Because of their proximity inside the city limits, the provision of service within the substantially surrounded county islands can be more efficiently provided by the City.

9. The prezoning is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

10. The prezoning would not be detrimental to the public health, safety, or welfare of the community.

11. The prezoning would maintain the appropriate balance of land uses within the City. Annexation would not change most land uses since most parcels are already developed.

12. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses, except where uses are deemed legally existing non-conforming.

13. The four county islands are mostly developed and are substantially surrounded by urban development. City services are available to each of the island areas.

14. State law encourages the annexation of county islands to further the goal of effective and efficient provision of local government services.

15. Based on the above findings, Annexation No. 163, Parts 9, 12, 13 and 14 is consistent with the Hanford General Plan Policies L15, L16, and L17.

ENVIRONMENTAL ASSESSMENT

In accordance with CEQA Guidelines, Annexation No. 163, Parts 9, 12, 13, and 14 and Prezone No. 0001-24 Parts 9, 12, 13 and 14 were determined to be exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current prezoning) per CEQA Guidelines Section 15319(a), and because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3). A Notice of Exemption has been prepared for the project in accordance with CEQA – **Attachment 4.**

Noticing of the project was published in the newspaper on November 7, 2024. Notices were mailed to property owners within the annexation territories and to property owners within 300 feet of the annexation territories on November 5, 2024.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend adoption of the Notice of Exemption, in accordance with CEQA.

2. Adopt Resolution No. 2024-20, recommending approval of Prezone No. 0001-24, Parts 9, 12, 13, and 14 to the City Council.

3. Find that the proposed Annexation No. 163, Parts 9, 12, 13, and 14 is consistent with the Hanford General Plan Policies L15, L16, and L17 and forward Annexation No. 163, Parts 9, 12, 13, and 14 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

RECOMMENDED MOTION

I move to:

1. Recommend adoption of the Notice of Exemption, in accordance with CEQA.

2. Adopt Resolution No. 2024-20 (A-D), recommending approval of Prezone No. 0001-24, Parts 9, 12, 13, and 14 to the City Council.

3. Find that the proposed Annexation No. 163, Parts 9, 12, 13, and 14 is consistent with the Hanford General Plan Policies L15, L16, and L17 and forward Annexation No. 163, Parts 9,

12, 13, and 14 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

RESOLUTION NO. 2024-20 (A)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PREZONE NO. 0001-24 PART 9, PREZONING REAL PROPERTY AS R-L-8 LOW-DENSITY RESIDENTIAL, C-R REGIONAL COMMERCIAL, AND MX-C CORRIDOR MIXED USE IN ACCORDANCE WITH THE GENERAL PLAN DESIGNATION FOR THE AREA, LOW-DENSITY RESIDENTIAL, REGIONAL COMMERCIAL, AND CORRIDOR MIXED USE. THE PROJECT IS LOCATED ON BOTH SIDES OF LACEY BOULEVARD, BETWEEN 9 ¼ AVENUE AND 8 ¾ AVENUE (MULTIPLE APNS)

At a special meeting of the City of Hanford Planning Commission duly called and held on November 21, 2024, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, the City of Hanford has initiated the prezone from County zoning "CS," "CH," "CN," "R-1-8," and "R-1-6" to City zoning R-L-8 Low-Density Residential, C-R Regional Commercial, and MX-C Corridor Mixed Use on 113.78 acres located on both sides of Lacey Boulevard between 9 ¼ Avenue and 8 ¾ Avenue, as shown in **Exhibit A**; and

WHEREAS, the City of Hanford Planning Commission considered the prezone, in accordance with Section 17.86.030 of the Hanford Municipal Code, at a special meeting on November 21, 2024; and,

WHEREAS, the City of Hanford Planning Commission considered the evidence presented in the staff report and testimony presented during the public hearing; and,

WHEREAS, the project is exempt from environmental review, per Section 15061(b.3): Common Sense Exemption, Section 15305: Minor Alterations in Land Use Limitations, and Section 15319(a): Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared.

NOW, THEREFORE, BE IT RESOLVED, that the City of Hanford Planning Commission, in accordance with Section 17.86.030 of the Hanford Municipal Code, recommends approval to the City Council of Prezone No. 0001-24 Part 9, based upon the following findings and on the evidence presented:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

   Analysis: Prezone No. 0001-24 Part 9 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Land Use Policies L15, L16, and L17. There is not a plan for development at this time. Most of the parcels proposed for annexation are already developed at the densities consistent with the proposed prezoning.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community.

   ANALYSIS: There is no evidence that annexation of the county islands into the city limits would negatively affect health, safety, or welfare. On the contrary, the coordination of services between the City and County will be improved by reducing inefficiencies through annexation.

3. That the amendment would maintain the appropriate balance of land uses within the City.

Analysis: The proposed prezoning is consistent with the land use designations established in the General Plan.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

   Analysis: It is anticipated that the few undeveloped sites in the substantially surrounded county island areas will eventually develop in a manner consistent with the proposed prezoning. Most of the sites are already developed, and those uses appear to be consistent with the proposed prezoning, with limited exceptions, where uses appear to be legally-existing non-conforming.

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

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

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

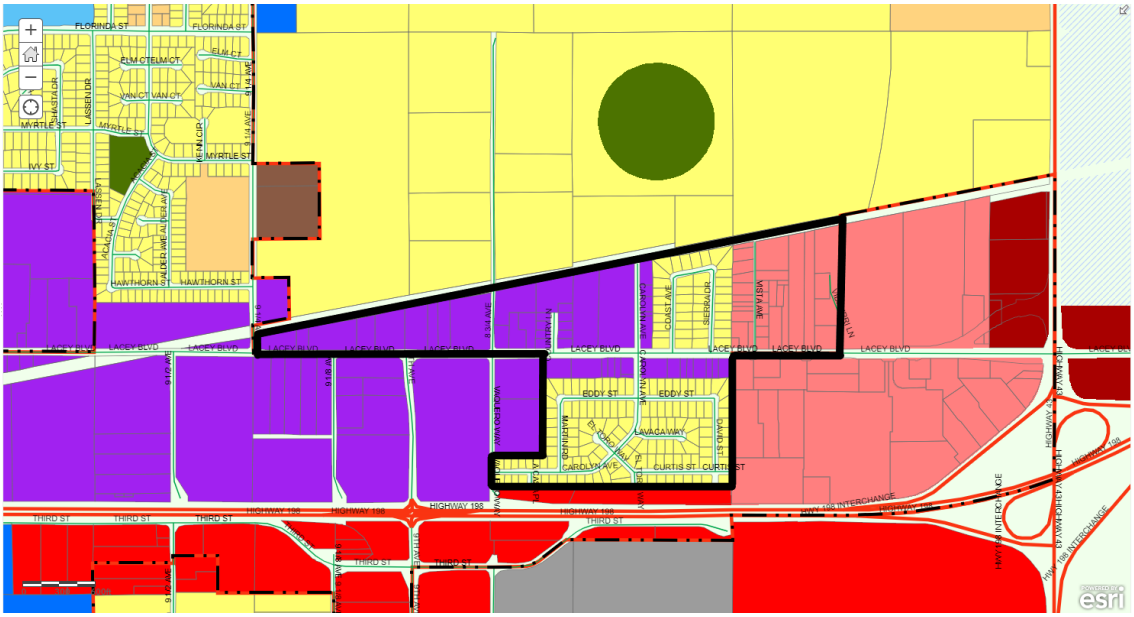
I, Jason Waters, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 21st day of November 2024.

Jason Waters

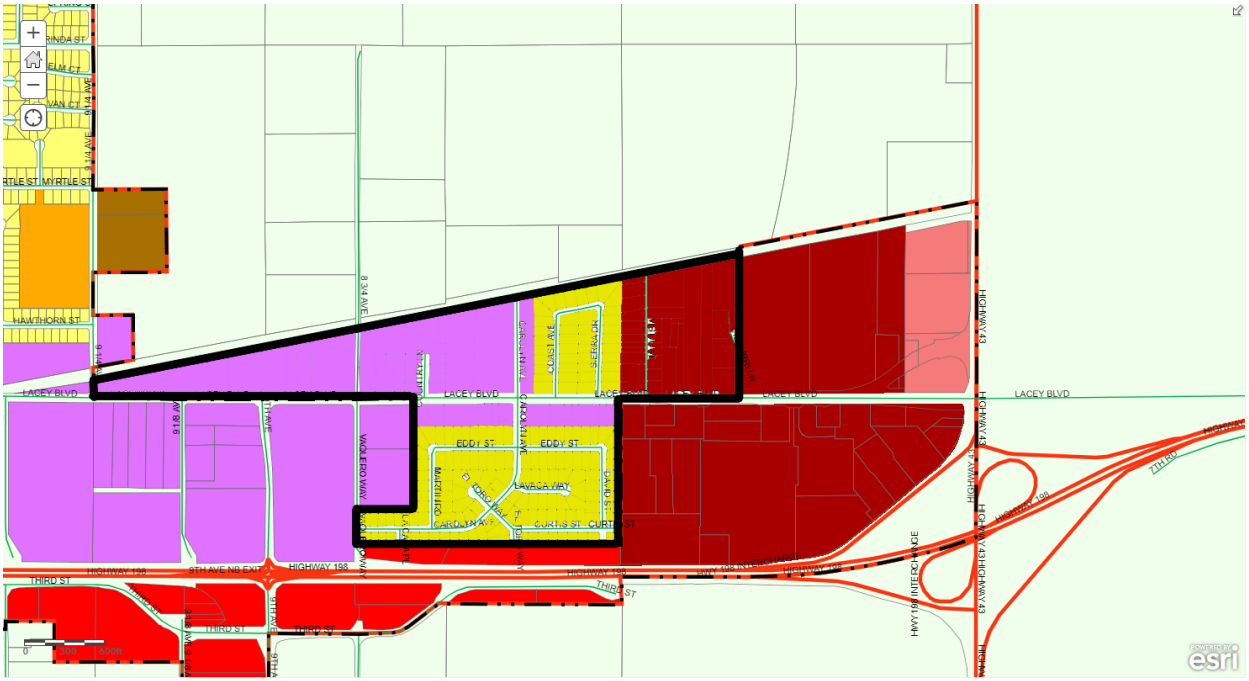
Exhibit A

County Island #9

General Plan Designation: Combination of Corridor Mixed Use, Low-Density Residential, and Regional Commercial



Pre-Zone: MX-C Corridor Mixed Use, R-L-8 Low Density Residential (8,000 sq. ft. minimum lot size), and C-R Regional Commercial



RESOLUTION NO. 2024-20 (B)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PREZONE NO. 0001-24 PART 12 PREZONING REAL PROPERTY AS I-L LIGHT INDUSTRIAL AND R-L-5 LOW-DENSITY RESIDENTIAL IN ACCORDANCE WITH THE GENERAL PLAN DESIGNATION FOR THE AREA, LIGHT INDUSTRIAL AND LOW-DENSITY RESIDENTIAL. THE PROJECT IS LOCATED ON THE WEST SIDE OF 10 ½ AVENUE BETWEEN THOMPSON DRIVE AND HOUSTON AVENUE (MULTIPLE APNS)

At a special meeting of the City of Hanford Planning Commission duly called and held on November 21, 2024, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, the City of Hanford has initiated the prezone from County zoning "IL" and "RRA" to City zoning I-L Light Industrial and R-L-12 Low-Density Residential on 60.46 acres located on the west side of 10 ½ Avenue between Thompson Drive and Houston Avenue, as shown in **Exhibit A**; and

WHEREAS, the City of Hanford Planning Commission considered the prezone, in accordance with Section 17.86.030 of the Hanford Municipal Code, at a special meeting on November 21, 2024; and,

WHEREAS, the City of Hanford Planning Commission considered the evidence presented in the staff report and testimony presented during the public hearing; and,

WHEREAS, the project is exempt from environmental review, per Section 15061(b.3): Common Sense Exemption, Section 15305: Minor Alterations in Land Use Limitations, and Section 15319(a): Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared.

NOW, THEREFORE, BE IT RESOLVED, that the City of Hanford Planning Commission, in accordance with Section 17.86.030 of the Hanford Municipal Code, recommends approval to the City Council of Prezone No. 0001-24 Part 12, based upon the following findings and on the evidence presented:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

   Analysis: Prezone No. 0001-24 Part 12 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Land Use Policies L15, L16, and L17. There is not a plan for development at this time. Most of the parcels proposed for annexation are already developed at the densities consistent with the proposed prezoning.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community.

   ANALYSIS: There is no evidence that annexation of the county islands into the city limits would negatively affect health, safety, or welfare. On the contrary, the coordination of services between the City and County will be improved by reducing inefficiencies through annexation.

3. That the amendment would maintain the appropriate balance of land uses within the City.

   Analysis: The proposed prezoning is consistent with the land use designations established in the General Plan.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

   Analysis: It is anticipated that the few undeveloped sites in the substantially surrounded county island areas will eventually develop in a manner consistent with the proposed prezoning. Most of the sites are already developed, and those uses appear to be consistent with the proposed prezoning, with limited exceptions, where uses appear to be legally-existing non-conforming.

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

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

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

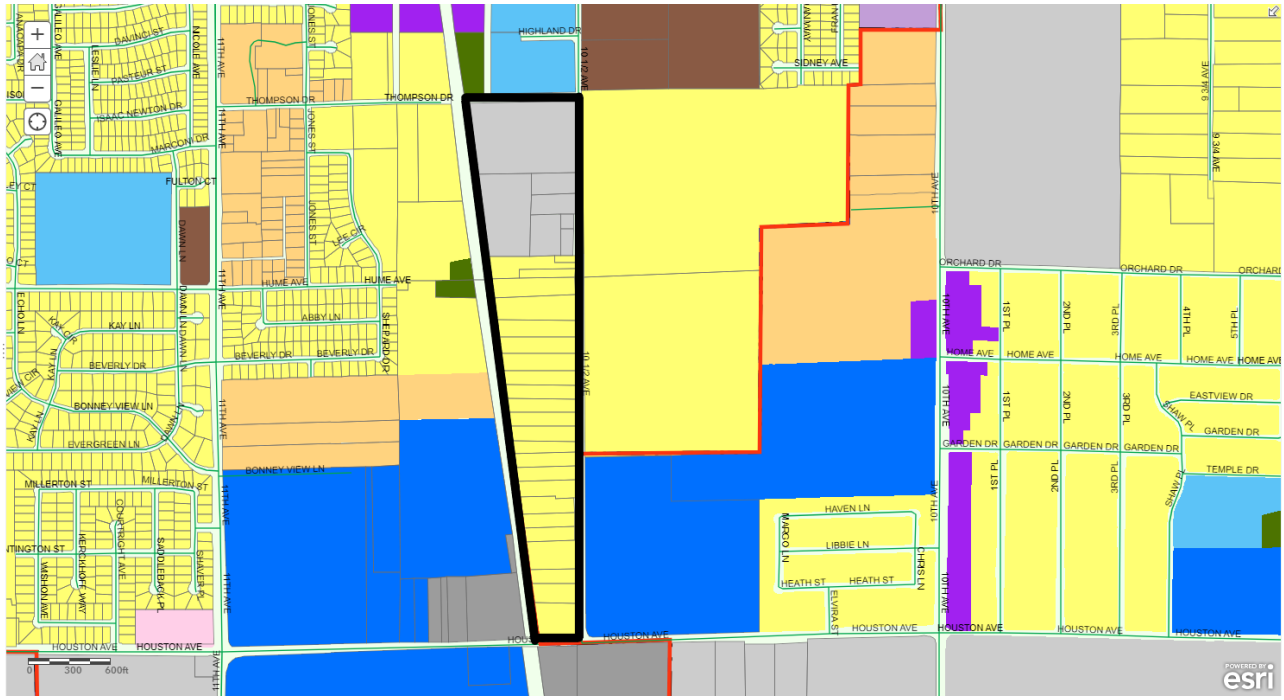
I, Jason Waters, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 21st day of November 2024.

Jason Waters

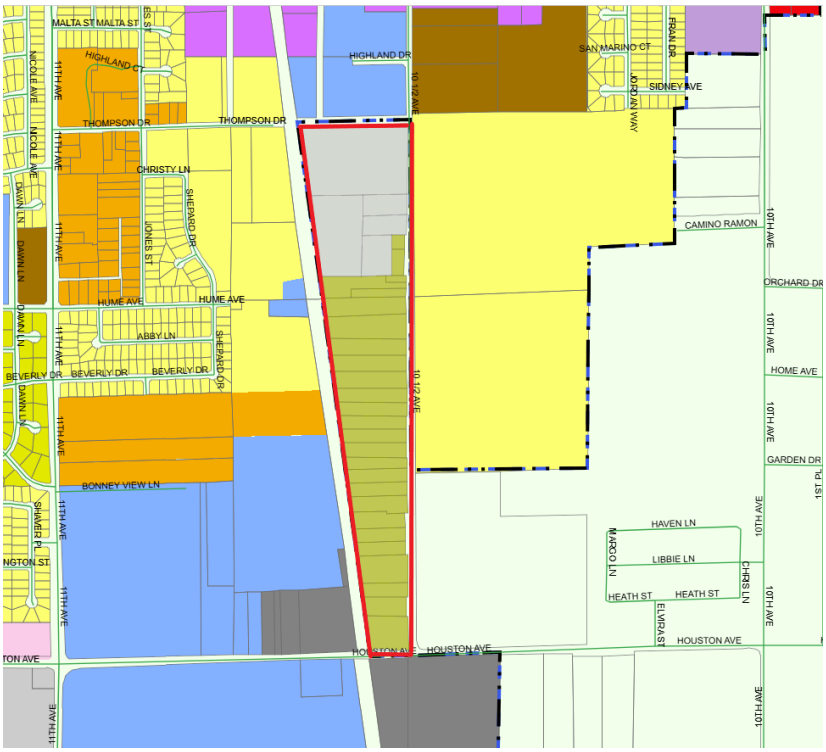
Exhibit A

County Island #12

General Plan Designation: Combination of Light Industrial and Low-Density Residential



Proposed Prezone: I-L Light Industrial and R-L-12 Low-Density Residential



RESOLUTION NO. 2024-20 (C)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PREZONE NO. 0001-24 PART 13 I-H HEAVY INDUSTRIAL IN ACCORDANCE WITH THE GENERAL PLAN DESIGNATION FOR THE AREA, HEAVY INDUSTRIAL. THE PROJECT IS LOCATED ON THE WEST SIDE OF 10TH AVENUE APPROXIMATELY 3/8 MILE SOUTH OF IONA AVENUE (018-242-14, 018-242-15, 018-242-16, 018-242-17, AND 018-242-18)

At a special meeting of the City of Hanford Planning Commission duly called and held on November 21, 2024, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, the City of Hanford has initiated the prezone from County zoning "IH" to City zoning I-H Heavy Industrial on 6 acres located on the west side of 10th Avenue approximately 3/8 mile south of Iona Avenue, as shown in **Exhibit A**; and

WHEREAS, the City of Hanford Planning Commission considered the prezone, in accordance with Section 17.86.030 of the Hanford Municipal Code, at a special meeting on November 21, 2024; and,

WHEREAS, the City of Hanford Planning Commission considered the evidence presented in the staff report and testimony presented during the public hearing; and,

WHEREAS, the project is exempt from environmental review, per Section 15061(b.3): Common Sense Exemption, Section 15305: Minor Alterations in Land Use Limitations, and Section 15319(a): Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared.

NOW, THEREFORE, BE IT RESOLVED, that the City of Hanford Planning Commission, in accordance with Section 17.86.030 of the Hanford Municipal Code, recommends approval to the City Council of Prezone No. 0001-24 Part 13, based upon the following findings and on the evidence presented:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

   Analysis: Prezone No. 0001-24 Part 13 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Land Use Policies L15, L16, and L17. There is not a plan for development at this time. Most of the parcels proposed for annexation are already developed at the densities consistent with the proposed prezoning.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community.

   ANALYSIS: There is no evidence that annexation of the county islands into the city limits would negatively affect health, safety, or welfare. On the contrary, the coordination of services between the City and County will be improved by reducing inefficiencies through annexation.

3. That the amendment would maintain the appropriate balance of land uses within the City.

   Analysis: The proposed prezoning is consistent with the land use designations established in the General Plan.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: It is anticipated that the few undeveloped sites in the substantially surrounded county island areas will eventually develop in a manner consistent with the proposed prezoning. Most of the sites are already developed, and those appear to be legally-existing non-conforming.

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

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

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

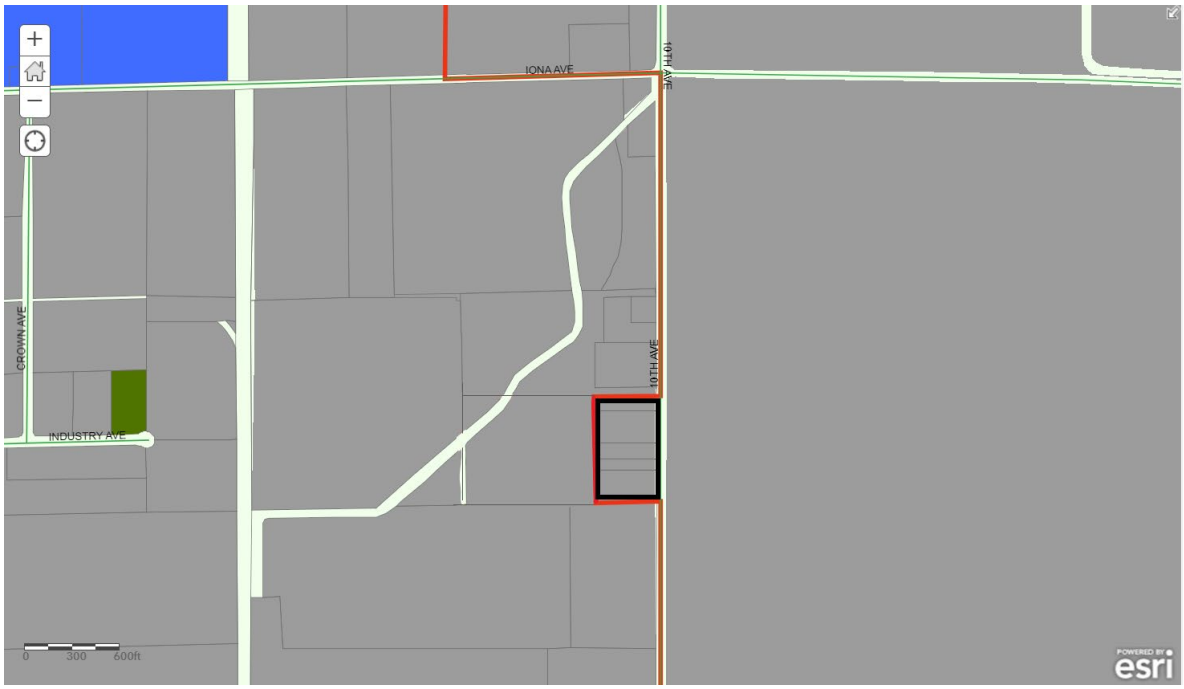
I, Jason Waters, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 21st day of November 2024.

Jason Waters

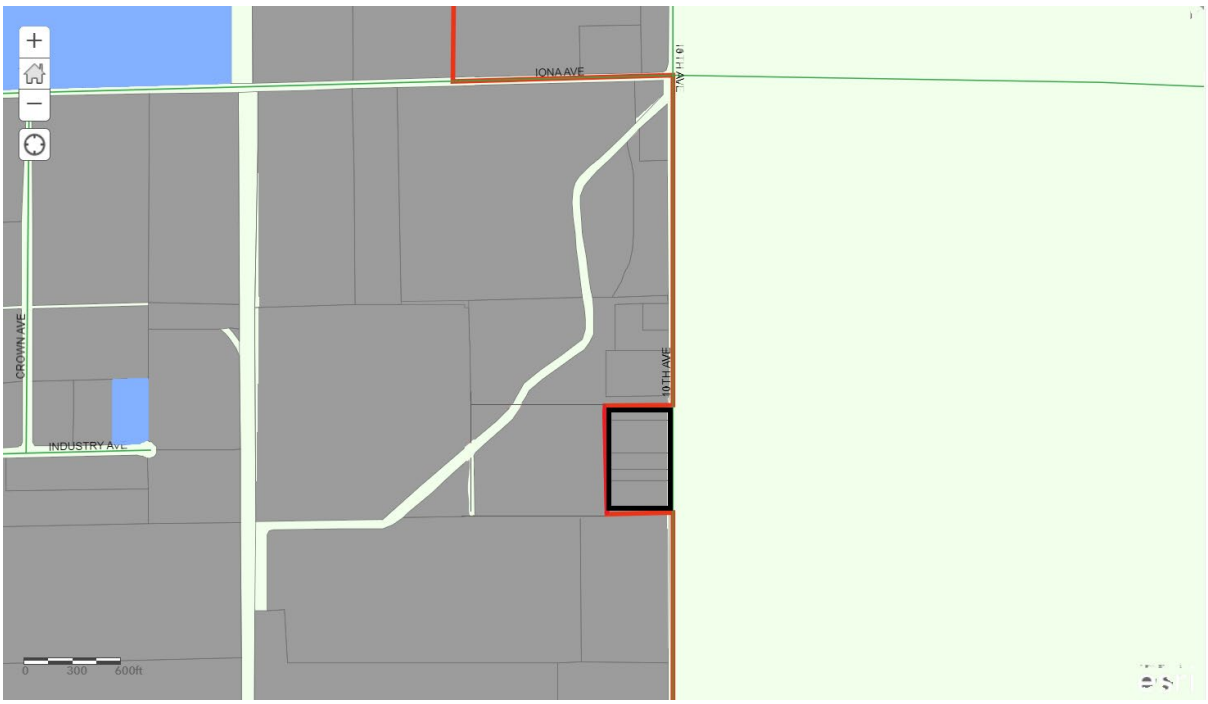
Exhibit A

County Island #13

General Plan Designation – Heavy Industrial



Proposed Prezoning I-H Heavy Industrial



RESOLUTION NO. 2024-20 (D)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PREZONE NO. 0001-24 PART 14 TO PREZONE THE ANNEXATION AREA AS R-L-12 LOW-DENSITY RESIDENTIAL, IN ACCORDANCE WITH THE GENERAL PLAN DESIGNATION FOR THE AREA, LOW-DENSITY RESIDENTIAL. THE PROJECT IS LOCATED SOUTH OF FLINT AVENUE, WEST OF 11TH AVENUE (APN 007-010-006 THROUGH 015).

At a special meeting of the City of Hanford Planning Commission duly called and held on November 21, 2024, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, the City of Hanford has initiated the prezone from County zoning "AL-10" to City zoning R-L-12 Low-Density Residential on 16.9 acres located on the west side of 11th Avenue south of Flint Avenue, as shown in **Exhibit A**; and

WHEREAS, the City of Hanford Planning Commission considered the prezone, in accordance with Section 17.86.030 of the Hanford Municipal Code, at a special meeting on November 21, 2024; and,

WHEREAS, the City of Hanford Planning Commission considered the evidence presented in the staff report and testimony presented during the public hearing; and,

WHEREAS, the project is exempt from environmental review, per Section 15061(b.3): Common Sense Exemption, Section 15305: Minor Alterations in Land Use Limitations, and Section 15319(a): Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared.

NOW, THEREFORE, BE IT RESOLVED, that the City of Hanford Planning Commission, in accordance with Section 17.86.030 of the Hanford Municipal Code, recommends approval to the City Council of Prezone No. 0001-24 Part 14, based upon the following findings and on the evidence presented:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

   Analysis: Prezone No. 0001-24 Part 14 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Land Use Policies L15, L16, and L17. There is not a plan for development at this time. Most of the parcels proposed for annexation are already developed at the densities consistent with the proposed prezoning.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community.

   ANALYSIS: There is no evidence that annexation of the county islands into the city limits would negatively affect health, safety, or welfare. On the contrary, the coordination of services between the City and County will be improved by reducing inefficiencies through annexation.

3. That the amendment would maintain the appropriate balance of land uses within the City.

   Analysis: The proposed prezoning is consistent with the land use designations established in the General Plan.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: It is anticipated that the few undeveloped sites in the substantially surrounded county island areas will eventually develop in a manner consistent with the proposed prezoning.

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

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

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

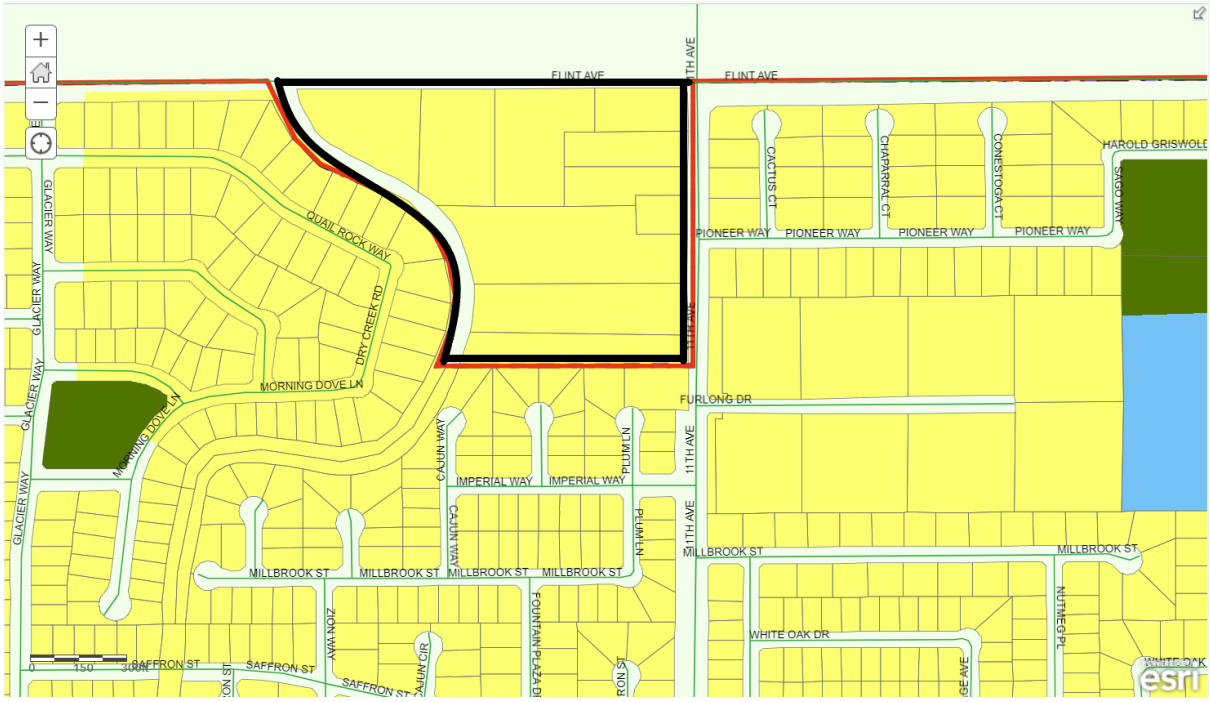
I, Jason Waters, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 21st day of November 2024.

Jason Waters

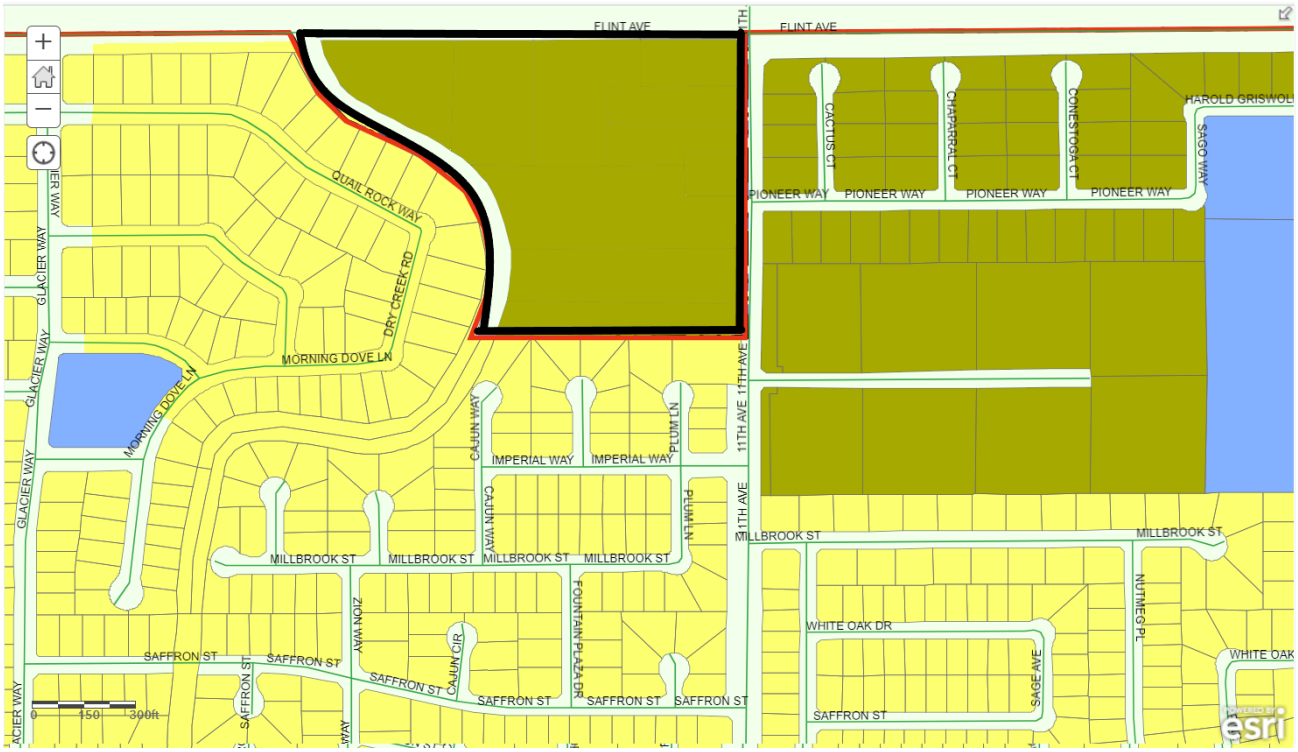
Exhibit A

County Island #14

General Plan Designation: Low-Density Residential



Pre-Zone: R-L-12 Low-Density Residential (12,00 sq. ft. minimum lot size)



RESOLUTION NO. 2024-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD FINDING ANNEXATION 163, PARTS 9, 12, 13, AND 14, CONSISENT WITH THE HANFORD GENERAL PLAN POLICIES L15, L16, AND L17 AND RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF HANFORD MAKE AN APPLICATION TO THE LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY (LAFCO) FOR ANNEXATION 163, PARTS 9, 12, 13 AND 14

At a special meeting of the City of Hanford Planning Commission duly called and held on November 21, 2024, on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, the City of Hanford initiated a proposal to annex four separate substantially surrounded county islands with a combined total of 197.15 acres into the City of Hanford from the Kings County jurisdiction, as shown in **Exhibit A through D;** and

WHEREAS, the City of Hanford Planning Commission considered the evidence presented in the staff report and testimony presented during the public hearing; and,

WHEREAS, in accordance with CEQA Guidelines, Annexation No. 163, Parts 9, 12, 13 and 14, was determined to be exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current prezoning) per CEQA Guidelines Section 15319(a), and because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3), and a Notice of Exemption has been prepared for the project.

NOW, THEREFORE, BE IT RESOLVED, that the City of Hanford Planning Commission hereby recommends that the City Council adopt a Notice of Exemption finding the project to be exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current prezoning) and because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3).

BE IT FURTHER RESOLVED that the City of Hanford Planning Commission finds Annexation No. 163, Parts 9, 12, 13 and 14 consistent with the Hanford General Plan Policies L15, L16, and L17 and recommends that the City Council file an application with the Local Agency Formation Commission (LAFCo) of Kings County for Annexation 163, Parts 9, 12, 13 and 14 based on the following:

1. All four substantially surrounded county islands are within the Primary Sphere of Influence.

2. Most of the annexation area already received some services from the City of Hanford.

3. There is capacity in the City water and sewer systems to add the parcels currently on individual water and sewer systems if those property either desire to hook up or are required to because their systems fail.

4. Inclusion of the islands in the city limits will not negatively affect the Police or Fire Department’s ability to provide their services to the community.

5. There would be no change to school districts because of the island annexations.

6. The proposed annexation of the four county islands is not to accommodate any specific proposed development project. The purpose of the proposed annexations is to further good local government and make available the full range of City services to both developed and undeveloped county island areas.

7. All four islands are substantially surrounded by developed areas within the city limits of Hanford.

8. Because of their proximity inside the city limits, the provision of service within the substantially surrounded county islands can be more efficiently provided by the City.

9. The prezoning is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

10. The prezoning would not be detrimental to the public health, safety, or welfare of the community.

11. The prezoning would maintain the appropriate balance of land uses within the City. Annexation would not change most land uses since most parcels are already developed.

12. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses, except where uses are deemed legally-existing non-conforming.

13. The four county islands are mostly developed and are substantially surrounded by urban development. City services are available to each of the island areas.

14. State law encourages the annexation of county islands to further the goal of effective and efficient provision of local government services.

15. Based on the above findings, Annexation No. 163, Parts 9, 12, 13 and 14 is consistent with the Hanford General Plan Policies L15, L16, and L17.

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

AYES: Commissioner
NOES: Commissioner
ABSTAIN: Commissioner
ABSENT: Commissioner

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

I, Jason Waters, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a special meeting thereof held on the 21st day of November 2024.

Jason Waters

Exhibit A:
Island 9

Proposed Annexation Area #9 El Ranch, 113.78 +/- acres

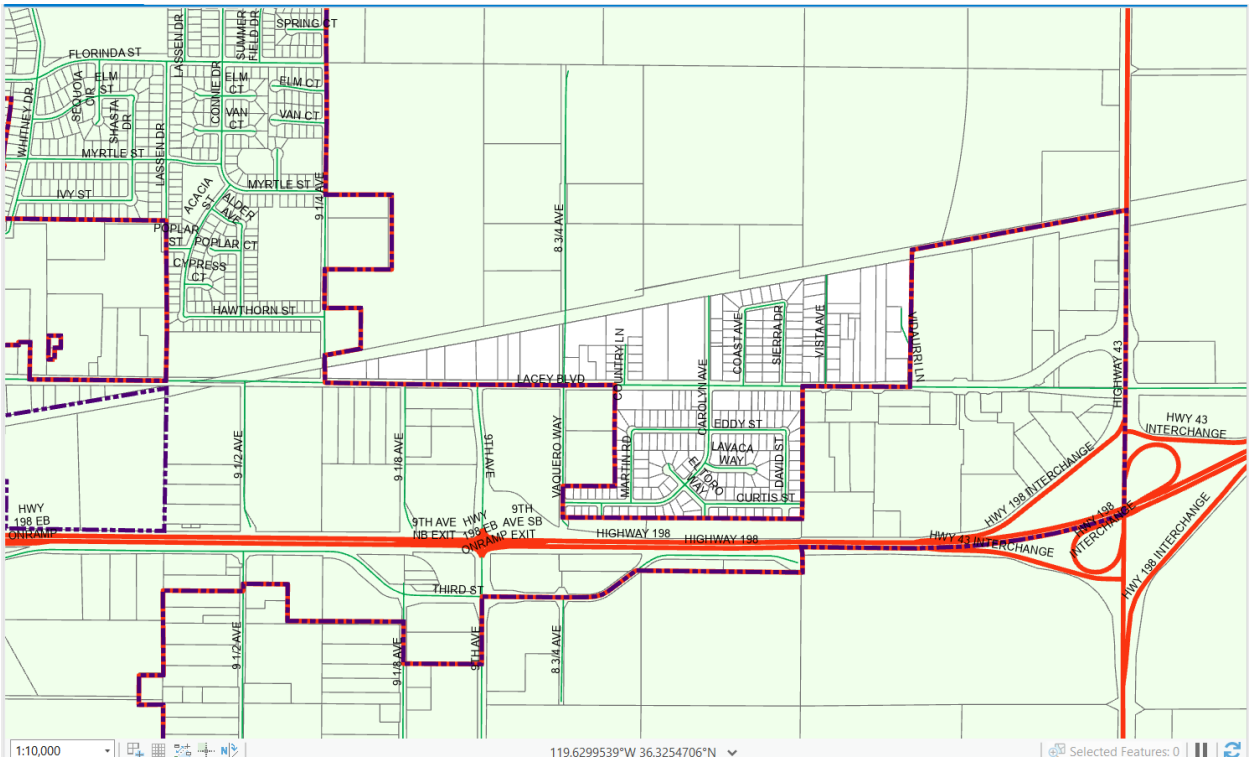


Exhibit B:
Island 12

Propose Annexation Area #12 Thompson/ 10 1/2 Ave, 60.46 +/- acres

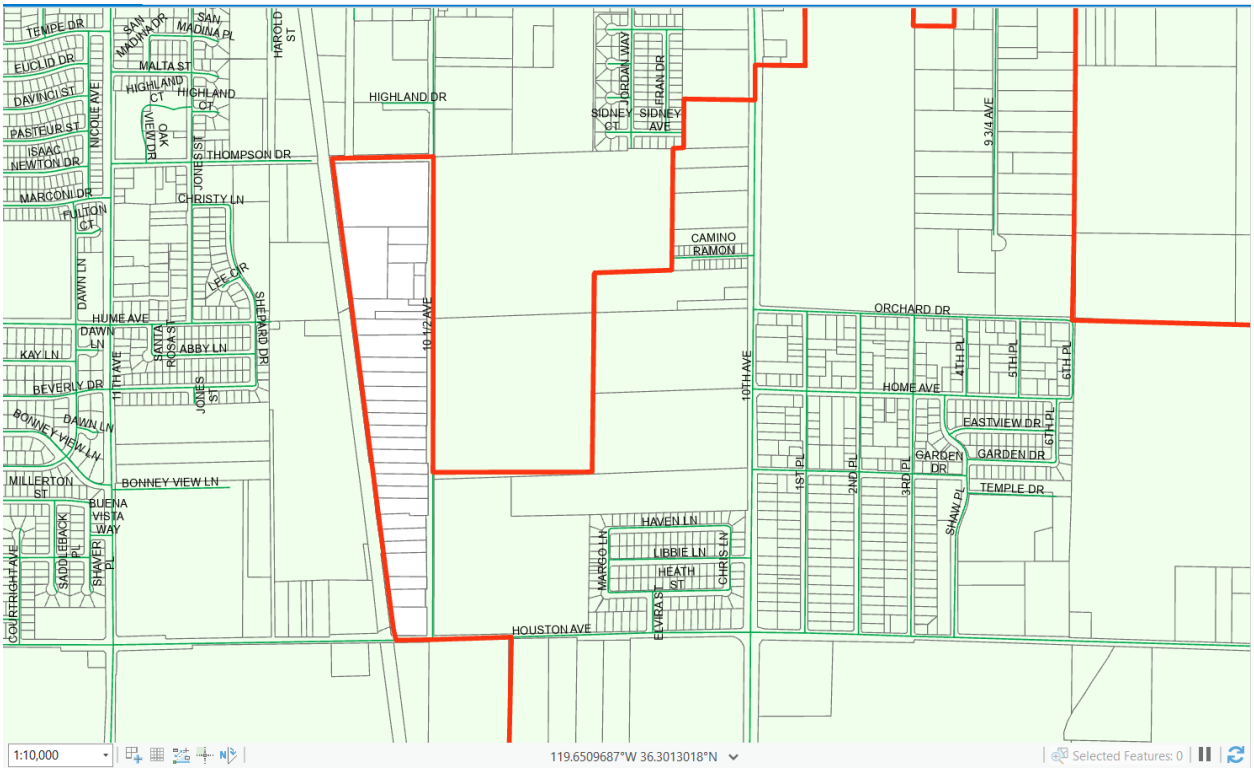


Exhibit C:
Island 13

Proposed Annexation Area #13 S 10th/Iona, 6.01+/- acres

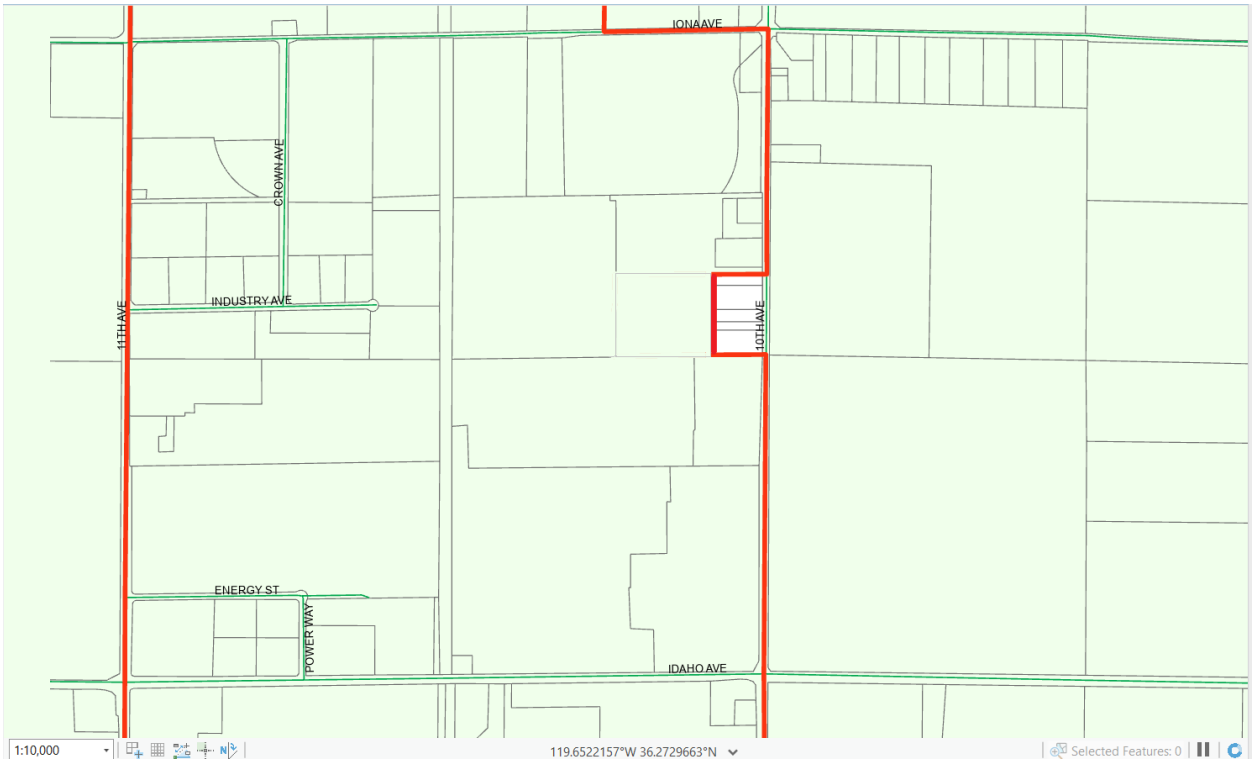
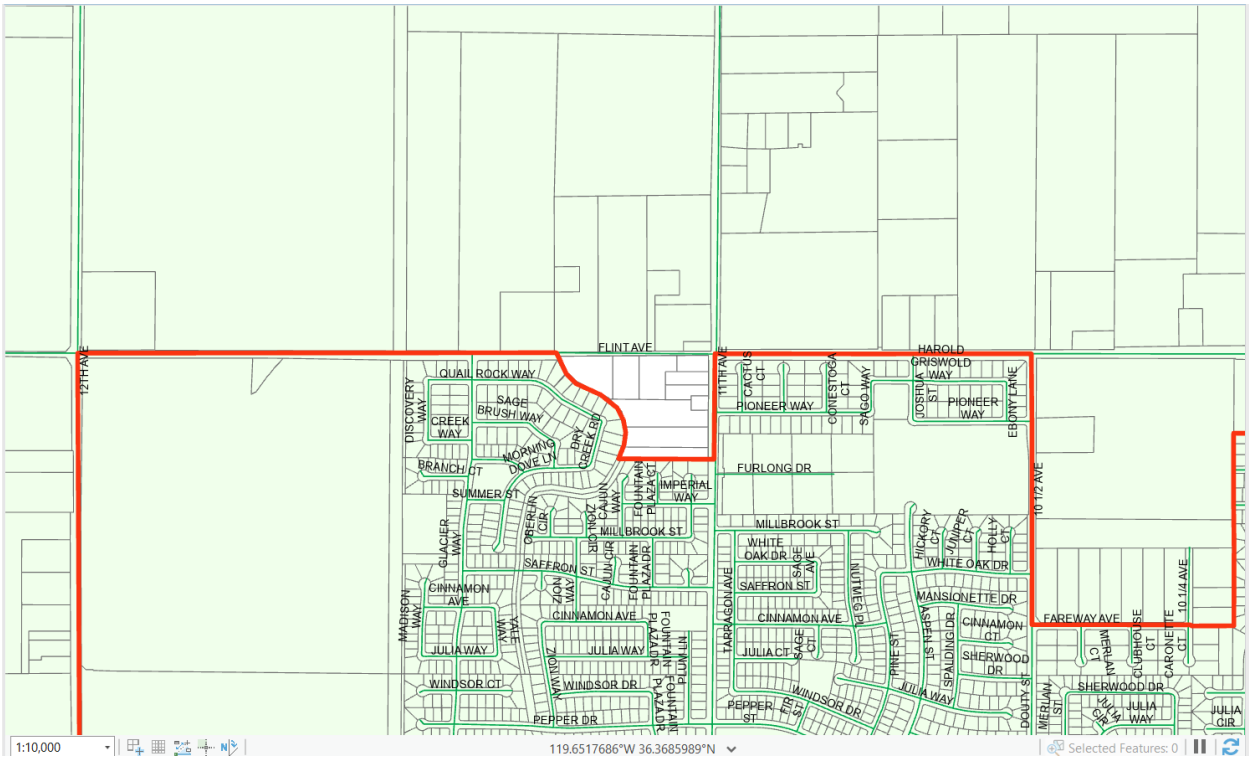


Exhibit D:
Island 14

Proposed Annexation Area #14 11th/Flint, 16.9 +/- acres



Memorandum of Understanding

Annexation of Six Substantially Surrounded Islands within the City of Hanford

This Memorandum of Understanding ("MOU") by and between the County of Kings, a pollical subdivision of the State of California (the "County), and the City of Hanford, a municipal corporation (the "City"), (collectively the "Parties"), provides as follows:

WHEREAS, there are six (6) unincorporated territories substantially surrounded by the City ("County Islands"), that are more particularly described in the attached **Exhibit A**, shown as Island 9, 10, 11, 12, 13, and 14, which is incorporated herein by reference;

WHEREAS, the County must currently maintain and provide services to the County Islands;

WHEREAS, the County's provision of services to the County Islands creates operational inefficiencies, including, but not limited to, inefficiencies where the City and the County provide the same service to different portions of the same neighborhood within each jurisdiction and crisscrossing the other's territory as it provides said services;

WHEREAS, confusion is generated among some residents as to which jurisdiction is responsible for addressing problems and concerns, or who they should approach to obtain assistance;

WHEREAS, the City is willing to annex the County Islands to improve services and provide better responsiveness to residents about concerns within their affected neighborhoods;

WHERAS, upon annexation of the County Islands, the County will allocate revenues to the City according to the Master Tax Sharing Agreement, as previously negotiated between the Parties;

WHEREAS, the City and the County each have unique concerns about the financial implications of the City's annexation of the County Islands, including the transfer of tax revenues and the cost of new service to be provided by the City;

WHEREAS, the City and the County have agreed to certain terms that will provide a vehicle for addressing a portion of the new costs that will be incurred by the City as a result of the annexation of the County Islands;

WHEREAS, this MOU will provide a clear path for the City to initiate and complete annexation of the County Islands; and

WHEREAS, the City and the County desire to memorialize these terms by executing an MOU.

NOW THEREFORE THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. The recitals set forth above are hereby incorporated into this MOU by reference.

2. The City will initiate the process to annex the County Islands upon execution of this MOU.

3. The City will utilize a good faith effort to complete the annexation of the County Islands labeled as No.'s 9, 11, 12, 13, and 14 within 18 months of MOU execution.

4. The City will utilize a good faith effort to complete the annexation of the County Island labeled as No. 10 within 18 months of when all of the land located within that area is no longer considered Prime Agricultural Land pursuant to Government Code 56064.

5. This MOU does not amend the agreement for automatic mutual aid for fire services executed by the City and the County, which was effective on December 22, 2015 ("Auto Aid Agreement"). The terms of the Auto Aid Agreement shall remain in full force and effect, and it is the Parties' intent that the terms of that Auto Aid Agreement shall apply to the County Islands after their annexation by the City.

6. The County and the City are the only parties to this MOU and are the only parties entitled to enforce its terms. Nothing in this MOU bestows, is intended to bestow, or shall be construed to bestow any right or benefit, whether directly, indirectly, or otherwise, to any third persons.

7. If an action at law or in equity is necessary to enforce or interpret the terms of this MOU, the prevailing Party shall be entitled to reasonable attorney's fees, costs and necessary disbursements in addition to any other reasonable relief to which it may be entitled.

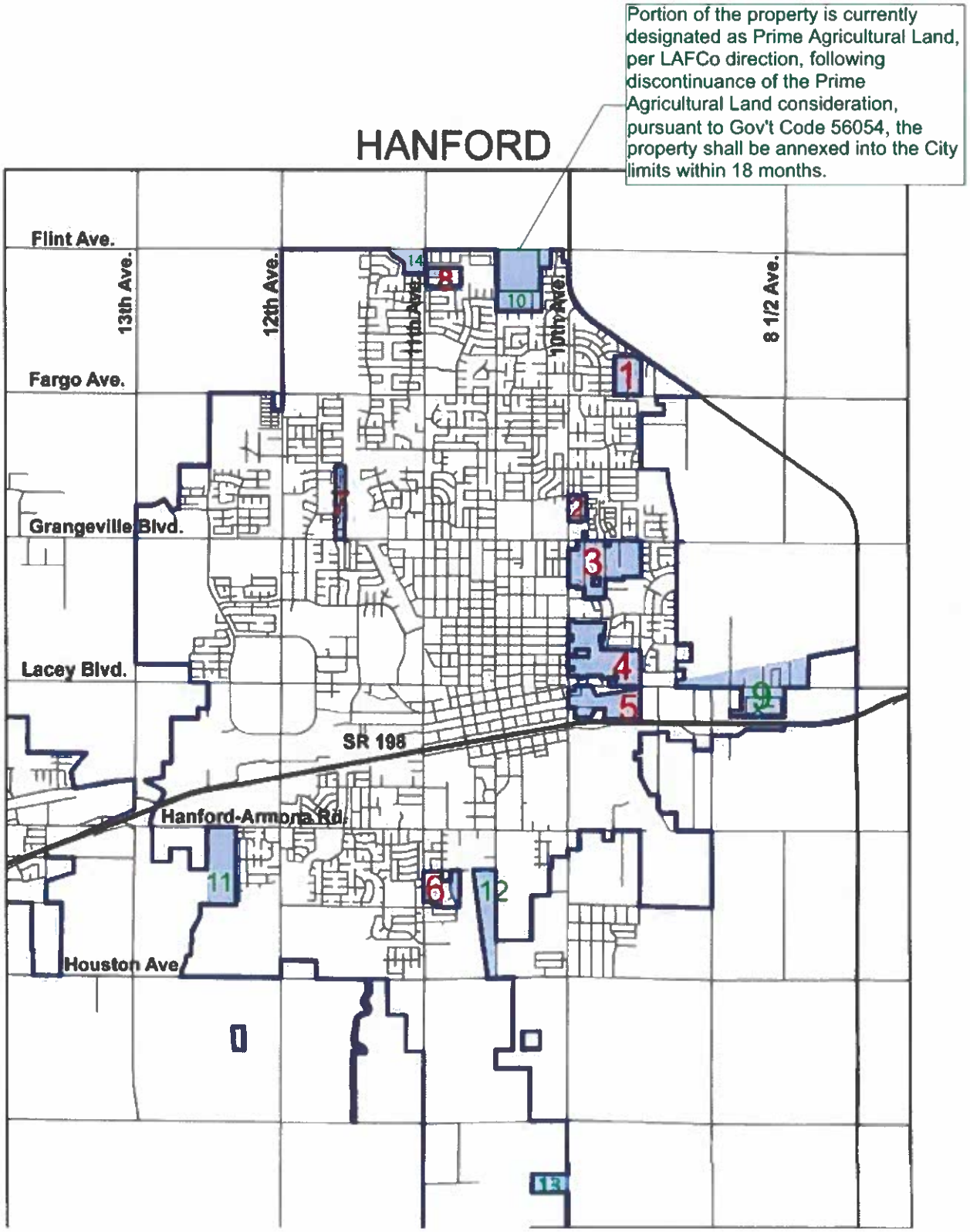
8. Amendments to this MOU shall be effective only if they are in writing and signed by both Parties.

The undersigned representatives, by executing this MOU, covenant that they are authorized to execute this agreement on behalf of their respective public entities.

County of Kings	City of Hanford
_____	_____
	Travis Paden
Kings County Board of Supervisors	City of Hanford Mayor
APPROVED AS TO FORM:	**APPROVED AS TO FORM:**
_____	_____
County Counsel	Ty Mizote, City Attorney
ATTEST	**ATTEST**
_____	_____
Catherine Venturella	Natalie Corral
Clerk to the Board of Supervisor	City Clerk

Exhibit A

Island Map


Portion of the property is currently designated as Prime Agricultural Land, per LAFCo direction, following discontinuance of the Prime Agricultural Land consideration, pursuant to Gov't Code 56054, the property shall be annexed into the City limits within 18 months.
HANFORD
Flint Ave.
13th Ave.
12th Ave.
11th Ave.
10th Ave.
8 1/2 Ave.
Fargo Ave.
Grangeville Blvd.
Lacey Blvd.
SR 198
Hanford-Armona Rd.
Houston Ave
1
2
3
4
5
6
7
8
9
10
11
12
13
14

BEFORE THE LOCAL AGENCY FORMATION COMMISSION
COUNTY OF KINGS, STATE OF CALIFORNIA

IN THE MATTER OF ESTABLISHING A POLICY FOR DETERMINING WHETHER AN AREA IS SUBSTABTIALLY SURROUNDED	)))	**Resolution No. 05-02** **Re: Island Policy**

WHEREAS, Senate Bill 1266/Chapter 96, Statues of 2004, changes the procedures for the annexation of unincorporated territory within city boundaries that are islands, or are "substantially surrounded."; and

WHEREAS, "substantially surrounded" is not defined in the Corteze-Knoz-Hertzberg Act, therefore the Commission must adopt a policy establishing a definition; and

WHEREAS, on January 26, 2005, this Commission at a Special Meeting considered the matter and directed Staff to return with a resolution for the Commissions consideration establishing a policy defining the criteria for determining whether an area is "substantially surrounded."

NOW, THEREFORE, THE LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY RESOLVED AS FOLLOWS:

The Commission adopts the following policy that establishes criteria for determining whether a partially surrounded unincorporated area is eligible for city annexation under Senate Bill 1266/Chapter 96, Statues of 2004. The following criteria shall be added to the LAFCO Procedures and state that:

An area considered for annexation is determined as "Substantially Surrounded" if that area:

1. Borders the annexing city on at least three contiguous sides or parts thereof; and
2. The length of the area's contiguous boundary with the annexing city constitutes at least 60 percent or more of the total annexation area perimeter.

The foregoing Resolution was adopted upon a motion by Commissioner Rachford, seconded by Commissioner Thompson, at a special meeting held February 23, 2005 by the following vote:

AYES: Rachford, Thompson, Wadsworth, Neves
NOES: None
ABSENT: Ayers
ABSTAIN: None

LOCAL AGENCY FORMATION
COMMISSION OF KINGS COUNTY

Joe Neves

Joe Neves, Chairman

WITNESS, my hand this 1st day of March, 2005.

William R Zumwalt

William R. Zumwalt, Executive Officer

cc: Kings County Counsel

h:\lafco\island study 2004\05-02res surrounded policy.doc

October 7, 2024

To: Property Owners within Substantially Surrounded Islands

Re: Effect of Annexation on County Islands

This letter serves as notice that the City of Hanford is proposing to initiate the annexation of substantially surrounded county-islands, in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act) and the State of California's Local Agency Formation Commission (LAFCo) guidelines.

There are six substantially surrounded County islands within the bounds of the City of Hanford city limits. The City and County have agreed that it is in both parties' best interest to annex these islands to reduce inefficiencies and deficiencies of services provided.

Prior to initiation of the annexation of the County islands, the City of Hanford wishes to inform property owners within the County islands of the effect of annexation into the City limits. This letter provides answers to some of the most frequently asked questions associated with annexation. Please review the information below.

Should you have any questions not addressed by this letter, or wish to discuss further, please contact the staff-member associated with the topic you wish to discuss.

Any remaining questions will be addressed during an open-forum community meeting, which will be held on **October 23, 2024 from 4:00 p.m. to 6:00 p.m. in the Training Room of City Hall, 319 N. Douty Street, Hanford, CA 93230.**

PUBLIC COMMENT: All interested parties are invited to attend the meeting and/or send written comments to Natalie Corral, City Clerk, City of Hanford, 319 N. Douty Street, Hanford CA 93230; NCorral@hanfordca.gov To ensure comments will be considered, all comments are requested to be submitted to the City by 12:00 p.m. the day of the meeting.

Frequently Asked Questions:

1. **What is annexation?**

   The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 governs annexation of unincorporated areas to a City. Annexation is a reorganization that changes the governmental authority from one jurisdiction (the County) to another (the City). The Kings County Local Agency Formation Commission (LAFCO) reviews and approves annexation requests. For more information regarding LAFCO, please visit the website at http://www.kingslafco.com/

2. **What is an island?**

   An unincorporated "island" is a relatively small pocket of land currently served by the Kings County, but substantially surrounded by the City of Hanford. Generally, in accordance with Section 56375.3 of the Government Code, LAFCO characterizes an "island" as follows:

a. the land is substantially surrounded by a city, is substantially developed or developing, is not prime agricultural land, is designated for urban growth in the city's general plan, and is not within the Sphere of Influence of another city, and

b. the land is located within an urban service area designated by the LAFCO, is not prime agricultural land, and is designated for urban growth in the city's general plan, and

c. the land area does not exceed 150 acres.

Although islands are completely or substantially surrounded by a city, they remain under the land use and service authority of the County. The State Legislature determined that the continued existence of these islands created problems for cities, counties, island residents, adjacent city residents, and various agencies and special districts responsible for providing services and facilities. ***Consequently, the State modified the procedures to encourage cities to undertake island annexations by limiting the due process otherwise afforded other types of annexations.***

3. What is the streamlined process for island annexation?

In 1999, the California Legislature adopted AB 1555 (codified in Government Code Section 56375.3) that encouraged cities to annex small unincorporated islands. The law allows cities to annex islands without protest proceedings or elections, provided the island meets special criteria. By law, LAFCO must approve an annexation request submitted by a city if all the criteria mentioned in Question #2 above are satisfied.

All islands proposed to be annexed by the City of Hanford satisfy the specified criteria; therefore, protest proceedings are not required.

Finance Department

Contact Finance, Utility Billing via phone (559)585-2510 or email, finance@hanfordca.gov, regarding the information below:

1. Will my utility bills increase?

The cost to residents for City utilities will be as follows (based on utility rates effective July 1, 2024):

	Rates as of July 1, 2024 @ 11 Units of Water
Water Service	19.85
Water Consumption	24.64
Sewer Service	27.63
Storm Drain Service	5.04
Trash Service	29.99
Total	107.15

2. **Will my property taxes increase?**

   No change will occur. All properties are taxed at the same rates whether annexed to the City or not (approximately one percent of assessed value). That is, City and County property owners pay the same tax rates. Thus, property tax assessments will not be affected by annexation. However, if the property is resold, or if new improvements to the property are constructed, the assessed value of the property will most likely increase. This increase, however, has nothing to do with a property being in the City or the County.

Public Works Department

Contact the Public Works Department via phone (559)585-2550 or email, publicworks@hanfordca.gov, regarding the information below:

1. **Must I hook up to the City's sewer system if I already have a septic system?**

   Not at this time. Neither the County nor the City can require you to have sewer service if you are using a properly operating septic system. However, if your septic system violates State and/or local health and building codes, both County and City ordinances require most homeowners to connect to a sewer system if one is available within 200 feet of the property.

2. **Can I replace my septic tank or do substantial work on the leach field once I am in the City?**

   The city will issue permits for new septic tank work or substantial work on the leach field only if the sewer line is not within 200 feet of your property line. Minor work on the leach field is allowed.

3. **Can I keep my existing well and continue to use it after annexation to the City?**

   Yes. Existing wells can be retained after annexation. The City encourages property owners to hook up the house to city water, but the existing well can be retained long term for watering the property as long as a backflow device is installed on your domestic water service.

4. **Is there a time in which I must connect the house to city water?**

   No. You will only be required to connect to city water when major work on the well is needed. Minor work, such as cleaning or pump replacement, will not require connection.

5. **If I already have City water and sewer service, will my water and sewer bills go up after annexation?**

   No; however, the City will begin street sweeping the annexed areas and that charge will now appear on your bill.

6. **What about curbs, gutters, sidewalks, street trees, storm drains, or streetlights?**

   There is no requirement that curbs, gutters, sidewalks, street trees, storm drains, or streetlights be installed as part of the annexation. The City may require a developer to make off-site improvements, which may include

improvements along the frontage of individual properties. If a property owner undertakes substantial building remodeling or new building construction on an individual lot basis after annexation, then curbs, gutters, sidewalks, street trees and streetlights must be constructed along the frontage of property. If desired by a neighborhood, a special district could be established to install these items at the cost of the property owners within the newly established district.

7. **I now have trash service from a private contractor, can I keep my existing service and for how long?**

   You would have 12 months after annexation before you are required to sign up for City trash service. Currently, the city trash service for solid waste, and recycling and green waste is $25.76 per month (fees subject to change). The City also provides a spring clean-up for a free pickup truck load to the dump. This service is included in the normal service fees.

Fire Department

Contact the Fire Department via phone (559)585-2545 or email, FirePrevention@hanfordca.gov, regarding the information below:

1. **Who will be responsible for Fire protection**?

   Fire protection service will be provided by the City Fire Department upon annexation.

Police Department

Contact the Police Department, via phone (559)585-4540 or email, PoliceAdministration@hanfordca.gov , regarding the information below:

1. **Who will be responsible for Police protection?**

   Police protection service will be provided by the City Police Department.

Kings County Elections Office

Contact the Kings County Elections Office via phone (559)852-4401 or email, elections@countyofkings.com, regarding the information below:

1. **What changes will annexation have on elections?**

   The Kings County Elections Department conducts Federal, State, School, County, City and Special District elections. After annexation, residents of the areas affected would become citizens of the City, entitled to vote in City elections, and eligible to hold City elective and appointive positions.

Community Development Department – Planning Division

Contact Senior Planner, Gabrielle Myers, via phone (559)585-2578 or email, gmyers@hanfordca.gov, regarding the information below:

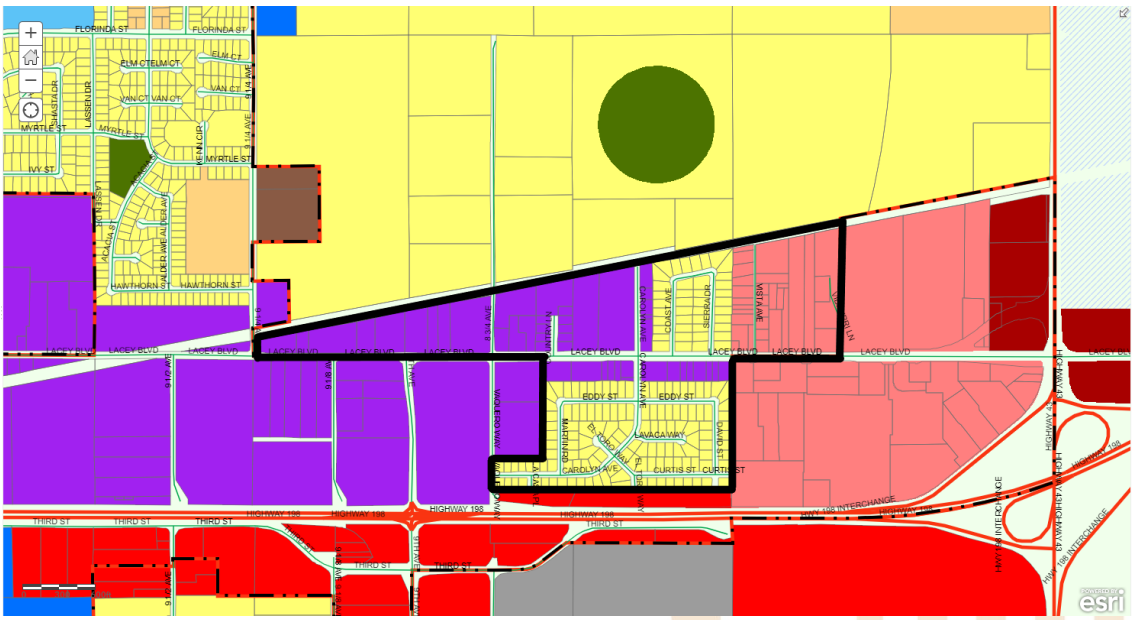
1. **What effects will annexation have on zoning?**

   The county islands will be pre-zoned, based on the General Plan Designation for the area.
   The ordinance can be viewed at this address: http://qcode.us/codes/hanford/

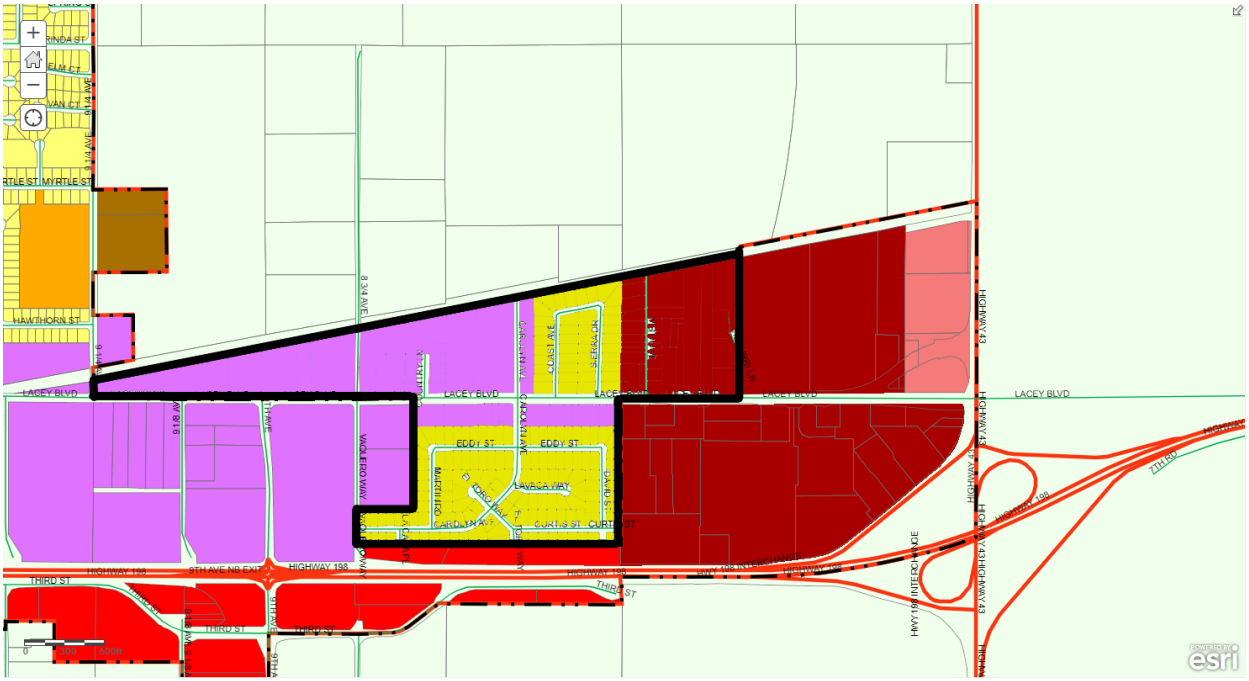
Island #	General Location	General Plan Designation	Pre-Zoning
9	East Lacey Boulevard, South of Southern Pacific Railroad Tracks	Corridor Mixed Use	MX-C Corridor Mixed Use
		Low-Density Residential	R-L-8 Low-Density Residential
		Regional Commercial	C-R Regional Commercial
12	West of 10 ½ Avenue, North of Houston Avenue	Low-Density Residential	R-L-5 Low-Density Residential
		Light Industrial	I-L Light Industrial
13	West of 10th Avenue, between Idaho and Iona Avenues	Heavy Industrial	I-H Heavy Industrial
14	South of Flint Avenue, West of 11th Avenue	Low-Density Residential	R-L-12 Low-Density Residential

County Island #9

General Plan Designation: Combination of Corridor Mixed Use, Low-Density Residential, and Regional Commercial

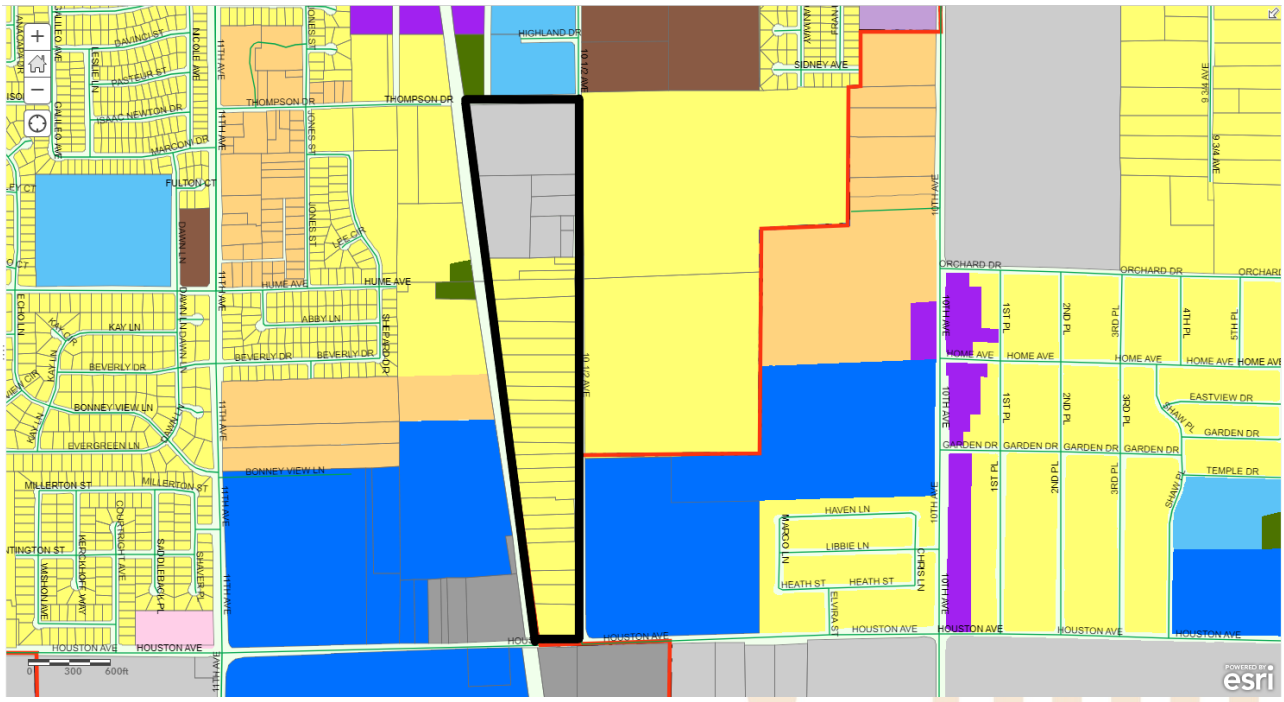


Pre-Zone: MX-C Corridor Mixed Use, R-L-8 Low Density Residential (8,000 sq. ft. minimum lot size), and C-R Regional Commercial

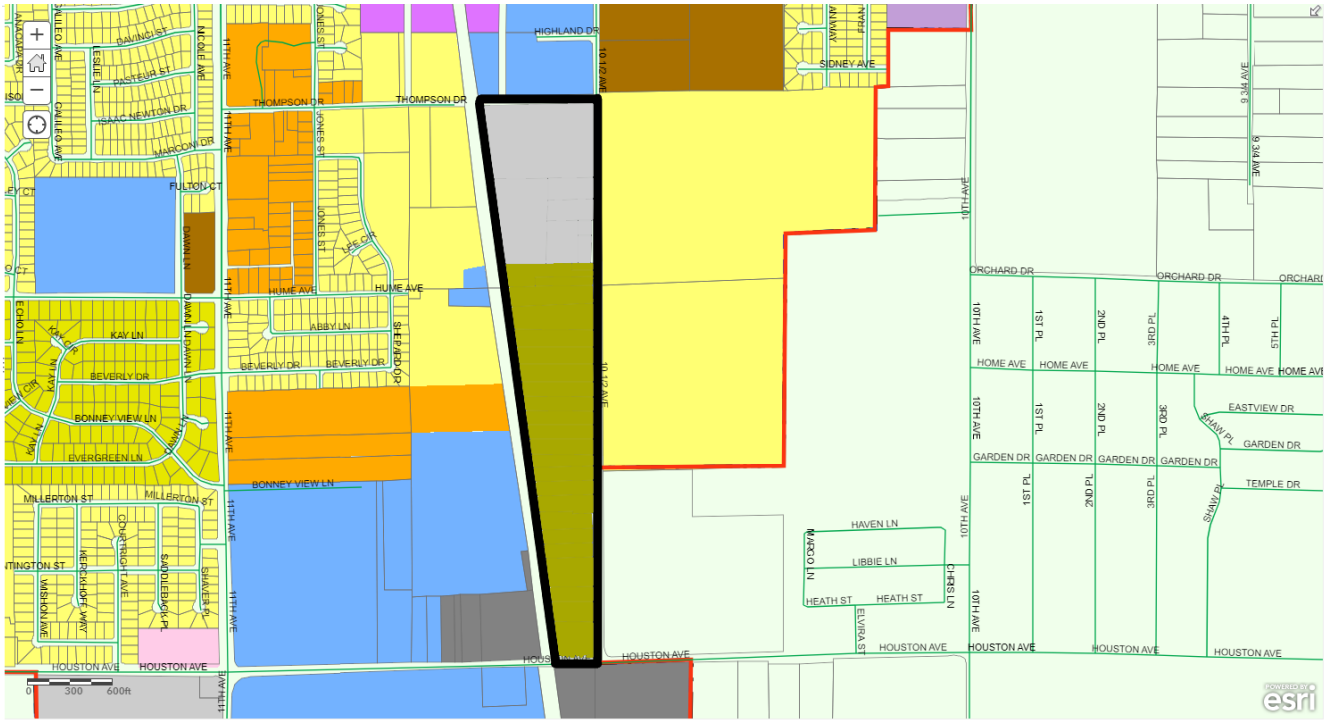


County Island #12

General Plan Designation: Combination of Light Industrial and Low-Density Residential

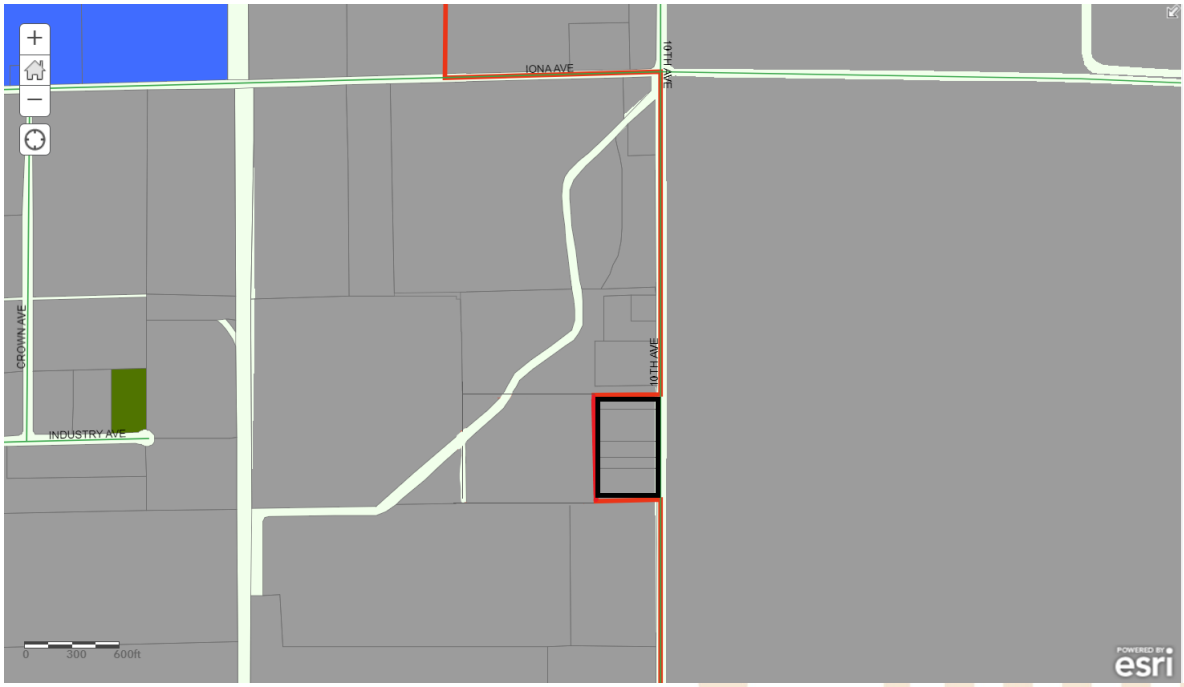


Pre-Zone: I-L Light Industrial and R-L-12 Low-Density Residential

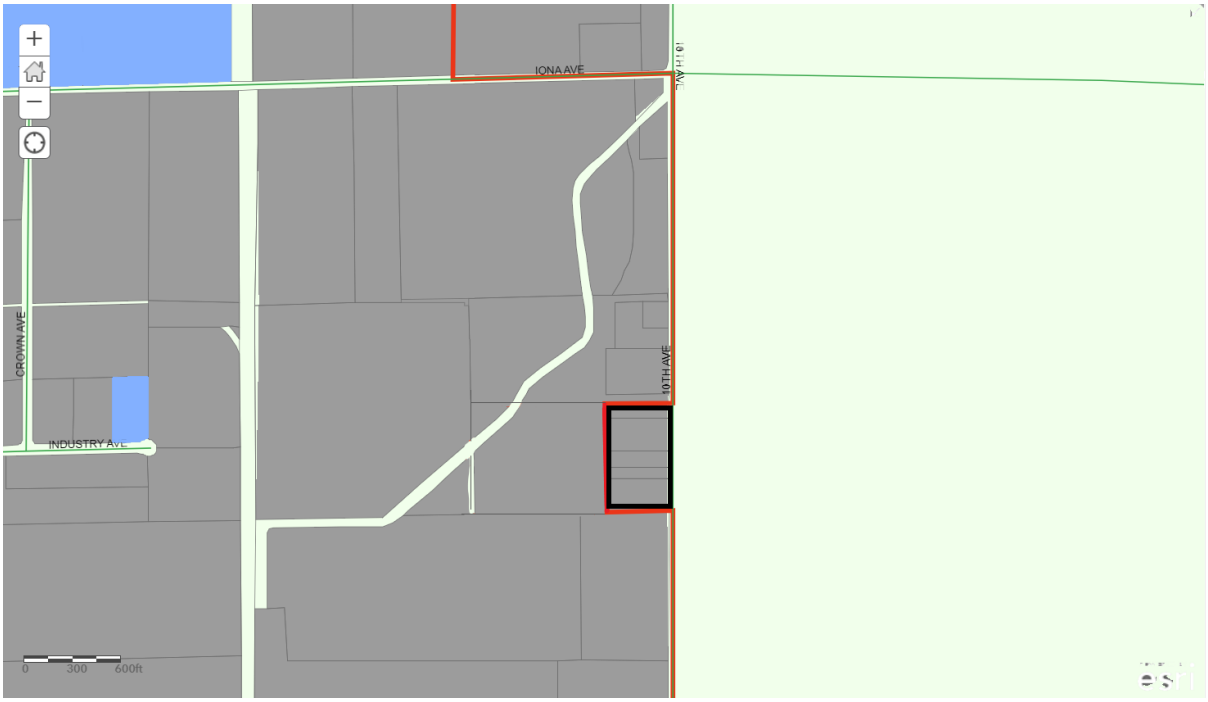


County Island #13

General Plan Designation: Heavy Industrial

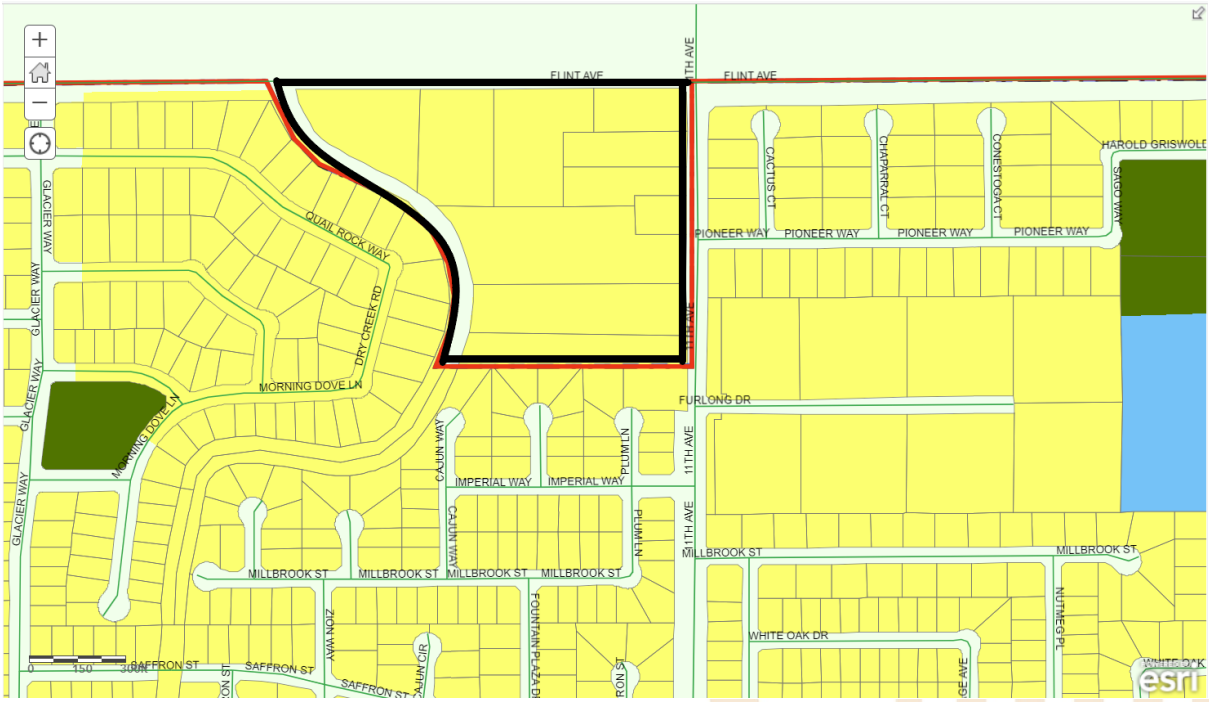


Pre-Zone: I-H Heavy Industrial

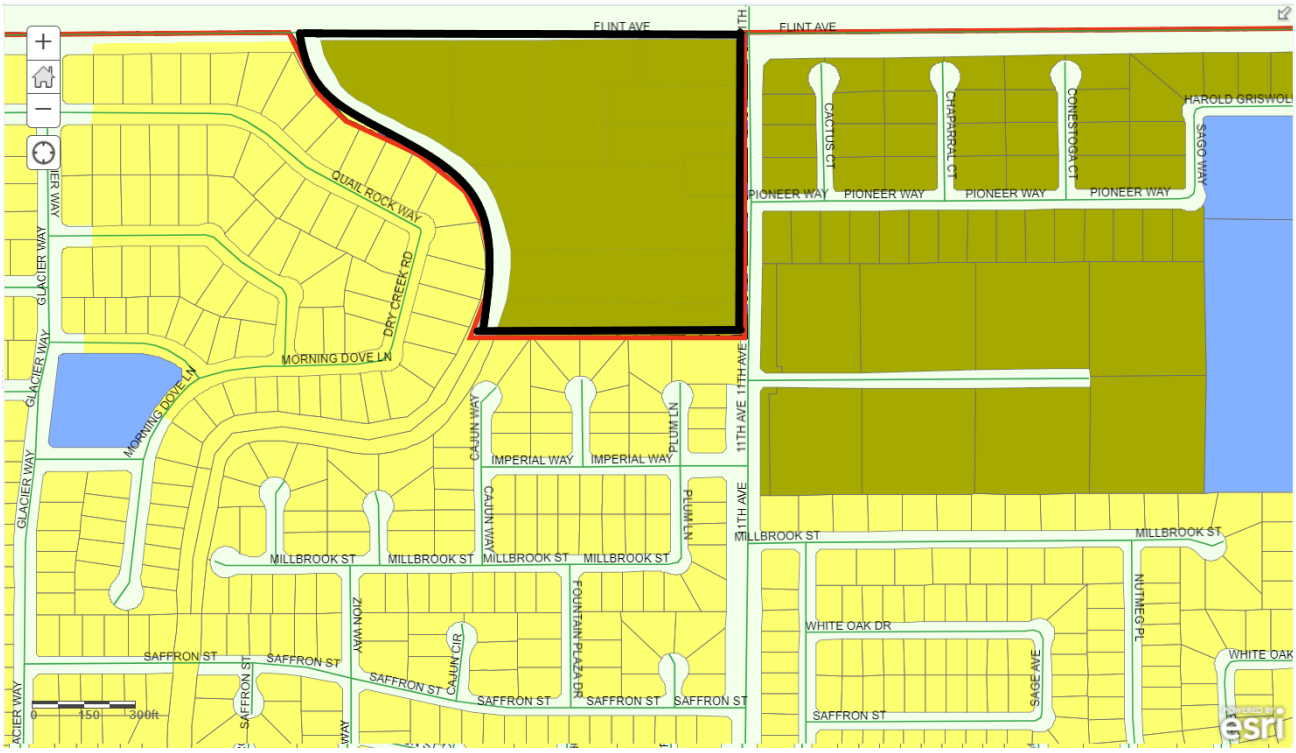


Island #14

General Plan Designation: Low-Density Residential



Pre-Zone: R-L-12 Low-Density Residential (12,00 sq. ft. minimum lot size)



2. **What effects will annexation have on the uses allowed? If a use is allowed in the County, but not allowed in the City, what happens?**

   A use shall be deemed nonconforming if it was lawfully commenced while under the jurisdiction of Kings County, but which, after annexation of the site into the City, does not conform to the use regulations of the City

   For example: If you are legally operating (have a valid business license and all required permits for operation/structures) a vehicle repair shop in Kings County, currently, but upon annexation the use is not allowed in the City's zone district, you may still operate. However, if you discontinue the use for a period of six months or more, the non-conforming use shall not be able to reestablish. A nonconforming use may be expanded by up to 10% of its exiting floor area if a conditional use permit is granted. The expansion of a nonconforming use or structure may be allowed only one time per use.

3. **What is the permitting process like in the City?**

   The permitting and entitlement process is a similar process and requirements as Kings County.

4. **I have various animals in the County, can I keep them in the City?**

An animal raising use that is nonconforming due to annexation or adoption or amendment to this title shall be allowed to continue, provided that the intensity of the animal raising use (i.e., type and number of animals) shall not change or increase. The provisions for abandonment or discontinuance shall not apply. **Please note that you are limited to the allowances approved by Kings County.**

Community Development Department – Building and Code Enforcement

Contact Building Official, Tom Webb, via phone (559)585-2584 or email, twebb@hanfordca.gov regarding the information below:

1. **Does the City of Hanford have Code Enforcement?**

   Yes, the City of Hanford does have Code Enforcement officers and will enforce the City ordinances upon annexation on a complaint-basis. Code enforcement issues include, but are not limited to:

   a. Abandoned vehicles
   b. Junk and debris
   c. Property maintenance
   d. Building without permits

2. **Will my address be changed?**

   It depends, if you currently do not have a City-style address, you will be reassigned one; City-style addressing is typically four numbers verses County-style, which is five.

   a. The City will notify you and the post-office of the change

Community Development Department – Housing Division

Contact Housing Analyst, Sandra Lerma-Martinez, via phone (559)585-4766 or email, slerma@hanfordca.gov, regarding the information below:

1. Upon annexation, homeowners will now be eligible to apply for City assistance programs (formerly, while being located outside of city limits, owners were not eligible for these programs).

Should you have any questions not addressed by this letter, or wish to discuss further, please contact the staff-member associated with the topic you wish to discuss. Thank you!

Sincerely,

Jason Waters

Deputy City Manager
319 N. Douty Street
Hanford, CA 93230
(559)585-2590
jwaters@hanfordca.gov

Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Kings
1400 W. Lacey Boulevard
Hanford, CA 93230

From: (Public Agency): City of Hanford
317 N. Douty Street
Hanford, CA 93230
(Address)

Project Title: Four Islands Annexation

Project Applicant: City of Hanford

Project Location - Specific:

See Figure 1 through 4 of Attachment A for Project Location

Project Location - City: Hanford Project Location - County: Kings

Description of Nature, Purpose and Beneficiaries of Project:

See the Attachment A for the Project Description.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Jason Waters

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: § 15061 (b) (3), § 15305, §15319 (a)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

See the Attachment A for analysis and justification for the use of the above exemptions.

Lead Agency Contact Person: Jason Waters Area Code/Telephone/Extension: (559) 585-2500

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

PROJECT DESCRIPTION

Four Islands Annexations

The City of Hanford (City) is proposing the annexation of four, non-contiguous areas that are identified as county islands (Project). County islands are made up of unincorporated parcels that are substantially surrounded by a municipality or where the unincorporate area has borders that involve a combination of a municipality or municipalities. Kings Local Agency Formation Commission (LAFCo) policy encourages annexation proposals that eliminate or reduce in size any county islands, near islands, peninsulas, or other distortions of existing City and District boundaries.

The Project is comprised of four non-contiguous annexation sites adjacent to the City's jurisdictional boundaries. To clearly describe the total Project, the sites will be referenced as Annexation No. 9, No. 12, No. 13, and No. 14.

The proposed annexations are as follows:

- Annexation No. 9 consisting of 113.78 acres generally located on both sides of Lacey Boulevard between 9 ¼ Avenue and 8 ¾ Avenue (Figure 1). This annexation area is primarily developed with Single Family Residenices with scattered commercial uses.
- Annexation No. 12 consisting of 60.46 acres generally located on the west side of 10 ½ Avenue between Thompson Drive and Houston Avenue (Figure 2). This annexation area consists of mostly larger rural residential lots.
- Annexation No. 13 consisting of 20.47 acres generally located on the west side of 10th Avenue approximately 3/8 mile south of Iona Avenue (Figure 3). This annexation area primarily consists of a few rural residential lots.
- Annexation No. 14 consisting of 16 acres generally located on the west side of 11th Avenue and south of Flint Avenue (Figure 4). This annexation area primarily consists of large lot single-family parcels.

EXEMPTIONS:

- 15061(b.3) – *Common Sense Exemption*: the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
- Class 5 15305: *Minor Alterations in Land Use Limitations:* consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density.
- Class 4 15319 (a): *Annexations of Existing Facilities and Lots for Exempt Facilities:* consist of annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities.

REASONS WHY PROJECT IS EXEMPT

The aforementioned Project proposes four annexations varying in size and location. At this time, annexations and prezoning are the only requested entitlements. No other land uses or development projects have been proposed.

All annexation areas will be Prezoned consistent to the existing General Plan land use designation. The existing uses will be allowed to operate within the City limits. The city wishes to initiate annexations in an effort to reduce the number of county islands/peninsulas found within the City limits. The continued existence of these occurrences increases the difficulty for the City to adequately provide all municipal services to the neighboring parcels due to the inconsistent nature of the City's jurisdictional boundary. In addition, some of these annexation areas are already receiving some of the City's municipal services, however, the City is not collecting any property tax to offset the cost of providing services.

CEQA Guidelines allow exemptions to streamline the environmental review process and play a key role in project planning and development. These exemptions acknowledge that environmental impacts for some types of projects are known to be less-than-significant, will not increase land use density beyond what is allowed, and the public would benefit from having them expeditiously implemented. The proposed annexations would promote orderly development and would provide standardized services to those who live in or would move into the annexed areas.

CONCLUSION

Approval of the proposed annexations does not give away authority to develop the land encompassed Annexation No. 9, 12, 13, and 14 areas. Any future development proposals would be subject to subsequent development-related entitlement review processed through the City, which will require its own consideration as a "project" under the CEQA Guidelines, and possible environmental analysis. The annexations and the establishment of the zone districts by Prezoning will not impact the physical environment. The Project is consistent with current General Plan land uses and are not anticipated to be altered. Therefore, the Project is not expected to have a significant environmental impact and the exemption under CEQA is warranted.

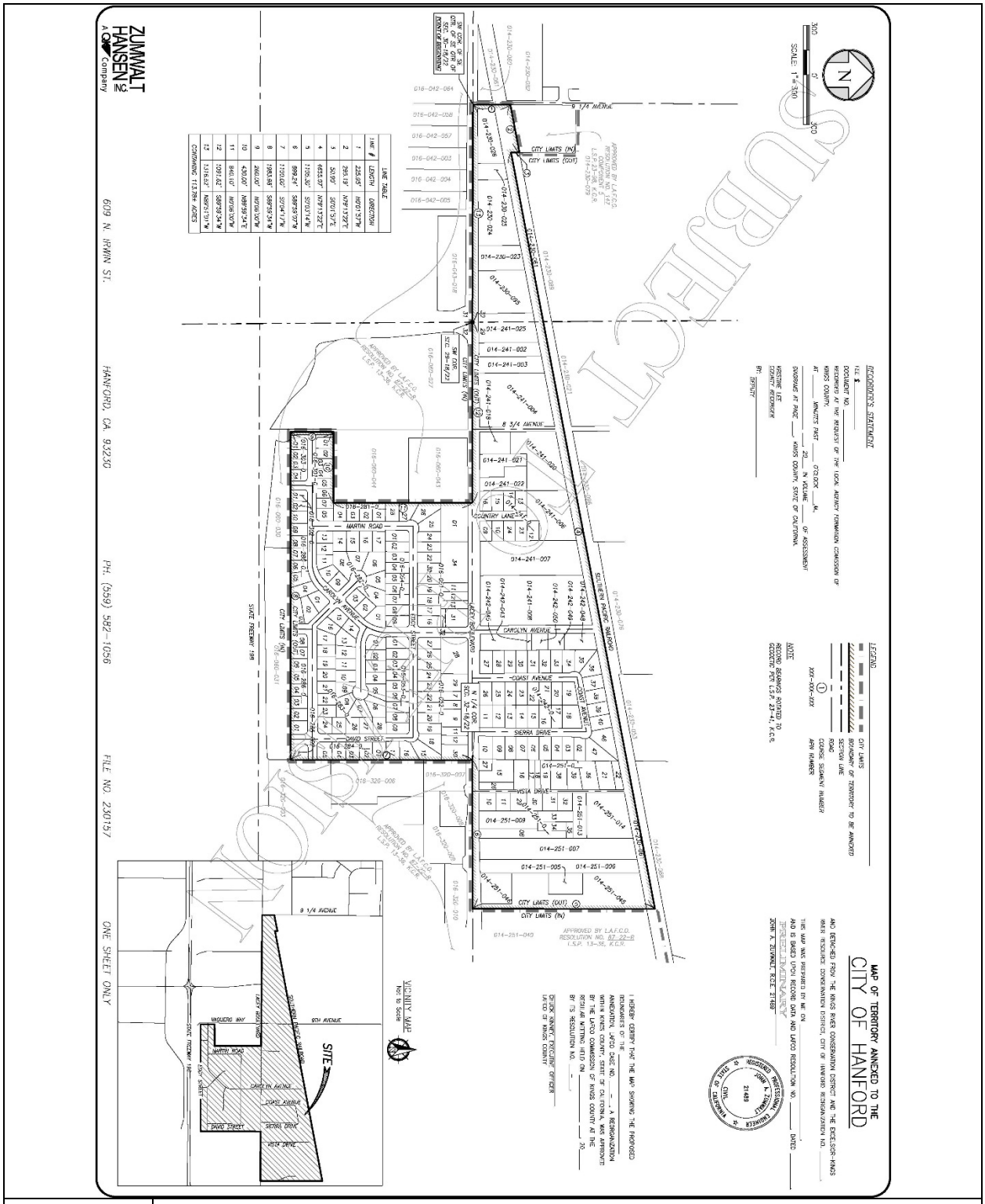


Figure 1
Annexation No. 9

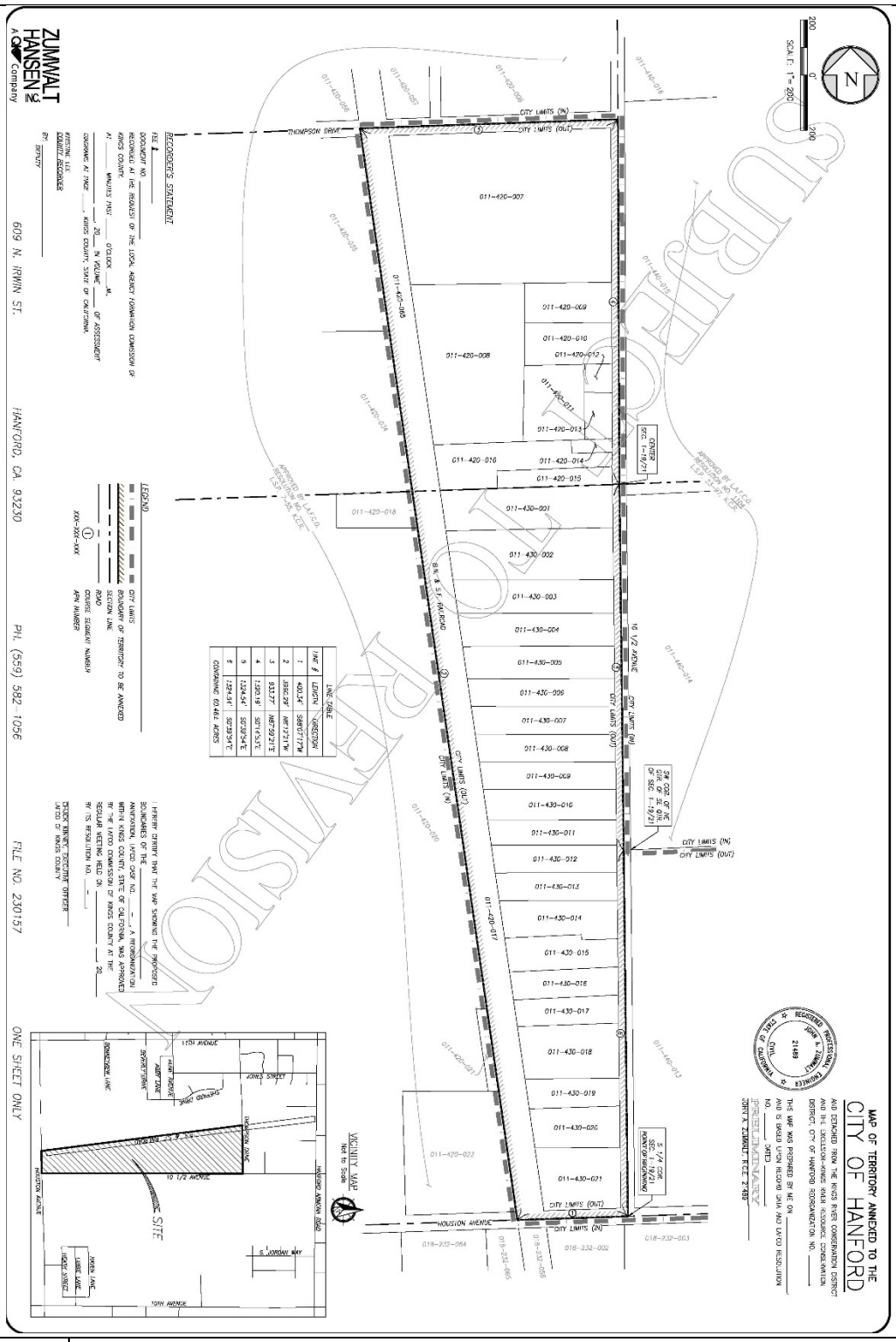


Figure 2
Annexation No. 12

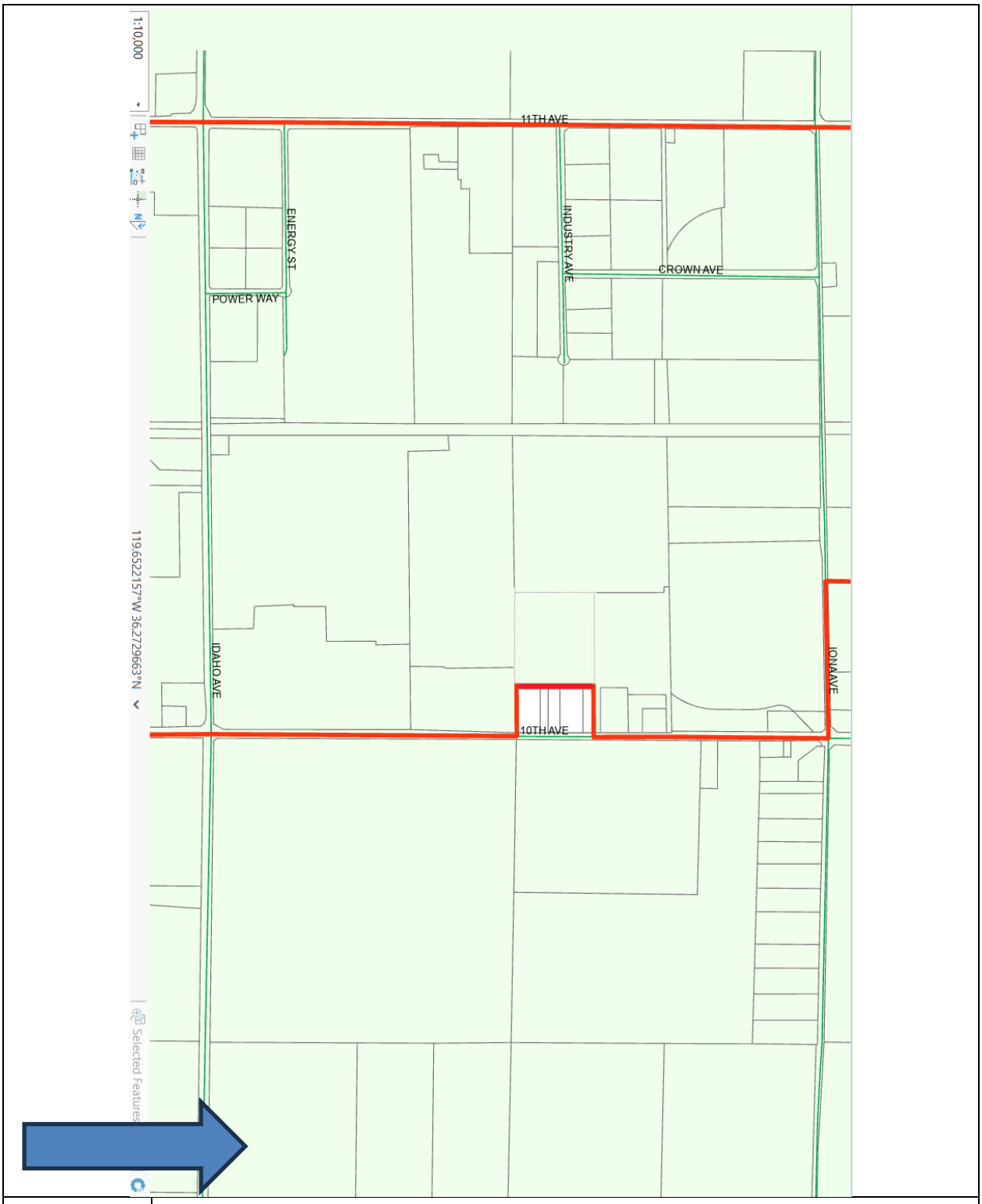


Figure 3
Annexation No. 13

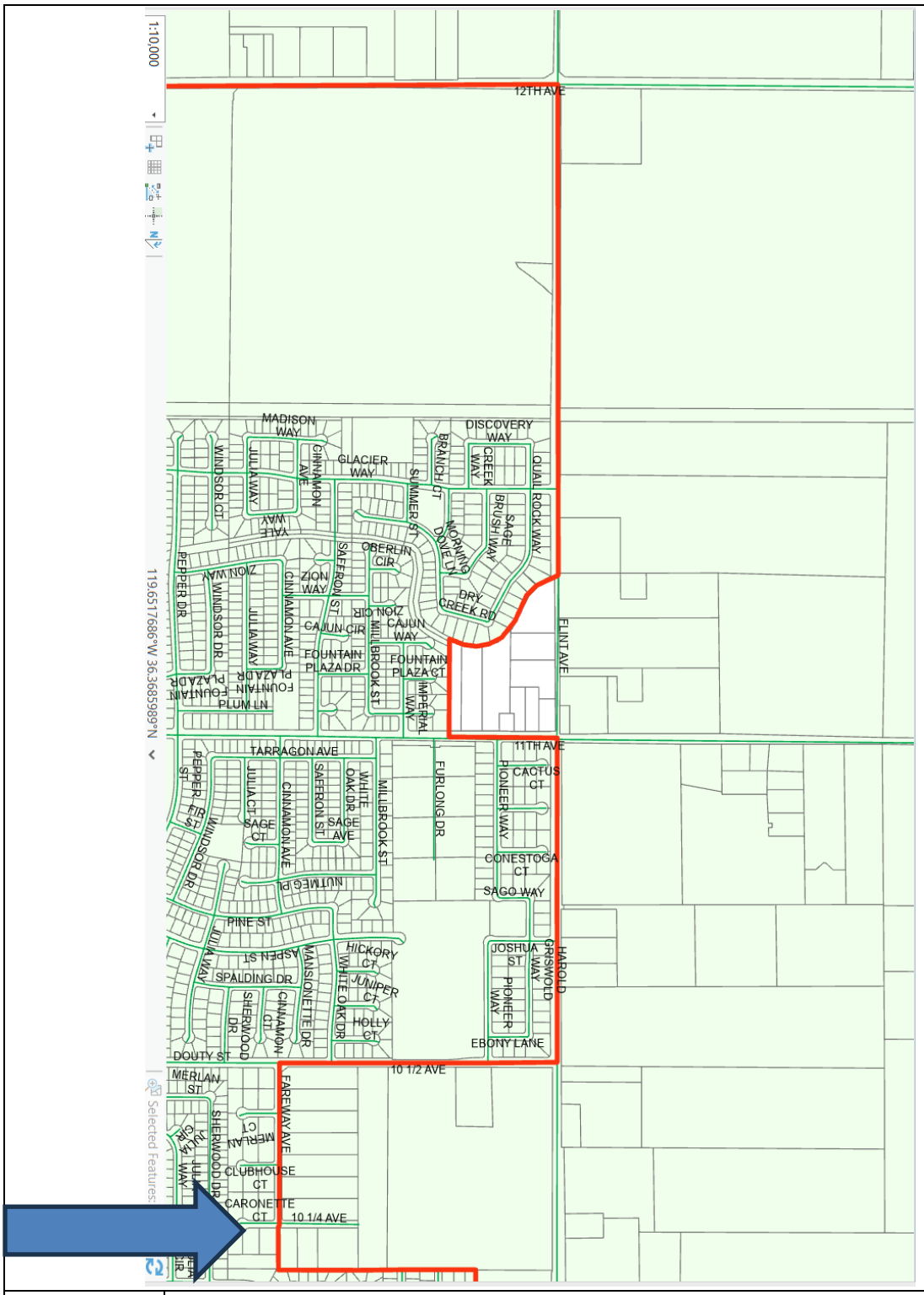


Figure 4
Annexation No. 14

CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT

MEETING DATE: Thursday, November 21, 2024

PROJECT: **General Plan Amendment No. 2024-01 (GPA0011-24):** a request, by the City of Hanford, to change the General Plan designation from Low-Density Residential to Open Space for an 18-acre portion of a 38.48-acre parcel.

Rezone No. 2024-01 (RZ0002-24), a request, by the City of Hanford, to change the zoning from R-L-5 Low-Density Residential to PF Public Facility for an 18-acre portion of a 38.48-acre parcel.

CEQA Determination: This project is categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines.

LOCATION: The project is located on an 18-acre portion of the overall 38.48-acre parcel, west of the existing Hidden Valley Park. The project is located at on the southwest corner of West Cortner Street and North 11th Avenue (APN 008-360-006).

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

1. Recommend certification of the Categorical Exemption for the project.

2. Adopt Resolution No. 2024-22 recommending approval of General Plan Amendment No. 2024-01 to the City Council.

3. Adopt Resolution No. 2024-23, recommending approval Rezone No. 0001-24 to the City Council.

RECOMMENDED MOTIONS

1. I move to recommend certification of the Categorical Exemption for the project.

2. I move to adopt Resolution No. 2024-22 recommending approval of General Plan Amendment No. 2024-01 to the City Council.

3. I move to adopt Resolution No. 2024-23, recommending approval Rezone No. 0001-24 to the City Council.

PROJECT DESCRIPTION

General Plan Amendment No. 2024-01 (GPA0011-24) is a request, by the City of Hanford, to change the General Plan designation from Low-Density Residential to Open Space for an 18-acre portion of a 38.48-acre parcel, as directed by the City Council of the City of Hanford.

Rezone No. 2024-01 (RZ0002-24) is a request, by the City of Hanford, to change the zoning from R-L-5 Low-Density Residential to PF Public Facility for an 18-acre portion of a 38.48-acre parcel, consistent with the proposed General Plan Amendment No. 2024-01.

Location:

The project is located on an 18-acre portion of the overall 38.48-acre parcel, west of the existing Hidden Valley Park. The project is located at on the southwest corner of West Cortner Street and North 11th Avenue (APN 008-360-006).

Figure 1: Project Location

The overall parcel is outlined in red, the portion subject to the designation and zone change is shown in yellow.

General Plan Designation

The overall parcel is designated as a combination of Low-Density Residential and Open Space in the General Plan, see **Figure 2.** General Plan policy pertaining to the Low-Density Residential and Open Space Designations appears below:

3.4.1 Low Density Residential

The expected density range for Low Density Residential is 2 to 10 units per gross acre with an expected average of 4 units per gross acre.

Policy L31 Purpose of the Low Density Residential Land Use Designation

Establish the Low Density Residential land use designation to provide mainly single family development on lot sizes typically found in urban settings.

L32 Typical Uses in the Low Density Residential Land Use Designation

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

Policy L33 Size of Lots in the Low Density Residential Land Use Designation

While it is recognized that existing lot sizes of 10,000 to 40,000 square feet are included in this designation, new individual lot sizes shall range from 5,000 to 10,000 square feet in size. Under Planned Unit Development provisions, smaller lot sizes at higher densities may be permitted when clustered around shared open space amenities or through density bonus policies.

3.9.2 Open Space

Open space is land where the undeveloped land with natural features have been retained. It can include natural drainage courses as well as a small park. The value of open space then can be viewed according to its function. Open space can have a productive function wherein lands are used for agriculture or preservation of natural features. Active and passive recreation is an additional important function of open space. The following goals and policies are established to guide the land use designation. Open space, recreation, and parks are further discussed in Chapter 5.

Open Space Land Use Designation Goals

Goal L24: Adequate provision of sites for parks and open space to serve projected population growth.

Goal L25: Provision of adequate recreation opportunities near schools wherever possible.

Policy L95 Purpose of Open Space Land Use Designation

Establish the Open Space land use designation to protect and enhance existing parks, designated agricultural easement preserves, and drainage courses and identify sites for new parks.

Policy L96 Types of Uses in Open Space Land Use Designation

Typical uses in the Open Space land use designation include parks, pathways, storm drainage basins and water recharge areas, reservations for future freeway interchanges, areas designated for noise attenuation, and major landscape corridors along entryways into the city. While the Open Space designation is intended primarily for public agency use, private land may be designated Open Space. These would include land with storm drainage or other open space "easements" or private environmental or agricultural preserves.

Policy L97 Open Space Conversion

Prohibit conversion of land designated as Open Space to developed urban uses unless an overriding public purpose requires such a conversion.

The City Council of the City of Hanford directed staff to pursue a General Plan Amendment and Rezone to change the designation on the vacant 18 acres of Hidden Valley Park from Low-Density Residential to Open Space. In order to maintain consistency between the General Plan and Zoning, a rezone of the 18 acres from R-L-5 Low-Density Residential to PF Public Facilities is also required.

Figure 2:

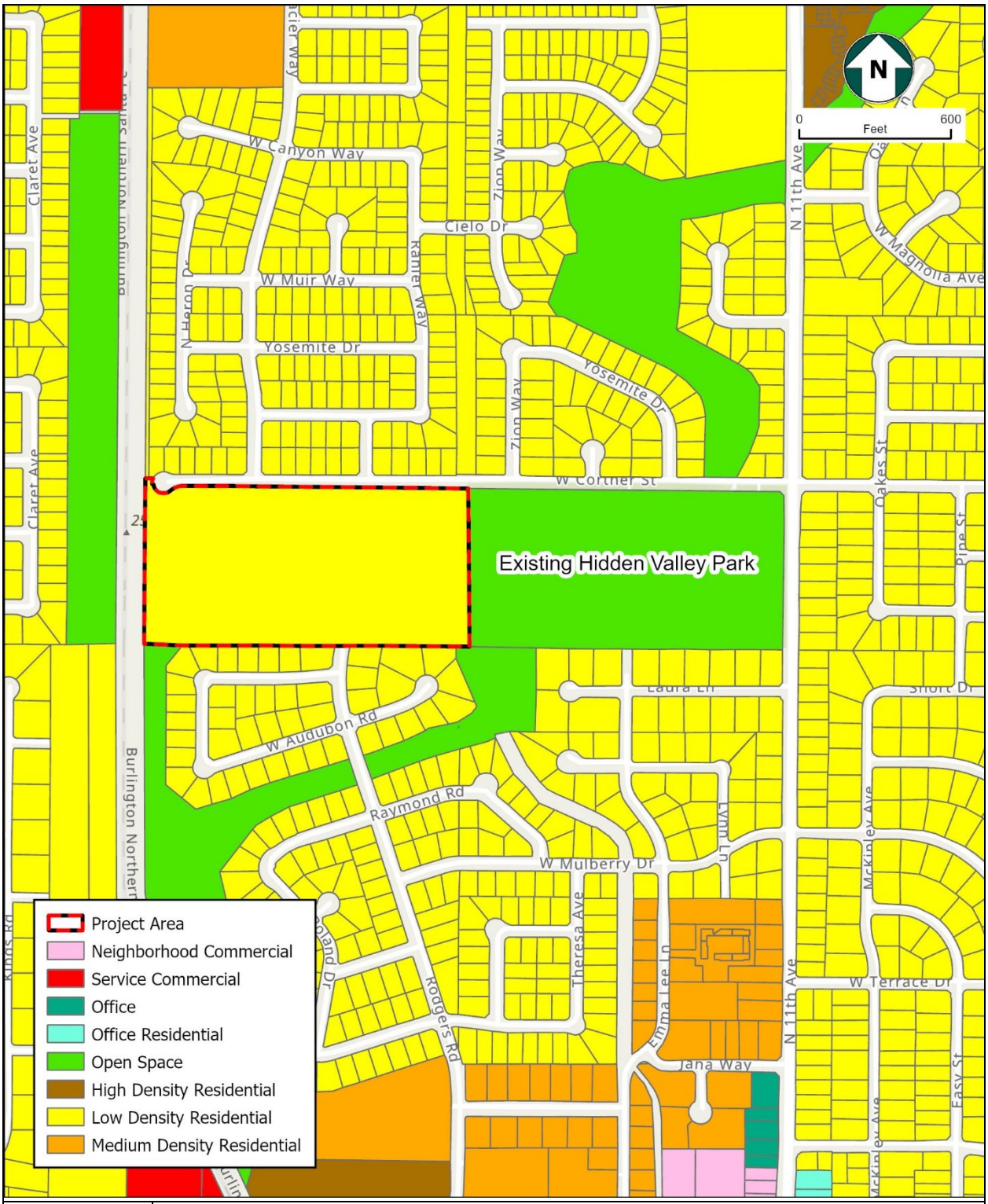


Figure 1
Hidden Valley Existing General Plan Land Use

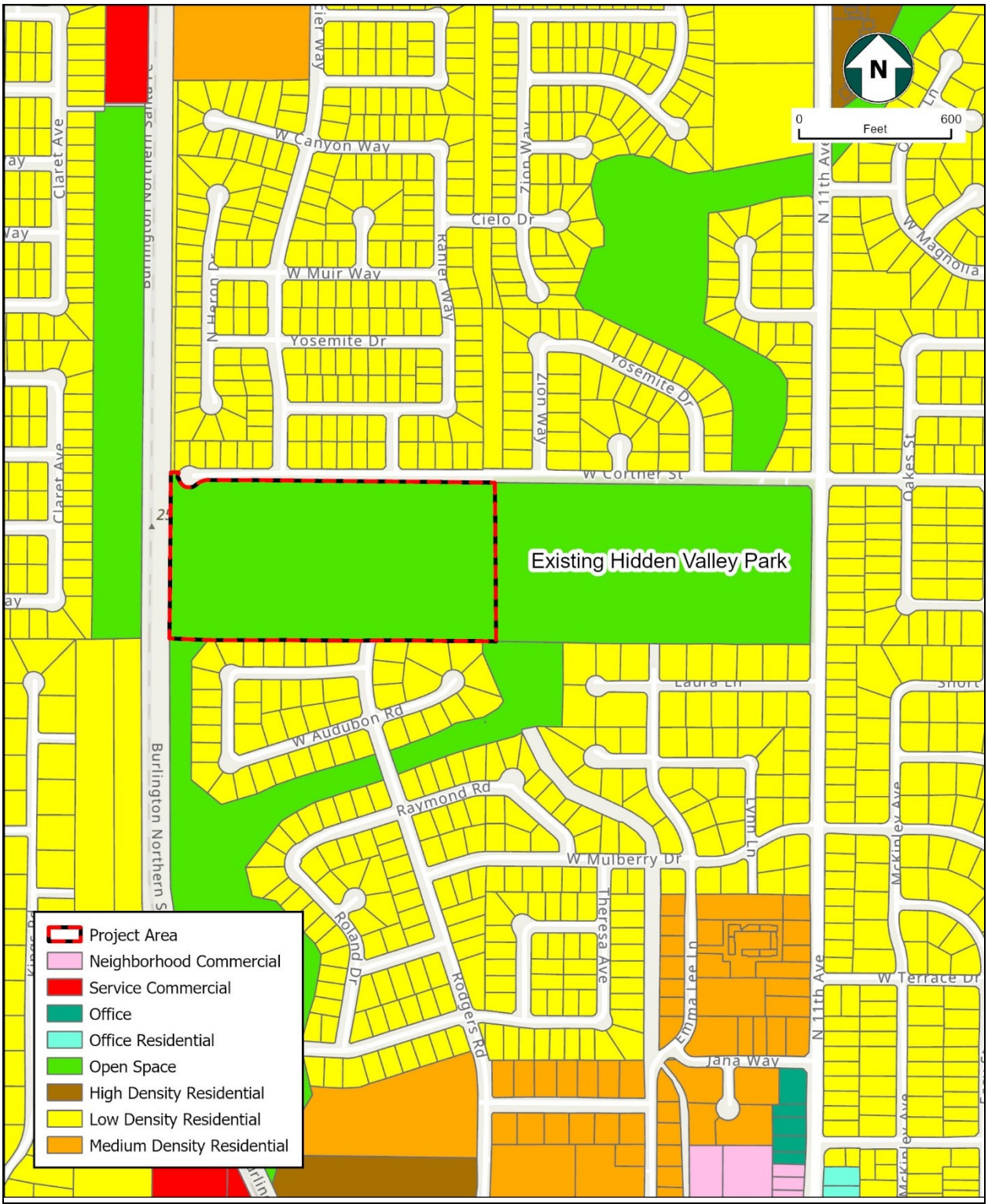


Figure 2
Hidden Valley Park Proposed General Plan Land Use

Zoning

The overall parcel is presently zoned a combination of R-L-5 Low-Density Residential and PF Public Facility – See **Figure 4.** Consistent with the General Plan Amendment to change the designation from Low-Density Residential to Open Space on the western 18 acres of the project site, the zoning is proposed to be changed from R-L-5 Low-Density Residential to PF Public Facility, as shown in **Figure 5.**

Figure 4: Existing Zoning (outlined)
R-L-5 Low-Density Residential and PF Public Facilities

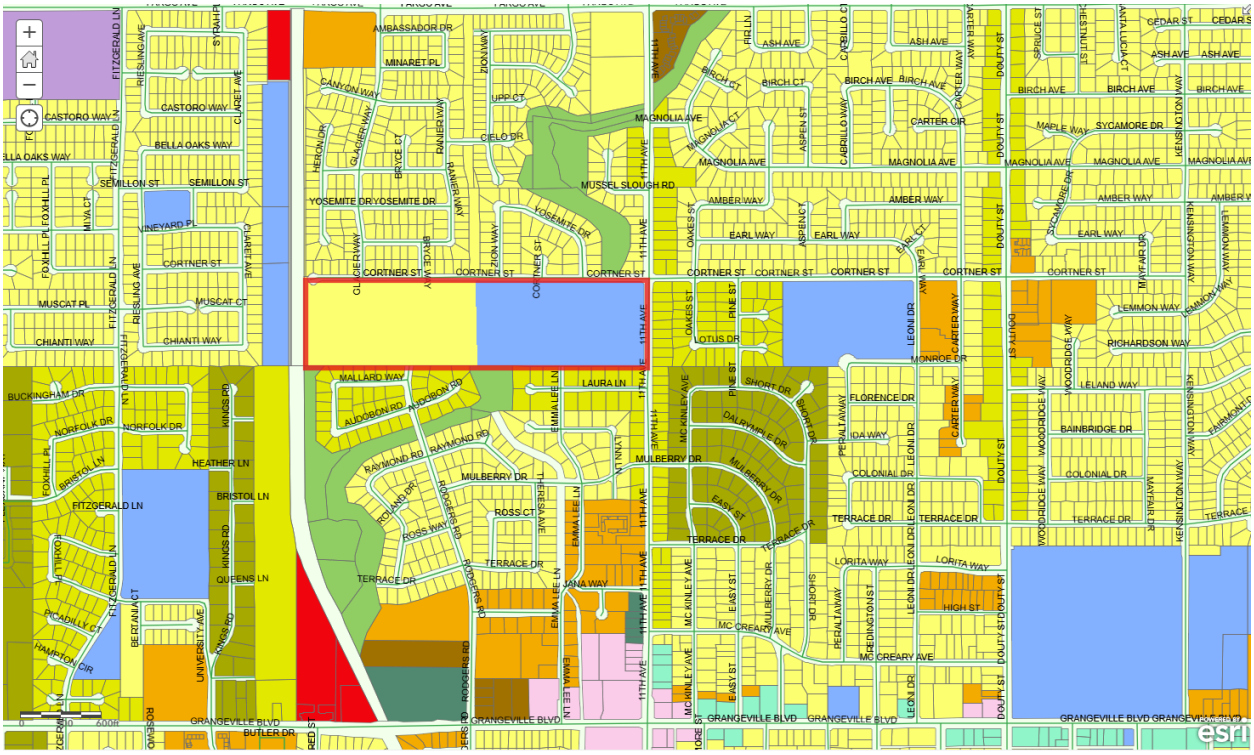
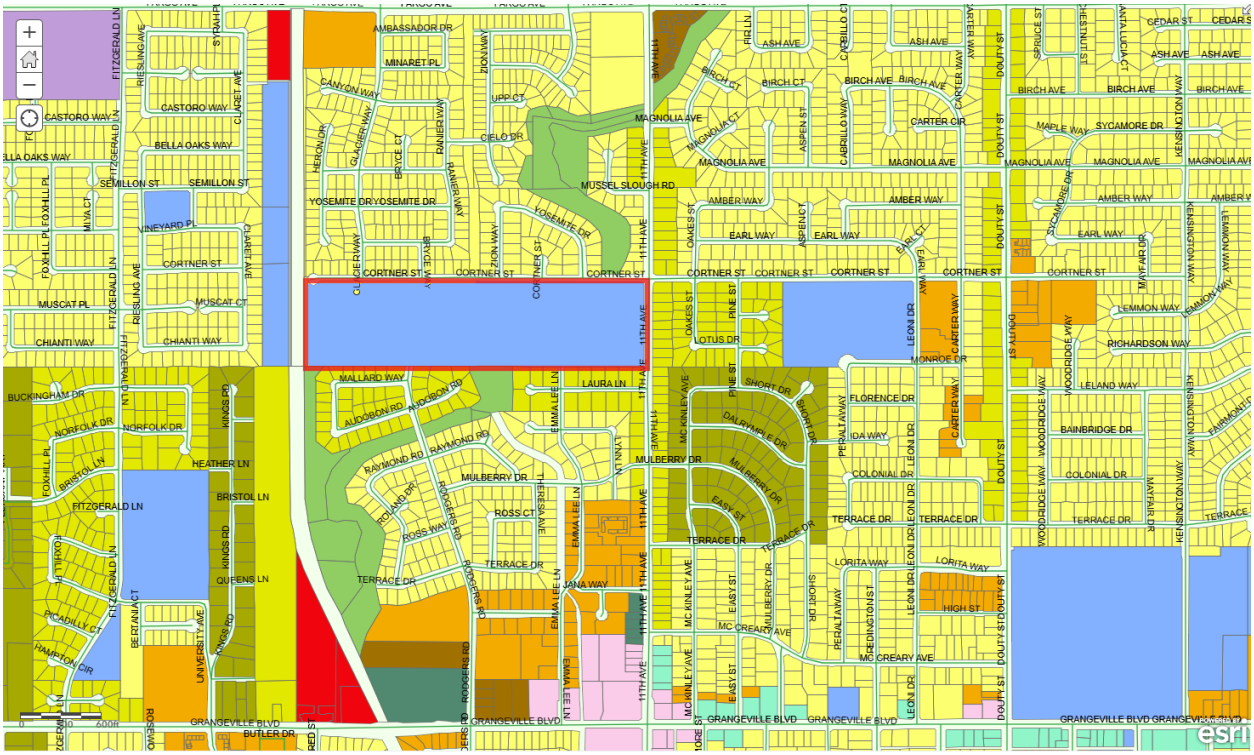


Figure 5: Proposed Zoning (outlined in red)
PF Public Facilities



Surrounding Uses

As referenced in the table below, surrounding land uses generally consist of single-family housing to the north, south and east. The railroad is located west of the project site. There are portions of the slough running through the project site and located north and south of the project site.

Direction	Existing Land Use	General Plan Designation	Zone District
North	Single-Family Residential and slough	Low-Density Residential and Open Space	R-L-5 Low-Density Residential and CO Conservation Open Space
South	Single-Family residences and slough/ditch	Low-Density Residential and Open Space	R-L-8 Low-Density Residential and CO Conservation Open Space

East	Single-family residences	Low-Density Residential	R-L-8 Low-Density Residential
West	Railroad tracks and storm drainage basin	Open Space	PF Public Facilities

Access and Circulation

Vehicular access to the overall site exists along 11th Avenue and Cortner Street. Rodger's Road dead-ends into the project site from the south side.

Figure 6: Site Access (shown in red)

Figure 7: Rodgers Road, looking north

PROJECT EVALUATION

General Plan Amendment No. 0001-24

General Plan Amendment No. 0001-24 is a request, by the City of Hanford, to change the General Plan designation from Low-Density Residential to Open Space for an 18-acre portion of a 38.48-acre parcel, as directed by the City Council of the City of Hanford.

3.4.1 Low Density Residential

The expected density range for Low Density Residential is 2 to 10 units per gross acre with an expected average of 4 units per gross acre.

Policy L31 Purpose of the Low-Density Residential Land Use Designation

Establish the Low-Density Residential land use designation to provide mainly single-family development on lot sizes typically found in urban settings.

L32 Typical Uses in the Low-Density Residential Land Use Designation

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

Policy L33 Size of Lots in the Low Density Residential Land Use Designation

While it is recognized that existing lot sizes of 10,000 to 40,000 square feet are included in this designation, new individual lot sizes shall range from 5,000 to 10,000 square feet in size. Under Planned Unit Development provisions, smaller lot sizes at higher densities may be permitted when clustered around shared open space amenities or through density bonus policies.

Analysis: The project site was designated as Low-Density Residential in 2017 during the 2035 General Plan Update. Per Council direction, there is an intention to develop the remaining portion of Hidden Valley Park for open space. The existing designation, Low-Density Residential, does not support the development proposal, as such a General Plan Amendment to Open Space is required.

It shall be noted that the physical development of the 18-acres has not been finalized. Conceptual plans have been reviewed by City Council on August 8, 2024, and direction was to move forward with Concept #5, shown below. Council directed staff to bring back the item with consideration of budgeting, environmental work, design and engineering.

The study session staff report presenting the conceptual plans for the vacant portion of Hidden Valley Park is attached as **Attachment 1.**

Figure 8: Concept 5 Direction

3.9.2 Open Space

Open space is land where the undeveloped land with natural features have been retained. It can include natural drainage courses as well as a small park. The value of open space then can be viewed according to its function. Open space can have a productive function wherein lands are used for agriculture or preservation of natural features. Active and passive recreation is an additional important function of open space. The following goals and policies are established to guide the land use designation. Open space, recreation, and parks are further discussed in Chapter 5.

Open Space Land Use Designation Goals

Goal L24: Adequate provision of sites for parks and open space to serve projected population growth.

Goal L25: Provision of adequate recreation opportunities near schools wherever possible.

Policy L95 Purpose of Open Space Land Use Designation

Establish the Open Space land use designation to protect and enhance existing parks, designated agricultural easement preserves, and drainage courses and identify sites for new parks.

Analysis: The proposal to change the land use designation on the 18-acre portion of the site is consistent with Policy L95, as the Open Space land use designation will be applied to a vacant portion of the Hidden Valley Park parcel. This would serve to protect and enhance the existing park.

Policy L96 Types of Uses in Open Space Land Use Designation

Typical uses in the Open Space land use designation include parks, pathways, storm drainage basins and water recharge areas, reservations for future freeway interchanges, areas designated for noise attenuation, and major landscape corridors along entryways into the city. While the Open Space designation is intended primarily for public agency use, private land may be designated Open Space. These would include land with storm drainage or other open space “easements” or private environmental or agricultural preserves.

Analysis: The proposal to change the land use designation on the 18-acre portion of the site is consistent with Policy L96 as the future development of the site has been directed to be developed as park space, subject to future engineering, design, planning, and environmental evaluation.

Policy L97 Open Space Conversion

Prohibit conversion of land designated as Open Space to developed urban uses unless an overriding public purpose requires such a conversion.

Additional Applicable Goals and Policies

5.7 Parks and Recreation

Some of the most visible physical features of a community are its public outdoor parks. They provide an important opportunity for residents to enjoy recreational opportunities that enhance their physical health and well-being. Public parks and recreation programs contribute greatly to Hanford's quality of life.

Parks and Recreation Goals

Goal O7: A high-quality public park system that provides a variety of recreational opportunities.

Goal O8: The equitable distribution of parks throughout the community that are well designed, accessible, and integrated with the surrounding neighborhood.

Goal O9: Parks provided at a combined ratio of 3.5 acres per 1,000 residents.

Analysis: The proposal to change the designation from Low-Density Residential to Open Space contributes to achievement of Goals O7, O8, and O9 by providing additional future recreational opportunities.

5.7.1 Park Classifications

The City of Hanford uses a hierarchy to classify the types of parks and park standards that are desirable for various locations in the city. This hierarchy is a local adaptation of the National Recreation and Park Association Open Space Standards.

Community Park. A Community Park is intended to serve the needs of the entire city, especially those living within about a 2-mile radius of the park. Being larger in size, it usually provides outdoor and indoor facilities that accommodate a much wider range of recreational interests than a Neighborhood Park. Facilities usually include fields and courts for various sports. A community park's typical size ratio is 2.0 acres per 1,000 population.

Regional Park. A regional park is a large open space facility designed for active and passive uses. It can be a large natural open space area, or an improved area with fields and courts that usually include lighting. A regional park serves the entire community and often draws people from outside the community, especially for special events. Typically, regional parks are established by counties to benefit both city and county residents, but they can also be established be cities. The Hanford Joint Use Softball Complex is a regional park.

5.7.4 Community Parks

Policy O60 Community Parks

Establish community parks generally between 10 and 20 acres in size.

Policy O61 Community Parks Service Area

Community parks shall have a general service area of approximately 2 mile radius, and situated to provide adequate access to arterial and/or collector streets.

5.7.5 Regional and Special Use Parks

Policy O62 Regional Parks

Where appropriate, participate with other agencies in the acquisition, management, and use of regional parks and facilities that would benefit Hanford residents.

Analysis: Hidden Valley is presently approximately 20 acres, thus classifying the park as a community park. The proposal to add 18 acres for future recreation opportunities through the General Plan Amendment would move the classification from a community park to a regional park, based on the combined size.

Rezone No. 0001-24

Consistent with the General Plan Amendment to change the designation from Low-Density Residential to Open Space on the western 18 acres of the project site, Rezone No. 0001-24 is a request to change the zoning from R-L-5 Low-Density Residential to PF Public Facility, as shown in **Figure 5.**

The project site is presently zoned R-L-5 Low-Density Residential, in accordance with the General Plan Designation, Low-Density Residential. The conceptual development of the vacant portion of Hidden Valley Park directed by the Council on August 8, 2024 is incompatible with the present designation, since it proposes park space within a Low-Density Residential zone. In order to maintain consistency between the General Plan Designation and Zoning, it is necessary to change the zoning on the western 18 acres of the parcel from R-L-5 Low-Density Residential to PF Public Facility, as depicted in **Figure 4.**

Pursuant to HMC 17.06.060 Zone Changes, changes to the zoning map shall be approved by ordinance of the City Council, in accordance with Chapter 17.86. Chapter 17.86 of the Municipal Code describes the process for consideration of a Rezone. The reviewing authority is required to make the required findings below:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

   Analysis: That Rezone No. 0001-24 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Goals L24, L25, O7, O8, and O9 and Policies L95 – L97, and O60-O62 (as described in the General Plan Amendment section, above). All regulations pertaining to PF Public Facility zone district will be enforced as development occurs and through the Site Plan Review process.

2. The amendment would not be detrimental to the public health, safety, or welfare of the community.

   Analysis: The proposed rezone will not be detrimental to the public health, safety, or welfare of the community, as there is not a physical development proposed concurrent with this application. Although conceptual development has been proposed, planning, design, engineering, and environmental work is still required. At the time of physical development of

the project site, the project will be routed to the appropriate departments and agencies to ensure the development is conditioned accordingly in order to ensure the development will not be detrimental to the public health, safety, or welfare of the community.

3. The amendment would maintain the appropriate balance of land uses within the City.

   Analysis: That jobs-housing balance is achieved by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs-rich area. The proposal to change the designation from Low-Density Residential to Open Space will impact the job-housing balance by reducing the opportunity for residential housing on acres. Staff recommends the proposal to change the designation for Hidden Valley Park's vacant portion be processed following tentative approval of the annexation for Heroes Park. The reason for this concurrent processing is to ensure that there is not a net loss in residential capacity, as required pursuant to SB 330.

   Pursuant to SB330, if a jurisdiction proposes a reduction in the intensity of the residential land use, then the jurisdiction must concurrently change the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is a "No Net Loss" in residential capacity. As described in Table 1, the City proposes to remove Low Density Residential Land Uses and replace them elsewhere.

Table 1
"No Net Loss" Clarification

Zone	General Plan Land Uses	Vacant Acres to be Added or Subtracted	Housing Element Realistic Density	Total Potential Housing Units Added or Subtracted
Hidden Valley Park Site				
R-L-5	Low Density Residential	-18.5	4.00	-74
PF	Open Space	18.5	0.00	0
	Subtotal	**0.00**		**-74**
Heroes Park/Latis LLC Property				
MX-N	Neighborhood Mixed Use	25% of -19.0	16.00	-76
OS	Open Space	40.0	0.00	0
R-L	Low Density Residential	-41.0	4.00	-164
MX-N	Neighborhood Mixed Use	75% of 20.0	16.00	+240
	Subtotal	**0.00**		**0**
Planned "Floating" Park Sites Moving to Heroes Park				
OS	Open Space	-10.1	0.00	0
RLD	Low Density Residential	10.1	4.00	+40
OS	Open Space	-16.9	0.00	0
RLD	Low Density Residential	16.9	4.00	+68
	Subtotal	**0.00**		**+108**

Overall Total Change in Potential Housing Units	+34

As demonstrated in the table above and by using the City's Housing Element's Realistic Density for the associated parcels, the concurrent processing of the General Plan Amendments for Heroes Park and Hidden Valley Park provide for an increase in the potential housing units by 34 units. The proposed removal and replacement of the Low-Density Residential Land Uses will not result in a loss in total residential capacity and therefore is compliant with the provisions of the SB330.

4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

   Analysis: That in accordance with L96, typical uses in the Open Space land use designation include parks, pathways, storm drainage basins and water recharge areas, reservations for future freeway interchanges, areas designated for noise attenuation, and major landscape corridors along entryways into the city. Based on direction by the City Council to pursue and expansion of Hidden Valley Park, utilizing Concept 5, the proposed use of the site would be for future development of park space. The use of a park is consistent with the proposed designation and with surrounding area, which includes single-family residential and the existing portion of Hidden Valley Park.

FINDINGS FOR APPROVAL

General Plan Amendment No. 0001-23 and Rezone No. 0001-23

In accordance with HMC Section 17.86.030, before a zone change may be approved, all of the following findings shall be made by the reviewing authority: *(Note: the required findings to support the rezone application are the same as the findings used to support the General Plan Amendment).*

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

   Analysis: That Rezone No. 0001-24 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Goals L24, L25, O7, O8, and O9 and Policies L95 – L97, and O60-O62 (as described in the General Plan Amendment section, above). All regulations pertaining to PF Public Facility zone district will be enforced as development occurs and through the Site Plan Review process.

2. The amendment would not be detrimental to the public health, safety, or welfare of the community.

   Analysis: The proposed rezone will not be detrimental to the public health, safety, or welfare of the community, as there is not a physical development proposed concurrent with this application. Although conceptual development has been proposed, planning, design, engineering, and environmental work is still required. At the time of physical development of the project site, the project will be routed to the appropriate departments and agencies to ensure the development is conditioned accordingly in order to ensure the development will not be detrimental to the public health, safety, or welfare of the community.

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   Pursuant to SB330, if a jurisdiction proposes a reduction in the intensity of the residential land use, then the jurisdiction must concurrently change the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is a "No Net Loss" in residential capacity. As described in Table 1, the City proposes to remove Low Density Residential Land Uses and replace them elsewhere.

Table 2
"No Net Loss" Clarification

Zone	General Plan Land Uses	Vacant Acres to be Added or Subtracted	Housing Element Realistic Density	Total Potential Housing Units Added or Subtracted
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R-L-5	Low Density Residential	-18.5	4.00	-74
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	Subtotal	**0.00**		**-74**
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RLD	Low Density Residential	16.9	4.00	+68
	Subtotal	**0.00**		**+108**
Overall Total Change in Potential Housing Units				**+34**

   As demonstrated in the table above and by using the City's Housing Element's Realistic Density for the associated parcels, the concurrent processing of the General Plan

Amendments for Heroes Park and Hidden Valley Park provide for an increase in the potential housing units by 34 units. The proposed removal and replacement of the Low-Density Residential Land Uses will not result in a loss in total residential capacity and therefore is compliant with the provisions of the SB330.

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ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared for the project and attached as **Attachment 2.**

As described in the findings (3), the project's environmental evaluation was processed with the Heroes Park Annexation/General Plan Amendment project, in order to properly address the requirements of SB330 No Net Loss.

PUBLIC COMMENTS

Notice of Public Hearing for the proposed projects was published in the Hanford Sentinel on November 8, 2024 and mailed to property owners within 300 ft. of the project site on November 5, 2024. The Community Development Department received one written letter pertaining to the project – **Attachment 3.**

STAFF RECOMMENDATION

1. Recommend certification of the Categorical Exemption for the project.

2. Adopt Resolution No. 2024-22 recommending approval of General Plan Amendment No. 2024-01 to the City Council.

3. Adopt Resolution No. 2024-23, recommending approval Rezone No. 0001-24 to the City Council.

RESOLUTION NO. 2024-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 0001-24 TO THE CITY COUNCIL. GENERAL PLAN AMENDMENT NO. 2024-01 (GPA0011-24): A REQUEST, BY THE CITY OF HANFORD, TO CHANGE THE GENERAL PLAN DESIGNATION FROM LOW-DENSITY RESIDENTIAL TO OPEN SPACE FOR AN 18-ACRE PORTION OF A 38.48-ACRE PARCEL. THE PROJECT IS LOCATED ON AN 18-ACRE PORTION OF THE OVERALL 38.48-ACRE PARCEL, WEST OF THE EXISTING HIDDEN VALLEY PARK. THE PROJECT IS LOCATED AT ON THE SOUTHWEST CORNER OF WEST CORTNER STREET AND NORTH 11TH AVENUE (APN 008-360-006).

At a special meeting of the Planning Commission of the City of Hanford duly called and held on November 21, 2024, on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, General Plan Amendment No. 2024-01 (GPA0011-24), a request, by the City of Hanford, to change the General Plan designation from Low-Density Residential to Open Space for an 18-acre portion of a 38.48-acre parcel, as shown in **Exhibit A,** was presented to the Hanford City Planning Commission on November 21, 2024; and,

WHEREAS, the project is located on an 18-acre portion of the overall 38.48-acre parcel, west of the existing Hidden Valley Park. The project is located at on the southwest corner of West Cortner Street and North 11th Avenue (APN 008-360-006); and

WHEREAS, the City of Hanford Planning Commission considered the General Plan Amendment, in accordance with Section 17.88 of the Hanford Municipal Code, at a special meeting scheduled on November 21, 2024; and,

WHEREAS, the City of Hanford Planning Commission considered the evidence presented in the staff report and testimony presented during the public hearing; and

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Hanford find this project is categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines.

NOW THEREFORE BE IT FURTHER RESOLVED, that the City of Hanford Planning Commission, in accordance with Section 17.88.040 of the Hanford Municipal Code, recommends approval to the City Council of General Plan Amendment No. 0001-24, based upon the following findings and on the evidence presented:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

   Analysis: That General Plan Amendment No. 0001-24 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Goals L24, L25, O7, O8, and O9 and Policies L95 – L97, and O60-O62 (as described in the General Plan Amendment section, above). All regulations pertaining to PF Public Facility zone district will be enforced as development occurs and through the Site Plan Review process.

2. The amendment would not be detrimental to the public health, safety, or welfare of the community.

   Analysis: The proposed amendment will not be detrimental to the public health, safety, or welfare of the community, as there is not a physical development proposed concurrent with this application. Although conceptual development has been proposed, planning, design, engineering, and environmental work is still required. At the time of physical development of the project site, the project will be routed to the appropriate departments and agencies to ensure the development is conditioned accordingly in order to ensure the development will not be detrimental to the public health, safety, or welfare of the community.

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   Analysis: That jobs-housing balance is achieved by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs-rich area. The proposal to change the designation from Low-Density Residential to Open Space will impact the job-housing balance by reducing the opportunity for residential housing on acres. Staff recommends the proposal to change the designation for Hidden Valley Park's vacant portion be processed following tentative approval of the annexation for Heroes Park. The reason for this concurrent processing is to ensure that there is not a net loss in residential capacity, as required pursuant to SB 330.

   Pursuant to SB330, if a jurisdiction proposes a reduction in the intensity of the residential land use, then the jurisdiction must concurrently change the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is a "No Net Loss" in residential capacity. As described in Table 1, the City proposes to remove Low Density Residential Land Uses and replace them elsewhere.

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RLD	Low Density Residential	16.9	4.00	+68
	Subtotal	**0.00**		**+108**
Overall Total Change in Potential Housing Units				**+34**

As demonstrated in the table above and by using the City's Housing Element's Realistic Density for the associated parcels, the concurrent processing of the General Plan Amendments for Heroes Park and Hidden Valley Park provide for an increase in the potential housing units by 34 units. The proposed removal and replacement of the Low-Density Residential Land Uses will not result in a loss in total residential capacity and therefore is compliant with the provisions of the SB330.

4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

   Analysis: That in accordance with L96, typical uses in the Open Space land use designation include parks, pathways, storm drainage basins and water recharge areas, reservations for future freeway interchanges, areas designated for noise attenuation, and major landscape corridors along entryways into the city. Based on direction by the City Council to pursue and expansion of Hidden Valley Park, utilizing Concept 5, the proposed use of the site would be for future development of park space. The use of a park is consistent with the proposed designation and with surrounding area, which includes single-family residential and the existing portion of Hidden Valley Park.

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

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

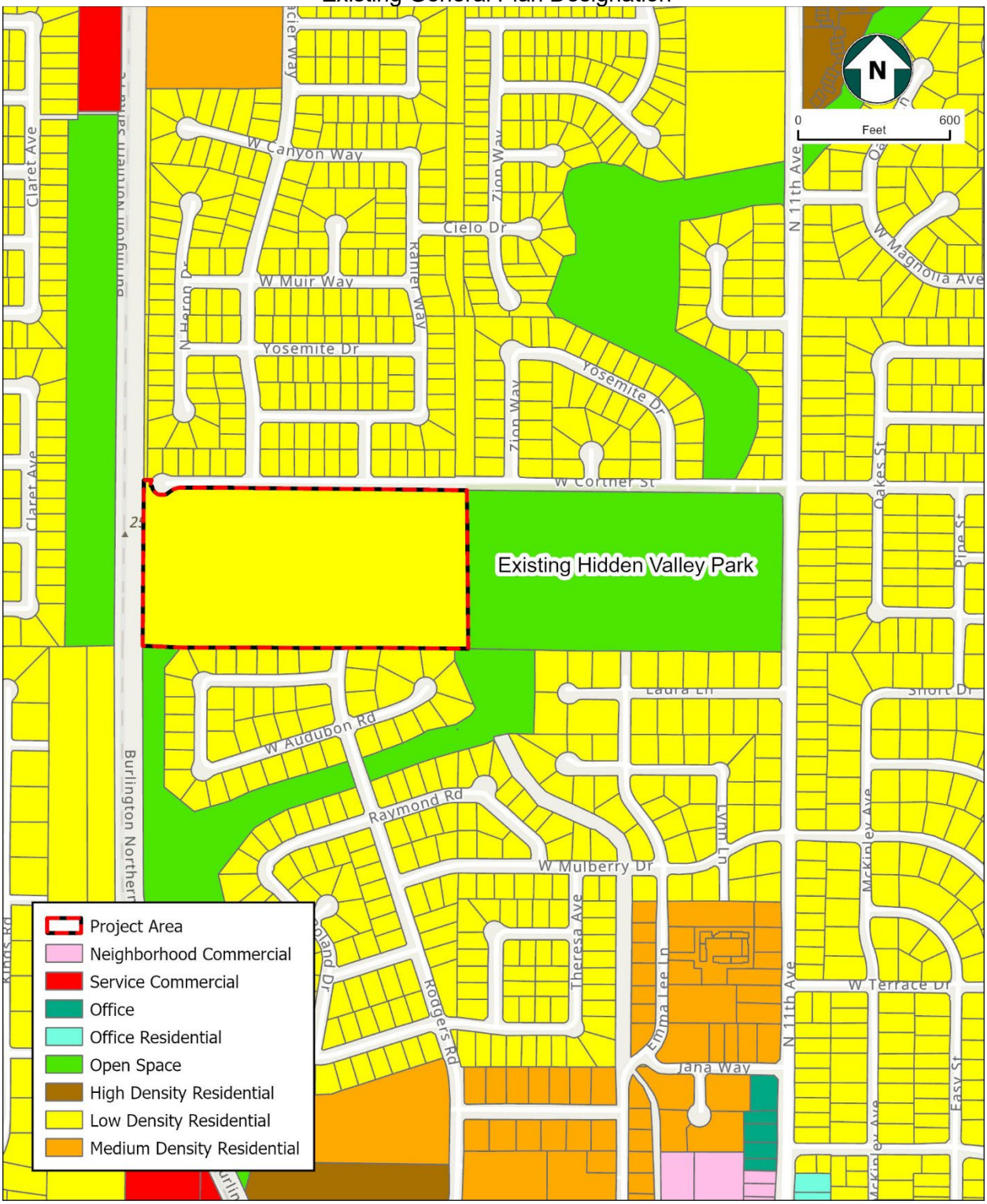
STATE OF CALIFORNIA)
COUNTY OF KINGS)ss.
CITY OF HANFORD)

I, **Jason Waters,** Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a special meeting held on the 21st day of November 2024.

Jason Waters, Secretary

Exhibit A
Current and Proposed General Plan Land Use Designation

Existing General Plan Designation



Proposed General Plan Amendment

N
0
Feet
600
Existing Hidden Valley Park
W Canyon Way
Cielo Dr
W Muir Way
Yosemite Dr
Yosemite Dr
Zion Way
Zion Way
Ramier Way
N Heron Dr
Claret Ave
Claret Ave
Burlington Northern Santa Fe
N 11th Ave
W Magnolia
W Corther St
Oakes St
W Audubon Rd
Raymond Rd
W Mulberry Dr
Lynn Ln
McKinley Ave
Roland Dr
Rodgers Rd
Theresa Ave
Emma Lee Ln
W Terrace Dr
Jana Way
Project Area
Neighborhood Commercial
Service Commercial
Office
Office Residential
Open Space
High Density Residential
Low Density Residential
Medium Density Residential

RESOLUTION NO. 2024-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF REZONE NO. 0001-24 TO THE CITY COUNCIL. REZONE NO. 2024-01 (RZ0002-24), A REQUEST, BY THE CITY OF HANFORD, TO CHANGE THE ZONING FROM R-L-5 LOW-DENSITY RESIDENTIAL TO PF PUBLIC FACILITY FOR AN 18-ACRE PORTION OF A 38.48-ACRE PARCEL. THE PROJECT IS LOCATED ON AN 18-ACRE PORTION OF THE OVERALL 38.48-ACRE PARCEL, WEST OF THE EXISTING HIDDEN VALLEY PARK. THE PROJECT IS LOCATED AT ON THE SOUTHWEST CORNER OF WEST CORTNER STREET AND NORTH 11TH AVENUE (APN 008-360-006).

At a special meeting of the Planning Commission of the City of Hanford duly called and held on November 21, 2024, on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Rezone No. 2024-01 (RZ0002-24), a request, by the City of Hanford, to change the zoning from R-L-5 Low-Density Residential to PF Public Facility for an 18-acre portion of a 38.48-acre parcel. as shown in **Exhibit A,** was presented to the Hanford City Planning Commission on November 21, 2024; and,

WHEREAS, the project is located on an 18-acre portion of the overall 38.48-acre parcel, west of the existing Hidden Valley Park. The project is located at on the southwest corner of West Cortner Street and North 11th Avenue (APN 008-360-006); and

WHEREAS, the City of Hanford Planning Commission considered the General Plan Amendment, in accordance with Section 17.88 of the Hanford Municipal Code, at a special meeting scheduled on November 21, 2024; and,

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NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Hanford find this project is categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines.

NOW THEREFORE BE IT FURTHER RESOLVED, that the City of Hanford Planning Commission, in accordance with Section 17.88.040 of the Hanford Municipal Code, recommends approval to the City Council of General Plan Amendment No. 0001-24, based upon the following findings and on the evidence presented:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

   Analysis: That Rezone No. 0001-24 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Goals L24, L25, O7, O8, and O9 and Policies L95 – L97, and O60-O62 (as described in the General Plan Amendment section, above). All regulations pertaining to PF Public Facility zone district will be enforced as development occurs and through the Site Plan Review process.

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

AYES: Commissioners
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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 special meeting held on the 21st day of November 2024.

Jason Waters, Secretary

Exhibit A
Current and Proposed Zoning

Figure 4: Existing Zoning (outlined)
R-L-5 Low-Density Residential and PF Public Facilities

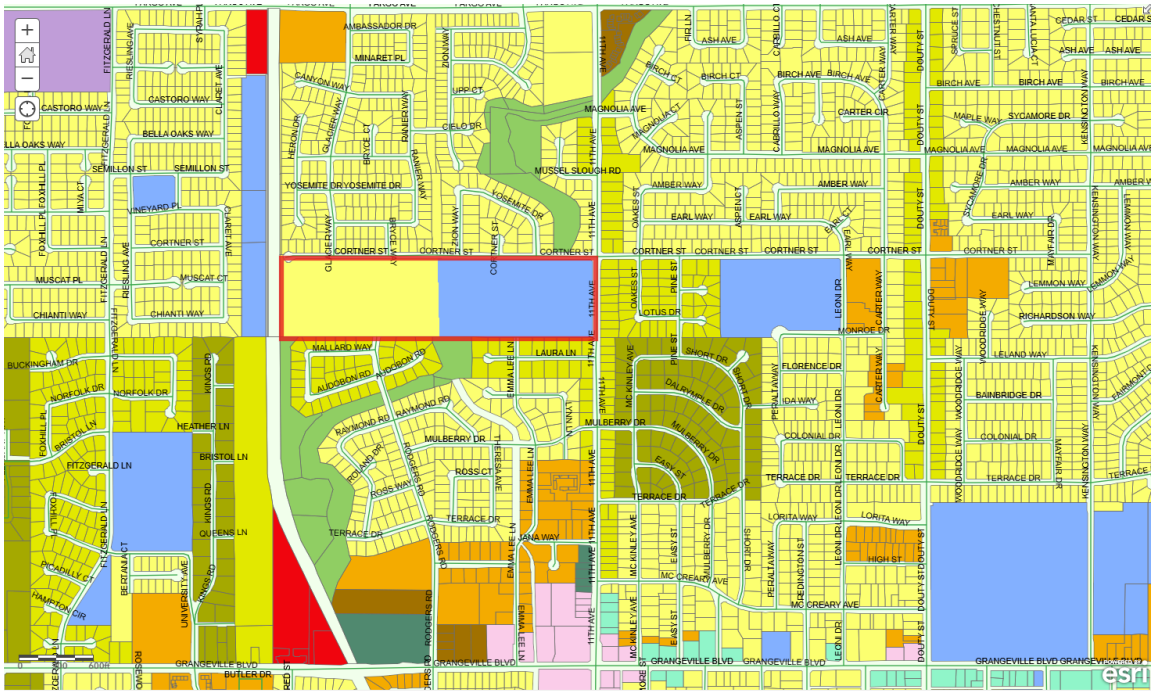
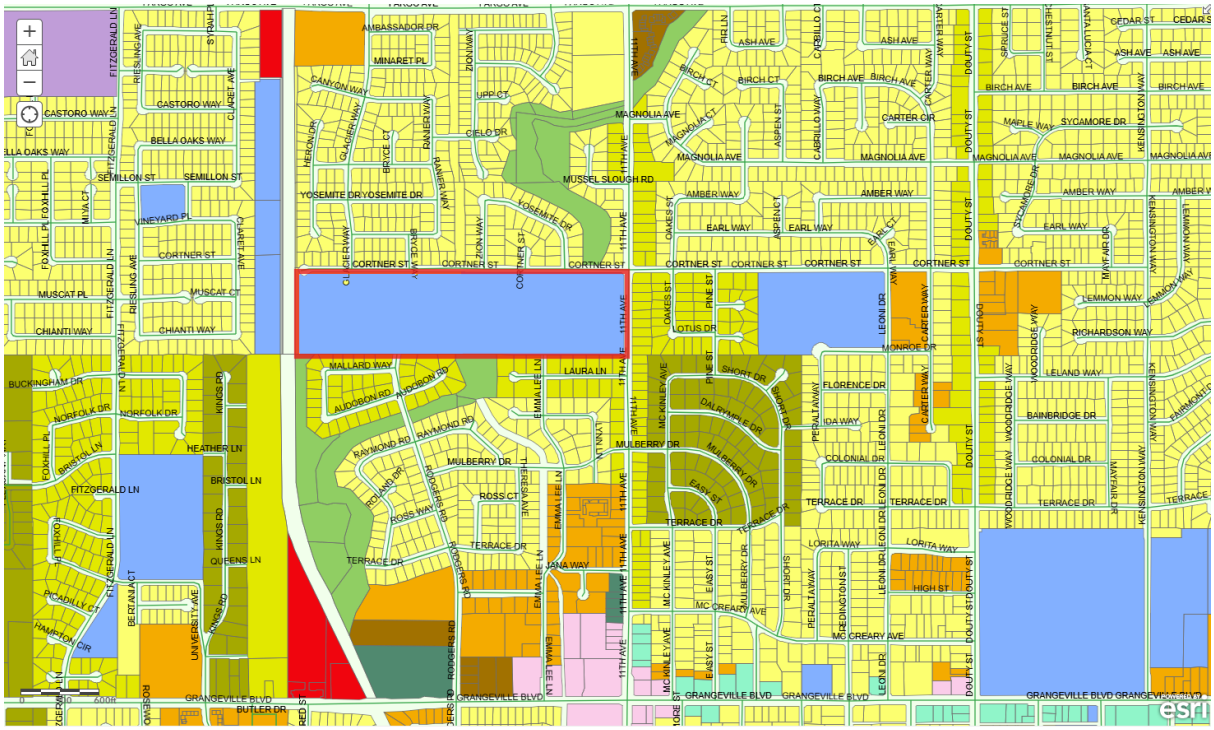


Figure 5: Proposed Zoning (outlined in red)
PF Public Facilities



AGENDA
STAFF REPORT

MEETING DATE: 8/6/2024	**AGENDA SECTION:** STUDY SESSION

SUBJECT:
Presentation to the City Council regarding potential expansion and improvements of Hidden Valley Park and direction as appropriate.

RECOMMENDATION:

Recommendation: That the City Council receive the presentation and provide direction on any future actions.

Recommended Motion:

BACKGROUND:

The expansion of Hidden Valley Park has been a source of debate among past City Councils and within the community for many decades. As part of the General Plan Update in 2017, the Council approved the re-zoning of the vacant 18 acres from Low-Density Residential to Open Space. In 2021, the City Council directed staff to move forward with the feasibility of re-zoning the property back to Open Space. Because the re-zoning would lower the number of acres available for housing units in the City of Hanford, additional acreage must be found elsewhere in the City to comply with the current state housing laws.

In 2023, the Council allocated $75,000 from the American Rescue Plan Act funding and directed staff to conduct community outreach to determine the types of amenities, develop conceptual drawings, and estimate the cost of a reimagined Hidden Valley Park consisting of developing the vacant 18-acre parcel and possible improvements to the existing park.

Staff planned and organized three in-person community engagement events and developed an online survey to solicit the community's input. A total of 826 responses were collected.

Community Engagement Results:

Recreation Features

1. Walking/biking paths
2. Innovative Playground
3. Interactive playground
4. Picnic arbors
5. Splash pad
6. Ninja course

Support Amenities

Park lighting
Park restrooms
Parking lots
Public art
Creative park seating

7. Basketball courts
8. Fishing pond
9. Golf driving range
10. Pump track

The existing Hidden Valley Park is unique and poses challenges to the design process. Two major topographical features are the Muscle Slough and the Peoples Ditch. Parking, especially on Cortner Ave. is limited, the water feature is a secondary ponding basin, and circulation is problematic.

Staff contracted with the Urban Tree Foundation's (UTF) Landscape Architect, Greg Mendonza to develop conceptual drawings and consulted with three Landscape Architect to determine probable cost estimates.

Park Development
Park development costs within the region average between $600,000-$800,000 per acre.

18 Acres @ $700,000 = **$12.6 Million for Development**

Design services are typically 10% of total project costs. In the example above, an additional $1,260,000 would be needed for and

Annual Maintenance
The annual park operations and maintenance costs average between $12,000-$16,000 per acre annually.

$14,00 x 18 acres = **$242,000 annually**

Update on the Rezoning Process

The City has contracted with Quad-Knopf Engineering to prepare the rezoning of the General Plan Amendment and the California Environmental Quality Act (CEQA) needed for that amendment.

The project is to be processed concurrent with the Heroes Park annexation, General Plan Amendment/Rezoning (GPA/RZ), to offset the loss of housing created from the conversion of Low-Density Housing to Open Space. The required Public Hearings of the Planning Commission and the City Council are anticipated in November 2024.

Potential Phasing of Park Expansion

Phase	Description	Potential Costs
1	Community Engagement/Concepts/Cost Estimates	$75,000
2	Design	$1,260,000
3	Development/Construction	$12,600,000
4	Ongoing maintenance	$242,000

FISCAL IMPACT:

The fiscal impact of the Hidden Valley Park Expansion Project is unknown at this time

ATTACHMENTS:

1. HVP Concepts 1-5

NORTH

HIDDEN VALLEY PARK MASTER PLAN

CITY OF HANFORD, CA

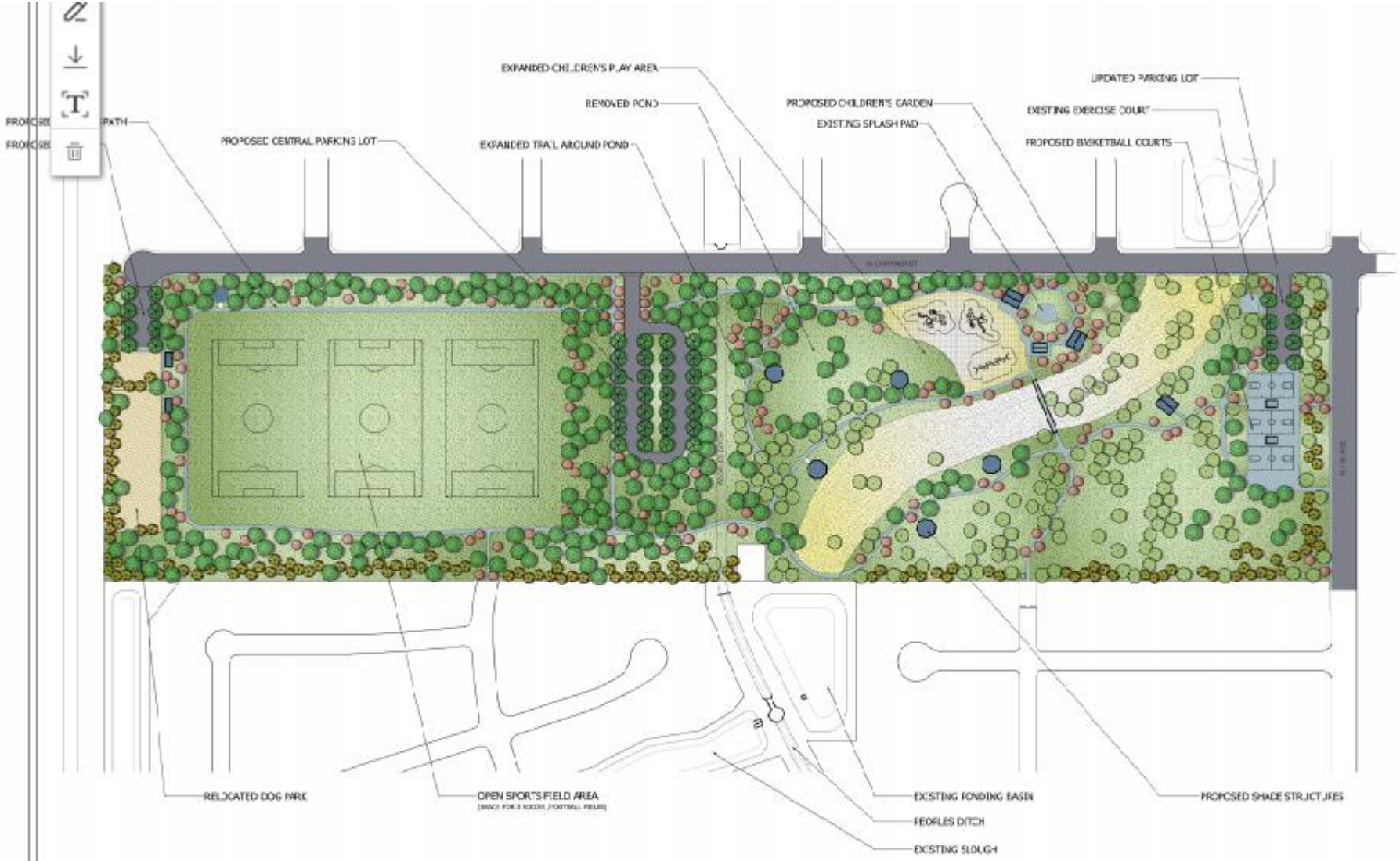
S-1

NORTH

HIDDEN VALLEY PARK MASTER PLAN

CITY OF HANFORD, CA

S-2



NORTH

HIDDEN VALLEY PARK MASTER PLAN

CITY OF HANFORD, CA

S-3

NORTH

HIDDEN VALLEY PARK MASTER PLAN

CITY OF HANFORD, CA

S-4

NORTH

HIDDEN VALLEY PARK MASTER PLAN

CITY OF HANFORD, CA

S-5

Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Kings
1400 W. Lacey Boulevard
Hanford, CA 93230

From: (Public Agency): City of Hanford
317 N. Douty Street
Hanford, CA 93230
(Address)

Project Title: Hidden Valley/Heroes Parks Project

Project Applicant: City of Hanford

Project Location - Specific:

See Figure 1 and 5 of Attachment A for Project Location

Project Location - City: Hanford Project Location - County: Kings

Description of Nature, Purpose and Beneficiaries of Project:

See the Attachment A for the Project Description.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Jason Waters

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: § 15061 (b) (3), § 15305, §15319 (a)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

See the Attachment A for analysis and justification for the use of the above exemptions.

Lead Agency Contact Person: Jason Waters Area Code/Telephone/Extension: (559) 585-2500

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

City of Hanford
RECEIVED
NOV 14 2024
Community
Development Dept.

November 10, 2024

Dear City Council and Planning Commission,

I live within the 300-foot radius of Hidden Valley Park. Please remember that Hidden Valley Park, along with the new extension, is surrounded by residential homes. We currently live in a relatively quiet neighborhood.

Please consider this when deciding if a stage or amphitheater should be added to the park. This will only encourage large groups and noise. Presently, we contend with patrons of the park turning their car radios on so loud that they can hear it while attending the park, which means we get to listen to their loud music too. Sometimes this goes on for hours. Some people in the area work nights so I don't know how they manage sleeping during the day. Adding an amphitheater will make this situation much worse.

PLEASE consider the residents of this area when making your decisions.

Thank you,

Tammy Johnson

Tammy Johnson
2214 Zion Way
Hanford CA 93230

CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT

MEETING DATE: Thursday, November 21, 2024

PROJECT: **Annexation No. 164 (ANX0006-24):** a request, by the City of Hanford, to annex approximately 230 acres into the City of Hanford from the Kings County Jurisdiction for development of Heroes Park, and surrounding parcels, in accordance with the Kings County Local Agency Formation Commission (LAFCo)'s policy, so as not to create islands.

General Plan Amendment No. 2024-02 (GPA0012-24): a request, by the City of Hanford, to change the land use designation on APN 014-230-030-000 from Low-Density Residential to Open Space, by designating the General Plan's floating open space circles in the location of the future Heroes Park (40 acres) and relocating the 20-acre Neighborhood Mixed Use designation from the northern portion of the parcel to the south.

Pre-Zone No. 2024-14 (PRZ0014-24): a request, by the City of Hanford, to prezone the annexation area a combination of R-L-5 Low-Density Residential, R-M Medium-Density Residential, PF Public Facilities, and MX-N Neighborhood Mixed Use, as designated by the General Plan and as proposed to be amended through General Plan Amendment No. 2024-02 (described above).

CEQA Determination: This project is categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines.

LOCATION: The project is located between Grangeville Boulevard and Lacey Boulevard, east of 9 ¼ Avenue, west of 8 ¾ Avenue (APN 014-230-030, -033, -034, -035, 014-230-089, 014-230-092, -093, 014-230-020, and -021).

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend adoption of the Notice of Exemption, in accordance with CEQA.

2. Adopt Resolution No. 2024-24, recommending approval of General Plan Amendment No. 2024-02 to the City Council.

3. Adopt Resolution No. 2024-25, recommending approval of Prezone No.2024-14 to the City Council.

4. Adopt Resolution No. 2024-26, finding the proposed Annexation No. 164 consistent with the Hanford General Plan Policies L15 and L17 and forward Annexation No. 164 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

RECOMMENDED MOTIONS

1. I move to recommend adoption of the Notice of Exemption, in accordance with CEQA.

2. I move to adopt Resolution No. 2024-24, recommending approval of General Plan Amendment No. 2024-02 to the City Council.

3. I move to adopt Resolution No. 2024-25, recommending approval of Prezone No.2024-14 to the City Council.

4. I move to adopt Resolution No. 2024-26, finding the proposed Annexation No. 164 consistent with the Hanford General Plan Policies L15 and L17 and forward Annexation No. 164 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

PROJECT DESCRIPTION

Heroes Park is a future 40-acre regional park located near the intersection of Grangeville Boulevard and 9 1/4 Avenue. It is being partially funded by the State Parks' Statewide Development and Community Revitalization Program (Prop 68). Currently Heroes Park is in the conceptual design phase. Updates related to Heroes Park can be found on the City's website: https://cityofhanfordca.com/1550/Heroes-Park

The parks amenities, chosen by the community, will include:

- Three multi-use athletic fields
- Two play structures with shade and lighting
- Dog park with lighting
- Outdoor amphitheater
- 16 pickleball courts
- 18-hole frisbee disc golf course with lighting
- Skatepark with lighting
- Two basketball courts with lighting, workout area with lighting
- Water feature
- Open space area
- Community garden/learning garden with lighting
- Three shade areas
- Parking area with lighting and charging stations

- Two restrooms with solar lighting

The park is not currently located within the City limits, as such, it is necessary to annex the territory into the City limits, prior to development of the park space.

Annexation No. 164 (ANX0006-24)

Annexation No. 164 (ANX0006-24) is a request, by the City of Hanford, to annex approximately 230 acres into the City of Hanford from the Kings County Jurisdiction for development of Heroes Park, and surrounding parcels, in accordance with the Kings County Local Agency Formation Commission (LAFCo)'s policy, so as not to create islands. See Figure 1 and 2.

Figure 1: Proposed Annexation Area in relation to Heroes Park

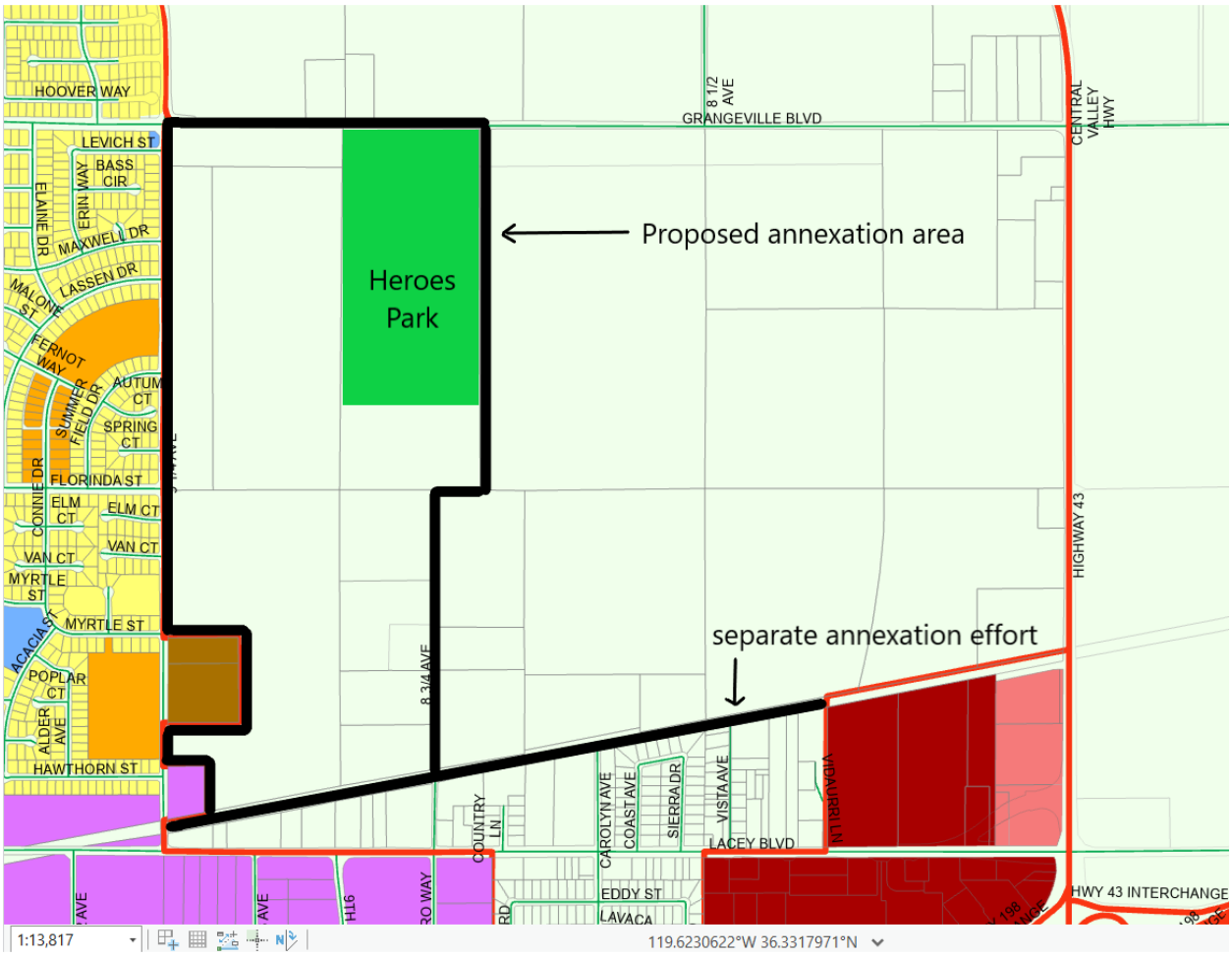
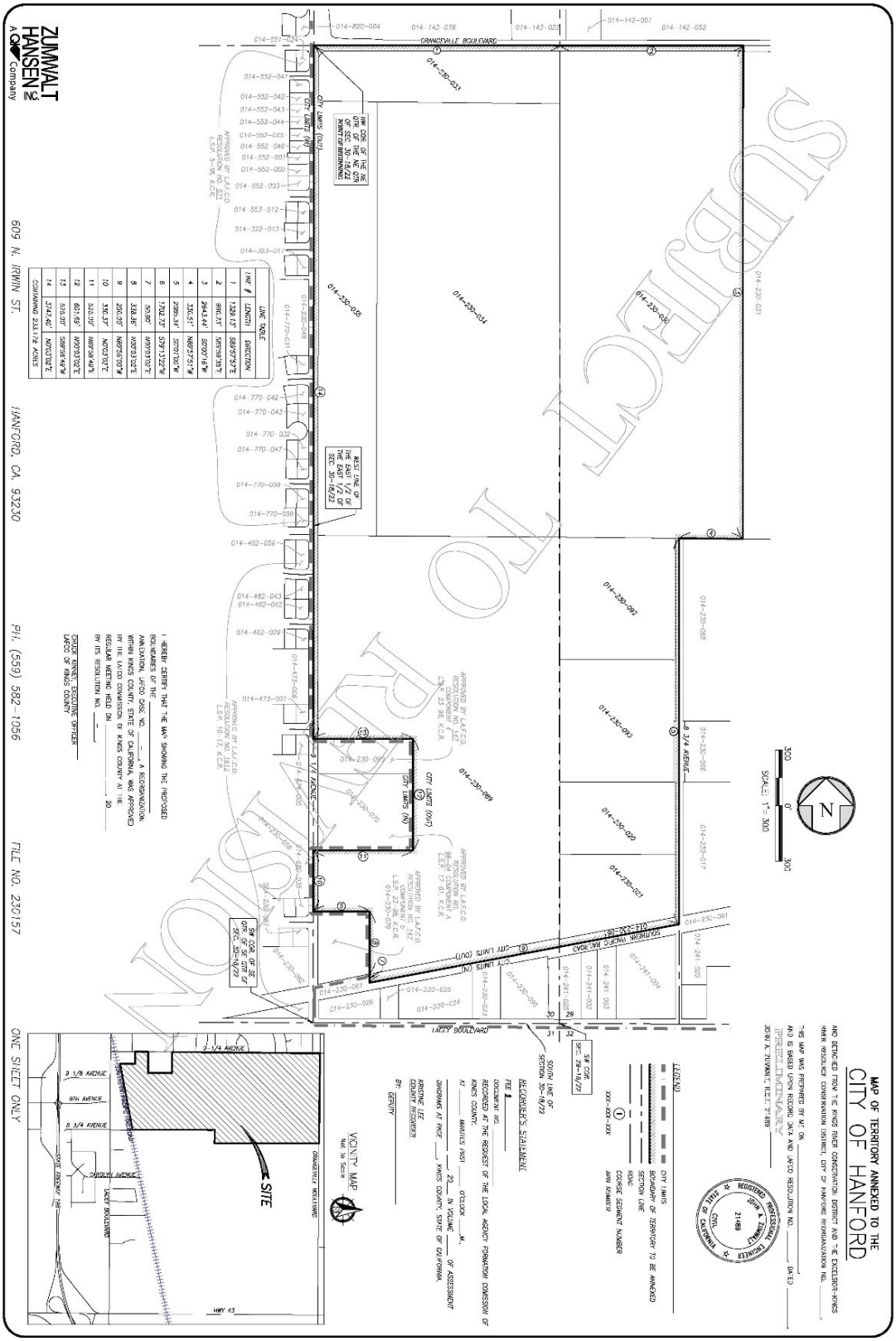


Figure 2: Annexation 164



LINE TABLE		
LINE #	LENGTH	DIRECTION
1	1329.13'	S88°25'25"E
2	990.73'	S85°59'33"E
3	2643.44'	S0°00'18"W
4	330.51'	N89°57'51"W
5	2986.34'	S0°01'00"W
6	1752.73'	S79°13'22"W
7	50.80'	N79°13'02"E
8	336.95'	N79°13'02"E
9	216.00'	N89°56'00"W
10	330.37'	N0°03'02"E
11	520.00'	N89°56'49"E
12	601.95'	N79°13'02"E
13	530.00'	S89°56'49"W
14	3742.46'	N0°03'02"E
CONTAINING 233.174 ACRES		

General Plan Amendment No. 2024-02 (GPA 0012-24)

General Plan Amendment No. 2024-02 (GPA0012-24): a request, by the City of Hanford, to change the land use designation on APN 014-230-030-000 from Low-Density Residential to Open Space, by designating the General Plan's floating open space circles in the location of the future Heroes Park (40 acres) and relocating the 20-acre Neighborhood Mixed Use designation from the northern portion of the parcel to the south, see **Figures 3** and **4.**

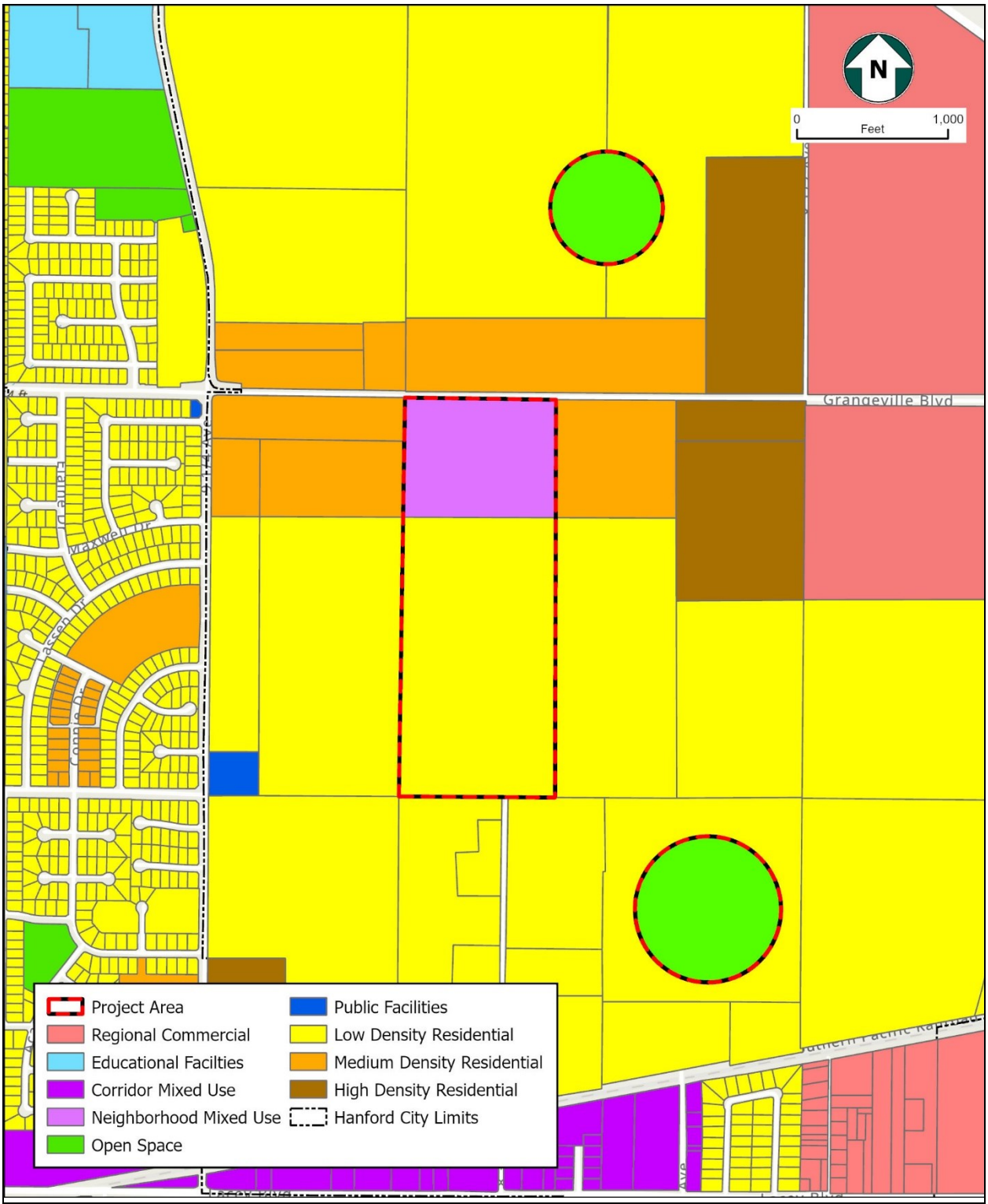


Figure 1
Heroes Park Existing General Plan Land Use

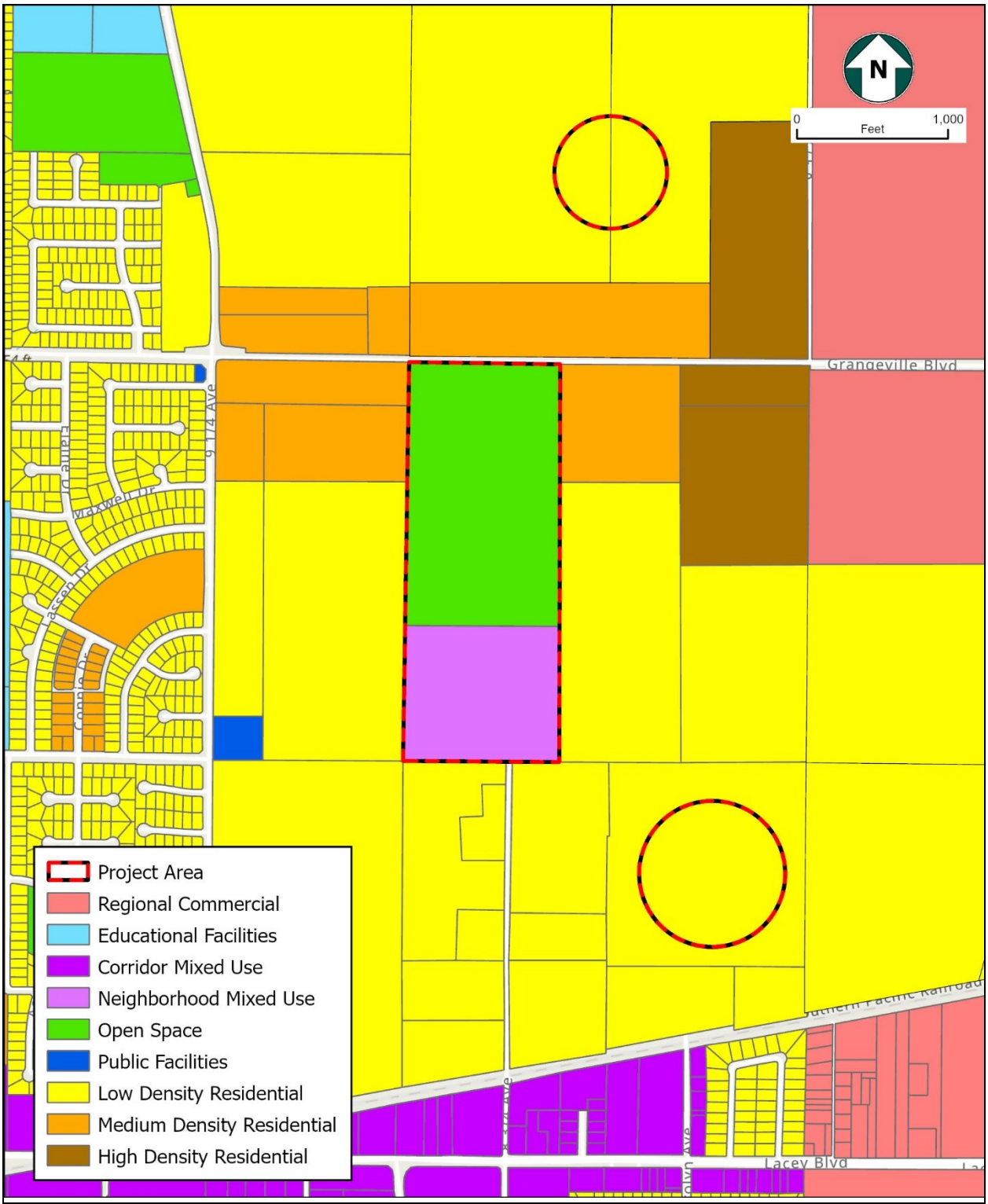
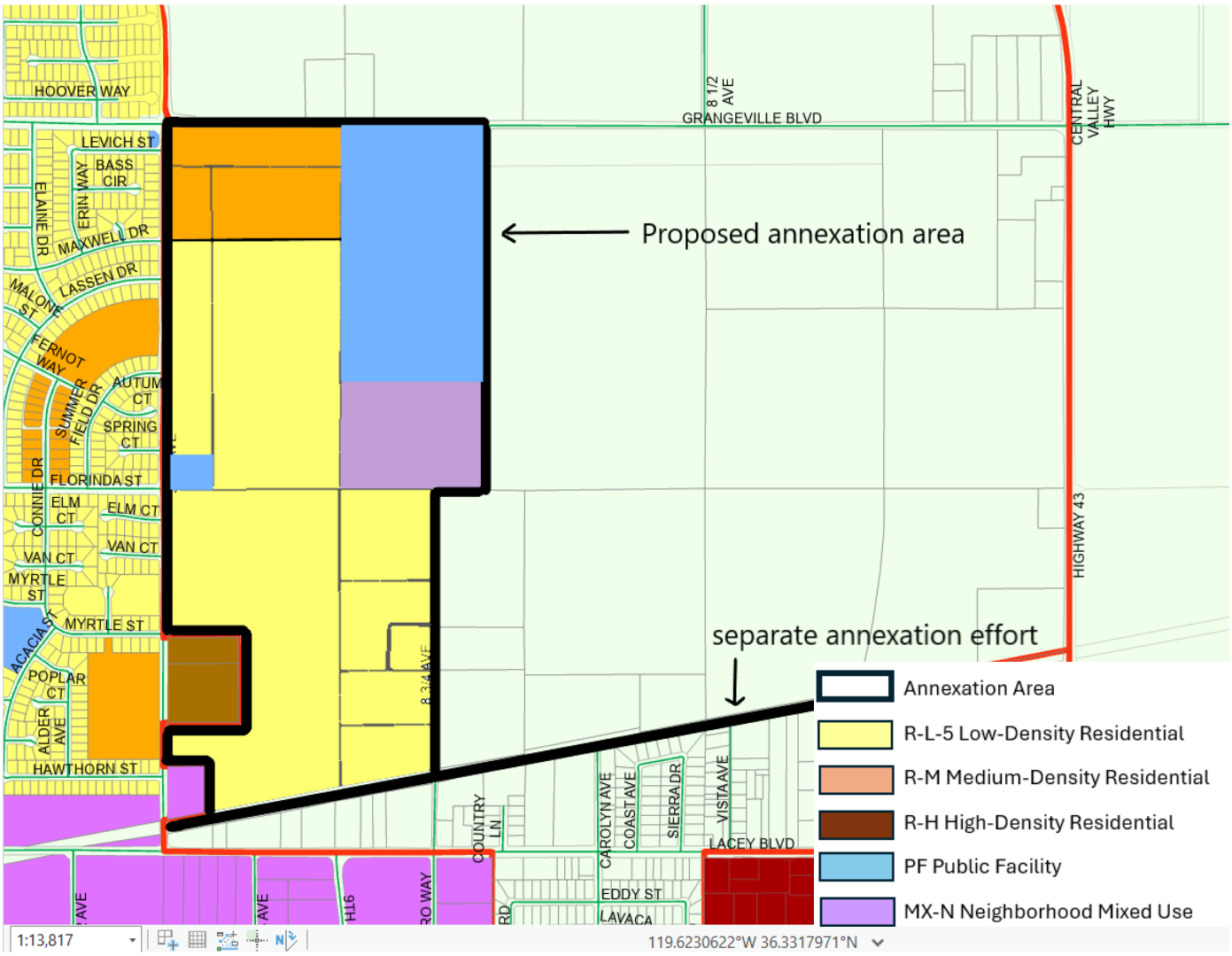


Figure 2
Heroes Park Proposed General Plan Land Use

Pre-Zone No. 2024-14 (PRZ0014-24)

Pre-Zone No. 2024-14 (PRZ0014-24) is a request, by the City of Hanford, to prezone the annexation area a combination of R-L-5 Low-Density Residential, R-M Medium-Density Residential, PF Public Facilities, and MX-N Neighborhood Mixed Use, as shown in **Figure 5,** and as designated by the General Plan and as proposed to be amended through General Plan Amendment No. 2024-02 (described above).

Figure 5: Proposed Prezoning No. 0001-24



<u>General Plan Designation of Entire Annexation Area</u>

The entire annexation area consists of a combination of Low- and Medium-Density Residential and Neighborhood Mixed Use. Applicable General Plan Policy appears below:

3.4.1 Low Density Residential

The expected density range for Low Density Residential is 2 to 10 units per gross acre with an expected average of 4 units per gross acre.

Policy L31 Purpose of the Low-Density Residential Land Use Designation

Establish the Low-Density Residential land use designation to provide mainly single-family development on lot sizes typically found in urban settings.

L32 Typical Uses in the Low-Density Residential Land Use Designation

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

Policy L33 Size of Lots in the Low-Density Residential Land Use Designation

While it is recognized that existing lot sizes of 10,000 to 40,000 square feet are included in this designation, new individual lot sizes shall range from 5,000 to 10,000 square feet in size. Under Planned Unit Development provisions, smaller lot sizes at higher densities may be permitted when clustered around shared open space amenities or through density bonus policies.

3.4.2 Medium Density Residential

The expected density range for Medium Density Residential is 7 to 20 units per gross acre with an expected typical density of 9 units per gross acre. 20 units per gross acre may be achieved with density bonuses and conditional use permits.

Policy L34 Purpose of the Medium Density Residential Land Use Designation

Establish the Medium Density Residential land use designation to include residential uses such as duplexes, triplexes, fourplexes, townhomes, and lower density apartment complexes, as well as non-traditional, smaller single-family lots with designs such as zero lot lines, patio homes, and townhomes with lot sizes ranging from 4,500 to 7,500 square feet for single family developments. It is intended that development be conveniently serviced by neighborhood commercial and recreational facilities and have access to major collector or arterial streets.

Policy L35 Typical Uses in the Medium Density Residential Land Use Designation

Define the uses allowed in the Medium Density Residential land use designation to include residential uses such as duplexes, triplexes, fourplexes, townhomes, and lower density apartment complexes, as well as non-traditional, smaller single-family lots. It is intended that development be conveniently serviced by neighborhood commercial and recreational facilities and have access to major collector or arterial streets.

Policy L36 Design of the Medium Residential Land Use Designation

Develop and enforce design policies and/or ordinances for Medium Density Residential developments that ensure high quality construction, design, open space amenities, safety and security, and overall compatibility with the rest of the neighborhood.

Policy L37 Location and Size of the Medium Density Residential Land Use Designation

Locate the Medium Density Residential land use designation in and around the residential portions of Hanford's original townsite and in existing and new neighborhoods where there is direct access to major streets. The minimum area designated in a single location shall be three (3) acres.

3.6.1 Neighborhood Mixed Use

Policy L60 Purpose of Neighborhood Mixed Use Land Use Designation

Establish the Neighborhood Mixed Use land use designation to promote mixed-use commercial and multi-family residential areas that allow walking to and between the mix of uses. New development may be oriented towards an existing public street or a new street or civic space within the development site.

Policy L61 Typical Uses in Neighborhood Mixed Use Land Use Designation

Define the uses allowed in the Neighborhood Mixed Use land use designation to include multi-family dwellings along with businesses providing day-to-day goods and services for the surrounding and nearby residential neighborhoods. Commercial uses that would primarily serve a citywide or regional market area shall not be allowed. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, service stations, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged.

Policy L62 Design of Neighborhood Mixed Use Land Use Designation

Require that new development projects and major site reconfigurations in the Neighborhood Mixed Use land use designation provide site layouts, buildings, landscaping, walkways, and signage that are oriented primarily to the pedestrian. Require pedestrian access between residential and commercial uses and prohibit parking areas, walls, and landscaping in locations on the site that block or hinder pedestrian access. The maximum residential density permitted in a horizontal mixed-use development is fifteen (15) dwelling units per acre.

Policy L63 Location and Size of Neighborhood Mixed Use Land Use Designation

Locate Neighborhood Mixed Use land use designations on eight (8) to twenty-five (25) acres at roughly one-mile intervals on one corner of an intersection of an arterial street and an arterial or collector street. This land designation takes the place of the Neighborhood Commercial land use designation on some corners.

Policy L64 Mix of Uses in Neighborhood Mixed Use Land Use Designation

Require that horizontal mixed-use developments within the Neighborhood Mixed Use land use designation provide a minimum of thirty percent (30%) and a maximum of seventy percent (70%) of the site for multi-family residential dwellings. Require vertical mixed-use developments to provide a minimum of three (3) dwelling units per acre and a minimum of 30,000 square feet of total commercial floor space.

Zoning

The annexation area is currently located within the Kings County jurisdiction and subject to the Kings County Zoning. All parcels proposed to be annexed are zoned County AL-10. The City proposes to pre-zone the parcels, as a combination of R-L-5 Low-Density Residential, R-M Medium-Density Residential, MX-N Neighborhood Mixed Use, and PF Public Facilities, in accordance with the General Plan Designation for the property, as proposed to be amended through General Plan Amendment No. 0002-24, as shown in **Figure 5.**

PROJECT EVALUATION

Annexation No. 164 (ANX0006-24)

Annexation No. 164 (ANX0006-24) is a request, by the City of Hanford, to annex approximately 230 acres into the City of Hanford from the Kings County Jurisdiction for development of Heroes Park, and surrounding parcels, in accordance with the Kings County Local Agency Formation Commission (LAFCo)'s policy, so as not to create islands. See Figure 1 and 2.

Annexation Policies

The General Plan contains policies regarding annexation of land into the city limits. The Planning Commission is charged with reviewing proposed annexations and making a finding that the proposed annexation is consistent with the policies of the General Plan, and then forward that finding to the City Council. The Planning Commission will need to find that Annexation 164 is consistent with the Hanford General Plan Policies L15 and L17.

Policy L15 Initiation of Annexations

Consider initiation of annexation of land into the City of Hanford only when the following criteria are met:

1. The land is within the Primary Sphere of Influence.
2. The capacity of the water, sewer, fire, school, and police services are adequate to service the area to be annexed or will be adequate at the time that development occurs.
3. Land for development within the City limits is insufficient to meet the current land use needs.
4. The territory to be annexed is contiguous to existing developed areas.

Policy L17 Plan for Services

Prepare and make publicly available a written Plan for Services that describes how urban services will be provided prior to initiating an annexation.

Annexation of land into Hanford allows previously undeveloped land to become available for development and allows the City of Hanford to provide the territory that is annexed with its full range of City services.

Policy L15 Initiation of Annexations

Consider initiation of annexation of land into the City of Hanford only when the following criteria are met:

1. The land is within the Primary Sphere of Influence.

   Analysis: The land proposed to be annexed under Annexation 164 is located within the Primary Sphere of Influence, as adopted by LAFCO.

2. The capacity of the water, sewer, fire, school, and police services are adequate to service the area to be annexed or will be adequate at the time that development occurs.

   Water

   A plan for services for the proposed extension of water services in the area was developed. Water services will be made available through the extension of water mains. At the time of development proposals, the developer's engineer will provide a water system master plan, complete with calculations for the entire development for City review and approval.

   Sewer Improvements

   A plan for services for the proposed extension of sewer services in the area was developed. Sewer services will be made available through the extension of sewer mains. At the time of development, the developer's engineer will be required to provide a sanitary sewer master plan, complete with calculations for the entire development.

   Storm Drainage Improvements

   The City of Hanford has developed a Storm Water Management Program (SWMP) to comply with State and Federal regulations. The SWMP contains activities to reduce the amount of pollution in the stormwater that runs off into our basins and ditches.

   Fire and Police

   The County is currently responsible for police, emergency, and fire protection in the annexation area. Upon annexation of the area, the City's Police and Fire Department will be responsible for serving the annexation area. The area is presently considered uninhabited as it contains less than 12 registered voters in the area. Future development of the annexation area will require impact fees for the provision of Police and Fire Services.

   The City's current ISO rating is 2 (ISO rating is on a scale of 1 to 10, with 1 being best). Due to the City's ability to provide such services to its current population, there is no evidence indicating that the addition of residents resulting from the annexations would be too great for the City to adequately served. The City continues to be able to use the County's fire services in times of need, therefore the overall fire service capacity will not be affected.

   School

   There would be no change to school districts because of the annexations. Since no new development is proposed, the annexations will not affect school enrollment. Future development of the annexation area for residential development will require consultation with the school district and the payment of School Impact Fees.

   Utilities/Public Services

Natural gas, electricity, and communications public services would not change because of annexation of the county islands.

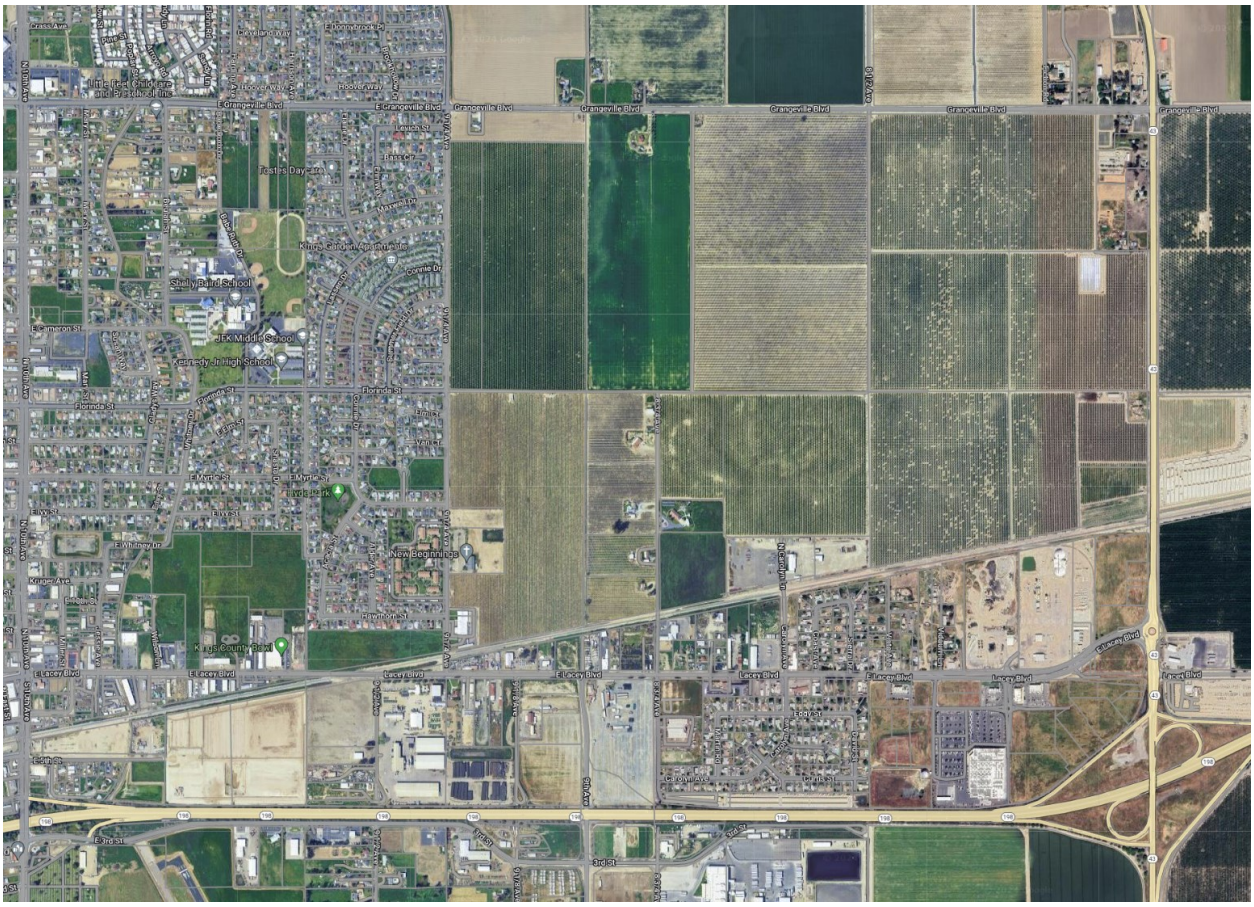
3. Land for development within the City limits is insufficient to meet the current land use needs.

   Analysis: The proposed annexation is required in order to bring the parcel associated with the development of Heroes Park into the City limits. The proposed park space fulfills the goals of the General Plan's Open Space Section L24, L95, L96, O52 and O62, as well as Goals O7, O8, O9. At the time of site selection for the future Heroes Park, the Parks and Facilities Director utilized the various criteria of the Prop 68 grant to select a park site. The annexation represents an opportunity to make land within the General Plan's Planned Area available for park space development, as well as future residential and mixed-use opportunities.

4. The territory to be annexed is contiguous to existing developed areas.

Analysis: The annexation area is contiguous to existing developed areas to the west and south, as shown in **Figure 6.**

Figure 6: Contiguous Developed Areas



Policy L17 Plan for Services

Prepare and make publicly available a written Plan for Services that describes how urban services will be provided prior to initiating an annexation.

Analysis: The Plan for Services was described in the letter to property owners dated October 7, 2024 – attached as **Attachment 1.** The letter describes the City's intention to provide services to the annexation area, when the property has the choice to add City services, and when additional City services will be required.

General Plan Amendment No. 0002-24

General Plan Amendment No. 2024-02 (GPA0012-24): a request, by the City of Hanford, to change the land use designation on APN 014-230-030-000 from Low-Density Residential to Open Space, by designating the General Plan's floating open space circles in the location of the future Heroes Park (40 acres) and relocating the 20-acre Neighborhood Mixed Use designation from the northern portion of the parcel to the south, see **Figures 3** and **4.**

3.4.1 Low Density Residential

The expected density range for Low Density Residential is 2 to 10 units per gross acre with an expected average of 4 units per gross acre.

Policy L31 Purpose of the Low-Density Residential Land Use Designation

Establish the Low-Density Residential land use designation to provide mainly single-family development on lot sizes typically found in urban settings.

Policy L32 Typical Uses in the Low-Density Residential Land Use Designation

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

Policy L33 Size of Lots in the Low-Density Residential Land Use Designation

While it is recognized that existing lot sizes of 10,000 to 40,000 square feet are included in this designation, new individual lot sizes shall range from 5,000 to 10,000 square feet in size. Under Planned Unit Development provisions, smaller lot sizes at higher densities may be permitted when clustered around shared open space amenities or through density bonus policies.

Analysis: There is not a proposal for development at this time. Future development will be required to adhere to the prescribed density range set forth for the Low-Density Residential designation. Uses will be limited to the typical uses identified in L32.

3.4.2 Medium Density Residential

The expected density range for Medium Density Residential is 7 to 20 units per gross acre with an expected typical density of 9 units per gross acre. 20 units per gross acre may be achieved with density bonuses and conditional use permits.

Policy L34 Purpose of the Medium Density Residential Land Use Designation

Establish the Medium Density Residential land use designation to include residential uses such as duplexes, triplexes, fourplexes, townhomes, and lower density apartment complexes, as well as non-traditional, smaller single-family lots with designs such as zero lot lines, patio homes, and townhomes with lot sizes ranging from 4,500 to 7,500 square feet for single family developments. It is intended that development be conveniently serviced by neighborhood commercial and recreational facilities and have access to major collector or arterial streets.

Policy L35 Typical Uses in the Medium Density Residential Land Use Designation

Define the uses allowed in the Medium Density Residential land use designation to include residential uses such as duplexes, triplexes, fourplexes, townhomes, and lower density apartment complexes, as well as non-traditional, smaller single-family lots. It is intended that development be conveniently serviced by neighborhood commercial and recreational facilities and have access to major collector or arterial streets.

Policy L36 Design of the Medium Residential Land Use Designation

Develop and enforce design policies and/or ordinances for Medium Density Residential developments that ensure high quality construction, design, open space amenities, safety and security, and overall compatibility with the rest of the neighborhood.

Policy L37 Location and Size of the Medium Density Residential Land Use Designation

Locate the Medium Density Residential land use designation in and around the residential portions of Hanford's original townsite and in existing and new neighborhoods where there is direct access to major streets. The minimum area designated in a single location shall be three (3) acres.

Analysis: The Medium-Density Residential designation is located along Grangeville Boulevard, an arterial, as required. The designation is approximately 23.9 acres, which exceeds the three-acre minimum. There is not a proposal for development at this time. Future development will be required to adhere to the prescribed density range set forth for the Medium-Density Residential designation. Uses will be limited to the typical uses identified in L35.

3.6.1 Neighborhood Mixed Use

Policy L60 Purpose of Neighborhood Mixed Use Land Use Designation

Establish the Neighborhood Mixed Use land use designation to promote mixed-use commercial and multi-family residential areas that allow walking to and between the mix of uses. New development may be oriented towards an existing public street or a new street or civic space within the development site.

Policy L61 Typical Uses in Neighborhood Mixed Use Land Use Designation

Define the uses allowed in the Neighborhood Mixed Use land use designation to include multi-family dwellings along with businesses providing day-to-day goods and services for the surrounding and nearby residential neighborhoods. Commercial uses that would primarily serve

a citywide or regional market area shall not be allowed. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, service stations, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged.

Policy L62 Design of Neighborhood Mixed Use Land Use Designation

Require that new development projects and major site reconfigurations in the Neighborhood Mixed Use land use designation provide site layouts, buildings, landscaping, walkways, and signage that are oriented primarily to the pedestrian. Require pedestrian access between residential and commercial uses and prohibit parking areas, walls, and landscaping in locations on the site that block or hinder pedestrian access. The maximum residential density permitted in a horizontal mixed-use development is fifteen (15) dwelling units per acre.

Policy L63 Location and Size of Neighborhood Mixed Use Land Use Designation

Locate Neighborhood Mixed Use land use designations on eight (8) to twenty-five (25) acres at roughly one-mile intervals on one corner of an intersection of an arterial street and an arterial or collector street. This land designation takes the place of the Neighborhood Commercial land use designation on some corners.

Policy L64 Mix of Uses in Neighborhood Mixed Use Land Use Designation

Require that horizontal mixed-use developments within the Neighborhood Mixed Use land use designation provide a minimum of thirty percent (30%) and a maximum of seventy percent (70%) of the site for multi-family residential dwellings. Require vertical mixed-use developments to provide a minimum of three (3) dwelling units per acre and a minimum of 30,000 square feet of total commercial floor space.

Analysis: There is not a proposal for development at this time. Future development will be required to adhere to the requirements of the General Plan and the Zoning Ordinance for the MX-N Neighborhood Mixed Use zone district. The proposed location of the designation is consistent with the General Plan as it proposes a 20-acre designation along an 9th Avenue (an arterial) and Florinda Street (a collector).

3.9.2 Open Space

Open space is land where the undeveloped land with natural features have been retained. It can include natural drainage courses as well as a small park. The value of open space then can be viewed according to its function. Open space can have a productive function wherein lands are used for agriculture or preservation of natural features. Active and passive recreation is an additional important function of open space. The following goals and policies are established to guide the land use designation. Open space, recreation, and parks are further discussed in Chapter 5.

Open Space Land Use Designation Goals

Goal L24: Adequate provision of sites for parks and open space to serve projected population growth.

Policy L95 Purpose of Open Space Land Use Designation.

Establish the Open Space land use designation to protect and enhance existing parks, designated agricultural easement preserves, and drainage courses and identify sites for new parks.

Policy L96 Types of Uses in Open Space Land Use Designation

Typical uses in the Open Space land use designation include parks, pathways, storm drainage basins and water recharge areas, reservations for future freeway interchanges, areas designated for noise attenuation, and major landscape corridors along entryways into the city. While the Open Space designation is intended primarily for public agency use, private land may be designated Open Space. These would include land with storm drainage or other open space "easements" or private environmental or agricultural preserves.

Analysis: The Open Space General Plan Designation within the project site serves for the future development of Heroes Park. The proposal satisfies the Goal L24 by providing adequate provision of sites for park space to serve projected population growth. The proposal is consistent with L95 by providing opportunities for a new park. The proposal is consistent with L96, since development of the designation will be for Heroes Park, a 40-acre regional park.

<u>Additional Applicable Goals and Policies</u>

5.7 Parks and Recreation

Some of the most visible physical features of a community are its public outdoor parks. They provide an important opportunity for residents to enjoy recreational opportunities that enhance their physical health and well-being. Public parks and recreation programs contribute greatly to Hanford's quality of life.

Parks and Recreation Goals

Goal O7: A high-quality public park system that provides a variety of recreational opportunities.

Goal O8: The equitable distribution of parks throughout the community that are well designed, accessible, and integrated with the surrounding neighborhood.

Goal O9: Parks provided at a combined ratio of 3.5 acres per 1,000 residents.

Policy O52 Open Space Map

Locate natural and manmade open space areas on the Open Space Map. Locations shall allow for slight variation consistent with existing conditions. Future Open Space land for parks is allowed to "float" on the map and may be divided into multiple smaller parks while retaining the total acreage

Analysis: The proposal to designate the floating circles as Open Space contributes to achievement of Goals O7, O8, and O9 by obligating the location of future recreational opportunities.

5.7.1 Park Classifications

The City of Hanford uses a hierarchy to classify the types of parks and park standards that are desirable for various locations in the city. This hierarchy is a local adaptation of the National Recreation and Park Association Open Space Standards.

Regional Park. A regional park is a large open space facility designed for active and passive uses. It can be a large natural open space area, or an improved area with fields and courts that usually include lighting. A regional park serves the entire community and often draws people from outside the community, especially for special events. Typically, regional parks are established by counties to benefit both city and county residents, but they can also be established be cities. The Hanford Joint Use Softball Complex is a regional park.

5.7.5 Regional and Special Use Parks

Policy O62 Regional Parks

Where appropriate, participate with other agencies in the acquisition, management, and use of regional parks and facilities that would benefit Hanford residents.

Analysis: Heroes Park, once developed, will be a 40-acre park, thus classifying the park as a Regional Park, serving the entire community.

Pre-Zone No. 2024-14 (PRZ0014-24)

Pre-Zone No. 2024-14 (PRZ0014-24) is a request, by the City of Hanford, to prezone the annexation area a combination of R-L-5 Low-Density Residential, R-M Medium-Density Residential, PF Public Facilities, and MX-N Neighborhood Mixed Use, as designated by the General Plan and as proposed to be amended through General Plan Amendment No. 2024-02 (described above), and as depicted in **Figure 5.**

Pursuant to HMC 17.06.060 Zone Changes, changes to the zoning map shall be approved by ordinance of the City Council, in accordance with Chapter 17.86. Chapter 17.86 of the Municipal Code describes the process for consideration of a Rezone. The reviewing authority is required to make the required findings below:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

   Analysis: That Prezone No. 2024-14 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with:

   - Low-Density Residential Designation Policies L31, L32, and L33
   - Medium-Density Residential Designation Policies L34, L35, L36, L37
   - Neighborhood Mixed Use Designation Policies L60, L61, L62, L63, and L64
   - Open Space and Recreation Goals O7, O8, and O9 and Policies L24, L95, L96, O52 and O62

   (as described in the General Plan Amendment section, above).

   All regulations pertaining to R-L-5 Low-Density Residential, R-M Medium-Density Residential, MX-N Neighborhood Mixed Use, and PF Public Facility zone district will be enforced as development occurs and through the Site Plan Review process.

2. The amendment would not be detrimental to the public health, safety, or welfare of the community.

   Analysis: The proposed prezone will not be detrimental to the public health, safety, or welfare of the community, as there is not a physical development proposed concurrent with this application. Although conceptual development has been proposed for Heroes Park finalized planning, design and engineering work is still required. At the time of physical development of the project site, the project will be routed to the appropriate departments and agencies to ensure the development is conditioned accordingly in order to ensure the development will not be detrimental to the public health, safety, or welfare of the community.

3. The amendment would maintain the appropriate balance of land uses within the City.

   Analysis: That jobs-housing balance is achieved by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs-rich area. The proposal to change the designation in order to obligate the floating Open Space circles and relocate the Neighborhood Mixed Use designation will impact the job-housing balance by increasing the housing opportunity.

   Staff recommends the proposal to change the designation for Hidden Valley Park's vacant portion be processed following tentative approval of the annexation for Heroes Park. The reason for this concurrent processing is to ensure that there is not a net loss in residential capacity, as required pursuant to SB 330.

   Pursuant to SB330, if a jurisdiction proposes a reduction in the intensity of the residential land use, then the jurisdiction must concurrently change the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is a "No Net Loss" in residential capacity. As described in Table 1, the City proposes to remove Low Density Residential Land Uses and replace them elsewhere.

Table 1
"No Net Loss" Clarification

Zone	General Plan Land Uses	Vacant Acres to be Added or Subtracted	Housing Element Realistic Density	Total Potential Housing Units Added or Subtracted
Hidden Valley Park Site				
R-L-5	Low Density Residential	-18.5	4.00	-74
PF	Open Space	18.5	0.00	0
	Subtotal	**0.00**		**-74**
Heroes Park/Latis LLC Property				
MX-N	Neighborhood Mixed Use	25% of -19.0	16.00	-76
OS	Open Space	40.0	0.00	0

R-L	Low Density Residential	-41.0	4.00	-164
MX-N	Neighborhood Mixed Use	75% of 20.0	16.00	+240
	Subtotal	**0.00**		**0**
Planned "Floating" Park Sites Moving to Heroes Park				
OS	Open Space	-10.1	0.00	0
RLD	Low Density Residential	10.1	4.00	+40
OS	Open Space	-16.9	0.00	0
RLD	Low Density Residential	16.9	4.00	+68
	Subtotal	**0.00**		**+108**
Overall Total Change in Potential Housing Units				**+34**

As demonstrated in the table above and by using the City's Housing Element's Realistic Density for the associated parcels, the concurrent processing of the General Plan Amendments for Heroes Park and Hidden Valley Park provide for an increase in the potential housing units by 34 units. The proposed removal and replacement of the Low-Density Residential Land Uses will not result in a loss in total residential capacity and therefore is compliant with the provisions of the SB330.

4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

   Analysis: That the anticipated land uses associated with the Low-Density Residential designation will be required to adhere to Policy L

FINDINGS FOR APPROVAL

Annexation No. 164

The Hanford Planning Commission is charged with reviewing the proposed annexation and making a finding of consistency with the Hanford General Plan to forward to the City Council.

Annexation No. 164 is consistent with the Hanford General Plan Policy L15 and L17:

Policy L15 Initiation of Annexations

Consider initiation of annexation of land into the City of Hanford only when the following criteria are met:

1. The land is within the Primary Sphere of Influence.

   Analysis: The land proposed to be annexed under Annexation 164 is located within the Primary Sphere of Influence, as adopted by LAFCO.

2. The capacity of the water, sewer, fire, school, and police services are adequate to service the area to be annexed or will be adequate at the time that development occurs.

   Water

   A plan for services for the proposed extension of water services in the area was developed. Water services will be made available through the extension of water mains. At the time of

development proposals, the developer's engineer will provide a water system master plan, complete with calculations for the entire development for City review and approval.

Sewer Improvements

A plan for services for the proposed extension of sewer services in the area was developed. Sewer services will be made available through the extension of sewer mains. At the time of development, the developer's engineer will be required to provide a sanitary sewer master plan, complete with calculations for the entire development.

Storm Drainage Improvements

The City of Hanford has developed a Storm Water Management Program (SWMP) to comply with State and Federal regulations. The SWMP contains activities to reduce the amount of pollution in the stormwater that runs off into our basins and ditches.

Fire and Police

The County is currently responsible for police, emergency, and fire protection in the annexation area. Upon annexation of the area, the City's Police and Fire Department will be responsible for serving the annexation area. The area is presently considered uninhabited as it contains less than 12 registered voters in the area. Future development of the annexation area will require impact fees for the provision of Police and Fire Services.

The City's current ISO rating is 2 (ISO rating is on a scale of 1 to 10, with 1 being best). Due to the City's ability to provide such services to its current population, there is no evidence indicating that the addition of residents resulting from the annexations would be too great for the City to adequately served. The City continues to be able to use the County's fire services in times of need, therefore the overall fire service capacity will not be affected.

School

There would be no change to school districts because of the annexations. Since no new development is proposed, the annexations will not affect school enrollment. Future development of the annexation area for residential development will require consultation with the school district and the payment of School Impact Fees.

Utilities/Public Services

Natural gas, electricity, and communications public services would not change because of annexation of the county islands.

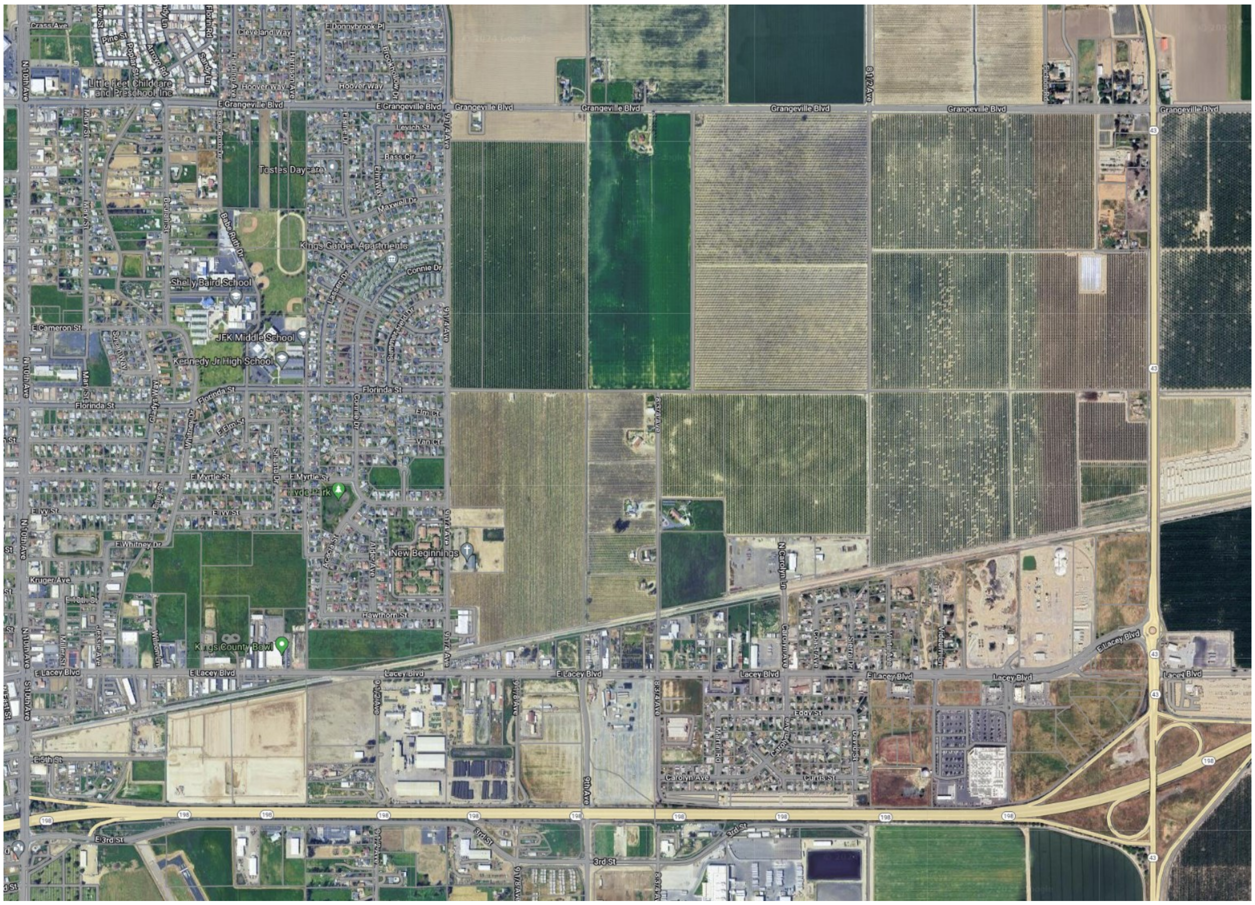
3. Land for development within the City limits is insufficient to meet the current land use needs.

   Analysis: The proposed annexation is required in order to bring the parcel associated with the development of Heroes Park into the City limits. The proposed park space fulfills the goals of the General Plan's Open Space Section L24, L95, L96, O52 and O62, as well as Goals O7, O8, O9. At the time of site selection for the future Heroes Park, the Parks and Facilities Director utilized the various criteria of the Prop 68 grant to select a park site. The annexation represents an opportunity to make land within the General Plan's Planned Area available for park space development, as well as future residential and mixed-use opportunities.

4. The territory to be annexed is contiguous to existing developed areas.

Analysis: The annexation area is contiguous to existing developed areas to the west and south, as shown in **Figure 6.**

Figure 6: Contiguous Developed Areas



Policy L17 Plan for Services

Prepare and make publicly available a written Plan for Services that describes how urban services will be provided prior to initiating an annexation.

Analysis: The Plan for Services was described in the letter to property owners dated October 7, 2024 – attached as **Attachment 1.** The letter describes the City's intention to provide services to the annexation area, when the property has the choice to add City services, and when additional City services will be required.

Favorable Factors for Annexation

Favorable and unfavorable factors for annexation have been adopted by LAFCO. The existence of favorable or unfavorable factors should not decide approval or denial; however, a substantial number of favorable or unfavorable factors may determine approval or denial of the proposal.

1. The proposed area is close to urban development and municipal-type services and would enhance its potential for full development.

   Analysis: The proposed area is close to the existing City limits and is a logical extension of the City. The annexation area can be served by municipal-type services. The annexation area is designated as a combination of Low-Density Residential, Medium-Density Residential, Neighborhood Mixed Use, and Open Space.

2. The proposed annexation conforms to the adopted General Plan.

   Analysis: The annexation area is proposed to be designated as a combination of Low-Density Residential, Medium-Density Residential, Neighborhood Mixed Use, and Open Space. The annexation is consistent with the General Plan Section 3.2.4, which states, "Annexation of land into Hanford allows previously undeveloped land to become available for development and allows the City of Hanford to provide the territory that is annexed with its full range of City services." The annexation area is also consistent with Policy L15 and L17 of the General Plan, as analyzed above.

3. The proposed area is consistent with the sphere of influence.

   Analysis: The property proposed to be annexed is within the City's Primary Sphere of Influence.

4. The proposed annexation comes with 100% consent of all landowners.

   Analysis: **Unable to be satisfied.** The annexation area does not come with 100% consent of all landowners. The City of Hanford engaged in an open-forum style meeting to discuss the proposed annexation and received feedback that all property owners are not favorable or consenting to the annexation.

General Plan Amendment No. 0002-24 and Prezone No. 0014-24

In accordance with HMC Section 17.86.030, before a zone change may be approved, all of the following findings shall be made by the reviewing authority: *(Note: the required findings to support the rezone application are the same as the findings used to support the General Plan Amendment).*

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

   <u>Analysis:</u> That Rezone No. 0001-24 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Goals L24, L25, O7, O8, and O9 and Policies L95 – L97, and O60-O62 (as described in the General Plan Amendment section, above). All regulations pertaining to PF Public Facility zone district will be enforced as development occurs and through the Site Plan Review process.

2. The amendment would not be detrimental to the public health, safety, or welfare of the community.

   Analysis: The proposed rezone will not be detrimental to the public health, safety, or welfare of the community, as there is not a physical development proposed concurrent with this application. Although conceptual development has been proposed, planning, design, engineering, and environmental work is still required. At the time of physical development of the project site, the project will be routed to the appropriate departments and agencies to ensure the development is conditioned accordingly in order to ensure the development will not be detrimental to the public health, safety, or welfare of the community.

3. The amendment would maintain the appropriate balance of land uses within the City.

   Analysis: That jobs-housing balance is achieved by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs-rich area. The proposal to change the designation from Low-Density Residential to Open Space will impact the job-housing balance by reducing the opportunity for residential housing on acres. Staff recommends the proposal to change the designation for Hidden Valley Park's vacant portion be processed following tentative approval of the annexation for Heroes Park. The reason for this concurrent processing is to ensure that there is not a net loss in residential capacity, as required pursuant to SB 330.

   Pursuant to SB330, if a jurisdiction proposes a reduction in the intensity of the residential land use, then the jurisdiction must concurrently change the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is a "No Net Loss" in residential capacity. As described in Table 1, the City proposes to remove Low Density Residential Land Uses and replace them elsewhere.

Table 2
"No Net Loss" Clarification

Zone	General Plan Land Uses	Vacant Acres to be Added or Subtracted	Housing Element Realistic Density	Total Potential Housing Units Added or Subtracted
Hidden Valley Park Site				
R-L-5	Low Density Residential	-18.5	4.00	-74
PF	Open Space	18.5	0.00	0
	Subtotal	**0.00**		**-74**
Heroes Park/Latis LLC Property				
MX-N	Neighborhood Mixed Use	25% of -19.0	16.00	-76
OS	Open Space	40.0	0.00	0
R-L	Low Density Residential	-41.0	4.00	-164
MX-N	Neighborhood Mixed Use	75% of 20.0	16.00	+240

	Subtotal	**0.00**		**0**
Planned "Floating" Park Sites Moving to Heroes Park				
OS	Open Space	-10.1	0.00	0
RLD	Low Density Residential	10.1	4.00	+40
OS	Open Space	-16.9	0.00	0
RLD	Low Density Residential	16.9	4.00	+68
	Subtotal	**0.00**		**+108**
Overall Total Change in Potential Housing Units				**+34**

As demonstrated in the table above and by using the City's Housing Element's Realistic Density for the associated parcels, the concurrent processing of the General Plan Amendments for Heroes Park and Hidden Valley Park provide for an increase in the potential housing units by 34 units. The proposed removal and replacement of the Low-Density Residential Land Uses will not result in a loss in total residential capacity and therefore is compliant with the provisions of the SB330.

4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

   Analysis: That the Low-Density Residential designation will be developed consistent with the density range set forth for the Low-Density Residential designation, which is between two and 10 units per acre. Uses will be limited to the typical uses set forth in Policy L32 and developed consistent with the R-L-5 Low-Density Residential zone district.

   That the Medium-Density Residential designation will be developed consistent with the density range set forth for the Medium-Density Residential designation, which is between seven and 20 units per acre. Uses will be limited to the typical uses set forth in Policy L35 and developed consistent with the R-M Medium-Density Residential zone district.

   That the Neighborhood Mixed Use designation will be developed consistent with the typical uses set forth Section L61 and developed consistent with the MX-N Neighborhood Mixed Use zone district.

   That the Open Space designation is proposed to be developed as Heroes Park, a 40-acre park consisting of:

   - Three multi-use athletic fields
   - Two play structures with shade and lighting
   - Dog park with lighting
   - Outdoor amphitheater
   - 16 pickleball courts
   - 18-hole frisbee disc golf course with lighting
   - Skatepark with lighting
   - Two basketball courts with lighting, workout area with lighting
   - Water feature
   - Open space area

- Community garden/learning garden with lighting
- Three shade areas
- Parking area with lighting and charging stations
- Two restrooms with solar lighting

Development is considered consistent with Policy L96, which describes the typical uses of the Open Space designation as including park space.

ENVIRONMENTAL ASSESSMENT

The Annexation, General Plan Amendment and Prezone are categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared for the project and attached as **Attachment 2.**

Development of Heroes Park is categorically exempt from further environmental review, as per 15183 – Projects Consistent with a Community Plan or Zoning. CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

PUBLIC COMMENTS

Notice of Public Hearing for the proposed projects was published in the Hanford Sentinel on November 8, 2024, and mailed to property owners within 300 ft. of the project site on November 5, 2024. No written comments have been received as of the date of preparation of this report.

STAFF RECOMMENDATION

1. Recommend adoption of the Notice of Exemption, in accordance with CEQA.

2. Adopt Resolution No. 2024-24, recommending approval of General Plan Amendment No. 2024-02 to the City Council.

3. Adopt Resolution No. 2024-25, recommending approval of Prezone No.2024-14 to the City Council.

4. Adopt Resolution No. 2024-26, finding the proposed Annexation No. 164 consistent with the Hanford General Plan Policies L15 and L17 and forward Annexation No. 164 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

RESOLUTION NO. 2024-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 2024-02 (GPA0012-24) TO THE CITY COUNCIL. THE PROJECT IS A REQUEST, BY THE CITY OF HANFORD, TO CHANGE THE LAND USE DESIGNATION ON APN 014-230-030-000 FROM LOW-DENSITY RESIDENTIAL TO OPEN SPACE, BY DESIGNATING THE GENERAL PLAN'S FLOATING OPEN SPACE CIRCLES IN THE LOCATION OF THE FUTURE HEROES PARK (40 ACRES) AND RELOCATING THE 20-ACRE NEIGHBORHOOD MIXED USE DESIGNATION FROM THE NORTHERN PORTION OF THE PARCEL TO THE SOUTH. THE PROJECT IS LOCATED BETWEEN GRANGEVILLE BOULEVARD AND LACEY BOULEVARD, EAST OF 9 ¼ AVENUE, WEST OF 8 ¾ AVENUE (APN 014-230-030, - 033, -034, -035, 014-230-089, 014-230-092, -093, 014-230-020, AND -021).

At a special meeting of the Planning Commission of the City of Hanford duly called and held on November 21, 2024, on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, General Plan Amendment No. 2024-02 (GPA0012-24): a request, by the City of Hanford, to change the land use designation on APN 014-230-030-000 from Low-Density Residential to Open Space, by designating the General Plan's floating open space circles in the location of the future Heroes Park (40 acres) and relocating the 20-acre Neighborhood Mixed Use designation from the northern portion of the parcel to the south, as shown in **Exhibit A,** was presented to the Hanford City Planning Commission on November 21, 2024; and,

WHEREAS, the project is located between Grangeville Boulevard and Lacey Boulevard, east of 9 ¼ Avenue, west of 8 ¾ Avenue (APN 014-230-030, - 033, -034, -035, 014-230-089, 014-230-092, -093, 014-230-020, and -021).; and

WHEREAS, the City of Hanford Planning Commission considered the General Plan Amendment, in accordance with Section 17.88 of the Hanford Municipal Code, at a special meeting scheduled on November 21, 2024; and,

WHEREAS, the City of Hanford Planning Commission considered the evidence presented in the staff report and testimony presented during the public hearing; and

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Hanford find the Annexation, General Plan Amendment and Prezone are categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines and the development of Heroes Park is categorically exempt from further environmental review, as per 15183 – Projects Consistent with a Community Plan or Zoning. CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

NOW THEREFORE BE IT FURTHER RESOLVED, that the City of Hanford Planning Commission, in accordance with Section 17.88.040 of the Hanford Municipal Code, recommends approval to the City Council of General Plan Amendment No. 0001-24, based upon the following findings and on the evidence presented:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

   Analysis: That General Plan Amendment No. 0002-24 internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Goals L24, L25, O7, O8, and O9 and Policies L95 – L97, and O60-O62 (as described in the General Plan Amendment section, above). All regulations pertaining to PF Public Facility zone district will be enforced as development occurs and through the Site Plan Review process.

2. The amendment would not be detrimental to the public health, safety, or welfare of the community.

   Analysis: The proposed amendment will not be detrimental to the public health, safety, or welfare of the community, as there is not a physical development proposed concurrent with this application. Although conceptual development has been proposed, planning, design, engineering, and environmental work is still required. At the time of physical development of the project site, the project will be routed to the appropriate departments and agencies to ensure the development is conditioned accordingly in order to ensure the development will not be detrimental to the public health, safety, or welfare of the community.

3. The amendment would maintain the appropriate balance of land uses within the City.

   Analysis: That jobs-housing balance is achieved by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs-rich area. The proposal to change the designation from Low-Density Residential to Open Space will impact the job-housing balance by reducing the opportunity for residential housing on acres. Staff recommends the proposal to change the designation for Hidden Valley Park's vacant portion be processed following tentative approval of the annexation for Heroes Park. The reason for this concurrent processing is to ensure that there is not a net loss in residential capacity, as required pursuant to SB 330.

   Pursuant to SB330, if a jurisdiction proposes a reduction in the intensity of the residential land use, then the jurisdiction must concurrently change the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is a "No Net Loss" in residential capacity. As described in Table 1, the City proposes to remove Low Density Residential Land Uses and replace them elsewhere.

Table 1
"No Net Loss" Clarification

Zone	General Plan Land Uses	Vacant Acres to be Added or Subtracted	Housing Element Realistic Density	Total Potential Housing Units Added or Subtracted
Hidden Valley Park Site				
R-L-5	Low Density Residential	-18.5	4.00	-74
PF	Open Space	18.5	0.00	0
	Subtotal	**0.00**		**-74**
Heroes Park/Latis LLC Property				
MX-N	Neighborhood Mixed Use	25% of -19.0	16.00	-76
OS	Open Space	40.0	0.00	0
R-L	Low Density Residential	-41.0	4.00	-164
MX-N	Neighborhood Mixed Use	75% of 20.0	16.00	+240
	Subtotal	**0.00**		**0**
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OS	Open Space	-10.1	0.00	0
RLD	Low Density Residential	10.1	4.00	+40
OS	Open Space	-16.9	0.00	0
RLD	Low Density Residential	16.9	4.00	+68
	Subtotal	**0.00**		**+108**
Overall Total Change in Potential Housing Units				**+34**

As demonstrated in the table above and by using the City's Housing Element's Realistic Density for the associated parcels, the concurrent processing of the General Plan Amendments for Heroes Park and Hidden Valley Park provide for an increase in the potential housing units by 34 units. The proposed removal and replacement of the Low-Density Residential Land Uses will not result in a loss in total residential capacity and therefore is compliant with the provisions of the SB330.

4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

   Analysis: That the Low-Density Residential designation will be developed consistent with the density range set forth for the Low-Density Residential designation, which is between two and 10 units per acre. Uses will be limited to the typical uses set forth in Policy L32 and developed consistent with the R-L-5 Low-Density Residential zone district.

   That the Medium-Density Residential designation will be developed consistent with the density range set forth for the Medium-Density Residential designation, which is between seven and 20 units per acre. Uses will be limited to the typical uses set forth in Policy L35 and developed consistent with the R-M Medium-Density Residential zone district.

   That the Neighborhood Mixed Use designation will be developed consistent with the typical uses set forth Section L61 and developed consistent with the MX-N Neighborhood Mixed Use zone district.

That the Open Space designation is proposed to be developed as Heroes Park, a 40-acre park consisting of:

- Three multi-use athletic fields
- Two play structures with shade and lighting
- Dog park with lighting
- Outdoor amphitheater
- 16 pickleball courts
- 18-hole frisbee disc golf course with lighting
- Skatepark with lighting
- Two basketball courts with lighting, workout area with lighting
- Water feature
- Open space area
- Community garden/learning garden with lighting
- Three shade areas
- Parking area with lighting and charging stations
- Two restrooms with solar lighting

Development is considered consistent with Policy L96, which describes the typical uses of the Open Space designation as including park space.

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

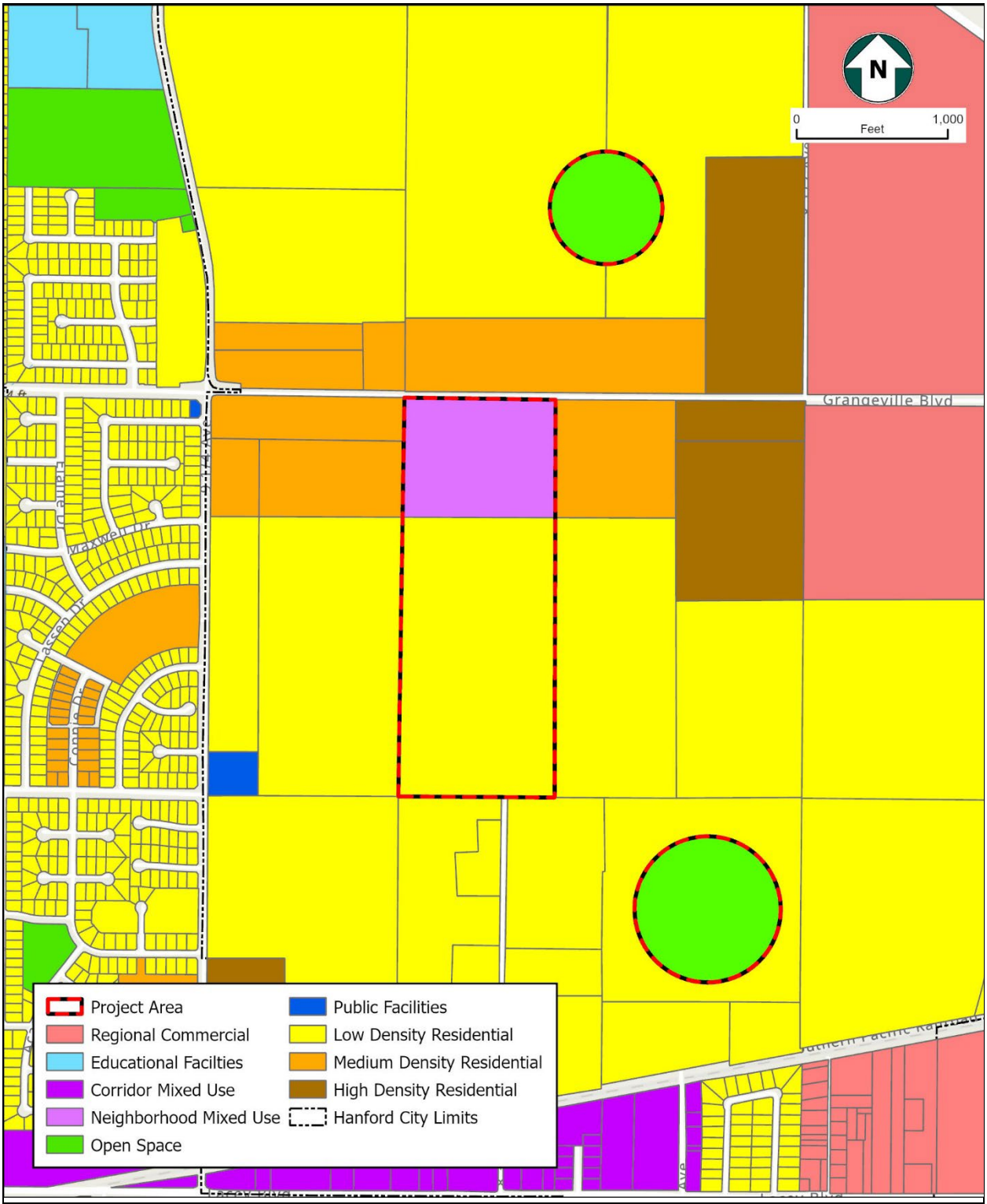
AYES: Commissioners
NOES: Commissioners
ABSTAIN: Commissioners
ABSENT: Commissioners

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

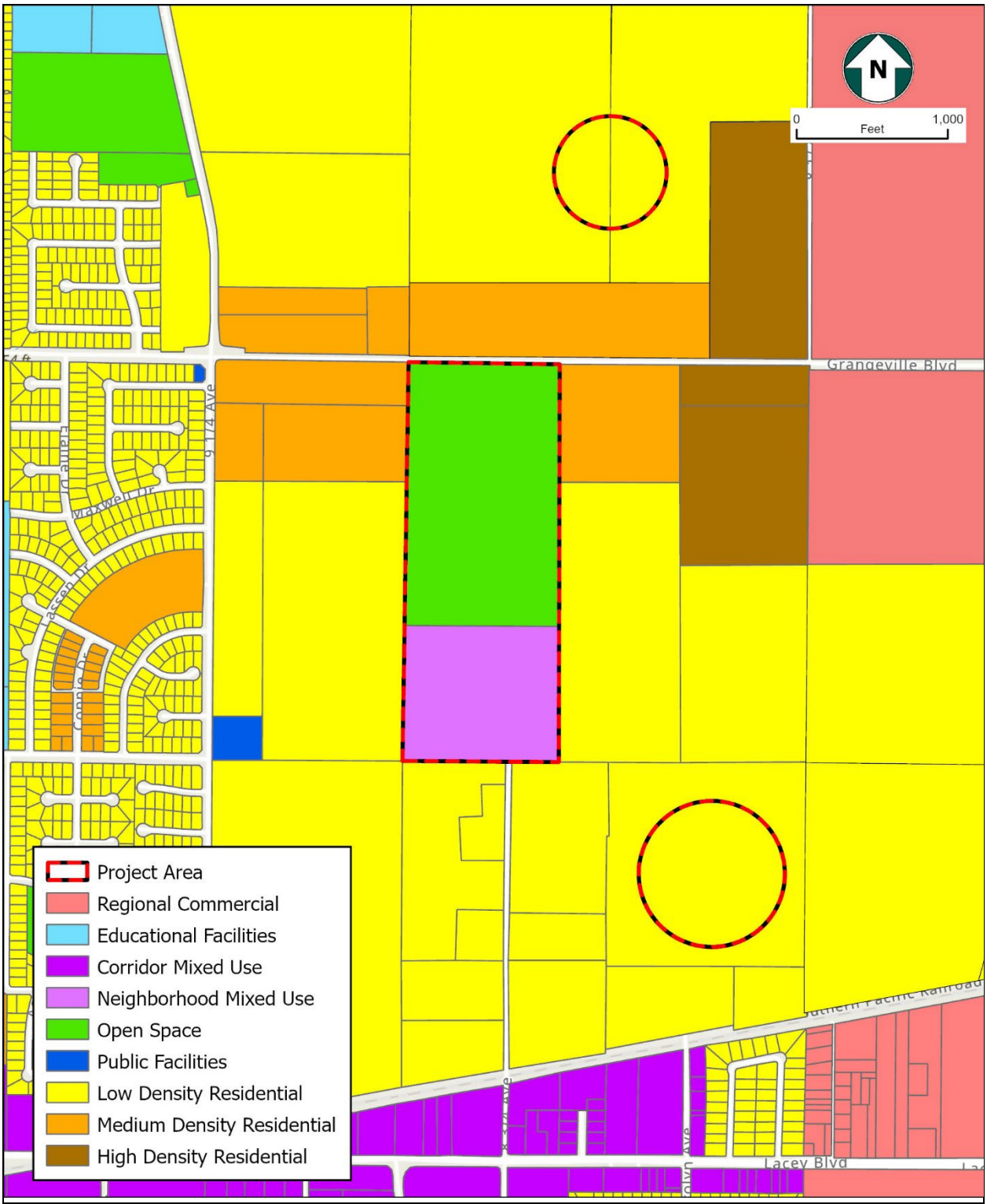
I, **Jason Waters,** Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a special meeting held on the 21st day of November 2024.

Jason Waters, Secretary

Exhibit A
Current and Proposed General Plan Land Use Designation



Heroes Park Existing General Plan Land Use



Heroes Park Proposed General Plan Land Use

RESOLUTION NO. 2024-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD FINDING ANNEXATION 164 CONSISTENT WITH THE GENERAL PLAN, AS AMENDMED. THE PROJECT IS A REQUEST, BY THE CITY OF HANFORD, TO ANNEX APPROXIMATELY 230 ACRES INTO THE CITY OF HANFORD FROM THE KINGS COUNTY JURISDICTION FOR DEVELOPMENT OF HEROES PARK, AND SURROUNDING PARCELS, IN ACCORDANCE WITH THE KINGS COUNTY LOCAL AGENCY FORMATION COMMISSION (LAFCO)'S POLICY, SO AS NOT TO CREATE ISLANDS. THE PROJECT IS LOCATED BETWEEN GRANGEVILLE BOULEVARD AND LACEY BOULEVARD, EAST OF 9 ¼ AVENUE, WEST OF 8 ¾ AVENUE (APN 014-230-030, - 033, -034, -035, 014-230-089, 014-230-092, -093, 014-230-020, AND -021).

At a special meeting of the City of Hanford Planning Commission duly called and held on November 21, 2024, on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Annexation No. 164 (ANX0006-24), a request, by the City of Hanford, to annex approximately 230 acres into the City of Hanford from the Kings County Jurisdiction for development of Heroes Park, and surrounding parcels, in accordance with the Kings County Local Agency Formation Commission (LAFCo)'s policy, so as not to create islands. the City of Hanford initiated a proposal to annex as shown in **Exhibit A** was presented to the Planning Commission of the City of Hanford; and

WHEREAS, the project is located between Grangeville Boulevard and Lacey Boulevard, east of 9 ¼ Avenue, west of 8 ¾ Avenue (APN 014-230-030, - 033, -034, -035, 014-230-089, 014-230-092, -093, 014-230-020, and -021); and

WHEREAS, the City of Hanford Planning Commission considered the evidence presented in the staff report and testimony presented during the public hearing; and,

NOW, THEREFORE, BE IT RESOLVED, in accordance with CEQA Guidelines, the Annexation is categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines; and

BE IT FURTHER RESOLVED that the City of Hanford Planning Commission finds Annexation No. 164 consistent with the Hanford General Plan Policies L15 L17 and recommends that the City Council file an application with the Local Agency Formation Commission (LAFCo) of Kings County for Annexation 164 based on the following:

Policy L15 Initiation of Annexations

Consider initiation of annexation of land into the City of Hanford only when the following criteria are met:

1. The land is within the Primary Sphere of Influence.

   Analysis: The land proposed to be annexed under Annexation 164 is located within the Primary Sphere of Influence, as adopted by LAFCO.

2. The capacity of the water, sewer, fire, school, and police services are adequate to service the area to be annexed or will be adequate at the time that development occurs.

Water

A plan for services for the proposed extension of water services in the area was developed. Water services will be made available through the extension of water mains. At the time of development proposals, the developer's engineer will provide a water system master plan, complete with calculations for the entire development for City review and approval.

Sewer Improvements

A plan for services for the proposed extension of sewer services in the area was developed. Sewer services will be made available through the extension of sewer mains. At the time of development, the developer's engineer will be required to provide a sanitary sewer master plan, complete with calculations for the entire development.

Storm Drainage Improvements

The City of Hanford has developed a Storm Water Management Program (SWMP) to comply with State and Federal regulations. The SWMP contains activities to reduce the amount of pollution in the stormwater that runs off into our basins and ditches.

Fire and Police

The County is currently responsible for police, emergency, and fire protection in the annexation area. Upon annexation of the area, the City's Police and Fire Department will be responsible for serving the annexation area. The area is presently considered uninhabited as it contains less than 12 registered voters in the area. Future development of the annexation area will require impact fees for the provision of Police and Fire Services.

The City's current ISO rating is 2 (ISO rating is on a scale of 1 to 10, with 1 being best). Due to the City's ability to provide such services to its current population, there is no evidence indicating that the addition of residents resulting from the annexations would be too great for the City to adequately served. The City continues to be able to use the County's fire services in times of need, therefore the overall fire service capacity will not be affected.

School

There would be no change to school districts because of the annexations. Since no new development is proposed, the annexations will not affect school enrollment. Future development of the annexation area for residential development will require consultation with the school district and the payment of School Impact Fees.

Utilities/Public Services

Natural gas, electricity, and communications public services would not change because of annexation of the county islands.

3. Land for development within the City limits is insufficient to meet the current land use needs.

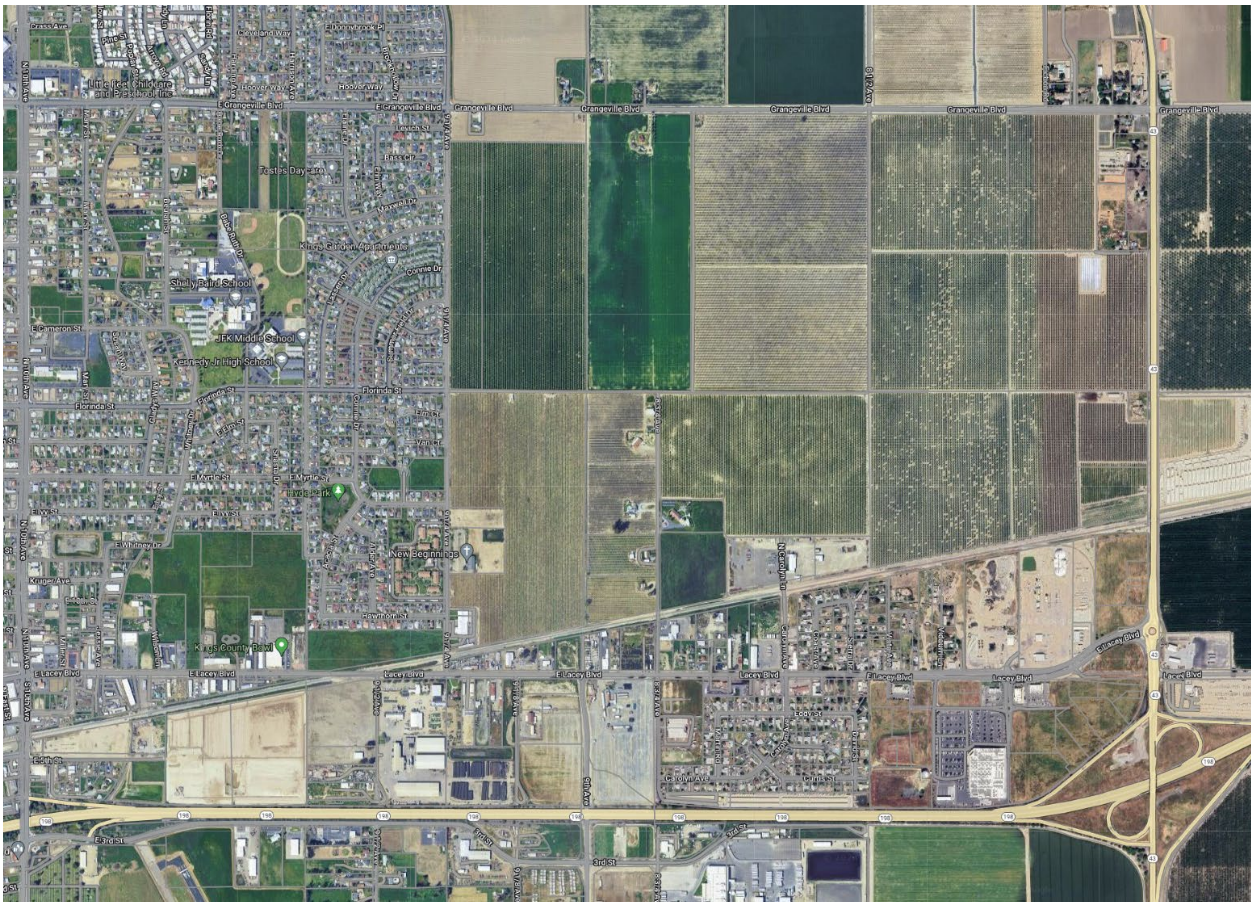
   Analysis: The proposed annexation is required in order to bring the parcel associated with the development of Heroes Park into the City limits. The proposed park space fulfills the goals of the General Plan's Open Space Section L24, L95, L96, O52 and O62, as well as Goals O7,

O8, O9. At the time of site selection for the future Heroes Park, the Parks and Facilities Director utilized the various criteria of the Prop 68 grant to select a park site. The annexation represents an opportunity to make land within the General Plan's Planned Area available for park space development, as well as future residential and mixed-use opportunities.

4. The territory to be annexed is contiguous to existing developed areas.

Analysis: The annexation area is contiguous to existing developed areas to the west and south, as shown below.

Contiguous Developed Areas



Policy L17 Plan for Services

Prepare and make publicly available a written Plan for Services that describes how urban services will be provided prior to initiating an annexation.

Analysis: The Plan for Services was described in the letter to property owners dated October 7, 2024 – attached as **Attachment 3.** The letter describes the City's intention to provide services to the annexation area, when the property has the choice to add City services, and when additional City services will be required.

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

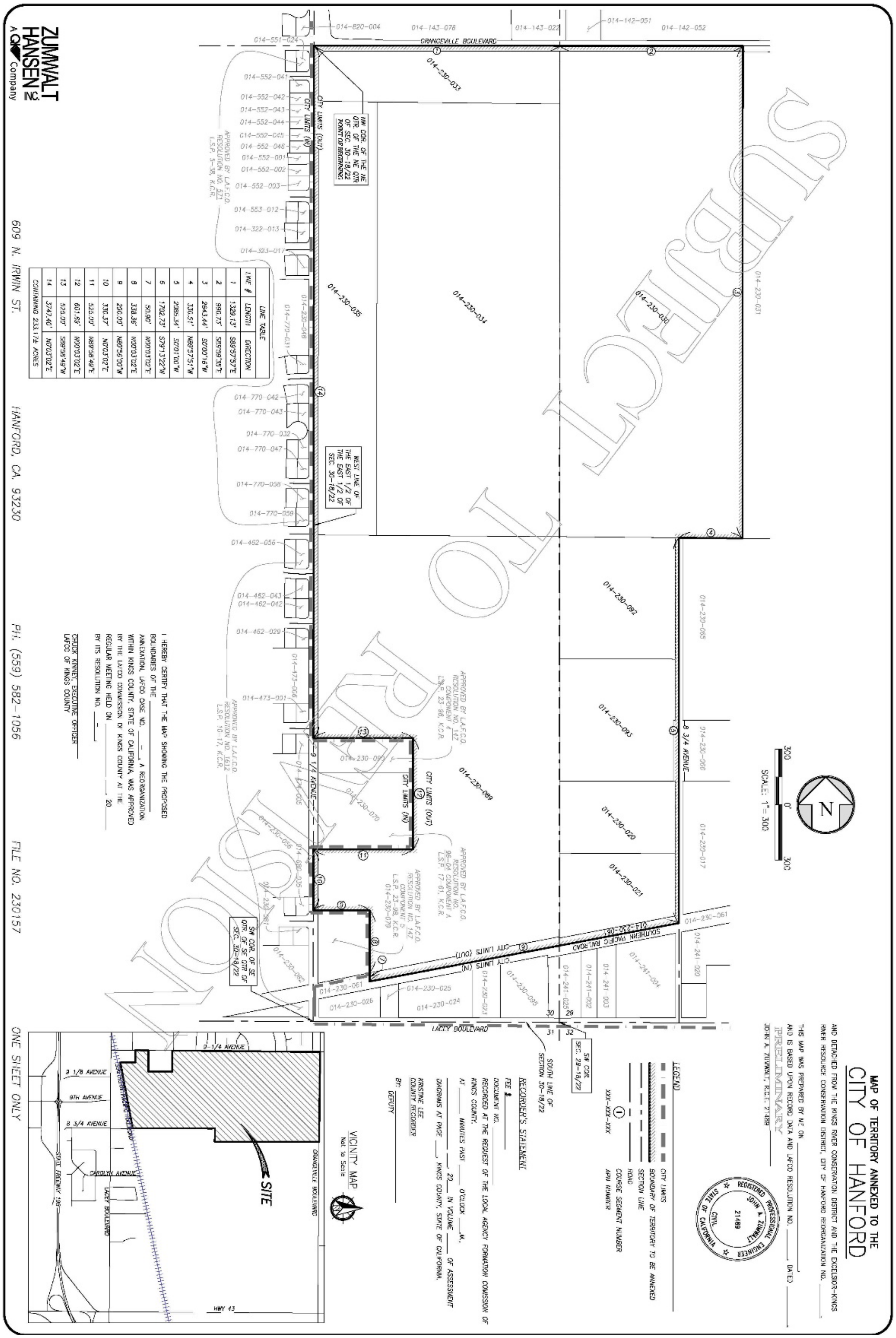
AYES: Commissioner
NOES: Commissioner
ABSTAIN: Commissioner
ABSENT: Commissioner

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

I, Jason Waters, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a special meeting thereof held on the 21st day of November 2024.

Jason Waters

Exhibit A:


MAP OF TERRITORY ANNEXED TO THE
CITY OF HANFORD
AND DETACHED FROM THE KINGS RIVER CONSERVATION DISTRICT AND THE EXCELSIOR-KINGS RIVER RESOURCE CONSERVATION DISTRICT, CITY OF HANFORD REORGANIZATION NO. ____
THIS MAP WAS PREPARED BY ME ON ____
AND IS BASED UPON RECORD DATA AND LAFCO RESOLUTION NO. ____ DATED ____
PRELIMINARY
JOHN A. ZUMWALT, R.C.E. 21489
REGISTERED PROFESSIONAL ENGINEER
JOHN A. ZUMWALT
21489
CIVIL
STATE OF CALIFORNIA
LEGEND
CITY LIMITS
BOUNDARY OF TERRITORY TO BE ANNEXED
SECTION LINE
ROAD
COURSE SEGMENT NUMBER
XXX-XXX-XXX APN NUMBER
RECORDER'S STATEMENT
FEE $ ____
DOCUMENT NO. ____
RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY.
AT ____ MINUTES PAST ____ O'CLOCK ____.M.,
____ 20__ IN VOLUME ____ OF ASSESSMENT DIAGRAMS AT PAGE ___, KINGS COUNTY, STATE OF CALIFORNIA.
KRISTINE LEE
COUNTY RECORDER
BY: ____
DEPUTY
VICINITY MAP
Not to Scale
SITE
9-1/4 AVENUE
9 1/8 AVENUE
9TH AVENUE
8 3/4 AVENUE
CAROLYN AVENUE
STATE FREEWAY 198
LACEY BOULEVARD
GRANGEVILLE BOULEVARD
HWY 43
SCALE: 1" = 300
300
0'
300
N
GRANGEVILLE BOULEVARD
LACEY BOULEVARD
8 3/4 AVENUE
9 1/4 AVENUE
SOUTHERN PACIFIC RAILROAD
CITY LIMITS (OUT)
CITY LIMITS (IN)
NW COR. OF THE NE QTR. OF THE NE QTR. OF SEC. 30-18/22 POINT OF BEGINNING
WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF SEC. 30-18/22
SW COR. OF SE QTR. OF SE QTR OF SEC. 30-18/22
SW COR. SEC. 29-18/22
SOUTH LINE OF SECTION 30-18/22
APPROVED BY L.A.F.C.O. RESOLUTION NO. 571 L.S.P. 5-38, K.C.R.
APPROVED BY L.A.F.C.O. RESOLUTION NO. 147 COMPONENT 4 L.S.P. 23-98, K.C.R.
APPROVED BY L.A.F.C.O. RESOLUTION NO. 1612 L.S.P. 10-17, K.C.R.
APPROVED BY L.A.F.C.O. RESOLUTION NO. 96-04 COMPONENT A L.S.P. 17-61, K.C.R.
APPROVED BY L.A.F.C.O. RESOLUTION NO. 147 COMPONENT 5 L.S.P. 23-98, K.C.R. 014-230-079
014-230-033
014-230-034
014-230-035
014-230-036
014-230-031
014-230-092
014-230-093
014-230-020
014-230-021
014-230-089
014-230-090
014-230-070
014-230-065
014-230-066
014-230-017
014-230-061
014-230-025
014-230-026
014-230-024
014-230-023
014-230-095
014-241-025
014-241-002
014-241-003
014-241-004
014-241-020
LINE TABLE
LINE # | LENGTH | DIRECTION
1 | 1329.13' | S89°57'57"E
2 | 990.73' | S85°59'35"E
3 | 2643.44' | S0°00'16"W
4 | 330.51' | N89°57'51"W
5 | 2085.34' | S0°01'00"W
6 | 1702.73' | S79°13'22"W
7 | 50.90' | N0°03'02"E
8 | 338.36' | N0°03'02"E
9 | 290.00' | N89°56'00"W
10 | 330.37' | N0°03'02"E
11 | 525.00' | N89°58'49"E
12 | 601.59' | N0°03'02"E
13 | 525.00' | S89°58'49"W
14 | 3747.40' | N0°03'02"E
CONTAINING 233.17± ACRES
I HEREBY CERTIFY THAT THE MAP SHOWING THE PROPOSED BOUNDARIES OF THE ____ ANNEXATION, LAFCO CASE NO. ____, A REORGANIZATION WITHIN KINGS COUNTY, STATE OF CALIFORNIA, WAS APPROVED BY THE LAFCO COMMISSION OF KINGS COUNTY AT THE REGULAR MEETING HELD ON ____, 20__ BY ITS RESOLUTION NO. ____
CHUCK KINNEY, EXECUTIVE OFFICER
LAFCO OF KINGS COUNTY
ZUMWALT HANSEN INC.
A QK Company
609 N. IRWIN ST.
HANFORD, CA. 93230
PH. (559) 582-1056
FILE NO. 230157
ONE SHEET ONLY
SUBJECT TO REVISION

RESOLUTION NO. 2024-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF PREZONE NO. 2024-14 TO THE CITY COUNCIL. PRE-ZONE NO. 2024-14 (PRZ0014-24): A REQUEST, BY THE CITY OF HANFORD, TO PREZONE THE ANNEXATION AREA A COMBINATION OF R-L-5 LOW-DENSITY RESIDENTIAL, R-M MEDIUM-DENSITY RESIDENTIAL, PF PUBLIC FACILITIES, AND MX-N NEIGHBORHOOD MIXED USE, AS DESIGNATED BY THE GENERAL PLAN AND AS PROPOSED TO BE AMENDED THROUGH GENERAL PLAN AMENDMENT NO. 2024-02 (DESCRIBED ABOVE). THE PROJECT IS LOCATED BETWEEN GRANGEVILLE BOULEVARD AND LACEY BOULEVARD, EAST OF 9 ¼ AVENUE, WEST OF 8 ¾ AVENUE (APN 014-230-030, - 033, -034, -035, 014-230-089, 014-230-092, -093, 014-230-020, AND -021).

At a special meeting of the Planning Commission of the City of Hanford duly called and held on November 21, 2024, on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Pre-Zone No. 2024-14 (PRZ0014-24), a request, by the City of Hanford, to prezone the annexation area a combination of R-L-5 Low-Density Residential, R-M Medium-Density Residential, PF Public Facilities, and MX-N Neighborhood Mixed Use, as designated by the General Plan and as proposed to be amended through General Plan Amendment No. 2024-02 (described above).as shown in **Exhibit A,** was presented to the Hanford City Planning Commission on November 21, 2024; and,

WHEREAS, the project is located between Grangeville Boulevard and Lacey Boulevard, east of 9 ¼ Avenue, west of 8 ¾ Avenue (APN 014-230-030, - 033, -034, -035, 014-230-089, 014-230-092, -093, 014-230-020, and -021).; and

WHEREAS, the City of Hanford Planning Commission considered the General Plan Amendment, in accordance with Section 17.88 of the Hanford Municipal Code, at a special meeting scheduled on November 21, 2024; and,

WHEREAS, the City of Hanford Planning Commission considered the evidence presented in the staff report and testimony presented during the public hearing; and

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Hanford find the Annexation, General Plan Amendment and Prezone are categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines and the development of Heroes Park is categorically exempt from further environmental review, as per 15183 – Projects Consistent with a Community Plan or Zoning. CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

NOW THEREFORE BE IT FURTHER RESOLVED, that the City of Hanford Planning Commission, in accordance with Section 17.88.040 of the Hanford Municipal Code, recommends approval to the City Council of General Plan Amendment No. 0001-24, based upon the following findings and on the evidence presented:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

   Analysis: That Rezone No. 0014-24 internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Goals L24, L25, O7, O8, and O9 and Policies L95 – L97, and O60-O62 (as described in the General Plan Amendment section, above). All regulations pertaining to PF Public Facility zone district will be enforced as development occurs and through the Site Plan Review process.

2. The amendment would not be detrimental to the public health, safety, or welfare of the community.

   Analysis: The proposed rezone will not be detrimental to the public health, safety, or welfare of the community, as there is not a physical development proposed concurrent with this application. Although conceptual development has been proposed, planning, design, engineering, and environmental work is still required. At the time of physical development of the project site, the project will be routed to the appropriate departments and agencies to ensure the development is conditioned accordingly in order to ensure the development will not be detrimental to the public health, safety, or welfare of the community.

3. The amendment would maintain the appropriate balance of land uses within the City.

   Analysis: That jobs-housing balance is achieved by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs-rich area. The proposal to change the designation from Low-Density Residential to Open Space will impact the job-housing balance by reducing the opportunity for residential housing on acres. Staff recommends the proposal to change the designation for Hidden Valley Park's vacant portion be processed following tentative approval of the annexation for Heroes Park. The reason for this concurrent processing is to ensure that there is not a net loss in residential capacity, as required pursuant to SB 330.

   Pursuant to SB330, if a jurisdiction proposes a reduction in the intensity of the residential land use, then the jurisdiction must concurrently change the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is a "No Net Loss" in residential capacity. As described in Table 1, the City proposes to remove Low Density Residential Land Uses and replace them elsewhere.

Table 1
"No Net Loss" Clarification

Zone	General Plan Land Uses	Vacant Acres to be Added or Subtracted	Housing Element Realistic Density	Total Potential Housing Units Added or Subtracted
Hidden Valley Park Site				
R-L-5	Low Density Residential	-18.5	4.00	-74
PF	Open Space	18.5	0.00	0
	Subtotal	**0.00**		**-74**
Heroes Park/Latis LLC Property				
MX-N	Neighborhood Mixed Use	25% of -19.0	16.00	-76
OS	Open Space	40.0	0.00	0
R-L	Low Density Residential	-41.0	4.00	-164
MX-N	Neighborhood Mixed Use	75% of 20.0	16.00	+240
	Subtotal	**0.00**		**0**
Planned "Floating" Park Sites Moving to Heroes Park				
OS	Open Space	-10.1	0.00	0
RLD	Low Density Residential	10.1	4.00	+40
OS	Open Space	-16.9	0.00	0
RLD	Low Density Residential	16.9	4.00	+68
	Subtotal	**0.00**		**+108**
Overall Total Change in Potential Housing Units				**+34**

As demonstrated in the table above and by using the City's Housing Element's Realistic Density for the associated parcels, the concurrent processing of the General Plan Amendments for Heroes Park and Hidden Valley Park provide for an increase in the potential housing units by 34 units. The proposed removal and replacement of the Low-Density Residential Land Uses will not result in a loss in total residential capacity and therefore is compliant with the provisions of the SB330.

4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

   Analysis: That the Low-Density Residential designation will be developed consistent with the density range set forth for the Low-Density Residential designation, which is between two and 10 units per acre. Uses will be limited to the typical uses set forth in Policy L32 and developed consistent with the R-L-5 Low-Density Residential zone district.

   That the Medium-Density Residential designation will be developed consistent with the density range set forth for the Medium-Density Residential designation, which is between seven and 20 units per acre. Uses will be limited to the typical uses set forth in Policy L35 and developed consistent with the R-M Medium-Density Residential zone district.

   That the Neighborhood Mixed Use designation will be developed consistent with the typical uses set forth Section L61 and developed consistent with the MX-N Neighborhood Mixed Use zone district.

That the Open Space designation is proposed to be developed as Heroes Park, a 40-acre park consisting of:

- Three multi-use athletic fields
- Two play structures with shade and lighting
- Dog park with lighting
- Outdoor amphitheater
- 16 pickleball courts
- 18-hole frisbee disc golf course with lighting
- Skatepark with lighting
- Two basketball courts with lighting, workout area with lighting
- Water feature
- Open space area
- Community garden/learning garden with lighting
- Three shade areas
- Parking area with lighting and charging stations
- Two restrooms with solar lighting

Development is considered consistent with Policy L96, which describes the typical uses of the Open Space designation as including park space.

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

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

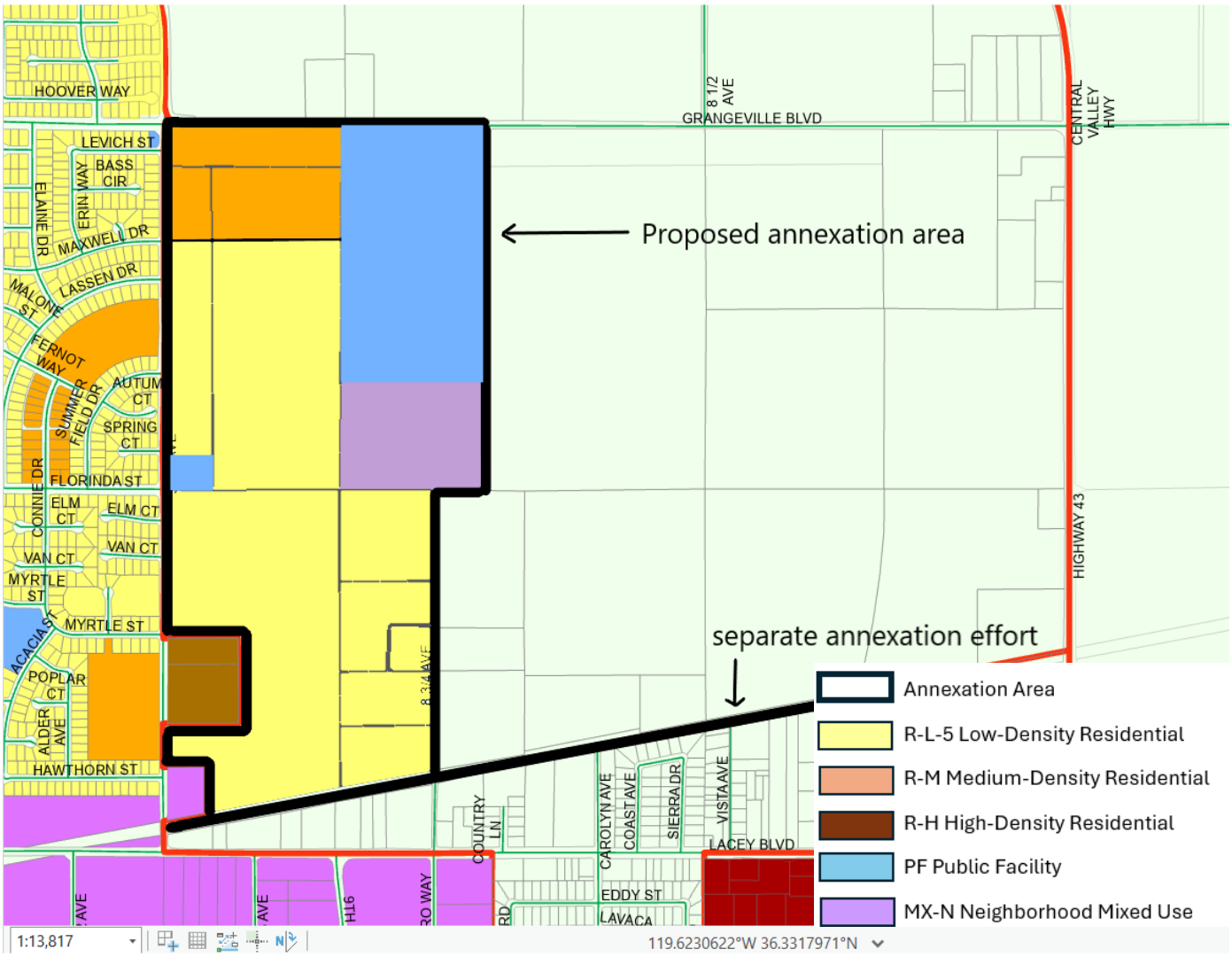
STATE OF CALIFORNIA)
COUNTY OF KINGS)ss.
CITY OF HANFORD)

I, **Jason Waters,** Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a special meeting held on the 21st day of November 2024.

Jason Waters, Secretary

Exhibit A
Proposed Prezoning

Proposed Prezoning No. 0014-24



HANFORD
CALIFORNIA

October 7, 2024

To: Property Owners within City-Initiated Annexation Areas Associated with Heroes Park

Re: Effect of Annexation on Formerly County Property

This letter serves as notice that the City of Hanford is proposing to initiate the annexation of the area shown in the map below, in order to annex the property to be developed as Heroes Park into the City limits. Information regarding Heroes Park can be found on the City's website: https://cityofhanfordca.com/1550/Heroes-Park

Prior to initiation of the annexation of the various areas, the City of Hanford wishes to inform property owners of the effect of annexation into the City limits. This letter provides answers to some of the most frequently asked questions associated with annexation. Please review the information below.

Should you have any questions not addressed by this letter, or wish to discuss further, please contact the staff-member associated with the topic you wish to discuss.

Any remaining questions will be addressed during an open-forum community meeting, which will be held on October 23, 2024 from 4:00 p.m. to 6:00 p.m. in the Training Room of City Hall, 319 N. Douty Street, Hanford, CA 93230.

PUBLIC COMMENT: All interested parties are invited to attend the meeting and/or send written comments to Natalie Corral, City Clerk, City of Hanford, 319 N. Douty Street, Hanford CA 93230; NCorral@hanfordca.gov To ensure comments will be considered, all comments are requested to be submitted to the City by 12:00 p.m. the day of the meeting.

Frequently Asked Questions:

1. What is annexation?

   The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 governs annexation of unincorporated areas to a City. Annexation is a reorganization that changes the governmental authority from one jurisdiction (the County) to another (the City). The Kings County Local Agency Formation Commission (LAFCO) reviews and approves annexation requests. For more information regarding LAFCO, please visit the website at http://www.kingslafco.com/

Finance Department

Contact Finance, Utility Billing via phone (559)585-2510 or email, finance@hanfordca.gov, regarding the information below:

1. Will my utility bills increase?

   The cost to residents for City utilities will be as follows (based on utility rates effective July 1, 2024):

	Rates as of July 1, 2024 @ 11 Units of Water
Water Service	19.85
Water Consumption	24.64
Sewer Service	27.63
Storm Drain Service	5.04
Trash Service	29.99
Total	107.15

2. Will my property taxes increase?

   No change will occur. All properties are taxed at the same rates whether annexed to the City or not (approximately one percent of assessed value). That is, City and County property owners pay the same tax rates. Thus, property tax assessments will not be affected by annexation. However, if the property is resold, or if new

improvements to the property are constructed, the assessed value of the property will most likely increase. This increase, however, has nothing to do with a property being in the City or the County.

Public Works Department

Contact the Public Works Department via phone (559)585-2550 or email, publicworks@hanfordca.gov, regarding the information below:

1. Must I hook up to the City's sewer system if I already have a septic system?

   Not at this time. Neither the County nor the City can require you to have sewer service if you are using a properly operating septic system. However, if your septic system violates State and/or local health and building codes, both County and City ordinances require most homeowners to connect to a sewer system if one is available within 200 feet of the property.

2. Can I replace my septic tank or do substantial work on the leach field once I am in the City?

   The city will issue permits for new septic tank work or substantial work on the leach field only if the sewer line is not within 200 feet of your property line. Minor work on the leach field is allowed.

3. Can I keep my existing well and continue to use it after annexation to the City?

   Yes. Existing wells can be retained after annexation. The City encourages property owners to hook up the house to city water, but the existing well can be retained long term for watering the property as long as a backflow device is installed on your domestic water service.

4. Is there a time in which I must connect the house to city water?

   No. You will only be required to connect to city water when major work on the well is needed. Minor work, such as cleaning or pump replacement, will not require connection.

5. If I already have City water and sewer service, will my water and sewer bills go up after annexation?

   No; however, the City will begin street sweeping the annexed areas and that charge will now appear on your bill.

6. What about curbs, gutters, sidewalks, street trees, storm drains, or streetlights?

   There is no requirement that curbs, gutters, sidewalks, street trees, storm drains, or streetlights be installed as part of the annexation. The City may require a developer to make off-site improvements, which may include improvements along the frontage of individual properties. If a property owner undertakes substantial building remodeling or new building construction on an individual lot basis after annexation, then curbs, gutters, sidewalks, street trees and streetlights must be constructed along the frontage of property. If desired by a neighborhood, a special district could be established to install these items at the cost of the property owners within the newly established district.

7. I now have trash service from a private contractor, can I keep my existing service and for how long?

You would have 12 months after annexation before you are required to sign up for City trash service. Currently, the city trash service for solid waste, and recycling and green waste is $25.76 per month (fees subject to change). The City also provides a spring clean-up for a free pickup truck load to the dump. This service is included in the normal service fees.

Fire Department

Contact the Fire Department via phone (559)585-2545 or email, FirePrevention@hanfordca.gov, regarding the information below:

1. Who will be responsible for Fire protection?

   Fire protection service will be provided by the City Fire Department upon annexation.

Police Department

Contact the Police Department, via phone (559)585-4540 or email, PoliceAdministration@hanfordca.gov , regarding the information below:

1. Who will be responsible for Police protection?

   Police protection service will be provided by the City Police Department.

Kings County Elections Office

Contact the Kings County Elections Office via phone (559)852-4401 or email, elections@countyofkings.com, regarding the information below:

1. What changes will annexation have on elections?

   The Kings County Elections Department conducts Federal, State, School, County, City and Special District elections. After annexation, residents of the areas affected would become citizens of the City, entitled to vote in City elections, and eligible to hold City elective and appointive positions.

Community Development Department – Planning Division

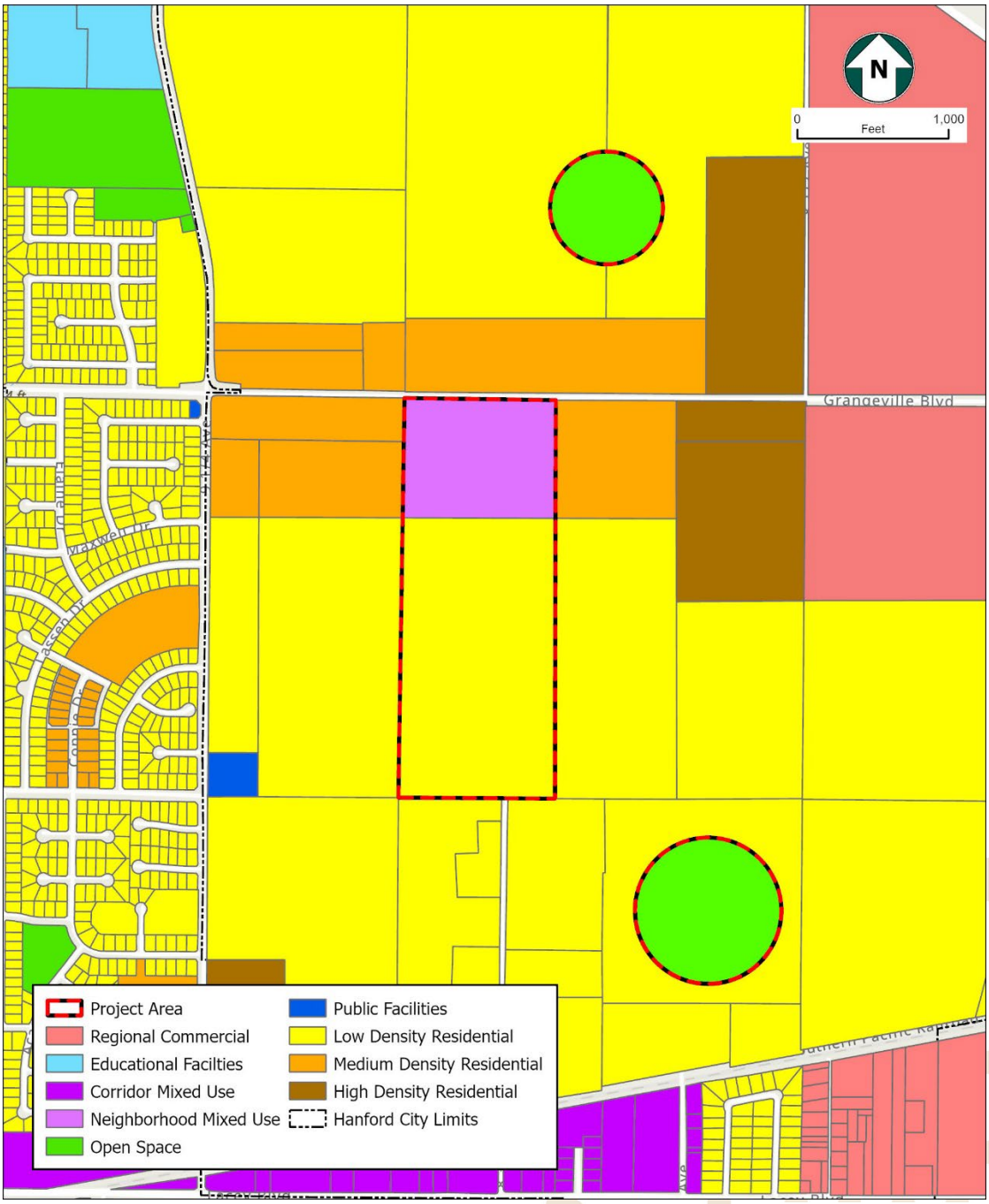
Contact Senior Planner, Gabrielle Myers, via phone (559)585-2578 or email, gmyers@hanfordca.gov, regarding the information below:

1. What effects will annexation have on zoning?

   The annexation area will be pre-zoned a combination of R-L-5 Low-Density Residential, R-M Medium-Density Residential, PF Public Facilities, and MX-N Neighborhood Mixed Use, as proposed through General Plan Amendment No. 0001-24.

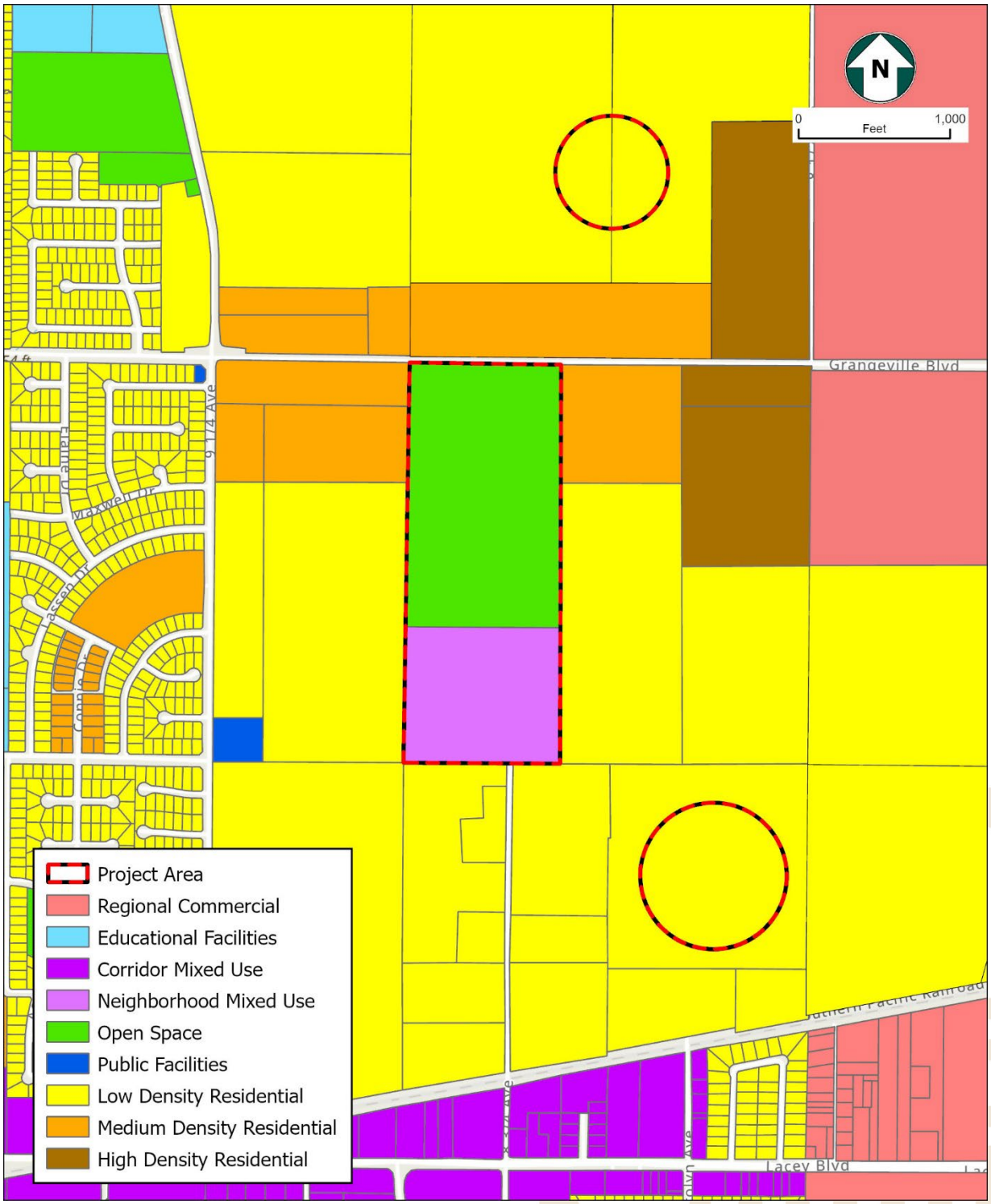
HANFORD
CALIFORNIA

Existing General Plan Designation

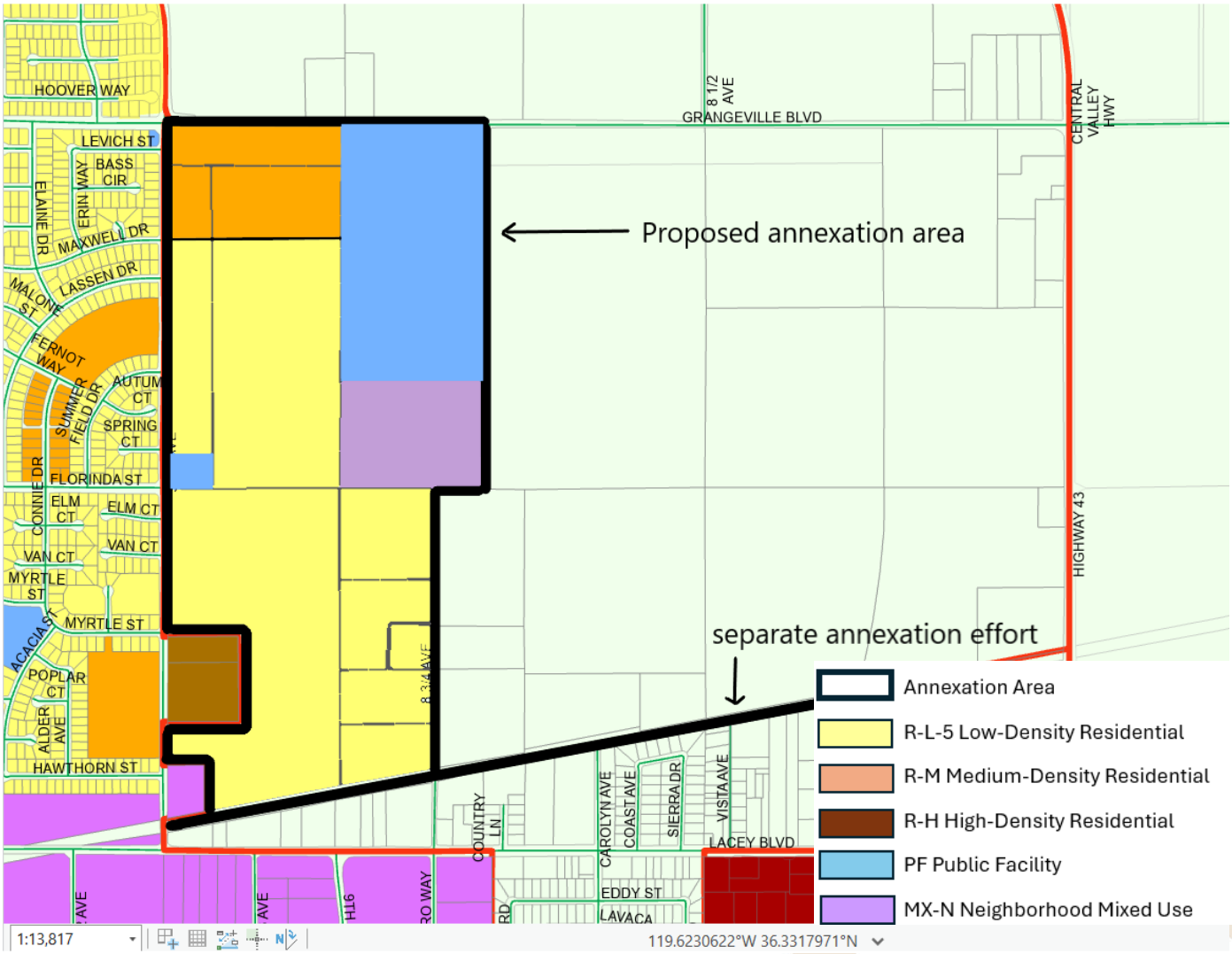


HANFORD
CALIFORNIA

Proposed General Plan Amendment No. 0001-24



Proposed Prezoning No. 0001-24



The ordinance can be viewed at this address: http://qcode.us/codes/hanford/

2. What effects will annexation have on the uses allowed? If a use is allowed in the County, but not allowed in the City, what happens?

   A use shall be deemed nonconforming if it was lawfully commenced while under the jurisdiction of Kings County, but which, after annexation of the site into the City, does not conform to the use regulations of the City

   For example: If you are legally operating (have a valid business license and all required permits for operation/structures) a vehicle repair shop in Kings County, currently, but upon annexation the use is not

allowed in the City's zone district, you may still operate. However, if you discontinue the use for a period of six months or more, the non-conforming use shall not be able to reestablish. A nonconforming use may be expanded by up to 10% of its exiting floor area if a conditional use permit is granted. The expansion of a nonconforming use or structure may be allowed only one time per use.

3. What is the permitting process like in the City?

   The permitting and entitlement process is a similar process and requirements as Kings County.

4. I have various animals in the County, can I keep them in the City?

   An animal raising use that is nonconforming due to annexation or adoption or amendment to this title shall be allowed to continue, provided that the intensity of the animal raising use (i.e., type and number of animals) shall not change or increase. The provisions for abandonment or discontinuance shall not apply. Please note that you are limited to the allowances approved by Kings County.

Community Development Department – Building and Code Enforcement

Contact Building Official, Tom Webb, via phone (559)585-2584 or email, twebb@hanfordca.gov regarding the information below:

1. Does the City of Hanford have Code Enforcement?

   Yes, the City of Hanford does have Code Enforcement officers and will enforce the City ordinances upon annexation on a complaint-basis. Code enforcement issues include, but are not limited to:

   a. Abandoned vehicles
   b. Junk and debris
   c. Property maintenance
   d. Building without permits

2. Will my address be changed?

   It depends, if you currently do not have a City-style address, you will be reassigned one; City-style addressing is typically four numbers verses County-style, which is five.

   a. The City will notify you and the post-office of the change

Community Development Department – Housing Division

Contact Housing Analyst, Sandra Lerma-Martinez, via phone (559)585-4766 or email, slerma@hanfordca.gov, regarding the information below:

1. Upon annexation, homeowners will now be eligible to apply for City assistance programs (formerly, while being located outside of city limits, owners were not eligible for these programs).

Should you have any questions not addressed by this letter, or wish to discuss further, please contact the staff-member associated with the topic you wish to discuss. Thank you!

Sincerely,

Jason Waters
Deputy City Manager
319 N. Douty Street
Hanford, CA 93230
(559)585-2590
jwaters@hanfordca.gov

Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Kings
1400 W. Lacey Boulevard
Hanford, CA 93230

From: (Public Agency): City of Hanford
317 N. Douty Street
Hanford, CA 93230
(Address)

Project Title: Heros Park

Project Applicant: City of Hanford

Project Location - Specific:

See Figure 1 and 2 of Attachment A for Project Location

Project Location - City: Hanford Project Location - County: Kings

Description of Nature, Purpose and Beneficiaries of Project:

See the Attachment A for the Project Description.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Jason Waters

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: _____
- ☒ Statutory Exemptions. State code number: Section 15183 - Consistent with a Community Plan or Zoning

Reasons why project is exempt:

See the Attachment A for analysis and justification for the use of the above exemptions.

Lead Agency Contact Person: Jason Waters Area Code/Telephone/Extension: (559) 585-2500

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

PROJECT DESCRIPTION

Heros Park

The City of Hanford (City) is proposing the development of Heros Park, a community park with enhanced amenities (project).

The proposed community park will be located at Assessor's Parcel Number (APN) 014-230-098. The subject site is a 40-acre parcel located within the U.S. Geological Survey (USGS) Remnoy Quad map, Section 29, Township 18S, Range 22E Mount Diablo Base and Meridian (MDBM). The parcel is located south of Grangeville Boulevard approximately 0.25 miles east of 9 ¼ Avenue within the sphere of influence of the City of Hanford, Kings County, California.

The proposed Action includes development of the park with both active and passive recreational opportunities and enhanced amenities, including:

1. An approximately 45,000 square-foot playground area with portions of the playground below grade, equipment, on-grade slide, and shaded picnic and BBQ areas.
2. An approximately 34,900 square-foot amphitheater with portions below grade, terraced seating, and a promenade.
3. An approximately 46,900 square-foot pickleball court complex containing 16 pickleball courts.
4. Two outdoor basketball courts approximately 7,700 square feet in size.
5. An outdoor skatepark approximately 16,000 square feet in size.
6. An approximately 16,500 square-foot dog park.
7. An approximately 18,800 square-foot community garden.
8. An approximately 1,600 square-foot outdoor fitness court with fitness equipment.
9. An 18-hole disc golf course, approximately 2,300 linear feet.
10. Two park restrooms approximately 1,800 square feet.
11. Recreational open space approximately 213,700 square feet in size with approximately 134,500 square feet planned as recessed for stormwater overflow.
12. Approximately 7,100 linear feet of walking path.
13. Nine public art installations.
14. Tank and well system for potable water, fire suppression, and irrigation purposes.
15. Approximately 189,000 square feet of parking (190 parking spaces).

The site is currently developed with a single-family residence that will be removed to accommodate the proposed project. Outdoor lighting along with landscaping are proposed along the pedestrian trails and throughout the park with native and drought tolerant species.

EXEMPTIONS:

- 15183 – *Projects Consistent with a Community Plan or Zoning*: CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

This section shall apply only to projects that meet the following conditions:

- The project is consistent with:
  - A community plan adopted as part of the general plan
  - A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or
  - A general plan of a local agency, and
- An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan

REASONS WHY PROJECT IS EXEMPT

The Hanford General Plan (General Plan) Land Use Map designates two open space areas located towards the eastern side of the City's growth boundary: one north of Grangeville Boulevard and one south of Grangeville Boulevard, totaling a combined approximately 27 acres. The location of these two open space areas are flexible and may change within the General Plan map area until land is purchased by the City. This is further reinforced under Policy 052 of the General Plan allowing for future open space land to "float" on the map. The following General Plan policies further provide evidence of compliance and performance standards that the proposed Project will meet:

- General Plan Goal 9: Parks provided at a combined ratio of 3.5 acres per 1,000 residents.
- General Plan Policy 051 *Provision of Parkland:* Acquire and develop new parks consistent with the Parks, Recreation, and Open Space Master Plan.
- General Plan Policy 053 *Parkland Ratio Calculation:* When determining the parkland ratio of acres per 1,000 population, include the acreage of city-owned mini, neighborhood, community, regional, special use, and storm water basin parks, along with 50% of the acreage of school playgrounds and play areas within the Planned Area Boundary.

The City prepared and adopted a Parks, Recreation, and Open Space Master Plan (Plan) to help assess and plan for future growth and the need to expand parkland. The adopted Plan found that the City currently provides 5.06 acres of parkland per 1,000 residents, therefore achieving the General Plan goal of 3.5 acres per 1,000 residents. The anticipated population growth for the City by 2035 indicates a need for approximately 64 acres of Community park space.

The Plan also identifies the top priorities for future City park as Neighborhood parks and Community parks. Community parks generally range from 10 to 75 acres depending on the community, serve a larger area of one to three miles and can contain more recreational amenities then a Neighborhood park.

Therefore, the Project proposal for development of Heros Park as a Community park is consistent with the General Plan and adopted Parks and Recreation Master Plan. Based on the analysis of the 2035 General Plan Environmental Impact Report (EIR), no new significant impacts are anticipated with the development of Heros Park. Impacts are effectively addressed through the implementation of General Plan goals and policies.

CONCLUSION

The proposed Project is consistent with the City of Hanford General Plan and adopted Parks and Recreation Master Plan. As discussed, the Project complies with the goals and policies of the General Plan and would allow for an expansion of parkland to accommodate for future growth in the City. Based on this analysis, the impacts of the Project are not expected to be significant and, a Categorical Exemption pursuant to Section 15183 is warranted.

Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Kings
1400 W. Lacey Boulevard
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(Address)

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Project Applicant: City of Hanford

Project Location - Specific:

See Figure 1 and 2 of Attachment A for Project Location

Project Location - City: Hanford Project Location - County: Kings

Description of Nature, Purpose and Beneficiaries of Project:

See the Attachment A for the Project Description.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Jason Waters

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
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Reasons why project is exempt:

See the Attachment A for analysis and justification for the use of the above exemptions.

Lead Agency Contact Person: Jason Waters Area Code/Telephone/Extension: (559) 585-2500

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

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