Planning Commission Meeting
Agenda

January 28, 2025
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 January 14, 2025 Planning Commission Meeting

PUBLIC HEARING:

A. Community Development: Conditional Use Permit No. 0043-24: a request to construct a three-story, 105-room hotel in the C-R Regional Commercial zone district. The project is located at 12236 W. Lacey Blvd. (APN 009-050-086)

B. Community Development: Conditional Use Permit No. 0044-24: a request to establish a taproom with a Type 40 ABC liquor license within an existing building in the MX-D Downtown Mixed Use zone district. The project is located at 118-120 W. Sixth Street (APN 012-054-021).

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
January 14, 2025 5:30 PM
Council Chambers
400 N. Douty St.

ROLL CALL:

Present:	Absent:
Planning Commissioner Dennis Ham Planning Commissioner Gunther Norris Planning Commissioner Garry Curtis Planning Commissioner Jim Nelson Planning Commissioner Richard Douglas	Planning Commissioner (Alternate) Bernard Marez

INVOCATION:

Diana Black led the invocation.

FLAG SALUTE:

Chair NORRIS led the flag salute.

PUBLIC COMMENT:

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

There were no public comments.

ELECTION OF THE 2025 PLANNING COMMISSION CHAIR AND VICE-CHAIR:

Chair NORRIS called for nominations for 2025 Planning Commission Chair. Commissioner DOUGLAS nominated Commissioner HAM. There were no other nominations. Commissioner HAM was approved to be the 2025 Chair, by a unanimous roll call vote.

Chair NORRIS then called for nominations for 2025 Planning Commission Vice-Chair. Commissioner CURTIS nominated Commissioner DOUGLAS. There were no other nominations. Commissioner DOUGLAS was approved to be the 2025 Vice-Chair, by a unanimous roll call vote.

Commissioner NORRIS passed the gavel to Commissioner HAM, who chaired the remainder of the meeting.

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.

There were no items.

PUBLIC HEARING:

A. Community Development: Annexation 161: A request to annex 88.89 acres into the City of Hanford from the Kings County jurisdiction. Prezone No. 0005-23: A request to prezone the land proposed to be annexed as R-L-5 Low-Density Residential, in accordance with the General Plan designation for the territory, Low-Density Residential. Vesting Tentative Tract 943 (Silicon Valley Ranch): A request, by Marc Frelier, to subdivide 75.02 acres proposed to be prezoned R-L-5 Low-Density Residential into 326 single-family residential lots, a 3.58-acre park, and three-acre storm basin. Focused Environmental Impact Report (EIR) State Clearinghouse Number (SCH) 2024060956: A request to certify the Final Focused Environmental Impact Report for the project and adopt a Statement of Overriding Considerations for the project's significant impact to Transportation/Traffic. The Project is located south of Hanford Armona Road, between 12th and 13th Avenues (APN 011-040-008, -010, and -027).

Senior Planner Myers stated that, following publication of the staff report and related documents, it was recognized that there was a need to address some of the Conditions of Approval within the resolution and some items within the environmental document. Staff requested additional time to meet with the applicant and environmental consultant to work on these issues and bring back the item in two weeks, on January 28, 2025. She stated that continuing an item to a date certain does not require staff to re-notice the item.

Motion to Continue the Public Hearing to the regular scheduled January 28, 2025 meeting.

RESULT:	**Passed (UNANIMOUS)**
MOVER:	Planning Commissioner Garry Curtis
SECONDER:	Planning Commissioner Gunther Norris
AYES:	Dennis Ham, Gunther Norris, Garry Curtis, Jim Nelson, Richard Douglas

B. Community Development: General Plan Amendment No. 2022-01: a request to change the general plan designation from Highway Commercial to Service Commercial and High-Density Residential on approximately 39.16 acres.

Rezone No. 2022-01: a request to change the zoning on 39.16 acres from C-H Highway Commercial to C-S Service Commercial and R-H High-Density Residential with a Planned Unit Development overlay.

Planned Unit Development No. 2022-01: a request to allow blended zoning for a master planned medical and mixed-use development, including the future construction of 15 buildings consisting of medical outpatient clinic services, a hotel and conference center, specialized education, retail, medical office, skilled nursing and assisted living, and multi-family residential uses, as well as a bio infiltration basin, associated open space, circulation and parking, and infrastructure improvements.

Mitigated Negative Declaration No. 2023-93: a request to certify that the project will have a less than significant impact with the incorporation of mitigation measures.

The project is located between 11th and 12th Avenues along Glendale Drive, north of

Highway 198 (APN 011-060-007, 011-060-008, 012-290-042, and 012-290-054).

Chair HAM opened the public hearing and called for the staff report. Senior Planner Myers presented the staff report, recommended approval of the project, and invited questions of staff. There were no questions.

Chair HAM opened Public Comment:

FAVOR

- Steve Brandt, with QK (engineers for the project), thanked City staff and encouraged approval of the project.
- Jennifer Sheldon, with Adventist Health, stated that they are in favor of the project.
- Rhett Swasey was in favor of this development of the property and expressed total support.

OPPOSED
NONE

Chair HAM closed Public Comment and invited questions from Commissioners. Commissioner CURTIS asked how long the project will take to complete, once it has begun. Senior Planner Myers replied that it would take approximately three years. Chair HAM asked if the Fire Department had any comments regarding the 3-story hotel with a garage below it, because of the high-pitched roof. Ms. Myers replied that Fire just had their regular comments (e.g., Knox boxes, fire sprinklers, turnarounds), but they did indicate project support.

Motion to recommend certification of Mitigated Negative Declaration No. 2023-93 for the project to the City Council.

RESULT:	**Passed (UNANIMOUS)**
MOVER:	Planning Commissioner Garry Curtis
SECONDER:	Planning Commissioner Jim Nelson
AYES:	Dennis Ham, Gunther Norris, Garry Curtis, Jim Nelson, Richard Douglas

Motion to adopt Resolution No. 2025-04, recommending approval of General Plan Amendment No. 2022-01 to the City Council.

RESULT:	**Passed (UNANIMOUS)**
MOVER:	Planning Commissioner Richard Douglas
SECONDER:	Planning Commissioner Norris
AYES:	Dennis Ham, Gunther Norris, Garry Curtis, Jim Nelson, Richard Douglas

Motion to adopt Resolution No. 2025-06, recommending approval of Rezone No. 2022-01 to the City Council.

RESULT:	**Passed (UNANIMOUS)**
MOVER:	Planning Commissioner Gunther Norris
SECONDER:	Planning Commissioner Richard Douglas
AYES:	Dennis Ham, Gunther Norris, Garry Curtis, Jim Nelson, Richard Douglas

Motion to adopt Resolution No. 2025-07, recommending approval of Planned Unit Development No. 2022-01 to the City Council.

RESULT:	**Passed (UNANIMOUS)**
MOVER:	Planning Commissioner Jim Nelson
SECONDER:	Planning Commissioner Garry Curtis
AYES:	Dennis Ham, Gunther Norris, Garry Curtis, Jim Nelson, Richard Douglas

DIRECTOR'S COMMENTS:

Director Waters reported that the City has been approved to receive two grants: one for $1.6 million for evaluation and initial planning at Grangeville and the BSNF line, and one for $15.5 million for a project involving the improvement connectivity and downtown alleys.

COMMISSIONERS' ITEMS OF INTEREST:

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Commissioner DOUGLAS congratulated Commissioner HAM on his election to 2025 Planning Commission Chair.

ADJOURNMENT:

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Chair HAM adjourned the meeting a 6:02 p.m.

Respectfully submitted,

Diana Black, Recording Secretary

AGENDA
STAFF REPORT

MEETING DATE: 1/28/2025	**AGENDA SECTION:** PUBLIC HEARING

SUBJECT:
Conditional Use Permit No. 0043-24: a request to construct a three-story, 105-room hotel in the C-R Regional Commercial zone district. The project is located at 12236 W. Lacey Blvd. (APN 009-050-086)

RECOMMENDATION:

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2025-07, approving Conditional Use Permit No. 0043-24.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2025-07, approving Conditional Use Permit No. 0043-24.

PROJECT DESCRIPTION

The project is a request to construct a three-story, 105-room hotel in the C-R Regional Commercial zone district. As shown on the plans provided (see **Attachment 1**), the proposed TownePlace Suites by Marriott will include the hotel, a drop-off area, a trash enclosure, and an outdoor courtyard to include a pool and lounge areas. A hotel requires the approval of a conditional use permit in the C-R Regional Commercial zone district.

<u>Project Location</u>

The proposed project is located at 12236 W. Lacey Blvd. (APN 009-050-086) (see Figure 1, below), to be reassigned to 1920 W. Lacey Blvd. The General Plan designates the property as Regional Commercial (see Figure 2, below). The property is zoned C-R Regional Commercial, which corresponds with the General Plan designation (see Figure 3, below).

Figure 1:
Land Use (property outlined in red)

Entitlement

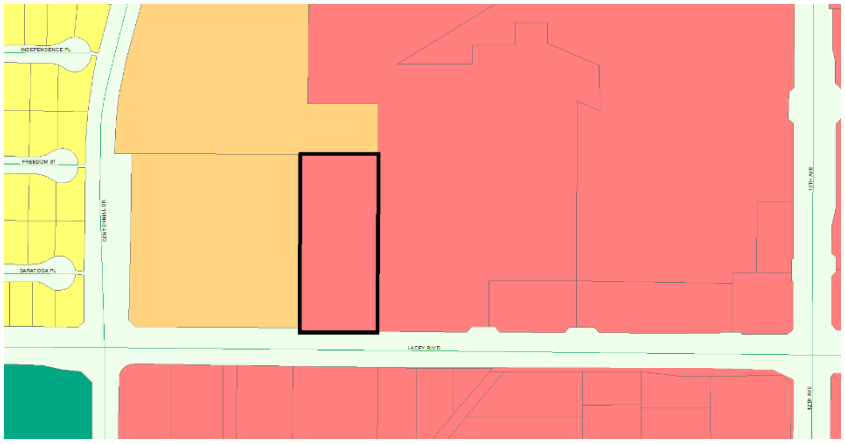
The applicant has submitted Site Plan Review No. 0028-23 for the project to construct the TownePlace Suites by Marriott. Site Plan Review No. 0028-23 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter (see **Attachment 2**). All conditions of approval cited in the site plan review approval letter are also conditions of approval for this conditional use permit application.

BACKGROUND INFORMATION

General Plan Designation

The General Plan designates the property as Regional Commercial (see Figure 2, below). In accordance with General Plan Policy L47, the purpose of the Regional Commercial land use designation is 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. The use of the site for a hotel supports this policy, as it will provide a service within an area designated for large-format shopping center development to support both the Hanford community and the larger region outside of Hanford. In accordance with General Plan Policy L48, typical uses in the Regional Commercial land use designation 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. The use of the site for a hotel supports this policy, as it is a service that provides a benefit to the market synergy that occurs when uses are located in close proximity to each other.

Figure 2:
General Plan Designation (property outlined in bold)
Regional Commercial



Zoning Designation

The property is zoned C-R Regional Commercial, which corresponds with the General Plan designation (see Figure 3, below). The applicant seeks to allow a hotel in the C-R Regional Commercial zone district. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, a hotel or motel requires a Conditional Use Permit in the C-R Regional Commercial zone district (see Figure 4, below). “Hotel or motel" means a building or group of buildings in one complex consisting of multiple guest rooms intended or designed to be occupied on a temporary basis, and typically providing ancillary services such as a restaurant, lounge, pool or exercise room, meeting rooms, and/or other personal services. Alcoholic beverages served to overnight guests outside of a restaurant or bar/lounge typically requires an ABC Type 70 license.

Figure 3:
Zoning Designation (property outlined in bold)
C-R Regional Commercial

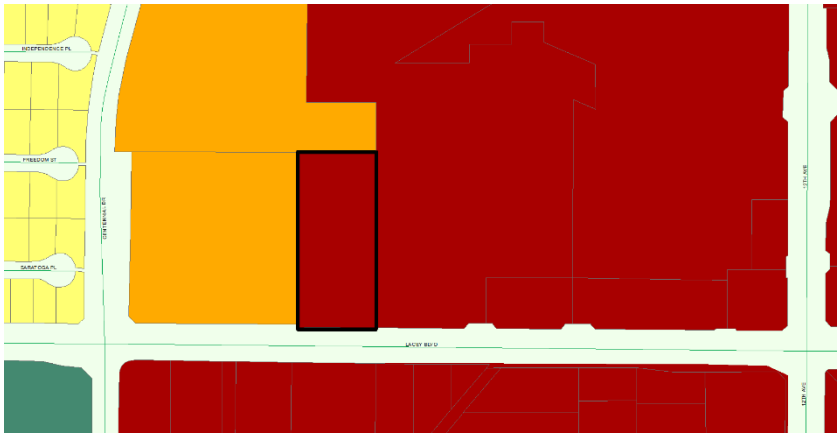


Figure 4:
Land Use Table

Commercial, Office, and Industrial Zone Use Table P = Use Is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use Is Not Allowed															
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See Identified Section)
H6	Hotel or motel		C	C	P		P	P								

PROJECT EVALUATION

Conformance with the standards of the C-R Regional Commercial zone district

17.18.030 Site Area

In the C-R Regional Commercial zone district, the minimum site area shall be 10 acres. The site may be divided into multiple separate lots, if a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County Recorder's Office. Existing sites of less than 10 acres may be developed in accordance with the specifications of Chapter 17.18 of the Municipal Code. The site is an existing 2.19-acre lot. As an existing site less than 10 acres, the site will be developed according to the specifications of Chapter 17.18. As an existing site, the site meets the requirements of the C-R Regional Commercial zone district for site area.

17.18.040 Lot Dimensions

In the C-R Regional 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 project site has approximately 205 feet of street frontage. The property exceeds the lot frontage requirement for the C-R Regional Commercial zone district.

17.18.050 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 setback area, open space, and off-street parking and loading requirements were evaluated and mandated as part of the site plan review process.

17.18.060 Building Setback Area

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

Front-Building Setback

In the C-R Regional Commercial zone district, the front building setback shall be 15 feet. The building setback is approximately 54 feet, seven inches from the front lot line, which satisfies the requirement of the C-R Regional Commercial zone district.

Side-Building Setback

The side building setback area shall be zero feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, O-R, O, PF, AP, or CO zone district, then the side building setback area shall

be 15 feet. The eastern side lot line abuts a property in the C-R Regional Commercial zone district, which allows a setback of zero feet. The western side lot line abuts a property in the R-M Medium Density Residential zone district; therefore, the side building setback area on the western side is 15 feet. The western side building setback area is approximately 73 feet, six inches. The side setback requirement for the C-R Regional Commercial zone district is satisfied.

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. The rear lot line abuts a property in the R-M Medium Density Residential zone district; therefore, the rear building setback is 15 feet. The rear building setback is approximately 69 feet, nine inches from the rear lot line. The rear setback requirement for the C-R Regional Commercial zone district is satisfied.

17.18.070 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.

17.18.080 Height of Structures

The maximum height of structures in the C-R Regional Commercial zone district is 35 feet. The structure height is 34 feet, six inches. The structure does not exceed the C-R Regional Commercial zone district height limitations.

17.18.090 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. The property will contain two driveways. An entrance and exit will be located on the western driveway, while the eastern driveway will be exit only. The location and design of the driveways will reduce opportunities for drivers to cross westbound Lacey Blvd. in order to turn into and out of the property. In order to discourage left hand turns into and out of the property, the exit only driveway will have a slight curve forcing drivers leaving the property to turn west onto Lacey Blvd. as well as preventing drivers on Lacey Blvd. from turning right, the existing median within Lacey Blvd. will be extended approximately 11 feet to the east, and a “Do Not Enter” sign facing Lacey Blvd. will be placed adjacent to that driveway. All new driveways will be located over 100 feet from all street corners. The project will be on an independent site and will not share driveway access with any other properties. The driveway requirements for the C-R Regional Commercial zone district have been satisfied.

17.18.100 Off-Street Parking

There are 113 parking spaces proposed for the site. In accordance with Section 17.54.040, parking shall be provided for a motel, hotel, or bed and breakfast inn at a ratio of one space per guest room, plus one space per employee. There are 105 guest rooms proposed for the hotel and four employees at the maximum working shift. Based on the ratio, the parking total exceeds the parking requirement.

Calculation:

105 guest rooms + 4 employees = 109 parking spaces minimum

Additionally, all parking spaces meet parking setback requirements and minimum parking stall size requirements of 18.5 feet in length and nine feet in width.

17.18.110 Usable Open Space

New developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area. A minimum of 547.5 square feet of usable open space is required for this site, based on the following calculation:

Calculation:

250 sq. ft. per acre of site area x 2.19 acres = 547.5 square feet minimum

Approximately 3,300 square feet of open space is provided on the site. The open space consists of an outdoor courtyard enclosed by a mix of masonry and wrought iron fencing, to include a pool and lounge areas. This satisfies the usable open space requirement for the C-R Regional Commercial zone district.

17.18.120 Landscaping

Landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street. All building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped. In all commercial zone districts, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least 10 feet. Landscaping will be distributed throughout the site, with 15 feet of landscaping provided along the street frontage. One tree is provided at least every four parking spaces. The project satisfies the landscaping requirements for the C-R Regional Commercial zone district.

17.18.130 Screening, Fences, and Walls

Properties in the C-R Regional Commercial zone district shall meet the screening, fences, and walls standards in Section 17.18.130 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 is adjacent to properties in the R-M Medium Density Residential zone district on the rear and western side lot lines; therefore, a block wall is required along each of those lot lines. There is an existing block wall along the rear and both side property lines. No fence or wall shall be placed in front of or within any landscaped area located next to a street. There is no proposed fence or wall within the landscaped area adjacent to the street. The project satisfies all screening, fence, and wall regulations for the C-R Regional Commercial zone district.

17.18.140 Signs

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

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

17.18.150 General Provisions and Standards

In the C-R Regional Commercial zone district, structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50 of the Hanford Municipal Code. Section 17.50.090 states that suitable area shall be provided on-site for collection of trash and recyclable materials for all commercial uses. Refuse storage areas shall be adequately screened from view. The refuse area enclosure shall be designed to meet the minimum recommended dimensional standards as determined by the City Engineer. The applicant will maintain the existing trash enclosure on site, as shown in **Attachment 1**.

All requirements of the C-R Regional Commercial zone district, prescribed by Chapter 17.18 of the Hanford Municipal Code, are satisfied.

FINDINGS FOR APPROVAL: CONDITIONAL USE PERMIT NO. 0043-24

<u>Conditional Use Permit No. 0043-24</u>

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: The proposed use will not impair the integrity and character of the C-R Regional Commercial zone district. The use is consistent with the regulations set forth in Chapter 17.18 of the Hanford Municipal Code for the C-R Regional Commercial zone district. A hotel is listed as a permitted use with the approval of a Conditional Use Permit in the C-R Regional Commercial zone district, as prescribed in the Land Use Table in Section 17.08.030. There is an existing hotel in the C-R Regional Commercial zone district, the Sequoia Inn.

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: The proposed hotel is compatible with existing and future permitted land uses in the C-R Regional Commercial zone district. The use is consistent with the regulations set forth in Chapter 17.18 of the Hanford Municipal Code for the C-R Regional Commercial zone district. In accordance with General Plan Policy L48, typical uses in the Regional Commercial land use designation 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. The use of the site for a hotel supports this policy, as it is a service that provides a benefit to the market synergy that occurs when uses are located in close proximity to each other. There is an existing hotel in the C-R Regional Commercial zone district, the Sequoia Inn.

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

ANALYSIS: In accordance with General Plan Policy L47, the purpose of the Regional Commercial land use designation is 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. The use of the site for a hotel supports this policy, as it will provide a service within an area designated for large-format shopping center development to support both the Hanford community and the larger region outside of Hanford. In accordance with General Plan Policy L48, typical uses in the Regional Commercial land use designation 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. The use of the site for a hotel supports this policy, as it is a service that provides a benefit to the market synergy that occurs when uses are located in close proximity to each other.

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

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

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

ANALYSIS: This application has been reviewed by various City departments and evaluated for conformity with the requirements of Chapter 17.18 of the Hanford Municipal Code. The use of this site for a hotel is compliant with the Hanford Municipal Code. Any improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 0028-23 and the resolution.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on January 17, 2025 and mailed to property owners within 300 feet of the project site on January 15,

2025. 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 3.**

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2025-07, approving Conditional Use Permit No. 0043-24.

Applicant:
Klassen Corporation
2021 Westwind Dr.
Bakersfield, CA 93301

Property Owner:
Crown Jewel Hospitality Inc.
6578 E. Mountain View Ave.
Selma, CA 93662

ATTACHMENTS:

1. Resolution No. 2025-07
2. Attachment 1 - Site Plan
3. Attachment 2 - SPR0028-23 Approval Letter
4. Attachment 3 - Notice of Exemption No. 2022-10
5. Assessor's Map

RESOLUTION NO. 2025-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING CONDITIONAL USE PERMIT NO. 0043-24, A REQUEST TO CONSTRUCT A THREE-STORY, 105-ROOM HOTEL IN THE C-R REGIONAL COMMERCIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 12236 W. LACEY BLVD. (APN 009-050-086).

At a regular meeting of the City of Hanford Planning Commission duly called and held on January 28, 2025 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 0043-24, a request to construct a three-story, 105-room hotel in the C-R Regional 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 12236 W. Lacey Blvd. (APN 009-050-086); 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: The proposed use will not impair the integrity and character of the C-R Regional Commercial zone district. The use is consistent with the regulations set forth in Chapter 17.18 of the Hanford Municipal Code for the C-R Regional Commercial zone district. A hotel is listed as a permitted use with the approval of a Conditional Use Permit in the C-R Regional Commercial zone district, as prescribed in the Land Use Table in Section 17.08.030. There is an existing hotel in the C-R Regional Commercial zone district, the Sequoia Inn.

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: The proposed hotel is compatible with existing and future permitted land uses in the C-R Regional Commercial zone district. The use is consistent with the regulations set forth in Chapter 17.18 of the Hanford Municipal Code for the C-R Regional Commercial zone district. In accordance with General Plan Policy L48, typical uses in the Regional Commercial land use designation 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. The use of the site for a hotel supports this policy, as it is a service that provides a benefit to the market synergy that occurs when uses are located in close proximity to each other. There is an existing hotel in the C-R Regional Commercial zone district, the Sequoia Inn.

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

   ANALYSIS: In accordance with General Plan Policy L47, the purpose of the Regional Commercial land use designation is 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. The use of the site for a hotel supports this policy, as it will provide a service within an area designated for large-format shopping center development to support both the Hanford community and the larger region outside of Hanford. In accordance with General Plan Policy L48, typical uses in the Regional Commercial land use designation 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. The use of the site for a hotel supports this policy, as it is a service that provides a benefit to the market synergy that occurs when uses are located in close proximity to each other.

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

   ANALYSIS: 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: This application has been reviewed by various City departments and evaluated for conformity with the requirements of Chapter 17.18 of the Hanford Municipal Code. The use of this site for a hotel is compliant with the Hanford Municipal Code. Any improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 0028-23 and the resolution.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 0043-24 be approved, subject to the conditions of approval for Site Plan Review No. 0028-23, attached as **Exhibit B**.

EXPIRATION

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

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

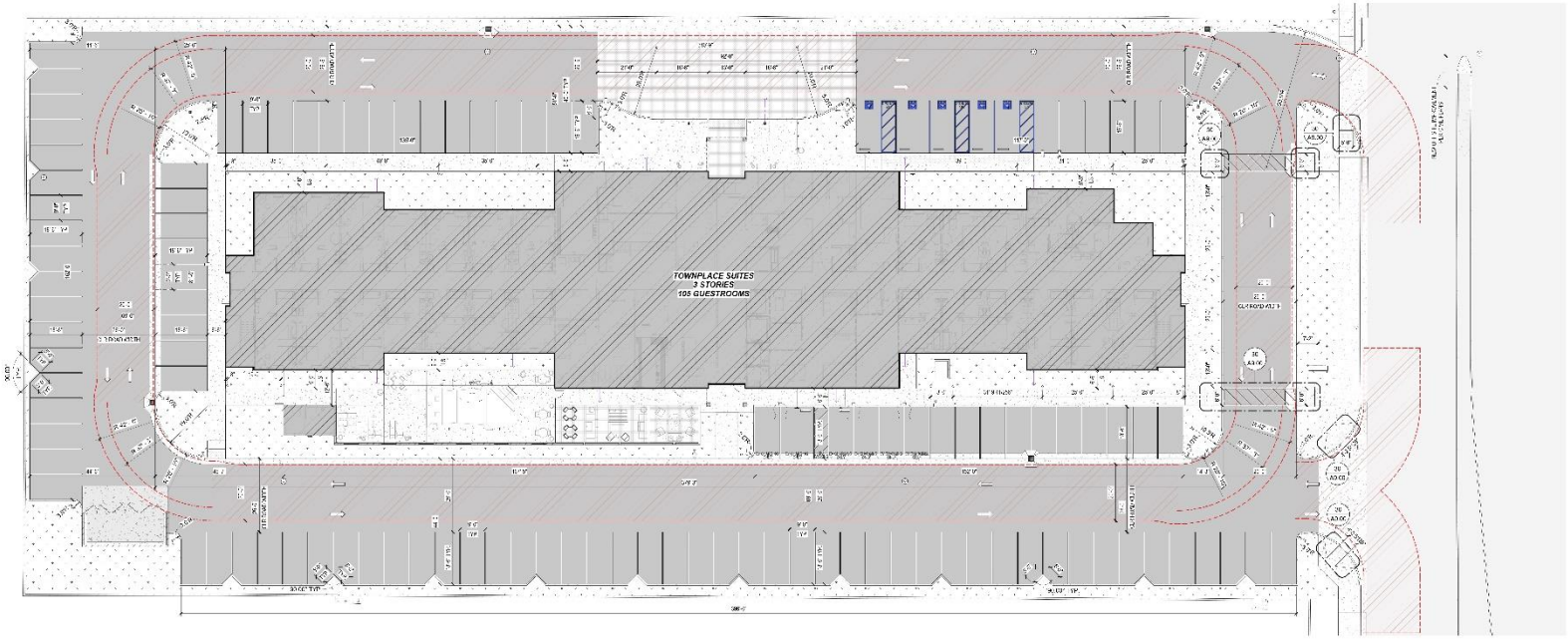
AYES:	Commissioners
NOES:	Commissioners
ABSTAIN:	Commissioners
ABSENT:	Commissioners

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

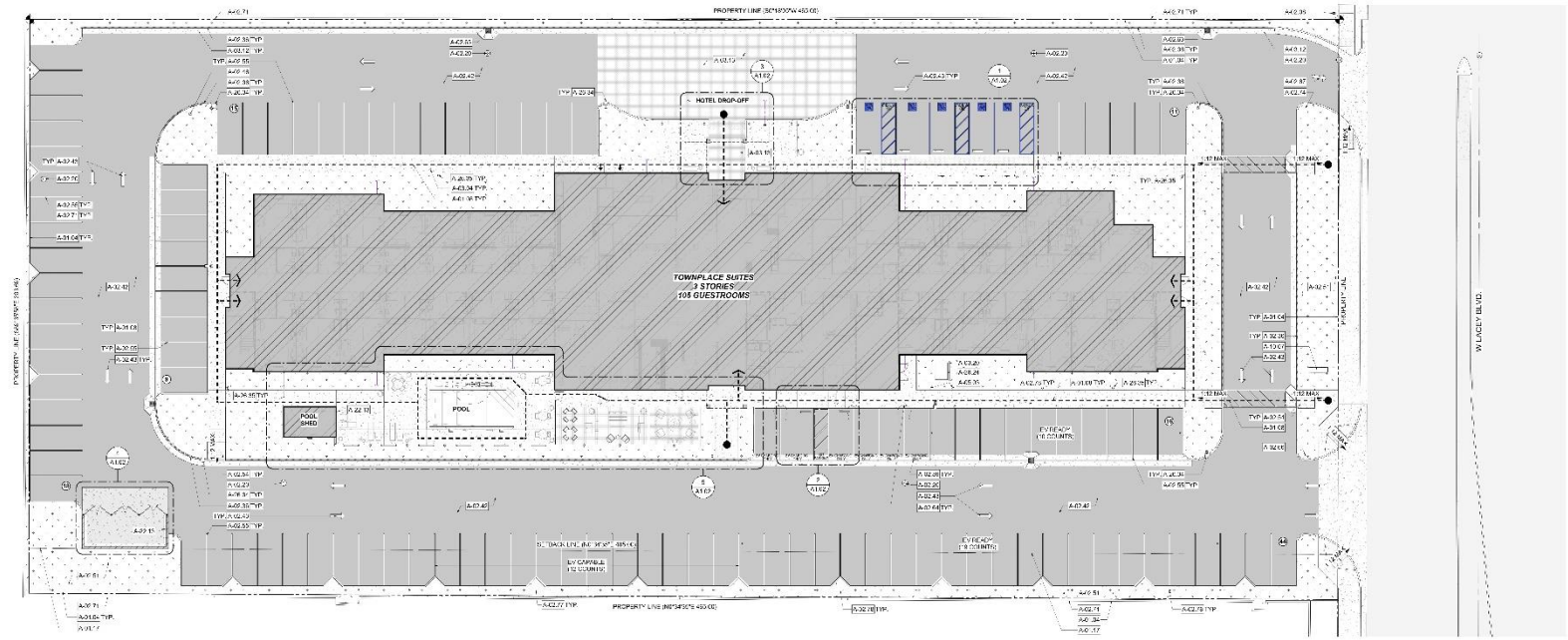
I, **Jason Waters**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 28th day of January 2025.

Jason Waters, Secretary

Exhibit A
Site Plan



② DIMENSION SITE PLAN
1/16" = 1'-0"



① SITE PLAN
1/16" = 1'-0"

REFERENCE NOTES

A. REFER TO TOWNPLACE SUITES BY MARRIOTT PRODUCT MANUALS GEN. 6 REAL LIVING (GREY COLOR SCHEME)(ISSUE AUG. 2021) FOR CFI, FINISHES, CASEWORK, ELECTRICAL FIXTURES, LIGHTING, MILLWORK, FURNITURE, ACCESSORIES, PLUMBING FIXTURES, AND FINISH SPECIFICATIONS & INTERIOR DESIGN SPECIFICATION MANUAL GEN. 6 REAL LIVING (GREY COLOR SCHEME)(OCT. 2021) FOR CLARIFICATIONS & ADDITIONAL INFORMATION.

B. REFER TO TOWNPLACE SUITES BY MARRIOTT INTERIOR SIGNAGE SPECIFICATIONS (OCT. 2020) FOR REQUIREMENTS.

C. MONUMENT SIGN UNDER SEPARATE PERMIT (REFER TO TOWNPLACE SUITES BY MARRIOTT EXTERIOR SIGNAGE SPECIFICATIONS (JAN. 2020). REFER TO ELECTRICAL PLANS FOR ELECTRICAL REQUIREMENTS. SUBMITTAL UNDERGOING AT ORIGINAL SUBMITTAL REFER TO LANDSCAPE.

D. REFER TO WALL LEGEND ON FLOOR PLAN SHEETS FOR INFO REGARDING WALL TYPES.

E. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

F. REFER TO ELECTRICAL PLANS FOR LIGHTING & POWER REQ'TS.

G. FIRE PIT MUST HAVE A NATURAL GAS LINE RUN TO THE FIRE PIT WITH AN EVERGREEN SHUT OFF SWITCH. REFER TO PLUMBING PLANS.

H. FINISH ENCLOSURE FOR UTILITY OR FIRE RISER TO BE STANDARD, SOLID WELL GRADE TREATED BIN - BLACK ENCLOSURE (REVISION 07/16/2019) TO CONDITIONAL NIN OVERVIEW.

I. ALL METAL FLASHING TO MATCH WINDOW FRAMES CO. OR AAMA 2605 WHITE POWDER COATED. VERIFY WITH OWNER.

KEYNOTES

KEY NO.	DESCRIPTION
A-31.01	PROPERTY LINE
A-31.09	ACCESSIBLE ACCESS TO TRAVEL
A-31.17	SETBACK LINE
A-32.08	FIRE HYDRANT, REFER TO CIVIL
A-32.16	MAILBOX, REFER TO CIVIL
A-32.39	PAINTED CURB HIGHWAY YELLOW WHICH MEANS HIGHWAY YELLOW WHICH MEANS HIGHWAY YELLOW, REFER TO CIVIL
A-32.42	AC PAVING, REFER TO CIVIL & SPEC SECTION 32 12 16
A-32.43	TWO-WAY TRAFFIC FLOW ARROWS - WHITE PAINT
A-32.46	BUFFER INTERVALS, REFER TO CIVIL
A-32.47	LANDSCAPING, REFER TO LANDSCAPE
A-32.54	TRUNCATED DOMES (WARNING SURFACE)
A-32.58	PARKING STALL STRIPE WHITE STRIPING
A-32.59	12" HIGH WHITE LETTERS SIZE 11" TO 14" ON AS SHOWN ON SITE PLAN
A-32.63	5" OPEN GRATE INLET, REFER TO CIVIL
A-32.64	EV CHARGING STATION, REFER TO ELECTRICAL PLANS FOR INFRASTRUCTURE PROVISIONS REQUIRED BY 2022 CALGREEN CODE
A-32.66	TRAFFIC ENTRY WARNING SIGN PER CITY STANDARDS
A-32.67	ONE-WAY SINGLE DRIVE AISLE
A-32.72	BLOCK WALL IN STALL PARKING
A-32.74	DO NOT ENTER SIGN PER CITY STANDARDS
A-32.77	EV PARKING FOR EV CAPABLE SPACES, REFER TO ELECTRICAL PLANS FOR INFRASTRUCTURE PROVISIONS REQUIRED BY 2022 CALGREEN CODE
A-32.78	LEVEL 2 EV CHARGING CAR PARK, CONDUIT AND RECEPTACLE FOR EV READY SPACES, REFER TO ELECTRICAL PLANS FOR INFRASTRUCTURE PROVISIONS REQUIRED BY 2022 CALGREEN CODE
A-31.04	CONCRETE FLATWORK, REFER TO CIVIL
A-33.12	CONCRETE CURB & GUTTER, REFER TO CIVIL
A-33.13	DECORATIVE PRECAST CONCRETE PAVERS, REFER TO SPEC SECTION 01 33 03 & 32 14 13
A-33.20	TRANSFORMER CONCRETE PAD, REFER TO CIVIL
A-33.63	FIRE RISER AND FILL WITH CONC. PRIMER & PAINT
A-33.67	MONUMENT SIGN - REFER TO ELECTRICAL, MILLWORK DETAILS, FOUNDATION DETAILS, SPECIFICATIONS STANDARDS, UNDER SEPARATE PERMIT
A-22.19	HOSE BIBB, REFER TO PLUMBING
A-35.24	TRANSFORMER, REFER TO ELECTRICAL
A-35.34	LIGHTING POLE, REFER TO ELECTRICAL
A-35.35	LIGHT BOLLARDS, REFER TO ELECTRICAL

PARKING ANALYSIS

PARKING REQUIRED PER HANFORD MUNICIPAL CODE (HMC) 17.64.040

TOTAL PARKING REQUIRED:
1 STALL PER GUESTROOM REQUIRED
105 GUEST ROOM TOTAL = 105 REQUIRED (105 PROVIDED)

1 STALL PER EMPLOYEE (TOTAL OF EMPLOYEES PER 1 LARGEST SHIFT)
1 EMPLOYEE = 4 REQUIRED (4 PROVIDED)

TO DOC. PER OPERATIONAL STATEMENT BY OWNER

TOTAL:
REQUIRED PARKING: 111
PROVIDED PARKING: 112

PARKING BREAK DOWN

ELECTRIC VEHICLE CHARGING STATION (EVCS):
EVCS ARE AN EV PARKING SPACE THAT PROVIDES WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).

PER 2022 CALGREEN CODE TABLE 4.106.4.2.2
NO. OF EV CAPABLE 10% OF TOTAL PARKING SPACES
REQUIRED: 112x10%= 12 STALLS
NO. OF EV READY 20% OF TOTAL PARKING SPACES
REQUIRED: 112x20%=22 STALLS
NO. OF EV CHARGERS 2% OF TOTAL PARKING SPACES
REQUIRED: 112x2%=2 STALLS

NFPA 2022 CBC CODE VOLUME 1 MP 228.2.2.7
NO. OF EVCS VAN ACCESSIBLE **REQUIRED:** 1 STALL
NO. OF EVCS STANDARD ACCESSIBLE **REQUIRED:** 1 STALL

ACCESSIBLE PARKING:
NFPA 2022 CBC CODE VOLUME 1 MP 208.2
NO. OF ACCESSIBLE STALLS **REQUIRED:** 3 STALLS

NFPA 2022 CBC CODE 1 TO 25 208.2.4
NO. OF VAN ACCESSIBLE STALL **REQUIRED:** 1 STALL

PARKING	REQUIRED	PROVIDED:
EV CAPABLE	12	12
EV READY	22	22
EVCS	2	2
EVCS VAN ACCESSIBLE	1	1
EVCS STD. ACCESSIBLE	1	1
VAN ACCESSIBLE STALLS	1	1
STD. ACCESSIBLE STALLS	2	2
STANDARD STALLS	69	69
TOTAL SPACES:	**111**	**112**

BICYCLE PARKING:
PER 2022 CBC CGBC, A4.106.8 PROVIDE PARKING IS ONLY VOLUNTARY (NOT REQUIRED)

SITE LEGEND

NOTE: REFER TO CIVIL PLANS FOR ALL UTILITY LINES

ACCESSIBLE BUILDING LINE/WALK

ACCESSIBLE PATH OF TRAVEL (PATH OF TRAVEL AS INDICATED ON PLAN IS A GRAVEL LINE, INCLUDES NOT TO SCALE FOR ADA PARKING SPACE DIMENSIONS, ACCESSIBLE PATH OF TRAVEL MUST HAVE A MAXIMUM OF 2% CROSS SLOPE, MAXIMUM 5% LONGITUDINAL SLOPE, AND A MAXIMUM OF 1/2" VERTICAL CHANGE IN SURFACE. SURFACE MUST BE STABLE, FIRM AND NON-SLIP. IF PERMANENT, CROSS SLOPE DOES NOT EXCEED 2% AND SURFACE IS IN DIRECTION OF TRAVEL, SLOPE DOES NOT EXCEED 5% OVERALL. INCLUDES ACCESSIBLE ROUTE WITHIN PARKING SPACE, SIDEWALKS, CURB RAMPS, ACCESSIBLE ROUTE ACROSS STREET, AND PATH OF TRAVEL TO ENTRANCE. MAY CONTAIN CURB RAMPS, PROPERTY LINE AND ABOVE GRADE PARKING STRUCTURE. CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS ALONG THE PATH.

(P) PROPOSED BUILDING UNDER THIS PERMIT APPLICATION

(P) 36" ACCESS STATION FOR MINIMUM WIDTH AND WITH A MINIMUM CONTINUOUS CLEAR HEIGHT OF 13'-0

(N) AC PAVING, REFER TO CIVIL & SPEC SECTION 32 12 16

(E) AC PAVING, REFER TO CIVIL

(N) CONCRETE FLATWORK, REFER TO CIVIL

(E) CONCRETE FLATWORK, REFER TO CIVIL

(N) LANDSCAPING AREA, REFER TO LANDSCAPE

(E) LANDSCAPING AREA, REFER TO LANDSCAPE

(N) DECORATIVE PRECAST CONCRETE PAVERS, REFER TO SPEC SECTION 01 33 03 & 32 14 13

(N) EXTERIOR FIRE RISER, REFER TO SPEC SECTION 01 33 03 & 09 90 30

(N) EXTERIOR CONCRETE POOL DECK, REFER TO SPEC SECTION 01 33 03 & 03 35 36

(N) TRUNCATED DOMES, REFER TO SPEC SECTION 32 17 23

(N) TRUNCATED DOMES BROOM FINISH, REFER TO SPEC SECTION 32 17 23

Klassen corporation
Architecture Construction
2021 Westwind Drive
Bakersfield, CA 93361
(661) 324-3000
(661) 324-3900 Fax
www.klassencorp.com

Towneplace Suites by Marriott
SMARTWAY EXPRESS INC.
1920 W. Lacey Blvd. Hanford, CA 93230

TOWNEPLACE SUITES BY MARRIOTT

MARK	DATE	DESCRIPTION
1	10-12-21	ISSUED FOR PERMIT REVISIONS

Project No: 06-1-21014

SITE PLAN

A1.01

9/30/2024 6:30:30 AM

Exhibit B
Site Plan Review Approval Letter – Conditions of Approval

City of HANFORD
CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET

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

DATE: July 2, 2024

PROJECT: Site Plan Review 2022-01 (502-1197) Revision 4/SPR0028-23

APPLICANT: Ruben Tellez

LOCATION: 12236 W. Lacey Blvd. (APN 009-050-086)

PROPOSAL: New TownePlace Suites Hotel by Marriott

ZONING: C-R Regional Commercial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: January 19, 2022; April 27, 2022; April 26, 2023; February 28, 2024; March 13, 2024

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

☐ **RESUBMIT:** Major changes to your plans are required prior to accepting construction drawings for a building permit. A meeting with the Site Plan Review Committee is not required.

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

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

☒ **REVISE AND PROCEED**

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

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

Signed,

Mark Manha

Mark Manha, Associate Planner
Community Development Department

July 2, 2024
DATE

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2022-10**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval No. 2022-01 Revision 4 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

_____

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: January 19, 2022; April 27, 2022; April 26, 2023; February 28, 2024; March 13, 2024
SITE PLAN NUMBER: 2022-01 (FILE 502-1197) REVISION 4/SPR0028-23
CONTACT: Mark Manha, Associate Planner: (559) 585-2583, mmanha@hanfordca.gov

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General Plan Designation: Regional Commercial

Zoning: C-R Regional Commercial

Other Special Districts: N/A

Planning Division Recommendation: ☒ Revise and Proceed ☐ Resubmit

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

Correction(s):

- Ensure all landscaping is permanently maintained in the setback area along the lot line adjoining the street.

Required Entitlements:

- Conditional Use Permit ($3,900 fee)

C-R Regional Commercial - all checked comments shall apply

General:

☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.

☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2022-01 Revision 4 with minor modifications to be approved by the Community Development Department.

☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.

☒ That existing pad lots may be designed and developed with parking lots and building orientation that will eventually merge with larger adjacent developments as if developed as a pad lot of a larger site development.

☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.

Cultural Resources:

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

Building Setback Areas: (Section 17.18.060)

☒ That the appropriate setbacks be maintained, as follows:

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

Distances Between Structures: (Section 17.18.060)

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

Height of Structures: (Section 17.18.080)

☒ That the maximum structure height shall be 35 feet.

Driveways: (Section 17.18.090)

☒ That wherever possible developments shall share driveways to minimize the number of driveways on public streets.

☒ That new driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

Off Street Parking: (Section 17.54)

☒ That a minimum of 109 parking spaces shall be maintained for the site, five of which are ADA-accessible, based on the ratio “1 space per guest room, plus 1 space per employee” for a hotel.

Calculation:

105 guest rooms + 4 employees = **109 parking spaces minimum**

☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).

☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).

  ☒ There shall be no more than four compact spaces adjacent to each other.

☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).

☒ That parking lots with forty (40) or more spaces may substitute standard parking spaces with motorcycle spaces if they are located within one hundred fifty (150) feet of a building entry. One (1) standard space may be replaced with a motorcycle space for each forty (40) required spaces, up to a maximum of two-and-one-half (2.5) percent of the total number of parking spaces.

  ☒ Motorcycle spaces shall be a minimum size of four (4) feet by eight (8) feet.

☒ That all parking spaces, whether required by this chapter or in addition that which is required, shall be located on a lot or parcel behind the front building setback and outside of a street side yard setback, except that vehicles may park on a paved driveway in the front building setback area. This requirement applies to both covered and uncovered parking areas.

☒ In all commercial zone districts, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four lineal parking stalls. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least ten feet.

☒ That all parking areas shall have ingress and egress to and from a street or alley as required by the City's standard specifications.

☒ That sufficient room for turning and maneuvering vehicles shall be provided on the site.

☒ That developed parking areas are to be utilized by all vehicles associated with or visiting the site.

☒ That the parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.

☒ That entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the Site Plan Review Committee.

☒ That parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.

☒ That no commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.

☒ That parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, except that long-term storage areas for vehicles in the C-S, I-L and I-H zone districts may be surfaced with rock, gravel, granite or solid paving.

☒ That parking areas shall be designed to the City's standard specifications and approval by the City Engineer.

Usable Open Space: (Section 17.18.110)

☒ That new developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area. A minimum of 574.5 square feet of usable open space is required for this site, based on the following calculation:

Calculation:

250 sq. ft. per acre of site area x 2.19 acres = **547.5 square feet minimum**

Landscaping: (Section 17.18.120 and 17.52)

☒ That landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street.

☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:

- ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
- ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
- ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
- ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
- ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
- ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.

- ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.

☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:

- ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
- ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
- ☒ The size of groundcover at planting shall be one (1) gallon or larger.
- ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
- ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.

☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.

☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Fencing and Walls: (Section 17.18.130)

☒ That a block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, **R-M**, R-H, OR, PF, AP, or CO zone district.

☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.

☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.

☒ That any proposed fencing on the site be maintained in good repair.

☒ That no fence or wall shall be placed within the public right-of-way.

☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.

☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or

maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Signage: (Section 17.56)

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

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.	1 sign per establishment maximum. 40 sq.ft. maximum sign face size. 6 feet high maximum if set back 10 feet from property line. 5 feet high maximum if set back 5 feet from property line. 4 feet high maximum if set back 0 feet from property line. Sites with an integrated shopping center: 1 additional freestanding sign up to 350 sq.ft. Maximum height not greater than 1.5 times the average height of the building.

Trash Collection Areas: (Section 17.50.090)

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

☒ That all uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

Outdoor Lighting Standards: (Section 17.50.140)

☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.

☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

☒ That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.

☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed:

- ☐ Eighteen (18) feet in height, when located within fifty (50) feet of any residential zone district.
- ☐ Twenty-five (25) feet in height when located within fifty-one (51) to one hundred fifty (150) feet of any residential zone district.
- ☐ Thirty (30) feet in height when located more than one hundred fifty (150) feet from any residential zone district.
- ☒ Fifty (50) feet in height when located in the RC regional commercial zone or freestanding light fixtures for public outdoor recreational facilities.

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

- ☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.
- ☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.
- ☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Dust Control:

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

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

BUILDING DIVISION
SPR0028-23 (Revised) SPR 2022-001 (502-1197) Hotel
5-15-24
1920 W Lacey

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.

2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.

3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.

4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:

   4.1 1 copy of the City of Hanford Permit Application form
   4.2 One electronic submittal or 6 complete sets of Drawings unless noted, including:
      4.2.1 Grading Plan (Civil Drawings, for reference)
      4.2.2 Site Plan
      4.2.3 Architectural Drawings
      4.2.4 Structural Drawings
      4.2.5 Electrical Drawings
      4.2.6 Mechanical Drawings
      4.2.7 Plumbing Drawings
      4.2.8 Landscape Plan (for reference)
      4.2.9 Commissioning Plan per 2019 CEnC
      4.2.10 **Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal**
      4.2.11 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

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

   4.3 One Electronic submittal or 2 complete sets 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
      4.3.4 Mechanical Calculations, if not included on the drawings
      4.3.5 Plumbing Calculations, if not included on the drawings
      4.3.6 Energy Calculations, if not included on the drawings
      4.3.7 CalGreen Compliance **including C & D Recycle plan**
      4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
      4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
      4.3.10 **Landscape Calculations per Hanford City Ordinance**

5. **That <u>the site</u>, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.**

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.

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

8. That all construction shall conform to **the Most Current Edition** (2022) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen

9. That Kings County Impact Fees shall apply at current rates.

10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.

11. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.

12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.

13. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2022 California Building Code.

14. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.

15. That the address will be 1920 W Lacey Blvd

H A N F O R D

Fire Department

Nikkie Chamberland, Fire Marshal

City Of Hanford Fire Department Plan Review

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

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

Site Plan Number: SPR0028-23
Address: 12236 Lacey Blvd, Hanford, CA 93230
Plan Reviewer: Nikkie Chamberland
Date: 2-27-2024

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

- Project shall meet the minimum fire flow requirements per Appendix B & C of the CFC 2022; Provide the fire flows within one year
- New and existing residences that have a automatic sprinkler system, proposed accessory dwelling unit shall have an automatic sprinkler system. A separate fire department permit will be required.
- Fire Riser Room:
    1. a separate room that contains the Fire Riser shall contain one man door, the room shall be a 2-hour rated room with adequate spacing to perform maintenance, riser room shall be properly labeled with 4" lettering with contrasting background and a knox box shall be installed to contain the riser room key, fire sprinkler coverage required, emergency lighting and illuminated lighting required. The riser shall be interconnected with the fire alarm
- When a sprinkler system is required with more than 21 heads, the system shall be monitored by a central monitoring station. Fire alarm and fire

detection systems required by chapter 9 of CFC, CBC, shall be installed per NFPA 72.

- Knox FDC Locking Caps are required on all Fire Department Connections. A fire department access road is required for facilities that are protected by fire sprinklers and are more than 400 feet away; on site fire hydrants and mains shall be provided where required by the AHJ. Provide a letter of certification from a licensed soil engineer on non-paved all-weather roads that provide fire access, which shall support a 40,000 lbs fire apparatus at a minimum.
- All access roads shall not be less than 20 ft wide and 13 ft 6 inches Access road turning radius for fire apparatus/
    1. Inside turn: 20ft 10 inch
    2. Curb to Curb: 37 ft 3 inches
    3. Wall to Wall: 42 ft
    4. Shall not shut down any existing roadways during emergency operations take place

- Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.

- Additional Hydrants may be required, all hydrants shall be installed and accepted prior to combustibles being dropped on site. All hydrants shall be protected by bollards Hydrant spacing shall be as follows CFC 2022 appendix C;
    1. Residential area- 500ft
    2. Commercial area-300ft
    3. A hydrant will be required within 25' of Fire Department connection.

- No traffic calming devices shall be installed without the Fire Departments approval

- Areas identified as "**Fire lanes**" must be Identified as such per requirements set forth in the California Vehicle Code Section 22500.1.

    1. **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
    2. **Access roads 26 to less than 32 feet in width**: Fire lanes shall be on one side of the fire apparatus access roads.
    3. **Access roads 32 feet in width or more:** No fire lanes required.
    4. **Markings shall include "No Parking- Fire Lane"**
- Locked gates installed across fire department access roads:

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

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

  Size of Address Numbers:

  1. Downtown area (existing buildings): 4 inch numbers
  2. Buildings 20-ft. or less from the street: 6 inch numbers
  3. Buildings 21- to 40-ft. from the street: 8 inch numbers
  4. Buildings more than 40-ft. from street: 12 inch numbers
- Commercial cooking
  1. Commercial cooking equipment that produces grease-laden vapors shall be provided with a Type I hood. ***A separate permit is required for the Type I hood***. Contact the **Building** department for submittal information.

  2. All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.
  3. Commercial cooking equipment that produces grease laden vapors shall be provided with a Type I Hood. In accordance with the California Mechanical Code, a automatic fire extinguishing system is listed and labeled for its intended use.

4. If fire alarm is present, the hood system shall be interconnected with the fire alarm

- Operational Fire Permit is Required

City of Hanford

Public Works Department

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

Utilities Division Comments

PROJECT: SPR0028-23 Towne Place Suites

12236 West Lacey Boulevard- APN: 009050086000

General:

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

Water:

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

Sewer:

1. That the property owner is responsible for maintenance of all sanitary sewer laterals providing service to their property from building structure to the City Sanitary Sewer main, including connection fittings.
2. That the developer abandons any sanitary sewer service not being used for this project per City Standards.
3. That the developer shall size sewer service lateral(s) to serve the project site in accordance with requirements of the Uniform Plumbing Code, latest edition. All new sanitary sewer laterals shall connect to West Lacey Boulevard.
4. That the developer shall furnish, install and maintain a grease trap assembly on any sewer lateral receiving waste water from food preparation facilities in conformance to City Standard Detail SS-32, if applicable.
5. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure per City Standard Detail GE-35 that will include a sand/grease separator in conformance with City Standard Detail SS-32 and shall connect to the City's Sanitary Sewer System. If a food preparation facility is on site, both hot and cold water will be required within the trash enclosure.

Bob Williams 6/29/2024

Utilities Manager 559-585-2560 Date

City of Hanford

Public Works Department

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

Engineering Division Comments

PROJECT: SPR0028-23 Towne Place Suites

12236 West Lacey Boulevard- APN: 009050086000

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standards and Specifications requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **$5,700.00** Grading Plan Review fee in accordance with City Resolution No. 10-31-R. or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right-of-way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation of ungrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

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

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.

Steve Coodey — 6/29/2024

Assistant Engineer (559) 585-2582 — Date

PROJECT: SPR0028-23 Towne Place Suites

12236 West Lacey Boulevard- APN: 009050086000

2. That the developer enter in to a shared access and maintenance agreement with the owner of the existing storm drain basin located to the north of this project. If an agreement already exists between the two parties, the developer shall submit to the City of Hanford Engineering Department.

3. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.

4. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.

5. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans. All onsite storm drainage shall drain to existing private storm basin associated with adjacent property per the City of Hanford's Storm Drainage System Master Plan. The developer shall extend the existing underground piping installed within the Centennial Place Apartments property to the basin and construct an out-fall structure within the existing storm drainage basin.

Curb, Gutter, and Sidewalk Requirements:

1. That the existing concrete curbs, gutters, and sidewalks located along the West Lacey Boulevard project frontages may remain in place provided they are found to be in functional condition, adequately sloped for proper drainage and meet ADA requirements. Sections damaged during construction, or otherwise found to be in disrepair or non-compliant, shall be removed and replaced with new curb & gutter and sidewalk installed per City Standard CO-11 and CO-15. The locations of any such curbs, gutters, and sidewalks required to be reconstructed shall be shown on the engineered site improvement plans.

2. That the developer shall install street trees and irrigation within the sidewalk area in conformance with City Standards GE-10 and GE-12. Trees shall be selected from the City of Hanford Parks and Recreation Departments approved list of trees. Street trees shall be shown on the Landscape and Irrigation plans and approved by the City of Hanford Building Department as well as the Grading Plan to be approved by the City of Hanford Engineering Department.

Drive Approach Requirements:

1. That the developer shall construct two (2) drive approaches in conformance with City Standard Detail CO-41 at locations proposed on the site plan application. Modifying for Easy-Access curbing is acceptable as proposed on the site plan application using 20' radius curb returns. The westerly drive approach shall not exceed 26' in width as measured between the nearest points of both curb returns. Pedestrian access between the two curb returns shall not exceed 2% cross slope.
   The easterly drive approach shall be modified to be a directional approach using a 20' radius curb return. This drive approach shall have proper signage per CA MUTCD alerting motorists on West Lacey Boulevard that vehicle traffic shall not enter the drive approach, as well as alerting motorists exiting the property that only right hand turns into the west-bound lane of West Lacey Boulevard will be allowed.

2. That the developer remove all drive approaches not required for this development along project frontages, and install curb & gutter and sidewalk per City Standard Details CO-11 and CO-15.

Street Requirements:

1. That the developer construct an extension to the existing median as shown on the approved Site Plan Review plan and in conformance with City Standard Details CO-17 and CO-18. Developer shall submit a color swatch to the city's engineering department for approval to best match the existing stamped concrete. The developer shall install a "Q" marker per the CA MUTCD near the end of median nose.

Steve Coodey 6/29/2024

Assistant Engineer (559) 585-2582 Date

2. Traffic control for work performed within the City of Hanford right-of-way shall conform to the California Manual on Uniform Traffic Control (CAMUTCD) and shall be approved by the City of Hanford Public Works Dept. prior to scheduling work.
3. All underground piping shall be inspected prior to backfilling. All utility trench backfill and paving shall conform to City Standard Detail ST-8.
4. All utilities within City Right of Way to be bored unless otherwise permitted by City Engineer.
5. All sawcut joints within city roadways shall be sealed with an approved crack sealer upon repaving.

Parking Lot Requirements:

1. That the parking lot shall be constructed per City Standard Detail GE-32. Areas of the parking lot utilized by the City Refuse Department to service the refuse enclosure shall be constructed to provide an adequate pavement structure section for refuse truck use.

PROJECT: SPR0028-23 Towne Place Suites

12236 West Lacey Boulevard- APN: 009050086000

Development Impact Fees:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on the site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect the FY23/24 rates effective July 1st, 2023. All fees are payable prior to issuance of building permits. **(Proposed building area 63,872 sf.- Site Area: 2.19 Acres- Units: 105).**

A. That the development is subject to a **$275,194.50 Circulation Impact Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.

B. That the development is subject to a **$62,371.01 Water System Impact Fee** in accordance with City Resolution No. 98-54-R, or any revision thereof.

C. That the development is subject to a **$49,749.90 Wastewater System Impact Fee** in accordance with City Resolution No 98-55-R, or any revision thereof.

D. That the development is subject to a **$10,077.94 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revision thereof.

E. That the development is subject to a **$25,823.45 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R, or any revision thereof.

F. That the development is subject to a **$18,126.87 Police Protection Impact Fee** in accordance with city Resolution No. 98-53-R, or any revision thereof.

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

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

I. That the development is subject to a **$2,858.50 Sanitary Sewer Area of Benefit District Fee** in accordance with City Resolution No 92-25-R, or any revision thereof.

Steve Coodey — 6/29/2024

Assistant Engineer (559) 585-2582 — Date

City of Hanford

Public Works Department

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

Refuse Division Comments

PROJECT: SPR0028-23 Towne Place Suites

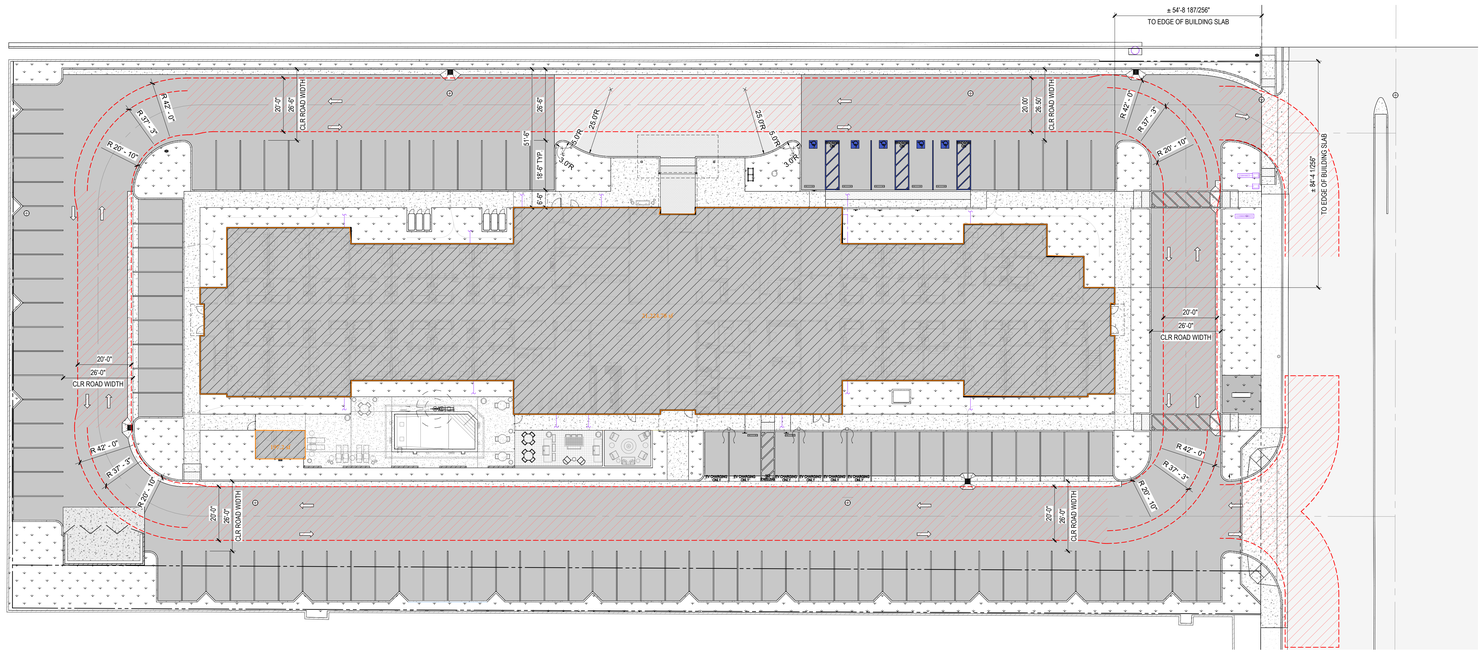
12236 West Lacey Boulevard- APN: 009050086000

General Requirements:

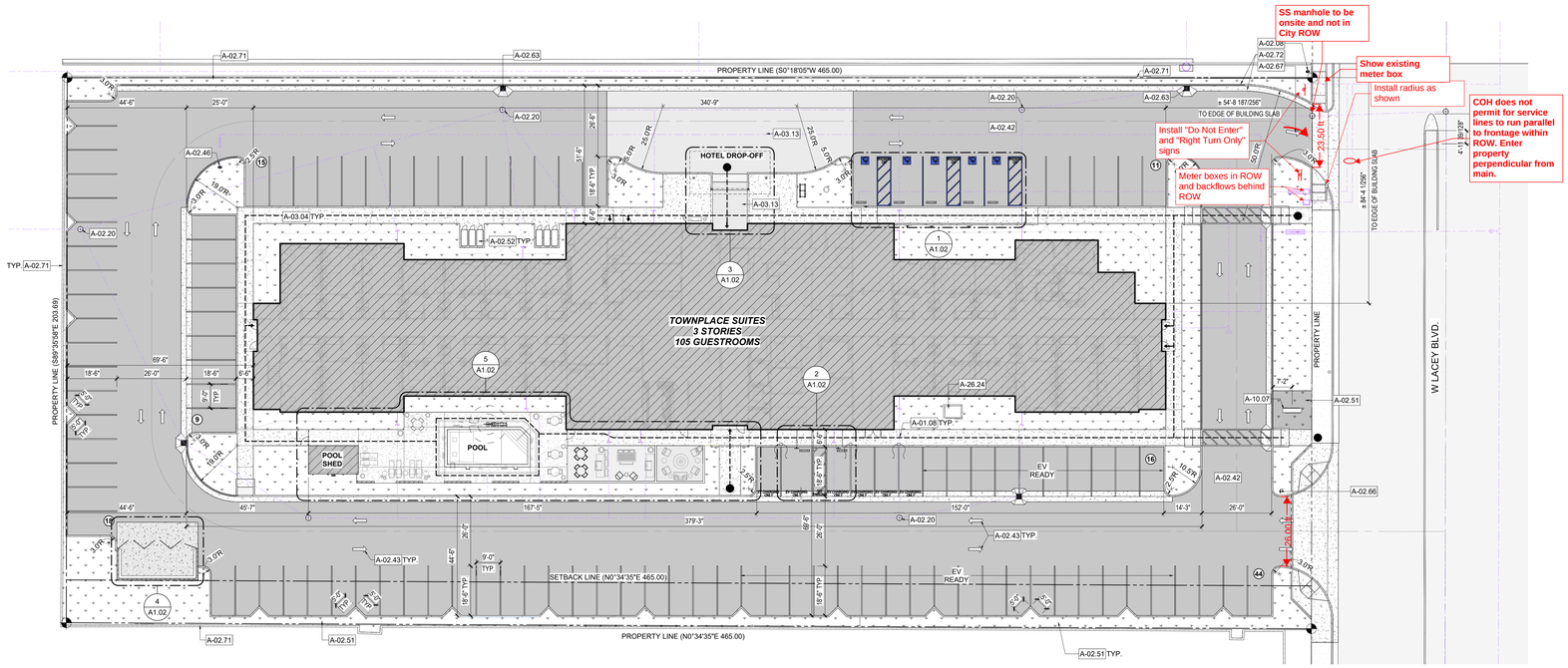
1. That a minimum of a 10' X 20' inside clear dimension masonry block refuse enclosures with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" X 12" interior concrete curbs and 10' concrete apron. Minimum clearance at each refuse bin opening shall be no less than 10'. If enclosures are used to service restaurants, then a separate grease bin container area shall be constructed in accordance with City Standard GE-41. The refuse enclosures shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate material. The enclosures shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That refuse enclosures shall be constructed with drains and shall be connected to the sanitary sewer system.
3. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
4. That refuse enclosure gates shall be securely closed except when in use.
5. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
6. That all on site vehicle routes used to service trash enclosure shall be constructed in accordance with City Standard GE-32 Industrial Parking Lot pavement requirements to provide an adequate pavement structure section for refuse truck use.
7. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable).**

Steve Coodey 6/29/2024

Assistant Engineer (559) 585-2582 Date



2 DIMENSION SITE PLAN
1" = 20'-0"



1 SITE PLAN
1" = 20'-0"

REFERENCE NOTES

A. REFER TO **TOWNPLACE SUITES BY MARRIOTT PRODUCT MANUALS GEN. 5 REAL LIVING (GREY COLOR SCHEME)(ISSUE AUG. 2021)** FOR OPENINGS, EQUIPMENT, ELECTRICAL FIXTURES/LIGHTING, MILLWORK, TOILET ACCESSORIES, PLUMBING FIXTURES AND FINISH SPECIFICATIONS & **INTERIOR DESIGN SPECIFICATION MANUAL GEN. 5 REAL LIVING (GREYCOLOR SCHEME)(OCT. 2021)** FOR FURNITURE & ADDITIONAL FINISHES.

B. REFER TO **TOWNEPLACE SUITES BY MARRIOTT INTERIOR SIGNAGE SPECIFICATIONS (OCT. 2020)** FOR REQUIRED GRAPHICS.

C. REFER TO **WALL LEGEND** ON FLOOR PLAN SHEETS FOR INFO. REGARDING WALL TYPES.

D. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION

E. REFER TO ELECTRICAL PLANS FOR LIGHTING & POWER REQ'TS.

GENERAL NOTES Hanford

1. TRASH ENCLOSURE PER CITY OF ~~VISALIA~~ CITY STANDARDS. SEE SHEET **R-3 "24" REFUSE CONTAINER ENCLOSURE (REVISION 08/15/16)"** FOR ADDITIONAL INFORMATION.
2. MONUMENT SIGN UNDER SEPARATE PERMIT (**REFER TO TOWNEPLACE SUITES BY MARRIOTT EXTERIOR SIGNAGE SPECIFICATIONS (JAN. 2020)**). REFER TO ELECTRICAL PLANS FOR ELECTRICAL INFRASTRUCTURE. SEASONAL LANDSCAPE AT BASE (REFER TO LANDSCAPE).
3. WROUGHT IRON FENCING TO MATCH WINDOW FINISH COLOR (AAMA 2605 DARK BRONZE POWER COAT). VERIFY WITH OWNER.
4. BIKE STORAGE / RACK:
   LONG TERM BIKE LOCKER:
   MANUF.: AMERICAN BICYCLE SECURTY CO., BIKE-SHELL
   MODEL: 301; COLOR: TBD
   SHORT TERM PARKING:
   MANUF.: BELSON OUTDOORS,
   MODEL: UX190-6-G; COLOR: TBD
5. REFER TO CIVIL FOR ADDITIONAL INFORMATION ON FUTURE POOL.
6. FIRE PIT MUST HAVE A NATURAL GAS LINE RUN TO THE FIRE PIT WITH AN EMERGENCY SHUT OFF SWITCH, REFER TO PLUMBING PLANS.

KEYNOTES

KEY NO.	DESCRIPTION
A-01.08	ACCESSIBLE PATH OF TRAVEL
A-02.08	(E)FIRE HYDRANT, REFER TO CIVIL
A-02.20	(N) MANHOLE, REFER TO CIVIL
A-02.42	AC PAVING, REFER TO CIVIL
A-02.43	TWO-WAY TRAFFIC FLOW ARROWS - WHITE PAINT
A-02.46	(N)FIRE HYDRANT, REFER TO CIVIL
A-02.51	LANDSCAPING, REFER TO LANDSCAPE
A-02.52	BIKE LOCKER
A-02.63	STORM DRAIN INLET, REFER TO CIVIL
A-02.66	TRAFFIC ENTRY WARNING SIGN
A-02.67	ONE-WAY SINGLE DRIVE AISLE
A-02.71	(E) BLOCK WALL AT SITE PERIMETER
A-02.72	CURB & GUTTER, REFER TO CIVIL
A-03.04	CONCRETE FLATWORK, REFER TO CIVIL
A-03.13	DECORATIVE PRECAST CONCRETE PAVERS
A-10.07	MONUMENT SIGN, UNDER SEPARATE PERMIT
A-26.24	TRANSFORMER, REFER TO ELECTRICAL

PARKING ANALYSIS

PARKING REQUIRED PER HANFORD MUNICIPAL CODE (HMC) 17.54.040

TOTAL PARKING REQUIRED:
1 STALL PER GUESTROOM REQUIRED
105 GUESTROOM TOTAL = **105 REQUIRED** (**105 PROVIDED**)

1 STALL PER EACH EMPLOYEE @ LARGEST SHIFT
4 EMPLOYEES* = **4 REQUIRED** (**4 PROVIDED**)

*4 OCC. PER OPERATIONAL STATEMENT BY OWNER

1 STALL PER 150 S.F. OF AREA FOR FOOD & DRINK
±180 S.F. OF FOOD & DRINK = **2 REQUIRED** (**2 PROVIDED**)

TOTAL:
REQUIRED PARKING: 111
PROVIDED PARKING: 112

PARKING BREAK DOWN

ELECTRIC VEHICLE CHARGING STATION (EVCS):
EVCS ARE EV CAPABLE SPACES PROVIDED WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).

*PER 2022 CALGREEN CODE TABLE **4.106.4.2.2***
NO. OF EV CAPABLE 10% OF TOTAL PARKING SPACES
REQUIRED: 112x10%=12 STALLS
NO. OF EV READY 25% OF TOTAL PARKING SPACES
REQUIRED: 112x25%=28 STALLS
NO. OF EV CHARGERS 5% OF TOTAL PARKING SPACES
REQUIRED: 112x5%=6 STALLS

*PER 2022 CBC CODE TABLE **11B-228.3.2.1***
NO. OF EVCS VAN ACCESSIBLE **REQUIRED**: 1 STALL
NO. OF EVCS STANDARD ACCESSIBLE **REQUIRED**: 1 STALL

ACCESSIBLE PARKING:
PER 2022 CBC CODE TABLE 11B-208.2
NO. OF ACCESSIBLE STALLS **REQUIRED**: 5 STALLS

PER 2022 CBC CODE 11B-208.2.4
NO. OF VAN ACCESSIBLE STALL **REQUIRED**: 1 STALL

PARKING	**PROVIDED:**
EV CAPABLE	12
EV READY	28
EVCS	4
EVCS VAN ACCESSIBLE	1
EVCS STD. ACCESSIBLE	1
VAN ACCESSIBLE STALLS:	1
STD. ACCESSIBLE STALLS:	4
STANDARD STALLS:	61
TOTAL SPACES:	112

BICYCLE PARKING:
SHORT TERM REQUIRED (RACK): 112 x .05 = 5.6 = 6 REQ.
PER *2022 CALGREEN 5.106.4.1.1*

LONG TERM REQUIRED (STORAGE)*: 112 x .05 = 5.6 = 6 REQ.
PER *2022 CALGREEN 5.106.4.1.2*

SITE LEGEND

SEWER LINE, REFER TO CIVIL
FIRE WATER LINE, REFER TO CIVIL
STORM DRAIN LINE, REFER TO CIVIL
ELECTRICAL LINE, REFER TO CIVIL / ELECTRICAL
WATER LINE, REFER TO CIVIL
GAS LINE, REFER TO CIVIL / PLUMBING
ACCESSIBLE BUILDING ENTRANCE

ACCESSIBLE PATH OF TRAVEL (P.O.T.) AS INDICATED ON PLAN IS A BARRIER - FIRE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING ¼" IF BEVELED AT 1:2 MAX. SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING ¼" MAX. AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN. AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". OR SHALL VERIFY THAT THERE ARE NO BARRIERS ALONG THE P.O.T.

PROPOSED BUILDING UNDER THIS PERMIT APPLICATION
FIRE ACCESS: 20'-0" CLEAR MINIMUM WIDTH AND WITH A MINIMUM CONTINUOUS CLEAR HEIGHT OF 13'-0"
(N) PAVING, REFER TO CIVIL
(E) PAVING, REFER TO CIVIL
(N) CONCRETE FLATWORK, REFER TO CIVIL
(E) CONCRETE FLATWORK, REFER TO CIVIL
(N) REINFORCED CONCRETE, REFER TO CIVIL
(N) LANDSCAPING AREA, REFER TO LANDSCAPE.
(E) LANDSCAPING AREA, REFER TO LANDSCAPE.
(N) SEASONAL LANDSCAPING AREA, REFER TO LANDSCAPE.

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Architecture Construction
2021 Westwind Drive
Bakersfield, CA 93301
(661) 324-3000
(661) 324-3900 Fax
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The above drawings and specifications and ideas, designs and arrangements represented thereby are and shall remain the property of Klassen Corporation and shall not be loaned, copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings and specifications shall constitute conclusive evidence of acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimension; contractors shall verify and be responsible for all dimensions and conditions on job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

Townplace Suites by Marriott
SMARTWAY EXPRESS INC.
1920 W. Lacey Blvd. Hanford, CA 93230

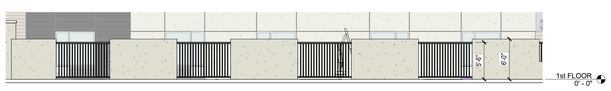
TOWNEPLACE SUITES® BY MARRIOTT

MARK	DATE	ISSUED FOR
	09-15-21	30% SD MARRIOTT/OWNER SUBMITTAL

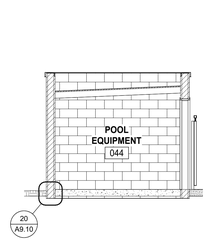
Project No.: 05-1-21014

SITE PLAN

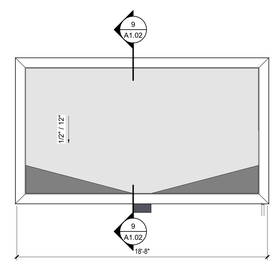
A1.01



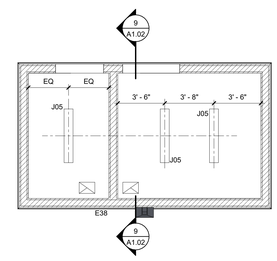
POOL FENCE
1/8" = 1'-0"



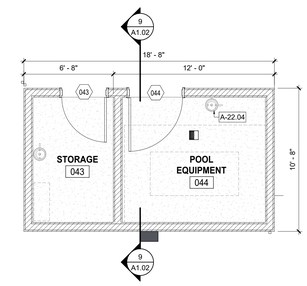
9 SECTION A
1/4" = 1'-0"



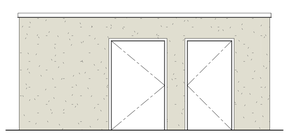
8 ENLARGED POOL ROOM ROOF PLAN
1/4" = 1'-0"



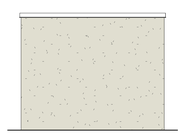
7 ENLARGED POOL ROOM RCP
1/4" = 1'-0"



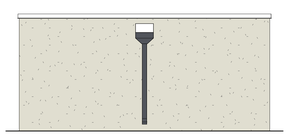
6 ENLARGED POOL ROOM FLOOR PLAN
1/4" = 1'-0"



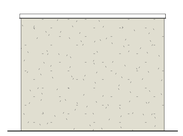
EAST ELEVATION
1/4" = 1'-0"



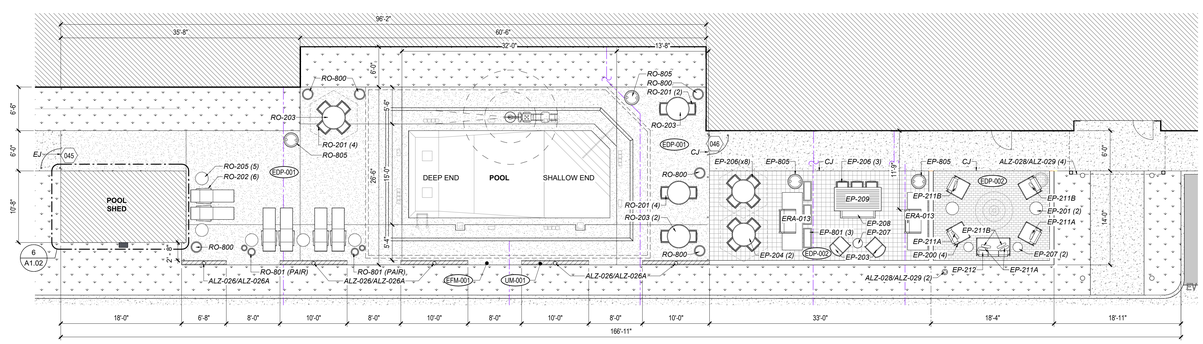
SOUTH ELEVATION
1/4" = 1'-0"



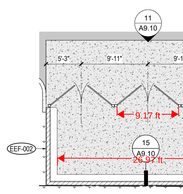
WEST ELEVATION
1/4" = 1'-0"



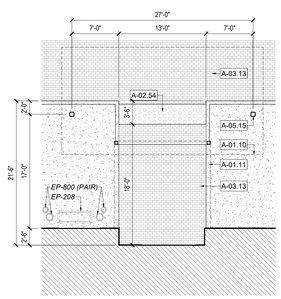
NORTH ELEVATION
1/4" = 1'-0"



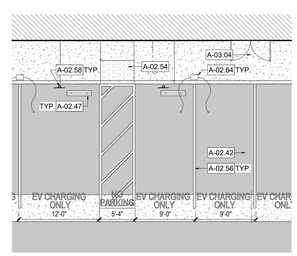
5 ENLARGED COURTYARD
1/8" = 1'-0"



4 TRASH ENCLOSURE PLAN
1/8" = 1'-0"

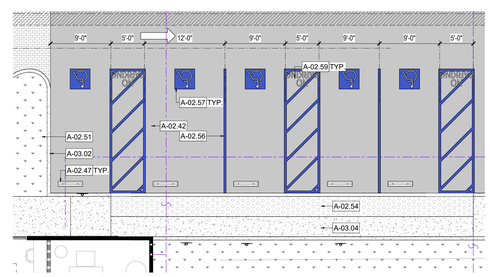


3 ENLARGED DROP-OFF PLAN
1/8" = 1'-0"



109 PARKING SPACES

2 ACCESSIBLE PARKING
1/8" = 1'-0"



1 ACCESSIBLE PARKING
1/8" = 1'-0"

REFERENCE NOTES

A. REFER TO **TOWNPLACE SUITES BY MARRIOTT PRODUCT MANUALS GEN. 5 REAL LIVING (GREY COLOR SCHEME)(ISSUE AUG. 2021)** FOR OPENINGS, EQUIPMENT, ELECTRICAL FIXTURES/LIGHTING, MILLWORK, TOILET ACCESSORIES, PLUMBING FIXTURES AND FINISH SPECIFICATIONS & **INTERIOR DESIGN SPECIFICATION MANUAL GEN. 5 REAL LIVING (GREYCOLOR SCHEME)(OCT. 2021)** FOR FURNITURE & ADDITIONAL FINISHES.

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D. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION

E. REFER TO ELECTRICAL PLANS FOR LIGHTING & POWER REQ'TS.

GENERAL NOTES Hanford

1. TRASH ENCLOSURE PER CITY OF ~~VISALIA~~ CITY STANDARDS. SEE SHEET **R-3 "24" REFUSE CONTAINER ENCLOSURE (REVISION 08/15/16)"** FOR ADDITIONAL INFORMATION.
2. MONUMENT SIGN UNDER SEPARATE PERMIT (**REFER TO TOWNEPLACE SUITES BY MARRIOTT EXTERIOR SIGNAGE SPECIFICATIONS (JAN. 2020)**). REFER TO ELECTRICAL PLANS FOR ELECTRICAL INFRASTRUCTURE. SEASONAL LANDSCAPE AT BASE (REFER TO LANDSCAPE).
3. WROUGHT IRON FENCING TO MATCH WINDOW FINISH COLOR (AAMA 2605 DARK BRONZE POWER COAT). VERIFY WITH OWNER.
4. BIKE STORAGE / RACK:
   LONG TERM BIKE LOCKER:
   MANUF.: AMERICAN BICYCLE SECURTY CO., BIKE-SHELL
   MODEL: 301; COLOR: TBD
   SHORT TERM PARKING:
   MANUF.: BELSON OUTDOORS,
   MODEL: UX190-6-G; COLOR: TBD
5. REFER TO CIVIL FOR ADDITIONAL INFORMATION ON FUTURE POOL.
6. FIRE PIT MUST HAVE A NATURAL GAS LINE RUN TO THE FIRE PIT WITH AN EMERGENCY SHUT OFF SWITCH, REFER TO PLUMBING PLANS.

KEYNOTES

KEY NO.	DESCRIPTION
A-01.10	LINE OF PORTE COCHERE ABOVE
A-01.11	LINE OF SHADE STRUCTURE ABOVE
A-02.42	AC PAVING, REFER TO CIVIL
A-02.47	CONCRETE WHEEL STOP
A-02.51	LANDSCAPING, REFER TO LANDSCAPE
A-02.54	TRUNCATED DOMES (WARNING SURFACE)
A-02.56	ACCESSIBLE PARKING STALL 4" WIDE BLUE STRIPING
A-02.57	INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA)
A-02.58	ACCESSIBLE PARKING STALL SIGNAGE "VAN ACCESSIBLE" & "NON VAN ACCESSIBLE"
A-02.59	12" HIGH WHITE LETTERS, IDENTIFICATION AS SHOWN ON SITE PLAN
A-02.64	FUTURE EV CHARGING STATION (BY OTHERS). REFER TO ELECTRICAL PLANS FOR INFRASTRUCTURE PROVISIONS REQUIRED BY 2019 CALGREEN CODE
A-03.02	CONCRETE CURB, REFER TO CIVIL
A-03.04	CONCRETE FLATWORK, REFER TO CIVIL
A-03.13	DECORATIVE PRECAST CONCRETE PAVERS
A-05.15	PREFINISHED SHADE STRUCTURE POST PER MANUFACTURER
A-22.04	EYEWASH STATION, REFER TO PLUMBING

PARKING ANALYSIS

PARKING REQUIRED PER HANFORD MUNICIPAL CODE (HMC) 17.54.040

TOTAL PARKING REQUIRED:
1 STALL PER GUESTROOM REQUIRED
105 GUESTROOM TOTAL = **105 REQUIRED** (**105 PROVIDED**)

1 STALL PER EACH EMPLOYEE @ LARGEST SHIFT
4 EMPLOYEES* = **4 REQUIRED** (**4 PROVIDED**)

*4 OCC. PER OPERATIONAL STATEMENT BY OWNER

1 STALL PER 150 S.F. OF AREA FOR FOOD & DRINK
±180 S.F. OF FOOD & DRINK = **2 REQUIRED** (**2 PROVIDED**)

TOTAL:
REQUIRED PARKING: 111
PROVIDED PARKING: 112

PARKING BREAK DOWN

ELECTRIC VEHICLE CHARGING STATION (EVCS):
EVCS ARE EV CAPABLE SPACES PROVIDED WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).

*PER 2022 CALGREEN CODE TABLE **4.106.4.2.2***
NO. OF EV CAPABLE 10% OF TOTAL PARKING SPACES
REQUIRED: 112x10%=12 STALLS
NO. OF EV READY 25% OF TOTAL PARKING SPACES
REQUIRED: 112x25%=28 STALLS
NO. OF EV CHARGERS 5% OF TOTAL PARKING SPACES
REQUIRED: 112x5%=6 STALLS

*PER 2022 CBC CODE TABLE **11B-228.3.2.1***
NO. OF EVCS VAN ACCESSIBLE **REQUIRED**: 1 STALL
NO. OF EVCS STANDARD ACCESSIBLE **REQUIRED**: 1 STALL

ACCESSIBLE PARKING:
PER 2022 CBC CODE TABLE 11B-208.2
NO. OF ACCESSIBLE STALLS **REQUIRED**: 5 STALLS

PER 2022 CBC CODE 11B-208.2.4
NO. OF VAN ACCESSIBLE STALL **REQUIRED**: 1 STALL

PARKING	**PROVIDED:**
EV CAPABLE	12
EV READY	28
EVCS	4
EVCS VAN ACCESSIBLE	1
EVCS STD. ACCESSIBLE	1
VAN ACCESSIBLE STALLS:	1
STD. ACCESSIBLE STALLS:	4
STANDARD STALLS:	61
TOTAL SPACES:	112

BICYCLE PARKING:
SHORT TERM REQUIRED (RACK): 112 x .05 = 5.6 = 6 REQ.
PER *2022 CALGREEN 5.106.4.1.1*

LONG TERM REQUIRED (STORAGE)*: 112 x .05 = 5.6 = 6 REQ.
PER *2022 CALGREEN 5.106.4.1.2*

SITE LEGEND

S — SEWER LINE, REFER TO CIVIL
FW — FIRE WATER LINE, REFER TO CIVIL
SD — STORM DRAIN LINE, REFER TO CIVIL
E — ELECTRICAL LINE, REFER TO CIVIL / ELECTRICAL
W — WATER LINE, REFER TO CIVIL
G — GAS LINE, REFER TO CIVIL / PLUMBING
ACCESSIBLE BUILDING ENTRANCE

ACCESSIBLE PATH OF TRAVEL (P.O.T.) AS INDICATED ON PLAN IS A BARRIER - FIRE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING ½" IF BEVELED AT 1:2 MAX. SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING ¼" MAX. AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN. AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". OR SHALL VERIFY THAT THERE ARE NO BARRIERS ALONG THE P.O.T.

PROPOSED BUILDING UNDER THIS PERMIT APPLICATION
FIRE ACCESS: 20'-0" CLEAR MINIMUM WIDTH AND WITH A MINIMUM CONTINUOUS CLEAR HEIGHT OF 13'-0"
(N) PAVING, REFER TO CIVIL
(E) PAVING, REFER TO CIVIL
(N) CONCRETE FLATWORK, REFER TO CIVIL
(E) CONCRETE FLATWORK, REFER TO CIVIL
(N) REINFORCED CONCRETE, REFER TO CIVIL
(N) LANDSCAPING AREA, REFER TO LANDSCAPE.
(E) LANDSCAPING AREA, REFER TO LANDSCAPE.
(N) SEASONAL LANDSCAPING AREA, REFER TO LANDSCAPE.

Klassen corporation
Architecture Construction
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Townepla Suites by Marriott
SMARTWAY EXPRESS INC.
1920 W. Lacey Blvd. Hanford, CA 93230

TOWNEPLACE SUITES® BY MARRIOTT

MARK	DATE	ISSUED FOR
	09-15-21	30% SD MARRIOTT/OWNER SUBMITTAL

Project No.: 05-1-21014

ENLARGED AREAS

A1.02

Kings County Department of Public Health

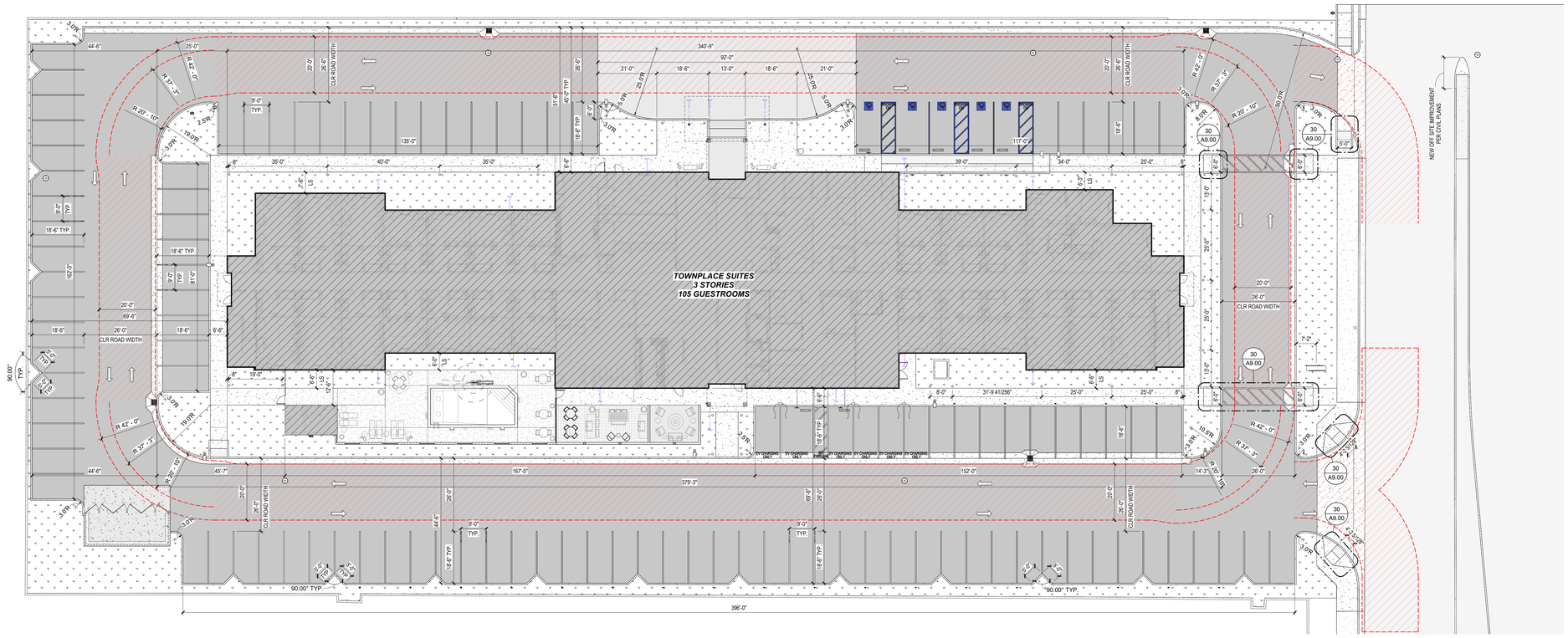
Contact Environmental Health Officer Yatee Patel @ 559-852-2638 or Yatee.Patel@co.kings.ca.us concerning questions that you may have on the following conditions:

SPR0028-23

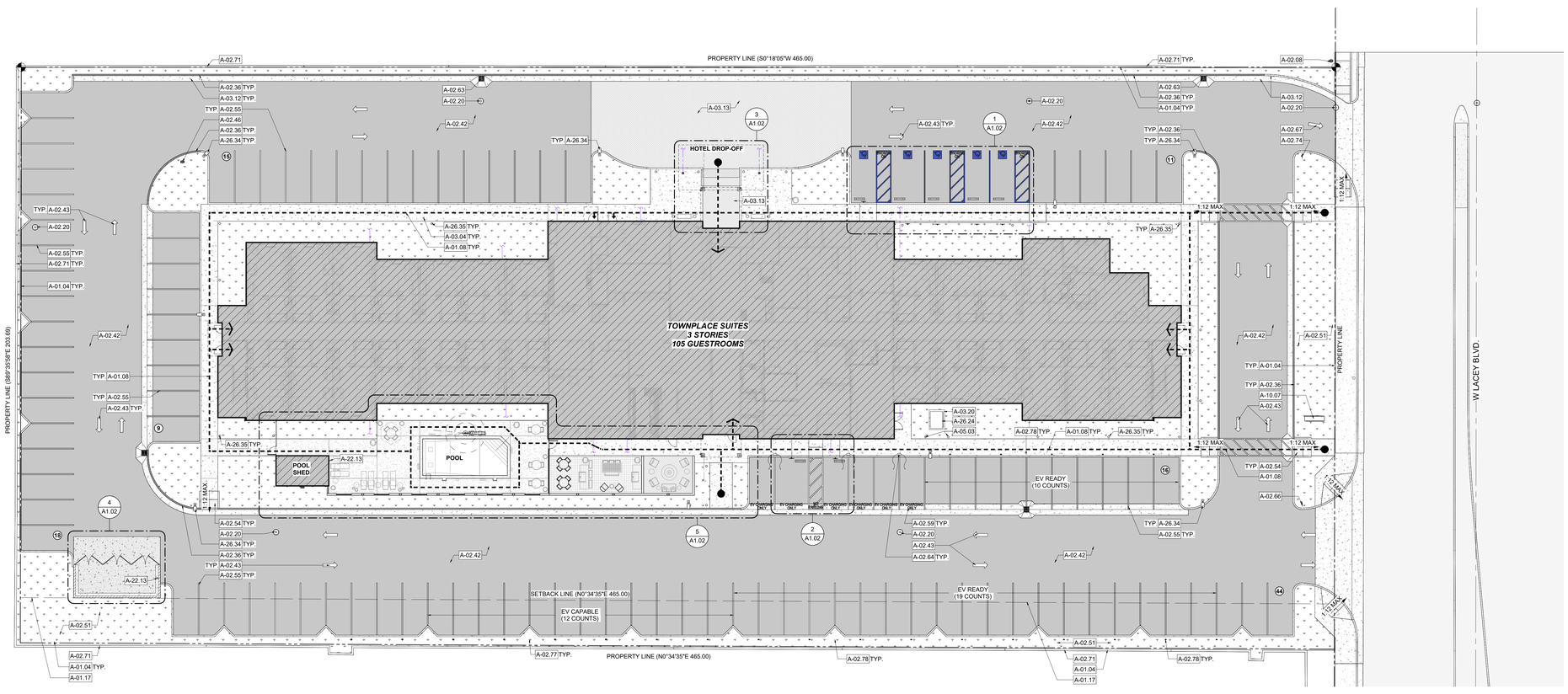
If service of a continental breakfast or other meal is proposed, the facility will need to obtain a food vending permit from our office. All food service equipment must be new, commercial grade, and approved for food service by an independent testing agency. A pre-construction plan check of the food service area may be required. Please contact our office at 559/584-1411 for additional information prior to construction.

Prior to construction, the applicant must submit to our office 3 copies of complete construction plans for the swimming pool and spa, for review for compliance with applicable codes and regulations. No construction of the pool or spa is permitted without prior written approval of the construction plans by our office. A hotel permit will also be required, with annual permit fees and routine inspections.

A hotel permit will also be required, with annual permit fees and routine inspections.



2 DIMENSION SITE PLAN
1/16" = 1'-0"



1 SITE PLAN
1/16" = 1'-0"

REFERENCE NOTES

A. REFER TO **TOWNPLACE SUITES BY MARRIOTT PRODUCT MANUALS GEN. 5 REAL LIVING (GREY COLOR SCHEME)(ISSUE AUG. 2021)** FOR OPENINGS, EQUIPMENT, ELECTRICAL FIXTURES/LIGHTING, MILLWORK, TOILET ACCESSORIES, PLUMBING FIXTURES AND FINISH SPECIFICATIONS & **INTERIOR DESIGN SPECIFICATION MANUAL GEN. 5 REAL LIVING (GREY COLOR SCHEME)(OCT. 2021)** FOR FURNITURE & ADDITIONAL FINISHES.

B. REFER TO **TOWNEPLACE SUITES BY MARRIOTT INTERIOR SIGNAGE SPECIFICATIONS (OCT. 2020)** FOR REQUIRED GRAPHICS.

C. MONUMENT SIGN UNDER SEPARATE PERMIT (**REFER TO TOWNEPLACE SUITES BY MARRIOTT EXTERIOR SIGNAGE SPECIFICATIONS (JAN. 2020)**). REFER TO ELECTRICAL PLANS FOR ELECTRICAL INFRASTRUCTURE. SEASONAL LANDSCAPE AT BASE REFER TO LANDSCAPE.

D. REFER TO **WALL LEGEND** ON FLOOR PLAN SHEETS FOR INFO. REGARDING WALL TYPES.

E. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION

F. REFER TO ELECTRICAL PLANS FOR LIGHTING & POWER REQ'TS.

G. FIRE PIT MUST HAVE A NATURAL GAS LINE RUN TO THE FIRE PIT WITH AN EMERGENCY SHUT OFF SWITCH, REFER TO PLUMBING PLANS.

H. TRASH ENCLOSURE PER CITY OF HANFORD CITY STANDARDS, SEE SHEET **GE-35 "TRASH BIN - BLOCK ENCLOSURE (REVISION 07/10/2017)"** FOR ADDITIONAL INFORMATION.

I. ALUMINUM FENCING TO MATCH WINDOW FINISH COLOR (AAMA 2605 WHITE POWER COAT). VERIFY WITH OWNER.

KEYNOTES

KEY NO.	DESCRIPTION
A-01.04	PROPERTY LINE
A-01.08	ACCESSIBLE PATH OF TRAVEL
A-01.17	SETBACK LINE
A-02.08	(E)FIRE HYDRANT, REFER TO CIVL
A-02.20	MANHOLE, REFER TO CIVIL
A-02.36	PAINTED CURB (HIGHWAY RED) w/ WORDING (HIGHWAY WHITE) STATING "NO PARKING - FIRE LANE", REFER TO CFC 503.3
A-02.42	AC PAVING, REFER TO CIVIL & SPEC SECTION 32 12 16
A-02.43	TWO-WAY TRAFFIC FLOW ARROWS - WHITE PAINT
A-02.46	(N)FIRE HYDRANT, REFER TO CIVIL
A-02.51	LANDSCAPING, REFER TO LANDSCAPE
A-02.54	TRUNCATED DOMES (WARNING SURFACE)
A-02.55	PARKING STALL 4" WIDE WHITE STRIPING
A-02.59	12" HIGH WHITE LETTERS, IDENTIFICATION AS SHOWN ON SITE PLAN
A-02.63	STORM DRAIN INLET, REFER TO CIVIL
A-02.64	EV CHARGING STATION, REFER TO ELECTRICAL PLANS FOR INFRASTRUCTURE PROVISIONS REQUIRED BY 2022 CALGREEN CODE
A-02.66	TRAFFIC ENTRY WARNING SIGN PER CITY STANDARDS
A-02.67	ONE-WAY SINGLE DRIVE AISLE
A-02.71	(E) BLOCK WALL AT SITE PERIMETER
A-02.74	DO NOT ENTER SIGN PER CITY STANDARDS
A-02.77	RACEWAY FOR EV CAPABLE SPACES, REFER TO ELECTRICAL PLANS FOR INFRASTRUCTURE PROVISIONS REQUIRED BY 2022 CALGREEN CODE
A-02.78	LEVEL 2 EV CHARGING RACEWAY, CONDUIT AND RECEPTACLE FOR EV READY SPACES, REFER TO ELECTRICAL PLANS FOR INFRASTRUCTURE PROVISIONS REQUIRED BY 2022 CALGREEN CODE
A-03.04	CONCRETE FLATWORK, REFER TO CIVIL
A-03.12	CONCRETE CURB & GUTTER, REFER TO CIVIL
A-03.13	DECORATIVE PRECAST CONCRETE PAVERS, REFER TO SPEC SECTION 01 61 00 & 32 14 13
A-03.20	TRANSFORMER CONCRETE PAD, REFER TO CIVIL
A-05.03	STEEL BOLLARD FILLED WITH CONC., PRIME & PAINT
A-10.07	MONUMENT SIGN PER TOWNEPLACE SUITES MARRIOTT EXTERIOR SIGNAGE SPECIFICATIONS STANDARDS, UNDER SEPARATE PERMIT
A-22.13	HOSE BIBB, REFER TO PLUMBING
A-26.24	TRANSFORMER, REFER TO ELECTRICAL
A-26.34	LIGHTING POLE, REFER TO ELECTRICAL
A-26.35	LIGHT BOLLARDS, REFER TO ELECTRICAL

PARKING ANALYSIS

PARKING REQUIRED PER HANFORD MUNICIPAL CODE (HMC) 17.54.040

TOTAL PARKING REQUIRED:
1 STALL PER GUESTROOM REQUIRED.
105 GUESTROOM TOTAL = **105 REQUIRED** (**105 PROVIDED**)

1 STALL PER EACH EMPLOYEE @ LARGEST SHIFT
4 EMPLOYEES* = **4 REQUIRED** (**4 PROVIDED**)

*4 QCC. PER OPERATIONAL STATEMENT BY OWNER

TOTAL:
REQUIRED PARKING: 111
PROVIDED PARKING: 112

PARKING BREAK DOWN

ELECTRIC VEHICLE CHARGING STATION (EVCS):
EVCS ARE EV CAPABLE SPACES PROVIDED WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).

PER 2022 CALGREEN CODE TABLE **4.106.4.2.2**
NO. OF EV CAPABLE 10% OF TOTAL PARKING SPACES
REQUIRED: 112x10%=12 STALLS
NO. OF EV READY 25% OF TOTAL PARKING SPACES
REQUIRED: 112x25%=28 STALLS
NO. OF EV CHARGERS 5% OF TOTAL PARKING SPACES
REQUIRED: 112x5%=6 STALLS

*PER 2022 CBC CODE TABLE **11B-228.3.2.1***
NO. OF EVCS VAN ACCESSIBLE **REQUIRED**: 1 STALL
NO. OF EVCS STANDARD ACCESSIBLE **REQUIRED**: 1 STALL

ACCESSIBLE PARKING:
PER 2022 CBC CODE TABLE 11B-208.2
NO. OF ACCESSIBLE STALLS **REQUIRED**: 5 STALLS

PER 2022 CBC CODE 11B-208.2.4
NO. OF VAN ACCESSIBLE STALL **REQUIRED**: 1 STALL

PARKING	REQUIRED	PROVIDED:
EV CAPABLE	12	12
EV READY	28	28
EVCS	4	4
EVCS VAN ACCESSIBLE	1	1
EVCS STD. ACCESSIBLE	1	1
VAN ACCESSIBLE STALLS:	1	1
STD. ACCESSIBLE STALLS:	4	4
STANDARD STALLS:	60	61
TOTAL SPACES:	111	112

BICYCLE PARKING:
PER 2022 CALGREEN A4.106.9 BICYCLE PARKING IS ONLY VOLUNTARY. (NOT PROVIDED)

SITE LEGEND

NOTE: REFER TO CIVIL PLANS FOR ALL UTILITY LINES

ACCESSIBLE BUILDING ENTRANCE

ACCESSIBLE PATH OF TRAVEL (P.O.T.) AS INDICATED ON PLAN IS A BARRIER - FIRE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX. SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING ½" MAX. AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN. AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". OR SHALL VERIFY THAT THERE ARE NO BARRIERS ALONG THE P.O.T.

PROPOSED BUILDING UNDER THIS PERMIT APPLICATION

FIRE ACCESS: 20'-0" CLEAR MINIMUM WIDTH AND WITH A MINIMUM CONTINUOUS CLEAR HEIGHT OF 13'-0"

(N) AC PAVING, REFER TO CIVIL & SPEC SECTION 32 12 16

(E) AC PAVING, REFER TO CIVIL

(N) CONCRETE FLATWORK, REFER TO CIVIL

(E) CONCRETE FLATWORK, REFER TO CIVIL

(N) LANDSCAPING AREA, REFER TO LANDSCAPE

(E) LANDSCAPING AREA, REFER TO LANDSCAPE

(N) DECORATIVE PRECAST CONCRETE PAVERS, REFER TO SPEC SECTION 01 61 00 & 32 14 13

(N) EXTERIOR TILE, REFER TO SPEC SECTION 01 61 00 & 09 30 00

(N) EXTERIOR CONCRETE POOL DECK, REFER TO SPEC SECTION 01 61 00 & 03 35 36

(N) TRUNCATED DOMES, REFER TO SPEC SECTION 32 17 26

(N) TRUNCATED DOMES BRICK PAVERS, REFER TO SPEC SECTION 32 14 13

Klassen corporation
Architecture Construction
2021 Westwind Drive
Bakersfield, CA 93301
(661) 324-3000
(661) 324-3900 Fax
www.klassencorp.com

The above drawings and specifications and ideas, designs and arrangements represented thereby are and shall remain the property of Klassen corporation and shall not be used, loaned, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings and specifications shall constitute conclusive evidence of acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimension; contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

Towneplace Suites by Marriott
SMARTWAY EXPRESS INC.
1920 W. Lacey Blvd. Hanford, CA 93230

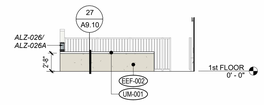
TOWNEPLACE SUITES® BY MARRIOTT

MARK	DATE	ISSUED FOR
	09-15-21	30% SD MARRIOTT/OWNER SUBMITTAL

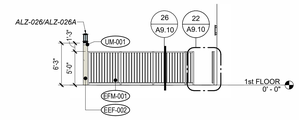
Project No. : 05-1-21014

SITE PLAN

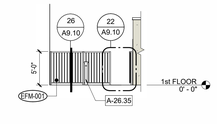
A1.01



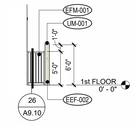
16 POOL FENCE
1/8" = 1'-0"



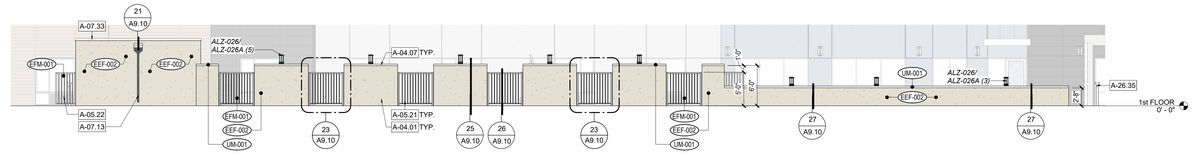
17 POOL FENCE
1/8" = 1'-0"



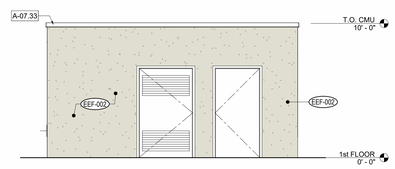
18 POOL FENCE
1/8" = 1'-0"



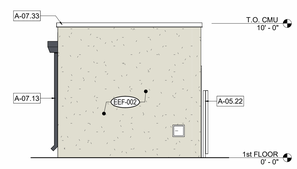
14 POOL FENCE
1/8" = 1'-0"



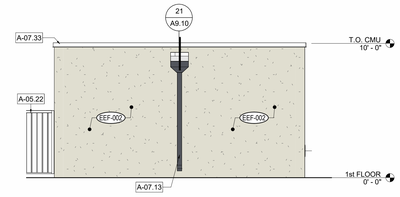
15 POOL FENCE
1/8" = 1'-0"



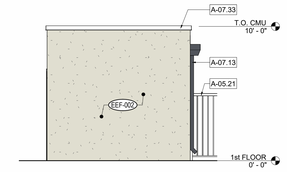
13 EAST ELEVATION
1/4" = 1'-0"



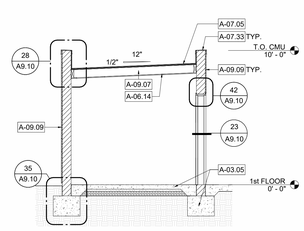
12 SOUTH ELEVATION
1/4" = 1'-0"



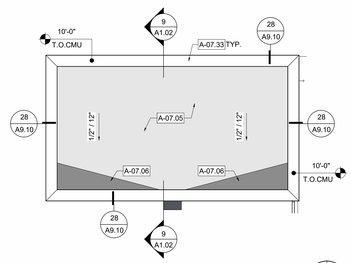
11 WEST ELEVATION
1/4" = 1'-0"



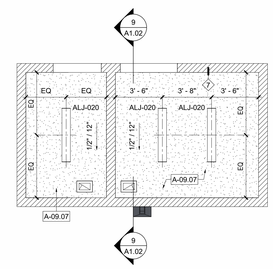
10 NORTH ELEVATION
1/4" = 1'-0"



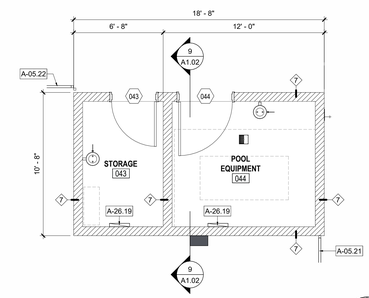
9 SECTION A
1/4" = 1'-0"



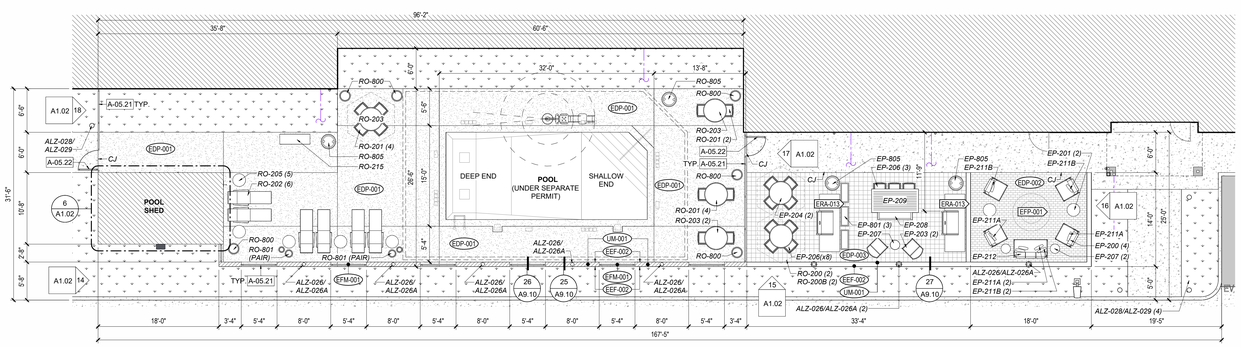
8 ENLARGED POOL ROOM ROOF PLAN
1/4" = 1'-0"



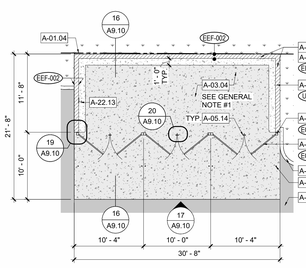
7 ENLARGED POOL ROOM RCP
1/4" = 1'-0"



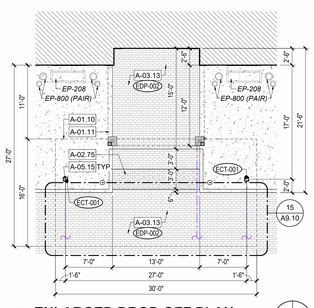
6 ENLARGED POOL ROOM FLOOR PLAN
1/4" = 1'-0"



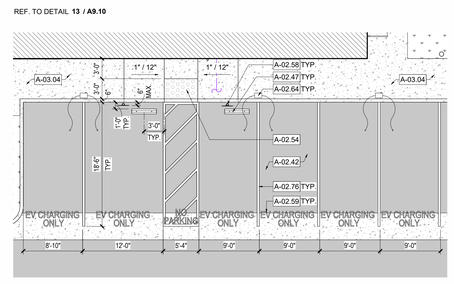
5 ENLARGED COURTYARD
1/8" = 1'-0"



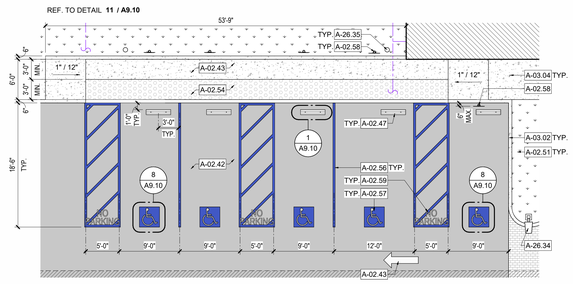
4 TRASH ENCLOSURE PLAN
1/8" = 1'-0"



3 ENLARGED DROP-OFF PLAN
1/8" = 1'-0"



2 ACCESSIBLE PARKING
1/8" = 1'-0"



1 ACCESSIBLE PARKING
1/8" = 1'-0"

REFERENCE NOTES

A. REFER TO **TOWNPLACE SUITES BY MARRIOTT PRODUCT MANUALS GEN. 5 REAL LIVING (GREY COLOR SCHEME)(ISSUE AUG. 2021)** FOR OPENINGS, EQUIPMENT, ELECTRICAL FIXTURES/LIGHTING, MILLWORK, TOILET ACCESSORIES, PLUMBING FIXTURES AND FINISH SPECIFICATIONS & **INTERIOR DESIGN SPECIFICATION MANUAL GEN. 5 REAL LIVING (GREY COLOR SCHEME)(OCT. 2021)** FOR FURNITURE & ADDITIONAL FINISHES.

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C. MONUMENT SIGN UNDER SEPARATE PERMIT (**REFER TO TOWNEPLACE SUITES BY MARRIOTT EXTERIOR SIGNAGE SPECIFICATIONS (JAN. 2020)**). REFER TO ELECTRICAL PLANS FOR ELECTRICAL INFRASTRUCTURE. SEASONAL LANDSCAPE AT BASE REFER TO LANDSCAPE.

D. REFER TO **WALL LEGEND** ON FLOOR PLAN SHEETS FOR INFO. REGARDING WALL TYPES.

E. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION

F. REFER TO ELECTRICAL PLANS FOR LIGHTING & POWER REQ'TS.

G. FIRE PIT MUST HAVE A NATURAL GAS LINE RUN TO THE FIRE PIT WITH AN EMERGENCY SHUT OFF SWITCH, REFER TO PLUMBING PLANS.

H. TRASH ENCLOSURE PER CITY OF HANFORD CITY STANDARDS, SEE SHEET **GE-35 "TRASH BIN - BLOCK ENCLOSURE (REVISION 07/10/2017)"** FOR ADDITIONAL INFORMATION.

I. ALUMINUM FENCING TO MATCH WINDOW FINISH COLOR (AAMA 2605 WHITE POWER COAT). VERIFY WITH OWNER.

KEYNOTES

KEY NO.	DESCRIPTION
A-01.04	PROPERTY LINE
A-01.10	LINE OF PORTE COCHERE ABOVE
A-01.11	LINE OF SHADE STRUCTURE ABOVE
A-02.42	AC PAVING, REFER TO CIVIL & SPEC SECTION 32 12 16
A-02.43	TWO-WAY TRAFFIC FLOW ARROWS - WHITE PAINT
A-02.47	PARKING BUMPER, REFER TO SPECS SECTION 32 17 13
A-02.51	LANDSCAPING, REFER TO LANDSCAPE
A-02.54	TRUNCATED DOMES (WARNING SURFACE)
A-02.56	ACCESSIBLE PARKING STALL 4" WIDE BLUE STRIPING
A-02.57	INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA), REFER TO DETAIL **7 / A9.10**
A-02.58	ACCESSIBLE STALL SIGNAGE. REFER TO DETAIL **9 / A9.10**
A-02.59	12" HIGH WHITE LETTERS, IDENTIFICATION AS SHOWN ON SITE PLAN
A-02.64	EV CHARGING STATION, REFER TO ELECTRICAL PLANS FOR INFRASTRUCTURE PROVISIONS REQUIRED BY 2022 CALGREEN CODE
A-02.75	(N) TRUNCATED DOMES BRICK PAVERS (WARNING SURFACE), REFER TO SPEC SECTION 32 14 13
A-02.76	ACCESSIBLE PARKING STALL 4" WIDE WHITE STRIPING
A-03.02	CONCRETE CURB, REFER TO CIVIL
A-03.04	CONCRETE FLATWORK, REFER TO CIVIL
A-03.05	FOOTING & BUILDING FLOOR SLAB, REFER TO STRUCTURAL
A-03.13	DECORATIVE PRECAST CONCRETE PAVERS, REFER TO SPEC SECTION 01 61 00 & 32 14 13
A-04.01	CONCRETE MASONRY UNIT BLOCK WALL
A-04.07	BRICK CAP
A-05.12	STEEL TUBE, PRIME AND PAINTED
A-05.13	STEEL GATED, PRIME AND PAINTER
A-05.14	STEEL PIPE SLEEVES FOR CANE BOLTS AT OPEN AND CLOSED POSITION
A-05.15	METAL POST, PER STRUCTURE PLANS
A-05.21	ALUMINUM METAL RAILING, REFER TO SPEC SECTION 01 61 00 & 05 73 00
A-05.22	ALUMINUM METAL GATE, REFER TO SPEC SECTION 01 61 00 & 05 73 00
A-06.14	ROOF FRAMING, REFER TO STRUCTURAL
A-07.05	SINGLE-PLY TPO ROOFING SYSTEM O/ DENSDECK, REFER TO PLANS
A-07.06	SINGLE-PLY TPO ROOFING SYSTEM o/ DENSDECK o/ RIGID BOARD INSULATION (ROOF CRICKETS), REFER TO PLANS
A-07.13	PREFINISHED GUTTER DOWNSPOUT
A-07.33	PRE-FINISHED PARAPET COPING CAP
A-09.07	5/8" TYPE 'X' GYP. BD.
A-09.09	EXTERIOR 3-COAT ACRYLIC STUCCO SYSTEM 7/8" CEMENT PLASTER OVER METAL LATH & MOISTURE BARRIER, REFER TO EXTERIOR ELEVATIONS FOR COLOR & FINISH.
A-22.13	HOSE BIBB, REFER TO PLUMBING
A-26.19	ELECTRICAL PANEL, REFER TO ELECTRICAL
A-26.34	LIGHTING POLE, REFER TO ELECTRICAL
A-26.35	LIGHT BOLLARDS, REFER TO ELECTRICAL

PARKING ANALYSIS

PARKING REQUIRED PER HANFORD MUNICIPAL CODE (HMC) 17.54.040

TOTAL PARKING REQUIRED:
1 STALL PER GUESTROOM REQUIRED
105 GUESTROOM TOTAL = **105 REQUIRED** (**105 PROVIDED**)

1 STALL PER EACH EMPLOYEE @ LARGEST SHIFT
4 EMPLOYEES* = **4 REQUIRED** (**4 PROVIDED**)

*4 OCC. PER OPERATIONAL STATEMENT BY OWNER

TOTAL:
REQUIRED PARKING: 111
PROVIDED PARKING: 112

PARKING BREAK DOWN

ELECTRIC VEHICLE CHARGING STATION (EVCS):
EVCS ARE EV CAPABLE SPACES PROVIDED WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).

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REQUIRED: 112x10%=12 STALLS
NO. OF EV READY 25% OF TOTAL PARKING SPACES
REQUIRED: 112x25%=28 STALLS
NO. OF EV CHARGERS 5% OF TOTAL PARKING SPACES
REQUIRED: 112x5%=6 STALLS

PER 2022 CBC CODE TABLE ***11B-228.3.2.1***
NO. OF EVCS VAN ACCESSIBLE **REQUIRED**: 1 STALL
NO. OF EVCS STANDARD ACCESSIBLE **REQUIRED**: 1 STALL

ACCESSIBLE PARKING:
PER 2022 CBC CODE TABLE 11B-208.2
NO. OF ACCESSIBLE STALLS **REQUIRED**: 5 STALLS

PER 2022 CBC CODE 11B-208.2.4
NO. OF VAN ACCESSIBLE STALL **REQUIRED**: 1 STALL

PARKING	REQUIRED	PROVIDED:
EV CAPABLE	12	12
EV READY	28	28
EVCS	4	4
EVCS VAN ACCESSIBLE	1	1
EVCS STD. ACCESSIBLE	1	1
VAN ACCESSIBLE STALLS:	1	1
STD. ACCESSIBLE STALLS:	4	4
STANDARD STALLS:	60	61
TOTAL SPACES:	111	112

BICYCLE PARKING:
PER 2022 CALGREEN A4.106.9 BICYCLE PARKING IS ONLY VOLUNTARY. (NOT PROVIDED)

SITE LEGEND

NOTE: REFER TO CIVIL PLANS FOR ALL UTILITY LINES

ACCESSIBLE BUILDING ENTRANCE

ACCESSIBLE PATH OF TRAVEL (P.O.T.) AS INDICATED ON PLAN IS A BARRIER - FIRE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX. SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/ MAX. AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN. AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". OR SHALL VERIFY THAT THERE ARE NO BARRIERS ALONG THE P.O.T.

PROPOSED BUILDING UNDER THIS PERMIT APPLICATION

FIRE ACCESS: 20'-0" CLEAR MINIMUM WIDTH AND WITH A MINIMUM CONTINUOUS CLEAR HEIGHT OF 13'-0"

(N) AC PAVING, REFER TO CIVIL & SPEC SECTION 32 12 16

(E) AC PAVING, REFER TO CIVIL

(N) CONCRETE FLATWORK, REFER TO CIVIL

(E) CONCRETE FLATWORK, REFER TO CIVIL

(N) LANDSCAPING AREA, REFER TO LANDSCAPE

(E) LANDSCAPING AREA, REFER TO LANDSCAPE

(N) DECORATIVE PRECAST CONCRETE PAVERS, REFER TO SPEC SECTION 01 61 00 & 32 14 13

(N) EXTERIOR TILE, REFER TO SPEC SECTION 01 61 00 & 09 30 00

(N) EXTERIOR CONCRETE POOL DECK, REFER TO SPEC SECTION 01 61 00 & 03 35 36

(N) TRUNCATED DOMES, REFER TO SPEC SECTION 32 17 26

(N) TRUNCATED DOMES BRICK PAVERS, REFER TO SPEC SECTION 32 14 13

Klassen corporation
Architecture Construction
2021 Westwind Drive
Bakersfield, CA 93301
(661) 324-3000
(661) 324-3900 Fax
www.klassencorp.com

The above drawings and specifications and ideas, designs and arrangements represented thereby are and shall remain the property of Klassen Corporation and shall not be used, loaned, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings and specifications shall constitute conclusive evidence of acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimension; contractors shall verify and be responsible for all dimensions and conditions on job site and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

Townepleace Suites by Marriott
SMARTWAY EXPRESS INC.
1920 W. Lacey Blvd. Hanford, CA 93230

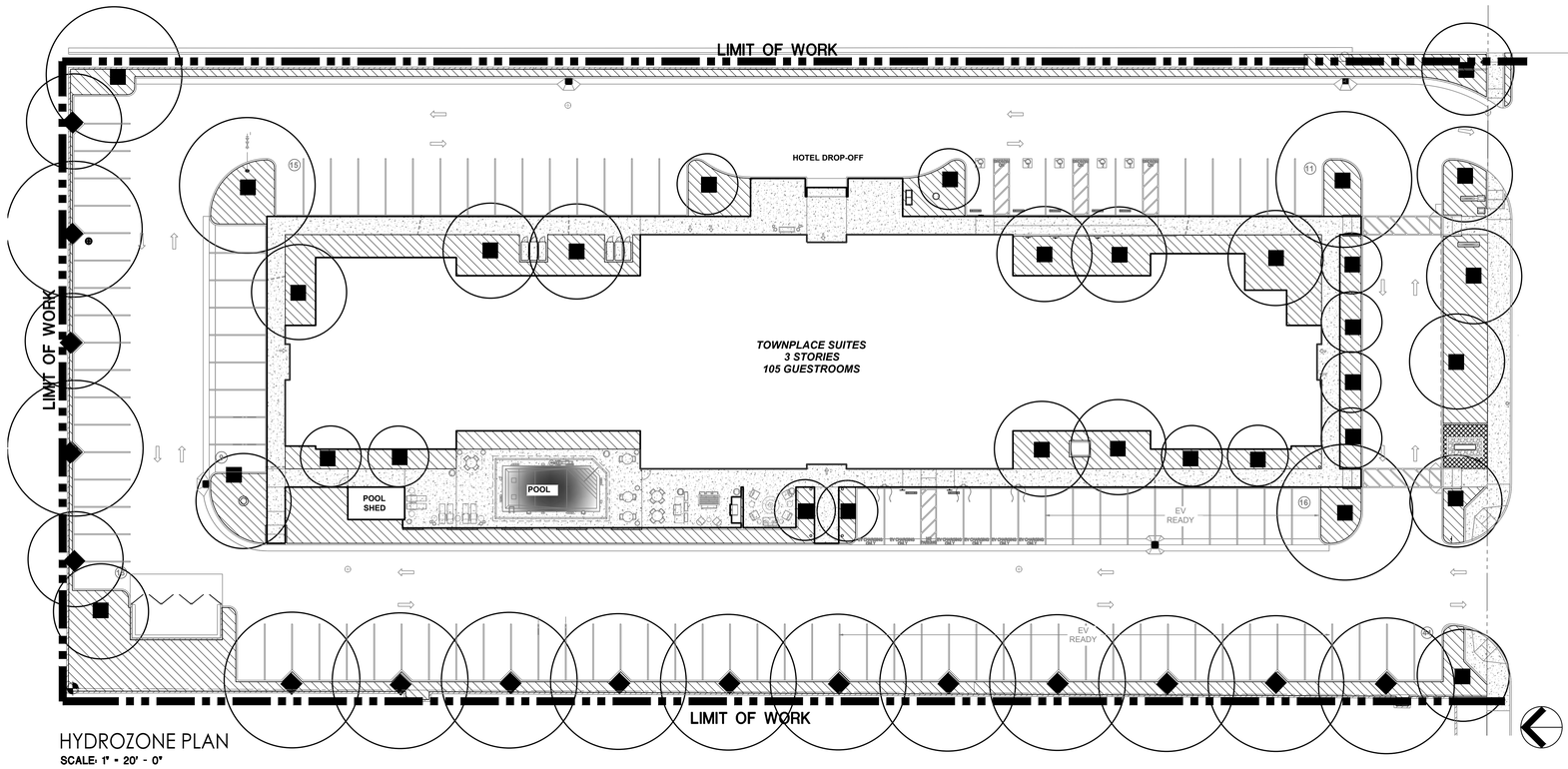
TOWNEPLACE SUITES® BY MARRIOTT

MARK	DATE	ISSUED FOR
	09-15-21	30% SD MARRIOTT/OWNER SUBMITTAL

Project No. : 05-1-21014

ENLARGED SITE AREAS

A1.02



HYDROZONE PLAN
SCALE: 1" = 20' - 0"

HYDROZONE SUMMARY

NON-SPECIAL & SPECIAL LANDSCAPE AREAS

HYDROZONE #	SYMBOL	DESCRIPTION
1		HYDROZONE 1- 1200 SF TREES IRRIGATED WITH DEEP ROOT BUBBLERS
2		HYDROZONE 2- 13,221 SF SHRUBS IRRIGATED WITH DRIP BUBBLERS
3		HYDROZONE 3- 474 SF SWIMMING POOL

TOTAL NON-SPECIAL LANDSCAPE AREA - 14,421 SF

NOTE
NO WATERING ON MONDAYS, THURSDAYS & FRIDAYS

NOTE
RIOS DESIGN STUDIO LLC HAS COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE DESIGN AND INSTALLATION ORDINANCE AND APPLIED FOR THE EFFECTIVE USE OF WATER FOR THE LANDSCAPE DESIGN PLAN.

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE CITY/OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE CITY/OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

AMENDMENTS, AS INDICATED IN THE SOILS REPORT SHOWN ON THE DRAWINGS, ARE BASED ON AGRICULTURAL SUITABILITY SOILS TESTS PERFORMED PRIOR TO GRADING AND WERE PRESENTED FOR BIDDING PURPOSES. IF NO SOILS REPORT EXISTS, CONTRACTOR SHALL PROPOSE ON AMENDMENTS AS STATED IN THE SPECIFICATIONS. CLIENT OR CONTRACTOR SHALL OBTAIN AGRICULTURAL SOILS TESTING AND RECOMMENDATIONS AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE CITY/OWNER'S AUTHORIZED REPRESENTATIVE.

IF, DURING PLANTING OPERATIONS THERE SEEMS TO BE MINIMAL OR NO PERCOLATION IN PLANTING PITS, CONTRACTOR SHALL CEASE PLANTING OPERATIONS AND IMMEDIATELY NOTIFY THE CITY/OWNER'S AUTHORIZED REPRESENTATIVE TO DISCUSS ALTERNATIVE TO MAINTAINING POSITIVE ROOTBALL DRAINAGE MEASURES.

CONTRACTOR TO APPLY A 3" LAYER OF MULCH, AS APPLICABLE, IN ALL SHRUB AND GROUNDCOVER AREAS. CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALLATION.

CONTRACTOR SHALL INCORPORATE 4 CU YDS OF COMPOST PER 1000 SF TO A DEPTH OF 6" OF PERMEABLE AREA SO AS TO MAXIMIZE WATER RETENTION AND INFILTRATION. IF THE SOILS ANALYSIS INDICATES THAT THE TOP 6" OF SOIL CONTAINS GREATER THAN 6% ORGANIC MATTER, THE AREA SHALL BE EXEMPTION FROM THESE REQUIREMENTS.

CONTRACTOR SHALL THOUROUGHLY MIX 'AquaSmart PRO' MOISTURE RETENTION PRODUCT TO THE BACKFILL MIX IN THE PLANTING PITS OF ALL TREES, SHRUBS AND VINES.
USE THE FOLLOWING RATES-
36" BOX- 5 CUPS
24" BOX- 2.5 CUPS
15 GALLON- 1 CUP
5 GALLON- 1/3 CUP
1 GALLON- 2 TABLESPOONS

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 51.5

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq.ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Zone 1-TREES	0.30	drip	0.81	0.37	1,200	444	14,191
Zone 2- SHRUBS	0.30	drip	0.81	0.37	13,221	4,897	156,351
				Totals	14,421	5,341	170,542
Special Landscape Areas							
SWIMMING POOL				1.00	474	474	15,135
				Totals	474	474	15,135
						ETWU Total	185,676
						Maximum Allowed Water Allowance (MAWA)[e]	222,343

[a] ***Hydrozone #/Planting Description***
E.g.
1.) high water use
2.) low water use
3.) moderate water use

[b] ***Irrigation Method***
overhead spray
or drip

[c] ***Irrigation Efficiency***
0.75 for spray head
0.81 for drip

[d] ***ETWU*** **(Annual Gallons Required)**
Eto x 0.62 x ETAF x Area

[e] ***MAWA (Annual Gallons Allowed)***
(Eto) (.062) [(ETAF x LA) + ((1-ETAF) x SLA)]

ETAF CALCULATION

Regular Landscape Areas

Total ETAF X Area	5,341
Total Area	14,421
Average ETAF	**0.37**

All Landscape Areas

Total ETAF X Area	5,815
Total Area	14,895
Sitewide ETAF	**0.39**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Landscape Contractors Association MWELO

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Klassen corporation
Architecture Construction
2021 Westwind Drive
Bakersfield, CA 93301
(661) 324-3000
(661) 324-3900 Fax
www.klassencorp.com

LICENSED ARCHITECT JOHN W. EVANS C16212 REN. 4-30-23 STATE OF CALIFORNIA

The above drawings and specifications and ideas, designs and arrangements represented thereby are and shall remain the property of the architect and no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

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SMARTWAY EXPRESS INC.
1920 W. Lacey Blvd. Hanford, CA 93230

TOWNEPLACE SUITES BY MARRIOTT

MARK	DATE	ISSUED FOR
	06-15-21	30% SD MARRIOTT/OWNER SUBMITTAL

Know what's below. Call before you dig.

RECEIVED LANDSCAPE ARCHITECT JOHN C. ROS No. 2522 Signature My Commission Expires 4/30/24 Expiration Date STATE OF CALIFORNIA

Project No.: 05-1-21014

HYDROZONE PLAN

L1

RIOS DESIGN STUDIO
LANDSCAPE ARCHITECTURE & DESIGN
www.riosdesign.com
3805 ORA VISTA AVENUE
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93309
P: 661.835.9259
megan@riosdesign.com

6/1/2022 8:05:37 AM

APRIL 8, 2024 RDS #22-691 APN: 009-050-086

City of HANFORD
CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET

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

DATE: July 2, 2024

PROJECT: Site Plan Review 2022-01 (502-1197) Revision 4/SPR0028-23

APPLICANT: Ruben Tellez

LOCATION: 12236 W. Lacey Blvd. (APN 009-050-086)

PROPOSAL: New TownePlace Suites Hotel by Marriott

ZONING: C-R Regional Commercial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: January 19, 2022; April 27, 2022; April 26, 2023; February 28, 2024; March 13, 2024

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

☐ **RESUBMIT:** Major changes to your plans are required prior to accepting construction drawings for a building permit. A meeting with the Site Plan Review Committee is not required.

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

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

☒ **REVISE AND PROCEED**

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

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

Signed,

Mark Manha

Mark Manha, Associate Planner
Community Development Department

July 2, 2024
DATE

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2022-10**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval No. 2022-01 Revision 4 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

_____

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: January 19, 2022; April 27, 2022; April 26, 2023; February 28, 2024; March 13, 2024
SITE PLAN NUMBER: 2022-01 (FILE 502-1197) REVISION 4/SPR0028-23
CONTACT: Mark Manha, Associate Planner: (559) 585-2583, mmanha@hanfordca.gov

---

General Plan Designation: Regional Commercial

Zoning: C-R Regional Commercial

Other Special Districts: N/A

Planning Division Recommendation: ☒ Revise and Proceed ☐ Resubmit

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

Correction(s):

- Ensure all landscaping is permanently maintained in the setback area along the lot line adjoining the street.

Required Entitlements:

- Conditional Use Permit ($3,900 fee)

C-R Regional Commercial - all checked comments shall apply

General:

☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.

☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2022-01 Revision 4 with minor modifications to be approved by the Community Development Department.

☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.

☒ That existing pad lots may be designed and developed with parking lots and building orientation that will eventually merge with larger adjacent developments as if developed as a pad lot of a larger site development.

☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.

Cultural Resources:

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

Building Setback Areas: (Section 17.18.060)

☒ That the appropriate setbacks be maintained, as follows:

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

Distances Between Structures: (Section 17.18.060)

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

Height of Structures: (Section 17.18.080)

☒ That the maximum structure height shall be 35 feet.

Driveways: (Section 17.18.090)

☒ That wherever possible developments shall share driveways to minimize the number of driveways on public streets.

☒ That new driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

Off Street Parking: (Section 17.54)

☒ That a minimum of 109 parking spaces shall be maintained for the site, five of which are ADA-accessible, based on the ratio “1 space per guest room, plus 1 space per employee” for a hotel.

Calculation:

105 guest rooms + 4 employees = **109 parking spaces minimum**

☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).

☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).

  ☒ There shall be no more than four compact spaces adjacent to each other.

☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).

☒ That parking lots with forty (40) or more spaces may substitute standard parking spaces with motorcycle spaces if they are located within one hundred fifty (150) feet of a building entry. One (1) standard space may be replaced with a motorcycle space for each forty (40) required spaces, up to a maximum of two-and-one-half (2.5) percent of the total number of parking spaces.

  ☒ Motorcycle spaces shall be a minimum size of four (4) feet by eight (8) feet.

☒ That all parking spaces, whether required by this chapter or in addition that which is required, shall be located on a lot or parcel behind the front building setback and outside of a street side yard setback, except that vehicles may park on a paved driveway in the front building setback area. This requirement applies to both covered and uncovered parking areas.

☒ In all commercial zone districts, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four lineal parking stalls. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least ten feet.

☒ That all parking areas shall have ingress and egress to and from a street or alley as required by the City's standard specifications.

☒ That sufficient room for turning and maneuvering vehicles shall be provided on the site.

☒ That developed parking areas are to be utilized by all vehicles associated with or visiting the site.

☒ That the parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.

☒ That entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the Site Plan Review Committee.

☒ That parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.

☒ That no commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.

☒ That parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, except that long-term storage areas for vehicles in the C-S, I-L and I-H zone districts may be surfaced with rock, gravel, granite or solid paving.

☒ That parking areas shall be designed to the City's standard specifications and approval by the City Engineer.

Usable Open Space: (Section 17.18.110)

☒ That new developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area. A minimum of 574.5 square feet of usable open space is required for this site, based on the following calculation:

Calculation:

250 sq. ft. per acre of site area x 2.19 acres = **547.5 square feet minimum**

Landscaping: (Section 17.18.120 and 17.52)

☒ That landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street.

☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:

- ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
- ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
- ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
- ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
- ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
- ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.

- ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.

☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:

- ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
- ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
- ☒ The size of groundcover at planting shall be one (1) gallon or larger.
- ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
- ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.

☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.

☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Fencing and Walls: (Section 17.18.130)

☒ That a block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, **R-M**, R-H, OR, PF, AP, or CO zone district.

☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.

☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.

☒ That any proposed fencing on the site be maintained in good repair.

☒ That no fence or wall shall be placed within the public right-of-way.

☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.

☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or

maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Signage: (Section 17.56)

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

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.	1 sign per establishment maximum. 40 sq.ft. maximum sign face size. 6 feet high maximum if set back 10 feet from property line. 5 feet high maximum if set back 5 feet from property line. 4 feet high maximum if set back 0 feet from property line. Sites with an integrated shopping center: 1 additional freestanding sign up to 350 sq.ft. Maximum height not greater than 1.5 times the average height of the building.

Trash Collection Areas: (Section 17.50.090)

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

☒ That all uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

Outdoor Lighting Standards: (Section 17.50.140)

☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.

☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

☒ That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.

☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed:

- ☐ Eighteen (18) feet in height, when located within fifty (50) feet of any residential zone district.
- ☐ Twenty-five (25) feet in height when located within fifty-one (51) to one hundred fifty (150) feet of any residential zone district.
- ☐ Thirty (30) feet in height when located more than one hundred fifty (150) feet from any residential zone district.
- ☒ Fifty (50) feet in height when located in the RC regional commercial zone or freestanding light fixtures for public outdoor recreational facilities.

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

- ☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.
- ☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.
- ☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Dust Control:

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

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

BUILDING DIVISION
SPR0028-23 (Revised) SPR 2022-001 (502-1197) Hotel
5-15-24
1920 W Lacey

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.

2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.

3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.

4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:

   4.1 1 copy of the City of Hanford Permit Application form
   4.2 One electronic submittal or 6 complete sets of Drawings unless noted, including:
      4.2.1 Grading Plan (Civil Drawings, for reference)
      4.2.2 Site Plan
      4.2.3 Architectural Drawings
      4.2.4 Structural Drawings
      4.2.5 Electrical Drawings
      4.2.6 Mechanical Drawings
      4.2.7 Plumbing Drawings
      4.2.8 Landscape Plan (for reference)
      4.2.9 Commissioning Plan per 2019 CEnC
      4.2.10 **Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal**
      4.2.11 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

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

   4.3 One Electronic submittal or 2 complete sets 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
      4.3.4 Mechanical Calculations, if not included on the drawings
      4.3.5 Plumbing Calculations, if not included on the drawings
      4.3.6 Energy Calculations, if not included on the drawings
      4.3.7 CalGreen Compliance **including C & D Recycle plan**
      4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
      4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
      4.3.10 **Landscape Calculations per Hanford City Ordinance**

5. **That <u>the site</u>, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.**

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.

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

8. That all construction shall conform to **the Most Current Edition** (2022) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen

9. That Kings County Impact Fees shall apply at current rates.

10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.

11. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.

12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.

13. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2022 California Building Code.

14. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.

15. That the address will be 1920 W Lacey Blvd

H A N F O R D

Fire Department

Nikkie Chamberland, Fire Marshal

City Of Hanford Fire Department Plan Review

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

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

Site Plan Number: SPR0028-23
Address: 12236 Lacey Blvd, Hanford, CA 93230
Plan Reviewer: Nikkie Chamberland
Date: 2-27-2024

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

- Project shall meet the minimum fire flow requirements per Appendix B & C of the CFC 2022; Provide the fire flows within one year
- New and existing residences that have a automatic sprinkler system, proposed accessory dwelling unit shall have an automatic sprinkler system. A separate fire department permit will be required.
- Fire Riser Room:
    1. a separate room that contains the Fire Riser shall contain one man door, the room shall be a 2-hour rated room with adequate spacing to perform maintenance, riser room shall be properly labeled with 4" lettering with contrasting background and a knox box shall be installed to contain the riser room key, fire sprinkler coverage required, emergency lighting and illuminated lighting required. The riser shall be interconnected with the fire alarm
- When a sprinkler system is required with more than 21 heads, the system shall be monitored by a central monitoring station. Fire alarm and fire

detection systems required by chapter 9 of CFC, CBC, shall be installed per NFPA 72.

- Knox FDC Locking Caps are required on all Fire Department Connections. A fire department access road is required for facilities that are protected by fire sprinklers and are more than 400 feet away; on site fire hydrants and mains shall be provided where required by the AHJ. Provide a letter of certification from a licensed soil engineer on non-paved all-weather roads that provide fire access, which shall support a 40,000 lbs fire apparatus at a minimum.
- All access roads shall not be less than 20 ft wide and 13 ft 6 inches Access road turning radius for fire apparatus/
    1. Inside turn: 20ft 10 inch
    2. Curb to Curb: 37 ft 3 inches
    3. Wall to Wall: 42 ft
    4. Shall not shut down any existing roadways during emergency operations take place

- Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.

- Additional Hydrants may be required, all hydrants shall be installed and accepted prior to combustibles being dropped on site. All hydrants shall be protected by bollards Hydrant spacing shall be as follows CFC 2022 appendix C;
    1. Residential area- 500ft
    2. Commercial area-300ft
    3. A hydrant will be required within 25' of Fire Department connection.

- No traffic calming devices shall be installed without the Fire Departments approval

- Areas identified as "**Fire lanes**" must be Identified as such per requirements set forth in the California Vehicle Code Section 22500.1.

    1. **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
    2. **Access roads 26 to less than 32 feet in width**: Fire lanes shall be on one side of the fire apparatus access roads.
    3. **Access roads 32 feet in width or more:** No fire lanes required.
    4. **Markings shall include "No Parking- Fire Lane"**
- Locked gates installed across fire department access roads:

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

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

  Size of Address Numbers:

  1. Downtown area (existing buildings): 4 inch numbers
  2. Buildings 20-ft. or less from the street: 6 inch numbers
  3. Buildings 21- to 40-ft. from the street: 8 inch numbers
  4. Buildings more than 40-ft. from street: 12 inch numbers
- Commercial cooking
  1. Commercial cooking equipment that produces grease-laden vapors shall be provided with a Type I hood. ***A separate permit is required for the Type I hood***. Contact the **Building** department for submittal information.

  2. All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.
  3. Commercial cooking equipment that produces grease laden vapors shall be provided with a Type I Hood. In accordance with the California Mechanical Code, a automatic fire extinguishing system is listed and labeled for its intended use.

4. If fire alarm is present, the hood system shall be interconnected with the fire alarm

- Operational Fire Permit is Required

City of Hanford

Public Works Department

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

Utilities Division Comments

PROJECT: SPR0028-23 Towne Place Suites

12236 West Lacey Boulevard- APN: 009050086000

General:

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

Water:

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

Sewer:

1. That the property owner is responsible for maintenance of all sanitary sewer laterals providing service to their property from building structure to the City Sanitary Sewer main, including connection fittings.
2. That the developer abandons any sanitary sewer service not being used for this project per City Standards.
3. That the developer shall size sewer service lateral(s) to serve the project site in accordance with requirements of the Uniform Plumbing Code, latest edition. All new sanitary sewer laterals shall connect to West Lacey Boulevard.
4. That the developer shall furnish, install and maintain a grease trap assembly on any sewer lateral receiving waste water from food preparation facilities in conformance to City Standard Detail SS-32, if applicable.
5. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure per City Standard Detail GE-35 that will include a sand/grease separator in conformance with City Standard Detail SS-32 and shall connect to the City's Sanitary Sewer System. If a food preparation facility is on site, both hot and cold water will be required within the trash enclosure.

Bob Williams 6/29/2024

Utilities Manager 559-585-2560 Date

City of Hanford

Public Works Department

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

Engineering Division Comments

PROJECT: SPR0028-23 Towne Place Suites

12236 West Lacey Boulevard- APN: 009050086000

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standards and Specifications requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **$5,700.00** Grading Plan Review fee in accordance with City Resolution No. 10-31-R. or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right-of-way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation of ungrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

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

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.

Steve Coodey — 6/29/2024

Assistant Engineer (559) 585-2582 — Date

PROJECT: SPR0028-23 Towne Place Suites

12236 West Lacey Boulevard- APN: 009050086000

2. That the developer enter in to a shared access and maintenance agreement with the owner of the existing storm drain basin located to the north of this project. If an agreement already exists between the two parties, the developer shall submit to the City of Hanford Engineering Department.

3. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.

4. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.

5. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans. All onsite storm drainage shall drain to existing private storm basin associated with adjacent property per the City of Hanford's Storm Drainage System Master Plan. The developer shall extend the existing underground piping installed within the Centennial Place Apartments property to the basin and construct an out-fall structure within the existing storm drainage basin.

Curb, Gutter, and Sidewalk Requirements:

1. That the existing concrete curbs, gutters, and sidewalks located along the West Lacey Boulevard project frontages may remain in place provided they are found to be in functional condition, adequately sloped for proper drainage and meet ADA requirements. Sections damaged during construction, or otherwise found to be in disrepair or non-compliant, shall be removed and replaced with new curb & gutter and sidewalk installed per City Standard CO-11 and CO-15. The locations of any such curbs, gutters, and sidewalks required to be reconstructed shall be shown on the engineered site improvement plans.

2. That the developer shall install street trees and irrigation within the sidewalk area in conformance with City Standards GE-10 and GE-12. Trees shall be selected from the City of Hanford Parks and Recreation Departments approved list of trees. Street trees shall be shown on the Landscape and Irrigation plans and approved by the City of Hanford Building Department as well as the Grading Plan to be approved by the City of Hanford Engineering Department.

Drive Approach Requirements:

1. That the developer shall construct two (2) drive approaches in conformance with City Standard Detail CO-41 at locations proposed on the site plan application. Modifying for Easy-Access curbing is acceptable as proposed on the site plan application using 20' radius curb returns. The westerly drive approach shall not exceed 26' in width as measured between the nearest points of both curb returns. Pedestrian access between the two curb returns shall not exceed 2% cross slope.
   The easterly drive approach shall be modified to be a directional approach using a 20' radius curb return. This drive approach shall have proper signage per CA MUTCD alerting motorists on West Lacey Boulevard that vehicle traffic shall not enter the drive approach, as well as alerting motorists exiting the property that only right hand turns into the west-bound lane of West Lacey Boulevard will be allowed.

2. That the developer remove all drive approaches not required for this development along project frontages, and install curb & gutter and sidewalk per City Standard Details CO-11 and CO-15.

Street Requirements:

1. That the developer construct an extension to the existing median as shown on the approved Site Plan Review plan and in conformance with City Standard Details CO-17 and CO-18. Developer shall submit a color swatch to the city's engineering department for approval to best match the existing stamped concrete. The developer shall install a "Q" marker per the CA MUTCD near the end of median nose.

Steve Coodey 6/29/2024

Assistant Engineer (559) 585-2582 Date

2. Traffic control for work performed within the City of Hanford right-of-way shall conform to the California Manual on Uniform Traffic Control (CAMUTCD) and shall be approved by the City of Hanford Public Works Dept. prior to scheduling work.
3. All underground piping shall be inspected prior to backfilling. All utility trench backfill and paving shall conform to City Standard Detail ST-8.
4. All utilities within City Right of Way to be bored unless otherwise permitted by City Engineer.
5. All sawcut joints within city roadways shall be sealed with an approved crack sealer upon repaving.

Parking Lot Requirements:

1. That the parking lot shall be constructed per City Standard Detail GE-32. Areas of the parking lot utilized by the City Refuse Department to service the refuse enclosure shall be constructed to provide an adequate pavement structure section for refuse truck use.

PROJECT: SPR0028-23 Towne Place Suites

12236 West Lacey Boulevard- APN: 009050086000

Development Impact Fees:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on the site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect the FY23/24 rates effective July 1st, 2023. All fees are payable prior to issuance of building permits. **(Proposed building area 63,872 sf.- Site Area: 2.19 Acres- Units: 105).**

A. That the development is subject to a **$275,194.50 Circulation Impact Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.

B. That the development is subject to a **$62,371.01 Water System Impact Fee** in accordance with City Resolution No. 98-54-R, or any revision thereof.

C. That the development is subject to a **$49,749.90 Wastewater System Impact Fee** in accordance with City Resolution No 98-55-R, or any revision thereof.

D. That the development is subject to a **$10,077.94 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revision thereof.

E. That the development is subject to a **$25,823.45 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R, or any revision thereof.

F. That the development is subject to a **$18,126.87 Police Protection Impact Fee** in accordance with city Resolution No. 98-53-R, or any revision thereof.

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

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

I. That the development is subject to a **$2,858.50 Sanitary Sewer Area of Benefit District Fee** in accordance with City Resolution No 92-25-R, or any revision thereof.

Steve Coodey — 6/29/2024

Assistant Engineer (559) 585-2582 — Date

City of Hanford

Public Works Department

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

Refuse Division Comments

PROJECT: SPR0028-23 Towne Place Suites

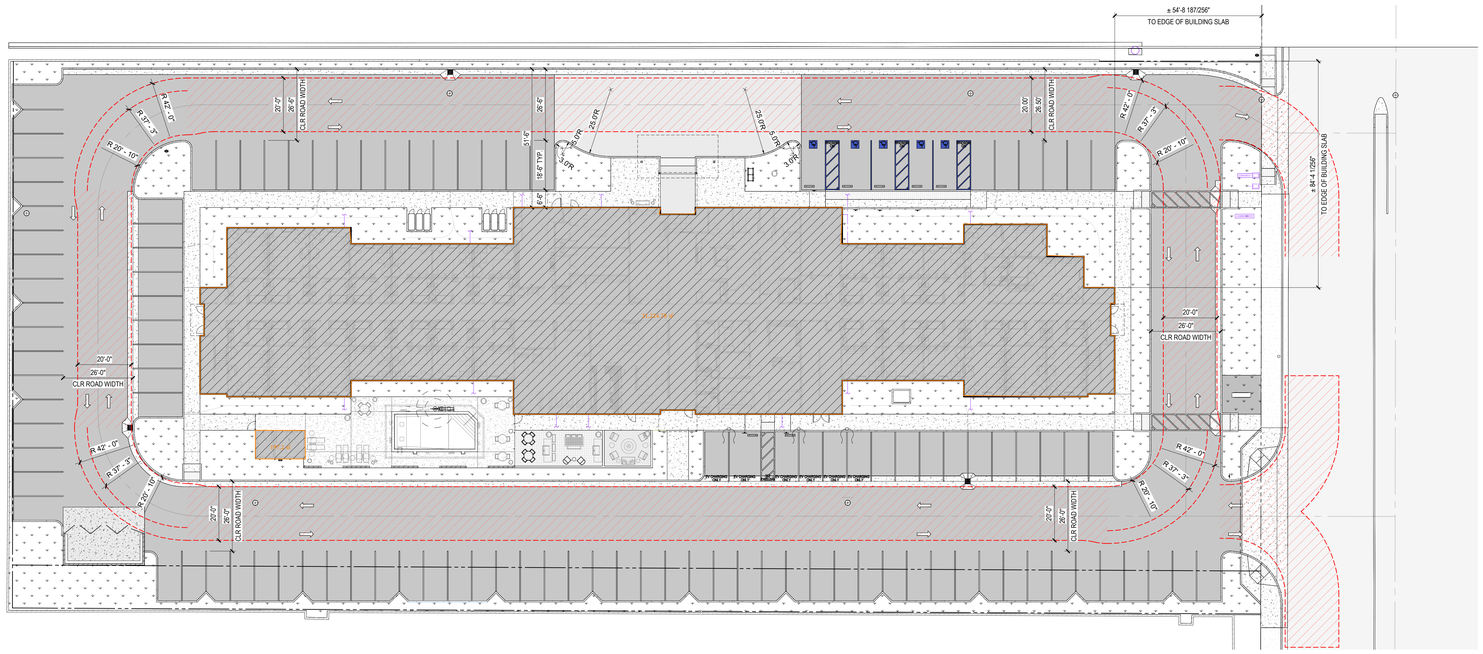
12236 West Lacey Boulevard- APN: 009050086000

General Requirements:

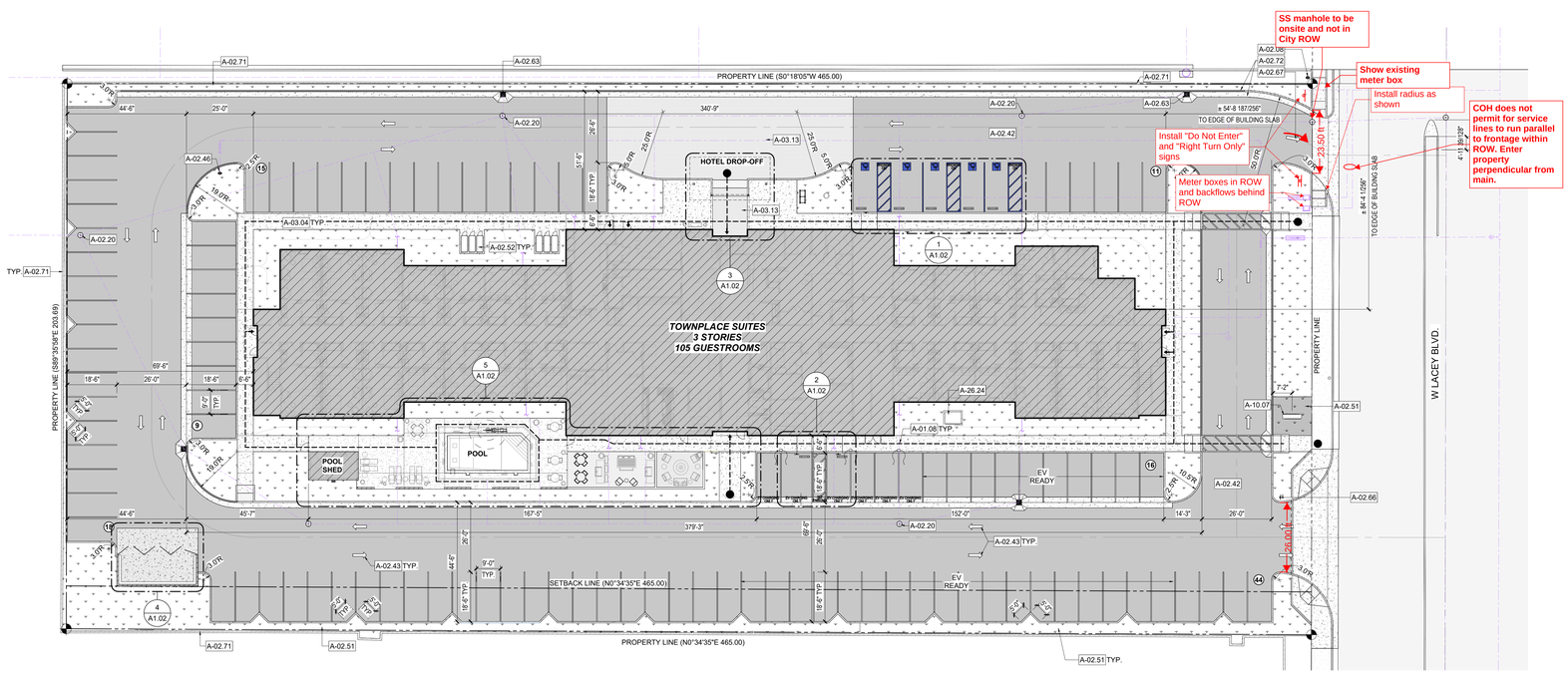
1. That a minimum of a 10' X 20' inside clear dimension masonry block refuse enclosures with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" X 12" interior concrete curbs and 10' concrete apron. Minimum clearance at each refuse bin opening shall be no less than 10'. If enclosures are used to service restaurants, then a separate grease bin container area shall be constructed in accordance with City Standard GE-41. The refuse enclosures shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate material. The enclosures shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That refuse enclosures shall be constructed with drains and shall be connected to the sanitary sewer system.
3. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
4. That refuse enclosure gates shall be securely closed except when in use.
5. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
6. That all on site vehicle routes used to service trash enclosure shall be constructed in accordance with City Standard GE-32 Industrial Parking Lot pavement requirements to provide an adequate pavement structure section for refuse truck use.
7. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable).**

Steve Coodey 6/29/2024

Assistant Engineer (559) 585-2582 Date



2 DIMENSION SITE PLAN
1" = 20'-0"



1 SITE PLAN
1" = 20'-0"

REFERENCE NOTES

A. REFER TO **TOWNPLACE SUITES BY MARRIOTT PRODUCT MANUALS GEN. 5 REAL LIVING (GREY COLOR SCHEME)(ISSUE AUG. 2021)** FOR OPENINGS, EQUIPMENT, ELECTRICAL FIXTURES/LIGHTING, MILLWORK, TOILET ACCESSORIES, PLUMBING FIXTURES AND FINISH SPECIFICATIONS & **INTERIOR DESIGN SPECIFICATION MANUAL GEN. 5 REAL LIVING (GREYCOLOR SCHEME)(OCT. 2021)** FOR FURNITURE & ADDITIONAL FINISHES.

B. REFER TO **TOWNEPLACE SUITES BY MARRIOTT INTERIOR SIGNAGE SPECIFICATIONS (OCT. 2020)** FOR REQUIRED GRAPHICS.

C. REFER TO **WALL LEGEND** ON FLOOR PLAN SHEETS FOR INFO. REGARDING WALL TYPES.

D. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION

E. REFER TO ELECTRICAL PLANS FOR LIGHTING & POWER REQ'TS.

GENERAL NOTES Hanford

1. TRASH ENCLOSURE PER CITY OF ~~VISALIA~~ CITY STANDARDS. SEE SHEET **R-3 "24" REFUSE CONTAINER ENCLOSURE (REVISION 08/15/16)"** FOR ADDITIONAL INFORMATION.
2. MONUMENT SIGN UNDER SEPARATE PERMIT (**REFER TO TOWNEPLACE SUITES BY MARRIOTT EXTERIOR SIGNAGE SPECIFICATIONS (JAN. 2020)**). REFER TO ELECTRICAL PLANS FOR ELECTRICAL INFRASTRUCTURE. SEASONAL LANDSCAPE AT BASE (REFER TO LANDSCAPE).
3. WROUGHT IRON FENCING TO MATCH WINDOW FINISH COLOR (AAMA 2605 DARK BRONZE POWER COAT). VERIFY WITH OWNER.
4. BIKE STORAGE / RACK:
   LONG TERM BIKE LOCKER:
   MANUF.: AMERICAN BICYCLE SECURTY CO., BIKE-SHELL
   MODEL: 301; COLOR: TBD
   SHORT TERM PARKING:
   MANUF.: BELSON OUTDOORS,
   MODEL: UX190-6-G; COLOR: TBD
5. REFER TO CIVIL FOR ADDITIONAL INFORMATION ON FUTURE POOL.
6. FIRE PIT MUST HAVE A NATURAL GAS LINE RUN TO THE FIRE PIT WITH AN EMERGENCY SHUT OFF SWITCH, REFER TO PLUMBING PLANS.

KEYNOTES

KEY NO.	DESCRIPTION
A-01.08	ACCESSIBLE PATH OF TRAVEL
A-02.08	(E)FIRE HYDRANT, REFER TO CIVIL
A-02.20	(N) MANHOLE, REFER TO CIVIL
A-02.42	AC PAVING, REFER TO CIVIL
A-02.43	TWO-WAY TRAFFIC FLOW ARROWS - WHITE PAINT
A-02.46	(N)FIRE HYDRANT, REFER TO CIVIL
A-02.51	LANDSCAPING, REFER TO LANDSCAPE
A-02.52	BIKE LOCKER
A-02.63	STORM DRAIN INLET, REFER TO CIVIL
A-02.66	TRAFFIC ENTRY WARNING SIGN
A-02.67	ONE-WAY SINGLE DRIVE AISLE
A-02.71	(E) BLOCK WALL AT SITE PERIMETER
A-02.72	CURB & GUTTER, REFER TO CIVIL
A-03.04	CONCRETE FLATWORK, REFER TO CIVIL
A-03.13	DECORATIVE PRECAST CONCRETE PAVERS
A-10.07	MONUMENT SIGN, UNDER SEPARATE PERMIT
A-26.24	TRANSFORMER, REFER TO ELECTRICAL

PARKING ANALYSIS

PARKING REQUIRED PER HANFORD MUNICIPAL CODE (HMC) 17.54.040

TOTAL PARKING REQUIRED:
1 STALL PER GUESTROOM REQUIRED
105 GUESTROOM TOTAL = **105 REQUIRED** (**105 PROVIDED**)

1 STALL PER EACH EMPLOYEE @ LARGEST SHIFT
4 EMPLOYEES* = **4 REQUIRED** (**4 PROVIDED**)

*4 OCC. PER OPERATIONAL STATEMENT BY OWNER

1 STALL PER 150 S.F. OF AREA FOR FOOD & DRINK
±180 S.F. OF FOOD & DRINK = **2 REQUIRED** (**2 PROVIDED**)

TOTAL:
REQUIRED PARKING: 111
PROVIDED PARKING: 112

PARKING BREAK DOWN

ELECTRIC VEHICLE CHARGING STATION (EVCS):
EVCS ARE EV CAPABLE SPACES PROVIDED WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).

*PER 2022 CALGREEN CODE TABLE **4.106.4.2.2***
NO. OF EV CAPABLE 10% OF TOTAL PARKING SPACES
REQUIRED: 112x10%=12 STALLS
NO. OF EV READY 25% OF TOTAL PARKING SPACES
REQUIRED: 112x25%=28 STALLS
NO. OF EV CHARGERS 5% OF TOTAL PARKING SPACES
REQUIRED: 112x5%=6 STALLS

*PER 2022 CBC CODE TABLE **11B-228.3.2.1***
NO. OF EVCS VAN ACCESSIBLE **REQUIRED**: 1 STALL
NO. OF EVCS STANDARD ACCESSIBLE **REQUIRED**: 1 STALL

ACCESSIBLE PARKING:
PER 2022 CBC CODE TABLE 11B-208.2
NO. OF ACCESSIBLE STALLS **REQUIRED**: 5 STALLS

PER 2022 CBC CODE 11B-208.2.4
NO. OF VAN ACCESSIBLE STALL **REQUIRED**: 1 STALL

PARKING	**PROVIDED:**
EV CAPABLE	12
EV READY	28
EVCS	4
EVCS VAN ACCESSIBLE	1
EVCS STD. ACCESSIBLE	1
VAN ACCESSIBLE STALLS:	1
STD. ACCESSIBLE STALLS:	4
STANDARD STALLS:	61
TOTAL SPACES:	112

BICYCLE PARKING:
SHORT TERM REQUIRED (RACK): 112 x .05 = 5.6 = 6 REQ.
PER *2022 CALGREEN 5.106.4.1.1*

LONG TERM REQUIRED (STORAGE)*: 112 x .05 = 5.6 = 6 REQ.
PER *2022 CALGREEN 5.106.4.1.2*

SITE LEGEND

S — SEWER LINE, REFER TO CIVIL	FW — FIRE WATER LINE, REFER TO CIVIL
SD — STORM DRAIN LINE, REFER TO CIVIL	E — ELECTRICAL LINE, REFER TO CIVIL / ELECTRICAL
W — WATER LINE, REFER TO CIVIL	G — GAS LINE, REFER TO CIVIL / PLUMBING

ACCESSIBLE BUILDING ENTRANCE

ACCESSIBLE PATH OF TRAVEL (P.O.T.) AS INDICATED ON PLAN IS A BARRIER - FIRE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING ½" IF BEVELED AT 1:2 MAX. SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING ¼" MAX. AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN. AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". OR SHALL VERIFY THAT THERE ARE NO BARRIERS ALONG THE P.O.T.

- PROPOSED BUILDING UNDER THIS PERMIT APPLICATION
- FIRE ACCESS: 20'-0" CLEAR MINIMUM WIDTH AND WITH A MINIMUM CONTINUOUS CLEAR HEIGHT OF 13'-0"
- (N) PAVING, REFER TO CIVIL
- (E) PAVING, REFER TO CIVIL
- (N) CONCRETE FLATWORK, REFER TO CIVIL
- (E) CONCRETE FLATWORK, REFER TO CIVIL
- (N) REINFORCED CONCRETE, REFER TO CIVIL
- (N) LANDSCAPING AREA, REFER TO LANDSCAPE.
- (E) LANDSCAPING AREA, REFER TO LANDSCAPE.
- (N) SEASONAL LANDSCAPING AREA, REFER TO LANDSCAPE.

Klassen corporation
Architecture Construction
2021 Westwind Drive
Bakersfield, CA 93301
(661) 324-3000
(661) 324-3900 Fax
www.klassencorp.com

The above drawings and specifications and ideas, designs and arrangements represented thereby are and shall remain the property of Klassen Corporation and shall not be loaned, copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings and specifications shall constitute conclusive evidence of acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimension; contractors shall verify and be responsible for all dimensions and conditions on job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

Townepla ce Suites by Marriott
SMARTWAY EXPRESS INC.
1920 W. Lacey Blvd. Hanford, CA 93230

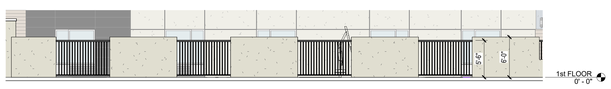
TOWNEPLACE SUITES® BY MARRIOTT

MARK	DATE	ISSUED FOR
	09-15-21	30% SD MARRIOTT/OWNER SUBMITTAL

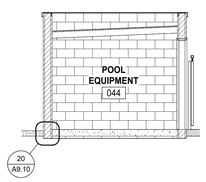
Project No.: 05-1-21014

SITE PLAN

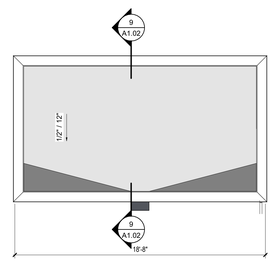
A1.01



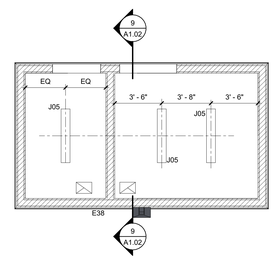
POOL FENCE
1/8" = 1'-0"



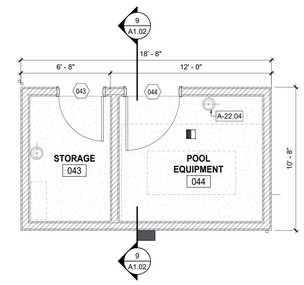
9 SECTION A
1/4" = 1'-0"



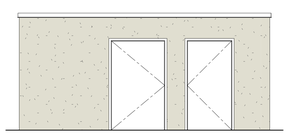
8 ENLARGED POOL ROOM ROOF PLAN
1/4" = 1'-0"



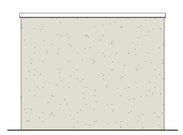
7 ENLARGED POOL ROOM RCP
1/4" = 1'-0"



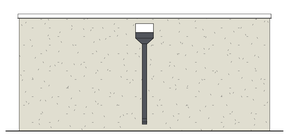
6 ENLARGED POOL ROOM FLOOR PLAN
1/4" = 1'-0"



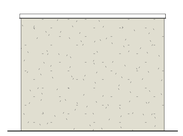
EAST ELEVATION
1/4" = 1'-0"



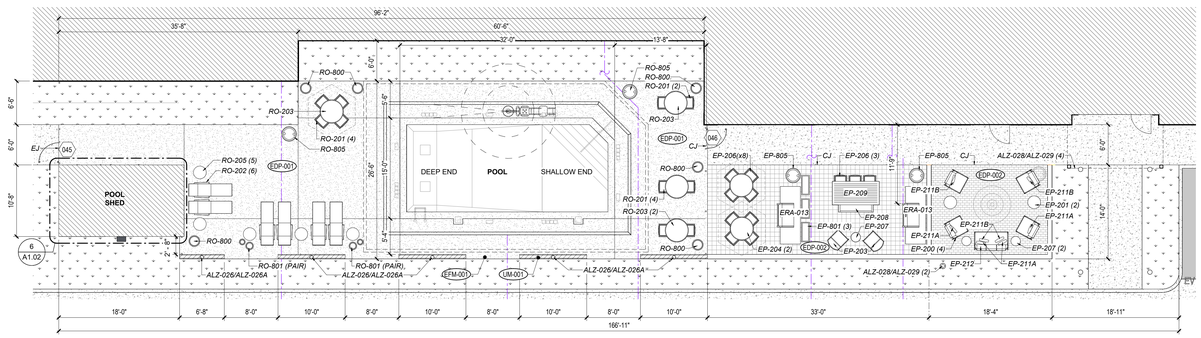
SOUTH ELEVATION
1/4" = 1'-0"



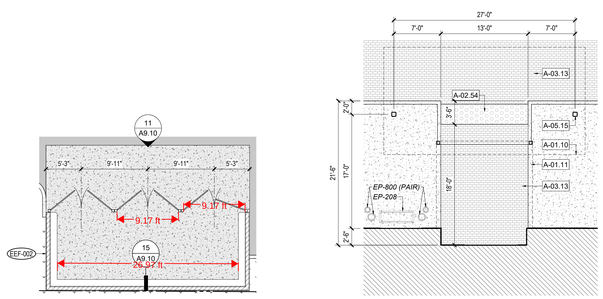
WEST ELEVATION
1/4" = 1'-0"



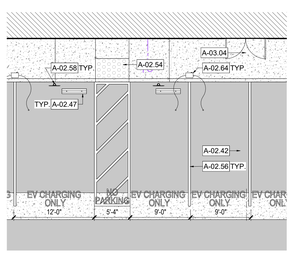
NORTH ELEVATION
1/4" = 1'-0"



5 ENLARGED COURTYARD
1/8" = 1'-0"

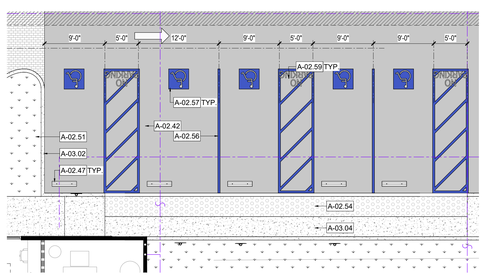


3 ENLARGED DROP-OFF PLAN
1/8" = 1'-0"



109 PARKING SPACES

2 ACCESSIBLE PARKING
1/8" = 1'-0"



1 ACCESSIBLE PARKING
1/8" = 1'-0"

4 TRASH ENCLOSURE PLAN
1/8" = 1'-0"

REFERENCE NOTES

A. REFER TO **TOWNPLACE SUITES BY MARRIOTT PRODUCT MANUALS GEN. 5 REAL LIVING (GREY COLOR SCHEME)(ISSUE AUG. 2021)** FOR OPENINGS, EQUIPMENT, ELECTRICAL FIXTURES/LIGHTING, MILLWORK, TOILET ACCESSORIES, PLUMBING FIXTURES AND FINISH SPECIFICATIONS & **INTERIOR DESIGN SPECIFICATION MANUAL GEN. 5 REAL LIVING (GREYCOLOR SCHEME)(OCT. 2021)** FOR FURNITURE & ADDITIONAL FINISHES.

B. REFER TO **TOWNEPLACE SUITES BY MARRIOTT INTERIOR SIGNAGE SPECIFICATIONS (OCT. 2020)** FOR REQUIRED GRAPHICS.

C. REFER TO **WALL LEGEND** ON FLOOR PLAN SHEETS FOR INFO. REGARDING WALL TYPES.

D. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION

E. REFER TO ELECTRICAL PLANS FOR LIGHTING & POWER REQ'TS.

GENERAL NOTES Hanford

1. TRASH ENCLOSURE PER CITY OF ~~VISALIA~~ CITY STANDARDS. SEE SHEET **R-3 "24" REFUSE CONTAINER ENCLOSURE (REVISION 08/15/16)"** FOR ADDITIONAL INFORMATION.
2. MONUMENT SIGN UNDER SEPARATE PERMIT (**REFER TO TOWNEPLACE SUITES BY MARRIOTT EXTERIOR SIGNAGE SPECIFICATIONS (JAN. 2020)**). REFER TO ELECTRICAL PLANS FOR ELECTRICAL INFRASTRUCTURE. SEASONAL LANDSCAPE AT BASE (REFER TO LANDSCAPE).
3. WROUGHT IRON FENCING TO MATCH WINDOW FINISH COLOR (AAMA 2605 DARK BRONZE POWER COAT). VERIFY WITH OWNER.
4. BIKE STORAGE / RACK:
   LONG TERM BIKE LOCKER:
   MANUF.: AMERICAN BICYCLE SECURTY CO., BIKE-SHELL
   MODEL: 301; COLOR: TBD
   SHORT TERM PARKING:
   MANUF.: BELSON OUTDOORS,
   MODEL: UX190-6-G; COLOR: TBD
5. REFER TO CIVIL FOR ADDITIONAL INFORMATION ON FUTURE POOL.
6. FIRE PIT MUST HAVE A NATURAL GAS LINE RUN TO THE FIRE PIT WITH AN EMERGENCY SHUT OFF SWITCH, REFER TO PLUMBING PLANS.

KEYNOTES

KEY NO.	DESCRIPTION
A-01.10	LINE OF PORTE COCHERE ABOVE
A-01.11	LINE OF SHADE STRUCTURE ABOVE
A-02.42	AC PAVING, REFER TO CIVIL
A-02.47	CONCRETE WHEEL STOP
A-02.51	LANDSCAPING, REFER TO LANDSCAPE
A-02.54	TRUNCATED DOMES (WARNING SURFACE)
A-02.56	ACCESSIBLE PARKING STALL 4" WIDE BLUE STRIPING
A-02.57	INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA)
A-02.58	ACCESSIBLE PARKING STALL SIGNAGE "VAN ACCESSIBLE" & "NON VAN ACCESSIBLE"
A-02.59	12" HIGH WHITE LETTERS, IDENTIFICATION AS SHOWN ON SITE PLAN
A-02.64	FUTURE EV CHARGING STATION (BY OTHERS). REFER TO ELECTRICAL PLANS FOR INFRASTRUCTURE PROVISIONS REQUIRED BY 2019 CALGREEN CODE
A-03.02	CONCRETE CURB, REFER TO CIVIL
A-03.04	CONCRETE FLATWORK, REFER TO CIVIL
A-03.13	DECORATIVE PRECAST CONCRETE PAVERS
A-05.15	PREFINISHED SHADE STRUCTURE POST PER MANUFACTURER
A-22.04	EYEWASH STATION, REFER TO PLUMBING

PARKING ANALYSIS

PARKING REQUIRED PER HANFORD MUNICIPAL CODE (HMC) 17.54.040

TOTAL PARKING REQUIRED:
1 STALL PER GUESTROOM REQUIRED
105 GUESTROOM TOTAL = **105 REQUIRED** (**105 PROVIDED**)

1 STALL PER EACH EMPLOYEE @ LARGEST SHIFT
4 EMPLOYEES* = **4 REQUIRED** (**4 PROVIDED**)

*4 OCC. PER OPERATIONAL STATEMENT BY OWNER

1 STALL PER 150 S.F. OF AREA FOR FOOD & DRINK
±180 S.F. OF FOOD & DRINK = **2 REQUIRED** (**2 PROVIDED**)

TOTAL:
REQUIRED PARKING: 111
PROVIDED PARKING: 112

PARKING BREAK DOWN

ELECTRIC VEHICLE CHARGING STATION (EVCS):
EVCS ARE EV CAPABLE SPACES PROVIDED WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).

*PER 2022 CALGREEN CODE TABLE **4.106.4.2.2***
NO. OF EV CAPABLE 10% OF TOTAL PARKING SPACES
REQUIRED: 112x10%=12 STALLS
NO. OF EV READY 25% OF TOTAL PARKING SPACES
REQUIRED: 112x25%=28 STALLS
NO. OF EV CHARGERS 5% OF TOTAL PARKING SPACES
REQUIRED: 112x5%=6 STALLS

*PER 2022 CBC CODE TABLE **11B-228.3.2.1***
NO. OF EVCS VAN ACCESSIBLE **REQUIRED**: 1 STALL
NO. OF EVCS STANDARD ACCESSIBLE **REQUIRED**: 1 STALL

ACCESSIBLE PARKING:
PER 2022 CBC CODE TABLE 11B-208.2
NO. OF ACCESSIBLE STALLS **REQUIRED**: 5 STALLS

PER 2022 CBC CODE 11B-208.2.4
NO. OF VAN ACCESSIBLE STALL **REQUIRED**: 1 STALL

PARKING	**PROVIDED:**
EV CAPABLE	12
EV READY	28
EVCS	4
EVCS VAN ACCESSIBLE	1
EVCS STD. ACCESSIBLE	1
VAN ACCESSIBLE STALLS:	1
STD. ACCESSIBLE STALLS:	4
STANDARD STALLS:	61
TOTAL SPACES:	112

BICYCLE PARKING:
SHORT TERM REQUIRED (RACK): 112 x .05 = 5.6 = 6 REQ.
PER *2022 CALGREEN 5.106.4.1.1*

LONG TERM REQUIRED (STORAGE)*: 112 x .05 = 5.6 = 6 REQ.
PER *2022 CALGREEN 5.106.4.1.2*

SITE LEGEND

S — SEWER LINE, REFER TO CIVIL
FW — FIRE WATER LINE, REFER TO CIVIL
SD — STORM DRAIN LINE, REFER TO CIVIL
E — ELECTRICAL LINE, REFER TO CIVIL / ELECTRICAL
W — WATER LINE, REFER TO CIVIL
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ACCESSIBLE BUILDING ENTRANCE

ACCESSIBLE PATH OF TRAVEL (P.O.T.) AS INDICATED ON PLAN IS A BARRIER - FIRE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING ½" IF BEVELED AT 1:2 MAX. SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING ¼" MAX. AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN. AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". OR SHALL VERIFY THAT THERE ARE NO BARRIERS ALONG THE P.O.T.

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- (E) PAVING, REFER TO CIVIL
- (N) CONCRETE FLATWORK, REFER TO CIVIL
- (E) CONCRETE FLATWORK, REFER TO CIVIL
- (N) REINFORCED CONCRETE, REFER TO CIVIL
- (N) LANDSCAPING AREA, REFER TO LANDSCAPE.
- (E) LANDSCAPING AREA, REFER TO LANDSCAPE.
- (N) SEASONAL LANDSCAPING AREA, REFER TO LANDSCAPE.

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1920 W. Lacey Blvd. Hanford, CA 93230

TOWNEPLACE SUITES® BY MARRIOTT

MARK	DATE	ISSUED FOR
	09-15-21	30% SD MARRIOTT/OWNER SUBMITTAL

Project No.: 05-1-21014

ENLARGED AREAS

A1.02

Kings County Department of Public Health

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

SPR0028-23

If service of a continental breakfast or other meal is proposed, the facility will need to obtain a food vending permit from our office. All food service equipment must be new, commercial grade, and approved for food service by an independent testing agency. A pre-construction plan check of the food service area may be required. Please contact our office at 559/584-1411 for additional information prior to construction.

Prior to construction, the applicant must submit to our office 3 copies of complete construction plans for the swimming pool and spa, for review for compliance with applicable codes and regulations. No construction of the pool or spa is permitted without prior written approval of the construction plans by our office. A hotel permit will also be required, with annual permit fees and routine inspections.

A hotel permit will also be required, with annual permit fees and routine inspections.

Notice of Exemption 2022-10

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 0043-24

Project Location – 12236 W. Lacey Blvd. (APN 009-050-086)

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

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 0043-24: a request to construct a three-story, 105-room hotel in the C-R Regional Commercial zone district.

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

Name of Person or Agency Carrying Out Project/Project Applicant: Ruben Tellez, Klassen Corp.
Address: 2021 Westwind Dr., Bakersfield, CA 93301
Phone Number: (661) 489-4988

Exempt Status: **(check one)**

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

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

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

Signature: _____ Date: January 28, 2025 Title: Associate Planner

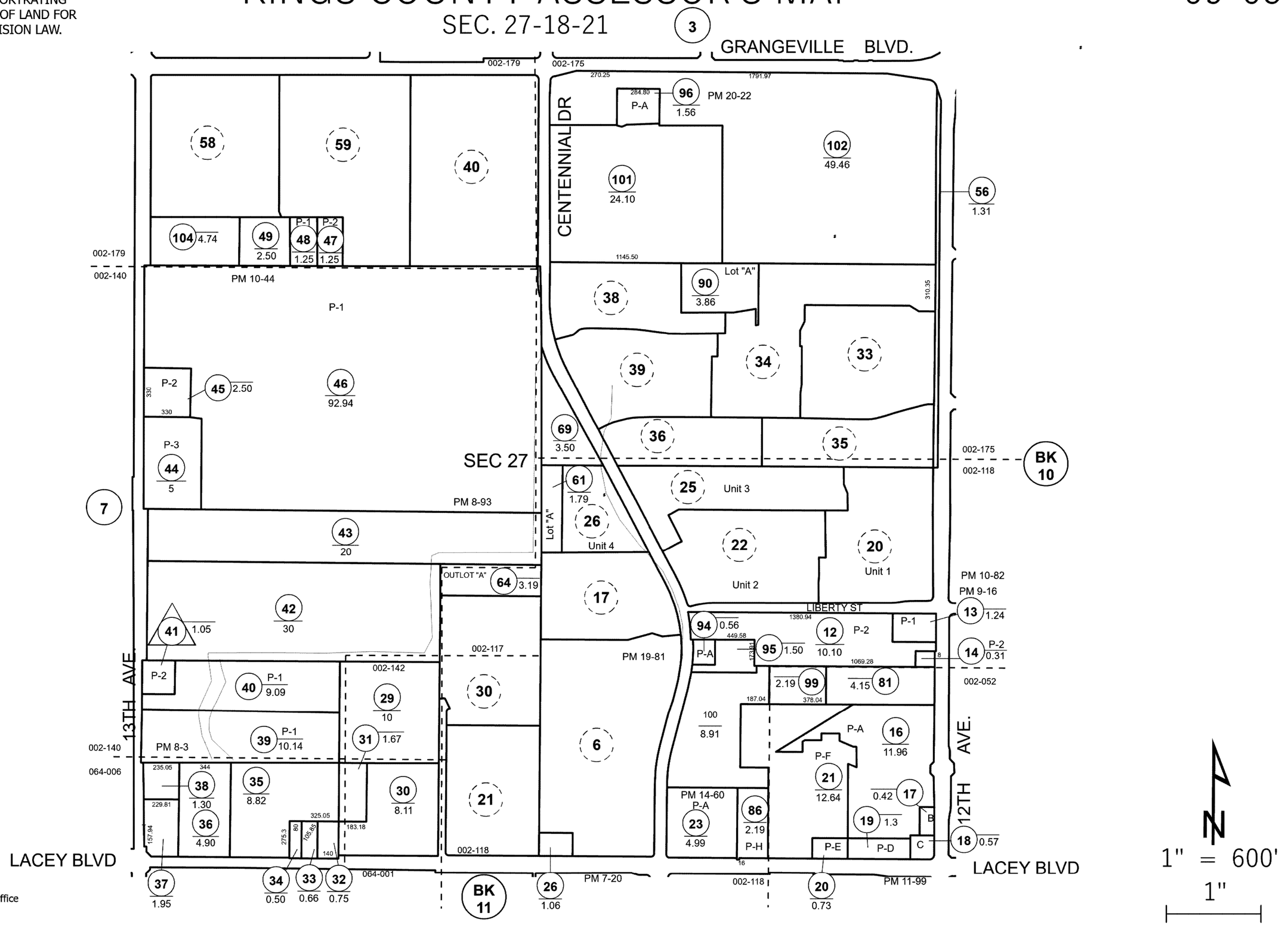
☒ Signed by Lead Agency Date received for filing at OPR: _____
☐ Signed by Applicant

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

KINGS COUNTY ASSESSOR'S MAP

09-05

SEC. 27-18-21



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AGENDA
STAFF REPORT

MEETING DATE: 1/28/2025	**AGENDA SECTION:** PUBLIC HEARING

SUBJECT:
Conditional Use Permit No. 0044-24: a request to establish a taproom with a Type 40 ABC liquor license within an existing building in the MX-D Downtown Mixed Use zone district. The project is located at 118-120 W. Sixth Street (APN 012-054-021).

RECOMMENDATION:

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2025-08, approving Conditional Use Permit No. 0044-24.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2025-08, approving Conditional Use Permit No. 0044-24.

PROJECT DESCRIPTION

The project is a request to establish a taproom with a Type 40 ABC liquor license within an existing building in the MX-D Downtown Mixed Use zone district. The applicant is applying for a Type 40 liquor license from the California Department of Alcoholic Beverage Control (ABC). Should a local jurisdiction require a Conditional Use Permit for a use, ABC requires that the Conditional Use Permit be granted by the local jurisdiction prior to its own license approval. A taproom with a Type 40 ABC liquor license requires approval of a conditional use permit in the MX-D Downtown Mixed Use zone district.

<u>Project Location</u>

The proposed project is located at 118-120 W. Sixth Street (APN 012-054-021) (see Figure 1, below). The project site is located within the Historic Overlay Zone. Alterations to the exterior features of the building may require the approval of a Historic Resources Permit. No exterior alterations have been proposed as part of this application.

Figure 1:
Land Use (property outlined in red)

ABC License

Per ABC, a Type 40 license authorizes the sale of beer for consumption on or off the premises where sold. No wine or distilled spirits may be on the premises. Full meals are not required; however, sandwiches or snacks must be available. Minors are allowed on the premises. This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified.

The proposal is consistent with the requirements of a Type 40 license. The applicant is only proposing the sale of beer and other drinks such as hard seltzers, ciders, and local craft sodas and milks from local breweries and dairies, with no wine or distilled spirits on the premises. A full kitchen will be provided with 10-12 items on the menu. Minors will be permitted on site. Consistent with ABC requirements, identification will be required for persons consuming alcohol on site. All bartenders will be certified under ABC's Responsible Beverage Service training and certification program.

Operating Standards

The applicant proposes to serve 10-12 different food items, as well as various drinks such as beer, hard seltzers, ciders, craft sodas, and milk. The tap system will include 40 draft lines. Beer will be sourced from other breweries and will not be brewed on site. They will also sell 32 & 64 oz. growlers, which are reusable glass jugs that can be filled with beer and taken by the customer to-go.

Interior renovations will include adding bar counter space, seating areas, kitchen space, and restroom space, and will be completed in accordance with current Building and Fire Code requirements for a business serving food and beverages. Renovations will also include refinished original hardwood floors, memorabilia from early Hanford businesses, photography from turn-of-the-century Hanford, and decor featuring vintage Americana brewing décor, featured as nods to being in the Hanford Historic District.

The business will have the following hours of operation:

- Thursday - 4:00 p.m. - 10:00 p.m.
- Friday - 3:00 p.m. - 12:00 a.m.

- Saturday - 10:00 a.m. - 1:00 a.m.
- Sunday - 10:00 a.m. - 9:00 p.m.

The hours of operation are consistent with California Business and Professions Code Section 25631, which prohibits the sale of alcoholic beverages between the hours of 2 a.m. – 6 a.m. Any sale of alcoholic beverages on site shall be consistent with local, state, and federal regulations. As a family-friendly establishment, to ensure alcohol is not sold to minors, valid identification shall be presented and verified by staff in order to sell alcohol. A full security system including alarms, outdoor surveillance video, and indoor video directed at entrances/exits and the bar will be installed. In addition to RBS certification, bartenders will continue their education on beer-specific service through the Cicerone Certification Program.

Entitlement

The applicant has submitted Site Plan Review No. 0123-24 for the project, proposing the conversion of the structure into a taproom (see **Attachment 1**). Site Plan Review No. 0123-24 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter (see **Attachment 2**). All conditions of approval cited in the site plan review approval letter are also conditions of approval for this conditional use permit application.

BACKGROUND INFORMATION

General Plan Designation

The General Plan designates the property as Downtown Mixed Use (see Figure 2, below). In accordance with General Plan Policy L69, Hanford shall establish the Downtown Mixed Use land use designation as a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community. The project supports this policy, as it maintains a concentration of uses primarily served by on-street or public parking within the historic center of Hanford to serve the entire community. In accordance with General Plan Policy L70, Hanford shall define the uses allowed in the Downtown Mixed Use land use designation to include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. Vertical and horizontal mixed-use developments are encouraged. The use of this site as a taproom supports this policy, as it is an eating and drinking establishment, similar to other existing permitted uses in the MX-D Downtown Mixed Use zone district.

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

Zoning Designation

The property is zoned MX-D Downtown Mixed Use, which corresponds with the General Plan designation (see Figure 3, below). The applicant seeks to allow a Type 40 ABC liquor license for a proposed taproom in the MX-D Downtown Mixed Use zone district. A taproom with a Type 40 ABC liquor license meets the Municipal Code definition for a bar, nightclub, or lounge, which requires a Conditional Use Permit in the MX-D Downtown Mixed Use zone district (see Figure 4, below). A “bar, nightclub, or lounge” means an establishment that provides alcoholic beverages for consumption on the site and may or may not provide food service, and that may provide live entertainment and/or dancing. This use typically requires an ABC Type 40, 42, 48, 60, or 61 license.

Figure 3:
Zoning Designation (property outlined in bold)
MX-D Downtown Mixed Use

Figure 4:

Land Use Table

Commercial, Office, and Industrial Zone Use Table P = Use Is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use Is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See Identified Section)
B2	Bar, nightclub, or lounge		C	C	C		C	C								

PROJECT EVALUATION

Conformance with the standards of the MX-D Downtown Mixed Use zone district

17.28.030 Site Area

In the MX-D Downtown Mixed Use zone district, the minimum site area shall be 5,000 square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80. The subject property is an existing and developed approximately 5,625-square-foot site. The property exceeds the site area requirement for the MX-D Downtown Mixed Use zone district.

17.28.040 Lot Dimensions

In the MX-D Downtown Mixed Use zone district, the minimum lot frontage shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office. The project site has approximately 37.5 feet of lot frontage along Sixth Street, which does not meet the requirement. However, the property is considered a legally existing, nonconforming site. According to Section 17.90.050(A) of the Hanford Municipal Code, "a lot shall be deemed nonconforming if it was legally created in accordance with the State Subdivision Map Act prior to the adoption or amendment of this title, but which, does not meet all of the provisions, standards, and requirements of this title applicable to lots." The site was in the original township and has remained unchanged over the years. The applicant does not propose to bring the site into further non-conformance. As an existing site, it may remain, as is.

17.28.050 Coverage

The maximum coverage of the lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. All required building setbacks, landscaping, off-street parking and loading requirements were evaluated and mandated as part of the site plan review process. The site is fully developed. No expansion of the existing building is proposed in the request for a conditional use permit.

17.28.060 Building Setback Area

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

Front-Building Setback

In the MX-D Downtown Mixed Use zone district, there is no required front building setback area. The building setback is zero feet from the front lot line along Sixth Street, which satisfies the requirement of the MX-D Downtown Mixed Use zone district.

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. Since the property is not adjacent to any of the stated zone districts, the side setback area is zero feet. Both side building setback areas are zero feet from each side lot line, which meets the side setback requirement for the MX-D Downtown Mixed Use zone district.

Rear-Building Setback

The rear building setback area may be zero feet from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the rear building setback shall be 15 feet. Since the rear lot line is not adjacent to a public street or any of the stated zone districts, the rear setback may be zero feet. The rear setback is approximately 76 feet from the rear lot line, which satisfies the requirement for the MX-D Downtown Mixed Use zone district.

17.28.070 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.

17.28.080 Height of Structures

The maximum height of structures in the MX-D Downtown Mixed Use zone district is 100 feet. The existing building is at least 16 feet in height. There are no changes proposed to the existing building height. The structure does not exceed the zone district height limitations.

17.28.090 Driveways

In the MX-D Downtown Mixed Use zone district, wherever possible, developments shall share driveways to minimize the number of driveways on public streets. New driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible. There are no existing or proposed driveways on site, but does have vehicular access from the alley to a parking area behind the building. The nearest driveway to access this site is west of the property, providing an entrance into the alley from Irwin Street. There are no plans to alter the driveway access. This satisfies the driveway requirements for the MX-D Downtown Mixed Use zone district.

17.28.100 Off-Street Parking

According to General Plan Policy L69, the purpose of the Downtown Mixed Use district is to provide a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high-density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community. There are four on-site

parking spaces, on-street parking available along Sixth Street, as well as public parking lots available around downtown. Additionally, in accordance with Section 17.54.050(A) of the Hanford Municipal Code, no additional parking spaces shall be required for a change in use or a building enlargement of less than 1,000 square feet in an existing building located within the Historic Overlay Zone.

17.28.110 Usable Open Space

In the MX-D Downtown Mixed Use zone district, there is no standard requirement for minimum usable open space. However, conditional uses may be required to provide usable open space as a condition of approval. There is an existing patio area enclosed by a wrought iron fence behind the building, planned to be used for the taproom. No changes are proposed for the patio. The open space area may remain, as is.

17.28.130 Screening, Fences, and Walls

Properties in the MX-D Downtown Mixed Use zone district shall meet the screening, fences, and walls standards of Section 17.28.130, as well as Section 17.50.110, of the Hanford Municipal Code. There is an existing wrought iron fence enclosing a patio behind the building. No new screens, fences, or walls are proposed. According to Section 17.50.110, “no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty percent (50%) or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.” The project is not on a corner lot. No existing hedge, shrub, fence, or wall placed along a property line will create a traffic or pedestrian hazard. According to Section 17.28.130, “a block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.” The property is not adjacent to any of the stated zone districts. The project satisfies all screening, fence, and wall regulations for the MX-D Downtown Mixed Use zone district.

17.28.140 Signs

All signage shall meet the standards of Hanford Municipal Code Chapter 17.56 and Section 17.48.150(E)(2). Each business shall be limited to one primary sign, except those businesses on corners which may have a sign on each street. For permanent building signs in the historic district, each ground floor tenant may have a maximum of one square foot of signage for each linear foot of business establishment on their primary frontage, with a 25 square foot minimum sign area regardless of the frontage width, and a maximum of one-half square foot of signage for each linear foot of secondary frontage; each ground floor tenant may have one sign located at each entrance attached below the marquee or canopy which shall not exceed six square feet per sign face and with a minimum ground clearance of seven feet above the sidewalk grade, with such sign not counting against the maximum sign area allowed for a business. Permanent freestanding signs are not permitted in the MX-D Downtown Mixed Use zone district.

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

17.28.150 General Provisions and Standards

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

also include the use of the existing outdoor patio area. Any use of the outdoor area to serve and consume food and/or beverages shall comply with the requirements of Section 17.60.110 of the Hanford Municipal Code, provided as conditions in the Site Plan Review approval letter.

All requirements of the MX-D Downtown Mixed Use zone district, prescribed by Chapter 17.28 of the Hanford Municipal Code, are satisfied, except for those items that are legally existing, nonconforming.

FINDINGS FOR APPROVAL: CONDITIONAL USE PERMIT NO. 0044-24

Conditional Use Permit No. 0044-24

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 occupy an existing building and not impair the integrity and character of the MX-D Downtown Mixed Use zone district. The use is consistent with the regulations set forth in Chapter 17.28 of the Hanford Municipal Code for the MX-D Downtown Mixed Use zone district, except for those items that are legally existing, non-conforming, but will not be brought into further non-conformance. A taproom with a Type 40 ABC liquor license is classified as a bar, which is listed as a permitted use with the approval of a Conditional Use Permit in the MX-D Downtown Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030. There is an existing business with a Type 40 ABC liquor license in the MX-D Downtown Mixed Use zone district.

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

ANALYSIS: That the proposed bar is compatible with existing and future permitted land uses in the MX-D Downtown Mixed Use zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use zone district, except for those items that are legally existing, non-conforming. In accordance with General Plan Policy L70, Hanford shall define the uses allowed in the Downtown Mixed Use land use designation to include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. Vertical and horizontal mixed-use developments are encouraged. The use of this site as a taproom supports this policy, as it is an eating and drinking establishment, similar to other existing permitted uses in the MX-D Downtown Mixed Use zone district. There is an existing business with a Type 40 ABC liquor license in the MX-D Downtown Mixed Use zone district.

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

ANALYSIS: That in accordance with General Plan Policy L69, Hanford shall establish the Downtown Mixed Use land use designation as a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high density housing, and offices primarily served by

on-street or public parking concentrated in the historic center of Hanford to serve the entire community. The project supports this policy, as it maintains a concentration of uses primarily served by on-street or public parking within the historic center of Hanford to serve the entire community. In accordance with General Plan Policy L70, Hanford shall define the uses allowed in the Downtown Mixed Use land use designation to include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. Vertical and horizontal mixed-use developments are encouraged. The use of this site as a taproom supports this policy, as it is an eating and drinking establishment, similar to other existing permitted uses in the MX-D Downtown Mixed Use zone district.

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

ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

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

ANALYSIS: That this application has been reviewed by various City departments and evaluated for conformity with the requirements of Chapter 17.28 of the Hanford Municipal Code for the MX-D Downtown Mixed Use zone district. The use is compliant, except for those items that are legally existing, non-conforming. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 0123-24 and the resolution.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on January 17, 2025 and mailed to property owners within 300 feet of the project site on January 15, 2025. No comments were received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3.**

CONDITIONS OF APPROVAL

Project approval shall be subject to the condition below:

1. Valid identification shall be presented and verified by staff in order to sell alcohol to ensure

alcohol is not sold to minors.

2. A full security system including alarms, outdoor surveillance video, and indoor video directed at entrances/exits and the bar shall be installed.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2025-08, approving Conditional Use Permit No. 0044-24.

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

Property Owner:
Julie A & Donald D Green
2702 Westport Dr.
Hanford, CA 93230

ATTACHMENTS:
1. Resolution No. 2025-08
2. Attachment 1 - Site Plan
3. Attachment 2 - SPR0123-24 Approval Letter
4. Attachment 3 - Notice of Exemption No. 2024-84
5. Assessor's Map

RESOLUTION NO. 2025-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING CONDITIONAL USE PERMIT NO. 0044-24, A REQUEST TO ESTABLISH A TAPROOM WITH A TYPE 40 ABC LIQUOR LICENSE WITHIN AN EXISTING BUILDING IN THE MX-D DOWNTOWN MIXED USE ZONE DISTRICT. THE PROJECT IS LOCATED AT 118-120 W. SIXTH STREET (APN 012-054-021).

At a regular meeting of the City of Hanford Planning Commission duly called and held on January 28, 2025 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 0044-24, a request to establish a taproom with a Type 40 ABC liquor license within an existing building in the MX-D Downtown Mixed Use zone district, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.80 of the Hanford Municipal Code; and

WHEREAS, the project is located at 118-120 W. Sixth Street (APN 012-054-021); 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 15301 Existing Facilities 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 occupy an existing building and not impair the integrity and character of the MX-D Downtown Mixed Use zone district. The use is consistent with the regulations set forth in Chapter 17.28 of the Hanford Municipal Code for the MX-D Downtown Mixed Use zone district, except for those items that are legally existing, non-conforming, but will not be brought into further non-conformance. A taproom with a Type 40 ABC liquor license is classified as a bar, which is listed as a permitted use with the approval of a Conditional Use Permit in the MX-D Downtown Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030. There is an existing business with a Type 40 ABC liquor license in the MX-D Downtown Mixed Use zone district.

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

   ANALYSIS: That the proposed bar is compatible with existing and future permitted land uses in the MX-D Downtown Mixed Use zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use zone

district, except for those items that are legally existing, non-conforming. In accordance with General Plan Policy L70, Hanford shall define the uses allowed in the Downtown Mixed Use land use designation to include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. Vertical and horizontal mixed-use developments are encouraged. The use of this site as a taproom supports this policy, as it is an eating and drinking establishment, similar to other existing permitted uses in the MX-D Downtown Mixed Use zone district. There is an existing business with a Type 40 ABC liquor license in the MX-D Downtown Mixed Use zone district.

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

   ANALYSIS: That in accordance with General Plan Policy L69, Hanford shall establish the Downtown Mixed Use land use designation as a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community. The project supports this policy, as it maintains a concentration of uses primarily served by on-street or public parking within the historic center of Hanford to serve the entire community. In accordance with General Plan Policy L70, Hanford shall define the uses allowed in the Downtown Mixed Use land use designation to include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. Vertical and horizontal mixed-use developments are encouraged. The use of this site as a taproom supports this policy, as it is an eating and drinking establishment, similar to other existing permitted uses in the MX-D Downtown Mixed Use zone district.

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

   ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared.

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

   ANALYSIS: That this application has been reviewed by various City departments and evaluated for conformity with the requirements of Chapter 17.28 of the Hanford Municipal Code for the MX-D Downtown Mixed Use zone district. The use is compliant, except for those items that are legally existing, non-conforming. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 0123-24 and the resolution.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 0044-24 be approved, subject to the conditions of approval for Site Plan Review No. 0123-24, attached as **Exhibit B,** and the conditions below:

1. Valid identification shall be presented and verified by staff in order to sell alcohol to ensure alcohol is not sold to minors.

2. A full security system including alarms, outdoor surveillance video, and indoor video directed at entrances/exits and the bar shall be installed.

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:

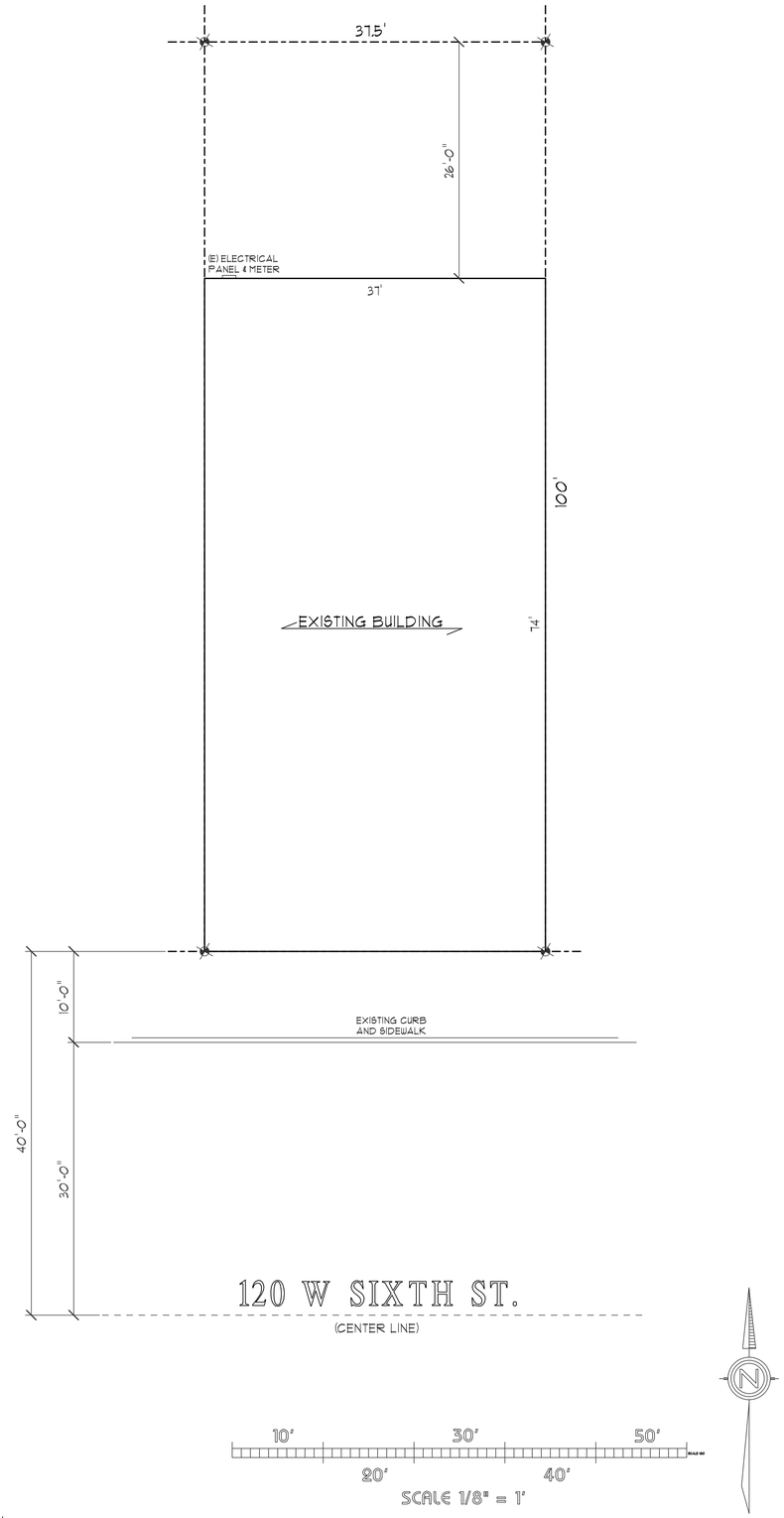
AYES: Commissioners
NOES: Commissioners
ABSTAIN: Commissioners
ABSENT: Commissioners

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 28th day of January 2025.

Jason Waters, Secretary

Exhibit A
Site Plan



8D SITE PLAN

SITE	SITE PLAN
A-1	EXISTING FLOOR PLAN
A-2	PROPOSED FLOOR PLAN
CalGreen	CalGreen

SCOPE:
TENET IMPROVEMENT, TAPHOUSE

SHEET INDEX 2K

BUILDING ADDRESS 120 W SIXTH ST. HANFORD, CA 93230

OWNERS: JULIE GREEN
(OWNER'S ADDRESS) 120 W SIXTH ST. HANFORD, CA 93230

ZONE: MX-D

APN: 012-054-021-000

SOIL CLASS "D"
SEISMIC IMPORTANCE FACTOR #1
36.301624 N, 119.748059 W
SITE CLASS D - "STIFF SOIL"
RISK CATEGORY I/II/III
S_s = 0.624g S_{m1} = 0.81g S_{ds} = 0.13g
S_1 = 0.256g S_{m1} = 0.483g S_{d1} = 0.29g
F_a = 0.84 F_v = 0.483

CONSTRUCTION TYPE: V-B OCCUPANCY: R3
NUMBER OF STORIES: 1 OVERALL HEIGHT: 16'-0"
SEISMIC DESIGN CATEGORY: D RISK CATEGORY: II
ULTIMATE DESIGN WIND SPEED: 110 MPH - EXPOSURE B

SETBACKS:

FRONT	- 0'
SIDE	- 0'
STREET SIDE	- N/A'
REAR	- 0'

FLOOR AREA: 2683 SQFT (E)

REQ'D SOLAR: XXX kWdc

PROJECT INFORMATION 4K

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

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

THE SOIL BEARING CAPACITY PER CRC TABLE R401.4.1 IS 1500 PSF
CONCRETE DESIGN STRENGTH PER CRC TABLE R402.2 IS 2500 PSF
MATERIAL DEAD LOADS PER CRC R301.2.2.2.1 IS 15 PSF ROOF 10 PSF FLOOR
MATERIAL LIVE LOADS PER TABLE R301.5 IS 40 PSF

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

SITE NOTES 6K

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

8H GENERAL NOTES 8K

Revisions	By

Construction Designs
(559) 584-8250

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

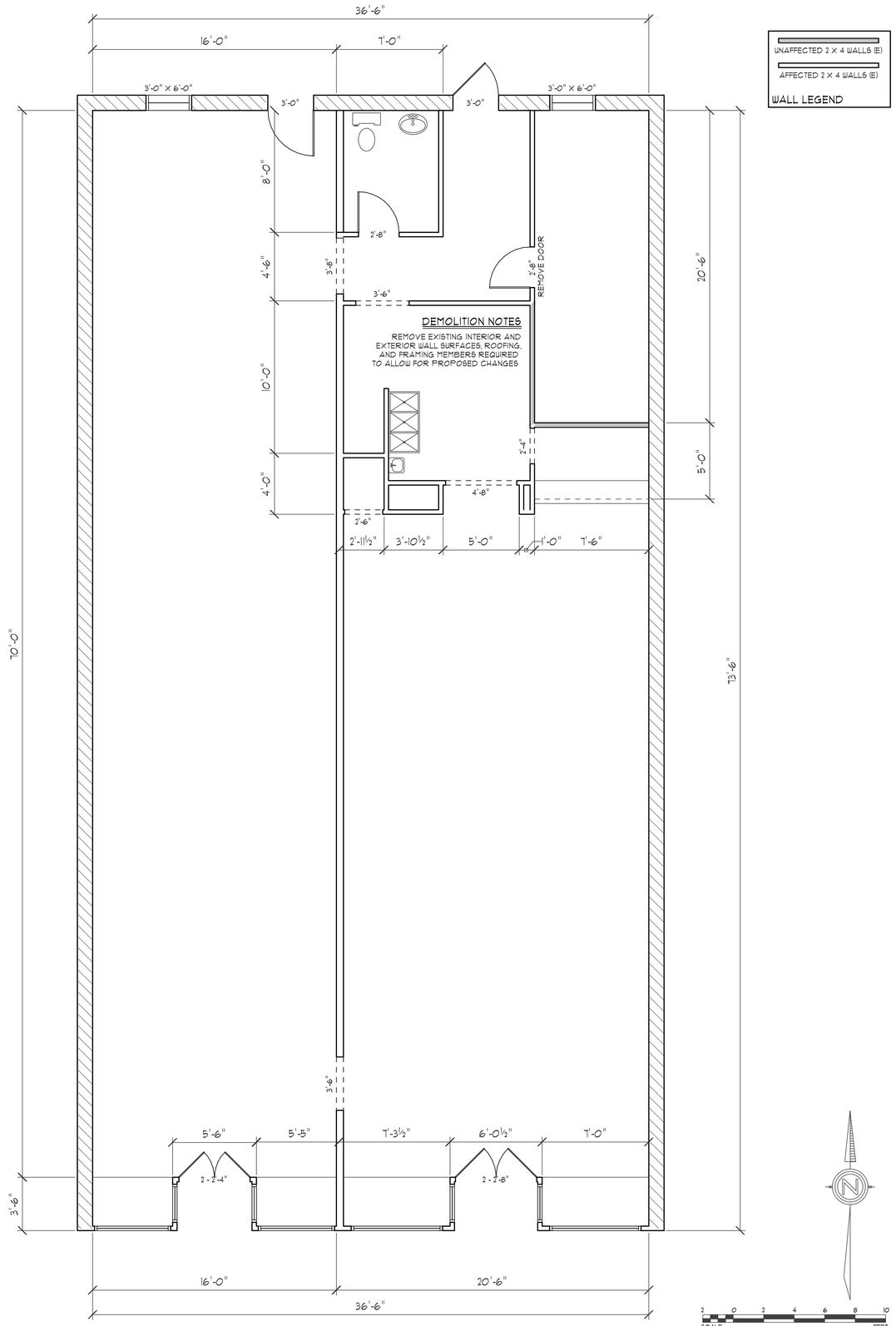
THIS IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF CONSTRUCTION DESIGNS 2023

A TENANT IMPROVEMENT FOR:
JULIE & STEVEN GREEN
120 WEST SIXTH ST
HANFORD, CA 93230
559-816-6314

Date 06 SEP 2024
Scale 1/4" = 1' U.O.N.
Drawn by ALIJAH DEAN
Job

SHEET NUMBER
SITE

CONSTRUCTIONDESIGNS.COM



UNAFFECTED 2 X 4 WALLS (E)

AFFECTED 2 X 4 WALLS (E)

WALL LEGEND

DEMOLITION NOTES

REMOVE EXISTING INTERIOR AND EXTERIOR WALL SURFACES, ROOFING, AND FRAMING MEMBERS REQUIRED TO ALLOW FOR PROPOSED CHANGES

DEMOLITION NOTES

REMOVE FROM EXISTING STRUCTURE ALL BUILDING COMPONENTS AS NECESSARY TO ACCOMMODATE PROPOSED NEW ADDITION AND ALTERATIONS. DIMENSIONS ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR TO VERIFY EXISTING DIMENSIONS AND CONDITIONS TO DETERMINE STRUCTURAL INTEGRITY @ ALL LOCATIONS WHERE EXISTING STRUCTURE SUPPORTS PROPOSED ADDITION AND TO MAKE NECESSARY ADJUSTMENTS.

8B EXISTING FLOOR PLAN

8K

Revisions	By

Construction Designs
(559) 584-8250

PHYSICAL ADDRESS:
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HANFORD, CA 93230
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A TENANT IMPROVEMENT FOR:

JULIE & STEVEN GREEN

120 WEST SIXTH ST
HANFORD, CA 93230
559-816-6314

Date	06 SEP 2024
Scale	1/4" = 1' U.O.N.
Drawn by	ALIJAH DEAN
Job	

SHEET NUMBER

A-1

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

13. GAS COOKING APPLIANCES TO HAVE INTERMITTENT IGNITION DEVICE.
14. HOSE BIBBS TO EACH HAVE NON-REMOVABLE VACUUM BREAKER.
15. TOILETS TO BE 1.6 GAL PER FLUSH
16. ALL CEILING HEIGHTS 9' U.O.N.

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

GENERAL NOTES

AFTER INSTALLING INSULATION, POST IN A CONSPICUOUS LOCATION A CERTIFICATE, SIGNED BY THE INSTALLER, STATING THAT THE INSULATION CONFORMS WITH THE PLANS, THE REQ'S OF T-24, & THE REQ'S OF THE 2022 CEC CODE. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME & MATERIAL ID, THE INSTALLED R-VALUE, AND THE MIN. INSTALLED WEIGHT PER SQFT CONSISTENT W/ MANUFACTURER'S DESIGN DENSITY.

THE INSULATION SHALL CONFORM TO THE FLAME SPREAD RATING AND SMOKE DENSITY REQ'S OF R301.10

JOINTS & OTHER OPENINGS IN THE ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, EQUIPPED W/ GASKETS, WEATHER-STRIPPED, OR OTHERWISE SEALED TO LIMIT AIR FILTRATION

ALL FENESTRATION SUBJECT TO TITLE 24, PART 6 SHALL HAVE A CLEARLY VISIBLE TEMPORARY LABEL OR AN ASSOCIATED LABEL CERTIFICATE THAT LISTS U-FACTOR, SHGC, AND THE METHOD USED TO DERIVE THOSE VALUES AND CERTIFIES COMPLIANCE W/ AIR LEAKAGE REQ'S OF THE CLAIFORNIA ENERGY CODE. THE LABEL SHALL BE REMOVED UNTIL APPROVED BY INSPECTOR

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

ALL WINDOWS TO BE NFRC TESTED.
U-VALUES NOT TO EXCEED U .3 SHGC .23
WALL INSULATION TO BE R-21 + 5
~~COMMON WALL TO BE R-39~~
CEILING INSULATION TO BE R-38
~~ABOVE DECK INSULATION TO BE R-11~~
RADIANT BARRIER AT ROOF SHEATHING
~~GARAGE CEILING INSULATION TO BE R-21~~
~~FLOOR INSULATION TO BE R-21~~
EXTERIOR DOORS TO HAVE .20 U-VALUE
HVAC SYSTEM TO BE CENTRAL SPLIT
FURNACE TO BE .91 AFUE A/C TO BE 14 SEER
ATTIC DUCTING TO BE R-8
WATER HEATER TO BE NEEA HEAT PUMP

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

REQ'D PV: 3.38 kWdc

TITLE 24 — 6D

NOTE: THE ENTIRE OUTSIDE OF THE NEW CONSTRUCTION IS TO BE WRAPPED WITH 1/2" O.S.B. AND NAILED IN ACCORDANCE WITH A BELOW EXCEPT WHERE OTHERWISE NOTED.

A* USE: 4' MIN. 3/8" PLYWOOD PANEL OVER WOOD STUDS @ 16" O.C. WITH 8d NAILS 6" O.C. EDGES, @ 12" O.C. FIELD
BE SURE TO READ EXCEPTIONS LISTED BELOW!

B USE: 2'8" WIDTH MIN. 3/8" PLYWOOD PANEL W/8d COMMON NAILS @6" O.C. @EDGES, 6" O.C. FIELD SUPPLY HOLDOWNS AT EACH END OF PANEL AND A MINIMUM OF 2 ANCHOR BOLTS PER PANEL. (8B / A-1)

C** USE: 8' MINIMUM 1/2" GYPSUM BOARD PANEL ON END W/5d COOLER NAILS 4"T O.C. @EDGES, 7" O.C. INT. USE 5/8" TYPE "X" GYPSUM BOARD IN GARAGE LOCATIONS. BOARD MAY BE ON SAME SIDE OF WALL OR BOTH SIDES OF THE WALL. * * SEE SHEET S-1 FOR ANCHORAGE

SPECIAL NOTICE: ON ALL BRACED WALLS WHERE A PANEL IS CALLED OUT TO BE PLACED ON ONE SIDE OF THE WALL, THE OTHER SIDE MUST HAVE AT LEAST 1 LAYER OF GYPBD NAILED W/ 5d COOLER NAILS @7" O.C. EDGES AND FIELD.

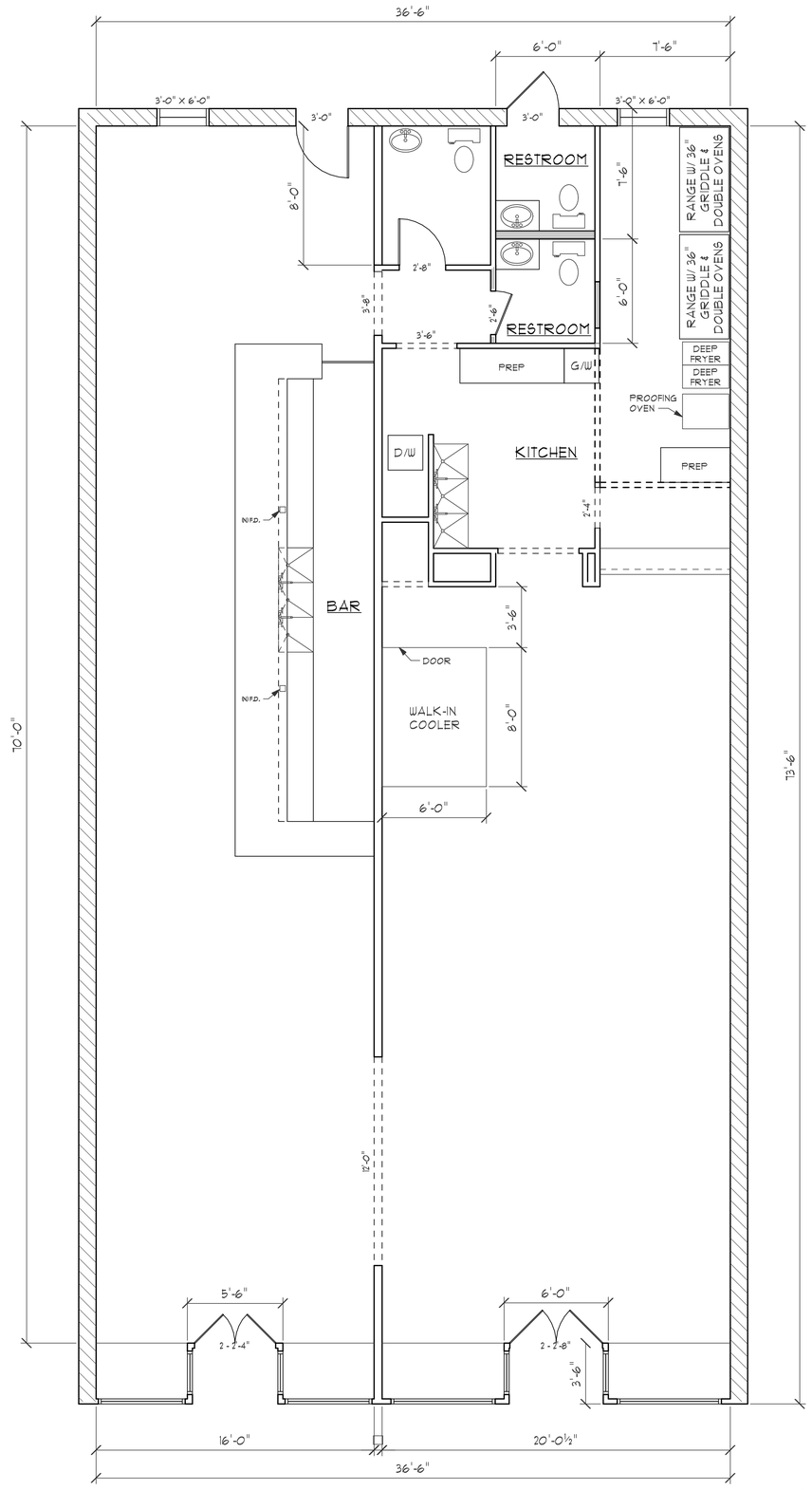
EXCEPTIONS

* IF T-111 IS USED AS A BRACED WALL PANEL, THE PANEL MUST BE RATED AT 3/8" (MIN.) AS STAMPED BY THE MANUFACTURER. USE NAILING SCHEDULE FROM "B" ABOVE.
IF SPECIFIED AT AN INTERIOR WALL, USE 3/8" O.S.B. AS WITH "B" ABOVE OVERLAYED WITH GYPBD, NAILED AS WITH "C" ABOVE

** BWP "C" IS 8' UNLESS BOTH SIDES OF WALL CAN BE HUNG WITH AT LEAST 4' OF GYP BOARD. ROCK MAY BE HUNG HORIZONTAL AS LONG AS ALL EDGES AND JOINTS ARE BLOCKED BETWEEN AND NAILED AS SPECIFIED FOR GYP BD NAILING. SEE "SPECIAL NOTICE" ABOVE.

ALL BRACED WALL PANELS MUST BE CONTINUOUS FROM BOTTOM OF BOTTOM OF BOTTOM PLATE TO TOP OF TOP PLATE, AND/OR BLOCKED AT ALL JOINTS. MIN. LENGTH TO BE 4'-0" U.O.N.

8B BRACED WALL PANEL



8D PROPOSED 1ST FLOOR

ALL DIMENSIONS ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR TO VERIFY ALL CONDITIONS AND MAKE ADJUSTMENTS AS REQUIRED

SCALE 2 0 2 4 6 8 10 FEET

8K

Revisions	By

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A TENANT IMPROVEMENT FOR:
JULIE & STEVEN GREEN
120 WEST SIXTH ST
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559-816-6314

Date: 06 SEP 2024
Scale: 1/4" = 1' U.O.N.
Drawn by: ALIJAH DEAN
Job

SHEET NUMBER
A-2

CONSTRUCTION-DESIGNS.COM

Chapter 1 – ADMINISTRATION

101.3.1 — **Scope**

Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.

102.3

Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.

Chapter 3 – GREEN BUILDING

301.1.1 — **Additions and alterations**

- Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size.
- Requirements only apply within the specific area of the addition or alteration.

301.2 — **Low-rise and high-rise residential buildings**

Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].

302.1 — **Mixed occupancy buildings**

Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy.

Exceptions:

- Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable.
- Live/work units complying with the California Building Code Section 419 shall not be considered a mixed occupancy. Live/work units are required to comply with Chapter 4 and Appendix A4, as applicable.

4.106.4.1 — **EV charging: 1- & 2-family dwellings/townhouses with attached private garages**

- Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit.
- Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter).
- Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger.
- Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces.
- Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 — **Identification**

Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

4.106.4.2 — **EV charging for multifamily dwellings**

- Applies to all multifamily dwelling units with parking facilities on the site.
- 10% of the total number of parking spaces provided for all types of parking facilities, but in no case less than 1, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number.

Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 — **EV charging space (EV space) locations**

Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least 1 EV space shall be located in the common use parking areas and shall be available for use by all residents.

4.106.4.2.1.1 — **EV charging stations (EVCS)**

When EV chargers are installed, EV spaces (required by Section 4.106.4.2.2, Item 3,) shall comply with at least 1 of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route to the building, as defined in the California Building Code, Chapter 2.

Exception: EVCS designed and constructed in compliance with the California Building Code Chapter 11B are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

4.106.4.2.2 — **EV charging space (EV space) dimensions**

EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet.
2. The minimum width of each EV space shall be 9 feet.
3. 1 in every 25 EV spaces, but not less than 1, shall also have an 8-foot wide minimum aisle. A 5-foot wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet.
   a. Surface slope for this EV space and aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction.

4.106.4.2.3 — **Single EV space required**

- Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit.
- Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter).
- Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space.
- Construction documents shall identify the raceway termination point.
- Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 — **Multiple EV spaces required**

- Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics, and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE.
- Plan design shall be based upon a 40-ampere minimum branch circuit.
- Required raceways and related components planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 — **Identification**

Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.3 — **EV charging for hotels and motels**

- Applies to all newly constructed hotels and motels.
- Construction documents shall identify the location of EV spaces.

Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 — **Number of required EV spaces**

Table 4.106.4.3.1 shows the number of required EV spaces based on the total number of parking spaces provided for all types of parking facilities.

4.106.4.3.2 — **EV charging space (EV space) dimensions**

EV spaces shall be designed to comply with the following:

- Minimum length of each EV space shall be 18 feet.
- Minimum width of each EV space shall be 9 feet.

4.106.4.3.3 — **Single EV space required (similar to 4.106.4.2.3)**

- Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit.
- Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter).
- Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space.
- Construction documents shall identify the raceway termination point.
- Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.3.4 — **Multiple EV spaces required (similar to 4.106.4.2.4)**

- Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE.
- Plan design shall be based upon a 40-ampere minimum branch circuit.
- Required raceways and related components planned to be installed underground, enclosed, inaccessible or, in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.3.5 — **Identification (similar to 4.106.4.2.5)**

Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.3.6 — **Accessible EV spaces**

In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for EV charging stations in the California Building Code, Chapter 11B.

Division 4.2 – ENERGY EFFICIENCY

4.201.1 & 5.201.1 — **Scope**

- Energy efficiency requirements for low-rise residential (Section 4.201.1) and high-rise residential/hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen.
- Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2019 California Energy Code.

Division 4.3 – WATER EFFICIENCY AND CONSERVATION

4.303.1 — **Water conserving plumbing fixtures and fittings**

Plumbing fixtures and fittings shall comply with the following:

- **4.303.1.1** – Water closets: ≤ 1.28 gal/flush.
- **4.303.1.2** – Wall mounted urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush.
- **4.303.1.3.1** – Single showerheads: ≤ 1.8 gpm @ 80 psi.
- **4.303.1.3.2** – Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time.
- **4.303.1.4.1** – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi.
- **4.303.1.4.2** – Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 60 psi.
- **4.303.1.4.3** – Metering faucets: ≤ 0.2 gallons per cycle.
- **4.303.1.4.4** – Kitchen faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm.

4.303.2 — **Standards for plumbing fixtures and fittings**

Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.

4.304.1 — **Outdoor potable water use in landscape areas**

New residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Division 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY

4.406.1 — **Rodent proofing**

Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.

4.408.1 — **Construction waste management**

- Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.
- Provide documentation to the enforcing agency per Section 4.408.5.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 — **Construction waste management plan**

Submit a construction waste management plan meeting Items 1 through 5 in Section 4.408.2. Plans shall be updated as necessary and shall be available for examination during construction.

4.408.3 — **Waste management company**

Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.

4.408.4 & 4.408.4.1 — **Waste stream reduction alternative [LR]**

- Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
- Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.410.1 — **Operation and maintenance manual**

At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which covers 10 specific subject areas shall be placed in the building.

4.410.2 — **Recycling by occupants**

Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of nonhazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

Division 4.5 – ENVIRONMENTAL QUALITY

4.503.1 — **Fireplaces - General**

Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves, and fireplaces shall also comply with all applicable local ordinances.

4.504.1 — **Protection of mechanical equipment during construction**

At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.

4.504.2.1 — **Adhesives, sealants and caulks**

Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products shall also comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations (CCR), Title 17, commencing with Section 94507.

4.504.2.2 — **Paints and coatings**

Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat, or Nonflat-high Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-high Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 & 4.504.2.4 — **Aerosol paints and coatings**

- Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.
- Documentation is required per Section 4.504.2.4.

4.504.3 — **Carpet systems**

Carpet installed in the building interior shall meet the testing and product requirements of 1 of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 — **Carpet cushion**

Carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 — **Carpet adhesive**

Carpet adhesives shall meet the requirements of Table 4.504.1.

4.504.4 — **Resilient flooring systems**

Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with 1 or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 & 4.504.5.1 — **Composite wood products**

- Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the Air Resources Board's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), as shown in Table 4.504.5.
- Documentation is required per Section 4.504.5.1.
- Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists, or finger-joined lumber, all as specified in CCR, Title 17, Section 93120.1(a).

4.505.2 — **Concrete slab foundations**

Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the California Building Code, Chapter 19, or the California Residential Code, Chapter 5, respectively, shall also comply with this section.

4.505.2.1 — **Capillary break**

A capillary break shall be installed in compliance with at least 1 of the following:

1. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 — **Moisture content of building materials**

Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8.
2. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified.
3. At least 3 random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.

4.506.1 — **Bathroom exhaust fans**

Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of ≤ 50% to a maximum of 80%.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in.

Note: For CALGreen, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Fans or mechanical ventilation is required in each bathroom.

4.507.2 — **Heating and air-conditioning system design**

Heating and air-conditioning systems shall be sized, designed and equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J – 2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D – 2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S – 2014 (Residential Equipment Selection) or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.

CHAPTER 7 – INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702.1 — **Installer training**

HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include, but are not limited to, the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 — **Special inspection**

When required by the enforcing agency, special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.

703.1 — **Documentation**

Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

Revisions	By

Construction Designs
Patrick Panzera
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Date 1 JAN 2021
Scale 1/4" = 1' U.O.N.
Drawn By
Job

SHEET NUMBER
CalGreen

Exhibit B
Site Plan Review Approval Letter – Conditions of Approval

HANFORD
CALIFORNIA

DATE: December 13, 2024

PROJECT: Site Plan Review SPR0123-24

APPLICANT: Alijah Dean

LOCATION: 118-120 W. Sixth St. (APN 012-054-021)

PROPOSAL: Taproom

ZONING: MX-D Downtown Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: October 30, 2024

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

☐ **RESUBMIT:** Major changes to your plans are required prior to site plan approval.

☒ **PROCEED:** Plans approved subject to the attached conditions of approval, including the revision of any stated plan corrections. The following department comments and conditions are attached:

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

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

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

Signed,

Mark Manha
Mark Manha
Associate Planner, Community Development Department

December 13, 2024
DATE

HANFORD
CALIFORNIA

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070 and 17.70. 080). Exemption No. 2024-84

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval SPR0123-24 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

_____

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: October 30, 2024
SITE PLAN NUMBER: SPR0123-24
CONTACT: Mark Manha, Associate Planner: (559) 585-2583, mmanha@hanfordca.gov

---

General Plan Designation: Downtown Mixed Use

Zoning: MX-D Downtown Mixed Use

Other Special Districts: Historic Overlay Zone

Planning Division Recommendation: ☒ Revise and Proceed ☐ Resubmit

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

Correction(s):

- None.

Required Entitlements:

- Conditional Use Permit for Type 40 ABC license (already applied)

MX-D Downtown Mixed Use - all checked comments shall apply

General:

☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

☒ That subject to Section 17.48 of the Hanford Municipal Code, alterations to the exterior features of the building shall require the approval of a Historic Resources Permit.

☒ That the applicant comply with all conditions required by the California Department of Alcoholic Beverage Control (ABC) for a Type 40 license.

☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.

☒ That the site be developed according to the approved site plan, titled Site Plan Review SPR0123-24 with minor modifications to be approved by the Community Development Department.

☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.

☒ Mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.

☒ That the Downtown Mixed Use zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

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

Building Setback Areas: (Section 17.28.060)

☒ That the appropriate setbacks be maintained, as follows:

- ☒ There is no front building setback area.
- ☒ The rear building setback may be zero feet from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be 15 feet.
- ☒ The side building setback area shall be zero feet, except where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be 15 feet.

Distances Between Structures: (Section 17.28.070)

☒ That all distances allowed by the building code are allowed.

Height of Structures: (Section 17.28.080)

☒ That the maximum structure height shall be 100 feet.

Off Street Parking: (Section 17.54)

☒ That in accordance with Section 17.54.050(A) of the Hanford Municipal Code, no additional parking spaces shall be required for a change of use or a building enlargement of less than 1,000 square feet in an existing building located with the Historic Overlay Zone.

☒ That existing parking shall be usable and accessible.

Screening, Fences, and Walls: (Section 17.28.130 and 17.50.110)

☒ That a block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.

☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.

☒ That any proposed fencing on the site be maintained in good repair.

☒ That no fence or wall shall be placed within the public right-of-way.

☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.

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

Outdoor Lighting Standards: (Section 17.50.140)

☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.

☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.

☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 30 feet.

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

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

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

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

Signage: (Section 17.56)

☒ That any/all signs proposed for this development shall be subject to the requirements and prescribed in Chapter 17.56 and 17.48 of the Hanford Municipal Code. **A separate application is required.**

Number and Size of Permanent Signs by Zone		
Zone District	**Building Signs**	**Freestanding Signs**
MX-D zone	2 sq. ft. per 1 lineal foot of building frontage up to 100 sq. ft. on primary frontage. 1 sq. ft. per 1 lineal foot up to 100 sq. ft. on secondary frontage. External illumination or exposed neon illumination only.	None allowed.

Outdoor Dining Areas: (Section 17.60.110)

☒ That all outdoor dining areas must be located and operated adjacent to and incidental to the operation of a dining establishment or drinking establishment. Use of the sidewalk must be confined to the actual sidewalk and public right-of-way frontage of a dining establishment and must not encroach upon adjacent sidewalk or public right-of-way. Subject to the provisions of this section on-site open space areas may also be used as an outdoor dining area.

☒ That use of the sidewalk area for an outdoor dining area is permitted only where the sidewalk is wide enough to allow for a minimum of four (4) consecutive feet of sidewalk width at every point in front of the dining establishment which is clear and unimpeded for pedestrian and wheelchair traffic.

☒ That the service of alcoholic beverages and its consumption by customers in an outdoor dining area shall be restricted as follows:

☒ The outdoor dining area must be immediately adjacent to and abutting the dining establishment or drinking establishment.

- ☒ The outdoor dining area, when serving alcohol and when permitted by this section to be located on a sidewalk, must be clearly delineated from pedestrian traffic with a minimum 30 inch to a maximum 36 inch tall removable open style railing, fence or roped boundary or plants and flowers in ornamental planter boxes and pots that are architecturally compatible with the structure housing the dining establishment.

- ☒ The operator shall post a written notice to customers as approved by the City which states that the drinking or carrying of an alcoholic beverage is prohibited and unlawful outside of the outdoor dining area.

- ☒ The service of the alcoholic beverages in the outdoor dining area must be licensed by the California Department of Alcoholic Beverage Control and comply with all licensing requirements.

- ☒ For drinking establishments, the service and consumption of alcoholic beverages is restricted to only on-site outdoor areas enclosed by a six foot tall solid wall or fence architecturally compatible with the structure housing the drinking establishment.

☒ That prior to serving any food or beverage in an outdoor dining area, the outdoor dining area must be inspected and approved by the Kings County Health Department. All exterior surfaces within the outdoor dining area shall be kept clean at all times. Restrooms shall be provided in the adjoining dining establishment or drinking establishment. The operator shall maintain the outdoor dining area, including without limitation, the sidewalk surface and furniture and adjacent areas, in a clean and safe condition at all times.

☒ That hours of operation for outdoor dining areas are to coincide with those of the dining establishment, or drinking establishment, or the hours of operation set by the Alcohol Beverage Control license if alcohol is served, whichever is more restrictive.

☒ That the following conditions must be satisfied before an outdoor dining permit can be issued:

- ☒ The proposed operation of the outdoor dining area satisfies all of the applicable provisions of Section 17.60.110 of the Hanford Municipal Code.

- ☒ An outdoor dining area located on a public sidewalk or public right-of-way shall have the same floor elevation as the sidewalk or right-of-way area.

- ☒ No signage is allowed in the outdoor dining area except for one (1) menu display sign no larger than four (4) square feet per face. Signs with more than two (2) faces are prohibited. Only plain unmarked umbrellas may be used in an outdoor dining area. Professionally designed temporary special for the day sign may be permitted up to a total of two (2) square feet in area.

- ☒ The applicant shall execute an indemnity agreement in a form provided by the City pursuant to which the applicant agrees to indemnify, defend and hold the City and its officials, officers, employees and agents harmless from any and all claims, damages, costs, including reasonable attorney fees, and losses arising from, or in any way related to the applicant's operation of the outdoor dining area.

- ☒ If any portion of the outdoor dining area is located in the public sidewalk or public right-of-way, the applicant shall maintain, at all times during which the outdoor dining permit is in

effect, a policy of general comprehensive liability insurance with limits as approved by the City and insuring against injury or death of a person and for claims of property damage resulting from the applicant's use of its outdoor dining area. The City and its officials, officers, employees and agents shall be named as additional insured under such insurance policy, and the applicant shall cause its insurer to waive the right of subrogation with respect to the City and its officials, officers, employees, and agent. The applicant will deliver to the City endorsements to the applicant's insurance policy as evidence of the satisfaction of these insurance requirements.

☒ Such other conditions as the City may deem necessary, including, without limitation, conditions to ensure the public safety, to protect public improvements and provide aesthetic improvements.

☒ No merchandise of any kind shall be displayed in the outdoor dining area except as specifically allowed by the outdoor dining permit.

☒ That all outdoor dining furniture, including tables, chairs, umbrellas, and planters, shall be movable. All outdoor furniture must be of commercial quality to withstand the wear of outdoor use; plastic tables and chairs are not permitted. Umbrellas must be secured with a minimum base of not less than sixty (60) pounds.

BUILDING DIVISION
SPR0123-24 M to A2 Tap Room
12-11-24
120 W Sixth St

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical **work being done**.

2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.

3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.

4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:

   4.1 1 copy of the City of Hanford Permit Application form
   4.2 1 electronic set of Drawings, unless noted, including:
      4.2.1 Reserved
      4.2.2 Site Plan
      4.2.3 Architectural Drawings
      4.2.4 Structural Drawings
      4.2.5 Electrical Drawings
      4.2.6 Mechanical Drawings
      4.2.7 Plumbing Drawings
      4.2.8 Reserved
      4.2.9 Planning Dept. “Conditions of Approval” or “Resolution” printed on the drawings and part of the drawing submittal
      4.2.10 Original shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

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

   4.3 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
      4.3.4 Mechanical Calculations, if not included on the drawings
      4.3.5 Plumbing Calculations, if not included on the drawings
      4.3.6 Energy Calculations, if not included on the drawings
      4.3.7 CalGreen Compliance **including C & D Recycle plan**
      4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
      4.3.9 Original shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

5. **That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B**.

6. That 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 the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.

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

11. **This project is a Change of Occupancy. A permit is required. A complete set of plans is required. Plans must include scaled drawings of existing and proposed floor plans detailing all work to be done.**

12. That form #55 shall be filled out and returned with plans.

City of Hanford Fire Department

Fire Prevention and Community Risk Reduction Division

Fire Marshal

Nikkie Chamberland

City Of Hanford Fire Department Plan Review

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

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

Plan review number: SPR0123-24

Address: 118 West Sixth Street, Hanford, CA 93230

Plan Reviewer: Nikkie Chamberland

Date: 11-4-2024

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

- Project shall meet the minimum fire flow requirements per Appendix B & C of the CFC 2022; Provide the fire flows within one year
- New and existing residences that have an automatic sprinkler system, proposed accessory dwelling units shall have an automatic sprinkler system. A separate fire department permit will be required.
- Fire Riser Room:
    1. a separate room that contains the Fire Riser shall contain one man door, the room shall be a 2-hour rated room with adequate spacing to perform

maintenance, riser room shall be properly labeled with 4" lettering with contrasting background and a knox box shall be installed to contain the riser room key, fire sprinkler coverage required, emergency lighting and illuminated lighting required. The riser shall be interconnected with the fire alarm

- When a sprinkler system is required with more than 21 heads, the system shall be monitored by a central monitoring station. Fire alarm and fire detection systems required by Chapter 9 of CFC, CBC, shall be installed per NFPA 72.

- Areas identified as "**Fire lanes**" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.

    1. **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
    2. **Access roads 26 to less than 32 feet in width**: Fire lanes shall be on one side of the fire apparatus access roads.
    3. **Access roads 32 feet in width or more:** No fire lanes required.
    4. **Markings shall include "No Parking- Fire Lane**"

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

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

  Size of Address Numbers:

    1. Downtown area (existing buildings): 4 inch numbers
    2. Buildings 20 ft. or less from the street: 6-inch numbers
    3. Buildings 21- to 40-ft. from the street: 8-inch numbers
    4. Buildings more than 40 ft. from the street: 12-inch numbers

- Commercial cooking
    1. Commercial cooking equipment that produces grease-laden vapors shall be provided with a Type I hood. ***A separate permit is required***

for the Type I hood. Contact the **Building** department for submittal information.

2. All commercial cooking appliances creating grease-laden vapors shall have a K-Class fire extinguisher within 30 feet of cooking appliances in accordance with the most currently adopted edition of the CFC.
3. Commercial cooking equipment that produces grease-laden vapors shall be provided with a Type I Hood. In accordance with the California Mechanical Code, an automatic fire extinguishing system is listed and labeled for its intended use.
4. If the fire alarm is present, the hood system shall be interconnected with the fire alarm

- Operational Fire Permit is Required

- Fire permits are required for all underground fire lines, overhead sprinklers, and fire alarms. These are all separate permits and will be charged accordingly. All deferred submittals shall be submitted, stamped, and approved prior to combustible on site.

- Refer to the 2022 California Fire Code in governing codes

- Second-story dimensions are required, please provide as this is noted to be a residential, may require fire sprinklers

HANFORD
CALIFORNIA

SPR0123-24| TAPROOM | 118 W. SIXTH STREET | APN: 012054021000
TENANT IMPROVEMENTS: RETAIL & TAPROOM

Utilities Division Comments

GENERAL REQUIREMENT:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction

2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records, when the Contractor creates an 811 Underground Service Alert (U.S.A.) ticket.

3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition.

WATER REQUIREMENT:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.

2. That the developer shall furnish and install any new water service assemblies required for the project, including water meters and meter boxes for both domestic and landscape uses per City Standards. If existing services are utilized, fixture counts to ensure adequate size of service requirements. All new services are to be hot tapped from the water main located in the alley north of property between Sixth St. & Seventh St. PER City Standard WA-14.

3. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all required water services, including fire service lines. The fire service system shall be a looped system with two points of connection to the City water main or per City of Hanford Fire Department Requirements.

4. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician that has been approved by the City of Hanford prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division. Please send all certification test sheets to **backflows@hanfordca.gov.**

5. It is recommended that the developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off domestic water flows.

SEWER REQUIREMENT:

1. That the property owner is responsible for maintenance of all sanitary sewer laterals providing service to their property from building structure to the City Sanitary Sewer main, including connection fittings.

2. That the developer abandons any sanitary sewer service not being used for this project per City Standards.

3. That the developer shall size sewer service lateral(s) to serve the project site in accordance with requirements of the Uniform Plumbing Code, latest edition. All new sanitary sewer laterals shall connect to the sewer main in the alley north of property between Sixth St. & Seventh St.

HANFORD
CALIFORNIA

SPR0123-24| TAPROOM | 118 W. SIXTH STREET | APN: 012054021000
TENANT IMPROVEMENTS: RETAIL & TAPROOM

Engineering Division Comments

GENERAL REQUIREMENT:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.

2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558 or at **https://selfservice.cityofhanfordca.com/EnerGov_Prod/SelfService#/home.**

3. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately-owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

CURB. GUTTER AND SIDWALK REQUIREMENTS:

1. That the existing concrete curbs, gutters, and sidewalks located along the Sixth St. project frontages may remain in place provided they are found to be in functional condition, adequately sloped for proper drainage and meet ADA requirements. Sections damaged during construction, or otherwise found to be in disrepair by the Construction Inspector, shall be removed and replaced with a new curb & gutter and sidewalk installed per City Standard CO-11 and CO-15. The locations of any such curbs, gutters, and sidewalks required to be reconstructed shall be shown on the engineered site improvement plans.

PARKING LOT REQUIREMENTS:

1. That the design and construction of the parking lot improvements shall conform to City Standards GE-29 and GE-32.

ROBERT BUCHANAN | ASSISTANT ENGINEER | NOVEMBER 20, 2024
900 SOUTH 10TH AVENUE HANFORD, CA 93230
559.585.2500 | WWW.HANFORD.CITY

HANFORD
CALIFORNIA

SPR0123-24| TAPROOM | 118 W. SIXTH STREET | APN: 012054021000
TENANT IMPROVEMENTS: RETAIL & TAPROOM

Engineering Division Comments

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on-site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect FY24/25 rates effective July 1st, 2024. All fees are payable prior to issuance of final approval of all building permits.
(Service Commercial, MX-D Downtown Mixed Use)

A. That the development is **NOT** subject to a Transportation Impact Mitigation Fee in accordance with City Resolution No. 98-56-R, or any revisions thereof.

B. That the development is **NOT** subject to a Water System Impact Fee in accordance with City Resolution No. 98-54-R or any revisions thereof.

C. That the development is **NOT** subject to a Wastewater System Impact Fee in accordance with City Resolution No. 98-55-R or any revisions thereof.

D. That the development is **NOT** subject to a Storm Water System Impact Fee in accordance with City Resolution No. 98-57-R, or any revisions thereof.

E. That the development is **NOT** subject to a Fire Protection Impact Fee in accordance with City Resolution No. 98-52-R or any revisions thereof.

F. That the development is **NOT** subject to a Police Protection Impact Fee in accordance with City Resolution No. 98-53-R or any revisions thereof.

G. That the development is subject to a **$2,019.74** Refuse and Recycling Impact Fee in accordance with City Resolution No. 98-53-R or any revisions thereof. (1 cubic yard organic/green waste, 1 cubic yard refuse)

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

HANFORD
CALIFORNIA

SPR0123-24| TAPROOM | 118 W. SIXTH STREET | APN: 012054021000
TENANT IMPROVEMENTS: RETAIL & TAPROOM

Refuse Division Comments

GENERAL REQUIREMENT:

1. A trash enclosure is not required for this site due to the use of a community trash enclosure.

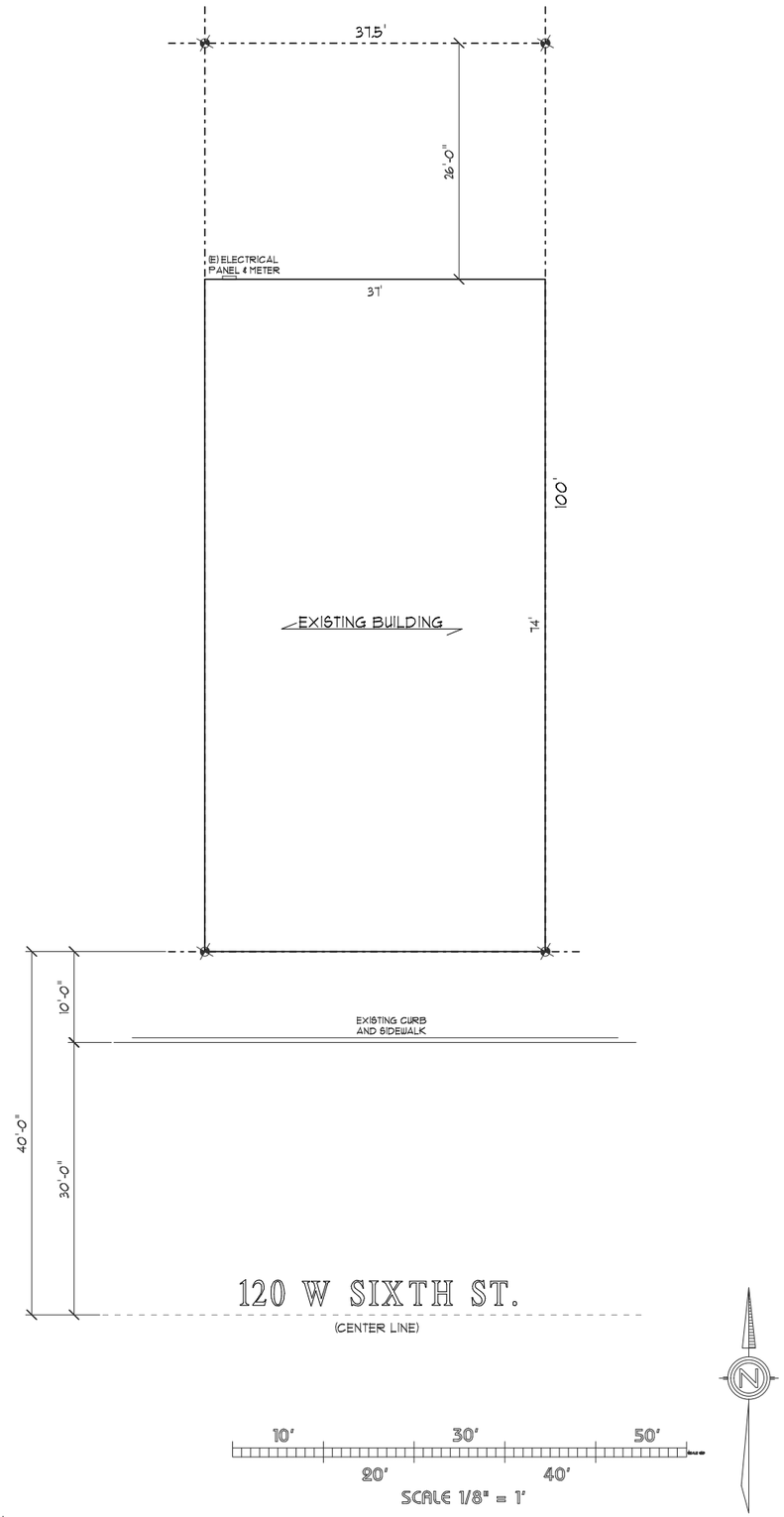
2. Organic Waste Collection: A 1-cubic-yard organic waste bin shall be placed near the private parking lot behind the building for the collection of organic waste.

3. Refuse Disposal: All other refuse waste shall be carried by hand can/bin to the community trash enclosure located in the public parking lot to the northwest of the property, accessible via the alley.

NICK MECHEM | REFUSE SUPERVISOR | NOVEMBER 20, 2024
900 SOUTH 10TH AVENUE HANFORD, CA 93230
559.585.2500 | WWW.HANFORD.CITY

Beer on premise (40) on sale beer license with minor food service;

"Bar, nightclub, or lounge" means an establishment that provides alcoholic beverages for consumption on the site and may or may not provide food service, and that may provide live entertainment and/or dancing. This use typically requires an ABC Type 40, 42, 48, 60, or 61 license. (B2)



8D SITE PLAN

SITE	SITE PLAN
A-1	EXISTING FLOOR PLAN
A-2	PROPOSED FLOOR PLAN
CalGreen	CalGreen

SCOPE:
TENET IMPROVEMENT, TAPHOUSE

SHEET INDEX 2K

BUILDING ADDRESS 120 W SIXTH ST. HANFORD, CA 93230

OWNERS: JULIE GREEN
(OWNER's ADDRESS) 120 W SIXTH ST. HANFORD, CA 93230

ZONE: MX-D

APN: 012-054-021-000

SOIL CLASS "D"
SEISMIC IMPORTANCE FACTOR #1
36.301624 N, 119.748059 W
SITE CLASS D - "STIFF SOIL"
RISK CATEGORY I/II/III
S_S = 0.624g S_{MS} = 0.811g S_{DS} = 0.13g
S_1 = 0.256g S_{M1} = 0.483g S_{D1} = 0.29g
F_a = 0.84 F_v = 0.483

CONSTRUCTION TYPE: V-B OCCUPANCY: R3
NUMBER OF STORIES: 1 OVERALL HEIGHT: 16'-0"
SEISMIC DESIGN CATEGORY: D RISK CATEGORY: II
ULTIMATE DESIGN WIND SPEED: 110 MPH - EXPOSURE B

SETBACKS:

FRONT	- 0'
SIDE	- 0'
STREET SIDE	- N/A'
REAR	- 0'

FLOOR AREA: 2683 SQFT (E)

REQ'D SOLAR: XXX kWdc

PROJECT INFORMATION 4K

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

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

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

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

SITE NOTES 6K

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

8H GENERAL NOTES 8K

Revisions	By

Construction Designs
(559) 584-8250

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

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A TENANT IMPROVEMENT FOR:
JULIE & STEVEN GREEN
120 WEST SIXTH ST.
HANFORD, CA 93230
559-816-6314

Date 06 SEP 2024
Scale 1/4" = 1' U.O.N.
Drawn by ALIJAH DEAN
Job

SHEET NUMBER
SITE

CONSTRUCTION-DESIGNS.COM

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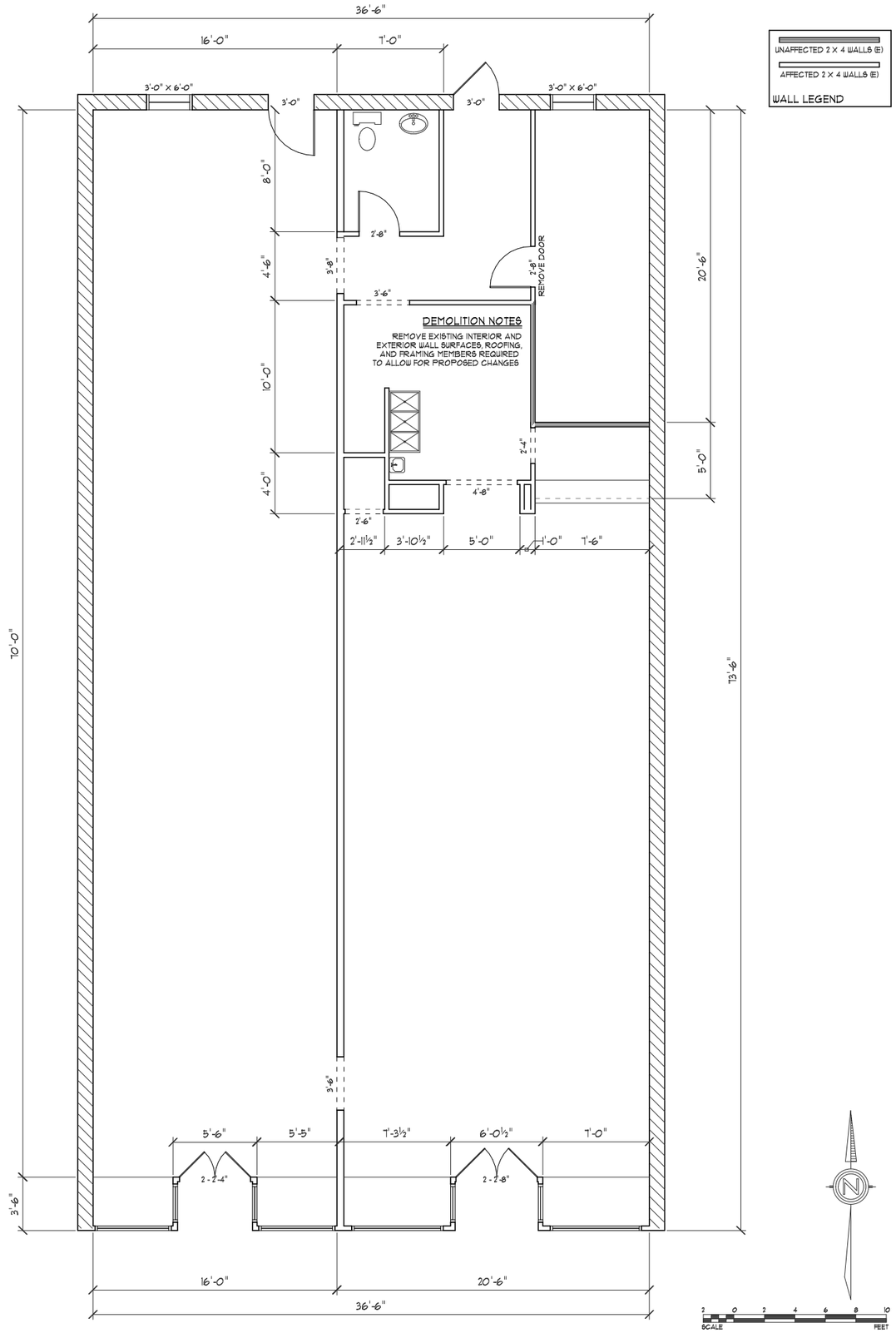

DEMOLITION NOTES

REMOVE EXISTING INTERIOR AND EXTERIOR WALL SURFACES, ROOFING, AND FRAMING MEMBERS REQUIRED TO ALLOW FOR PROPOSED CHANGES

DEMOLITION NOTES

REMOVE FROM EXISTING STRUCTURE ALL BUILDING COMPONENTS AS NECESSARY TO ACCOMMODATE PROPOSED NEW ADDITION AND ALTERATIONS. DIMENSIONS ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR TO VERIFY EXISTING DIMENSIONS AND CONDITIONS TO DETERMINE STRUCTURAL INTEGRITY @ ALL LOCATIONS WHERE EXISTING STRUCTURE SUPPORTS PROPOSED ADDITION AND TO MAKE NECESSARY ADJUSTMENTS.

8B EXISTING FLOOR PLAN

8K

Revisions	By

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A TENANT IMPROVEMENT FOR:
JULIE & STEVEN GREEN
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559-816-6314

Date: 06 SEP 2024
Scale: 1/4" = 1' U.O.N.
Drawn by: ALIJAH DEAN
Job:

SHEET NUMBER
A-1

CONSTRUCTION-DESIGNS.COM

Panic hardware required on fencing for outdoor area per fire;;

fencing along patio/courtyard may be required to be six feet in height

no singage proposed

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

13. GAS COOKING APPLIANCES TO HAVE INTERMITTENT IGNITION DEVICE.
14. HOSE BIBBS TO EACH HAVE NON-REMOVABLE VACUUM BREAKER.
15. TOILETS TO BE 1.6 GAL PER FLUSH
16. ALL CEILING HEIGHTS 9' U.O.N.

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

GENERAL NOTES

AFTER INSTALLING INSULATION, POST IN A CONSPICUOUS LOCATION A CERTIFICATE, SIGNED BY THE INSTALLER, STATING THAT THE INSULATION CONFORMS WITH THE PLANS, THE REQ'S OF T-24, & THE REQ'S OF THE 2022 CEC CODE. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME & MATERIAL ID, THE INSTALLED R-VALUE, AND THE MIN. INSTALLED WEIGHT PER SQFT CONSISTENT W/ MANUFACTURER'S DESIGN DENSITY.

THE INSULATION SHALL CONFORM TO THE FLAME SPREAD RATING AND SMOKE DENSITY REQ'S OF R301.10

JOINTS & OTHER OPENINGS IN THE ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, EQUIPPED W/ GASKETS, WEATHER-STRIPPED, OR OTHERWISE SEALED TO LIMIT AIR FILTRATION

ALL FENESTRATION SUBJECT TO TITLE 24, PART 6 SHALL HAVE A CLEARLY VISIBLE TEMPORARY LABEL OR AN ASSOCIATED LABEL CERTIFICATE THAT LISTS U-FACTOR, SHGC, AND THE METHOD USED TO DERIVE THOSE VALUES AND CERTIFIES COMPLIANCE W/ AIR LEAKAGE REQ'S OF THE CLAIFORNIA ENERGY CODE. THE LABEL SHALL BE REMOVED UNTIL APPROVED BY INSPECTOR

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

ALL WINDOWS TO BE NFRC TESTED.
U-VALUES NOT TO EXCEED U .3 SHGC .23
WALL INSULATION TO BE R-21 + 5
~~COMMON WALL TO BE R-39~~
CEILING INSULATION TO BE R-38
~~ABOVE DECK INSULATION TO BE R-11~~
RADIANT BARRIER AT ROOF SHEATHING
~~GARAGE CEILING INSULATION TO BE R-21~~
~~FLOOR INSULATION TO BE R-21~~
EXTERIOR DOORS TO HAVE .20 U-VALUE
HVAC SYSTEM TO BE CENTRAL SPLIT
FURNACE TO BE .91 AFUE A/C TO BE 14 SEER
ATTIC DUCTING TO BE R-8
WATER HEATER TO BE NEEA HEAT PUMP

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

REQ'D PV: 3.38 kWdc

TITLE 24

6D

NOTE: THE ENTIRE OUTSIDE OF THE NEW CONSTRUCTION IS TO BE WRAPPED WITH 1/2" O.S.B. AND NAILED IN ACCORDANCE WITH A BELOW EXCEPT WHERE OTHERWISE NOTED.

A # USE: 4' MIN. 3/8" PLYWOOD PANEL OVER WOOD STUDS @ 16" O.C. WITH 8d NAILS 6" O.C. EDGES, @ 12" O.C. FIELD (BE SURE TO READ EXCEPTIONS LISTED BELOW)

B USE: 7.8" WIDTH MIN. 3/8" PLYWOOD PANEL W/8d COMMON NAILS @6" O.C. @EDGES, 6" O.C. FIELD SUPPLY HOLDOWNS AT EACH END OF PANEL AND A MINIMUM OF 2 ANCHOR BOLTS PER PANEL. (8B A-1)

C ## USE: 8' MINIMUM 1/2" GYPSUM BOARD PANEL ON END W/8d COOLER NAILS @7" O.C. @EDGES, 7" O.C. INT. USE 5/8" TYPE "X" GYPSUM BOARD IN GARAGE LOCATIONS. BOARD MAY BE ON SAME SIDE OF WALL OR BOTH SIDES OF THE WALL. # # SEE SHEET 6-1 FOR ANCHORAGE

SPECIAL NOTICE: ON ALL BRACED WALLS WHERE A PANEL IS CALLED OUT TO BE PLACED ON ONE SIDE OF THE WALL, THE OTHER SIDE MUST HAVE AT LEAST 1 LAYER OF GYPBD NAILED W/ 5d COOLER NAILS @7" O.C. EDGES AND FIELD.

EXCEPTIONS

IF T-111 IS USED AS A BRACED WALL PANEL, THE PANEL MUST BE RATED AT 3/8" (MIN) AS STAMPED BY THE MANUFACTURER. USE NAILING SCHEDULE FROM "B" ABOVE.
IF SPECIFIED AT AN INTERIOR WALL, USE 3/8" O.S.B. AS WITH "B" ABOVE OVERLAYED WITH GYPBD, NAILED AS WITH "C" ABOVE

BWP "C" IS 8' UNLESS BOTH SIDES OF WALL CAN BE HUNG WITH AT LEAST 4' OF GYP BOARD. ROCK MAY BE HUNG HORIZONTAL AS LONG AS ALL EDGES AND JOINTS ARE BLOCKED BETWEEN AND NAILED AS SPECIFIED FOR GYP BD NAILING. SEE "SPECIAL NOTICE" ABOVE.

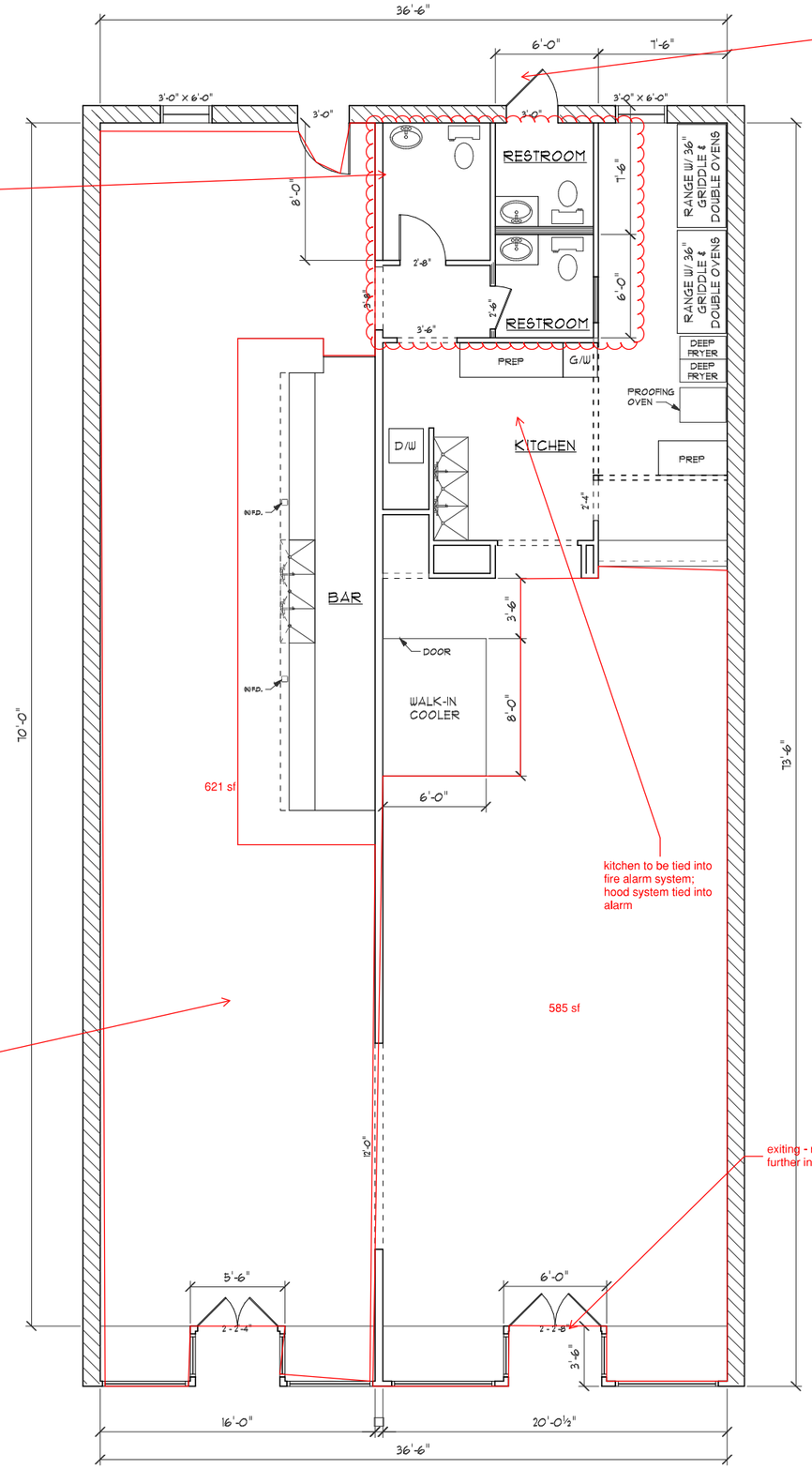
ALL BRACED WALL PANELS MUST BE CONTINUOUS FROM BOTTOM OF BOTTOM OF BOTTOM PLATE TO TOP OF TOP PLATE, AND/OR BLOCKED AT ALL JOINTS. MIN. LENGTH TO BE 4'-0" U.O.N.

8B BRACED WALL PANEL

restrooms based on the occupancy load; restrooms required to be ADA accessible

occupancy based on 7 sq. ft. per person for standing room

accessed from outside?



kitchen to be tied into fire alarm system; hood system tied into alarm

fixed seating drops occupancy count; otherwise based on open space for occupancy

exiting - requires further information

ALL DIMENSIONS ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR TO VERIFY ALL CONDITIONS AND MAKE ADJUSTMENTS AS REQUIRED

8D PROPOSED 1ST FLOOR

SCALE 2 0 2 4 6 8 10 FEET

8K

Revisions	By

Construction Designs
(559) 584-8250

PHYSICAL ADDRESS:
311 E. FOURTH STREET
HANFORD, CA 93230
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A TENANT IMPROVEMENT FOR:
JULIE & STEVEN GREEN
120 WEST SIXTH ST
HANFORD, CA 93230
559-816-6314

Date 06 SEP 2024
Scale 1/4" = 1' U.O.N.
Drawn by ALIJAH DEAN
Job

SHEET NUMBER
A-2

Chapter 1 – ADMINISTRATION

101.3.1 — Scope

Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.

102.3

Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.

Chapter 3 – GREEN BUILDING

301.1.1 — Additions and alterations

- Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size.
- Requirements only apply within the specific area of the addition or alteration.

301.2 — Low-rise and high-rise residential buildings

Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].

302.1 — Mixed occupancy buildings

Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy.

Exceptions:

- Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable.
- Live/work units complying with the California Building Code Section 419 shall not be considered a mixed occupancy. Live/work units are required to comply with Chapter 4 and Appendix A4, as applicable.

4.106.4.1 — EV charging: 1- & 2-family dwellings/townhouses with attached private garages

- Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit.
- Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter).
- Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger.
- Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces.
- Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 — Identification

Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

4.106.4.2 — EV charging for multifamily dwellings

- Applies to all multifamily dwelling units with parking facilities on the site.
- 10% of the total number of parking spaces provided for all types of parking facilities, but in no case less than 1, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number.

Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 — EV charging space (EV space) locations

Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least 1 EV space shall be located in the common use parking areas and shall be available for use by all residents.

4.106.4.2.1.1 — EV charging stations (EVCS)

When EV chargers are installed, EV spaces (required by Section 4.106.4.2.2, Item 3,) shall comply with at least 1 of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route to the building, as defined in the California Building Code, Chapter 2.

Exception: EVCS designed and constructed in compliance with the California Building Code Chapter 11B are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

4.106.4.2.2 — EV charging space (EV space) dimensions

EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet.
2. The minimum width of each EV space shall be 9 feet.
3. 1 in every 25 EV spaces, but not less than 1, shall also have an 8-foot wide minimum aisle. A 5-foot wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet.
   a. Surface slope for this EV space and aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction.

4.106.4.2.3 — Single EV space required

- Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit.
- Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter).
- Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space.
- Construction documents shall identify the raceway termination point.
- Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 — Multiple EV spaces required

- Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics, and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE.
- Plan design shall be based upon a 40-ampere minimum branch circuit.
- Required raceways and related components planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 — Identification

Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.3 — EV charging for hotels and motels

- Applies to all newly constructed hotels and motels.
- Construction documents shall identify the location of EV spaces.

Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 — Number of required EV spaces

Table 4.106.4.3.1 shows the number of required EV spaces based on the total number of parking spaces provided for all types of parking facilities.

4.106.4.3.2 — EV charging space (EV space) dimensions

EV spaces shall be designed to comply with the following:

- Minimum length of each EV space shall be 18 feet.
- Minimum width of each EV space shall be 9 feet.

4.106.4.3.3 — Single EV space required (similar to 4.106.4.2.3)

- Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit.
- Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter).
- Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space.
- Construction documents shall identify the raceway termination point.
- Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.3.4 — Multiple EV spaces required (similar to 4.106.4.2.4)

- Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE.
- Plan design shall be based upon a 40-ampere minimum branch circuit.
- Required raceways and related components planned to be installed underground, enclosed, inaccessible or, in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.3.5 — Identification (similar to 4.106.4.2.5)

Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.3.6 — Accessible EV spaces

In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for EV charging *stations in the California Building Code, Chapter 11B.*

Division 4.2 – ENERGY EFFICIENCY

4.201.1 & 5.201.1 — Scope

- Energy efficiency requirements for low-rise residential (Section 4.201.1) and high-rise residential/hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen.
- Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2019 California Energy Code.

Division 4.3 – WATER EFFICIENCY AND CONSERVATION

4.303.1 — Water conserving plumbing fixtures and fittings

Plumbing fixtures and fittings shall comply with the following:

- **4.303.1.1** – Water closets: ≤ 1.28 gal/flush.
- **4.303.1.2** – Wall mounted urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush.
- **4.303.1.3.1** – Single showerheads: ≤ 1.8 gpm @ 80 psi.
- **4.303.1.3.2** – Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time.
- **4.303.1.4.1** – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi.
- **4.303.1.4.2** – Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 60 psi.
- **4.303.1.4.3** – Metering faucets: ≤ 0.2 gallons per cycle.
- **4.303.1.4.4** – Kitchen faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm.

4.303.2 — Standards for plumbing fixtures and fittings

Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.

4.304.1 — Outdoor potable water use in landscape areas

New residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Division 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY

4.406.1 — Rodent proofing

Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.

4.408.1 — Construction waste management

- Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.
- Provide documentation to the enforcing agency per Section 4.408.5.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 — Construction waste management plan

Submit a construction waste management plan meeting Items 1 through 5 in Section 4.408.2. Plans shall be updated as necessary and shall be available for examination during construction.

4.408.3 — Waste management company

Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.

4.408.4 & 4.408.4.1 — Waste stream reduction alternative [LR]

- Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
- Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.410.1 — Operation and maintenance manual

At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which covers 10 specific subject areas shall be placed in the building.

4.410.2 — Recycling by occupants

Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of nonhazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

Division 4.5 – ENVIRONMENTAL QUALITY

4.503.1 — Fireplaces - General

Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves, and fireplaces shall also comply with all applicable local ordinances.

4.504.1 — Protection of mechanical equipment during construction

At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.

4.504.2.1 — Adhesives, sealants and caulks

Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products shall also comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations (CCR), Title 17, commencing with Section 94507.

4.504.2.2 — Paints and coatings

Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat, or Nonflat-high Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-high Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 & 4.504.2.4 — Aerosol paints and coatings

- Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.
- Documentation is required per Section 4.504.2.4.

4.504.3 — Carpet systems

Carpet installed in the building interior shall meet the testing and product requirements of 1 of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 — Carpet cushion

Carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 — Carpet adhesive

Carpet adhesives shall meet the requirements of Table 4.504.1.

4.504.4 — Resilient flooring systems

Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with 1 or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 & 4.504.5.1 — Composite wood products

- Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the Air Resources Board's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), as shown in Table 4.504.5.
- Documentation is required per Section 4.504.5.1.
- Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists, or finger-joined lumber, all as specified in CCR, Title 17, Section 93120.1(a).

4.505.2 — Concrete slab foundations

Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the California Building Code, Chapter 19, or the California Residential Code, Chapter 5, respectively, shall also comply with this section.

4.505.2.1 — Capillary break

A capillary break shall be installed in compliance with at least 1 of the following:

1. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 — Moisture content of building materials

Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8.
2. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified.
3. At least 3 random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.

4.506.1 — Bathroom exhaust fans

Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of ≤ 50% to a maximum of 80%.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in.

Note: For CALGreen, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Fans or mechanical ventilation is required in each bathroom.

4.507.2 — Heating and air-conditioning system design

Heating and air-conditioning systems shall be sized, designed and equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J – 2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D – 2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S – 2014 (Residential Equipment Selection) or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.

CHAPTER 7 – INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702.1 — Installer training

HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include, but are not limited to, the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 — Special inspection

When required by the enforcing agency, special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.

703.1 — Documentation

Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

Revisions	By

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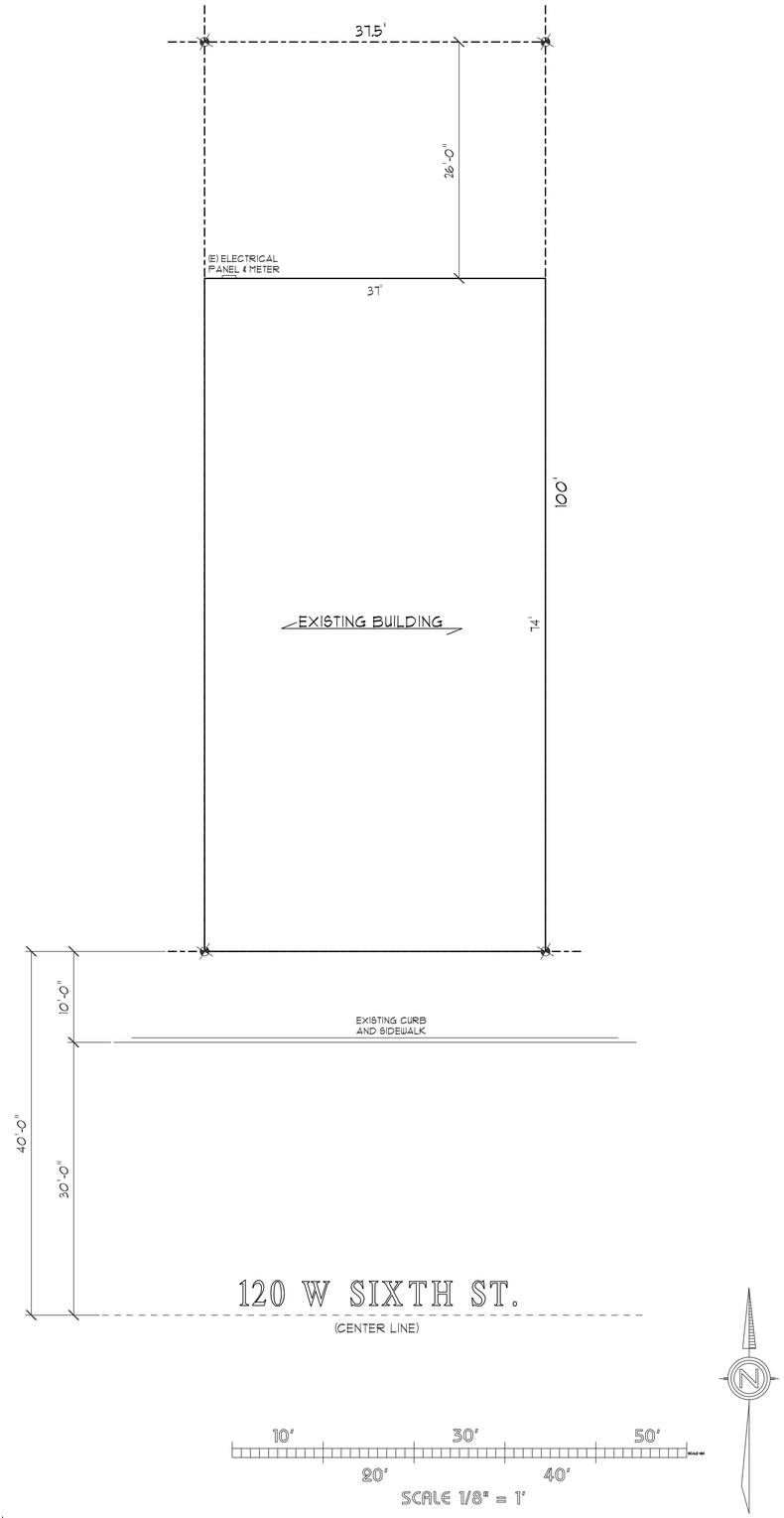
Date: 1 JAN 2021
Scale: 1/4" = 1' U.O.N.
Drawn By
Job

SHEET NUMBER
CalGreen



8D SITE PLAN

SITE	SITE PLAN
A-1	EXISTING FLOOR PLAN
A-2	PROPOSED FLOOR PLAN
CalGreen	CalGreen

SCOPE:
TENET IMPROVEMENT, TAPHOUSE

SHEET INDEX 2K

BUILDING ADDRESS 120 W SIXTH ST. HANFORD, CA 93230

OWNERS: JULIE GREEN
(OWNER'S ADDRESS) 120 W SIXTH ST. HANFORD, CA 93230

ZONE: MX-D

APN: 012-054-021-000

SOIL CLASS "D"
SEISMIC IMPORTANCE FACTOR #1
36.301624 N, 119.748059 W
SITE CLASS D - "STIFF SOIL"
RISK CATEGORY I/II/III
S_s = 0.624g S_{m1} = 0.81g S_{ds} = 0.73g
S_1 = 0.256g S_{m1} = 0.483g S_{d1} = 0.29g
F_a = 0.84 F_v = 0.483

CONSTRUCTION TYPE: V-B OCCUPANCY: R3
NUMBER OF STORIES: 1 OVERALL HEIGHT: 16'-0"
SEISMIC DESIGN CATEGORY: D RISK CATEGORY: II
ULTIMATE DESIGN WIND SPEED: 110 MPH - EXPOSURE B

SETBACKS:

FRONT	- 0'
SIDE	- 0'
STREET SIDE	- N/A'
REAR	- 0'

FLOOR AREA: 2683 SQFT (E)

REQ'D SOLAR: XXX kWdc

PROJECT INFORMATION 4K

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

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

THE SOIL BEARING CAPACITY PER CRC TABLE R401.4.1 IS 1500 PSF
CONCRETE DESIGN STRENGTH PER CRC TABLE R402.2 IS 2500 PSF
MATERIAL DEAD LOADS PER CRC R301.2.2.2.1 IS 15 PSF ROOF 10 PSF FLOOR
MATERIAL LIVE LOADS PER TABLE R301.5 IS 40 PSF

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

SITE NOTES 6K

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

8H GENERAL NOTES 8K

Revisions	By

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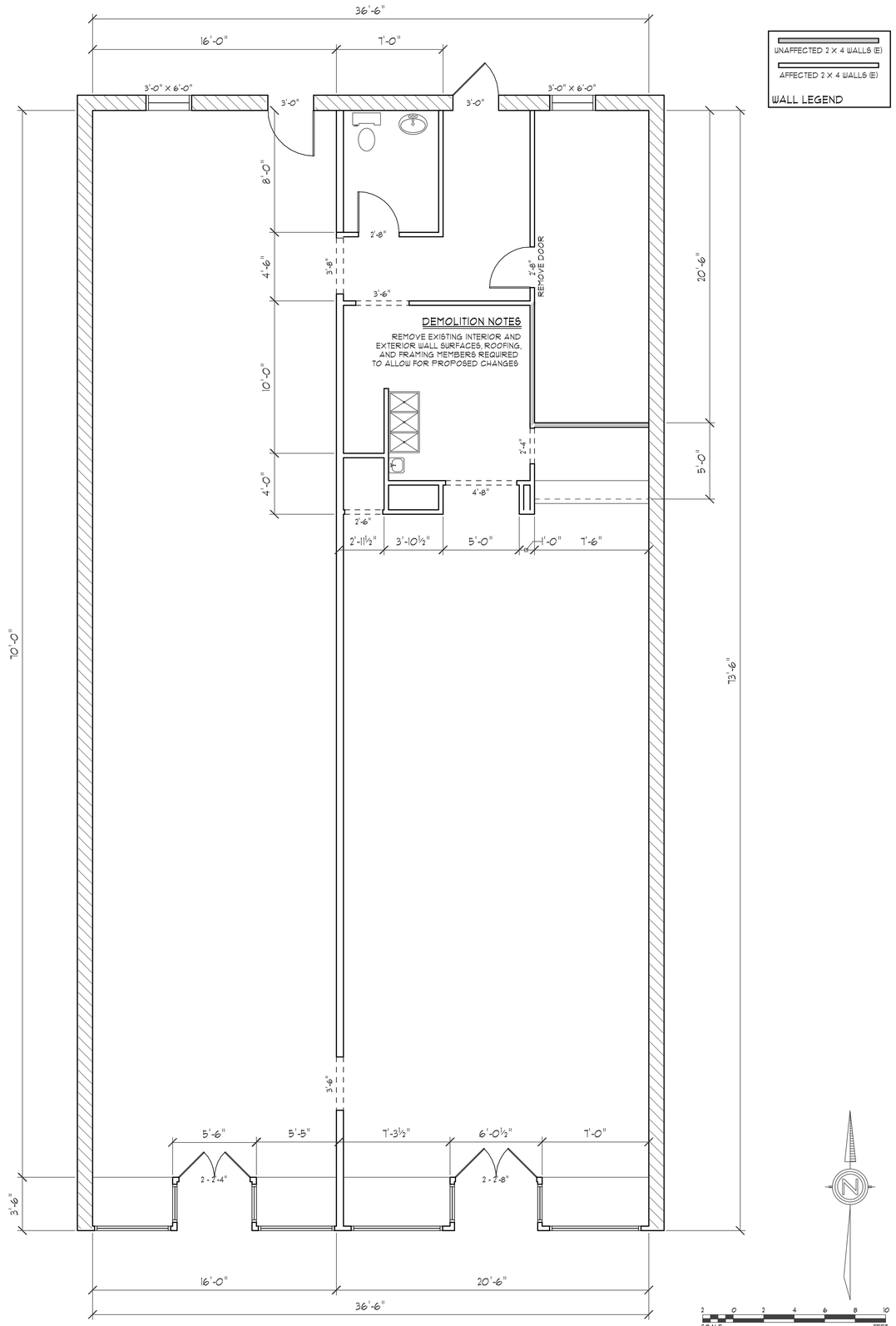
A TENANT IMPROVEMENT FOR:
JULIE & STEVEN GREEN
120 WEST SIXTH ST
HANFORD, CA 93230
559-816-6314

Date 06 SEP 2024
Scale 1/4" = 1' U.O.N.
Drawn by ALIJAH DEAN
Job

SHEET NUMBER
SITE

CONSTRUCTIONDESIGNS.COM



UNAFFECTED 2 X 4 WALLS (E)

AFFECTED 2 X 4 WALLS (E)

WALL LEGEND

DEMOLITION NOTES

REMOVE EXISTING INTERIOR AND EXTERIOR WALL SURFACES, ROOFING, AND FRAMING MEMBERS REQUIRED TO ALLOW FOR PROPOSED CHANGES

DEMOLITION NOTES

REMOVE FROM EXISTING STRUCTURE ALL BUILDING COMPONENTS AS NECESSARY TO ACCOMMODATE PROPOSED NEW ADDITION AND ALTERATIONS. DIMENSIONS ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR TO VERIFY EXISTING DIMENSIONS AND CONDITIONS TO DETERMINE STRUCTURAL INTEGRITY @ ALL LOCATIONS WHERE EXISTING STRUCTURE SUPPORTS PROPOSED ADDITION AND TO MAKE NECESSARY ADJUSTMENTS.

8B EXISTING FLOOR PLAN

8K

Revisions By

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A TENANT IMPROVEMENT FOR:

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120 WEST SIXTH ST
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559-816-6314

Date 06 SEP 2024
Scale 1/4" = 1' U.O.N.
Drawn by ALIJAH DEAN
Job

SHEET NUMBER
A-1

CONSTRUCTIONDESIGNS.COM

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

13. GAS COOKING APPLIANCES TO HAVE INTERMITTENT IGNITION DEVICE.
14. HOSE BIBBS TO EACH HAVE NON-REMOVABLE VACUUM BREAKER.
15. TOILETS TO BE 1.6 GAL PER FLUSH
16. ALL CEILING HEIGHTS 9' U.O.N.

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

GENERAL NOTES

AFTER INSTALLING INSULATION, POST IN A CONSPICUOUS LOCATION A CERTIFICATE, SIGNED BY THE INSTALLER, STATING THAT THE INSULATION CONFORMS WITH THE PLANS, THE REQ'S OF T-24, & THE REQ'S OF THE 2022 CEC CODE. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME & MATERIAL ID, THE INSTALLED R-VALUE, AND THE MIN. INSTALLED WEIGHT PER SQFT CONSISTENT W/ MANUFACTURER'S DESIGN DENSITY.

THE INSULATION SHALL CONFORM TO THE FLAME SPREAD RATING AND SMOKE DENSITY REQ'S OF R301.10

JOINTS & OTHER OPENINGS IN THE ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, EQUIPPED W/ GASKETS, WEATHER-STRIPPED, OR OTHERWISE SEALED TO LIMIT AIR FILTRATION

ALL FENESTRATION SUBJECT TO TITLE 24, PART 6 SHALL HAVE A CLEARLY VISIBLE TEMPORARY LABEL OR AN ASSOCIATED LABEL CERTIFICATE THAT LISTS U-FACTOR, SHGC, AND THE METHOD USED TO DERIVE THOSE VALUES AND CERTIFIES COMPLIANCE W/ AIR LEAKAGE REQ'S OF THE CLAIFORNIA ENERGY CODE. THE LABEL SHALL BE REMOVED UNTIL APPROVED BY INSPECTOR

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

ALL WINDOWS TO BE NFRC TESTED.
U-VALUES NOT TO EXCEED U .3 SHGC .23
WALL INSULATION TO BE R-21 + 5
~~COMMON WALL TO BE R-39~~
CEILING INSULATION TO BE R-38
~~ABOVE DECK INSULATION TO BE R-11~~
RADIANT BARRIER AT ROOF SHEATHING
~~GARAGE CEILING INSULATION TO BE R-21~~
~~FLOOR INSULATION TO BE R-21~~
EXTERIOR DOORS TO HAVE .20 U-VALUE
HVAC SYSTEM TO BE CENTRAL SPLIT
FURNACE TO BE .91 AFUE A/C TO BE 14 SEER
ATTIC DUCTING TO BE R-8
WATER HEATER TO BE NEEA HEAT PUMP

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

REQ'D PV: 3.38 kWdc

TITLE 24

6D

NOTE: THE ENTIRE OUTSIDE OF THE NEW CONSTRUCTION IS TO BE WRAPPED WITH 1/2" O.S.B. AND NAILED IN ACCORDANCE WITH A BELOW EXCEPT WHERE OTHERWISE NOTED.

A* USE: 4' MIN. 3/8" PLYWOOD PANEL OVER WOOD STUDS @ 16" O.C. WITH 8d NAILS 6" O.C. EDGES, @ 12" O.C. FIELD
BE SURE TO READ EXCEPTIONS LISTED BELOW!

B USE: 2'8" WIDTH MIN. 3/8" PLYWOOD PANEL W/8d COMMON NAILS @6" O.C. @EDGES, 6" O.C. FIELD SUPPLY HOLDOWNS AT EACH END OF PANEL AND A MINIMUM OF 2 ANCHOR BOLTS PER PANEL. (8B / A-1)

C** USE: 8' MINIMUM 1/2" GYPSUM BOARD PANEL ON END W/5d COOLER NAILS 4"T O.C. @EDGES, 7" O.C. INT. USE 5/8" TYPE "X" GYPSUM BOARD IN GARAGE LOCATIONS. BOARD MAY BE ON SAME SIDE OF WALL OR BOTH SIDES OF THE WALL. * * SEE SHEET S-1 FOR ANCHORAGE

SPECIAL NOTICE: ON ALL BRACED WALLS WHERE A PANEL IS CALLED OUT TO BE PLACED ON ONE SIDE OF THE WALL, THE OTHER SIDE MUST HAVE AT LEAST 1 LAYER OF GYPBD NAILED W/ 5d COOLER NAILS @7" O.C. EDGES AND FIELD.

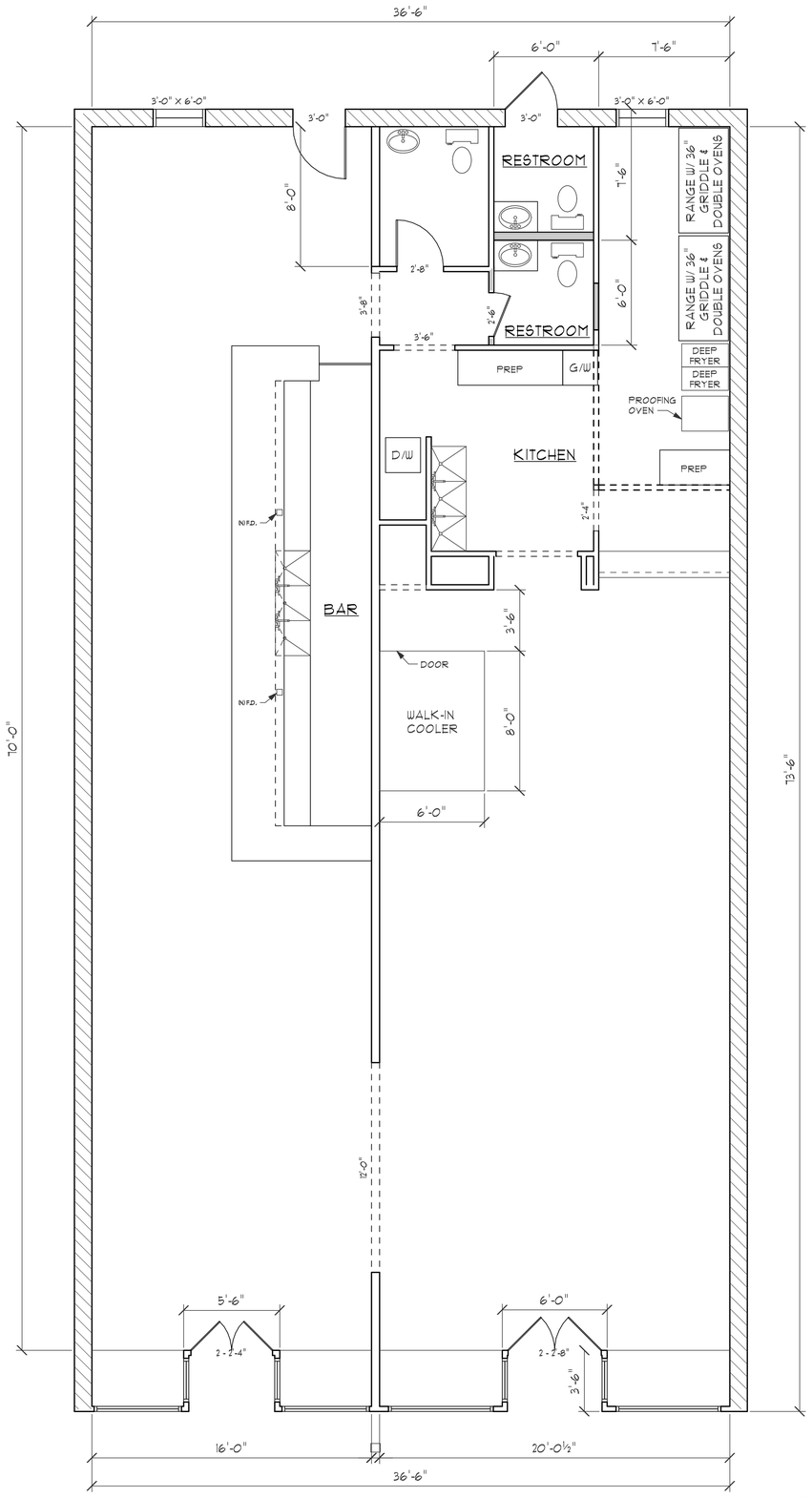
EXCEPTIONS

* IF T-111 IS USED AS A BRACED WALL PANEL, THE PANEL MUST BE RATED AT 3/8" (MIN.) AS STAMPED BY THE MANUFACTURER. USE NAILING SCHEDULE FROM "B" ABOVE.
IF SPECIFIED AT AN INTERIOR WALL, USE 3/8" O.S.B. AS WITH "B" ABOVE OVERLAYED WITH GYPBD, NAILED AS WITH "C" ABOVE

** BWP "C" IS 8' UNLESS BOTH SIDES OF WALL CAN BE HUNG WITH AT LEAST 4' OF GYP BOARD. ROCK MAY BE HUNG HORIZONTAL AS LONG AS ALL EDGES AND JOINTS ARE BLOCKED BETWEEN AND NAILED AS SPECIFIED FOR GYP BD NAILING. SEE "SPECIAL NOTICE" ABOVE.

ALL BRACED WALL PANELS MUST BE CONTINUOUS FROM BOTTOM OF BOTTOM OF BOTTOM PLATE TO TOP OF TOP PLATE, AND/OR BLOCKED AT ALL JOINTS. MIN. LENGTH TO BE 4'-0" U.O.N.

8B BRACED WALL PANEL



8D PROPOSED 1ST FLOOR

ALL DIMENSIONS ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR TO VERIFY ALL CONDITIONS AND MAKE ADJUSTMENTS AS REQUIRED

SCALE 2 0 2 4 6 8 10 FEET

8K

Revisions	By

Construction Designs
(559) 584-8250

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A TENANT IMPROVEMENT FOR:
JULIE & STEVEN GREEN
120 WEST SIXTH ST
HANFORD, CA 93230
559-816-6314

Date 06 SEP 2024
Scale 1/4" = 1' U.O.N.
Drawn by ALIJAH DEAN
Job

SHEET NUMBER
A-2

CONSTRUCTION-DESIGNS.COM

Chapter 1 – ADMINISTRATION

101.3.1 — Scope

Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.

102.3

Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.

Chapter 3 – GREEN BUILDING

301.1.1 — Additions and alterations

- Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size.
- Requirements only apply within the specific area of the addition or alteration.

301.2 — Low-rise and high-rise residential buildings

Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].

302.1 — Mixed occupancy buildings

Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy.

Exceptions:

- Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable.
- Live/work units complying with the California Building Code Section 419 shall not be considered a mixed occupancy. Live/work units are required to comply with Chapter 4 and Appendix A4, as applicable.

4.106.4.1 — EV charging: 1- & 2-family dwellings/townhouses with attached private garages

- Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit.
- Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter).
- Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger.
- Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces.
- Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 — Identification

Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

4.106.4.2 — EV charging for multifamily dwellings

- Applies to all multifamily dwelling units with parking facilities on the site.
- 10% of the total number of parking spaces provided for all types of parking facilities, but in no case less than 1, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number.

Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 — EV charging space (EV space) locations

Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least 1 EV space shall be located in the common use parking areas and shall be available for use by all residents.

4.106.4.2.1.1 — EV charging stations (EVCS)

When EV chargers are installed, EV spaces (required by Section 4.106.4.2.2, Item 3,) shall comply with at least 1 of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route to the building, as defined in the California Building Code, Chapter 2.

Exception: EVCS designed and constructed in compliance with the California Building Code Chapter 11B are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

4.106.4.2.2 — EV charging space (EV space) dimensions

EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet.
2. The minimum width of each EV space shall be 9 feet.
3. 1 in every 25 EV spaces, but not less than 1, shall also have an 8-foot wide minimum aisle. A 5-foot wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet.
   a. Surface slope for this EV space and aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction.

4.106.4.2.3 — Single EV space required

- Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit.
- Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter).
- Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space.
- Construction documents shall identify the raceway termination point.
- Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 — Multiple EV spaces required

- Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics, and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE.
- Plan design shall be based upon a 40-ampere minimum branch circuit.
- Required raceways and related components planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 — Identification

Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.3 — EV charging for hotels and motels

- Applies to all newly constructed hotels and motels.
- Construction documents shall identify the location of EV spaces.

Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 — Number of required EV spaces

Table 4.106.4.3.1 shows the number of required EV spaces based on the total number of parking spaces provided for all types of parking facilities.

4.106.4.3.2 — EV charging space (EV space) dimensions

EV spaces shall be designed to comply with the following:

- Minimum length of each EV space shall be 18 feet.
- Minimum width of each EV space shall be 9 feet.

4.106.4.3.3 — Single EV space required (similar to 4.106.4.2.3)

- Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit.
- Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter).
- Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space.
- Construction documents shall identify the raceway termination point.
- Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.3.4 — Multiple EV spaces required (similar to 4.106.4.2.4)

- Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE.
- Plan design shall be based upon a 40-ampere minimum branch circuit.
- Required raceways and related components planned to be installed underground, enclosed, inaccessible or, in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.3.5 — Identification (similar to 4.106.4.2.5)

Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.3.6 — Accessible EV spaces

In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for EV charging stations in the California Building Code, Chapter 11B.

Division 4.2 – ENERGY EFFICIENCY

4.201.1 & 5.201.1 — Scope

- Energy efficiency requirements for low-rise residential (Section 4.201.1) and high-rise residential/hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen.
- Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2019 California Energy Code.

Division 4.3 – WATER EFFICIENCY AND CONSERVATION

4.303.1 — Water conserving plumbing fixtures and fittings

Plumbing fixtures and fittings shall comply with the following:

- **4.303.1.1** – Water closets: ≤ 1.28 gal/flush.
- **4.303.1.2** – Wall mounted urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush.
- **4.303.1.3.1** – Single showerheads: ≤ 1.8 gpm @ 80 psi.
- **4.303.1.3.2** – Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time.
- **4.303.1.4.1** – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi.
- **4.303.1.4.2** – Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 60 psi.
- **4.303.1.4.3** – Metering faucets: ≤ 0.2 gallons per cycle.
- **4.303.1.4.4** – Kitchen faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm.

4.303.2 — Standards for plumbing fixtures and fittings

Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.

4.304.1 — Outdoor potable water use in landscape areas

New residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Division 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY

4.406.1 — Rodent proofing

Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.

4.408.1 — Construction waste management

- Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.
- Provide documentation to the enforcing agency per Section 4.408.5.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 — Construction waste management plan

Submit a construction waste management plan meeting Items 1 through 5 in Section 4.408.2. Plans shall be updated as necessary and shall be available for examination during construction.

4.408.3 — Waste management company

Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.

4.408.4 & 4.408.4.1 — Waste stream reduction alternative [LR]

- Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
- Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.410.1 — Operation and maintenance manual

At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which covers 10 specific subject areas shall be placed in the building.

4.410.2 — Recycling by occupants

Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of nonhazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

Division 4.5 – ENVIRONMENTAL QUALITY

4.503.1 — Fireplaces - General

Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves, and fireplaces shall also comply with all applicable local ordinances.

4.504.1 — Protection of mechanical equipment during construction

At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.

4.504.2.1 — Adhesives, sealants and caulks

Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products shall also comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations (CCR), Title 17, commencing with Section 94507.

4.504.2.2 — Paints and coatings

Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat, or Nonflat-high Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-high Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 & 4.504.2.4 — Aerosol paints and coatings

- Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.
- Documentation is required per Section 4.504.2.4.

4.504.3 — Carpet systems

Carpet installed in the building interior shall meet the testing and product requirements of 1 of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 — Carpet cushion

Carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 — Carpet adhesive

Carpet adhesives shall meet the requirements of Table 4.504.1.

4.504.4 — Resilient flooring systems

Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with 1 or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 & 4.504.5.1 — Composite wood products

- Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the Air Resources Board's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), as shown in Table 4.504.5.
- Documentation is required per Section 4.504.5.1.
- Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists, or finger-joined lumber, all as specified in CCR, Title 17, Section 93120.1(a).

4.505.2 — Concrete slab foundations

Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the California Building Code, Chapter 19, or the California Residential Code, Chapter 5, respectively, shall also comply with this section.

4.505.2.1 — Capillary break

A capillary break shall be installed in compliance with at least 1 of the following:

1. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 — Moisture content of building materials

Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8.
2. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified.
3. At least 3 random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.

4.506.1 — Bathroom exhaust fans

Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of ≤ 50% to a maximum of 80%.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in.

Note: For CALGreen, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Fans or mechanical ventilation is required in each bathroom.

4.507.2 — Heating and air-conditioning system design

Heating and air-conditioning systems shall be sized, designed and equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J – 2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D – 2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S – 2014 (Residential Equipment Selection) or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.

CHAPTER 7 – INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702.1 — Installer training

HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include, but are not limited to, the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 — Special inspection

When required by the enforcing agency, special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.

703.1 — Documentation

Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

Revisions | By

Construction Designs
Patrick Panzera
(559) 584-3306

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Date 1 JAN 2021
Scale 1/4" = 1' U.O.N.
Drawn By
Job

SHEET NUMBER
CalGreen

HANFORD
CALIFORNIA

DATE: December 13, 2024

PROJECT: Site Plan Review SPR0123-24

APPLICANT: Alijah Dean

LOCATION: 118-120 W. Sixth St. (APN 012-054-021)

PROPOSAL: Taproom

ZONING: MX-D Downtown Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: October 30, 2024

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

☐ **RESUBMIT:** Major changes to your plans are required prior to site plan approval.

☒ **PROCEED:** Plans approved subject to the attached conditions of approval, including the revision of any stated plan corrections. The following department comments and conditions are attached:

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

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

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

Signed,

Mark Manha
Mark Manha
Associate Planner, Community Development Department

December 13, 2024
DATE

HANFORD
CALIFORNIA

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070 and 17.70. 080). Exemption No. 2024-84

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval SPR0123-24 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

_____

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: October 30, 2024
SITE PLAN NUMBER: SPR0123-24
CONTACT: Mark Manha, Associate Planner: (559) 585-2583, mmanha@hanfordca.gov

---

General Plan Designation: Downtown Mixed Use

Zoning: MX-D Downtown Mixed Use

Other Special Districts: Historic Overlay Zone

Planning Division Recommendation: ☒ Revise and Proceed ☐ Resubmit

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

Correction(s):

- None.

Required Entitlements:

- Conditional Use Permit for Type 40 ABC license (already applied)

MX-D Downtown Mixed Use - all checked comments shall apply

General:

☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

☒ That subject to Section 17.48 of the Hanford Municipal Code, alterations to the exterior features of the building shall require the approval of a Historic Resources Permit.

☒ That the applicant comply with all conditions required by the California Department of Alcoholic Beverage Control (ABC) for a Type 40 license.

☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.

☒ That the site be developed according to the approved site plan, titled Site Plan Review SPR0123-24 with minor modifications to be approved by the Community Development Department.

☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.

☒ Mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.

☒ That the Downtown Mixed Use zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

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

Building Setback Areas: (Section 17.28.060)

☒ That the appropriate setbacks be maintained, as follows:

- ☒ There is no front building setback area.
- ☒ The rear building setback may be zero feet from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be 15 feet.
- ☒ The side building setback area shall be zero feet, except where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be 15 feet.

Distances Between Structures: (Section 17.28.070)

☒ That all distances allowed by the building code are allowed.

Height of Structures: (Section 17.28.080)

☒ That the maximum structure height shall be 100 feet.

Off Street Parking: (Section 17.54)

☒ That in accordance with Section 17.54.050(A) of the Hanford Municipal Code, no additional parking spaces shall be required for a change of use or a building enlargement of less than 1,000 square feet in an existing building located with the Historic Overlay Zone.

☒ That existing parking shall be usable and accessible.

Screening, Fences, and Walls: (Section 17.28.130 and 17.50.110)

☒ That a block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.

☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.

☒ That any proposed fencing on the site be maintained in good repair.

☒ That no fence or wall shall be placed within the public right-of-way.

☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.

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

Outdoor Lighting Standards: (Section 17.50.140)

☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.

☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.

☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 30 feet.

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

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

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

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

Signage: (Section 17.56)

☒ That any/all signs proposed for this development shall be subject to the requirements and prescribed in Chapter 17.56 and 17.48 of the Hanford Municipal Code. **A separate application is required.**

Number and Size of Permanent Signs by Zone		
Zone District	**Building Signs**	**Freestanding Signs**
MX-D zone	2 sq. ft. per 1 lineal foot of building frontage up to 100 sq. ft. on primary frontage. 1 sq. ft. per 1 lineal foot up to 100 sq. ft. on secondary frontage. External illumination or exposed neon illumination only.	None allowed.

Outdoor Dining Areas: (Section 17.60.110)

☒ That all outdoor dining areas must be located and operated adjacent to and incidental to the operation of a dining establishment or drinking establishment. Use of the sidewalk must be confined to the actual sidewalk and public right-of-way frontage of a dining establishment and must not encroach upon adjacent sidewalk or public right-of-way. Subject to the provisions of this section on-site open space areas may also be used as an outdoor dining area.

☒ That use of the sidewalk area for an outdoor dining area is permitted only where the sidewalk is wide enough to allow for a minimum of four (4) consecutive feet of sidewalk width at every point in front of the dining establishment which is clear and unimpeded for pedestrian and wheelchair traffic.

☒ That the service of alcoholic beverages and its consumption by customers in an outdoor dining area shall be restricted as follows:

☒ The outdoor dining area must be immediately adjacent to and abutting the dining establishment or drinking establishment.

- ☒ The outdoor dining area, when serving alcohol and when permitted by this section to be located on a sidewalk, must be clearly delineated from pedestrian traffic with a minimum 30 inch to a maximum 36 inch tall removable open style railing, fence or roped boundary or plants and flowers in ornamental planter boxes and pots that are architecturally compatible with the structure housing the dining establishment.

- ☒ The operator shall post a written notice to customers as approved by the City which states that the drinking or carrying of an alcoholic beverage is prohibited and unlawful outside of the outdoor dining area.

- ☒ The service of the alcoholic beverages in the outdoor dining area must be licensed by the California Department of Alcoholic Beverage Control and comply with all licensing requirements.

- ☒ For drinking establishments, the service and consumption of alcoholic beverages is restricted to only on-site outdoor areas enclosed by a six foot tall solid wall or fence architecturally compatible with the structure housing the drinking establishment.

☒ That prior to serving any food or beverage in an outdoor dining area, the outdoor dining area must be inspected and approved by the Kings County Health Department. All exterior surfaces within the outdoor dining area shall be kept clean at all times. Restrooms shall be provided in the adjoining dining establishment or drinking establishment. The operator shall maintain the outdoor dining area, including without limitation, the sidewalk surface and furniture and adjacent areas, in a clean and safe condition at all times.

☒ That hours of operation for outdoor dining areas are to coincide with those of the dining establishment, or drinking establishment, or the hours of operation set by the Alcohol Beverage Control license if alcohol is served, whichever is more restrictive.

☒ That the following conditions must be satisfied before an outdoor dining permit can be issued:

- ☒ The proposed operation of the outdoor dining area satisfies all of the applicable provisions of Section 17.60.110 of the Hanford Municipal Code.

- ☒ An outdoor dining area located on a public sidewalk or public right-of-way shall have the same floor elevation as the sidewalk or right-of-way area.

- ☒ No signage is allowed in the outdoor dining area except for one (1) menu display sign no larger than four (4) square feet per face. Signs with more than two (2) faces are prohibited. Only plain unmarked umbrellas may be used in an outdoor dining area. Professionally designed temporary special for the day sign may be permitted up to a total of two (2) square feet in area.

- ☒ The applicant shall execute an indemnity agreement in a form provided by the City pursuant to which the applicant agrees to indemnify, defend and hold the City and its officials, officers, employees and agents harmless from any and all claims, damages, costs, including reasonable attorney fees, and losses arising from, or in any way related to the applicant's operation of the outdoor dining area.

- ☒ If any portion of the outdoor dining area is located in the public sidewalk or public right-of-way, the applicant shall maintain, at all times during which the outdoor dining permit is in

effect, a policy of general comprehensive liability insurance with limits as approved by the City and insuring against injury or death of a person and for claims of property damage resulting from the applicant's use of its outdoor dining area. The City and its officials, officers, employees and agents shall be named as additional insured under such insurance policy, and the applicant shall cause its insurer to waive the right of subrogation with respect to the City and its officials, officers, employees, and agent. The applicant will deliver to the City endorsements to the applicant's insurance policy as evidence of the satisfaction of these insurance requirements.

☒ Such other conditions as the City may deem necessary, including, without limitation, conditions to ensure the public safety, to protect public improvements and provide aesthetic improvements.

☒ No merchandise of any kind shall be displayed in the outdoor dining area except as specifically allowed by the outdoor dining permit.

☒ That all outdoor dining furniture, including tables, chairs, umbrellas, and planters, shall be movable. All outdoor furniture must be of commercial quality to withstand the wear of outdoor use; plastic tables and chairs are not permitted. Umbrellas must be secured with a minimum base of not less than sixty (60) pounds.

BUILDING DIVISION
SPR0123-24 M to A2 Tap Room
12-11-24
120 W Sixth St

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical **work being done**.

2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.

3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.

4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:

   4.1 1 copy of the City of Hanford Permit Application form
   4.2 1 electronic set of Drawings, unless noted, including:
      4.2.1 Reserved
      4.2.2 Site Plan
      4.2.3 Architectural Drawings
      4.2.4 Structural Drawings
      4.2.5 Electrical Drawings
      4.2.6 Mechanical Drawings
      4.2.7 Plumbing Drawings
      4.2.8 Reserved
      4.2.9 Planning Dept. “Conditions of Approval” or “Resolution” printed on the drawings and part of the drawing submittal
      4.2.10 Original shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

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

   4.3 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
      4.3.4 Mechanical Calculations, if not included on the drawings
      4.3.5 Plumbing Calculations, if not included on the drawings
      4.3.6 Energy Calculations, if not included on the drawings
      4.3.7 CalGreen Compliance **including C & D Recycle plan**
      4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
      4.3.9 Original shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

5. **That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B**.

6. That 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 the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.

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

11. **This project is a Change of Occupancy. A permit is required. A complete set of plans is required. Plans must include scaled drawings of existing and proposed floor plans detailing all work to be done.**

12. That form #55 shall be filled out and returned with plans.

City of Hanford Fire Department

Fire Prevention and Community Risk Reduction Division

Fire Marshal

Nikkie Chamberland

City Of Hanford Fire Department Plan Review

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

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

Plan review number: SPR0123-24

Address: 118 West Sixth Street, Hanford, CA 93230

Plan Reviewer: Nikkie Chamberland

Date: 11-4-2024

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

- Project shall meet the minimum fire flow requirements per Appendix B & C of the CFC 2022; Provide the fire flows within one year
- New and existing residences that have an automatic sprinkler system, proposed accessory dwelling units shall have an automatic sprinkler system. A separate fire department permit will be required.
- Fire Riser Room:
    1. a separate room that contains the Fire Riser shall contain one man door, the room shall be a 2-hour rated room with adequate spacing to perform

maintenance, riser room shall be properly labeled with 4" lettering with contrasting background and a knox box shall be installed to contain the riser room key, fire sprinkler coverage required, emergency lighting and illuminated lighting required. The riser shall be interconnected with the fire alarm

- When a sprinkler system is required with more than 21 heads, the system shall be monitored by a central monitoring station. Fire alarm and fire detection systems required by Chapter 9 of CFC, CBC, shall be installed per NFPA 72.

- Areas identified as "**Fire lanes**" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.

    1. **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
    2. **Access roads 26 to less than 32 feet in width**: Fire lanes shall be on one side of the fire apparatus access roads.
    3. **Access roads 32 feet in width or more:** No fire lanes required.
    4. **Markings shall include "No Parking- Fire Lane**"

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

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

  Size of Address Numbers:

    1. Downtown area (existing buildings): 4 inch numbers
    2. Buildings 20 ft. or less from the street: 6-inch numbers
    3. Buildings 21- to 40-ft. from the street: 8-inch numbers
    4. Buildings more than 40 ft. from the street: 12-inch numbers

- Commercial cooking
    1. Commercial cooking equipment that produces grease-laden vapors shall be provided with a Type I hood. ***A separate permit is required***

for the Type I hood. Contact the **Building** department for submittal information.

2. All commercial cooking appliances creating grease-laden vapors shall have a K-Class fire extinguisher within 30 feet of cooking appliances in accordance with the most currently adopted edition of the CFC.
3. Commercial cooking equipment that produces grease-laden vapors shall be provided with a Type I Hood. In accordance with the California Mechanical Code, an automatic fire extinguishing system is listed and labeled for its intended use.
4. If the fire alarm is present, the hood system shall be interconnected with the fire alarm

- Operational Fire Permit is Required

- Fire permits are required for all underground fire lines, overhead sprinklers, and fire alarms. These are all separate permits and will be charged accordingly. All deferred submittals shall be submitted, stamped, and approved prior to combustible on site.

- Refer to the 2022 California Fire Code in governing codes

- Second-story dimensions are required, please provide as this is noted to be a residential, may require fire sprinklers

HANFORD
CALIFORNIA

SPR0123-24| TAPROOM | 118 W. SIXTH STREET | APN: 012054021000
TENANT IMPROVEMENTS: RETAIL & TAPROOM

Utilities Division Comments

GENERAL REQUIREMENT:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction

2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records, when the Contractor creates an 811 Underground Service Alert (U.S.A.) ticket.

3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition.

WATER REQUIREMENT:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.

2. That the developer shall furnish and install any new water service assemblies required for the project, including water meters and meter boxes for both domestic and landscape uses per City Standards. If existing services are utilized, fixture counts to ensure adequate size of service requirements. All new services are to be hot tapped from the water main located in the alley north of property between Sixth St. & Seventh St. PER City Standard WA-14.

3. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all required water services, including fire service lines. The fire service system shall be a looped system with two points of connection to the City water main or per City of Hanford Fire Department Requirements.

4. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician that has been approved by the City of Hanford prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division. Please send all certification test sheets to **backflows@hanfordca.gov.**

5. It is recommended that the developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off domestic water flows.

SEWER REQUIREMENT:

1. That the property owner is responsible for maintenance of all sanitary sewer laterals providing service to their property from building structure to the City Sanitary Sewer main, including connection fittings.

2. That the developer abandons any sanitary sewer service not being used for this project per City Standards.

3. That the developer shall size sewer service lateral(s) to serve the project site in accordance with requirements of the Uniform Plumbing Code, latest edition. All new sanitary sewer laterals shall connect to the sewer main in the alley north of property between Sixth St. & Seventh St.

HANFORD
CALIFORNIA

SPR0123-24| TAPROOM | 118 W. SIXTH STREET | APN: 012054021000
TENANT IMPROVEMENTS: RETAIL & TAPROOM

Engineering Division Comments

GENERAL REQUIREMENT:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.

2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558 or at **https://selfservice.cityofhanfordca.com/EnerGov_Prod/SelfService#/home.**

3. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately-owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

CURB. GUTTER AND SIDWALK REQUIREMENTS:

1. That the existing concrete curbs, gutters, and sidewalks located along the Sixth St. project frontages may remain in place provided they are found to be in functional condition, adequately sloped for proper drainage and meet ADA requirements. Sections damaged during construction, or otherwise found to be in disrepair by the Construction Inspector, shall be removed and replaced with a new curb & gutter and sidewalk installed per City Standard CO-11 and CO-15. The locations of any such curbs, gutters, and sidewalks required to be reconstructed shall be shown on the engineered site improvement plans.

PARKING LOT REQUIREMENTS:

1. That the design and construction of the parking lot improvements shall conform to City Standards GE-29 and GE-32.

HANFORD
CALIFORNIA

SPR0123-24| TAPROOM | 118 W. SIXTH STREET | APN: 012054021000
TENANT IMPROVEMENTS: RETAIL & TAPROOM

Engineering Division Comments

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on-site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect FY24/25 rates effective July 1st, 2024. All fees are payable prior to issuance of final approval of all building permits.
(Service Commercial, MX-D Downtown Mixed Use)

A. That the development is **NOT** subject to a Transportation Impact Mitigation Fee in accordance with City Resolution No. 98-56-R, or any revisions thereof.

B. That the development is **NOT** subject to a Water System Impact Fee in accordance with City Resolution No. 98-54-R or any revisions thereof.

C. That the development is **NOT** subject to a Wastewater System Impact Fee in accordance with City Resolution No. 98-55-R or any revisions thereof.

D. That the development is **NOT** subject to a Storm Water System Impact Fee in accordance with City Resolution No. 98-57-R, or any revisions thereof.

E. That the development is **NOT** subject to a Fire Protection Impact Fee in accordance with City Resolution No. 98-52-R or any revisions thereof.

F. That the development is **NOT** subject to a Police Protection Impact Fee in accordance with City Resolution No. 98-53-R or any revisions thereof.

G. That the development is subject to a **$2,019.74** Refuse and Recycling Impact Fee in accordance with City Resolution No. 98-53-R or any revisions thereof. (1 cubic yard organic/green waste, 1 cubic yard refuse)

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

HANFORD
CALIFORNIA

SPR0123-24| TAPROOM | 118 W. SIXTH STREET | APN: 012054021000
TENANT IMPROVEMENTS: RETAIL & TAPROOM

Refuse Division Comments

GENERAL REQUIREMENT:

1. A trash enclosure is not required for this site due to the use of a community trash enclosure.

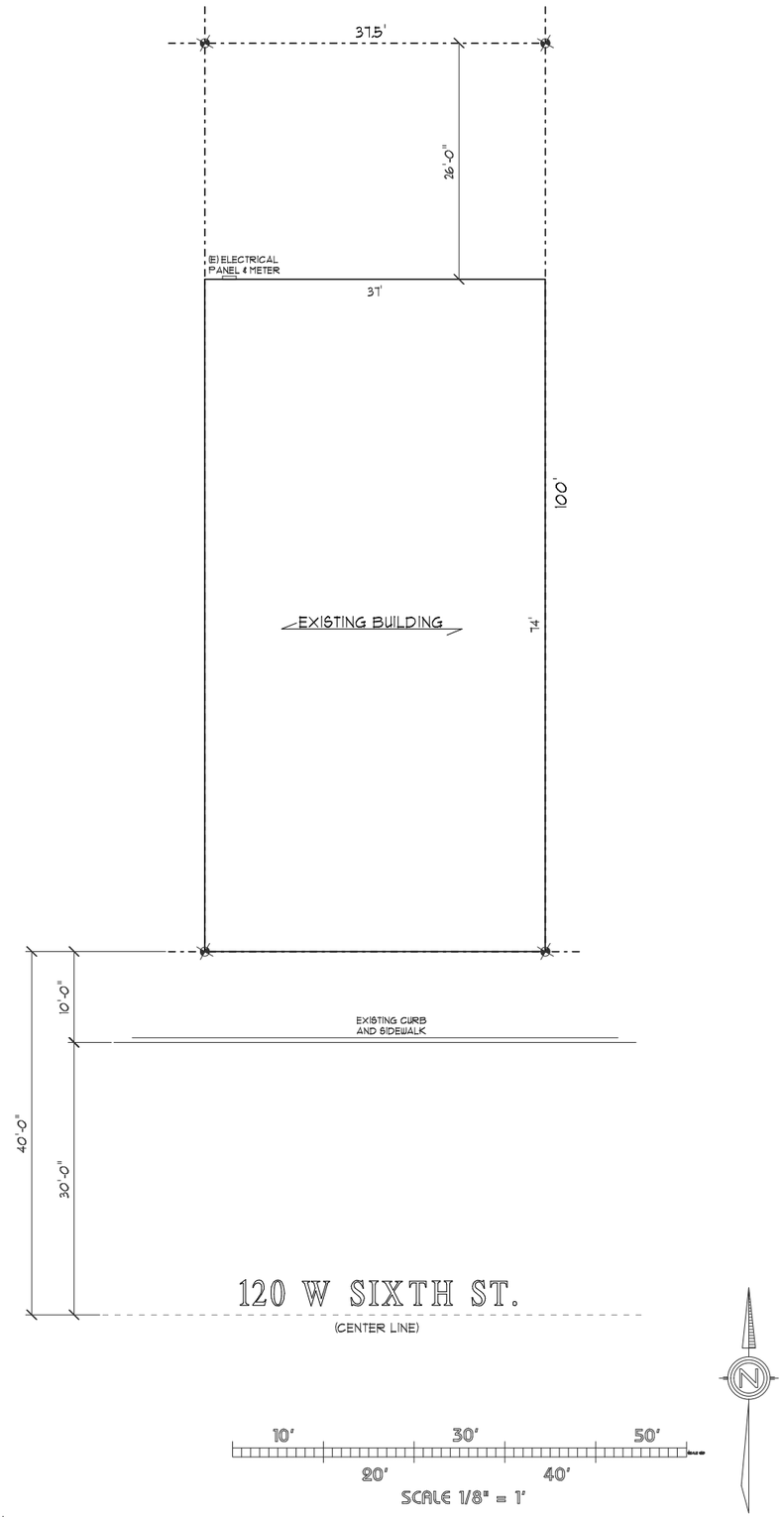
2. Organic Waste Collection: A 1-cubic-yard organic waste bin shall be placed near the private parking lot behind the building for the collection of organic waste.

3. Refuse Disposal: All other refuse waste shall be carried by hand can/bin to the community trash enclosure located in the public parking lot to the northwest of the property, accessible via the alley.

NICK MECHEM | REFUSE SUPERVISOR | NOVEMBER 20, 2024
900 SOUTH 10TH AVENUE HANFORD, CA 93230
559.585.2500 | WWW.HANFORD.CITY

Beer on premise (40) on sale beer license with minor food service;

"Bar, nightclub, or lounge" means an establishment that provides alcoholic beverages for consumption on the site and may or may not provide food service, and that may provide live entertainment and/or dancing. This use typically requires an ABC Type 40, 42, 48, 60, or 61 license. (B2)



8D SITE PLAN

SITE	SITE PLAN
A-1	EXISTING FLOOR PLAN
A-2	PROPOSED FLOOR PLAN
CalGreen	CalGreen

SCOPE:
TENET IMPROVEMENT, TAPHOUSE

SHEET INDEX 2K

BUILDING ADDRESS 120 W SIXTH ST. HANFORD, CA 93230

OWNERS: JULIE GREEN
(OWNER's ADDRESS) 120 W SIXTH ST. HANFORD, CA 93230

ZONE: MX-D

APN: 012-054-021-000

SOIL CLASS "D"
SEISMIC IMPORTANCE FACTOR #1
36.301624 N, 119.748059 W
SITE CLASS D - "STIFF SOIL"
RISK CATEGORY I/II/III
S_S = 0.624g S_{MS} = 0.811g S_{DS} = 0.13g
S_1 = 0.256g S_{M1} = 0.483g S_{D1} = 0.29g
F_a = 0.84 F_v = 0.483

CONSTRUCTION TYPE: V-B OCCUPANCY: R3
NUMBER OF STORIES: 1 OVERALL HEIGHT: 16'-0"
SEISMIC DESIGN CATEGORY: D RISK CATEGORY: II
ULTIMATE DESIGN WIND SPEED: 110 MPH - EXPOSURE B

SETBACKS:

FRONT	- 0'
SIDE	- 0'
STREET SIDE	- N/A'
REAR	- 0'

FLOOR AREA: 2683 SQFT (E)

REQ'D SOLAR: XXX kWdc

PROJECT INFORMATION 4K

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

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

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

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

SITE NOTES 6K

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

8H GENERAL NOTES 8K

Revisions	By

Construction Designs
(559) 584-8250

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

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

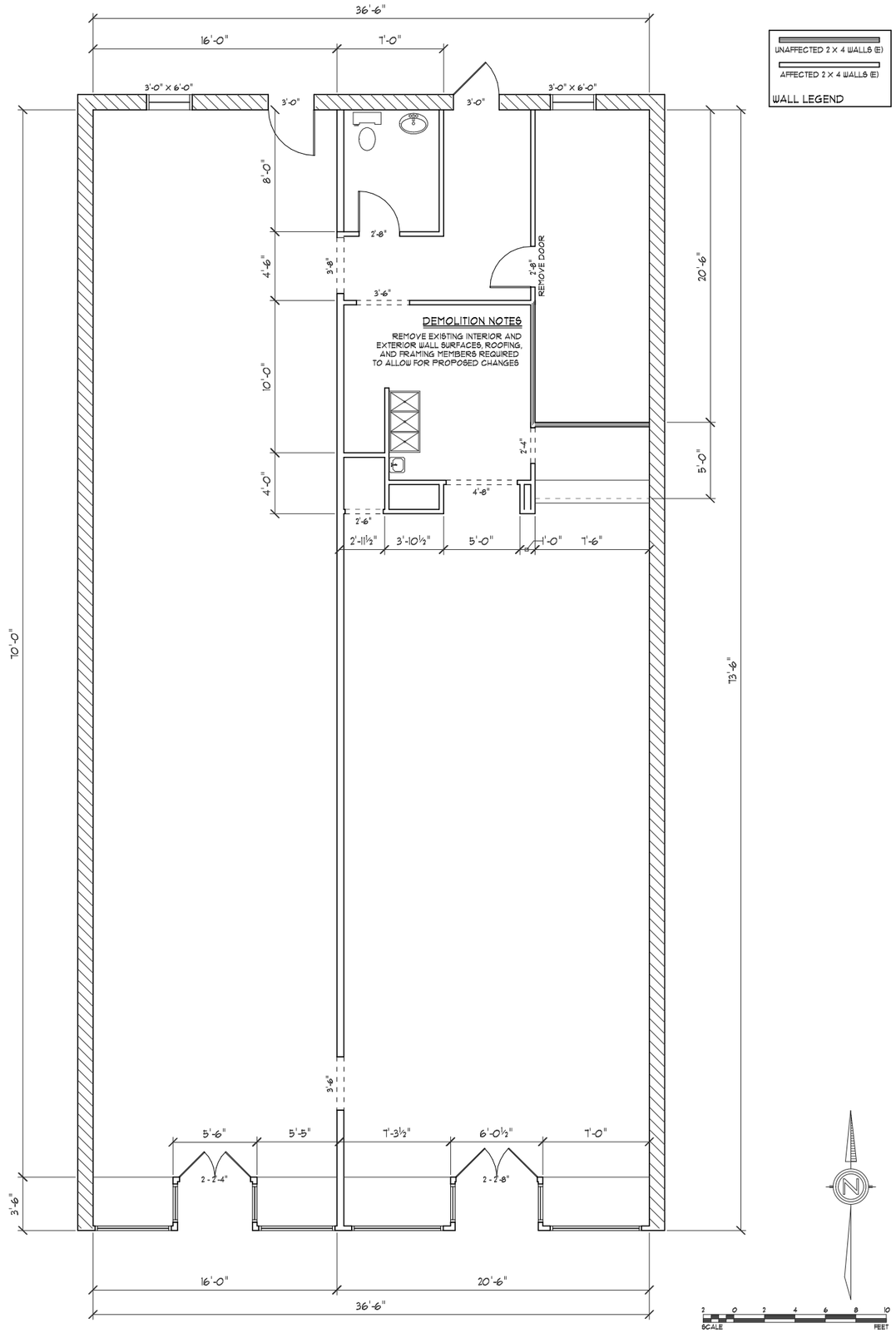
A TENANT IMPROVEMENT FOR:
JULIE & STEVEN GREEN
120 WEST SIXTH ST.
HANFORD, CA 93230
559-816-6314

Date 06 SEP 2024
Scale 1/4" = 1' U.O.N.
Drawn by ALIJAH DEAN
Job

SHEET NUMBER
SITE

CONSTRUCTION-DESIGNS.COM

CONSTRUCTION-DESIGNS.COM



UNAFFECTED 2 X 4 WALLS (E)

AFFECTED 2 X 4 WALLS (E)

WALL LEGEND

DEMOLITION NOTES

REMOVE EXISTING INTERIOR AND EXTERIOR WALL SURFACES, ROOFING, AND FRAMING MEMBERS REQUIRED TO ALLOW FOR PROPOSED CHANGES

DEMOLITION NOTES

REMOVE FROM EXISTING STRUCTURE ALL BUILDING COMPONENTS AS NECESSARY TO ACCOMMODATE PROPOSED NEW ADDITION AND ALTERATIONS. DIMENSIONS ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR TO VERIFY EXISTING DIMENSIONS AND CONDITIONS TO DETERMINE STRUCTURAL INTEGRITY @ ALL LOCATIONS WHERE EXISTING STRUCTURE SUPPORTS PROPOSED ADDITION AND TO MAKE NECESSARY ADJUSTMENTS.

8B EXISTING FLOOR PLAN

8K

Revisions	By

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A TENANT IMPROVEMENT FOR:

JULIE & STEVEN GREEN

120 WEST SIXTH ST
HANFORD, CA 93230
559-816-6314

Date
06 SEP 2024

Scale
1/4" = 1' U.O.N.

Drawn by
ALIJAH DEAN

Job

SHEET NUMBER
A-1

CONSTRUCTION-DESIGNS.COM

Panic hardware required on fencing for outdoor area per fire;;

fencing along patio/courtyard may be required to be six feet in height

no singage proposed

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

13. GAS COOKING APPLIANCES TO HAVE INTERMITTENT IGNITION DEVICE.
14. HOSE BIBBS TO EACH HAVE NON-REMOVABLE VACUUM BREAKER.
15. TOILETS TO BE 1.6 GAL PER FLUSH
16. ALL CEILING HEIGHTS 9' U.O.N.

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

GENERAL NOTES

AFTER INSTALLING INSULATION, POST IN A CONSPICUOUS LOCATION A CERTIFICATE, SIGNED BY THE INSTALLER, STATING THAT THE INSULATION CONFORMS WITH THE PLANS, THE REQ'S OF T-24, & THE REQ'S OF THE 2022 CEC CODE. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME & MATERIAL ID, THE INSTALLED R-VALUE, AND THE MIN. INSTALLED WEIGHT PER SQFT CONSISTENT W/ MANUFACTURER'S DESIGN DENSITY.

THE INSULATION SHALL CONFORM TO THE FLAME SPREAD RATING AND SMOKE DENSITY REQ'S OF R301.10

JOINTS & OTHER OPENINGS IN THE ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, EQUIPPED W/ GASKETS, WEATHER-STRIPPED, OR OTHERWISE SEALED TO LIMIT AIR FILTRATION

ALL FENESTRATION SUBJECT TO TITLE 24, PART 6 SHALL HAVE A CLEARLY VISIBLE TEMPORARY LABEL OR AN ASSOCIATED LABEL CERTIFICATE THAT LISTS U-FACTOR, SHGC, AND THE METHOD USED TO DERIVE THOSE VALUES AND CERTIFIES COMPLIANCE W/ AIR LEAKAGE REQ'S OF THE CLAIFORNIA ENERGY CODE. THE LABEL SHALL BE REMOVED UNTIL APPROVED BY INSPECTOR

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

ALL WINDOWS TO BE NFRC TESTED.
U-VALUES NOT TO EXCEED U .3 SHGC .23
WALL INSULATION TO BE R-21 + 5
~~COMMON WALL TO BE R-39~~
CEILING INSULATION TO BE R-38
~~ABOVE DECK INSULATION TO BE R-11~~
RADIANT BARRIER AT ROOF SHEATHING
~~GARAGE CEILING INSULATION TO BE R-21~~
~~FLOOR INSULATION TO BE R-21~~
EXTERIOR DOORS TO HAVE .20 U-VALUE
HVAC SYSTEM TO BE CENTRAL SPLIT
FURNACE TO BE .91 AFUE A/C TO BE 14 SEER
ATTIC DUCTING TO BE R-8
WATER HEATER TO BE NEEA HEAT PUMP

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

REQ'D PV: 3.38 kWdc

TITLE 24

6D

NOTE: THE ENTIRE OUTSIDE OF THE NEW CONSTRUCTION IS TO BE WRAPPED WITH 1/2" O.S.B. AND NAILED IN ACCORDANCE WITH A BELOW EXCEPT WHERE OTHERWISE NOTED.

A # USE: 4' MIN. 3/8" PLYWOOD PANEL OVER WOOD STUDS @ 16" O.C. WITH 8d NAILS 6" O.C. EDGES, @ 12" O.C. FIELD (BE SURE TO READ EXCEPTIONS LISTED BELOW)

B USE: 7.8" WIDTH MIN. 3/8" PLYWOOD PANEL W/8d COMMON NAILS @6" O.C. @EDGES, 6" O.C. FIELD SUPPLY HOLDOWNS AT EACH END OF PANEL AND A MINIMUM OF 2 ANCHOR BOLTS PER PANEL. (8B A-1)

C ## USE: 8' MINIMUM 1/2" GYPSUM BOARD PANEL ON END W/8d COOLER NAILS @7" O.C. @EDGES, 7" O.C. INT. USE 5/8" TYPE "X" GYPSUM BOARD IN GARAGE LOCATIONS. BOARD MAY BE ON SAME SIDE OF WALL OR BOTH SIDES OF THE WALL. # # SEE SHEET S-1 FOR ANCHORAGE

SPECIAL NOTICE: ON ALL BRACED WALLS WHERE A PANEL IS CALLED OUT TO BE PLACED ON ONE SIDE OF THE WALL, THE OTHER SIDE MUST HAVE AT LEAST 1 LAYER OF GYPBD NAILED W/ 5d COOLER NAILS @7" O.C. EDGES AND FIELD.

EXCEPTIONS

IF T-111 IS USED AS A BRACED WALL PANEL, THE PANEL MUST BE RATED AT 3/8" (MIN) AS STAMPED BY THE MANUFACTURER. USE NAILING SCHEDULE FROM "B" ABOVE.
IF SPECIFIED AT AN INTERIOR WALL, USE 3/8" O.S.B. AS WITH "B" ABOVE OVERLAYED WITH GYPBD, NAILED AS WITH "C" ABOVE

BWP "C" IS 8' UNLESS BOTH SIDES OF WALL CAN BE HUNG WITH AT LEAST 4' OF GYP BOARD. ROCK MAY BE HUNG HORIZONTAL AS LONG AS ALL EDGES AND JOINTS ARE BLOCKED BETWEEN AND NAILED AS SPECIFIED FOR GYP BD NAILING. SEE "SPECIAL NOTICE" ABOVE.

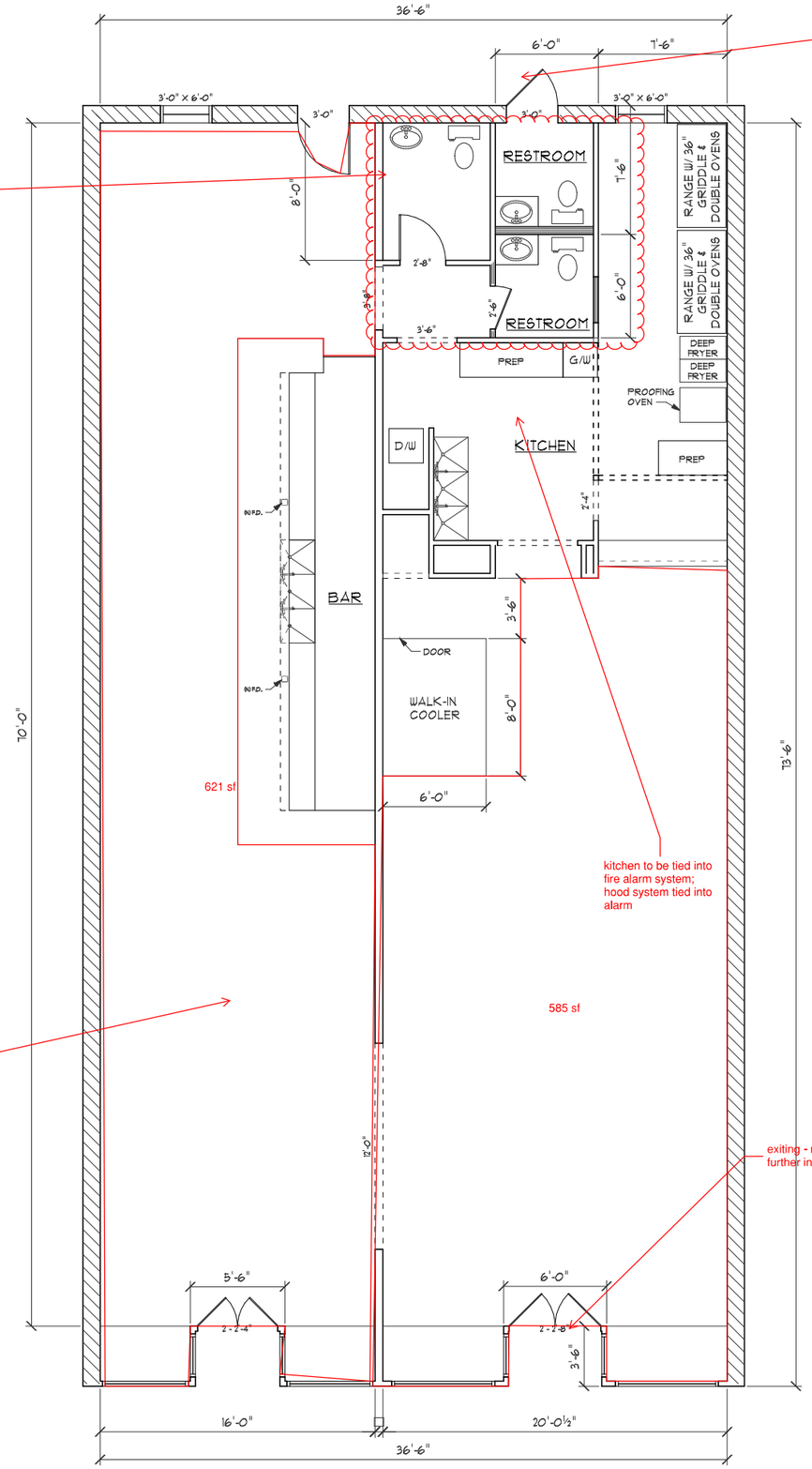
ALL BRACED WALL PANELS MUST BE CONTINUOUS FROM BOTTOM OF BOTTOM OF BOTTOM PLATE TO TOP OF TOP PLATE, AND/OR BLOCKED AT ALL JOINTS. MIN. LENGTH TO BE 4'-0" U.O.N.

8B BRACED WALL PANEL

restrooms based on the occupancy load; restrooms required to be ADA accessible

occupancy based on 7 sq. ft. per person for standing room

accessed from outside?



kitchen to be tied into fire alarm system; hood system tied into alarm

fixed seating drops occupancy count; otherwise based on open space for occupancy

exiting - requires further information

ALL DIMENSIONS ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR TO VERIFY ALL CONDITIONS AND MAKE ADJUSTMENTS AS REQUIRED

8D PROPOSED 1ST FLOOR

SCALE 2 0 2 4 6 8 10 FEET

8K

Revisions	By

Construction Designs
(559) 584-8250

PHYSICAL ADDRESS:
311 E. FOURTH STREET
HANFORD, CA 93230
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A TENANT IMPROVEMENT FOR:
JULIE & STEVEN GREEN
120 WEST SIXTH ST
HANFORD, CA 93230
559-816-6314

Date 06 SEP 2024
Scale 1/4" = 1' U.O.N.
Drawn by ALIJAH DEAN
Job

SHEET NUMBER
A-2

Chapter 1 – ADMINISTRATION

101.3.1	**Scope** Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.
102.3	Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.

Chapter 3 – GREEN BUILDING

301.1.1	**Additions and alterations** • Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. • Requirements only apply within the specific area of the addition or alteration.
301.2	**Low-rise and high-rise residential buildings** Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].
302.1	**Mixed occupancy buildings** Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy. **Exceptions:** • Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable. • Live/work units complying with the California Building Code Section 419 shall not be considered a mixed occupancy. Live/work units are required to comply with Chapter 4 and Appendix A4, as applicable.

4.106.4.1	**EV charging: 1- & 2-family dwellings/townhouses with attached private garages** • Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit. • Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). • Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. • Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces. • Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
4.106.4.1.1	**Identification** Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."
4.106.4.2	**EV charging for multifamily dwellings** • Applies to all multifamily dwelling units with parking facilities on the site. • 10% of the total number of parking spaces provided for all types of parking facilities, but in no case less than 1, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number. **Note:** Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.
4.106.4.2.1	**EV charging space (EV space) locations** Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least 1 EV space shall be located in the common use parking areas and shall be available for use by all residents.
4.106.4.2.1.1	**EV charging stations (EVCS)** When EV chargers are installed, EV spaces (required by Section 4.106.4.2.2, Item 3,) shall comply with at least 1 of the following options: 1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The EV space shall be located on an accessible route to the building, as defined in the California Building Code, Chapter 2. **Exception:** EVCS designed and constructed in compliance with the California Building Code Chapter 11B are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.
4.106.4.2.2	**EV charging space (EV space) dimensions** EV spaces shall be designed to comply with the following: 1. The minimum length of each EV space shall be 18 feet. 2. The minimum width of each EV space shall be 9 feet. 3. 1 in every 25 EV spaces, but not less than 1, shall also have an 8-foot wide minimum aisle. A 5-foot wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet. a. Surface slope for this EV space and aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction.
4.106.4.2.3	**Single EV space required** • Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. • Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). • Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. • Construction documents shall identify the raceway termination point. • Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
4.106.4.2.4	**Multiple EV spaces required** • Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics, and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. • Plan design shall be based upon a 40-ampere minimum branch circuit. • Required raceways and related components planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.
4.106.4.2.5	**Identification** Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.
4.106.4.3	**EV charging for hotels and motels** • Applies to all newly constructed hotels and motels. • Construction documents shall identify the location of EV spaces. **Note:** Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.
4.106.4.3.1	**Number of required EV spaces** **Table 4.106.4.3.1** shows the number of required EV spaces based on the total number of parking spaces provided for all types of parking facilities.
4.106.4.3.2	**EV charging space (EV space) dimensions** EV spaces shall be designed to comply with the following: • Minimum length of each EV space shall be 18 feet. • Minimum width of each EV space shall be 9 feet.
4.106.4.3.3	**Single EV space required (similar to 4.106.4.2.3)** • Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. • Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). • Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. • Construction documents shall identify the raceway termination point. • Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
4.106.4.3.4	**Multiple EV spaces required (similar to 4.106.4.2.4)** • Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. • Plan design shall be based upon a 40-ampere minimum branch circuit. • Required raceways and related components planned to be installed underground, enclosed, inaccessible or, in concealed areas and spaces shall be installed at the time of original construction.
4.106.4.3.5	**Identification (similar to 4.106.4.2.5)** Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.
4.106.4.3.6	**Accessible EV spaces** In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for EV charging *stations in the California Building Code, Chapter 11B.*

Division 4.2 – ENERGY EFFICIENCY

4.201.1 & 5.201.1	**Scope** • Energy efficiency requirements for low-rise residential (Section 4.201.1) and high-rise residential/hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. • Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2019 California Energy Code.

Division 4.3 – WATER EFFICIENCY AND CONSERVATION

4.303.1	**Water conserving plumbing fixtures and fittings** Plumbing fixtures and fittings shall comply with the following: **4.303.1.1** – Water closets: ≤ 1.28 gal/flush. **4.303.1.2** – Wall mounted urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush. **4.303.1.3.1** – Single showerheads: ≤ 1.8 gpm @ 80 psi. **4.303.1.3.2** – Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time. **4.303.1.4.1** – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi. **4.303.1.4.2** – Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 60 psi. **4.303.1.4.3** – Metering faucets: ≤ 0.2 gallons per cycle. **4.303.1.4.4** – Kitchen faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm.
4.303.2	**Standards for plumbing fixtures and fittings** Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.
4.304.1	**Outdoor potable water use in landscape areas** New residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Division 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY

4.406.1	**Rodent proofing** Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.
4.408.1	**Construction waste management** • Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. • Provide documentation to the enforcing agency per Section 4.408.5. **Exceptions:** 1. Excavated soil and land-clearing debris. 2. Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
4.408.2	**Construction waste management plan** Submit a construction waste management plan meeting Items 1 through 5 in Section 4.408.2. Plans shall be updated as necessary and shall be available for examination during construction.
4.408.3	**Waste management company** Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.
4.408.4 & 4.408.4.1	**Waste stream reduction alternative [LR]** • Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. • Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
4.410.1	**Operation and maintenance manual** At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which covers 10 specific subject areas shall be placed in the building.
4.410.2	**Recycling by occupants** Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of nonhazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. **Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

Division 4.5 – ENVIRONMENTAL QUALITY

4.503.1	**Fireplaces - General** Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves, and fireplaces shall also comply with all applicable local ordinances.
4.504.1	**Protection of mechanical equipment during construction** At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.
4.504.2.1	**Adhesives, sealants and caulks** Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products shall also comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations (CCR), Title 17, commencing with Section 94507.
4.504.2.2	**Paints and coatings** Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat, or Nonflat-high Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-high Gloss VOC limit in Table 4.504.3 shall apply.
4.504.2.3 & 4.504.2.4	**Aerosol paints and coatings** • Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. • Documentation is required per Section 4.504.2.4.
4.504.3	**Carpet systems** Carpet installed in the building interior shall meet the testing and product requirements of 1 of the following: 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350). 3. NSF/ANSI 140 at the Gold level. 4. Scientific Certifications Systems Indoor Advantage™ Gold.
4.504.3.1	**Carpet cushion** Carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.
4.504.3.2	**Carpet adhesive** Carpet adhesives shall meet the requirements of Table 4.504.1.
4.504.4	**Resilient flooring systems** Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with 1 or more of the following: 1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). 3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. 4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).
4.504.5 & 4.504.5.1	**Composite wood products** • Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the Air Resources Board's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), as shown in Table 4.504.5. • Documentation is required per Section 4.504.5.1. • Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists, or finger-joined lumber, all as specified in CCR, Title 17, Section 93120.1(a).
4.505.2	**Concrete slab foundations** Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the California Building Code, Chapter 19, or the California Residential Code, Chapter 5, respectively, shall also comply with this section.
4.505.2.1	**Capillary break** A capillary break shall be installed in compliance with at least 1 of the following: 1. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.
4.505.3	**Moisture content of building materials** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8. 2. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified. 3. At least 3 random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.
4.506.1	**Bathroom exhaust fans** Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a. Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of ≤ 50% to a maximum of 80%. b. A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in. **Note:** For CALGreen, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Fans or mechanical ventilation is required in each bathroom.
4.507.2	**Heating and air-conditioning system design** Heating and air-conditioning systems shall be sized, designed and equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J – 2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D – 2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S – 2014 (Residential Equipment Selection) or other equivalent design software or methods. **Exception:** Use of alternate design temperatures necessary to ensure the systems function are acceptable.

CHAPTER 7 – INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702.1	**Installer training** HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include, but are not limited to, the following: 1. State certified apprenticeship programs. 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.
702.2	**Special inspection** When required by the enforcing agency, special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.
703.1	**Documentation** Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

Revisions | By

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Date: 1 JAN 2021
Scale: 1/4" = 1' U.O.N.
Drawn By
Job

SHEET NUMBER
CalGreen

Notice of Exemption 2024-84

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 0044-24

Project Location – 118-120 W. Sixth St. (APN 012-054-021)

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

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 0044-24: a request to establish a taproom with a Type 40 ABC liquor license within an existing building in the MX-D Downtown Mixed Use zone district.

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

Name of Person or Agency Carrying Out Project/Project Applicant: Alijah Dean
Address: 311 E. Fourth St., Hanford, CA 93230
Phone Number: (559) 301-0626

Exempt Status: **(check one)**

☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: 15301 Existing Facilities
☐ 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 15301 of the California Environmental Quality Act (CEQA) Guidelines. Section 15301 states that Class 1 exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project involves the permitting of an existing private structure, involving negligible or no expansion.

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

Signature: _____ Date: January 28, 2025 Title: Associate Planner

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

Provided by:
PARCELQUEST

KINGS COUNTY ASSESSOR'S MAP

12–05

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. MAY 2008

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