



Planning Commission Meeting Agenda

February 11, 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:

Pastor Abel Aguilar, New Hope Community Church

FLAG SALUTE:

PUBLIC COMMENT:

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

CONSENT CALENDAR:

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

- A. Community Development: Approval of the Minutes of January 28, 2025 Meeting

PUBLIC HEARING:

- A. Community Development: Tentative Parcel Map No. 0008-24: a request to divide a parcel approximately 6.54 acres in total size into two parcels (Parcel 1: 5.98 acres; Parcel 2: 0.56 acres) in the C-R Regional Commercial zone district. Planned Unit Development No. 0040-24: a request to amend the master site plan for Planned Unit Development No. 89-01 in order to create a new pad site with no street frontage for the construction of a shell quick service restaurant building and associated improvements in the C-R Regional Commercial zone district. The project is located at 1673 W. Lacey Blvd. (APN 011-060-037).

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 28, 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 Alternate Planning Commissioner Bernard Marez	None

INVOCATION:

Pastor Bud Haskell, Grace Bible Church

FLAG SALUTE:

Vice-Chair DOUGLAS 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 comments.

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

Motion to approve the minutes of the January 14, 2025 Planning Commission meeting.

RESULT: (UNANIMOUS)

MOVER: DOUGLAS

SECONDER: NORRIS

AYES: DOUGLAS, NORRIS, CURTIS, NELSON, HAM

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)

Chair HAM opened the public hearing and called for the staff report. Associate Planner Manha presented the staff report, recommended approval, and invited questions of staff.

- Commissioner CURTIS asked if the site is behind Foods Co. Staff confirmed that it was.
- Chair HAM asked if the circles on the site plan on page 47 of the staff report were trees. He was concerned that the trees might obstruct the view of the building frontage. He asked if that area can be left open or if they are required to place trees there. Associate Planner Manha stated that the circles do represent trees, and the applicants are required to have the area landscaped. He was not sure if it had to be landscaped with trees. Director Waters added that the City is able to work with the contractor on the placement and type(s) of trees, and they can take this concern into consideration.

Chair HAM opened Public Comment:

IN FAVOR

Applicant Ruben Tellez offered to answer any questions from the Commissioners. He stated that the trees could be removed from the plans. They can revise the plans, but they were required to landscape. Signs can be moved forward to be more visible. He mentioned that sign placement and seasonal landscape around the sign were designed to draw more attention to the hotel. Director Waters added that the notes on the plans are meant to be a guide, and sometimes things change in the field. It is also noted on the plans that location of the plant materials (including trees) will be reviewed on-site by the City prior to installation. The inspectors can take visibility into consideration and make sure that everything is safe.

Commissioner NORRIS expressed his confidence that the applicants will plant smaller trees and will have appropriate landscaping, with seasonal landscaping in front of the sign. Director Waters reiterated that trees and landscape will be reviewed by the City and will be in compliance.

OPPOSED

None.

Chair HAM closed Public Comment and welcomed further discussion from the Commissioners. There being no further discussion, Chair HAM called for a motion.

Motion to adopt Resolution No. 2025-07, approving Conditional Use Permit No. 0043-24.

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

- 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).

Chair HAM called for the staff report. Associate Planner Manha presented the staff report, recommended approval of the project, and invited questions of staff.

Chair HAM noted that Page 11 of the staff report states "No signage proposed." Mr. Manha replied that there was no signage proposed for the site plan review. Vice-Chair DOUGLAS asked where the project is located. Associate Planner Manha replied that it was formerly The Works.

Chair HAM opened Public Comment:

IN FAVOR

Steven Green and his mother, owners of the proposed taproom: Mr. Green announced that they will be open on Mondays also, from 4:00–10:00 p.m. and will be closed Tuesdays and Wednesdays. Commissioner NORRIS asked what they are planning that would set them apart from the other taproom, across the tracks. Mr. Green replied that they will have a full kitchen with 10-12 dishes not available elsewhere in Hanford. They will also have about double the number of tap lines, with an option of almost any beer. They plan to make it very California, sourcing as much as possible from the Central Valley (Sacramento to Bakersfield). They will also be leaning heavily into the historic nature of the building (speak-easy-adjacent style). They will have a dark, moody area, featuring old photography from downtown Hanford and will source vintage Americana brewery memorabilia.

OPPOSED

None.

Chair HAM invited further discussion from the Commissioners. There being none, he closed the public hearing and called for a motion.

Motion to adopt Resolution No. 2025-08, approving Conditional Use Permit No. 0044-24.

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

DIRECTOR'S COMMENTS:

Director Waters had no 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).

Chair HAM mentioned the League of California Cities Planning Commissioners Academy and asked Director Waters if he had the proposed dates for this year. Director Waters stated that, in past years, the City has afforded the opportunity for new Commissioners to attend the Academy, which provides information on the role of a planning commissioner and some types of things they might have to review. Staff will send an email with information and provide that opportunity. Vice-Chair DOUGLAS stated that he attended a few years ago, and it was very helpful. Chair HAM concurred that it is very helpful, and he encouraged the new commissioners to attend, if possible. Commissioner NORRIS recommended they register now, if they can go, as it tends to fill up quickly.

Commissioner NORRIS reminded the Commissioners to get their Form 700s submitted soon. The deadline is April 1, 2025.

ADJOURNMENT:

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Chair HAM adjourned the meeting at 5:55 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 2/11/2025

AGENDA SECTION: PUBLIC HEARING

SUBJECT:

Tentative Parcel Map No. 0008-24: a request to divide a parcel approximately 6.54 acres in total size into two parcels (Parcel 1: 5.98 acres; Parcel 2: 0.56 acres) in the C-R Regional Commercial zone district. Planned Unit Development No. 0040-24: a request to amend the master site plan for Planned Unit Development No. 89-01 in order to create a new pad site with no street frontage for the construction of a shell quick service restaurant building and associated improvements in the C-R Regional Commercial zone district. The project is located at 1673 W. Lacey Blvd. (APN 011-060-037).

RECOMMENDATION:

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2025-09, approving Tentative Parcel Map No. 0008-24.
2. Adopt Resolution No. 2025-10, approving Planned Unit Development No. 0040-24.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2025-09, approving Tentative Parcel Map No. 0008-24.
2. I move to adopt Resolution No. 2025-10, approving Planned Unit Development No. 0040-24.

PROJECT DESCRIPTION

Tentative Parcel Map No. 0008-24 is a request to divide a parcel approximately 6.54 acres in total size into two parcels (Parcel 1: 5.98 acres; Parcel 2: 0.56 acres) in the C-R Regional Commercial zone district (see **Attachment 1**). The parcels to be divided are located within the Hanford Mall development. A portion of the Hanford Mall building, which includes businesses such as Boot Barn, Ideal Furniture, Serrano's Furniture, and Urban Air, will occupy proposed Parcel 1, while proposed Parcel 2 is currently a portion of the existing parking lot, with planned construction of a shell drive-thru restaurant building (see **Attachment 2**). Parcel 1 will maintain 15 feet of street frontage along 12th Ave., while Parcel 2 will not have any street frontage. In addition, the placement of a new building will alter the master site plan approved under Planned Unit Development 89-01 for development of the mall. As a condition of approval for Planned Unit Development 89-01, no expansion of use beyond the scope and nature described in the master site plan review which would tend to increase the projected scale of operations shall be permitted, except upon approval of the modification of the Planned Unit Development permit in compliance with all

procedures and requirements; therefore, an amendment to Planned Unit Development No. 89-01 has been submitted.

Project Location

The project is located at 1673 W. Lacey Blvd. (APN 011-060-037) (see Figure 1, below) within the Hanford Mall development. The site is designated as Regional Commercial by the General Plan and zoned C-R Regional Commercial, in conformance with the General Plan Designation (see Figures 2 and 3, below, respectively).

Figure 1: Land Use
(Property outlined in red, mall outlined in green)



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

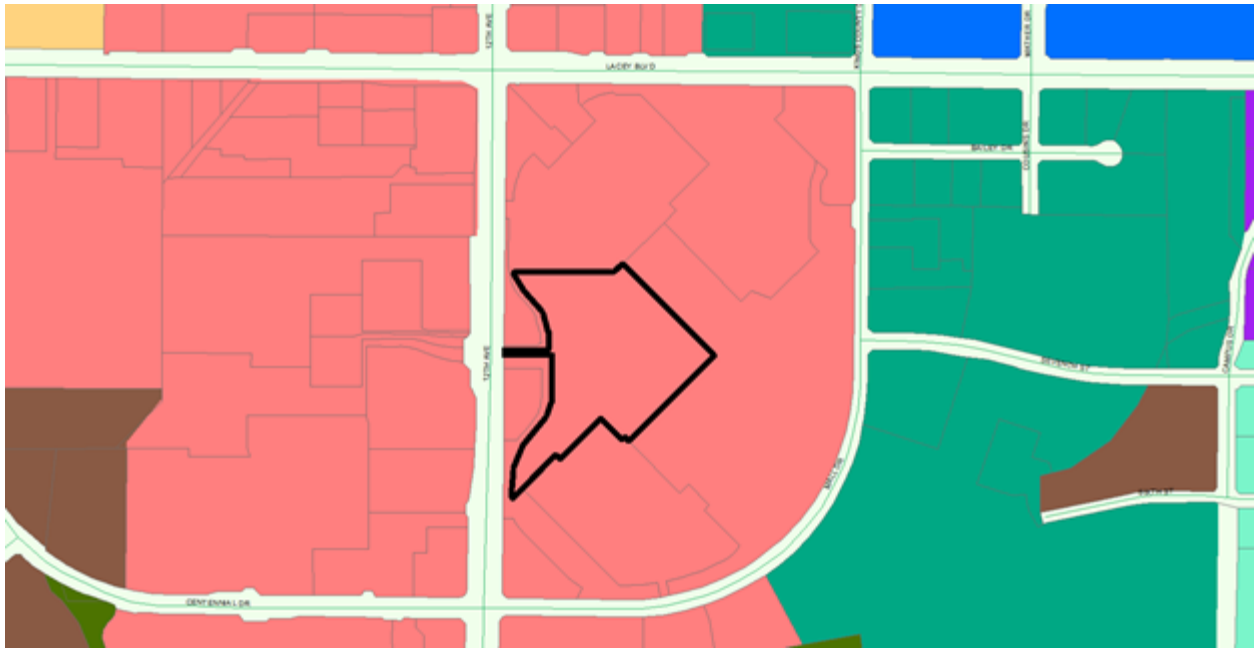
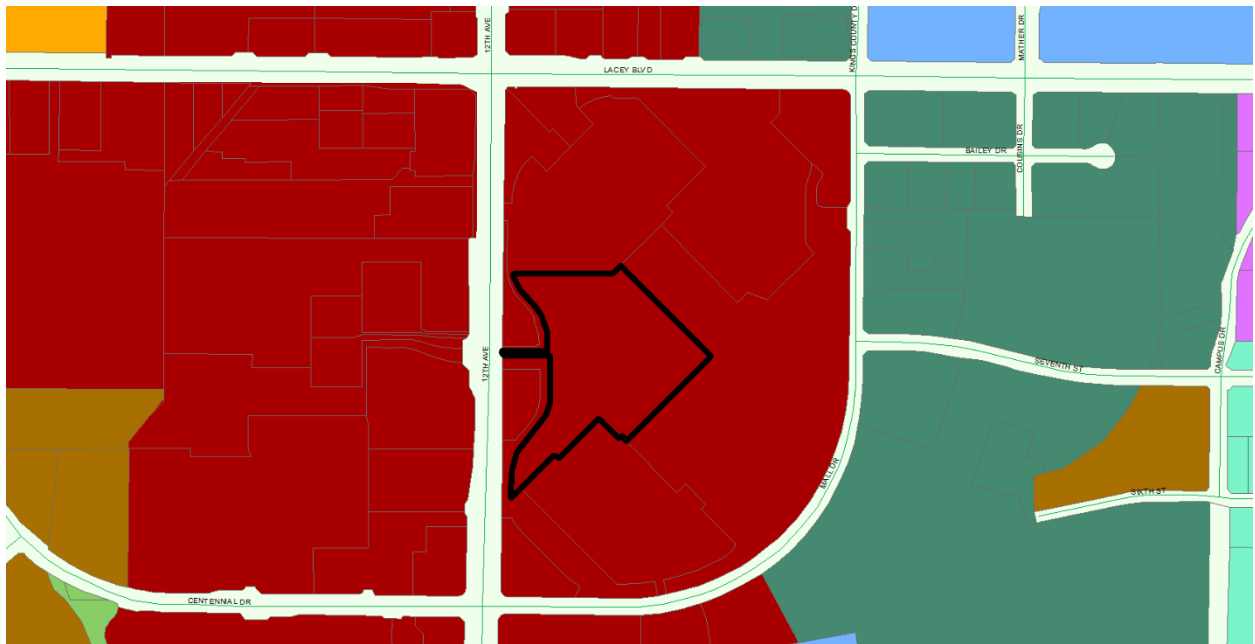


Figure 3: Zoning Designation
C-R Regional Commercial
(Property outlined in bold)



Entitlement

The applicant has submitted Site Plan Review No. 0095-24 for the project to construct a shell drive-thru restaurant building. Site Plan Review No. 0095-24 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter (see **Attachment 3**). All conditions of approval cited in the site plan review approval letter are also conditions of approval for this planned unit development amendment.

BACKGROUND

General Plan Designation

The General Plan designates the property as Regional Commercial. According to 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 drive-thru restaurant supports this policy, as it will be provide a permitted use in a large-format shopping center for both the Hanford community and the larger region outside of Hanford. According to 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 drive-thru restaurant supports this policy, as it will be an eating establishment similar to other permitted uses within the C-R Regional Commercial zone district. According to General Plan Policy L135, Hanford shall support, encourage and, to the extent possible, incentivize infill development projects that can effectively utilize existing transportation and utility infrastructure. The proposed map supports this policy as this is an infill development project utilizing existing transportation and utility infrastructure with shared parking, landscaping, lighting, signage, and cross access.

Zoning Designation

The site is zoned C-R Regional Commercial. The project was evaluated for consistency with Section 17.18 of the Hanford Municipal Code, pertaining to the C-R Regional Commercial zone district, below.

PROJECT EVALUATION

Tentative Parcel Map No. 0008-24

Project Design

	<u>Entire Site</u>	<u>Parcel 1</u>	<u>Parcel 2</u>
Area:	6.54 acres	5.98 acres	0.56 acres
Lot Frontage:	15 ft. along 12 th Ave.	15 ft. along 12 th Ave.	No street frontage
Width:	15 ft. (minimum width); Approximately 655.75 ft. (maximum width)	15 ft. (minimum width); Approximately 617.75 ft. (maximum width)	Approximately 183 ft. (maximum width)
Depth:	Approximately 742.39 ft.	Approximately 742.39 ft.	50.55 ft. (minimum depth); 218.16 ft. (maximum depth)
Sidewalk:	Existing sidewalk along 12 th Ave.	Existing sidewalk along 12 th Ave.	No sidewalks; no street frontage
Existing Use:	Portion of Hanford Mall and parking	Portion of Hanford Mall	Parking

Proposed Use:	Portion of Hanford Mall and drive-thru restaurant	Portion of Hanford Mall	Drive-thru restaurant
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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. Tentative Parcel Map No. 0008-24 is a request to divide a parcel approximately 6.54 acres in total size into two parcels (Parcel 1: 5.98 acres; Parcel 2: 0.56 acres). All parcels from the resulting parcel split will each have a site area greater than 5,000 sq. ft.

	<u>Entire Site</u>	<u>Parcel 1</u>	<u>Parcel 2</u>
Area:	6.54 acres	5.98 acres	0.56 acres

17.18.040 Lot Dimensions

Lot Frontage

The minimum lot frontage in the C-R Regional Commercial zone district 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 existing property has 15 feet of street frontage along 12th Ave. Proposed Parcel 1 will maintain 15 feet of street frontage along 12th Ave., while proposed Parcel 2 will not have any street frontage. Neither parcel will meet the minimum lot frontage requirement of 40 feet. However, the project site is within an existing integrated shopping center with shared parking, landscaping, lighting, signage, and cross access, and has a recorded agreement with the Kings County Recorder's office to allow easements for parking, pedestrian, landscaping, and ingress and egress rights between the properties of the mall development, which will satisfy the lot frontage requirement with approval of Planned Unit Development No. 0040-24.

	<u>Entire Site</u>	<u>Parcel 1</u>	<u>Parcel 2</u>
Lot Frontage:	15 ft. along 12 th Ave.	15 ft. along 12 th Ave.	No street frontage

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 Areas

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

Front-Yard Setback

In the C-R Regional Commercial zone district, the front building setback area shall be 15 feet from the front lot line. All structures are over 15 feet from the front lot line.

Rear-Yard Setback

In the C-R Regional Commercial zone district, 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 area shall be 15 feet. The rear property line is not adjacent to a public street or any of the stated zone districts. The existing structure is zero feet from the rear lot line and the proposed structure is over 15 feet from any lot line.

Side-Yard Setback

In the C-R Regional Commercial zone district, the side building setback area shall be zero feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the side building setback area shall be 15 feet. The rear property line is not adjacent to a public street or any of the stated zone districts. The existing structure is zero feet from the side lot line and the proposed structure is over 15 feet from any lot line.

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 existing structure was evaluated at the time of development and found to meet the height requirement. The proposed single-story structure will not exceed the required maximum height for the C-R Regional Commercial zone district.

17.18.090 Driveways

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. There are three primary entrances into the mall development, none of which will be altered with this proposal. All parcels have shared access to each access drive for the mall development.

17.18.100 Off-Street Parking

There are approximately 2,195 parking spaces provided for the mall. In accordance with Section 17.54.040, integrated shopping centers shall provide parking at a ratio of one space per 350 square feet of building space. The building square footage is approximately 514,000 square feet. Based on the ratio, the current parking total exceeds the requirement.

Calculation:

$$514,000 \text{ square feet} \div 350 \text{ square feet} = 1,469 \text{ parking spaces minimum}$$

With the addition of the 3,400-square-foot structure, the new parking requirement will be 1,478 parking spaces. The additional structure will see the removal of 52 parking spaces and the construction of 12 new parking spaces, a net loss of 40 parking spaces. A total of approximately 2,155 parking spaces will be provided for the mall, which exceeds the requirement.

Parcel 1 will have approximately 85,000 sq. ft. of building space and contain 302 parking spaces. Parcel 2 will have 3,400 sq. ft. of building space and contain 21 parking spaces. Based on the parking ratio for an integrated shopping center, the parking total for each parcel will exceed the requirement.

Parking Evaluation				
	Required Ratio	Building Sq. Ft.	Minimum Required	Stalls Provided
Parcel 1	1 space: 350 sq. ft.	85,000 sq. ft.	243	302
Parcel 2	1 space: 350 sq. ft.	3,400 sq. ft.	10	21

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 250 square feet per acre of site area. For the new development, the applicant proposes to provide 340 square feet of open space. Based on the proposed parcel size of 0.56 acres for Parcel 2, a minimum of 140 square feet of open space is required based on the following calculation:

Calculation:

$$250 \text{ sq. ft. per acre of site area} \times 0.56 \text{ acres} = 140 \text{ square feet minimum}$$

The new development meets the open space requirements for the C-R Regional Commercial zone district. The existing on-site development is not required to provide additional open space.

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. There is existing landscaping along each street frontage adjacent to the mall development and throughout the existing parking areas. The proposed development will have landscaping adjacent to the redeveloped parking spaces. All proposed landscaping meets the 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. No portion of the property is adjacent to any of the stated zone districts; therefore, no block wall is required along any lot lines. No fence or wall shall be placed in front of or within any landscaped area located next to a street. There are no existing or proposed fences or walls within any landscaped area located 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. A trash enclosure shall be constructed on-site, as shown in **Attachment 2**.

All requirements of the C-R Regional Commercial zone district have been satisfied, in accordance with Section 17.18 of the Hanford Municipal Code.

In addition to the zoning requirements for all properties in the C-R Regional Commercial zone district, the project proposes to construct a drive-thru pick-up window.

17.60.070 Drive-thru Pick-up Windows

Properties with drive-thru pick-up windows shall comply with the standards set in Section 17.60.070 of the Hanford Municipal Code. The drive-thru restaurant meets all of the standards for drive-thru pick-up windows located in any permitted zone district. The drive-thru lane is not located within a required building setback area, avoids trapping vehicle emissions in a confined space, is located over 50 feet from any residential area, contains at least four vehicle stacking spaces before the ordering speaker and two stacking spaces after the ordering speaker in order to provide the necessary vehicle stacking capacity to avoid overflow into the on-site parking aisles or public streets, avoids headlight glare into adjoining land and on-coming traffic approaching the property, does not reduce the number of parking spaces below the

minimum zoning requirement, is not located directly adjacent to an outdoor patio, does not block access to parking spaces, functions independent of parking lot aisles, does not extend onto adjoining property, and will be located on a parcel one-half acre in size or in a group of adjoining parcels with reciprocal access easements that collectively are at least one-half acre in size.

Planned Unit Development No. 0040-24

In accordance with Section 17.82.010 of the Hanford Municipal Code, planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the Hanford Municipal Code. In certain instances, the objectives of the Municipal Code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone districts prescribed.

Planned unit developments may be utilized to achieve one or more of the following objectives (a checkmark denotes the applicable objectives sought by the applicant):

- To permit a site within more than one (1) zone district to mix the permitted or conditionally permitted land uses of both zones within the site without regard to the zone district boundary;
- To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;
- ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
- To modify the required building setbacks, distances between structures, and landscaped areas that would otherwise be required by this title;
- To permit variations to the standard local street cross-sections;
- To permit private streets and gated neighborhoods;
- To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts; and
- To reduce the amount of required parking spaces when spaces are shared among multiple land uses.

Planned Unit Development No. 0040-24 is a request to amend the master site plan for Planned Unit Development No. 89-01 in order to create a new pad site for the construction of a shell drive-thru restaurant building and associated improvements in the C-R Regional Commercial zone district (see **Attachment 4**). In addition, Parcel 1 in Tentative Parcel Map No. 0008-24 will maintain 15 feet of street frontage along 12th Ave., while Parcel 2 in Tentative Parcel Map No. 0008-24 will not have any street frontage.

Planned Unit Development No. 89-01 was a request for the development of a four department store regional shopping mall. The original project included the development of six pad sites surrounding the anchor stores (see **Attachment 5**). This proposal will create a seventh pad site, formed out of a portion of the existing parking lot between Dunkin', Kohl's, and Serrano's Furniture. As shown in **Attachment 5** as a condition of approval for Planned Unit Development 89-01, no expansion of use beyond the scope and nature described in the master site plan review which would tend to increase the projected scale of

operations, shall be permitted except upon application for, and approval of, modification of this Planned Unit Development permit in compliance with all procedures and requirements therefor. The addition of the 3,400-square-foot drive-thru restaurant on a new pad site will modify the layout of the master site plan approved under the original planned unit development. The amendment will neither expand the boundaries of the existing planned unit development area nor modify any of the existing buildings. The development will reduce the number of parking spaces from approximately 2,195 to 2,155. However, as discussed above during review of the Tentative Parcel Map, only 1,478 parking spaces will be required with the construction of the drive-thru restaurant. The number of parking spaces provided will be more than the number of parking spaces required. The perimeter road will not be modified, which will maintain adequate circulation through the mall property. Shared access between each parcel will be maintained.

In the C-R Regional Commercial zone district, a minimum 40 feet of street frontage is required, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County Recorder's office. Shared access is proposed and achieved through the planned unit development process. Since neither parcel will have a minimum lot frontage of 40 feet, access will be achieved with the agreement recorded with the Kings County Recorder's office to allow easements for parking, pedestrian, landscaping, and ingress and egress rights between the properties of the mall development. In accordance with Section 17.18.090 of the Hanford Municipal Code, wherever possible, developments in the C-R Regional Commercial zone district shall share driveways to minimize the number of driveways on public streets. By maintaining shared access drives between each parcel, the applicant is achieving a goal of the C-R Regional Commercial zone district.

Planned Unit Development No. 0040-24 has been evaluated for conformance with the standards of the C-R Regional Commercial zone district and found to satisfy all requirements, as shown for the evaluation for Tentative Parcel Map No. 0008-24.

FINDINGS FOR APPROVAL

Tentative Parcel Map No. 0008-24

Pursuant to Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act, the Planning Commission is required to make the following findings:

1. Consistency Finding: That the proposed map is consistent with applicable general and specific plans.

ANALYSIS: That the proposed map is consistent with the applicable General Plan. According to 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 drive-thru restaurant supports this policy, as it will provide a permitted use in a large-format shopping center for both the Hanford community and the larger region outside of Hanford. According to 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 drive-thru restaurant supports this policy, as it will be an eating establishment similar to other permitted uses within the C-R Regional Commercial zone district. According to General Plan Policy L135, Hanford shall support, encourage and, to the extent possible, incentivize infill development projects that can effectively utilize existing transportation and utility infrastructure. The proposed map supports this policy as this is an infill development project utilizing existing transportation and utility infrastructure with shared parking, landscaping, lighting, signage, and cross access.

2. Design Finding: That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

ANALYSIS: That the design of the proposed subdivision is consistent with the General Plan. The General Plan designates the project site as Regional Commercial. Each parcel is designed in conformance with the Hanford Municipal Code Section 17.18, pertaining to the C-R Regional Commercial zone district, with the approval of Planned Unit Development No. 0040-24. The existing structure on Parcel 1 was reviewed and approved for conformance with the General Plan at the time of development. The proposed development of Parcel 2 was reviewed and conditionally approved by various City departments. Conditions of approval appear in the site plan review approval letter. All conditions of approval cited in the site plan review approval letter are also conditions of approval for Planned Unit Development No. 0040-24.

3. Type of Development Finding: That the site is physically suitable for the type of development.

ANALYSIS: That approval of the subdivision will maintain sites physically suitable for the type of development. Parcel 1 is an existing, fully developed site. Development of Parcel 2 was evaluated for conformance with the standards of the C-R Regional Commercial zone district under Site Plan Review No. 0095-24 for the construction of a shell drive-thru restaurant building. The application has been reviewed and conditionally approved by various City departments.

4. Density Finding: That the site is physically suitable for the proposed density of the development.

ANALYSIS: That density means the number of dwelling units per gross acre for residential use. No residences are proposed for the site.

5. Environmental Finding: That the design of the subdivision or the proposed improvements is unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

ANALYSIS: That this division of land is considered categorically exempt by California Environmental Quality Act (CEQA) Guidelines Section 15315, Minor Land Divisions. The project is also categorically exempt from further environmental review as per Section 15303 New Construction or Conversion of Small Structures. A Notice of Exemption has been prepared for the project in accordance with CEQA guidelines.

6. Public Health Finding: That the design of the subdivision or type of improvements is unlikely to cause serious public health problems.

ANALYSIS: That this application has been reviewed by various City departments. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposure to accidents.

7. Improvements and Access Findings: That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision.

ANALYSIS: That the design of the proposed subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. The project site is within an existing integrated shopping center with shared parking, landscaping, lighting, signage, and cross access, and has a recorded agreement with the Kings County Recorder's office to allow easements for parking, pedestrian, landscaping, and ingress

and egress rights between the properties of the mall development.

Planned Unit Development No. 0040-24

Pursuant to Section 17.82.060 of the Hanford Municipal Code, six findings must be made before approval of the planned unit development application:

1. The location and design of the planned unit development is in accordance with the purpose of this title;

ANALYSIS: That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. The planned unit development amendment pertains to modifications of a 6.54-acre site, which exceeds the minimum site area for a planned unit development.

Planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. In certain instances, the objectives of the municipal code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The amended planned unit development seeks to:

✓To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;

In the C-R Regional Commercial zone district, a minimum 40 feet of street frontage is required, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County Recorder's office. Shared access is proposed and achieved through the planned unit development process. Since neither parcel will have a minimum lot frontage of 40 feet, access will be achieved with the agreement recorded with the Kings County Recorder's office to allow easements for parking, pedestrian, landscaping, and ingress and egress rights between the properties of the mall development. In accordance with Section 17.18.090 of the Hanford Municipal Code, wherever possible, developments in the C-R Regional Commercial zone district shall share driveways to minimize the number of driveways on public streets. By maintaining shared access drives between each parcel, the applicant is achieving a goal of the C-R Regional Commercial zone district.

The project is also a request to amend the master site plan for Planned Unit Development No. 89-01 in order to create a new pad site for the construction of a shell drive-thru restaurant building and associated improvements. As a condition of approval for Planned Unit Development 89-01, no expansion of use beyond the scope and nature described in the master site plan review which would tend to increase the projected scale of operations, shall be permitted except upon application for, and approval of, modification of this Planned Unit Development permit in compliance with all procedures and requirements therefor. The addition of the 3,400-square-foot drive-thru restaurant on a new pad site will modify the layout of the master site plan approved under the original planned unit development. The amendment will neither expand the boundaries of the existing planned unit development area nor modify any of the existing buildings. The development will reduce the number of parking spaces from approximately 2,195 to 2,155. However, as discussed above during review of the Tentative Parcel Map, only 1,478 parking spaces will be required with the construction of the drive-thru restaurant. The number of parking spaces provided will be more than the number of parking spaces required. The perimeter road will not be modified, which will maintain adequate circulation through the mall property. Shared access between each parcel will be maintained.

The design of Planned Unit Development No. 0040-24 is consistent with the objectives of Section 17.82.

2. The planned unit development is being proposed to achieve one or more of the objectives identified in Section 17.82.030;

ANALYSIS: That the planned unit development is requested, in order to achieve the following objectives identified in Section 17.82.030:

✓To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;

The project is also an amendment to the existing planned unit development for the mall development.

3. The location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare of the community to properties or improvements in the vicinity;

ANALYSIS: That the amendment is located within an integrated shopping center located at the southeast corner of 12th Ave. and Lacey Blvd. The project is located in an area substantially surrounded by development. The location of the planned unit development amendment will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity. The site is designated for Regional Commercial development by the General Plan and has been evaluated for conformance with the standards of the Hanford Municipal Code. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents. The project has been reviewed by the various City departments, including the Public Works Department, Fire Department, and Building Division. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval.

4. The location and design of the planned unit development will not generate more traffic than the streets in the vicinity can carry without congestion, and will not overload utilities;

ANALYSIS: That the project site encompasses a parcel of an existing integrated shopping center, which is developed. The project has been reviewed by the Public Works Department and improvements and conditions of approval have been placed on the project in order to mitigate the effects of the project on traffic, streets, and utilities.

5. That planned unit development's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desirable character consistent with the purpose of this title;

ANALYSIS: That the project has been evaluated for consistency with the requirements of Section 17.18 of the Hanford Municipal Code for the C-R Regional Commercial zone district. All requirements for density, site area, dimensions, site coverage, yard space, height of structures, distance between structures, off-street parking and loading facilities, and landscaped areas have been met. The project will produce an environment of stable and desired character consistent with the purpose of this title.

6. The combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and will harmonize with the existing and proposed land uses in the vicinity.

ANALYSIS: That the variety of uses will complement each other and harmonize with the existing and proposed land uses in the vicinity through shared site access. Although the resulting subdivision will create a parcel with no street frontage, access will be achieved with the agreement recorded with the Kings County Recorder's office to allow easements for parking, pedestrian, landscaping, and ingress and egress rights between the properties of the mall development. In accordance with Section 17.18.090 of the Hanford Municipal Code, wherever possible, developments in the C-R Regional Commercial zone district shall share driveways to minimize the number of driveways on public streets. By maintaining shared access drives between each parcel, the applicant is achieving a goal of the C-R Regional Commercial zone district. The use of a drive-thru restaurant is permitted in the C-R Regional Commercial zone district. The existing structure on Parcel 1 was reviewed and approved for conformance with the General Plan at the time of development. Development of the proposed drive-thru restaurant was reviewed and conditionally approved by various City departments. Conditions of approval appear in the site plan review approval letter.

ENVIRONMENTAL ASSESSMENT

That this project is categorically exempt from further environmental review, as per Section 15315 Minor Land Divisions and per 15303 New Construction or Conversion of Small Structures 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 6**.

PUBLIC COMMENTS

A Notice of Public Hearing and Notice of a Tentative Parcel Map and Planned Unit Development was published in the newspaper on January 31, 2025 and mailed to property owners within 300 feet of the project site on January 30, 2025. No comments were received, as of the date of preparation of this report.

CONDITIONS OF APPROVAL

Project approval shall be subject to the conditions set forth for Site Plan Review No. 0095-24, as well as the conditions set forth below:

1. The applicant shall agree to defend, indemnify, and hold harmless the City and its officials, officers, contractors, consultants, attorneys, employees, and agents from any and all claim(s), action(s), challenge(s), or proceeding(s) (collectively referred to as "proceeding") brought against City or its officials, officers, contractors, consultants, attorneys, employees, or agents to challenge, attack, set aside, void, or annul: a. Any consideration of the applications by City or any approvals issued in connection with any of the applications; and/or b. Any action taken to provide environmental clearance under the California Environmental Quality Act of 1970. The Indemnity Agreement attached in Resolution No. 2025-09 and Resolution No. 2025-10, shall be executed and returned to the City within 14 days of the date of approval by the Planning Commission.
2. Any expansion of use beyond the scope and nature described in the master site plan review which would tend to increase the projected scale of operations, shall not be permitted except upon application for, and approval of, modification of this Planned Unit Development permit in compliance with all procedures and requirements therefor.
3. Project approval shall be subject to the conditions of approval for Planned Unit Development No. 89-01, attached in the resolution.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2025-09, approving Tentative Parcel Map No. 0008-24.
2. Adopt Resolution No. 2025-10, approving Planned Unit Development No. 0040-24.

Applicant/Engineer:

Ken Vang, Vang Inc. Consulting Engineers
4010 N. Chestnut Diagonal Ste. 101
Fresno, CA 93726

Property Owner:

1673 West Lacey LLC
9350 Wilshire Blvd. Suite 323
Beverly Hills, CA 90212

ATTACHMENTS:

1. Resolution No. 2025-09
2. Resolution No. 2025-10
3. Attachment 1 - Tentative Parcel Map
4. Attachment 2 - Site Plan
5. Attachment 3 - SPR0095-24 Approval Letter
6. Attachment 4 - Planned Unit Development No. 0040-24
7. Attachment 5 - Planned Unit Development No. 89-01
8. Attachment 6 - Notice of Exemption No. 2024-85
9. Assessor's Map

RESOLUTION NO. 2025-09

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
PERTAINING TO TENTATIVE PARCEL MAP NO. 0008-24, A REQUEST TO DIVIDE A
PARCEL APPROXIMATELY 6.54 ACRES IN TOTAL SIZE INTO TWO PARCELS (PARCEL
1: 5.98 ACRES; PARCEL 2: 0.56 ACRES) IN THE C-R REGIONAL COMMERCIAL ZONE
DISTRICT. THE PROJECT IS LOCATED AT 1673 W. LACEY BLVD. (APN 011-060-037).**

At a regular meeting of the City of Hanford Planning Commission duly called and held on February 11, 2025 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Tentative Parcel Map No. 0008-24, a request to divide a parcel approximately 6.54 acres in total size into two parcels (Parcel 1: 5.98 acres; Parcel 2: 0.56 acres) in the C-R Regional Commercial zone district has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 16.04 of the Hanford Subdivision Ordinance; and

WHEREAS, the project is located at 1673 W. Lacey Blvd. (APN 011-060-037); and

WHEREAS, the configuration of the proposed parcels is shown on attached **Exhibit A**; and

WHEREAS, the various governmental department agencies, staff, and the Planning Commission have given careful consideration to this tentative subdivision map and have made recommendations thereon; and

WHEREAS, the project is exempt from environmental review, per Section 15315 Minor Land Divisions and per 15303 New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared;

THEREFORE, BE IT RESOLVED, 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 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act:

1. Consistency Finding: That the proposed map is consistent with applicable general and specific plans.

Analysis: That the proposed map is consistent with the applicable General Plan. According to 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 drive-thru restaurant supports this policy, as it will provide a permitted use in a large-format shopping center for both the Hanford community and the larger region outside of Hanford. According to 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 drive-thru restaurant supports this policy, as it will be an eating

establishment similar to other permitted uses within the C-R Regional Commercial zone district. According to General Plan Policy L135, Hanford shall support, encourage and, to the extent possible, incentivize infill development projects that can effectively utilize existing transportation and utility infrastructure. The proposed map supports this policy as this is an infill development project utilizing existing transportation and utility infrastructure with shared parking, landscaping, lighting, signage, and cross access.

2. Design Finding: That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

Analysis: That the design of the proposed subdivision is consistent with the General Plan. The General Plan designates the project site as Regional Commercial. Each parcel is designed in conformance with the Hanford Municipal Code Section 17.18, pertaining to the C-R Regional Commercial zone district, with the approval of Planned Unit Development No. 0040-24. The existing structure on Parcel 1 was reviewed and approved for conformance with the General Plan at the time of development. The proposed development of Parcel 2 was reviewed and conditionally approved by various City departments. Conditions of approval appear in the site plan review approval letter. All conditions of approval cited in the site plan review approval letter are also conditions of approval for Planned Unit Development No. 0040-24.

3. Type of Development Finding: That the site is physically suitable for the type of development.

Analysis: That approval of the subdivision will maintain sites physically suitable for the type of development. Parcel 1 is an existing, fully developed site. Development of Parcel 2 was evaluated for conformance with the standards of the C-R Regional Commercial zone district under Site Plan Review No. 0095-24 for the construction of a shell drive-thru restaurant building. The application has been reviewed and conditionally approved by various City departments.

4. Density Finding: that the site is physically suitable for the proposed density of the development.

Analysis: That density means the number of dwelling units per gross acre for residential use. No residences are proposed for the site.

5. Environmental Finding: That the design of the subdivision or the proposed improvements is unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Analysis: That this division of land is considered categorically exempt by California Environmental Quality Act (CEQA) Guidelines Section 15315, Minor Land Divisions. The project is also categorically exempt from further environmental review as per Section 15303 New Construction or Conversion of Small Structures. A Notice of Exemption has been prepared for the project in accordance with CEQA guidelines.

6. Public Health Finding: That the design of the subdivision or type of improvements is unlikely to cause serious public health problems.

Analysis: That this application has been reviewed by various City departments. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval. The City of Hanford Building Division is responsible for ensuring

that future construction of the site follows adopted building codes, thus reducing exposure to accidents.

7. Improvements and Access Findings: That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Analysis: That the design of the proposed subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. The project site is within an existing integrated shopping center with shared parking, landscaping, lighting, signage, and cross access, and has a recorded agreement with the Kings County Recorder's office to allow easements for parking, pedestrian, landscaping, and ingress and egress rights between the properties of the mall development.

THEREFORE, BE IT RESOLVED that Tentative Parcel Map No. 0008-24 be approved, subject to the conditions of approval, attached as **Exhibit B**, and the conditions below:

1. The applicant shall agree to defend, indemnify, and hold harmless the City and its officials, officers, contractors, consultants, attorneys, employees, and agents from any and all claim(s), action(s), challenge(s), or proceeding(s) (collectively referred to as "proceeding") brought against City or its officials, officers, contractors, consultants, attorneys, employees, or agents to challenge, attack, set aside, void, or annul: a. Any consideration of the applications by City or any approvals issued in connection with any of the applications; and/or b. Any action taken to provide environmental clearance under the California Environmental Quality Act of 1970. The Indemnity Agreement attached as **Exhibit C**, shall be executed and returned to the City within 14 days of the date of approval by the Planning Commission.
2. Any expansion of use beyond the scope and nature described in the master site plan review which would tend to increase the projected scale of operations, shall not be permitted except upon application for, and approval of, modification of this Planned Unit Development permit in compliance with all procedures and requirements therefor.
3. Project approval shall be subject to the conditions of approval for Planned Unit Development No. 89-01, attached as **Exhibit D**.

EXPIRATION

This Tentative Parcel Map becomes null and void after eighteen (18) months has elapsed from the date of approval if the map has not been recorded. The Commission may grant a time extension if a written request and fee is received from the applicant prior to the expiration date. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the Tentative Parcel Map is granted.

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

AYES: Commissioners
NOES: Commissioners
ABSTAIN: Commissioners

ABSENT: Commissioners

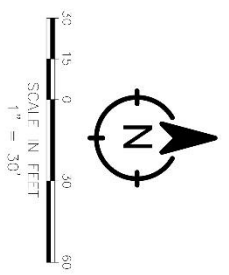
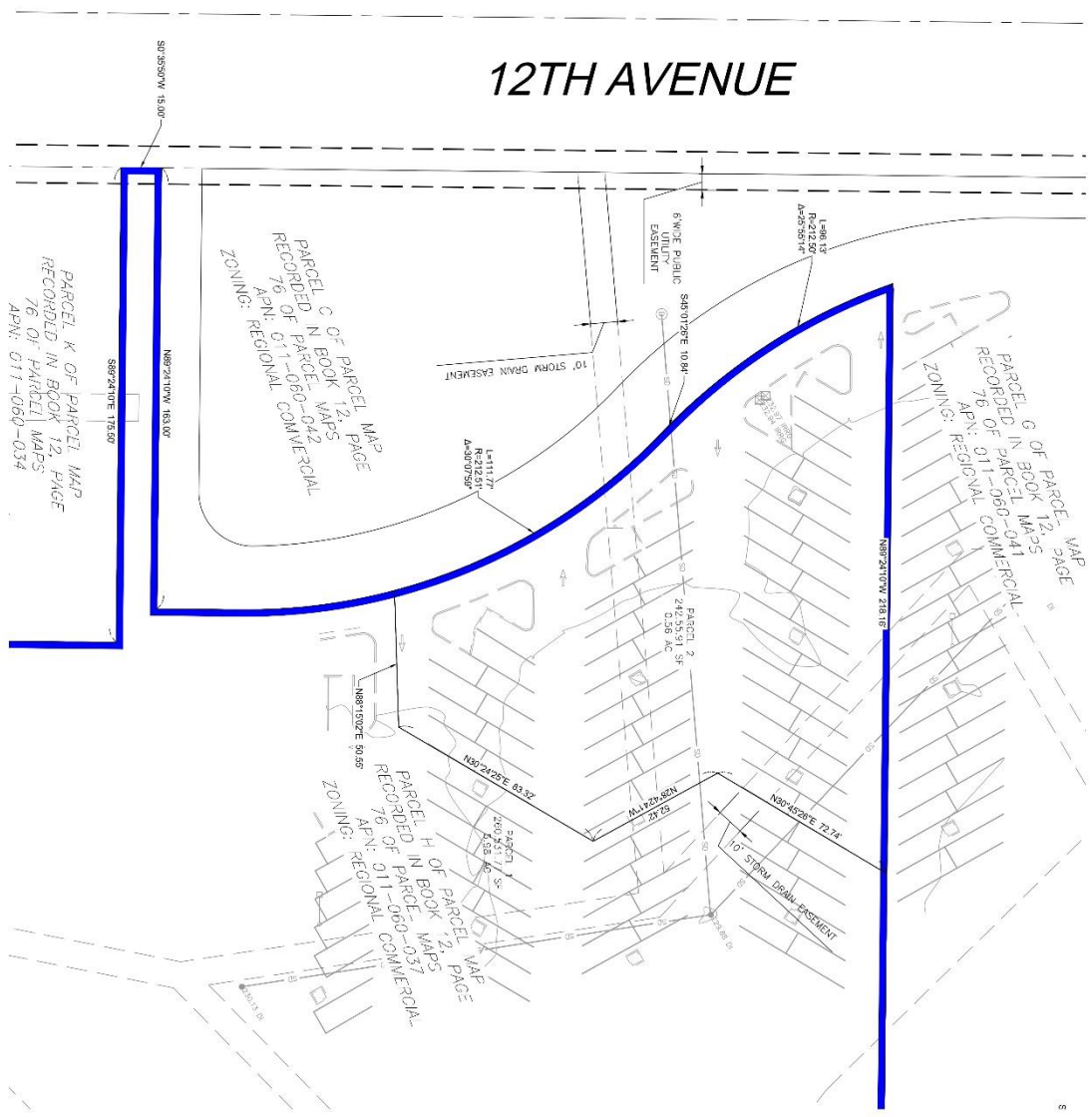
STATE OF CALIFORNIA)
COUNTY OF KINGS)ss
CITY OF HANFORD)

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 11th day of February 2025.

Jason Waters, Secretary

Exhibit A
Tentative Parcel Map No. 0008-24

TENTATIVE PARCEL MAP 2024- **BEING A PORTION OF PARCEL 'H', FILED IN BOOK 12, PAGE 76** **OF PARCEL MAPS, CITY OF HANFORD, COUNTY OF KINGS, STATE** **OF CALIFORNIA**



LEGEND

	PROPERTY BOUNDARY
	CENTERLINE/SECTION LINE
	EASEMENT
	PROPOSED PROPERTY LINE
	DRAINAGE DIRECTION

VICE
 VANG INC. CONSULTING ENGINEERS

4010 N CHESTNUT
 DIAGONAL AVE STE 101
 FRESNO, CA 93726
 (559) 775-0023
 FAX: (559) 775-0016
 WWW.VICE-ENGR.COM

SHEET NO.
2 / 2

Exhibit B
Conditions of Approval

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office: (559) 584-6656
concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. 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.

PLANNING DEPARTMENT

Contact Associate Planner Mark Manha (559) 585-2583
concerning questions that you may have on the conditions listed below:

General:

1. That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
2. That all approved proposals of the application be conditions of development if not mentioned herein.
3. That the general design of the parcel map be approved with minor modifications being approved by the Community Development and Public Works Departments.
4. That prior to recording the parcel map, it is to be submitted to the City Engineer and Community Development Department for compliance with the tentative approval.
5. That in accordance with California Government Code Section 66020, the applicant is hereby notified that the 90-day appeal period identified in California Government Code Section 66020 during which you may protest the imposition of the fees, dedications, reservations and other extractions identified in this Tentative Parcel Map No. 0008-24 will begin to run on the date of the approval of this application by the Planning Commission.
6. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
7. That any development of the site be subject to the applicable regulations of the Hanford Municipal Code, specifically the C-R Regional Commercial zone district.

Exhibit C
Indemnification Agreement

AGREEMENT TO INDEMNIFY, DEFEND, AND HOLD HARMLESS

_____ (name) ("Applicant") submitted an application to the City of Hanford ("City") Community Development Department on _____, 20____ for the following development approval(s): _____ ("Project").

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Applicant hereby expressly agrees in connection with the processing of Applicant's Project application(s) to each and every one of the following terms and conditions:

1. Applicant agrees, as part of and in connection with each and any of the Project's applications, to defend, indemnify, and hold harmless the City and its officials, officers, contractors, consultants, attorneys, employees, and agents from any and all claim(s), action(s), challenge(s), or proceeding(s) (collectively referred to as "proceeding") brought against City or its officials, officers, contractors, consultants, attorneys, employees, or agents to challenge, attack, set aside, void, or annul:
 - a. Any consideration of the applications by City or any approvals issued in connection with any of the applications; and/or
 - b. Any action taken to provide environmental clearance under the California Environmental Quality Act of 1970.
2. Applicant's duty to indemnify, defend, and hold the City harmless includes, but is not limited to, damages, judgments, fees and/or costs awarded against or incurred by City, and costs of suit, claim, or litigation, including, without limitation, attorneys' fees and other costs, liabilities, and expenses incurred in connection with any proceeding, whether incurred by Applicant, City, and/or parties initiating or involved in such proceeding. Applicant's obligations to defend, indemnify, and hold City and its officials, officers, contractors, consultants, attorneys, employees, and agents harmless shall include, but are not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, attorneys' fees, expert witness fees, court costs, the amount of any judgment or award against City for damages, losses, litigation costs, and attorneys' fee arising out of a suit or challenge related to the Project, including, without limitation, the Project's environmental documents and mitigation plan, and the costs of any settlement addressing damages, litigation costs, and attorneys' fees to be paid to other parties.
3. Applicant covenants that, to the maximum extent permitted by law, all liabilities directly or indirectly associated with the Project's applications and any related proceeding, including, without limitation, City's costs, expenses, and other liabilities associated with or resulting from a proceeding, be the sole financial responsibility of Applicant.
4. City may, at any time, require Applicant to advance funds in the form of a deposit and/or reimburse City for costs that will or have been, or for which City reasonably anticipates will be, incurred by City during the course of any proceeding. If City requires a deposit, City may require the payment of addition funds if City determines that the deposit will be exhausted before the proceeding is concluded; City may condition the continuance of its ongoing work regarding the Project, including, without limitation, work associated with the proceeding, on receipt of funds from Applicant.
5. All work, including, without limitation, work associated with the proceeding, may be suspended by City if funds are not deposited or reimbursed by the Applicant as required hereunder. Failure to receive funds from the Applicant within thirty (30) calendar days of City's written notice to Applicant shall cause the Project's applications to be deemed irrevocably withdrawn, and Applicant shall file new applications and pay the associated administrative fees if Applicant desires to pursue the Project.
6. Applicant agrees to indemnify City for all of City's costs, fees, and damages incurred in enforcing the provisions of this Agreement.
7. If, after the commencement and/or conclusion of the proceeding, Applicant intends to continue with the Project, Applicant shall defend, indemnify and hold City and its officials, officers, contractors, consultants, attorneys, employees, and agents harmless from and for all costs and fees incurred for additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an environmental impact report, negative declaration, specific plan, or general plan amendment) if deemed necessary by City or made necessary by said proceeding.
8. In the event that Applicant is required to defend City in connection with a proceeding, City shall have and retain the right to:
 - a. Select the counsel to so defend City, including, without limitation, the City Attorneys' Office; and
 - b. Approve all significant decisions concerning the manner in which the defense is conducted; and
 - c. Approve any and all settlements, which approval shall not be unreasonably withheld.
9. City shall also have and retains the right to not participate in the defense offered during a proceeding, except that City

agrees to reasonably cooperate with Applicant in the defense. If the City Attorney participates in the proceeding as part of City's cooperation, the provisions of Section 4 above shall apply.

10. Applicant's defense and indemnification of City set forth herein shall remain in full force and effect throughout all stages of any proceeding, including any and all appeals of a lower court judgment.

After review and consideration of all of the foregoing terms and conditions, Applicant, by signature below, hereby agrees to be bound by and to fully and timely comply with all of the foregoing terms and conditions.

SIGNATORY NAME:	EMAIL:
FIRM NAME (if applicable):	PHONE:
SIGNATORY'S TITLE (e.g., partner, president, etc.):	
ADDRESS:	
SIGNATURE:	
By: _____	_____
	DATE

SIGNATORY NAME:	EMAIL:
FIRM NAME (if applicable):	PHONE:
SIGNATORY'S TITLE (e.g., partner, president, etc.):	
ADDRESS:	
SIGNATURE:	
By: _____	_____
	DATE

SIGNATORY NAME:	EMAIL:
FIRM NAME (if applicable):	PHONE:
SIGNATORY'S TITLE (e.g., partner, president, etc.):	
ADDRESS:	
SIGNATURE:	
By: _____	_____
	DATE

By signing this application, you acknowledge that you are the property owner, the legally authorized agent of the property owner, or other authorized signatory as allowed by law.

OFFICE USE ONLY		
INTAKE DATE:	BY:	PAID: \$
COMMENTS:		

Exhibit D
Planned Unit Development No. 89-01 – Conditions of Approval

RESOLUTION NO. 90-15-R

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD GRANTING
PLANNED UNIT DEVELOPMENT NO. 89-01 FILED BY CRUMPLER & KRUGER

WHEREAS, Planned Unit Development No. 89-01 was filed by Crumpler & Kruger requesting the approval of a 450,000 sq. ft. shopping center by the City Council as a Planned Unit Development in accordance with the provisions of Section 9-4.2007 of the Hanford Municipal Code and described as:

Property located at the southeast corner of Lacey Blvd. and 12th Avenue consisting of approximately 45 acres.

WHEREAS, the Planning Commission of the City of Hanford after a public hearing before said Planning Commission which was duly noticed, recommended approval of said Planned Unit Development No. 89-01, and

WHEREAS, a public hearing was held on said application before the City Council of the City of Hanford on April 3, 1990, after published notice of said hearing, under the provisions of Section 65654 of the Government Code, and

WHEREAS, the City Council has reviewed the EIR for the Hanford Mall and comments to the Draft EIR and determined that the document adequately considers the project impacts to the environment, and

WHEREAS, the EIR for this project describes the impact of the change in character from agricultural land and open space to high density commercial retail, as well as the increase in regional emissions of ozone precursors (hydrocarbons, oxides of nitrogen), particulates and carbon monoxide due to the development as unavoidable adverse impacts. However, the Planning Commission has recommended to the City Council approval of "Overriding Consideration" as part of its approval of the project because the benefits of the proposed project outweigh the unavoidable adverse

environmental effects and thus the adverse environmental effects may be considered "acceptable", and

WHEREAS, the mitigation measures addressed in the EIR and stated in the staff report are incorporated as mitigation measures (for this project), and

WHEREAS, the mitigation measures stated in the staff report and further explained in the EIR reduces impacts to less than significant, and

NOW, THEREFORE, on motion of Council Member LAKRITZ, seconded by Council Member BUFORD, the following resolution was adopted:

IT IS HEREBY RESOLVED on the basis of the application and the evidence submitted, the City Council hereby makes the following findings required by the Hanford Municipal Code:

1. That the proposed Planned Unit Development is consistent with the goals and objectives of the elements of the General Plan.
2. That the establishment, maintenance or operation of the use and/or structures applied for will not be under the circumstances of this particular case, detrimental to health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use, or detrimental or injurious to properties and improvements in the neighborhood or to the general welfare of the City.
3. That the proposed Planned Unit Development addresses the potential problem caused by increased project runoff as identified in the EIR. The potential problem of increase project runoff has been mitigated or avoided.
4. That the Planned Unit Development addresses the possibility that the development may create unacceptable noise. Potential noise problems

have been mitigated or avoided.

5. That the Planned Unit Development addresses potential traffic problems as identified in the EIR. The potential problems of increased traffic have been mitigated or avoided.
6. That the Planned Unit Development addresses potential air quality impacts as identified in the EIR. The potential problem of deterioration of air quality have been mitigated or avoided, or have been the subject of a statement of overriding consideration.
7. That the Planned Unit Development addresses potential water impacts as identified in the EIR. The potential problem of water service has been mitigated or avoided.
8. That the Planned Unit Development addresses potential problems created by sewage disposal. The potential problems of sewage disposal have been mitigated or avoided.
9. That the Planned Unit Development addresses potential solid waste problems as identified in the EIR. The potential problems of solid waste have been mitigated or avoided.
10. That the Planned Unit Development addresses potential lighting problems as identified in the EIR. The potential problems of lighting annoyances have been mitigated or avoided.
11. That the Planned Unit Development addresses potential aesthetic problems as identified in the EIR. The potential problems of aesthetics have been mitigated or avoided.
12. That the Planned Unit Development provides for parking areas having adequate ingress and egress to public streets, adequate amount of parking space, sufficient room for turning and maneuvering vehicles and barriers where needed for safety or protect property.

IT IS FURTHER RESOLVED that Planned Unit Development No. 89-01 be

approved subject to the following conditions:

PLANNING

General:

1. Applicant shall hold the City of Hanford and all of its Departments, officers, agents and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of, the development, construction or operation of the project by any person, firm or corporation, public or private, and from the cost and expense of defending the same including attorneys fees.
2. That approval of this Planned Unit Development does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, Fees or other City Ordinances in effect at the time of the building permit issuance.
3. That all approved proposals of the applicant be conditions of development if not mentioned herein.
4. That prior to submitting plans for building permits, applicant shall submit three (3) full size copies of the site plan for addressing, and also one (1) site plan (reduced or drawn to scale) on a 8 1/2" x 11" sheet of paper to the Building Department for addressing, along with name, mailing address and phone number of the person to contact. One copy will be returned with addresses assigned. These addresses are to be incorporated in all future plans, i.e., site plan, floor plans, site utility plan, electrical plan, floor framing plan, roof framing plan, engineering calculations, off-site improvement plans and other plans for which the City of Hanford determines that addressing is required.
5. That six copies of a revised site plan incorporating all changes must be submitted to the Community Development Department for final

- approval before building permits may be issued. The outlying building pads are subject to further approval.
6. That the site be developed according to the approved master site plan with minor modifications and development of the future out pads or future Sears store location to be approved by the Community Development Department.
 7. That no occupancy of any building and/or structure shall be permitted which is not in substantial compliance with approved plans excepting upon specific review and approval of any "as built" modifications by the authorizing City body (City Council, Planning Commission or Community Development Department or other appropriate city departments).
 8. That five working days prior to any use of the project site, or business activity being conducted, or finalization of the building permit, an occupancy application is to be submitted to determine that all conditions of approval contained herein are completed to the satisfaction of the City.
 9. That any phased occupancy of the project shall be coordinated through the Community Development Department. Temporary occupancies may be granted once the site is "Safe" for the general public. As a condition of temporary occupancy financial security will normally be required in an amount of one and one-half (1.5) time the value of any remaining work. A timetable for completion of the work will also be submitted with any aspect hereof.
 10. That no expansion of use beyond the scope and nature described in the master site plan review which would tend to increase the projected scale of operations, shall be permitted except upon application for,

and approval of, modification of this Planned Unit Development permit in compliance with all procedures and requirements therefor.

11. That the developer shall be responsible for all actions of his contractors and subcontractors during the course of any work occurring on the site.
12. That during the site construction, any public streets fronting the project shall be kept clear of any construction or landscaping debris and shall not be used as a storage area for equipment, materials, or other items.
13. That the developer shall designate, in writing before starting work, an authorized representative who shall have complete authority to represent and to act for the developer. Said authorized representative or his designate shall be present at the site of the work at all times while work is actually in progress on the development. During periods when work is suspended, arrangements acceptable to the City Building Official shall be made for any emergency work which may be required.

Special Requirements:

1. That the mall with two anchors be under construction prior to building permits being issued for any building pad in order to be in conformance with the General Plan policy requiring 10 acres to be developed for the initial phase of construction with 5 acre increments thereafter.
2. That the tenants are to provide transit incentives, such as, car or van pool programs for mall employees and that the developer provide designated car pool parking area on the site.
3. That bicycle racks be installed at the mall and building pads with amount, size and location to be determined by the Community

Development Department.

4. That the mall owners encourage tenants of the center to fill job openings from local sources. This could be facilitated by providing a listing of local employment agencies from the State Employment Department in Hanford and/or newspaper advertisements.
5. That the developer provide a bus stop and shelter compatible with the architectural design of the mall. Location will be determined prior to building permits being issued.
6. That the applicant pay up to a \$65,000 maximum one time fee for the purchase of a transit bus to be used by Kings Area Rapid Transit within the City of Hanford to offset air pollution caused by this project. This bus will also provide an incentive for shoppers at 12th Avenue and Lacey Boulevard to shop in the downtown district and other existing retail centers. Therefore, the bus is to be a unique vehicle such as a trolley or cable car in appearance and is to be used on a fixed route to shuttle shoppers from one retail area to the other and not used for general transportation uses to residential areas.
7. That the developer shall abandon all existing water wells on the site, if any, per California Department of Health requirements.
8. That the developer agrees to the design of the drainage basin with the future residential development, if proposed, so that it may be used as a landscaped open space area.

Signing:

1. That all signing, including specific text and style shall be submitted to the Community Development Department for approval.
2. That address numbers using individual numbers consistent with the Centers Signing Program shall be installed on all anchor stores and shall be with letters not less than 6 inches in height with a

contrasting background.

3. That the applicant shall post signs at all entrances to the shopping center regarding the enforcement of traffic and parking regulations.
4. That signing for the parking lot shall include marked handicap spaces, compact car designations, marked travel lanes, no parking areas, loading zones and entrance and exit designations as required by the City Engineer.
5. That all new traffic signs and road markings adjacent to the development within the right-of-way shall be provided by the developer in accordance with the standards and specifications of the City of Hanford.

Architectural Conditions:

1. That the shopping center be developed in accordance with the architectural renderings, color and materials pallet approved with this Planned Unit Development.
2. That buildings developed on all building pads and main anchor stores be architecturally designed with a color and material scheme compatible with the balance of the shopping center.
3. That the same compatible architectural materials and styles be used on the anchor building pads and outlying building pads, and that these buildings be reviewed by the Historic Resources Commission for their recommendations, as to such compatibility with the balance of the shopping center.

Environmental:

1. That the mitigation measures contained in the final staff report are incorporated as conditions of this planned unit development.
2. That the developer, department, agency and/or city commissions are responsible for monitoring the mitigation measures as stated in the

staff report.

3. That the developer shall pay an environmental mitigation fee for cumulative road impacts prior to the issuance of building permits. Preliminary estimate of the fee is \$800,000 less the actual cost of the eligible street construction.

Archeological:

1. That if any archeological resources are discovered during the construction, the contractor shall stop excavation and notify the Community Development Department for appropriate action or mitigation measures.

Landscaping:

1. That landscape and irrigation plans be submitted for approval by the Community Development Department and City Parks Superintendent prior to building permits being issued. Said plans are subject to the following:
 - a. That the final landscape plan follow the conceptual plans approved by the Community Development Department which requires the addition of several more trees within the parking areas.
 - b. That the shrubs and ground cover be identified on the plan.
 - c. That detail plans for the proposed perimeter landscaping be provided.
 - d. That irrigation and landscape plans for median islands on 12th Avenue and Lacey Blvd. fronting the mall be provided.
2. That all proposed landscaping is to be allowed to grow to maturity and continually maintained after planting. Such maintenance is to include pruning, weeding, cleaning, fertilizing and regular watering. Dead and dying plants are to be replaced with other plant materials to insure compliance with landscaping requirements.

3. That a 6 inch high, 6 inch wide concrete curb be placed between the paved area and the landscape areas.
4. That all outlying building pads not proposed to be constructed with the initial project shall be provided with turf and an automatic irrigation system if the outlying building pads are not developed within one year. During the one year interim the pads are to be maintained free of weeds and debris in a dust free manner.
5. That the applicant is responsible for the installation of irrigation system and landscaping in the median islands on 12th Avenue and Lacey Blvd. fronting the shopping center development.

Off-Street Parking:

1. That a minimum of 3 off-street parking spaces for 1,000 sq. ft. of gross leasable area, and 15 handicap spaces be installed in accordance with City standards.
2. That the maximum number of compact car parking spaces is limited to 30 percent of the total parking spaces required.
3. That the proposed parking areas be properly signed, paved and paint striped as required by the City Engineer.
4. That the parking area be paved with a minimum of 2 inch A.C. paving over a 4 inch aggregate base with a report furnished by a Civil Engineer as to being constructed to the approved parking and drainage plan.
5. That concrete wheel stops or curbs be provided in the parking area next to any landscaping and/or pedestrians areas.
6. That no repair work or servicing of vehicles shall be conducted in an off street loading area or parking area.
7. That if the property is divided, the applicant shall have recorded (with the Kings County Recorder) a joint access and parking agreement

running with the land providing for reciprocal access and parking within the shopping center.

Loading Spaces:

1. That the loading berths be not less than 35 ft. in length and 12 ft. in width and have an overhead clearance of not less than 14 ft.
2. That bumper pads be provided where needed for safety or to protect the building and/or loading dock.
3. That the loading berth visible from adjacent streets shall be screened by a solid wall, fence or landscaping not less than 7 ft. in height.
4. That no commercial repair work or servicing of vehicles shall be conducted in an off street loading area.

Fencing and Walls:

1. That all mechanical equipment at ground level be secured with a solid fence and lockable gate.

Screening:

1. That all outside storage be screened by a solid 6 ft. high fence and that any items stored in this area not be higher than the fence.
2. That all roof-mounted equipment shall be architecturally screened or located as to not be visible from ground level. Any roof-mounted equipment shall be specifically identified with the plans submitted for building permit approval.
3. That no outside storage of equipment or material for sale is permitted on the site without prior city approval.

Utilities:

1. That the local gas, electric, and telephone companies be contacted for exact location of services.
2. That any alterations or relocations of utilities not be the responsibility of the City.

3. That all existing and new utilities be underground along the street frontage and within the site.
4. That the overhead utility lines along 12th Avenue be underground along the mall property frontage.

Lighting:

1. That the project lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be treated so as not to illuminate adjacent residential districts.
2. That perimeter lighting shall include illumination of parking areas, loading docks and driveways.

Noise:

1. That construction equipment shall be muffled during the development of the project, and construction activities involving loud outdoor activities shall not be allowed before 6:00 a.m. or after 6:00 p.m.
2. That noise from fixed mechanical equipment when measured at the property line meet the Hanford Noise Element Standards.

Dust Control:

1. That the applicant shall utilize accepted construction practices in development of the site, including watering of soil surfaces and frequent clean up of soil carried onto roadways. To help control dust emissions during construction, construction and hauling equipment shall be kept in proper working order.

Security:

1. That the shopping center, as needed, or when requested by the Police Department, shall provide its own security force which will provide security for the buildings and site one hour before business hours,

during business hours, and one hour after business hours.

2. That it is recommended that a silent burglar alarm be installed and directly connected to the Police Department alarm board.
3. That the landscaping be designed and maintained to prevent access to the roof of the structure by climbing of the trees and bushes.
4. That in order to provide for reasonable municipal protection during all phases of construction, the developer shall maintain pedestrian and vehicular access to all buildings to the satisfaction of the Fire Department, Police Department, and City Building Official.
5. That the Police Department be contacted for instructions to properly secure the business against robbery and burglary.

FINANCE DEPARTMENT

1. That a Certificate of Occupancy and business license is required before each establishment is open to the public.

KINGS COUNTY HEALTH DEPARTMENT

1. That an air pollution permit to construct and operate is required for any underground storage tank.
2. That plans for any food service facility must be approved by the Health Department. A food vending permit will be required.
3. That any underground storage tank containing hazardous material will require an authority to construct and operate by the Kings County Environmental Health Department.

FIRE DEPARTMENT

General:

1. That building plans be reviewed by the Fire Department to make an adequate fire protection determination.
2. That all other alternative fire protection systems in lieu of the standard listed below be approved by the Fire Department.

3. That the mall be designed and constructed under the mall section of the 1988 Uniform Building Code.

Fire Extinguishers:

1. That 10 lb. ABC Fire Extinguishers be mounted and recessed in cabinets where required by the applicable codes and ordinances.
2. That fire extinguishing systems shall be installed in all hoods in food preparation areas.

Sprinkler:

1. That sprinkler plans be submitted and approved by the Fire Department prior to issuance of building permits.
2. That all buildings are to be sprinklered.
3. That additional sprinkler heads at a 6 foot (6') intervals at anchor store and mall area openings on both sides be installed.
4. That a loop water system can be utilized to feed all sprinkler risers with pumper connections located at curb line of City street, within 100 ft. of fire hydrant.
5. That all sprinkler system risers will be monitored at Kings County Central Dispatch.
6. That the developer provide a dedicated room, with outside entrance only, equipped with a lock (as specified by the Fire Department) for location of the sprinkler system riser and alarm control panels. Within this room a fire alarm detection panel is required with the exact location to be determined by the Fire Department.
7. That fire alarm zone panels are to be located on outside walls of each major anchor stores that will indicate the area of trouble.

Storage Tanks:

1. That a permit from the Fire Department is required for installation of any storage tanks.

Emergency Access:

1. That an all-weather 20 ft. (20') wide access road, approved by the Fire Department, be provided before construction commences.
2. That a fire lane be established around the perimeter of the mall, with a minimum width of 25 feet (25').
3. That emergency access roads be identified by signs as required by the Fire Marshal.

Fire Hydrant:

1. That water mains and fire hydrants be installed prior to construction, unless otherwise approved by the Fire Department.
2. That on-site fire hydrants will discharge a minimum of 1500 gpm. Size of main to be determined by a registered engineer to provide an area fire flow of 2500 gpm.
3. That all on-site fire hydrants are to meet city standards.
4. That fire hydrant protection posts will be required around fire hydrants in order to protect the fire hydrant from vehicle damage.
5. That fire hydrant locators (blue dots) will be required at all fire hydrants as located by the City Fire Marshal.

Other:

1. That recessed Knox Boxes be located at all main building entrances.
2. That undeveloped portions of the parcel are required to be cleared and controlled of weeds. No vehicle parking shall be allowed in undeveloped areas of the site except as approved by the City.

PUBLIC WORKS DEPARTMENT

General:

1. That the applicant comply with the City of Hanford Public Works Construction 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 in the right-of-way be obtained from the Public Works Department.

Maps and Plans:

1. That the developer shall submit to the City Engineer, a set of construction plans on 24" x 36" sheets for all required off-site improvements. These plans shall be prepared by a registered civil engineer, and shall include a site plan showing trash enclosure locations and an overall site utility plan showing locations and sizes of sewer and water mains, laterals, manholes, meters, valves, hydrants, etc. All plans shall be approved by the City and all other involved agencies prior to the release of the 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 one (1) reproducible and two (2) blue-line copies of the approved set of construction plans, and three (3) 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 (1) blue-line copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING".
4. That complete plans must be submitted to the City Engineer for approval for each change or phase. Any revisions or phasing of this project will require additional reviews to determine specific conditions for each phase of change.

Water:

1. That the water system shall be designed and constructed to City of Hanford Standards and Specifications to provide fire flow demand as required by the City Fire Department.
2. That the applicant install a minimum 8" water line in the mall road from Lacey Blvd. to 12th Avenue.
3. That a cross connection control device be installed as required by the Utility Superintendent.
4. That water meters be installed to City standards and located within the right-of-way.

Street Lighting:

1. That a marbelite street light system be installed by the developer on 12th Avenue, Lacey Blvd. and mall perimeter road at developers expense. The system shall be installed to City standards and spacing with exact location of the lights to be determined.
2. That a conduit be placed to the median islands along 12th Avenue, as well as Lacey Blvd., to each tree in order to provide electricity to the median islands and to the trees.

Proposed Entryways:

1. That left turn movements shall be limited to the intersections of the proposed boundary street with Lacey Blvd. and with 12th Avenue and to the major entryway located near the middle of the complex south of Lacey Blvd. on 12th Avenue. This entryway is to be constructed to City standard street section with a minimum width of 40 ft. and 20 ft. curb returns. All other entryways will be limited to right turns only.

Traffic Signals and Traffic Circulation:

1. That signalization of the Lacey Blvd/12th Avenue intersection will be required. The applicant shall pay the entire cost for design and

construction of a traffic actuated signal system designed by a registered traffic engineer for approval of the City Engineer. The applicant shall be entitled to future partial reimbursement in an amount to be determined.

2. That signalization of entryways into the project, including the intersections of the boundary streets with Lacey Blvd. and 12th Avenue, will be the total responsibility of the applicant with reimbursement by others will be expected if other developments utilize the signals. Subject systems must also be designed by a registered traffic engineer for City approval.
3. That the design of the signal system(s) by the applicants registered traffic engineer shall include an analysis and recommendation as to the proper vehicular storage and median transition lengths at each left turn location.

Streets:

1. That Lacey Blvd. and 12th Avenue shall be designed and constructed to City of Hanford standards and specifications (major arterial street, standard ST-20). Both arterials will have an ultimate 100 ft. right-of-way curbed at 84 ft. with a 16 ft. concrete curbed median.
2. That the proposed boundary street at the east (and south) limits of the project shall be constructed to City Street standard No. ST-26 (68 ft. right-of-way curbed at 48 ft.) with sidewalk required only on the west side on initial construction.
3. That the initial construction at the applicants expense will require the installation of curb and gutter, sidewalk, widened paving and concrete median the entire length of the project as shown on the preliminary site plan and parcel map.
4. Additional street construction at developers expense adjacent to the

project site will be required as follows:

- a. Construction of curb and gutter, sidewalk, widened paving and concrete median on the south side of Lacey Blvd. from the east end of the project to the end of existing curb, gutter, sidewalk, and median on the east.
- b. Construction of a standard 20 ft. radius curb return on all four corners of the Lacey Blvd./12th Avenue intersection in the ultimate planned alignment.
- c. Widening of the west side of 12th Avenue to two travel lanes and a minimum 3 ft. wide shoulder from the intersection to the south end of the project plus additional transitional paving to the south as determined by the applicants engineer.
- d. Transitional paving on the east side of 12th Avenue from the south end of the required curb and gutter plus additional transitional paving to the south as determined by the applicants engineer.
- e. That the frontage along the south side of Lacey Boulevard, adjacent to the project site, be designated as a no parking area.

Sanitary Sewer:

1. That the applicant shall install all necessary sewer facilities to provide temporary sewage flow to the east into the existing sanitary sewer main.
2. That the temporary system shall be designed to allow connection and service into the future 30" sanitary sewer main in 12th Avenue.
3. That the applicant shall construct a sanitary sewer lift station to facilitate the temporary service to the east. The lift station shall be constructed to City Standards to provide a service capability of 450 gpm. The lift station shall be constructed within City

right-of-way and shall be dedicated to the City for permanent maintenance and operation.

4. That the applicant will be required to construct a 30" sanitary sewer trunk main along the entire frontage length of the project on 12th Avenue in conformance with the City's Sanitary Sewer Master Plan.
5. That the City will provide reimbursement agreements for future development shares of the sanitary sewer lift station and the 30" trunk main in 12th Avenue. The reimbursement for the lift station cost shall be based on proportional use. The reimbursements on the 30 inch trunk main shall not exceed 50% of the trunk main installation cost including materials.
6. That the applicant shall be required to pay Sanitary Sewer Connection Fees calculated at \$50/fixture unit payable upon issuance of a building permit. The applicant's architect or engineer shall provide the City with the total fixture unit count for calculation of the Sewer Connection Fee.
7. It is expected that this master plan will indicate the need for a major out fall line to both the north and south of the Lacey Blvd./12th Avenue intersection.
8. The applicant will be required to construct a major 30" trunk line along the entire frontage length of the project on 12th Avenue.

Storm Drainage:

1. That the applicant shall provide design plans for development of the storm drainage basin to the ultimate service needs as shown in the City's Storm Drainage Master Plan.
2. That the storm drainage basin be constructed to City standards to support all the drainage needs of this development and offered for dedication to the City for permanent maintenance and operation prior

to obtaining a Certificate of Occupancy.

3. That no on-site drainage will be permitted to terminate into 12th Avenue or Lacey Blvd. unless reclaimed by applicants storm drainage system. Drainage from the project boundary street is also required to be contained in the storm drainage basin.
4. That drainage from Lacey Blvd. and 12th Avenue roadways will be permitted into the existing city system if possible, otherwise provision for this disposal into the storm drainage basin facility will be required at applicants expense.
5. That the total cost associated with development of the storm basin shall be considered in determination of storm drainage fees assessed to developer as per City Ordinance.

Landscaping:

1. That the applicant is responsible for the installation of irrigation system and landscaping in the median islands on Lacey Blvd. and 12th Avenue fronting the entire project boundaries. The irrigation system plan must be approved by the City Park Superintendent.

Refuse:

1. That refuse enclosures be constructed to City standards and locations approved by the City Refuse Superintendent.
2. To reduce the amount and volume of solid waste generated by the proposed project, trash compactors shall be installed for the non exclusive use by the major department stores. Additionally, the applicant shall participate with the City to develop a recycling program.

BUILDING DEPARTMENT

1. That building permits must be obtained from the City Building Department for any structural, plumbing, electrical or mechanical work

being done.

2. That the size, as well as the building, be made accessible and usable by the handicapped in accordance with the State Handicap Regulations.
3. That detailed dimensioned plans be provided to the Building Department prior to obtaining construction permits.
4. That any commercial building will require plan and calculations signed by an architect or engineer licensed to practice in the State of California.
5. That a grease interceptor be installed as required by the Building Department.
6. That building setbacks and type of construction may require changes in building location or type of construction or both due to proximity of property line.
7. That recommendations contained in the project's Soils Engineering Report shall be followed and that all applicable City and State Codes relative to earthquake engineering shall be complied with.

EXPIRATION

1. The Planned Unit Development approval shall lapse and shall become void two (2) years following the date on which approval by the City Council became effective unless, prior to the expiration of two (2) years, a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion of the site or structures which were the subject of the site plan. Approval may be extended for an additional period or periods of one (1) year upon written application to the Planning Commission before expiration of the first approval (Sec. 9-4.1910) Hanford Municipal Code.

Passed and adopted at a regular meeting of the City Council of the City of

Hanford held on the 3rd day of April, 1990, by the following vote:

VOTING: AYES: Council Member LAKRITZ
BUFORD
BRIENO
LEHN

NOES: Council Member BARTEL

ABSTAIN: Council Member NONE

ABSENT: Council Member NONE

William G. Bartel
MAYOR

Attest: Dorothy A. Mattos
City Clerk

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

I, DOROTHY A. MATTOS, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the City Council of the City of Hanford at a regular meeting thereof held on the 3rd day of April, 1990.

Dated: April 3, 1990

Dorothy A. Mattos
City Clerk

RESOLUTION NO. 2025-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO PLANNED UNIT DEVELOPMENT NO. 0040-24, A REQUEST TO AMEND THE MASTER SITE PLAN FOR PLANNED UNIT DEVELOPMENT NO. 89-01 IN ORDER TO CREATE A NEW PAD SITE WITH NO STREET FRONTAGE FOR THE CONSTRUCTION OF A SHELL DRIVE-THRU RESTAURANT BUILDING AND ASSOCIATED IMPROVEMENTS IN THE C-R REGIONAL COMMERCIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 1673 W. LACEY BLVD. (APN 011-060-037).

At a regular meeting of the City of Hanford Planning Commission duly called and held on February 11, 2025 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Planned Unit Development No. 0040-24, a request to amend the master site plan for Planned Unit Development No. 89-01 in order to create a new pad site with no street frontage for the construction of a shell drive-thru restaurant building and associated improvements in the C-R Regional Commercial zone district has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.82 of the Hanford Municipal Code; and

WHEREAS, the project is located at 1673 W. Lacey Blvd. (APN 011-060-037); and

WHEREAS, the project will be developed, as shown on Site Plan Review No. 0095-24, attached as **Exhibit A**; and

WHEREAS, the various governmental department agencies, staff, and the Planning Commission have given careful consideration to this planned unit development and have made recommendations thereon; and

WHEREAS, the project is exempt from environmental review, per Section 15315 Minor Land Divisions and per 15303 New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared;

THEREFORE, BE IT RESOLVED, 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 17.82.060 of the Hanford Municipal Code:

1. The location and design of the planned unit development is in accordance with the purpose of this title.

Analysis: That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. The planned unit development amendment pertains to modifications of a 6.54-acre site, which exceeds the minimum site area for a planned unit development.

Planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. In certain

instances, the objectives of the municipal code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The amended planned unit development seeks to:

- ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;

In the C-R Regional Commercial zone district, a minimum 40 feet of street frontage is required, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County Recorder's office. Shared access is proposed and achieved through the planned unit development process. Since neither parcel will have a minimum lot frontage of 40 feet, access will be achieved with the agreement recorded with the Kings County Recorder's office to allow easements for parking, pedestrian, landscaping, and ingress and egress rights between the properties of the mall development. In accordance with Section 17.18.090 of the Hanford Municipal Code, wherever possible, developments in the C-R Regional Commercial zone district shall share driveways to minimize the number of driveways on public streets. By maintaining shared access drives between each parcel, the applicant is achieving a goal of the C-R Regional Commercial zone district.

The project is also a request to amend the master site plan for Planned Unit Development No. 89-01 in order to create a new pad site for the construction of a shell drive-thru restaurant building and associated improvements. As a condition of approval for Planned Unit Development 89-01, no expansion of use beyond the scope and nature described in the master site plan review which would tend to increase the projected scale of operations, shall be permitted except upon application for, and approval of, modification of this Planned Unit Development permit in compliance with all procedures and requirements therefor. The addition of the 3,400-square-foot drive-thru restaurant on a new pad site will modify the layout of the master site plan approved under the original planned unit development. The amendment will neither expand the boundaries of the existing planned unit development area nor modify any of the existing buildings. The development will reduce the number of parking spaces from approximately 2,195 to 2,155. However, as discussed above during review of the Tentative Parcel Map, only 1,478 parking spaces will be required with the construction of the drive-thru restaurant. The number of parking spaces provided will be more than the number of parking spaces required. The perimeter road will not be modified, which will maintain adequate circulation through the mall property. Shared access between each parcel will be maintained.

The design of Planned Unit Development No. 0040-24 is consistent with the objectives of Section 17.82.

2. The planned unit development is being proposed to achieve one or more of the objectives identified in Section 17.82.030.

Analysis: That the planned unit development is requested, in order to achieve the following objectives identified in Section 17.82.030:

- ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;

The project is also an amendment to the existing planned unit development for the mall development.

3. The location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare of the community to properties or improvements in the vicinity.

Analysis: That the amendment is located within an integrated shopping center located at the southeast corner of 12th Ave. and Lacey Blvd. The project is located in an area substantially surrounded by development. The location of the planned unit development amendment will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity. The site is designated for Regional Commercial development by the General Plan and has been evaluated for conformance with the standards of the Hanford Municipal Code. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents. The project has been reviewed by the various City departments, including the Public Works Department, Fire Department, and Building Division. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval.

4. The location and design of the planned unit development will not generate more traffic than the streets in the vicinity can carry without congestion, and will not overload utilities.

Analysis: That the project site encompasses a parcel of an existing integrated shopping center, which is developed. The project has been reviewed by the Public Works Department and improvements and conditions of approval have been placed on the project in order to mitigate the effects of the project on traffic, streets, and utilities.

5. That planned unit development's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desirable character consistent with the purpose of this title.

Analysis: That the project has been evaluated for consistency with the requirements of Section 17.18 of the Hanford Municipal Code for the C-R Regional Commercial zone district. All requirements for density, site area, dimensions, site coverage, yard space, height of structures, distance between structures, off-street parking and loading facilities, and landscaped areas have been met. The project will produce an environment of stable and desired character consistent with the purpose of this title.

6. The combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and will harmonize with the existing and proposed land uses in the vicinity.

Analysis: That the variety of uses will complement each other and harmonize with the existing and proposed land uses in the vicinity through shared site access. Although the resulting subdivision will create a parcel with no street frontage, access will be achieved with the agreement recorded with the Kings County Recorder's office to allow easements for parking, pedestrian, landscaping, and ingress and egress rights between the properties of the mall development. In accordance with Section 17.18.090 of the Hanford Municipal Code, wherever possible, developments in the C-R Regional Commercial zone district shall share driveways to minimize the number of driveways on public streets. By maintaining shared access drives between each parcel, the applicant is achieving a goal of the C-R Regional Commercial zone district. The use of a drive-thru restaurant is permitted in the C-R Regional Commercial zone

district. The existing structure on Parcel 1 was reviewed and approved for conformance with the General Plan at the time of development. Development of the proposed drive-thru restaurant was reviewed and conditionally approved by various City departments. Conditions of approval appear in the site plan review approval letter.

THEREFORE, BE IT RESOLVED that Planned Unit Development No. 0040-24 be approved, subject to the conditions of approval for Site Plan Review No. 0095-24, attached as **Exhibit B**, and the conditions below:

1. The applicant shall agree to defend, indemnify, and hold harmless the City and its officials, officers, contractors, consultants, attorneys, employees, and agents from any and all claim(s), action(s), challenge(s), or proceeding(s) (collectively referred to as "proceeding") brought against City or its officials, officers, contractors, consultants, attorneys, employees, or agents to challenge, attack, set aside, void, or annul: a. Any consideration of the applications by City or any approvals issued in connection with any of the applications; and/or b. Any action taken to provide environmental clearance under the California Environmental Quality Act of 1970. The Indemnity Agreement attached as **Exhibit C**, shall be executed and returned to the City within 14 days of the date of approval by the Planning Commission.
2. Any expansion of use beyond the scope and nature described in the master site plan review which would tend to increase the projected scale of operations, shall not be permitted except upon application for, and approval of, modification of this Planned Unit Development permit in compliance with all procedures and requirements therefor.
3. Project approval shall be subject to the conditions of approval for Planned Unit Development No. 89-01, attached as **Exhibit D**.

EXPIRATION

This Planned Unit Development permit shall become null and void two (2) years after the effective date of approval, unless, prior to the expiration, either a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion on the property that was the subject of the approved permit or the use for which the permit was approved has commenced. When any planned unit development permit that is approved in conjunction with a tentative subdivision map or parcel map pursuant to Title 16, the planned unit development shall not expire unless the tentative subdivision map or parcel map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the planned unit development permit. 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 Planning Commission of the City of Hanford by the following vote:

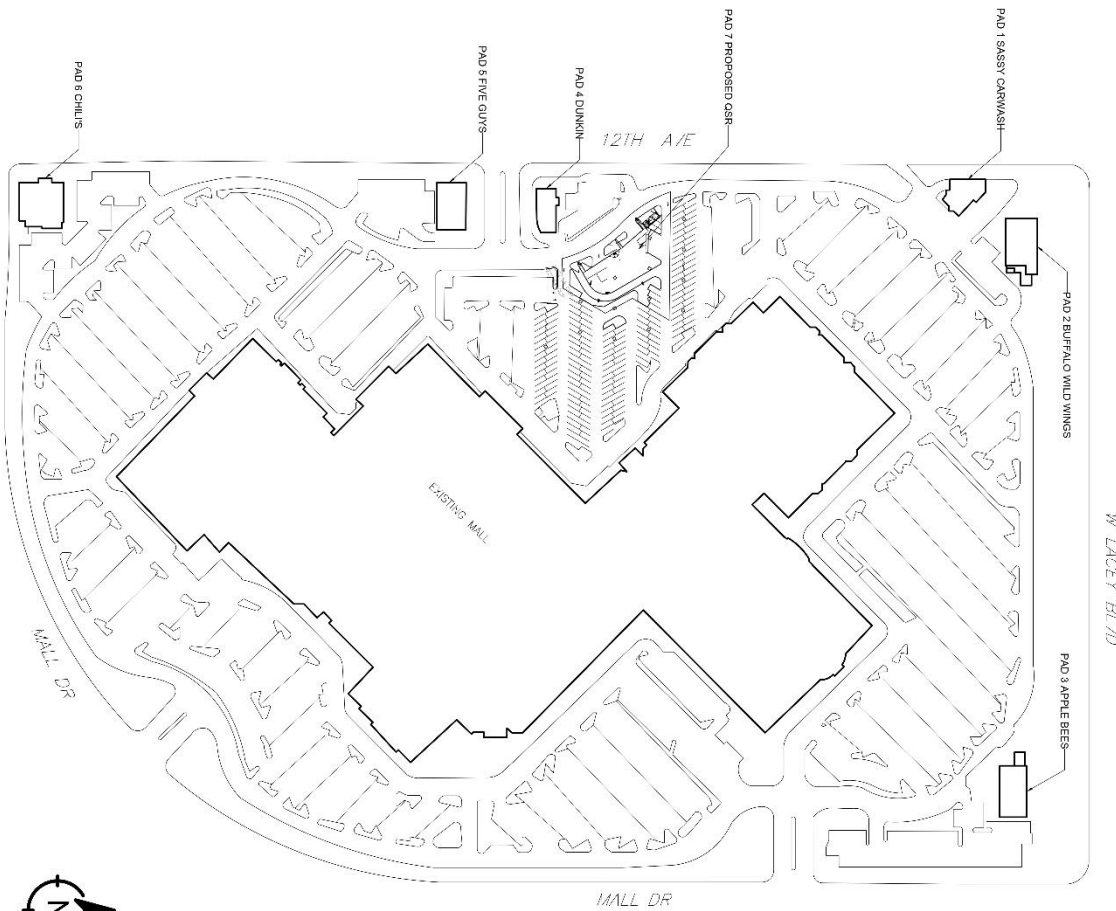
AYES: Commissioners
NOES: Commissioners
ABSTAIN: Commissioners
ABSENT: Commissioners

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

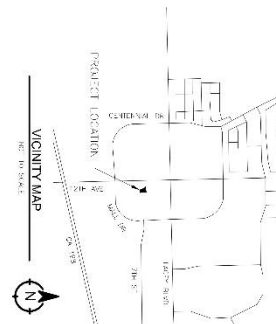
I, **Jason Waters**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 11th day of February 2025.

Jason Waters, Secretary

Exhibit A
Planned Unit Development No. 0040-24



Know what's below.
Call before you dig.



PROJECT INFO

PROJECT: 225706 1011 X 1017 3.10
OWNER: C. BEXX
DATE: 01-10-2017
PROJECT: 225706 1011 X 1017 3.10
OWNER: C. BEXX
DATE: 01-10-2017

BENCHMARK

BENCHMARK: 1011 X 1017 3.10
BENCHMARK: 1011 X 1017 3.10
BENCHMARK: 1011 X 1017 3.10
BENCHMARK: 1011 X 1017 3.10
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BASIS OF BEARINGS

BASIS OF BEARINGS: 1011 X 1017 3.10
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PARKING STALL COUNTS

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PARKING STALL COUNTS: 1011 X 1017 3.10

HANFORD MALL
PD SITE PLAN

VICE
VANG INC. CONSULTING ENGINEERS

4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM

NO.	DATE	BY



SHEET NO.
1 / 1
PROJECT
NUMBER
24-026

Exhibit B

Site Plan Review Approval Letter – Conditions of Approval



DATE: December 16, 2024

PROJECT: Site Plan Review SPR0095-24

APPLICANT: Ken Vang

LOCATION: 1673 W. Lacey Blvd. (APN 011-060-037)

PROPOSAL: New restaurant building

ZONING: C-R Regional Commercial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: April 24, 2024; October 16, 2024

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

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

- | | |
|--|--|
| ☒ Planning | ☒ Building |
| ☒ Fire | ☒ Public Works |
| ☒ Other: <u>Kings County Department of Public Health</u> | |

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

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

Signed,

Mark Manha

Mark Manha
Associate Planner, Community Development Department

December 16, 2024

DATE



EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070 and 17.70.080). **Exemption No. 2024-85**

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 SPR0095-24 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: April 24, 2024; October 16, 2024

SITE PLAN NUMBER: SPR0095-24

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):

- None.

Required Entitlements:

- Amendment to Planned Unit Development No. 89-01 (already applied)
- Tentative Parcel Map (already applied)

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. 0095-24 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.

- ☒ 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.
 - ☒ 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 10 parking spaces shall be maintained for the site, one of which is ADA-accessible, based on the ratio "1 space per 350 square feet" for an integrated shopping center.

Calculation:

$$3,400 \text{ sq. ft. of building space} \div 350 \text{ sq. ft.} = 9.71$$

9.71 rounds up to **10 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 140 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 0.56 acres = **140 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.

Temporary Fences: (Section 17.50.125)

- ☒ That a temporary fence shall be constructed of chain link or other such material approved by the Community Development Director and shall not be permanently affixed to the site.
- ☒ That a temporary fence shall be located on the site in such a manner as not to impede pedestrian or automobile traffic adjacent to the site.
- ☒ That a temporary fence placed to secure a construction, rehabilitation or demolition project on the site shall be removed when the project is completed.
- ☒ That a temporary fence placed for a reason other than to secure a construction, rehabilitation or demolition project on the site shall be removed after 90 days unless a temporary use permit is issued in accordance with Chapter 17.76 that allows a longer period of time.

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.

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

- ☒ That all uses with a drive-thru pick-up window shall meet the following standards:
 - ☒ Drive-thru lanes shall be located outside of all building setback areas and all required landscaped areas.
 - ☒ Drive-thru lanes shall be designed, located, and constructed in a manner that avoids trapping vehicle emissions in a confined space.
 - ☒ Drive-thru lanes shall be located a minimum of 50 feet from existing residential uses and from residential zone districts and must be separated from residential areas by buildings, extensively landscaped areas, or decorative block walls.
 - ☒ Drive-thru lanes shall be constructed with the necessary vehicle stacking capacity so that vehicles using the drive-thru lane do not overflow into the on-site parking aisles or public streets.
 - ☒ Drive-thru lanes shall be shielded in a manner approved by the City to eliminate vehicle headlight glare into adjoining land and on-coming traffic approaching the drive-thru site property.
 - ☒ The installation of a drive-thru pick-up window and associated improvements shall not reduce the number of required parking spaces below the minimum zoning requirement for parking upon the drive-thru site property.
 - ☒ Drive-thru lanes shall not be located adjacent to outdoor patio or eating areas.
 - ☒ Drive-thru lanes shall not block or interfere with access to parking lot spaces, and shall function independent of parking lots aisles.
 - ☒ Drive-thru lanes shall not extend onto adjoining property unless the owner of the drive-thru site property obtains a written easement or other irrevocable right from the adjoining landowner to construct improvements upon and use the adjoining property for the drive-thru use including, without limitations, the stacking of vehicles and the right to maintain, repair, replace and remove such improvements. The written document shall be executed by the owner of the drive-thru site property and the owner of the adjoining property and recorded against title to the adjoining property prior to commencement of construction of improvements upon the drive-thru site property.
 - ☒ A use with a single drive-thru lane shall accommodate a minimum of six (6) vehicle stacking spaces per lane with a minimum of four (4) stacking spaces before the ordering speaker and two (2) stacking spaces after the ordering speaker. Each vehicle stacking space in a drive-thru lane shall be a minimum of twenty (20) feet in length.
 - ☐ A use with drive-thru lanes on each side of the store (two (2) lanes) shall accommodate a minimum of four (4) vehicle stacking spaces per lane with a minimum of two (2) stacking

spaces before the ordering speaker and two (2) stacking spaces after the ordering speaker in each drive-thru lane. Each vehicle stacking space in a drive-thru lane shall be a minimum of twenty (20) feet in length.

- ☒ Speaker noise levels measured at the property line shall not exceed applicable City noise standards.
- ☒ That in addition to the development standards for all uses with drive-thru pick-up windows uses, a restaurant with a drive-thru pick-up window shall be located on a parcel at least one-half (1/2) acre in size or in a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than one-half (1/2) acre in size.

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
SPR0095-24
Drive-Thru Restaurant
12-11-24
1687 W Lacey Blvd

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

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

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

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

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.
7. That all special inspection reports be submitted to the Building Division prior to final inspection.
8. That all construction shall conform to **the Most Current Edition** (2022) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen
9. That Kings County Impact Fees shall apply at current rates.
10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
11. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
13. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2022 California Building Code.
14. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
15. That the address will be 1687 W Lacey Blvd.
16. 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 inspection please contact the building department at 559-585-2580

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

Plan review number: SPR0095-24

Address: 1673 West Lacey Blvd, Hanford, CA 93230

Plan Reviewer: Nikkie Chamberland

Date: 5-1-2024

The following are comments that are applicable and pertain to 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
- 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; call out closed hydrant to store structure
3. A hydrant will be required within 50' of Fire Department connection.

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



SPR0095-24 | 1673 W. LACEY BLVD | APN: 011060037000
MALL PARKING-LOT FAST FOOD RESTRUANT

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 on 12th Avenue per City Standard WA-14. If service and main are same size, then a "Tee" fitting is to be installed.
3. The developer shall furnish and install appropriate cross-connection and backflow prevention assemblies for all required water services, including (if needed) fire service lines. These assemblies must be tested and approved by a certified technician approved by the City of Hanford before occupancy. Copies of all backflow test results shall be submitted to the City of Hanford Utilities Division via email at backflows@hanfordca.gov.
4. 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 shall furnish, install and maintain a grease trap assembly on any sewer lateral receiving wastewater from food preparation facilities in conformance to City Standard Detail SS-32, if applicable.
3. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure per City Standard Detail GE-41 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 | UTILITIES MANAGER | NOVEMBER 18, 2024
900 SOUTH 10TH AVENUE HANFORD, CA 93230
559.585.2500 | WWW.HANFORD.CITY



**SPR0095-24 | 1673 W. LACEY BLVD | APN: 011060037000
MALL PARKING-LOT FAST FOOD RESTRUANT**

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.

SOILS REPORT REQUIREMENTS:

1. Copies of a preliminary soils' investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Utilities & Engineering and Building Departments for review prior to approval of the development improvement plans.
2. That a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Utilities & Engineering and Building Departments prior to acceptance of the development improvements or issuance of building permits, whichever occurs first.
3. That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.

DRAINAGE REQUIREMENTS:

1. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited. A temporary construction entrance shall incorporate SWPP BMP's. Rock, sediment, and other debris tracked into the City Street shall be cleaned up daily.
2. 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.

**ROBERT BUCHANAN | ASSISTANT ENGINEER | NOVEMBER 18, 2024
900 SOUTH 10TH AVENUE HANFORD, CA 93230
559.585.2500 | WWW.HANFORD.CITY**



SPR0095-24 | 1673 W. LACEY BLVD | APN: 011060037000
MALL PARKING-LOT FAST FOOD RESTRUANT

Engineering Division Comments

PARKING LOT REQUIREMENTS:

1. That the design and construction of the parking lot improvements shall conform to City Standards GE-29 and GE-32.
2. That the driveway providing access to the trash enclosure be constructed to comply with City Standard requirements for structural capacity to handle the trash trucks.

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.
(3,400sf Service Commercial, Restaurant w/Drive-thru within a Shopping Center – Site Area: 2.23 Acres).
- A. That the development is subject to a **\$94,122.30** Transportation Impact Mitigation Fee in accordance with City Resolution No. 98-56-R, or any revisions thereof.
- B. That the development is subject to a **\$5,066.00** Water System Impact Fee in accordance with City Resolution No. 98-54-R or any revisions thereof.
- C. That the development is subject to a **\$2,856.00** 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 subject to a **\$2,278.00** Fire Protection Impact Fee in accordance with City Resolution No. 98-52-R or any revisions thereof.
- F. That the development is subject to a **\$340.00** 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 **\$3,813.75** Refuse and Recycling Impact Fee in accordance with City Resolution No. 98-53-R or any revisions thereof. (2 cubic yard organic/green waste, 2 cubic yards recycle, 2 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.
- I. That the developer is subject to a **\$1,056.91** Sanitary Sewer 12 Ave Benefit District in accordance with City Resolution No. 92-25-R or any revisions thereof.

ROBERT BUCHANAN | ASSISTANT ENGINEER | NOVEMBER 18, 2024
900 SOUTH 10TH AVENUE HANFORD, CA 93230
559.585.2500 | WWW.HANFORD.CITY



SPR0095-24 | 1673 W. LACEY BLVD | APN: 011060037000
MALL PARKING-LOT FAST FOOD RESTRUANT

Refuse Division Comments

GENERAL REQUIREMENT:

1. A minimum of one (1) refuse enclosures, each with inside clear dimensions of 10' x 20', shall be constructed using masonry block with 6' high perimeter walls and shall include an additional 5' grease bin container area, conforming to City Standard GE-41. Also, must include 12" x 12" interior concrete curbs. A minimum 6" thick, 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of each enclosure, not exceeding a 1% slope in any direction. The floor of each enclosure shall have a slight slope (not exceeding 1%) toward a sanitary sewer drain inlet at the center of the enclosure floor. Each refuse enclosure shall have gates made of chain-link fencing with earth-tone color vinyl slats or other approved materials. The gated access points shall have a clear dimension of 10', and the grease bin container area shall have a 5' clear dimension. All enclosures shall be architecturally compatible with the surrounding buildings, and their locations must be approved by both the Utilities & Engineering and Building Departments.
2. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure per City Standard Detail GE-41 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 with, both hot and cold water will be required within the trash enclosure per City Standard Detail GE-41.
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 the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable).**
7. That all onsite vehicles drive aisles and parking lot areas subject to refuse truck use for trash enclosure access 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.

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.

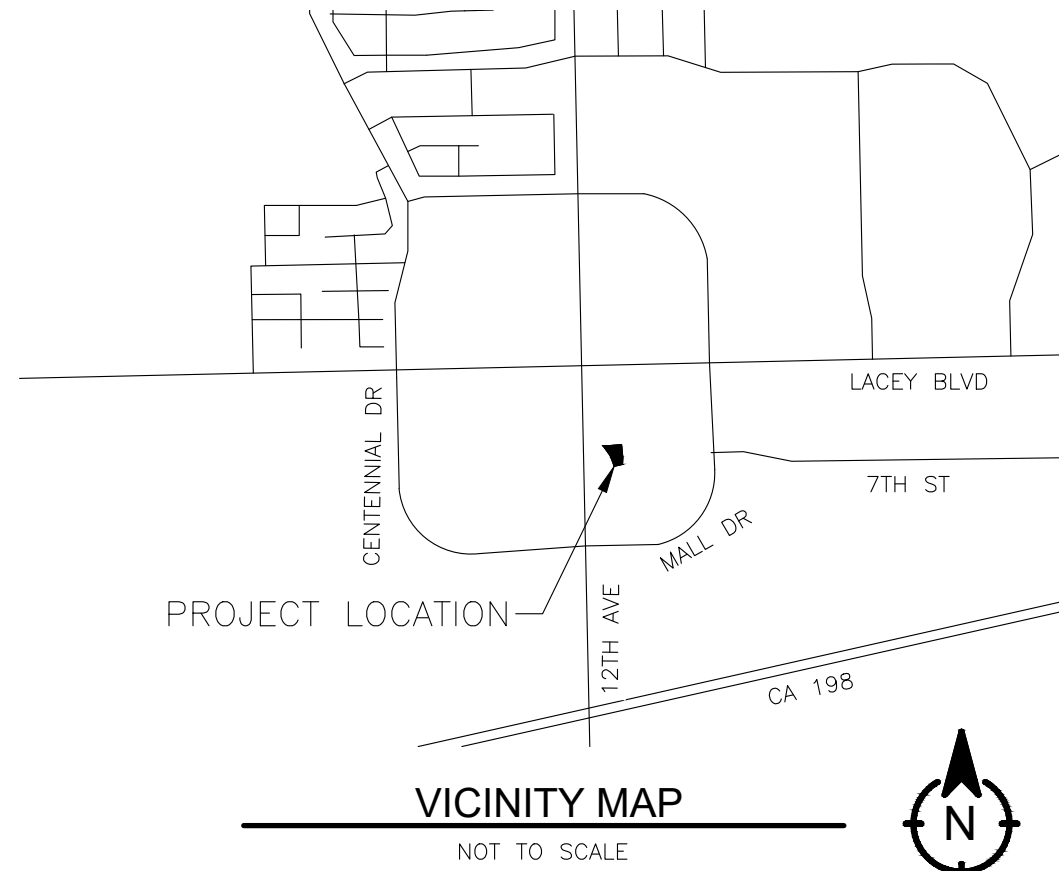
- **SPR0095-24**

Three complete sets of construction plans for the new facility must be submitted to Kings County Environmental Health Services for review and approval prior to beginning construction work. The plans must include sufficient information and detail to ensure the facility will comply with the California Retail Food Code, and must include cut sheets or other adequate descriptions of all proposed equipment. The plan submittal must include floor, plumbing, lighting, food equipment, and mechanical ventilation schedules of the kitchen, restroom, and food storage areas, as applicable. A plan check application must accompany the plan submittal. The application form can be obtained by contacting KCEHS at 559-584-1411 or via download from the Department's website at: <http://www.countyofkings.com/health/ehs/>. A plan check guidance document is also available at that site.

If it is an existing food building and no changes will occur, call our department for more information.



Know what's below.
Call before you dig.



PROJECT DATA:

PROJECT OWNER: MOISCE BELINOW
1673 WEST LACEY, LLC
9350 WILSHIRE BLVD SUITE 323
BEVERLY HILLS, CA 90212

PROJECT LOCATION: SOUTHEAST CORNER OF
LACEY BLVD AND 12TH AVE
IN HANFORD, CA

A.P.N. #: 011-060-037
GENERAL PLAN DESIGNATION: COMMERCIAL
ZONING: CTR
PROPOSED BUILDING = 3,400 SF

PARKING CALCULATION:
EXISTING PARKING STALLS= 55 STALLS
ADDED NEW STALLS= 12 STALLS
NEW STALLS= -43 STALLS
PARKING SPACES PROVIDED= 17 STALLS
PARKING SPACES REQUIRED= 17 STALLS
HANDICAP PARKING SPACES PROVIDED= 2 STALLS
HANDICAP PARKING SPACES REQUIRED= 2 STALLS
PARKING SPACE TO FLOOR AREA RATIO= 3400 SF/150= 23 SPACES PER SF

GENERAL NOTES

- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THIS SPECIAL PERMIT IS GRANTED, AND THE CONDITIONS IMPOSED, BASED UPON THE OPERATION STATEMENT PROVIDED BY THE APPLICANT. THE OPERATION STATEMENT IS MATERIAL TO THE ISSUANCE OF THIS SPECIAL PERMIT. UNLESS THE CONDITIONS OF APPROVAL SPECIFICALLY REQUIRE OPERATION INCONSISTENT WITH THE OPERATION STATEMENT, A NEW OR REVISED SPECIAL PERMIT IS REQUIRED IF THE OPERATION OF THIS ESTABLISHMENT CHANGES OR BECOMES INCONSISTENT WITH THE OPERATION STATEMENT. FAILURE TO OPERATE IN ACCORDANCE WITH THE CONDITIONS AND REQUIREMENTS IMPOSED MAY RESULT IN REVOCATION OF THE SPECIAL PERMIT OR ANY OTHER ENFORCEMENT REMEDY AVAILABLE UNDER THE LAW. THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLANS NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS OF THE CITY OF HANFORD PUBLIC WORKS DEPARTMENT
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL LAWS AND REGULATIONS.
- OWNERS AND PERSONS HAVING OWNERSHIP INTEREST IN BUSINESSES OPERATING IN THE CITY OF HANFORD (INCLUDING LEASING OUT ANY COMMERCIAL OR INDUSTRIAL PROPERTY, OR RENTING OUT FOUR OR MORE DWELLING UNITS) ARE REQUIRED BY THE HANFORD MUNICIPAL CODE TO OBTAIN A BUSINESS TAX CERTIFICATE. CONTACT THE CITY OF HANFORD FINANCE DEPARTMENT'S BUSINESS TAX DIVISION FOR MORE INFORMATION.
- ALL PROPOSED BUILDING(S) OR STRUCTURE(S) CONSTRUCTED ON THE PROPERTY MUST COMPLY WITH THE PREVAILING CALIFORNIA BUILDING CODE STANDARDS.
- ANY BUILDING MODIFICATIONS AND/OR ADDITIONS NOT INCLUDED WITH THIS APPLICATION ARE NOT APPROVED WITH THIS SPECIAL PERMIT AND WOULD BE SUBJECT TO A NEW SPECIAL PERMIT.
- FOR PROJECTS INITIATED IN RESPONSE TO CODE ENFORCEMENT ACTION, THE EXERCISE OF RIGHTS GRANTED BY THIS SPECIAL PERMIT MUST BE COMMENCED BY SIX MONTHS. COMPLETION OF THE PROJECT, INCLUDING IMPROVEMENTS, SHALL OCCUR BY 12 MONTHS.
- TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION ARE ALLOWED. ANY TEMPORARY FENCE SHALL BE ADEQUATELY SECURED AND CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND, VANDALISM, AND/OR CASUAL CONTACT BY THE GENERAL PUBLIC. THE CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD, WHICH MAY OCCUR AS A RESULT OF IMPROPER FENCE INSTALLATION OR DAMAGE TO THE FENCE.
- FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.
- NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE REQUIRED-LANDSCAPED AREAS, NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- PROVIDE SHADE CALCULATIONS ON THE LANDSCAPE PLAN FOR PARKING LOT SHADING IN ACCORDANCE WITH THE ATTACHED DEVELOPMENT DEPARTMENT, PERFORMANCE STANDARDS FOR PARKING LOT SHADING, INCLUDING TREE SPECIES AND TREE COUNTS.
- DISPERSE TREES OVER THE PARKING LOT AREA TO PROVIDE 50 PERCENT SHADING OF THE PARKING AREA SURFACE WITHIN 15 YEARS. (THIS REQUIREMENT MAY BE REDUCED TO 40 PERCENT FOR EXISTING DEVELOPMENT IF IT IS DEMONSTRATED THAT THE CONSTRAINTS OF AN EXISTING SITE WOULD MAKE IT IMPOSSIBLE TO MEET THE NORMAL STANDARDS.) TREES SHALL ALSO BE PLANTED IN THE REQUIRED LANDSCAPED AREA ALONG THE PERIPHERY OF THE DEVELOPMENT IN ORDER TO SHADE AND ENHANCE ADJACENT PROPERTY AND PUBLIC RIGHTS-OF-WAY. REFER TO THE ATTACHED "PERFORMANCE STANDARDS FOR PARKING LOT SHADING," FOR THE TREE LIST AND FURTHER DETAILS.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION. (INCLUDE THIS NOTE ON THE SITE AND LANDSCAPE PLANS.)
- A MINIMUM NUMBER OF ACCESSIBLE PARKING STALLS ARE REQUIRED FOR THE PROPOSED PROJECT PER STATE OF CALIFORNIA BUILDING CODE, "DEVELOPMENT REQUIREMENTS FOR HANDICAPPED ACCESSIBILITY."
- ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO

- HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS. DEPICT ALL PROPOSED LIGHTS ON THE SITE PLAN.
20. ALL FUTURE SIGNS SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PROPOSED BUILDING(S). PROVIDE A SET OF DRAWINGS, WITH DESCRIPTIVE INFORMATION, INCLUDING MATERIALS, DESIGN AND COLORS TO ALLOW FOR A PRELIMINARY ASSESSMENT OF THE FUTURE SIGNAGE. IT IS RECOMMENDED THAT YOU PROVIDE A COPY OF THE SIGNAGE EARLY IN THE PROJECT PROCESS TO ALLOW FOR STAFF COMMENT.
21. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. (INCLUDE THIS NOTE ON THE SITE PLAN.)
22. ALL PROPOSED SIGNS SHALL CONFORM TO THE CURRENT SIGN ORDINANCE. APPLICATIONS FOR A SIGN PERMIT AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT'S PUBLIC FRONT COUNTER OR ONLINE.
23. THERE SHALL BE ADEQUATE VEHICULAR ACCESS FROM A DEDICATED AND IMPROVED STREET OR ALLEY TO OFF-STREET PARKING AND LOADING FACILITIES ON THE PROPERTY REQUIRING OFF-STREET PARKING AND LOADING. VEHICULAR AND/OR PEDESTRIAN ACCESS SHALL BE PROVIDED AND SHALL REMAIN CLEAR AT ALL TIMES.
- WHEN A PROJECT INVOLVES ONE ACRE OR MORE OF CONSTRUCTION ACTIVITY (INCLUDING, BUT NOT LIMITED TO, GRADING) THE DEVELOPER IS REQUIRED TO OBTAIN A STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION, WITH A NOTICE OF INTENT (NOI) FILED PRIOR TO COMMENCEMENT OF ANY GRADING CONSTRUCTION ACTIVITY. CONTACT THE HANFORD OFFICE OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AT 559-445-6281 REGARDING THE REQUIRED NOI AND STORMWATER DISCHARGE PERMIT. ADDITIONAL INFORMATION ON CALIFORNIA'S CONSTRUCTION STORMWATER REGULATION MAY BE OBTAINED FROM THE WATER BOARD VIA THE INTERNET:
WWW.WATERBOARDS.CA.GOV/WATER_ISSUES/PROGRAMS/STORMWATER/CONSTRUCTION.SHTML
- HELPFUL INFORMATION FOR PREPARING AND IMPLEMENTING STORMWATER POLLUTION PREVENTION PLANS MAY ALSO BE OBTAINED FROM THE CALIFORNIA STORMWATER QUALITY ASSOCIATION VIA ITS WEBSITE, WWW.CASQA.ORG
- WHEN A PROJECT INVOLVES SPECIFIED NONRESIDENTIAL ACTIVITIES (CERTAIN COMMERCIAL AND INDUSTRIAL ACTIVITIES), AN ONGOING INDUSTRIAL STORMWATER DISCHARGE PERMIT IS ALSO REQUIRED. CONTACT THE HANFORD OFFICE OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AT 559-445-6281 TO FIND OUT WHETHER YOUR PROJECT/BUSINESS REQUIRES AN INDUSTRIAL STORMWATER DISCHARGE PERMIT, AND TO OBTAIN DETAILS ON SECURING THIS PERMIT. ADDITIONAL INFORMATION ON INDUSTRIAL STORMWATER REGULATIONS MAY BE OBTAINED FROM THE FOLLOWING WEBSITE:
WWW.WATERBOARDS.CA.GOV/WATER_ISSUES/PROGRAMS/STORMWATER/INDUSTRIAL.SHTML
- THE CALIFORNIA STORMWATER QUALITY ASSOCIATION HAS ADDITIONAL INFORMATION ON PREPARING STORMWATER POLLUTION PREVENTION PLANS FOR INDUSTRIAL ACTIVITIES (WWW.CASQA.ORG).
24. SCREEN ALL ROOF-MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHTS-OF-WAY. DEPICT ALL MECHANICAL EQUIPMENT ON SITE PLAN AND ELEVATIONS.
25. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY. (INCLUDE THIS NOTE ON THE SITE PLAN.)
26. IF THERE ARE SUSPECTED HUMAN REMAINS, THE HANFORD COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION. (INCLUDE THIS NOTE ON THE SITE PLAN.)
27. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED. (INCLUDE THIS NOTE ON THE SITE PLAN.)
28. CONNECTION TO A MUNICIPAL WATER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS OF APPROVAL FOR AN ALTERNATIVE WATER SUPPLY.
29. CONNECTION TO A MUNICIPAL CITY OF HANFORD SEWER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS FOR ALTERNATIVE WASTEWATER TREATMENT FACILITIES.
30. CITY OF HANFORD WATER AND SEWER CONNECTION CHARGE OBLIGATIONS APPLICABLE TO THIS PROJECT WILL BE COMPUTED DURING THE BUILDING CONSTRUCTION PLAN CHECK PROCESS AND SHALL BE PAYABLE AT TIME OF ISSUANCE OF BUILDING PERMIT UNLESS OTHER ARRANGEMENTS HAVE BEEN APPROVED TO DEFER SUCH PAYMENTS TO A LATER DATE.

LEGEND

- | | |
|-------|----------------------------|
| --- | PROPERTY LINE |
| --- | SECTION LINE |
| --- | RED PAINTED CURB |
| --- | EASEMENT |
| --- | EXISTING CURB |
| --- | PROPOSED CURB |
| | ACCESSIBLE PATH OF TRAVEL |
| [] | PROPOSED CONCRETE SIDEWALK |
| [] | PROPOSED PAVEMENT |
| [] | PROPOSED LANDSCAPING |
| → | DRAINAGE DIRECTION |

SITE NOTES

- OVER EXCAVATE THE SITE AS NEEDED TO REMOVE DEBRIS, ORGANICS AND FILLS THAT MAY BE LEFT FROM A PREVIOUS DEMOLISHED HOME. REPLACE FILLS AS NECESSARY WITH 90% COMPACTION. COMPACTION REPORT REQUIRED.
- SURFACE WATER SHALL BE DRAINED AWAY FROM THE BUILDING AT A 5% SLOPE FOR AT LEAST THE FIRST 10' FROM THE BUILDING CONCRETE PAD OR EXTERIOR FOUNDATION FOOTING WITH A MIN. FALL OF 6", CRC R401.3, CALGREEN 4.106.3
- PROVIDE A TWO PERCENT SLOPE AWAY FROM THE PROPOSED BUILDING FROM A MINIMUM OF FIVE FEET. FCCC 15.08.020
- IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING.
- LOT SHALL BE DRAINED FROM REAR TO FRONT W/ A MINIMUM OF 0.5% AND TO AN APPROVED DRAINAGE SYSTEM. INSTALLATION OF OBSTRUCTIONS, I.E., BLOCK FENCES, WOOD FENCES, ROCKS, LANDSCAPING, MOUNDS, ETC., CAN NOT BLOCK FLOW. ALL SITE GRADING OUTSIDE OF THE BUILDING ENVELOPE IS REQUIRED TO BE A MINIMUM OF 0.5% DIRECTED TOWARDS THE STREET.
- TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-624-2444.
- MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5%) WITHIN 48" OF THE BOTTOM OF THE CURB RAMP.

GENERAL FIRE PROTECTION NOTES

- IF APPLICABLE, AN ALL WEATHER FIRE APPARATUS ROAD TO A POINT NO FARTHER AWAY THAN 150 FEET FROM THE MOST REMOTE POINT OF THE STRUCTURE.
- THERE WILL BE MARKINGS FOR THE FIRE APPARATUS ACCESS LANES. THE LANES SHALL HAVE A 6 INCH WIDE RED STRIPE WITH 3 INCH TALL WHITE LETTERS STATING "NO PARKING-FIRE LANE", REPEATED EVERY 25 FEET ON CENTER.
- THERE WILL BE 12 INCH TALL STREET ADDRESS NUMBERS. IF ONE ADDRESS IS UTILIZED FOR THE ENTIRE PROPERTY THEN ALSO ASSIGN 6-8 INCH TALL BUILDING LETTER DESIGNATORS TO EACH BUILDING.
- PROVIDE AN EXTERIOR KNOX BOX ON THE GROUND FLOOR ADJACENT TO THE MAIN ENTRANCE AT A HEIGHT OF 6 FEET FROM GRADE. KEYS PLACED IN THE KNOX SHALL BE IDENTIFIED WITH A TAGOR LABEL.

REVISIONS	NO.	DATE	BY

4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM



CALIFORNIA

HANFORD MALL
COVER

CITY OF HANFORD

DATE:
11/18/2024

PROJ. ENGR:
LSV

PROJ. MNGR:
KYV

PREPARED FOR:
1673 WEST LACEY, LLC
9350 WILSHIRE BLVD
SUITE 323
BEVERLY HILLS, CA
90212

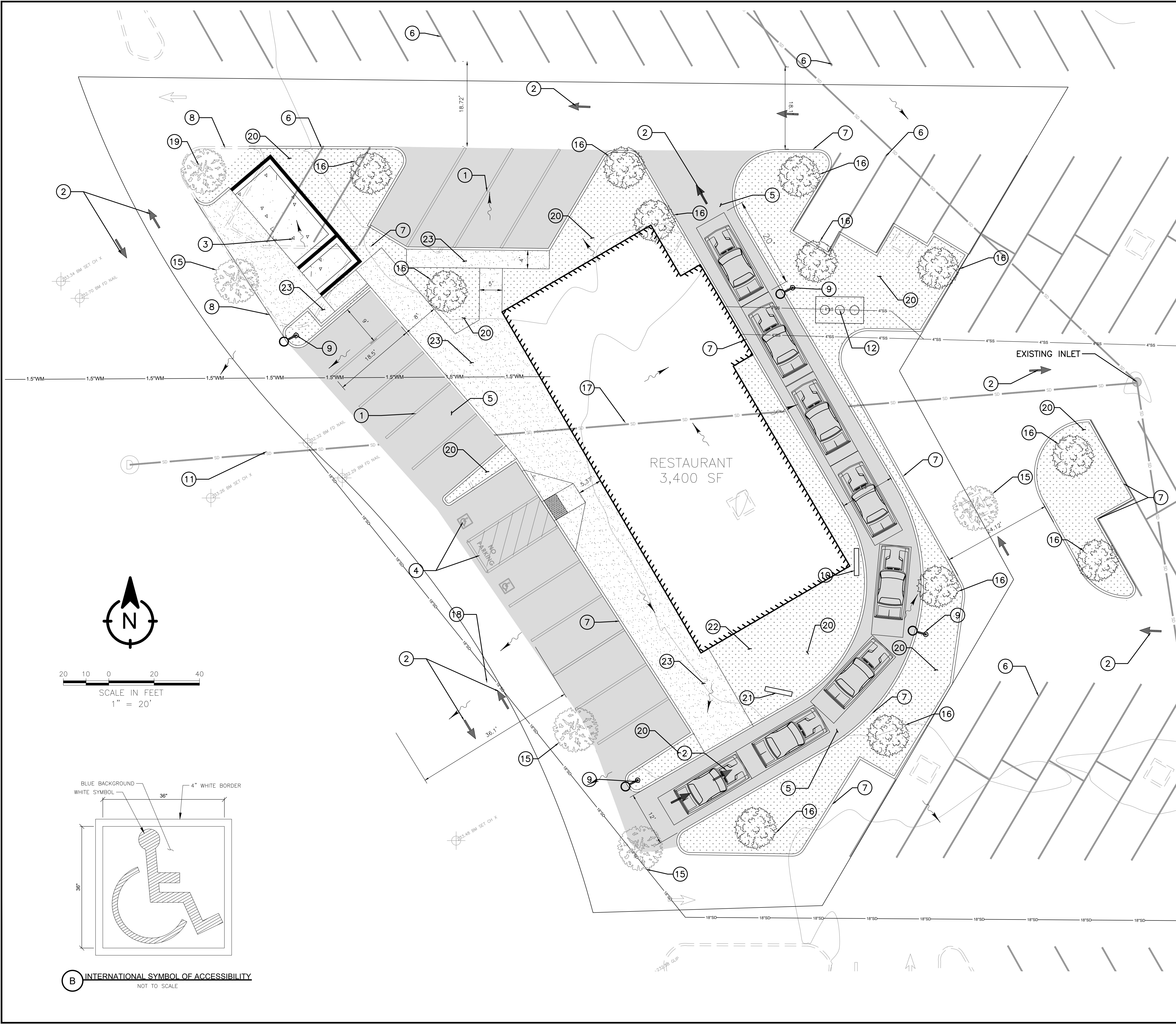


SHEET NO.

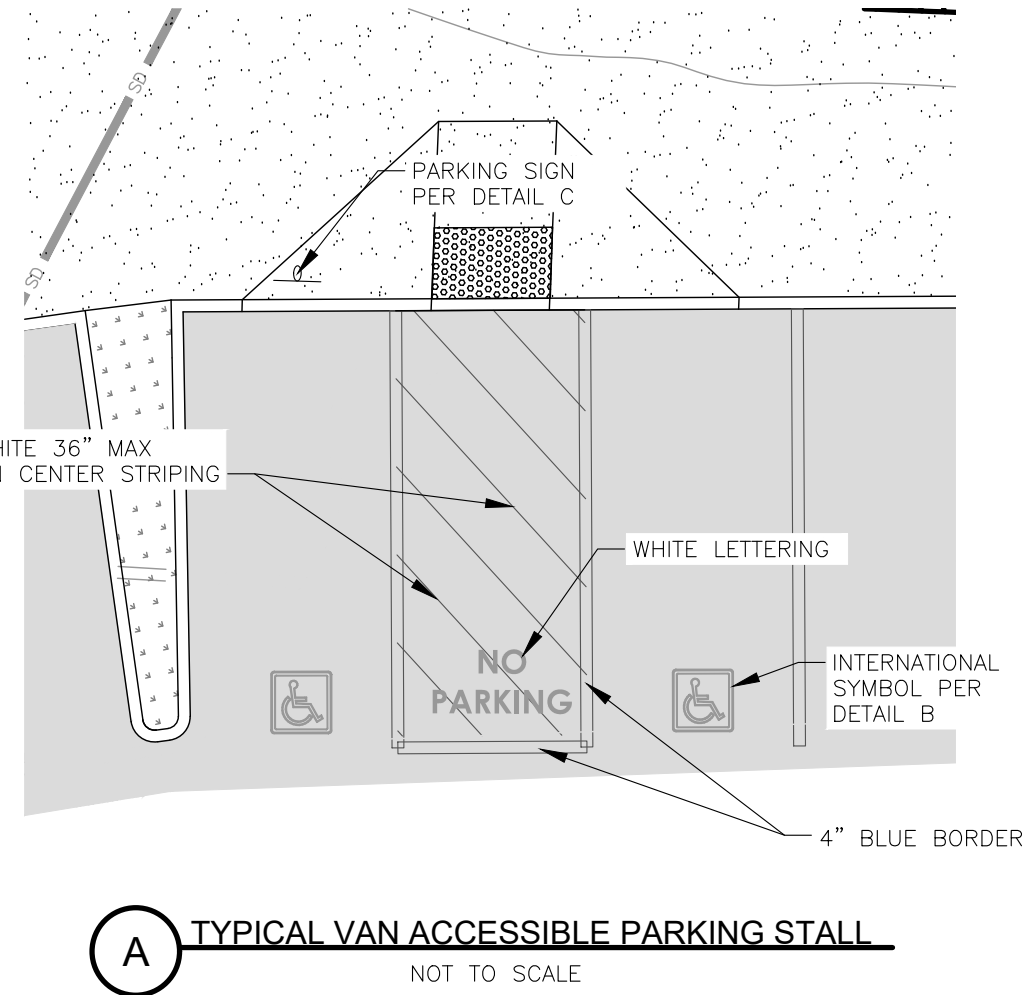
1 / 2

PROJECT
NUMBER

24-026



- KEYNOTES**
- 1 PROPOSED PAINTED PARKING STALL STRIPES
 - 2 PROPOSED PAINTED DIRECTIONAL ARROWS
 - 3 PROPOSED TRASH ENCLOSURE PER CITY OF HANFORD STD. GE-41
 - 4 PROPOSED VAN ACCESSIBLE PARKING SEE DETAIL A, B, & C
 - 5 PROPOSED AC PAVING PER P.W. STD. P-21, 22, & 23
 - 6 EXISTING PAINTED PARKING STALL TO REMAIN
 - 7 PROPOSED CONCRETE CURB PER CITY OF HANFORD STD. CO-17
 - 8 EXISTING CONCRETE CURB TO REMAIN
 - 9 PROPOSED ON-SITE LIGHT
 - 10 PROPOSED MENU BOARD AND SPEAKER/COMMUNICATIONS BOX
 - 11 INSTALL SEWER COVER, CONNECT TO EXISTING SEWER MAIN IN 12TH AVE
 - 12 PROPOSED GRATE SEPARATOR
 - 13 INSTALL WATER SERVICE, CONNECT TO EXISTING WATER MAIN IN 12TH AVE
 - 14 OPTIONAL FIRE SERVICE
 - 15 EXISTING TREE AND LANDSCAPING TO BE REMOVED
 - 16 PROPOSED TREE
 - 17 EXISTING SD PIPE TO BE REMOVED AND REROUTED
 - 18 PROPOSED STORM DRAIN PIPE
 - 19 EXISTING TREE TO REMAIN
 - 20 PROPOSED LANDSCAPE
 - 21 PROPOSED PREVIEW MENU BOARD
 - 22 PROPOSED OUTDOOR SEATING (340 SF)
 - 23 PROPOSED CONCRETE WALK

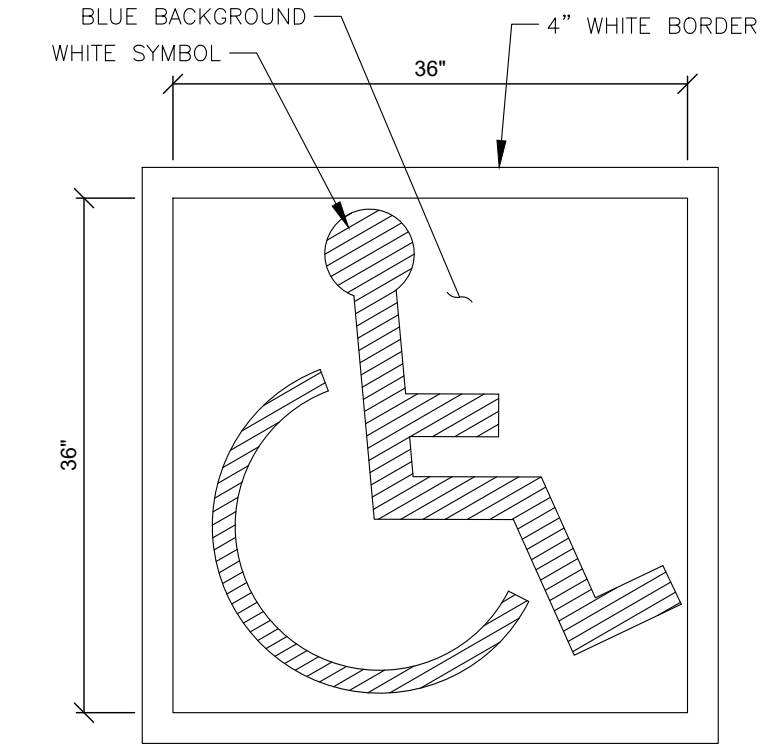
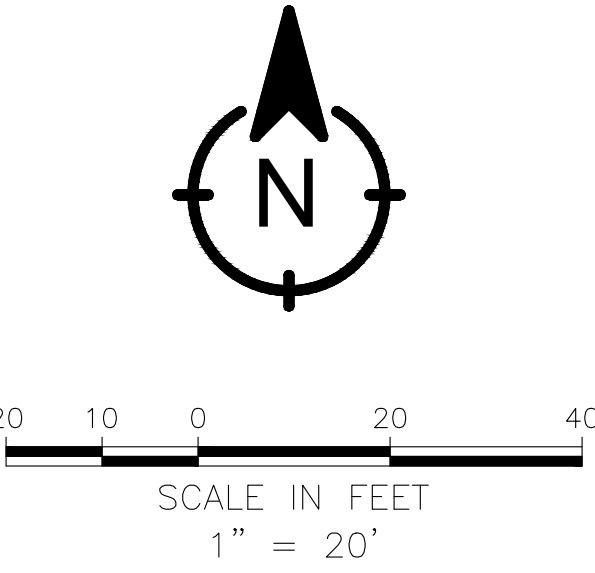


A TYPICAL VAN ACCESSIBLE PARKING STALL
NOT TO SCALE



- NOTES:**
- 1. THE CLEAR HEIGHT OF THE LOWEST PORTION OF THE LOWEST SIGN ON THE POLE SHALL BE A MINIMUM OF 80 INCHES ABOVE THE GROUND.
 - 2. THE TOP SIGN SHALL BE REFLECTORIZED AND A MINIMUM OF 24" X 12" AND SHALL CONSIST OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A DARK BLUE BACKGROUND.
 - 3. THE VAN ACCESSIBLE SPACE SHALL BE THE WESTERN STALL, AS INDICATED ON THE PLAN.
 - 4. THE SIGNAGE SHALL COMPLY WITH ALL REQUIREMENT SET FORTH IN THE 2022 CBC, SECTION 11B-502.6 AND 2014 MUTCD CALIFORNIA SUPPLEMENT.

C SIGN AND SYMBOLS OF ACCESSIBILITY
NOT TO SCALE



B INTERNATIONAL SYMBOL OF ACCESSIBILITY
NOT TO SCALE

REVISIONS	NO.	DATE	BY
4010 N CHESTNUT DIAGONAL AVE STE 101 FRESNO, CA 93726 (559) 775-0023 FAX: (559) 775-0016 WWW.VICE-ENGR.COM			
VICE VANG INC. CONSULTING ENGINEERS			
CALIFORNIA			
HANFORD MALL SITE PLAN			
CITY OF HANFORD			
DATE: 11/18/2024			
PROJ. ENGR: LSV			
PROJ. MNGR: KYV			
PREPARED FOR: 1673 WEST LACEY, LLC 9350 WILSHIRE BLVD SUITE 323 BEVERLY HILLS, CA 90212			
REGISTERED PROFESSIONAL ENGINEER FENG YING VANG 11/18/24 NO. C-63824 Kathy CIVIL STATE OF CALIFORNIA			
SHEET NO. 2 / 2			
PROJECT NUMBER 24-026			

Exhibit C
Indemnification Agreement

AGREEMENT TO INDEMNIFY, DEFEND, AND HOLD HARMLESS

_____ (name) ("Applicant") submitted an application to the City of Hanford ("City") Community Development Department on _____, 20____ for the following development approval(s): _____ ("Project").

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Applicant hereby expressly agrees in connection with the processing of Applicant's Project application(s) to each and every one of the following terms and conditions:

1. Applicant agrees, as part of and in connection with each and any of the Project's applications, to defend, indemnify, and hold harmless the City and its officials, officers, contractors, consultants, attorneys, employees, and agents from any and all claim(s), action(s), challenge(s), or proceeding(s) (collectively referred to as "proceeding") brought against City or its officials, officers, contractors, consultants, attorneys, employees, or agents to challenge, attack, set aside, void, or annul:
 - a. Any consideration of the applications by City or any approvals issued in connection with any of the applications; and/or
 - b. Any action taken to provide environmental clearance under the California Environmental Quality Act of 1970.
2. Applicant's duty to indemnify, defend, and hold the City harmless includes, but is not limited to, damages, judgments, fees and/or costs awarded against or incurred by City, and costs of suit, claim, or litigation, including, without limitation, attorneys' fees and other costs, liabilities, and expenses incurred in connection with any proceeding, whether incurred by Applicant, City, and/or parties initiating or involved in such proceeding. Applicant's obligations to defend, indemnify, and hold City and its officials, officers, contractors, consultants, attorneys, employees, and agents harmless shall include, but are not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, attorneys' fees, expert witness fees, court costs, the amount of any judgment or award against City for damages, losses, litigation costs, and attorneys' fee arising out of a suit or challenge related to the Project, including, without limitation, the Project's environmental documents and mitigation plan, and the costs of any settlement addressing damages, litigation costs, and attorneys' fees to be paid to other parties.
3. Applicant covenants that, to the maximum extent permitted by law, all liabilities directly or indirectly associated with the Project's applications and any related proceeding, including, without limitation, City's costs, expenses, and other liabilities associated with or resulting from a proceeding, be the sole financial responsibility of Applicant.
4. City may, at any time, require Applicant to advance funds in the form of a deposit and/or reimburse City for costs that will or have been, or for which City reasonably anticipates will be, incurred by City during the course of any proceeding. If City requires a deposit, City may require the payment of addition funds if City determines that the deposit will be exhausted before the proceeding is concluded; City may condition the continuance of its ongoing work regarding the Project, including, without limitation, work associated with the proceeding, on receipt of funds from Applicant.
5. All work, including, without limitation, work associated with the proceeding, may be suspended by City if funds are not deposited or reimbursed by the Applicant as required hereunder. Failure to receive funds from the Applicant within thirty (30) calendar days of City's written notice to Applicant shall cause the Project's applications to be deemed irrevocably withdrawn, and Applicant shall file new applications and pay the associated administrative fees if Applicant desires to pursue the Project.
6. Applicant agrees to indemnify City for all of City's costs, fees, and damages incurred in enforcing the provisions of this Agreement.
7. If, after the commencement and/or conclusion of the proceeding, Applicant intends to continue with the Project, Applicant shall defend, indemnify and hold City and its officials, officers, contractors, consultants, attorneys, employees, and agents harmless from and for all costs and fees incurred for additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an environmental impact report, negative declaration, specific plan, or general plan amendment) if deemed necessary by City or made necessary by said proceeding.
8. In the event that Applicant is required to defend City in connection with a proceeding, City shall have and retain the right to:
 - a. Select the counsel to so defend City, including, without limitation, the City Attorneys' Office; and
 - b. Approve all significant decisions concerning the manner in which the defense is conducted; and
 - c. Approve any and all settlements, which approval shall not be unreasonably withheld.
9. City shall also have and retains the right to not participate in the defense offered during a proceeding, except that City

agrees to reasonably cooperate with Applicant in the defense. If the City Attorney participates in the proceeding as part of City's cooperation, the provisions of Section 4 above shall apply.

10. Applicant's defense and indemnification of City set forth herein shall remain in full force and effect throughout all stages of any proceeding, including any and all appeals of a lower court judgment.

After review and consideration of all of the foregoing terms and conditions, Applicant, by signature below, hereby agrees to be bound by and to fully and timely comply with all of the foregoing terms and conditions.

SIGNATORY NAME:	EMAIL:
FIRM NAME (if applicable):	PHONE:
SIGNATORY'S TITLE (e.g., partner, president, etc.):	
ADDRESS:	
SIGNATURE:	
By: _____	_____
	DATE

SIGNATORY NAME:	EMAIL:
FIRM NAME (if applicable):	PHONE:
SIGNATORY'S TITLE (e.g., partner, president, etc.):	
ADDRESS:	
SIGNATURE:	
By: _____	_____
	DATE

SIGNATORY NAME:	EMAIL:
FIRM NAME (if applicable):	PHONE:
SIGNATORY'S TITLE (e.g., partner, president, etc.):	
ADDRESS:	
SIGNATURE:	
By: _____	_____
	DATE

By signing this application, you acknowledge that you are the property owner, the legally authorized agent of the property owner, or other authorized signatory as allowed by law.

OFFICE USE ONLY		
INTAKE DATE:	BY:	PAID: \$
COMMENTS:		

Exhibit D
Planned Unit Development No. 89-01 – Conditions of Approval

RESOLUTION NO. 90-15-R

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD GRANTING
PLANNED UNIT DEVELOPMENT NO. 89-01 FILED BY CRUMPLER & KRUGER

WHEREAS, Planned Unit Development No. 89-01 was filed by Crumpler & Kruger requesting the approval of a 450,000 sq. ft. shopping center by the City Council as a Planned Unit Development in accordance with the provisions of Section 9-4.2007 of the Hanford Municipal Code and described as:

Property located at the southeast corner of Lacey Blvd. and 12th Avenue consisting of approximately 45 acres.

WHEREAS, the Planning Commission of the City of Hanford after a public hearing before said Planning Commission which was duly noticed, recommended approval of said Planned Unit Development No. 89-01, and

WHEREAS, a public hearing was held on said application before the City Council of the City of Hanford on April 3, 1990, after published notice of said hearing, under the provisions of Section 65654 of the Government Code, and

WHEREAS, the City Council has reviewed the EIR for the Hanford Mall and comments to the Draft EIR and determined that the document adequately considers the project impacts to the environment, and

WHEREAS, the EIR for this project describes the impact of the change in character from agricultural land and open space to high density commercial retail, as well as the increase in regional emissions of ozone precursors (hydrocarbons, oxides of nitrogen), particulates and carbon monoxide due to the development as unavoidable adverse impacts. However, the Planning Commission has recommended to the City Council approval of "Overriding Consideration" as part of its approval of the project because the benefits of the proposed project outweigh the unavoidable adverse

environmental effects and thus the adverse environmental effects may be considered "acceptable", and

WHEREAS, the mitigation measures addressed in the EIR and stated in the staff report are incorporated as mitigation measures (for this project), and

WHEREAS, the mitigation measures stated in the staff report and further explained in the EIR reduces impacts to less than significant, and

NOW, THEREFORE, on motion of Council Member LAKRITZ, seconded by Council Member BUFORD, the following resolution was adopted:

IT IS HEREBY RESOLVED on the basis of the application and the evidence submitted, the City Council hereby makes the following findings required by the Hanford Municipal Code:

1. That the proposed Planned Unit Development is consistent with the goals and objectives of the elements of the General Plan.
2. That the establishment, maintenance or operation of the use and/or structures applied for will not be under the circumstances of this particular case, detrimental to health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use, or detrimental or injurious to properties and improvements in the neighborhood or to the general welfare of the City.
3. That the proposed Planned Unit Development addresses the potential problem caused by increased project runoff as identified in the EIR. The potential problem of increase project runoff has been mitigated or avoided.
4. That the Planned Unit Development addresses the possibility that the development may create unacceptable noise. Potential noise problems

have been mitigated or avoided.

5. That the Planned Unit Development addresses potential traffic problems as identified in the EIR. The potential problems of increased traffic have been mitigated or avoided.
6. That the Planned Unit Development addresses potential air quality impacts as identified in the EIR. The potential problem of deterioration of air quality have been mitigated or avoided, or have been the subject of a statement of overriding consideration.
7. That the Planned Unit Development addresses potential water impacts as identified in the EIR. The potential problem of water service has been mitigated or avoided.
8. That the Planned Unit Development addresses potential problems created by sewage disposal. The potential problems of sewage disposal have been mitigated or avoided.
9. That the Planned Unit Development addresses potential solid waste problems as identified in the EIR. The potential problems of solid waste have been mitigated or avoided.
10. That the Planned Unit Development addresses potential lighting problems as identified in the EIR. The potential problems of lighting annoyances have been mitigated or avoided.
11. That the Planned Unit Development addresses potential aesthetic problems as identified in the EIR. The potential problems of aesthetics have been mitigated or avoided.
12. That the Planned Unit Development provides for parking areas having adequate ingress and egress to public streets, adequate amount of parking space, sufficient room for turning and maneuvering vehicles and barriers where needed for safety or protect property.

IT IS FURTHER RESOLVED that Planned Unit Development No. 89-01 be

approved subject to the following conditions:

PLANNING

General:

1. Applicant shall hold the City of Hanford and all of its Departments, officers, agents and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of, the development, construction or operation of the project by any person, firm or corporation, public or private, and from the cost and expense of defending the same including attorneys fees.
2. That approval of this Planned Unit Development does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, Fees or other City Ordinances in effect at the time of the building permit issuance.
3. That all approved proposals of the applicant be conditions of development if not mentioned herein.
4. That prior to submitting plans for building permits, applicant shall submit three (3) full size copies of the site plan for addressing, and also one (1) site plan (reduced or drawn to scale) on a 8 1/2" x 11" sheet of paper to the Building Department for addressing, along with name, mailing address and phone number of the person to contact. One copy will be returned with addresses assigned. These addresses are to be incorporated in all future plans, i.e., site plan, floor plans, site utility plan, electrical plan, floor framing plan, roof framing plan, engineering calculations, off-site improvement plans and other plans for which the City of Hanford determines that addressing is required.
5. That six copies of a revised site plan incorporating all changes must be submitted to the Community Development Department for final

- approval before building permits may be issued. The outlying building pads are subject to further approval.
6. That the site be developed according to the approved master site plan with minor modifications and development of the future out pads or future Sears store location to be approved by the Community Development Department.
 7. That no occupancy of any building and/or structure shall be permitted which is not in substantial compliance with approved plans excepting upon specific review and approval of any "as built" modifications by the authorizing City body (City Council, Planning Commission or Community Development Department or other appropriate city departments).
 8. That five working days prior to any use of the project site, or business activity being conducted, or finalization of the building permit, an occupancy application is to be submitted to determine that all conditions of approval contained herein are completed to the satisfaction of the City.
 9. That any phased occupancy of the project shall be coordinated through the Community Development Department. Temporary occupancies may be granted once the site is "Safe" for the general public. As a condition of temporary occupancy financial security will normally be required in an amount of one and one-half (1.5) time the value of any remaining work. A timetable for completion of the work will also be submitted with any aspect hereof.
 10. That no expansion of use beyond the scope and nature described in the master site plan review which would tend to increase the projected scale of operations, shall be permitted except upon application for,

and approval of, modification of this Planned Unit Development permit in compliance with all procedures and requirements therefor.

11. That the developer shall be responsible for all actions of his contractors and subcontractors during the course of any work occurring on the site.
12. That during the site construction, any public streets fronting the project shall be kept clear of any construction or landscaping debris and shall not be used as a storage area for equipment, materials, or other items.
13. That the developer shall designate, in writing before starting work, an authorized representative who shall have complete authority to represent and to act for the developer. Said authorized representative or his designate shall be present at the site of the work at all times while work is actually in progress on the development. During periods when work is suspended, arrangements acceptable to the City Building Official shall be made for any emergency work which may be required.

Special Requirements:

1. That the mall with two anchors be under construction prior to building permits being issued for any building pad in order to be in conformance with the General Plan policy requiring 10 acres to be developed for the initial phase of construction with 5 acre increments thereafter.
2. That the tenants are to provide transit incentives, such as, car or van pool programs for mall employees and that the developer provide designated car pool parking area on the site.
3. That bicycle racks be installed at the mall and building pads with amount, size and location to be determined by the Community

Development Department.

4. That the mall owners encourage tenants of the center to fill job openings from local sources. This could be facilitated by providing a listing of local employment agencies from the State Employment Department in Hanford and/or newspaper advertisements.
5. That the developer provide a bus stop and shelter compatible with the architectural design of the mall. Location will be determined prior to building permits being issued.
6. That the applicant pay up to a \$65,000 maximum one time fee for the purchase of a transit bus to be used by Kings Area Rapid Transit within the City of Hanford to offset air pollution caused by this project. This bus will also provide an incentive for shoppers at 12th Avenue and Lacey Boulevard to shop in the downtown district and other existing retail centers. Therefore, the bus is to be a unique vehicle such as a trolley or cable car in appearance and is to be used on a fixed route to shuttle shoppers from one retail area to the other and not used for general transportation uses to residential areas.
7. That the developer shall abandon all existing water wells on the site, if any, per California Department of Health requirements.
8. That the developer agrees to the design of the drainage basin with the future residential development, if proposed, so that it may be used as a landscaped open space area.

Signing:

1. That all signing, including specific text and style shall be submitted to the Community Development Department for approval.
2. That address numbers using individual numbers consistent with the Centers Signing Program shall be installed on all anchor stores and shall be with letters not less than 6 inches in height with a

contrasting background.

3. That the applicant shall post signs at all entrances to the shopping center regarding the enforcement of traffic and parking regulations.
4. That signing for the parking lot shall include marked handicap spaces, compact car designations, marked travel lanes, no parking areas, loading zones and entrance and exit designations as required by the City Engineer.
5. That all new traffic signs and road markings adjacent to the development within the right-of-way shall be provided by the developer in accordance with the standards and specifications of the City of Hanford.

Architectural Conditions:

1. That the shopping center be developed in accordance with the architectural renderings, color and materials pallet approved with this Planned Unit Development.
2. That buildings developed on all building pads and main anchor stores be architecturally designed with a color and material scheme compatible with the balance of the shopping center.
3. That the same compatible architectural materials and styles be used on the anchor building pads and outlying building pads, and that these buildings be reviewed by the Historic Resources Commission for their recommendations, as to such compatibility with the balance of the shopping center.

Environmental:

1. That the mitigation measures contained in the final staff report are incorporated as conditions of this planned unit development.
2. That the developer, department, agency and/or city commissions are responsible for monitoring the mitigation measures as stated in the

staff report.

3. That the developer shall pay an environmental mitigation fee for cumulative road impacts prior to the issuance of building permits. Preliminary estimate of the fee is \$800,000 less the actual cost of the eligible street construction.

Archeological:

1. That if any archeological resources are discovered during the construction, the contractor shall stop excavation and notify the Community Development Department for appropriate action or mitigation measures.

Landscaping:

1. That landscape and irrigation plans be submitted for approval by the Community Development Department and City Parks Superintendent prior to building permits being issued. Said plans are subject to the following:
 - a. That the final landscape plan follow the conceptual plans approved by the Community Development Department which requires the addition of several more trees within the parking areas.
 - b. That the shrubs and ground cover be identified on the plan.
 - c. That detail plans for the proposed perimeter landscaping be provided.
 - d. That irrigation and landscape plans for median islands on 12th Avenue and Lacey Blvd. fronting the mall be provided.
2. That all proposed landscaping is to be allowed to grow to maturity and continually maintained after planting. Such maintenance is to include pruning, weeding, cleaning, fertilizing and regular watering. Dead and dying plants are to be replaced with other plant materials to insure compliance with landscaping requirements.

3. That a 6 inch high, 6 inch wide concrete curb be placed between the paved area and the landscape areas.
4. That all outlying building pads not proposed to be constructed with the initial project shall be provided with turf and an automatic irrigation system if the outlying building pads are not developed within one year. During the one year interim the pads are to be maintained free of weeds and debris in a dust free manner.
5. That the applicant is responsible for the installation of irrigation system and landscaping in the median islands on 12th Avenue and Lacey Blvd. fronting the shopping center development.

Off-Street Parking:

1. That a minimum of 3 off-street parking spaces for 1,000 sq. ft. of gross leasable area, and 15 handicap spaces be installed in accordance with City standards.
2. That the maximum number of compact car parking spaces is limited to 30 percent of the total parking spaces required.
3. That the proposed parking areas be properly signed, paved and paint striped as required by the City Engineer.
4. That the parking area be paved with a minimum of 2 inch A.C. paving over a 4 inch aggregate base with a report furnished by a Civil Engineer as to being constructed to the approved parking and drainage plan.
5. That concrete wheel stops or curbs be provided in the parking area next to any landscaping and/or pedestrians areas.
6. That no repair work or servicing of vehicles shall be conducted in an off street loading area or parking area.
7. That if the property is divided, the applicant shall have recorded (with the Kings County Recorder) a joint access and parking agreement

running with the land providing for reciprocal access and parking within the shopping center.

Loading Spaces:

1. That the loading berths be not less than 35 ft. in length and 12 ft. in width and have an overhead clearance of not less than 14 ft.
2. That bumper pads be provided where needed for safety or to protect the building and/or loading dock.
3. That the loading berth visible from adjacent streets shall be screened by a solid wall, fence or landscaping not less than 7 ft. in height.
4. That no commercial repair work or servicing of vehicles shall be conducted in an off street loading area.

Fencing and Walls:

1. That all mechanical equipment at ground level be secured with a solid fence and lockable gate.

Screening:

1. That all outside storage be screened by a solid 6 ft. high fence and that any items stored in this area not be higher than the fence.
2. That all roof-mounted equipment shall be architecturally screened or located as to not be visible from ground level. Any roof-mounted equipment shall be specifically identified with the plans submitted for building permit approval.
3. That no outside storage of equipment or material for sale is permitted on the site without prior city approval.

Utilities:

1. That the local gas, electric, and telephone companies be contacted for exact location of services.
2. That any alterations or relocations of utilities not be the responsibility of the City.

3. That all existing and new utilities be underground along the street frontage and within the site.
4. That the overhead utility lines along 12th Avenue be underground along the mall property frontage.

Lighting:

1. That the project lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be treated so as not to illuminate adjacent residential districts.
2. That perimeter lighting shall include illumination of parking areas, loading docks and driveways.

Noise:

1. That construction equipment shall be muffled during the development of the project, and construction activities involving loud outdoor activities shall not be allowed before 6:00 a.m. or after 6:00 p.m.
2. That noise from fixed mechanical equipment when measured at the property line meet the Hanford Noise Element Standards.

Dust Control:

1. That the applicant shall utilize accepted construction practices in development of the site, including watering of soil surfaces and frequent clean up of soil carried onto roadways. To help control dust emissions during construction, construction and hauling equipment shall be kept in proper working order.

Security:

1. That the shopping center, as needed, or when requested by the Police Department, shall provide its own security force which will provide security for the buildings and site one hour before business hours,

during business hours, and one hour after business hours.

2. That it is recommended that a silent burglar alarm be installed and directly connected to the Police Department alarm board.
3. That the landscaping be designed and maintained to prevent access to the roof of the structure by climbing of the trees and bushes.
4. That in order to provide for reasonable municipal protection during all phases of construction, the developer shall maintain pedestrian and vehicular access to all buildings to the satisfaction of the Fire Department, Police Department, and City Building Official.
5. That the Police Department be contacted for instructions to properly secure the business against robbery and burglary.

FINANCE DEPARTMENT

1. That a Certificate of Occupancy and business license is required before each establishment is open to the public.

KINGS COUNTY HEALTH DEPARTMENT

1. That an air pollution permit to construct and operate is required for any underground storage tank.
2. That plans for any food service facility must be approved by the Health Department. A food vending permit will be required.
3. That any underground storage tank containing hazardous material will require an authority to construct and operate by the Kings County Environmental Health Department.

FIRE DEPARTMENT

General:

1. That building plans be reviewed by the Fire Department to make an adequate fire protection determination.
2. That all other alternative fire protection systems in lieu of the standard listed below be approved by the Fire Department.

3. That the mall be designed and constructed under the mall section of the 1988 Uniform Building Code.

Fire Extinguishers:

1. That 10 lb. ABC Fire Extinguishers be mounted and recessed in cabinets where required by the applicable codes and ordinances.
2. That fire extinguishing systems shall be installed in all hoods in food preparation areas.

Sprinkler:

1. That sprinkler plans be submitted and approved by the Fire Department prior to issuance of building permits.
2. That all buildings are to be sprinklered.
3. That additional sprinkler heads at a 6 foot (6') intervals at anchor store and mall area openings on both sides be installed.
4. That a loop water system can be utilized to feed all sprinkler risers with pumper connections located at curb line of City street, within 100 ft. of fire hydrant.
5. That all sprinkler system risers will be monitored at Kings County Central Dispatch.
6. That the developer provide a dedicated room, with outside entrance only, equipped with a lock (as specified by the Fire Department) for location of the sprinkler system riser and alarm control panels. Within this room a fire alarm detection panel is required with the exact location to be determined by the Fire Department.
7. That fire alarm zone panels are to be located on outside walls of each major anchor stores that will indicate the area of trouble.

Storage Tanks:

1. That a permit from the Fire Department is required for installation of any storage tanks.

Emergency Access:

1. That an all-weather 20 ft. (20') wide access road, approved by the Fire Department, be provided before construction commences.
2. That a fire lane be established around the perimeter of the mall, with a minimum width of 25 feet (25').
3. That emergency access roads be identified by signs as required by the Fire Marshal.

Fire Hydrant:

1. That water mains and fire hydrants be installed prior to construction, unless otherwise approved by the Fire Department.
2. That on-site fire hydrants will discharge a minimum of 1500 gpm. Size of main to be determined by a registered engineer to provide an area fire flow of 2500 gpm.
3. That all on-site fire hydrants are to meet city standards.
4. That fire hydrant protection posts will be required around fire hydrants in order to protect the fire hydrant from vehicle damage.
5. That fire hydrant locators (blue dots) will be required at all fire hydrants as located by the City Fire Marshal.

Other:

1. That recessed Knox Boxes be located at all main building entrances.
2. That undeveloped portions of the parcel are required to be cleared and controlled of weeds. No vehicle parking shall be allowed in undeveloped areas of the site except as approved by the City.

PUBLIC WORKS DEPARTMENT

General:

1. That the applicant comply with the City of Hanford Public Works Construction 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 in the right-of-way be obtained from the Public Works Department.

Maps and Plans:

1. That the developer shall submit to the City Engineer, a set of construction plans on 24" x 36" sheets for all required off-site improvements. These plans shall be prepared by a registered civil engineer, and shall include a site plan showing trash enclosure locations and an overall site utility plan showing locations and sizes of sewer and water mains, laterals, manholes, meters, valves, hydrants, etc. All plans shall be approved by the City and all other involved agencies prior to the release of the 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 one (1) reproducible and two (2) blue-line copies of the approved set of construction plans, and three (3) 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 (1) blue-line copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING".
4. That complete plans must be submitted to the City Engineer for approval for each change or phase. Any revisions or phasing of this project will require additional reviews to determine specific conditions for each phase of change.

Water:

1. That the water system shall be designed and constructed to City of Hanford Standards and Specifications to provide fire flow demand as required by the City Fire Department.
2. That the applicant install a minimum 8" water line in the mall road from Lacey Blvd. to 12th Avenue.
3. That a cross connection control device be installed as required by the Utility Superintendent.
4. That water meters be installed to City standards and located within the right-of-way.

Street Lighting:

1. That a marbelite street light system be installed by the developer on 12th Avenue, Lacey Blvd. and mall perimeter road at developers expense. The system shall be installed to City standards and spacing with exact location of the lights to be determined.
2. That a conduit be placed to the median islands along 12th Avenue, as well as Lacey Blvd., to each tree in order to provide electricity to the median islands and to the trees.

Proposed Entryways:

1. That left turn movements shall be limited to the intersections of the proposed boundary street with Lacey Blvd. and with 12th Avenue and to the major entryway located near the middle of the complex south of Lacey Blvd. on 12th Avenue. This entryway is to be constructed to City standard street section with a minimum width of 40 ft. and 20 ft. curb returns. All other entryways will be limited to right turns only.

Traffic Signals and Traffic Circulation:

1. That signalization of the Lacey Blvd/12th Avenue intersection will be required. The applicant shall pay the entire cost for design and

construction of a traffic actuated signal system designed by a registered traffic engineer for approval of the City Engineer. The applicant shall be entitled to future partial reimbursement in an amount to be determined.

2. That signalization of entryways into the project, including the intersections of the boundary streets with Lacey Blvd. and 12th Avenue, will be the total responsibility of the applicant with reimbursement by others will be expected if other developments utilize the signals. Subject systems must also be designed by a registered traffic engineer for City approval.
3. That the design of the signal system(s) by the applicants registered traffic engineer shall include an analysis and recommendation as to the proper vehicular storage and median transition lengths at each left turn location.

Streets:

1. That Lacey Blvd. and 12th Avenue shall be designed and constructed to City of Hanford standards and specifications (major arterial street, standard ST-20). Both arterials will have an ultimate 100 ft. right-of-way curbed at 84 ft. with a 16 ft. concrete curbed median.
2. That the proposed boundary street at the east (and south) limits of the project shall be constructed to City Street standard No. ST-26 (68 ft. right-of-way curbed at 48 ft.) with sidewalk required only on the west side on initial construction.
3. That the initial construction at the applicants expense will require the installation of curb and gutter, sidewalk, widened paving and concrete median the entire length of the project as shown on the preliminary site plan and parcel map.
4. Additional street construction at developers expense adjacent to the

project site will be required as follows:

- a. Construction of curb and gutter, sidewalk, widened paving and concrete median on the south side of Lacey Blvd. from the east end of the project to the end of existing curb, gutter, sidewalk, and median on the east.
- b. Construction of a standard 20 ft. radius curb return on all four corners of the Lacey Blvd./12th Avenue intersection in the ultimate planned alignment.
- c. Widening of the west side of 12th Avenue to two travel lanes and a minimum 3 ft. wide shoulder from the intersection to the south end of the project plus additional transitional paving to the south as determined by the applicants engineer.
- d. Transitional paving on the east side of 12th Avenue from the south end of the required curb and gutter plus additional transitional paving to the south as determined by the applicants engineer.
- e. That the frontage along the south side of Lacey Boulevard, adjacent to the project site, be designated as a no parking area.

Sanitary Sewer:

1. That the applicant shall install all necessary sewer facilities to provide temporary sewage flow to the east into the existing sanitary sewer main.
2. That the temporary system shall be designed to allow connection and service into the future 30" sanitary sewer main in 12th Avenue.
3. That the applicant shall construct a sanitary sewer lift station to facilitate the temporary service to the east. The lift station shall be constructed to City Standards to provide a service capability of 450 gpm. The lift station shall be constructed within City

right-of-way and shall be dedicated to the City for permanent maintenance and operation.

4. That the applicant will be required to construct a 30" sanitary sewer trunk main along the entire frontage length of the project on 12th Avenue in conformance with the City's Sanitary Sewer Master Plan.
5. That the City will provide reimbursement agreements for future development shares of the sanitary sewer lift station and the 30" trunk main in 12th Avenue. The reimbursement for the lift station cost shall be based on proportional use. The reimbursements on the 30 inch trunk main shall not exceed 50% of the trunk main installation cost including materials.
6. That the applicant shall be required to pay Sanitary Sewer Connection Fees calculated at \$50/fixture unit payable upon issuance of a building permit. The applicant's architect or engineer shall provide the City with the total fixture unit count for calculation of the Sewer Connection Fee.
7. It is expected that this master plan will indicate the need for a major out fall line to both the north and south of the Lacey Blvd./12th Avenue intersection.
8. The applicant will be required to construct a major 30" trunk line along the entire frontage length of the project on 12th Avenue.

Storm Drainage:

1. That the applicant shall provide design plans for development of the storm drainage basin to the ultimate service needs as shown in the City's Storm Drainage Master Plan.
2. That the storm drainage basin be constructed to City standards to support all the drainage needs of this development and offered for dedication to the City for permanent maintenance and operation prior

to obtaining a Certificate of Occupancy.

3. That no on-site drainage will be permitted to terminate into 12th Avenue or Lacey Blvd. unless reclaimed by applicants storm drainage system. Drainage from the project boundary street is also required to be contained in the storm drainage basin.
4. That drainage from Lacey Blvd. and 12th Avenue roadways will be permitted into the existing city system if possible, otherwise provision for this disposal into the storm drainage basin facility will be required at applicants expense.
5. That the total cost associated with development of the storm basin shall be considered in determination of storm drainage fees assessed to developer as per City Ordinance.

Landscaping:

1. That the applicant is responsible for the installation of irrigation system and landscaping in the median islands on Lacey Blvd. and 12th Avenue fronting the entire project boundaries. The irrigation system plan must be approved by the City Park Superintendent.

Refuse:

1. That refuse enclosures be constructed to City standards and locations approved by the City Refuse Superintendent.
2. To reduce the amount and volume of solid waste generated by the proposed project, trash compactors shall be installed for the non exclusive use by the major department stores. Additionally, the applicant shall participate with the City to develop a recycling program.

BUILDING DEPARTMENT

1. That building permits must be obtained from the City Building Department for any structural, plumbing, electrical or mechanical work

being done.

2. That the size, as well as the building, be made accessible and usable by the handicapped in accordance with the State Handicap Regulations.
3. That detailed dimensioned plans be provided to the Building Department prior to obtaining construction permits.
4. That any commercial building will require plan and calculations signed by an architect or engineer licensed to practice in the State of California.
5. That a grease interceptor be installed as required by the Building Department.
6. That building setbacks and type of construction may require changes in building location or type of construction or both due to proximity of property line.
7. That recommendations contained in the project's Soils Engineering Report shall be followed and that all applicable City and State Codes relative to earthquake engineering shall be complied with.

EXPIRATION

1. The Planned Unit Development approval shall lapse and shall become void two (2) years following the date on which approval by the City Council became effective unless, prior to the expiration of two (2) years, a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion of the site or structures which were the subject of the site plan. Approval may be extended for an additional period or periods of one (1) year upon written application to the Planning Commission before expiration of the first approval (Sec. 9-4.1910) Hanford Municipal Code.

Passed and adopted at a regular meeting of the City Council of the City of

Hanford held on the 3rd day of April, 1990, by the following vote:

VOTING: AYES: Council Member LAKRITZ
BUFORD
BRIENO
LEHN

NOES: Council Member BARTEL

ABSTAIN: Council Member NONE

ABSENT: Council Member NONE

William G. Bartel
MAYOR

Attest: Dorothy A. Mattos
City Clerk

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

I, DOROTHY A. MATTOS, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the City Council of the City of Hanford at a regular meeting thereof held on the 3rd day of April, 1990.

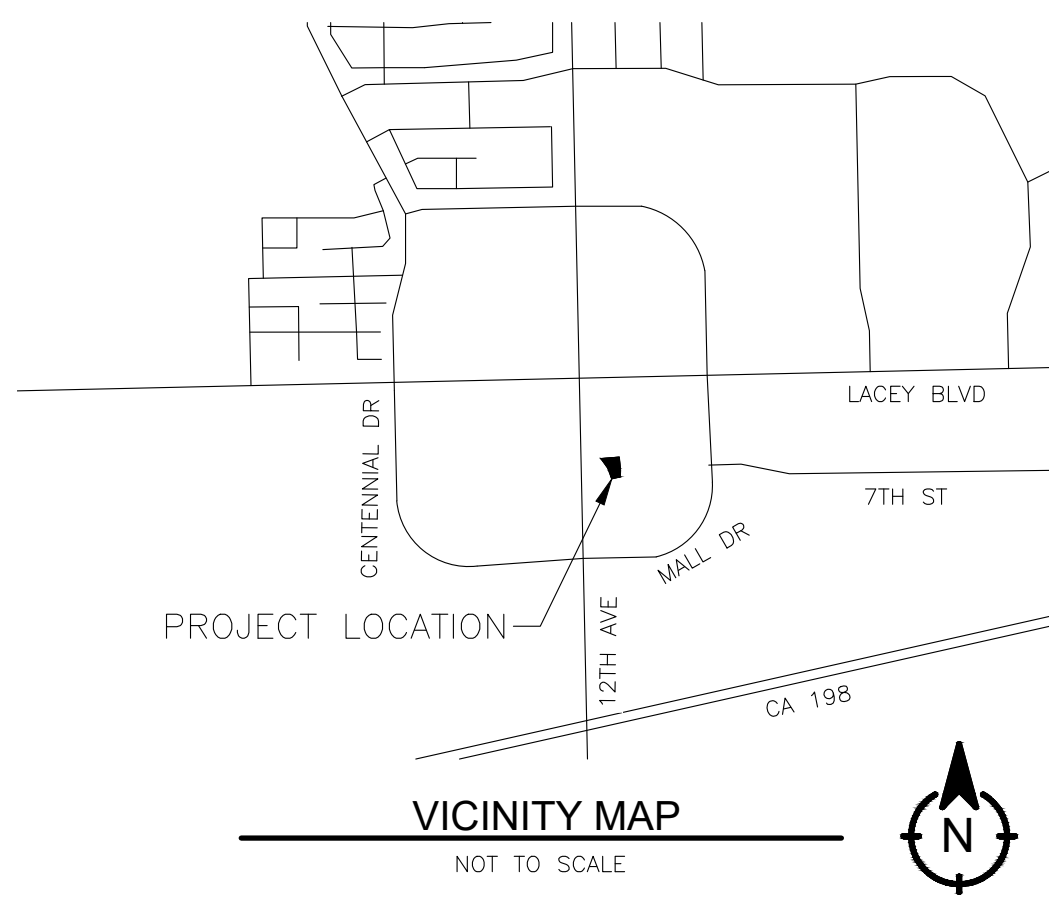
Dated: April 3, 1990

Dorothy A. Mattos
City Clerk

TENTATIVE PARCEL MAP 2024-

BEING A PORTION OF PARCEL 'H', FILED IN BOOK 12,
PAGE 76 OF PARCEL MAPS, CITY OF HANFORD, COUNTY
OF KINGS, STATE OF CALIFORNIA

W. LACEY
BOULEVARD



LEGEND

- PROPERTY BOUNDARY
- CENTERLINE/SECTION LINE
- EASEMENT
- PROPOSED PROPERTY LINE
- DRAINAGE DIRECTION

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HANFORD, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
PARCEL H OF THAT CERTAIN PARCEL MAP FILED ON FEBRUARY 14, 1992, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, IN BOOK 12 AT PAGE 76 OF PARCEL MAPS, KINGS COUNTY RECORDS, AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL OIL, GAS, HYDROCARBON AND OTHER ASSOCIATED SUBSTANCES LYING AT A DEPTH OF FIVE HUNDRED (500) FEET OR MORE BELOW THE SURFACE OF THE LAND HEREINABOVE DESCRIBED; PROVIDED HOWEVER, THE RIGHTS SO RESERVED SHALL NOT INCLUDE THE RIGHT TO USE OR OCCUPY THE SURFACE OR ANY PORTION THEREOF, AS EXCEPTED AND RESERVED IN DEED RECORDED ON FEBRUARY 14, 1992 IN OFFICIAL RECORDS, AS DOCUMENT NO. 9202367.

PARCEL 2:
ALL THOSE CERTAIN EASEMENTS FOR PARKING, PEDESTRIAN, LANDSCAPING AND INGRESS AND EGRESS RIGHTS AS SET FORTH IN THAT CERTAIN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT, EXECUTED BY AND BETWEEN HANFORD MALL ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP, GOTTSCHALKS, INC., A DELAWARE CORPORATION AND MERVYN'S, A CALIFORNIA CORPORATION AND RECORDED ON FEBRUARY 14, 1992 IN OFFICIAL RECORDS, KINGS COUNTY, AS DOCUMENT NO. 9202373, AND AMENDED BY AMENDED AND RESTATED CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED ON SEPTEMBER 16, 1999, AS INSTRUMENT NO. 99-19777, OF OFFICIAL RECORDS.

BASIS OF BEARINGS:

WEST LINE OF THE NORTHWEST 1/4 OF SECTION 35 18/21 BEARS NORTH 0°35'50" EAST, PER MAP RECORDED IN BOOK 7 OF PARCEL MAPS, AT PAGE 4, KINGS COUNTY RECORDS

BENCHMARK:

CITY OF HANFORD BENCHMARK 174

BRASS CAP 1 FOOT PLUS OR MINUS EAST OF CURB RETURN AT SOUTHEAST CORNER OF INTERSECTION OF MALL DRIVE AND SEVENTH STREET

ELEV: 234.22

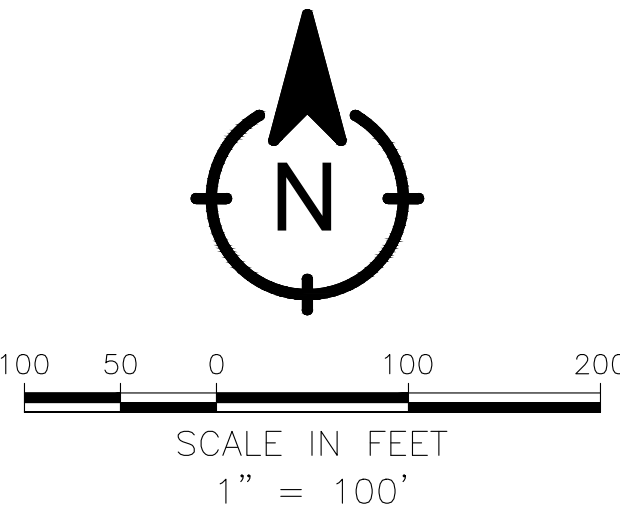
PROJECT INFO:

PROJECT LOCATION:	SOUTHEAST CORNER OF LACEY BLVD AND 12TH AVE IN HANFORD, CA
APN#:	011-060-037
PROJECT OWNER:	MOISCE BELINOW 1673 WEST LACEY, LLC 9350 WILSHIRE BLVD SUITE 323 BEVERLY HILLS, CA 90212
GROSS AREA:	6.54 ACRES
NET AREA:	6.54 ACRES
EXISTING ZONING:	REGIONAL COMMERCIAL

NOTES

- GENERAL PLAN LAND USE DESIGNATION: REGIONAL COMMERCIAL
EXISTING ZONING: REGIONAL COMMERCIAL
PROPOSED ZONING: REGIONAL COMMERCIAL
EXISTING USE: REGIONAL COMMERCIAL
- ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH FRESNO COUNTY ZONING CODES.
- ALL UTILITY SERVICES ARE PROPOSED TO BE PROVIDED BY THE FOLLOWING AGENCIES:

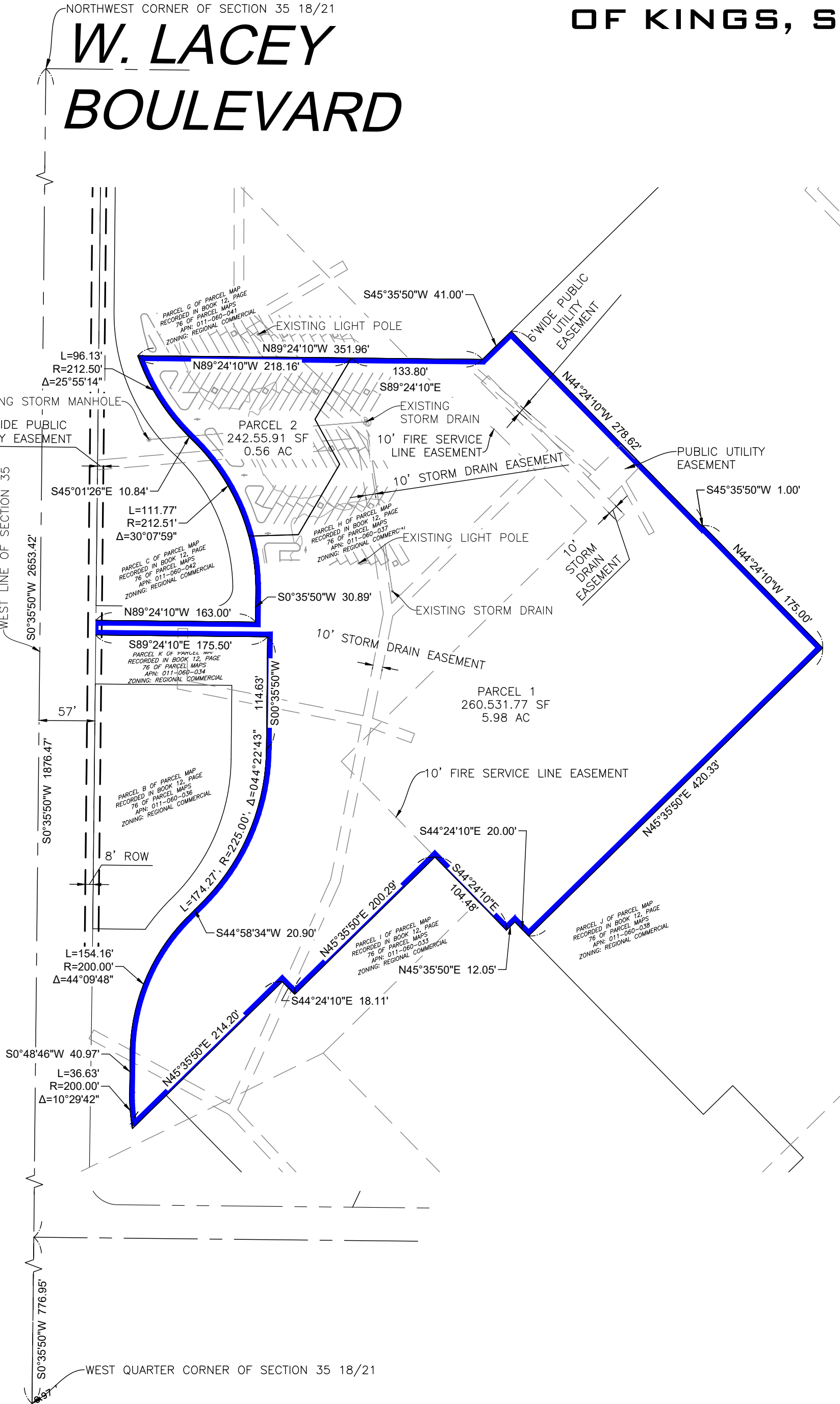
SANITARY SEWER	CITY OF HANFORD
STORM DRAINAGE	CITY OF HANFORD
DOMESTIC WATER	CITY OF HANFORD
FIRE PROTECTION	CITY OF HANFORD
ELECTRICITY	PG&E
GAS	PG&E
TELEPHONE	AT&T
CABLE	COMCAST
WASTE DISPOSAL	CITY OF HANFORD
- NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
- EXISTING SEWER, WATER, OTHER UNDERGROUND UTILITIES, STORM SEWER, STREETLIGHTS, GUTTER, CURB, SIDEWALK, AND PERMANENT PAVEMENT, SHALL REMAIN. NO PROPOSED IMPROVEMENTS.
- EXISTING TREES TO REMAIN WITHIN BOUNDARY.



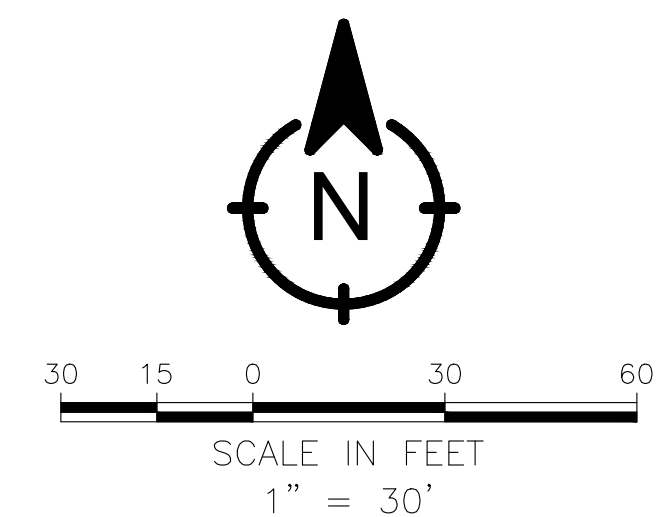
4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM

SHEET NO.
1 / 2

12TH AVENUE



12TH AVENUE



	PROPERTY BOUNDARY
	CENTERLINE/SECTION LINE
	EASEMENT
	PROPOSED PROPERTY LINE
	DRAINAGE DIRECTION



4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726

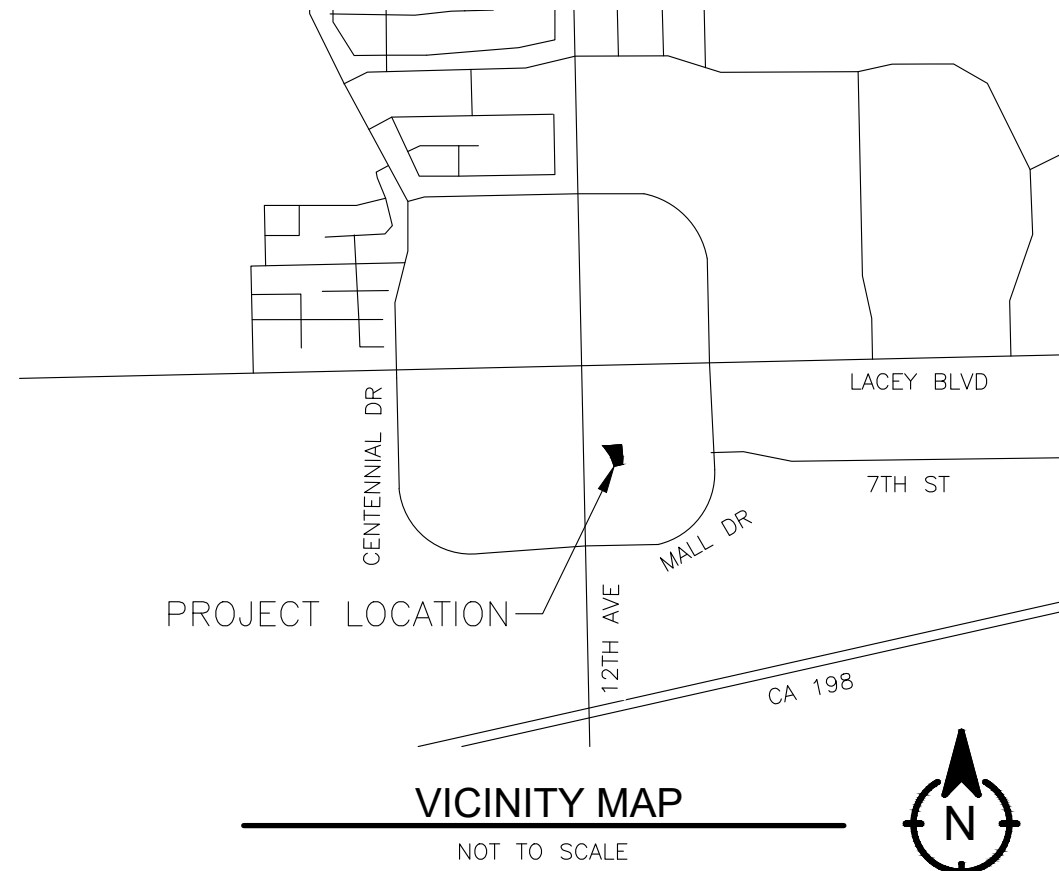
(559) 775-0023
FAX: (559) 775-0016

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SHEET NO.
2 / 2



Know what's below.
Call before you dig.



PROJECT DATA:

PROJECT OWNER: MOISCE BELINOW
1673 WEST LACEY, LLC
9350 WILSHIRE BLVD SUITE 323
BEVERLY HILLS, CA 90212

PROJECT LOCATION: SOUTHEAST CORNER OF
LACEY BLVD AND 12TH AVE
IN HANFORD, CA

A.P.N. #: 011-060-037
GENERAL PLAN DESIGNATION: COMMERCIAL
ZONING: CTR
PROPOSED BUILDING = 3,400 SF

PARKING CALCULATION:
EXISTING PARKING STALLS= 55 STALLS
ADDED NEW STALLS= 12 STALLS
NEW STALLS= -43 STALLS
PARKING SPACES PROVIDED= 17 STALLS
PARKING SPACES REQUIRED= 17 STALLS
HANDICAP PARKING SPACES PROVIDED= 2 STALLS
HANDICAP PARKING SPACES REQUIRED= 2 STALLS
PARKING SPACE TO FLOOR AREA RATIO= 3400 SF/150= 23 SPACES PER SF

GENERAL NOTES

- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THIS SPECIAL PERMIT IS GRANTED, AND THE CONDITIONS IMPOSED, BASED UPON THE OPERATION STATEMENT PROVIDED BY THE APPLICANT. THE OPERATION STATEMENT IS MATERIAL TO THE ISSUANCE OF THIS SPECIAL PERMIT. UNLESS THE CONDITIONS OF APPROVAL SPECIFICALLY REQUIRE OPERATION INCONSISTENT WITH THE OPERATION STATEMENT, A NEW OR REVISED SPECIAL PERMIT IS REQUIRED IF THE OPERATION OF THIS ESTABLISHMENT CHANGES OR BECOMES INCONSISTENT WITH THE OPERATION STATEMENT. FAILURE TO OPERATE IN ACCORDANCE WITH THE CONDITIONS AND REQUIREMENTS IMPOSED MAY RESULT IN REVOCATION OF THE SPECIAL PERMIT OR ANY OTHER ENFORCEMENT REMEDY AVAILABLE UNDER THE LAW. THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLANS NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS OF THE CITY OF HANFORD PUBLIC WORKS DEPARTMENT
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL LAWS AND REGULATIONS.
- OWNERS AND PERSONS HAVING OWNERSHIP INTEREST IN BUSINESSES OPERATING IN THE CITY OF HANFORD (INCLUDING LEASING OUT ANY COMMERCIAL OR INDUSTRIAL PROPERTY, OR RENTING OUT FOUR OR MORE DWELLING UNITS) ARE REQUIRED BY THE HANFORD MUNICIPAL CODE TO OBTAIN A BUSINESS TAX CERTIFICATE. CONTACT THE CITY OF HANFORD FINANCE DEPARTMENT'S BUSINESS TAX DIVISION FOR MORE INFORMATION.
- ALL PROPOSED BUILDING(S) OR STRUCTURE(S) CONSTRUCTED ON THE PROPERTY MUST COMPLY WITH THE PREVAILING CALIFORNIA BUILDING CODE STANDARDS.
- ANY BUILDING MODIFICATIONS AND/OR ADDITIONS NOT INCLUDED WITH THIS APPLICATION ARE NOT APPROVED WITH THIS SPECIAL PERMIT AND WOULD BE SUBJECT TO A NEW SPECIAL PERMIT.
- FOR PROJECTS INITIATED IN RESPONSE TO CODE ENFORCEMENT ACTION, THE EXERCISE OF RIGHTS GRANTED BY THIS SPECIAL PERMIT MUST BE COMMENCED BY SIX MONTHS. COMPLETION OF THE PROJECT, INCLUDING IMPROVEMENTS, SHALL OCCUR BY 12 MONTHS.
- TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION ARE ALLOWED. ANY TEMPORARY FENCE SHALL BE ADEQUATELY SECURED AND CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND, VANDALISM, AND/OR CASUAL CONTACT BY THE GENERAL PUBLIC. THE CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD, WHICH MAY OCCUR AS A RESULT OF IMPROPER FENCE INSTALLATION OR DAMAGE TO THE FENCE.
- FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.
- NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE REQUIRED-LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- PROVIDE SHADE CALCULATIONS ON THE LANDSCAPE PLAN FOR PARKING LOT SHADING IN ACCORDANCE WITH THE ATTACHED DEVELOPMENT DEPARTMENT, PERFORMANCE STANDARDS FOR PARKING LOT SHADING, INCLUDING TREE SPECIES AND TREE COUNTS.
- DISPERSE TREES OVER THE PARKING LOT AREA TO PROVIDE 50 PERCENT SHADING OF THE PARKING AREA SURFACE WITHIN 15 YEARS. (THIS REQUIREMENT MAY BE REDUCED TO 40 PERCENT FOR EXISTING DEVELOPMENT IF IT IS DEMONSTRATED THAT THE CONSTRAINTS OF AN EXISTING SITE WOULD MAKE IT IMPOSSIBLE TO MEET THE NORMAL STANDARDS.) TREES SHALL ALSO BE PLANTED IN THE REQUIRED LANDSCAPED AREA ALONG THE PERIPHERY OF THE DEVELOPMENT IN ORDER TO SHADE AND ENHANCE ADJACENT PROPERTY AND PUBLIC RIGHTS-OF-WAY. REFER TO THE ATTACHED "PERFORMANCE STANDARDS FOR PARKING LOT SHADING," FOR THE TREE LIST AND FURTHER DETAILS.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION. (INCLUDE THIS NOTE ON THE SITE AND LANDSCAPE PLANS.)
- A MINIMUM NUMBER OF ACCESSIBLE PARKING STALLS ARE REQUIRED FOR THE PROPOSED PROJECT PER STATE OF CALIFORNIA BUILDING CODE, "DEVELOPMENT REQUIREMENTS FOR HANDICAPPED ACCESSIBILITY."
- ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO

- HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS. DEPICT ALL PROPOSED LIGHTS ON THE SITE PLAN.
20. ALL FUTURE SIGNS SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PROPOSED BUILDING(S). PROVIDE A SET OF DRAWINGS, WITH DESCRIPTIVE INFORMATION, INCLUDING MATERIALS, DESIGN AND COLORS TO ALLOW FOR A PRELIMINARY ASSESSMENT OF THE FUTURE SIGNAGE. IT IS RECOMMENDED THAT YOU PROVIDE A COPY OF THE SIGNAGE EARLY IN THE PROJECT PROCESS TO ALLOW FOR STAFF COMMENT.
21. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. (INCLUDE THIS NOTE ON THE SITE PLAN.)
22. ALL PROPOSED SIGNS SHALL CONFORM TO THE CURRENT SIGN ORDINANCE. APPLICATIONS FOR A SIGN PERMIT AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT'S PUBLIC FRONT COUNTER OR ONLINE.
23. THERE SHALL BE ADEQUATE VEHICULAR ACCESS FROM A DEDICATED AND IMPROVED STREET OR ALLEY TO OFF-STREET PARKING AND LOADING FACILITIES ON THE PROPERTY REQUIRING OFF-STREET PARKING AND LOADING. VEHICULAR AND/OR PEDESTRIAN ACCESS SHALL BE PROVIDED AND SHALL REMAIN CLEAR AT ALL TIMES.
- WHEN A PROJECT INVOLVES ONE ACRE OR MORE OF CONSTRUCTION ACTIVITY (INCLUDING, BUT NOT LIMITED TO, GRADING) THE DEVELOPER IS REQUIRED TO OBTAIN A STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION, WITH A NOTICE OF INTENT (NOI) FILED PRIOR TO COMMENCEMENT OF ANY GRADING CONSTRUCTION ACTIVITY. CONTACT THE HANFORD OFFICE OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AT 559-445-6281 REGARDING THE REQUIRED NOI AND STORMWATER DISCHARGE PERMIT. ADDITIONAL INFORMATION ON CALIFORNIA'S CONSTRUCTION STORMWATER REGULATION MAY BE OBTAINED FROM THE WATER BOARD VIA THE INTERNET:
WWW.WATERBOARDS.CA.GOV/WATER_ISSUES/PROGRAMS/STORMWATER/CONSTRUCTION.SHTML
- HELPFUL INFORMATION FOR PREPARING AND IMPLEMENTING STORMWATER POLLUTION PREVENTION PLANS MAY ALSO BE OBTAINED FROM THE CALIFORNIA STORMWATER QUALITY ASSOCIATION VIA ITS WEBSITE, WWW.CASQA.ORG
- WHEN A PROJECT INVOLVES SPECIFIED NONRESIDENTIAL ACTIVITIES (CERTAIN COMMERCIAL AND INDUSTRIAL ACTIVITIES), AN ONGOING INDUSTRIAL STORMWATER DISCHARGE PERMIT IS ALSO REQUIRED. CONTACT THE HANFORD OFFICE OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AT 559-445-6281 TO FIND OUT WHETHER YOUR PROJECT/BUSINESS REQUIRES AN INDUSTRIAL STORMWATER DISCHARGE PERMIT, AND TO OBTAIN DETAILS ON SECURING THIS PERMIT. ADDITIONAL INFORMATION ON INDUSTRIAL STORMWATER REGULATIONS MAY BE OBTAINED FROM THE FOLLOWING WEBSITE:
WWW.WATERBOARDS.CA.GOV/WATER_ISSUES/PROGRAMS/STORMWATER/INDUSTRIAL.SHTML
- THE CALIFORNIA STORMWATER QUALITY ASSOCIATION HAS ADDITIONAL INFORMATION ON PREPARING STORMWATER POLLUTION PREVENTION PLANS FOR INDUSTRIAL ACTIVITIES (WWW.CASQA.ORG).
24. SCREEN ALL ROOF-MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHTS-OF-WAY. DEPICT ALL MECHANICAL EQUIPMENT ON SITE PLAN AND ELEVATIONS.
25. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY. (INCLUDE THIS NOTE ON THE SITE PLAN.)
26. IF THERE ARE SUSPECTED HUMAN REMAINS, THE HANFORD COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION. (INCLUDE THIS NOTE ON THE SITE PLAN.)
27. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED. (INCLUDE THIS NOTE ON THE SITE PLAN.)
28. CONNECTION TO A MUNICIPAL WATER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS OF APPROVAL FOR AN ALTERNATIVE WATER SUPPLY.
29. CONNECTION TO A MUNICIPAL CITY OF HANFORD SEWER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS FOR ALTERNATIVE WASTEWATER TREATMENT FACILITIES.
30. CITY OF HANFORD WATER AND SEWER CONNECTION CHARGE OBLIGATIONS APPLICABLE TO THIS PROJECT WILL BE COMPUTED DURING THE BUILDING CONSTRUCTION PLAN CHECK PROCESS AND SHALL BE PAYABLE AT TIME OF ISSUANCE OF BUILDING PERMIT UNLESS OTHER ARRANGEMENTS HAVE BEEN APPROVED TO DEFER SUCH PAYMENTS TO A LATER DATE.

LEGEND

- PROPERTY LINE
- SECTION LINE
- RED PAINTED CURB
- EASEMENT
- EXISTING CURB
- PROPOSED CURB
- ACCESSIBLE PATH OF TRAVEL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED LANDSCAPING
- DRAINAGE DIRECTION

SITE NOTES

- OVER EXCAVATE THE SITE AS NEEDED TO REMOVE DEBRIS, ORGANICS AND FILLS THAT MAY BE LEFT FROM A PREVIOUS DEMOLISHED HOME. REPLACE FILLS AS NECESSARY WITH 90% COMPACTION. COMPACTION REPORT REQUIRED.
- SURFACE WATER SHALL BE DRAINED AWAY FROM THE BUILDING AT A 5% SLOPE FOR AT LEAST THE FIRST 10' FROM THE BUILDING CONCRETE PAD OR EXTERIOR FOUNDATION FOOTING WITH A MIN. FALL OF 6", CRC R401.3, CALGREEN 4.106.3
- PROVIDE A TWO PERCENT SLOPE AWAY FROM THE PROPOSED BUILDING FROM A MINIMUM OF FIVE FEET. FCCC 15.08.020
- IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING.
- LOT SHALL BE DRAINED FROM REAR TO FRONT W/ A MINIMUM OF 0.5% AND TO AN APPROVED DRAINAGE SYSTEM. INSTALLATION OF OBSTRUCTIONS, I.E., BLOCK FENCES, WOOD FENCES, ROCKS, LANDSCAPING, MOUNDS, ETC., CAN NOT BLOCK FLOW. ALL SITE GRADING OUTSIDE OF THE BUILDING ENVELOPE IS REQUIRED TO BE A MINIMUM OF 0.5% DIRECTED TOWARDS THE STREET.
- TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-624-2444.
- MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5%) WITHIN 48" OF THE BOTTOM OF THE CURB RAMP.

GENERAL FIRE PROTECTION NOTES

- IF APPLICABLE, AN ALL WEATHER FIRE APPARATUS ROAD TO A POINT NO FARTHER AWAY THAN 150 FEET FROM THE MOST REMOTE POINT OF THE STRUCTURE.
- THERE WILL BE MARKINGS FOR THE FIRE APPARATUS ACCESS LANES. THE LANES SHALL HAVE A 6 INCH WIDE RED STRIPE WITH 3 INCH TALL WHITE LETTERS STATING "NO PARKING-FIRE LANE", REPEATED EVERY 25 FEET ON CENTER.
- THERE WILL BE 12 INCH TALL STREET ADDRESS NUMBERS. IF ONE ADDRESS IS UTILIZED FOR THE ENTIRE PROPERTY THEN ALSO ASSIGN 6-8 INCH TALL BUILDING LETTER DESIGNATORS TO EACH BUILDING.
- PROVIDE AN EXTERIOR KNOX BOX ON THE GROUND FLOOR ADJACENT TO THE MAIN ENTRANCE AT A HEIGHT OF 6 FEET FROM GRADE. KEYS PLACED IN THE KNOX SHALL BE IDENTIFIED WITH A TAGOR LABEL.

REVISIONS	NO.	DATE	BY

4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM



CALIFORNIA

HANFORD MALL
COVER

CITY OF HANFORD

DATE:
11/18/2024

PROJ. ENGR:
LSV

PROJ. MNGR:
KYV

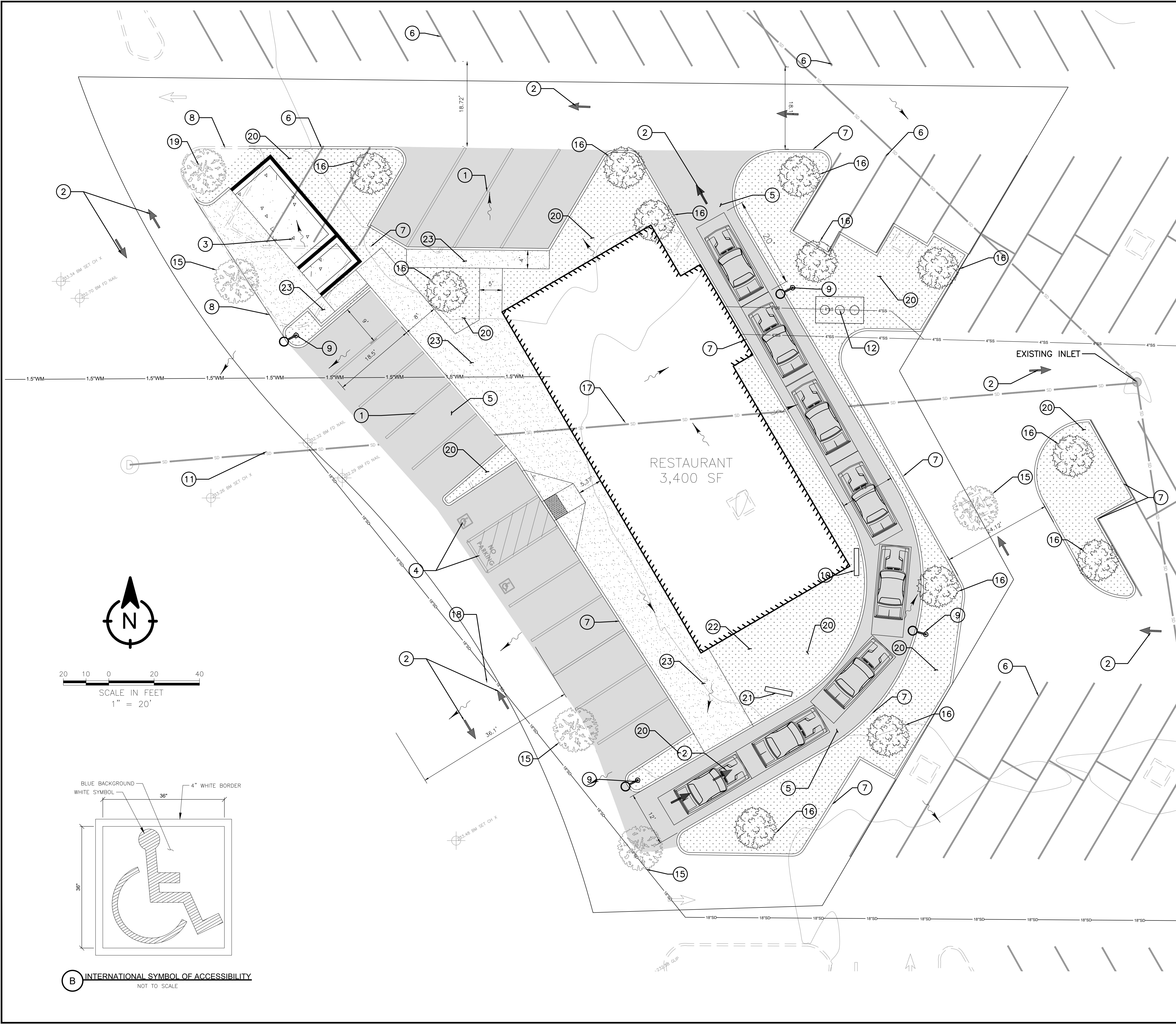
PREPARED FOR:
1673 WEST LACEY,
LLC
9350 WILSHIRE BLVD
SUITE 323
BEVERLY HILLS, CA
90212



SHEET NO.

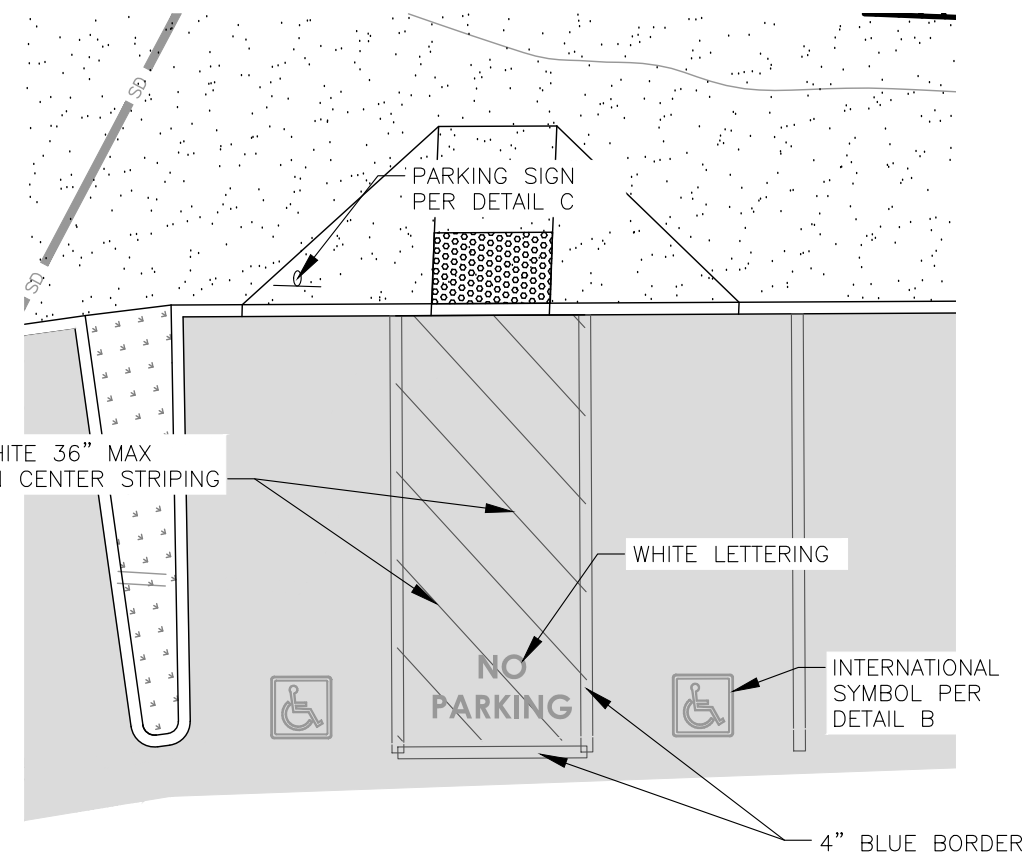
1 / 2

PROJECT
NUMBER
24-026



KEYNOTES

- 1 PROPOSED PAINTED PARKING STALL STRIPES
- 2 PROPOSED PAINTED DIRECTIONAL ARROWS
- 3 PROPOSED TRASH ENCLOSURE PER CITY OF HANFORD STD. GE-41
- 4 PROPOSED VAN ACCESSIBLE PARKING SEE DETAIL A, B, & C
- 5 PROPOSED AC PAVING PER P.W. STD. P-21, 22, & 23
- 6 EXISTING PAINTED PARKING STALL TO REMAIN
- 7 PROPOSED CONCRETE CURB PER CITY OF HANFORD STD. CO-17
- 8 EXISTING CONCRETE CURB TO REMAIN
- 9 PROPOSED ON-SITE LIGHT
- 10 PROPOSED MENU BOARD AND SPEAKER/COMMUNICATIONS BOX
- 11 INSTALL SEWER COVER, CONNECT TO EXISTING SEWER MAIN IN 12TH AVE
- 12 PROPOSED GRATE SEPARATOR
- 13 INSTALL WATER SERVICE, CONNECT TO EXISTING WATER MAIN IN 12TH AVE
- 14 OPTIONAL FIRE SERVICE
- 15 EXISTING TREE AND LANDSCAPING TO BE REMOVED
- 16 PROPOSED TREE
- 17 EXISTING SD PIPE TO BE REMOVED AND REROUTED
- 18 PROPOSED STORM DRAIN PIPE
- 19 EXISTING TREE TO REMAIN
- 20 PROPOSED LANDSCAPE
- 21 PROPOSED PREVIEW MENU BOARD
- 22 PROPOSED OUTDOOR SEATING (340 SF)
- 23 PROPOSED CONCRETE WALK

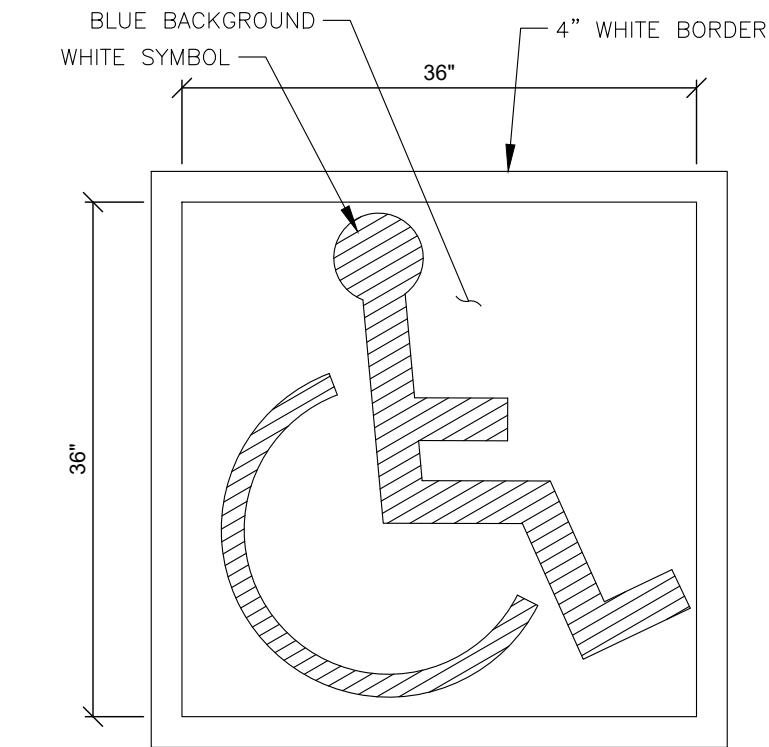
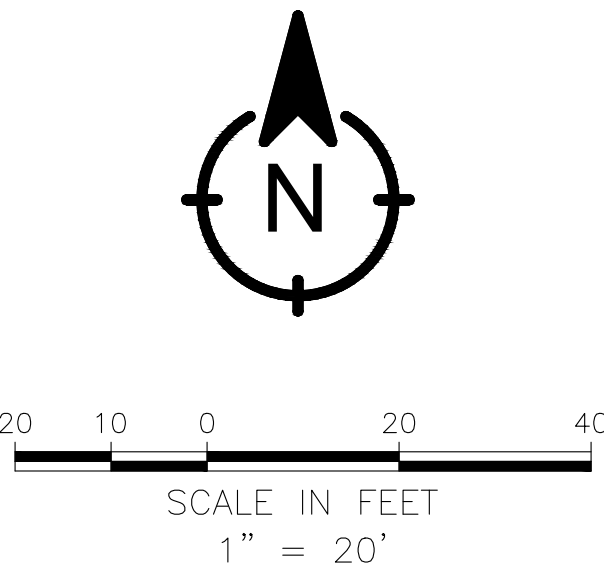


A TYPICAL VAN ACCESSIBLE PARKING STALL
NOT TO SCALE



- NOTES:
- 1. THE CLEAR HEIGHT OF THE LOWEST PORTION OF THE LOWEST SIGN ON THE POLE SHALL BE A MINIMUM OF 80 INCHES ABOVE THE GROUND.
 - 2. THE TOP SIGN SHALL BE REFLECTORIZED AND A MINIMUM OF 24" X 12" AND SHALL CONSIST OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A DARK BLUE BACKGROUND.
 - 3. THE VAN ACCESSIBLE SPACE SHALL BE THE WESTERN STALL, AS INDICATED ON THE PLAN.
 - 4. THE SIGNAGE SHALL COMPLY WITH ALL REQUIREMENT SET FORTH IN THE 2022 CBC, SECTION 11B-502.6 AND 2014 MUTCD CALIFORNIA SUPPLEMENT.

C SIGN AND SYMBOLS OF ACCESSIBILITY
NOT TO SCALE



B INTERNATIONAL SYMBOL OF ACCESSIBILITY
NOT TO SCALE

REVISIONS	NO.	DATE	BY

4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM

VICE
VANG INC. CONSULTING ENGINEERS

HANFORD MALL
SITE PLAN

CITY OF HANFORD

CALIFORNIA

DATE:
11/18/2024

PROJ. ENGR:
LSV

PROJ. MNGR:
KYV

PREPARED FOR:
1673 WEST LACEY, LLC
9350 WILSHIRE BLVD
SUITE 323
BEVERLY HILLS, CA 90212

REGISTERED PROFESSIONAL ENGINEER
FENG YING VANG
11/18/24
NO. C-63824
CIVIL
STATE OF CALIFORNIA

SHEET NO.
2 / 2

PROJECT
NUMBER
24-026



DATE: December 16, 2024

PROJECT: Site Plan Review SPR0095-24

APPLICANT: Ken Vang

LOCATION: 1673 W. Lacey Blvd. (APN 011-060-037)

PROPOSAL: New restaurant building

ZONING: C-R Regional Commercial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: April 24, 2024; October 16, 2024

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

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

- | | |
|--|--|
| ☒ Planning | ☒ Building |
| ☒ Fire | ☒ Public Works |
| ☒ Other: <u>Kings County Department of Public Health</u> | |

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

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

Signed,

Mark Manha

Mark Manha
Associate Planner, Community Development Department

December 16, 2024

DATE



EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070 and 17.70.080). **Exemption No. 2024-85**

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 SPR0095-24 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: April 24, 2024; October 16, 2024

SITE PLAN NUMBER: SPR0095-24

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):

- None.

Required Entitlements:

- Amendment to Planned Unit Development No. 89-01 (already applied)
- Tentative Parcel Map (already applied)

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. 0095-24 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.

- ☒ 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.
 - ☒ 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 10 parking spaces shall be maintained for the site, one of which is ADA-accessible, based on the ratio "1 space per 350 square feet" for an integrated shopping center.

Calculation:

$$3,400 \text{ sq. ft. of building space} \div 350 \text{ sq. ft.} = 9.71$$

9.71 rounds up to **10 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 140 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 0.56 acres = **140 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.

Temporary Fences: (Section 17.50.125)

- ☒ That a temporary fence shall be constructed of chain link or other such material approved by the Community Development Director and shall not be permanently affixed to the site.
- ☒ That a temporary fence shall be located on the site in such a manner as not to impede pedestrian or automobile traffic adjacent to the site.
- ☒ That a temporary fence placed to secure a construction, rehabilitation or demolition project on the site shall be removed when the project is completed.
- ☒ That a temporary fence placed for a reason other than to secure a construction, rehabilitation or demolition project on the site shall be removed after 90 days unless a temporary use permit is issued in accordance with Chapter 17.76 that allows a longer period of time.

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.

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

- ☒ That all uses with a drive-thru pick-up window shall meet the following standards:
 - ☒ Drive-thru lanes shall be located outside of all building setback areas and all required landscaped areas.
 - ☒ Drive-thru lanes shall be designed, located, and constructed in a manner that avoids trapping vehicle emissions in a confined space.
 - ☒ Drive-thru lanes shall be located a minimum of 50 feet from existing residential uses and from residential zone districts and must be separated from residential areas by buildings, extensively landscaped areas, or decorative block walls.
 - ☒ Drive-thru lanes shall be constructed with the necessary vehicle stacking capacity so that vehicles using the drive-thru lane do not overflow into the on-site parking aisles or public streets.
 - ☒ Drive-thru lanes shall be shielded in a manner approved by the City to eliminate vehicle headlight glare into adjoining land and on-coming traffic approaching the drive-thru site property.
 - ☒ The installation of a drive-thru pick-up window and associated improvements shall not reduce the number of required parking spaces below the minimum zoning requirement for parking upon the drive-thru site property.
 - ☒ Drive-thru lanes shall not be located adjacent to outdoor patio or eating areas.
 - ☒ Drive-thru lanes shall not block or interfere with access to parking lot spaces, and shall function independent of parking lots aisles.
 - ☒ Drive-thru lanes shall not extend onto adjoining property unless the owner of the drive-thru site property obtains a written easement or other irrevocable right from the adjoining landowner to construct improvements upon and use the adjoining property for the drive-thru use including, without limitations, the stacking of vehicles and the right to maintain, repair, replace and remove such improvements. The written document shall be executed by the owner of the drive-thru site property and the owner of the adjoining property and recorded against title to the adjoining property prior to commencement of construction of improvements upon the drive-thru site property.
 - ☒ A use with a single drive-thru lane shall accommodate a minimum of six (6) vehicle stacking spaces per lane with a minimum of four (4) stacking spaces before the ordering speaker and two (2) stacking spaces after the ordering speaker. Each vehicle stacking space in a drive-thru lane shall be a minimum of twenty (20) feet in length.
 - ☐ A use with drive-thru lanes on each side of the store (two (2) lanes) shall accommodate a minimum of four (4) vehicle stacking spaces per lane with a minimum of two (2) stacking

spaces before the ordering speaker and two (2) stacking spaces after the ordering speaker in each drive-thru lane. Each vehicle stacking space in a drive-thru lane shall be a minimum of twenty (20) feet in length.

- ☒ Speaker noise levels measured at the property line shall not exceed applicable City noise standards.
- ☒ That in addition to the development standards for all uses with drive-thru pick-up windows uses, a restaurant with a drive-thru pick-up window shall be located on a parcel at least one-half (1/2) acre in size or in a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than one-half (1/2) acre in size.

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
SPR0095-24
Drive-Thru Restaurant
12-11-24
1687 W Lacey Blvd

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

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

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

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

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.
7. That all special inspection reports be submitted to the Building Division prior to final inspection.
8. That all construction shall conform to **the Most Current Edition** (2022) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen
9. That Kings County Impact Fees shall apply at current rates.
10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
11. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
13. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2022 California Building Code.
14. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
15. That the address will be 1687 W Lacey Blvd.
16. 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 inspection please contact the building department at 559-585-2580

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

Plan review number: SPR0095-24

Address: 1673 West Lacey Blvd, Hanford, CA 93230

Plan Reviewer: Nikkie Chamberland

Date: 5-1-2024

The following are comments that are applicable and pertain to 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
- 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; call out closed hydrant to store structure
3. A hydrant will be required within 50' of Fire Department connection.

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



SPR0095-24 | 1673 W. LACEY BLVD | APN: 011060037000
MALL PARKING-LOT FAST FOOD RESTRUANT

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 on 12th Avenue per City Standard WA-14. If service and main are same size, then a "Tee" fitting is to be installed.
3. The developer shall furnish and install appropriate cross-connection and backflow prevention assemblies for all required water services, including (if needed) fire service lines. These assemblies must be tested and approved by a certified technician approved by the City of Hanford before occupancy. Copies of all backflow test results shall be submitted to the City of Hanford Utilities Division via email at backflows@hanfordca.gov.
4. 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 shall furnish, install and maintain a grease trap assembly on any sewer lateral receiving wastewater from food preparation facilities in conformance to City Standard Detail SS-32, if applicable.
3. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure per City Standard Detail GE-41 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 | UTILITIES MANAGER | NOVEMBER 18, 2024
900 SOUTH 10TH AVENUE HANFORD, CA 93230
559.585.2500 | WWW.HANFORD.CITY



**SPR0095-24 | 1673 W. LACEY BLVD | APN: 011060037000
MALL PARKING-LOT FAST FOOD RESTRUANT**

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.

SOILS REPORT REQUIREMENTS:

1. Copies of a preliminary soils' investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Utilities & Engineering and Building Departments for review prior to approval of the development improvement plans.
2. That a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Utilities & Engineering and Building Departments prior to acceptance of the development improvements or issuance of building permits, whichever occurs first.
3. That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.

DRAINAGE REQUIREMENTS:

1. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited. A temporary construction entrance shall incorporate SWPP BMP's. Rock, sediment, and other debris tracked into the City Street shall be cleaned up daily.
2. 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.

**ROBERT BUCHANAN | ASSISTANT ENGINEER | NOVEMBER 18, 2024
900 SOUTH 10TH AVENUE HANFORD, CA 93230
559.585.2500 | WWW.HANFORD.CITY**



SPR0095-24 | 1673 W. LACEY BLVD | APN: 011060037000
MALL PARKING-LOT FAST FOOD RESTRUANT

Engineering Division Comments

PARKING LOT REQUIREMENTS:

1. That the design and construction of the parking lot improvements shall conform to City Standards GE-29 and GE-32.
2. That the driveway providing access to the trash enclosure be constructed to comply with City Standard requirements for structural capacity to handle the trash trucks.

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.
(3,400sf Service Commercial, Restaurant w/Drive-thru within a Shopping Center – Site Area: 2.23 Acres).
- A. That the development is subject to a **\$94,122.30** Transportation Impact Mitigation Fee in accordance with City Resolution No. 98-56-R, or any revisions thereof.
- B. That the development is subject to a **\$5,066.00** Water System Impact Fee in accordance with City Resolution No. 98-54-R or any revisions thereof.
- C. That the development is subject to a **\$2,856.00** 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 subject to a **\$2,278.00** Fire Protection Impact Fee in accordance with City Resolution No. 98-52-R or any revisions thereof.
- F. That the development is subject to a **\$340.00** 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 **\$3,813.75** Refuse and Recycling Impact Fee in accordance with City Resolution No. 98-53-R or any revisions thereof. (2 cubic yard organic/green waste, 2 cubic yards recycle, 2 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.
- I. That the developer is subject to a **\$1,056.91** Sanitary Sewer 12 Ave Benefit District in accordance with City Resolution No. 92-25-R or any revisions thereof.

ROBERT BUCHANAN | ASSISTANT ENGINEER | NOVEMBER 18, 2024
900 SOUTH 10TH AVENUE HANFORD, CA 93230
559.585.2500 | WWW.HANFORD.CITY



SPR0095-24 | 1673 W. LACEY BLVD | APN: 011060037000
MALL PARKING-LOT FAST FOOD RESTRUANT

Refuse Division Comments

GENERAL REQUIREMENT:

1. A minimum of one (1) refuse enclosures, each with inside clear dimensions of 10' x 20', shall be constructed using masonry block with 6' high perimeter walls and shall include an additional 5' grease bin container area, conforming to City Standard GE-41. Also, must include 12" x 12" interior concrete curbs. A minimum 6" thick, 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of each enclosure, not exceeding a 1% slope in any direction. The floor of each enclosure shall have a slight slope (not exceeding 1%) toward a sanitary sewer drain inlet at the center of the enclosure floor. Each refuse enclosure shall have gates made of chain-link fencing with earth-tone color vinyl slats or other approved materials. The gated access points shall have a clear dimension of 10', and the grease bin container area shall have a 5' clear dimension. All enclosures shall be architecturally compatible with the surrounding buildings, and their locations must be approved by both the Utilities & Engineering and Building Departments.
2. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure per City Standard Detail GE-41 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 with, both hot and cold water will be required within the trash enclosure per City Standard Detail GE-41.
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 the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable).**
7. That all onsite vehicles drive aisles and parking lot areas subject to refuse truck use for trash enclosure access 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.

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.

- **SPR0095-24**

Three complete sets of construction plans for the new facility must be submitted to Kings County Environmental Health Services for review and approval prior to beginning construction work. The plans must include sufficient information and detail to ensure the facility will comply with the California Retail Food Code, and must include cut sheets or other adequate descriptions of all proposed equipment. The plan submittal must include floor, plumbing, lighting, food equipment, and mechanical ventilation schedules of the kitchen, restroom, and food storage areas, as applicable. A plan check application must accompany the plan submittal. The application form can be obtained by contacting KCEHS at 559-584-1411 or via download from the Department's website at: <http://www.countyofkings.com/health/ehs/>. A plan check guidance document is also available at that site.

If it is an existing food building and no changes will occur, call our department for more information.

GENERAL NOTES

1. APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THIS SPECIAL PERMIT IS GRANTED, AND THE CONDITIONS IMPOSED, BASED UPON THE OPERATION STATEMENT PROVIDED BY THE APPLICANT. THE OPERATION STATEMENT IS MATERIAL TO THE ISSUANCE OF THIS SPECIAL PERMIT. UNLESS THE CONDITIONS OF APPROVAL SPECIFICALLY REQUIRE OPERATION INCONSISTENT WITH THE OPERATION STATEMENT, A NEW OR REVISED SPECIAL PERMIT IS REQUIRED IF THE OPERATION OF THIS ESTABLISHMENT CHANGES OR BECOMES INCONSISTENT WITH THE OPERATION STATEMENT. FAILURE TO OPERATE IN ACCORDANCE WITH THE CONDITIONS AND REQUIREMENTS IMPOSED MAY RESULT IN REVOCATION OF THE SPECIAL PERMIT OR ANY OTHER ENFORCEMENT REMEDY AVAILABLE UNDER THE LAW. THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLANS NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
2. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
3. DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS OF THE CITY OF HANFORD PUBLIC WORKS DEPARTMENT
4. DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL LAWS AND REGULATIONS.
5. OWNERS AND PERSONS HAVING OWNERSHIP INTEREST IN BUSINESSES OPERATING IN THE CITY OF HANFORD (INCLUDING LEASING OUT ANY COMMERCIAL OR INDUSTRIAL PROPERTY, OR RENTING OUT FOUR OR MORE DWELLING UNITS) ARE REQUIRED BY THE HANFORD MUNICIPAL CODE TO OBTAIN A BUSINESS TAX CERTIFICATE. CONTACT THE CITY OF HANFORD FINANCE DEPARTMENT'S BUSINESS TAX DIVISION FOR MORE INFORMATION.
6. ALL PROPOSED BUILDING(S) OR STRUCTURE(S) CONSTRUCTED ON THE PROPERTY MUST COMPLY WITH THE PREVAILING CALIFORNIA BUILDING CODE STANDARDS.
7. ANY BUILDING MODIFICATIONS AND/OR ADDITIONS NOT INCLUDED WITH THIS APPLICATION ARE NOT APPROVED WITH THIS SPECIAL PERMIT AND WOULD BE SUBJECT TO A NEW SPECIAL PERMIT.
8. FOR PROJECTS INITIATED IN RESPONSE TO CODE ENFORCEMENT ACTION, THE EXERCISE OF RIGHTS GRANTED BY THIS SPECIAL PERMIT MUST BE COMMENCED BY SIX MONTHS. COMPLETION OF THE PROJECT, INCLUDING IMPROVEMENTS, SHALL OCCUR BY 12 MONTHS.
9. TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION ARE ALLOWED. ANY TEMPORARY FENCE SHALL BE ADEQUATELY SECURED AND CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND, VANDALISM, AND/OR CASUAL CONTACT BY THE GENERAL PUBLIC. THE CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD, WHICH MAY OCCUR AS A RESULT OF IMPROPER FENCE INSTALLATION OR DAMAGE TO THE FENCE.
10. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.
11. NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE REQUIRED-LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
12. PROVIDE SHADE CALCULATIONS ON THE LANDSCAPE PLAN FOR PARKING LOT SHADING IN ACCORDANCE WITH THE ATTACHED DEVELOPMENT DEPARTMENT, PERFORMANCE STANDARDS FOR PARKING LOT SHADING, INCLUDING TREE SPECIES AND TREE COUNTS.
13. DISPERSE TREES OVER THE PARKING LOT AREA TO PROVIDE 50 PERCENT SHADING OF THE PARKING AREA SURFACE WITHIN 15 YEARS. (THIS REQUIREMENT MAY BE REDUCED TO 40 PERCENT FOR EXISTING DEVELOPMENT IF IT IS DEMONSTRATED THAT THE CONSTRAINTS OF AN EXISTING SITE WOULD MAKE IT IMPOSSIBLE TO MEET THE NORMAL STANDARDS.) TREES SHALL ALSO BE PLANTED IN THE REQUIRED LANDSCAPED AREA ALONG THE PERIPHERY OF THE DEVELOPMENT IN ORDER TO SHADE AND ENHANCE ADJACENT PROPERTY AND PUBLIC RIGHTS-OF-WAY. REFER TO THE ATTACHED "PERFORMANCE STANDARDS FOR PARKING LOT SHADING," FOR THE TREE LIST AND FURTHER DETAILS.
14. TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
15. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION. (INCLUDE THIS NOTE ON THE SITE AND LANDSCAPE PLANS.)
16. A MINIMUM NUMBER OF ACCESSIBLE PARKING STALLS ARE REQUIRED FOR THE PROPOSED PROJECT PER STATE OF CALIFORNIA BUILDING CODE, "DEVELOPMENT REQUIREMENTS FOR HANDICAPPED ACCESSIBILITY."
17. ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES. (INCLUDE THIS NOTE ON THE SITE PLAN.)
18. ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS. (INCLUDE THIS NOTE ON THE SITE PLAN.)
19. LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO

- HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS. DEPICT ALL PROPOSED LIGHTS ON THE SITE PLAN.
20. ALL FUTURE SIGNS SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PROPOSED BUILDING(S). PROVIDE A SET OF DRAWINGS, WITH DESCRIPTIVE INFORMATION, INCLUDING MATERIALS, DESIGN AND COLORS TO ALLOW FOR A PRELIMINARY ASSESSMENT OF THE FUTURE SIGNAGE. IT IS RECOMMENDED THAT YOU PROVIDE A COPY OF THE SIGNAGE EARLY IN THE PROJECT PROCESS TO ALLOW FOR STAFF COMMENT.
21. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. (INCLUDE THIS NOTE ON THE SITE PLAN.)
22. ALL PROPOSED SIGNS SHALL CONFORM TO THE CURRENT SIGN ORDINANCE. APPLICATIONS FOR A SIGN PERMIT AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT'S PUBLIC FRONT COUNTER OR ONLINE.
23. THERE SHALL BE ADEQUATE VEHICULAR ACCESS FROM A DEDICATED AND IMPROVED STREET OR ALLEY TO OFF-STREET PARKING AND LOADING FACILITIES ON THE PROPERTY REQUIRING OFF-STREET PARKING AND LOADING. VEHICULAR AND/OR PEDESTRIAN ACCESS SHALL BE PROVIDED AND SHALL REMAIN CLEAR AT ALL TIMES.
- WHEN A PROJECT INVOLVES ONE ACRE OR MORE OF CONSTRUCTION ACTIVITY (INCLUDING, BUT NOT LIMITED TO, GRADING) THE DEVELOPER IS REQUIRED TO OBTAIN A STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION, WITH A NOTICE OF INTENT (NOI) FILED PRIOR TO COMMENCEMENT OF ANY GRADING CONSTRUCTION ACTIVITY. CONTACT THE HANFORD OFFICE OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AT 559-445-6281 REGARDING THE REQUIRED NOI AND STORMWATER DISCHARGE PERMIT. ADDITIONAL INFORMATION ON CALIFORNIA'S CONSTRUCTION STORMWATER REGULATION MAY BE OBTAINED FROM THE WATER BOARD VIA THE INTERNET: WWW.WATERBOARDS.CA.GOV/WATER_ISSUES/PROGRAMS/STORMWATER/CONSTRUCTION.SHTML
- HELPFUL INFORMATION FOR PREPARING AND IMPLEMENTING STORMWATER POLLUTION PREVENTION PLANS MAY ALSO BE OBTAINED FROM THE CALIFORNIA STORMWATER QUALITY ASSOCIATION VIA ITS WEBSITE, WWW.CASQA.ORG
- WHEN A PROJECT INVOLVES SPECIFIED NONRESIDENTIAL ACTIVITIES (CERTAIN COMMERCIAL AND INDUSTRIAL ACTIVITIES), AN ONGOING INDUSTRIAL STORMWATER DISCHARGE PERMIT IS ALSO REQUIRED. CONTACT THE HANFORD OFFICE OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AT 559-445-6281 TO FIND OUT WHETHER YOUR PROJECT/BUSINESS REQUIRES AN INDUSTRIAL STORMWATER DISCHARGE PERMIT, AND TO OBTAIN DETAILS ON SECURING THIS PERMIT. ADDITIONAL INFORMATION ON INDUSTRIAL STORMWATER REGULATIONS MAY BE OBTAINED FROM THE FOLLOWING WEBSITE: WWW.WATERBOARDS.CA.GOV/WATER_ISSUES/PROGRAMS/STORMWATER/INDUSTRIAL.SHTML
- THE CALIFORNIA STORMWATER QUALITY ASSOCIATION HAS ADDITIONAL INFORMATION ON PREPARING STORMWATER POLLUTION PREVENTION PLANS FOR INDUSTRIAL ACTIVITIES (WWW.CASQA.ORG).
24. SCREEN ALL ROOF-MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHTS-OF-WAY. DEPICT ALL MECHANICAL EQUIPMENT ON SITE PLAN AND ELEVATIONS.
25. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY. (INCLUDE THIS NOTE ON THE SITE PLAN.)
26. IF THERE ARE SUSPECTED HUMAN REMAINS, THE HANFORD COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION. (INCLUDE THIS NOTE ON THE SITE PLAN.)
27. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED. (INCLUDE THIS NOTE ON THE SITE PLAN.)
28. CONNECTION TO A MUNICIPAL WATER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS OF APPROVAL FOR AN ALTERNATIVE WATER SUPPLY.
29. CONNECTION TO A MUNICIPAL CITY OF HANFORD SEWER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS FOR ALTERNATIVE WASTEWATER TREATMENT FACILITIES.
30. CITY OF HANFORD WATER AND SEWER CONNECTION CHARGE OBLIGATIONS APPLICABLE TO THIS PROJECT WILL BE COMPUTED DURING THE BUILDING CONSTRUCTION PLAN CHECK PROCESS AND SHALL BE PAYABLE AT TIME OF ISSUANCE OF BUILDING PERMIT UNLESS OTHER ARRANGEMENTS HAVE BEEN APPROVED TO DEFER SUCH PAYMENTS TO A LATER DATE.

LEGEND

- -- -- -- -- PROPERTY LINE
- -- -- -- -- SECTION LINE
- - - - - RED PAINTED CURB
- - - - - EASEMENT
- ===== EXISTING CURB
- ===== PROPOSED CURB
- ACCESSIBLE PATH OF TRAVEL
- [] PROPOSED CONCRETE SIDEWALK
- [] PROPOSED PAVEMENT
- [] PROPOSED LANDSCAPING
- DRAINAGE DIRECTION

SITE NOTES

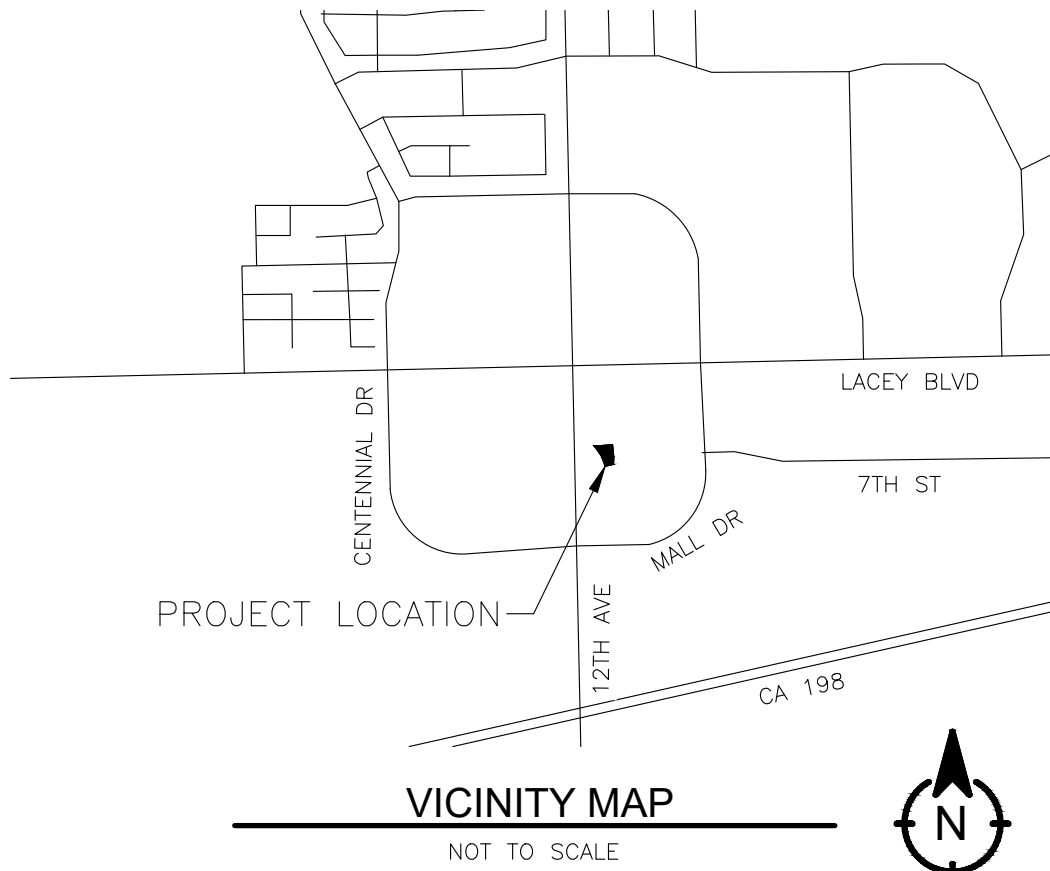
1. OVER EXCAVATE THE SITE AS NEEDED TO REMOVE DEBRIS, ORGANICS AND FILLS THAT MAY BE LEFT FROM A PREVIOUS DEMOLISHED HOME. REPLACE FILLS AS NECESSARY WITH 90% COMPACTION. COMPACTION REPORT REQUIRED.
2. SURFACE WATER SHALL BE DRAINED AWAY FROM THE BUILDING AT A 5% SLOPE FOR AT LEAST THE FIRST 10' FROM THE BUILDING CONCRETE PAD OR EXTERIOR FOUNDATION FOOTING WITH A MIN. FALL OF 6", CRC R401.3, CALGREEN 4.106.3
3. PROVIDE A TWO PERCENT SLOPE AWAY FROM THE PROPOSED BUILDING FRO A MINIMUM OF FIVE FEET. FCCC 15.08.020
4. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING.
5. LOT SHALL BE DRAINED FROM REAR TO FRONT W/ A MINIMUM OF 0.5% AND TO AN APPROVED DRAINAGE SYSTEM. INSTALLATION OF OBSTRUCTIONS, I.E., BLOCK FENCES, WOOD FENCES, ROCKS, LANDSCAPING, MOUNDS, ETC., CAN NOT BLOCK FLOW. ALL SITE GRADING OUTSIDE OF THE BUILDING ENVELOPE IS REQUIRED TO BE A MINIMUM OF 0.5% DIRECTED TOWARDS THE STREET.
6. TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-624-2444.
7. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5%) WITHIN 48" OF THE BOTTOM OF THE CURB RAMP.

GENERAL FIRE PROTECTION NOTES

1. IF APPLICABLE, AN ALL WEATHER FIRE APPARATUS ROAD TO A POINT NO FARTHER AWAY THAN 150 FEET FROM THE MOST REMOTE POINT OF THE STRUCTURE.
2. THERE WILL BE MARKINGS FOR THE FIRE APPARATUS ACCESS LANES. THE LANES SHALL HAVE A 6 INCH WIDE RED STRIPE WITH 3 INCH TALL WHITE LETTERS STATING "NO PARKING-FIRE LANE", REPEATED EVERY 25 FEET ON CENTER.
3. THERE WILL BE 12 INCH TALL STREET ADDRESS NUMBERS. IF ONE ADDRESS IS UTILIZED FOR THE ENTIRE PROPERTY THEN ALSO ASSIGN 6-8 INCH TALL BUILDING LETTER DESIGNATORS TO EACH BUILDING.
4. PROVIDE AN EXTERIOR KNOX BOX ON THE GROUND FLOOR ADJACENT TO THE MAIN ENTRANCE AT A HEIGHT OF 6 FEET FROM GRADE. KEYS PLACED IN THE KNOX SHALL BE IDENTIFIED WITH A TAGOR LABEL.



Know what's below.
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PROJECT DATA:

PROJECT OWNER: MOISCE BELINOW
1673 WEST LACEY, LLC
9350 WILSHIRE BLVD SUITE 323
BEVERLY HILLS, CA 90212

PROJECT LOCATION: SOUTHEAST CORNER OF
LACEY BLVD AND 12TH AVE
IN HANFORD, CA

A.P.N. #: 011-060-037
GENERAL PLAN DESIGNATION: COMMERCIAL
ZONING: CTR
PROPOSED BUILDING = 3,400 SF

PARKING CALCULATION:
EXISTING PARKING STALLS= 55 STALLS
ADDED NEW STALLS= 12 STALLS
NEW STALLS= -43 STALLS
PARKING SPACES PROVIDED= 17 STALLS
PARKING SPACES REQUIRED= 17 STALLS
HANDICAP PARKING SPACES PROVIDED= 2 STALLS
HANDICAP PARKING SPACES REQUIRED= 2 STALLS
PARKING SPACE TO FLOOR AREA RATIO= 3400 SF/150= 23 SPACES PER SF

REVISIONS	NO.	DATE	BY

4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM



CALIFORNIA

HANFORD MALL
COVER

CITY OF HANFORD

DATE:
11/18/2024

PROJ. ENGR:
LSV

PROJ. MNGR:
KYV

PREPARED FOR:
1673 WEST LACEY, LLC
9350 WILSHIRE BLVD
SUITE 323
BEVERLY HILLS, CA
90212

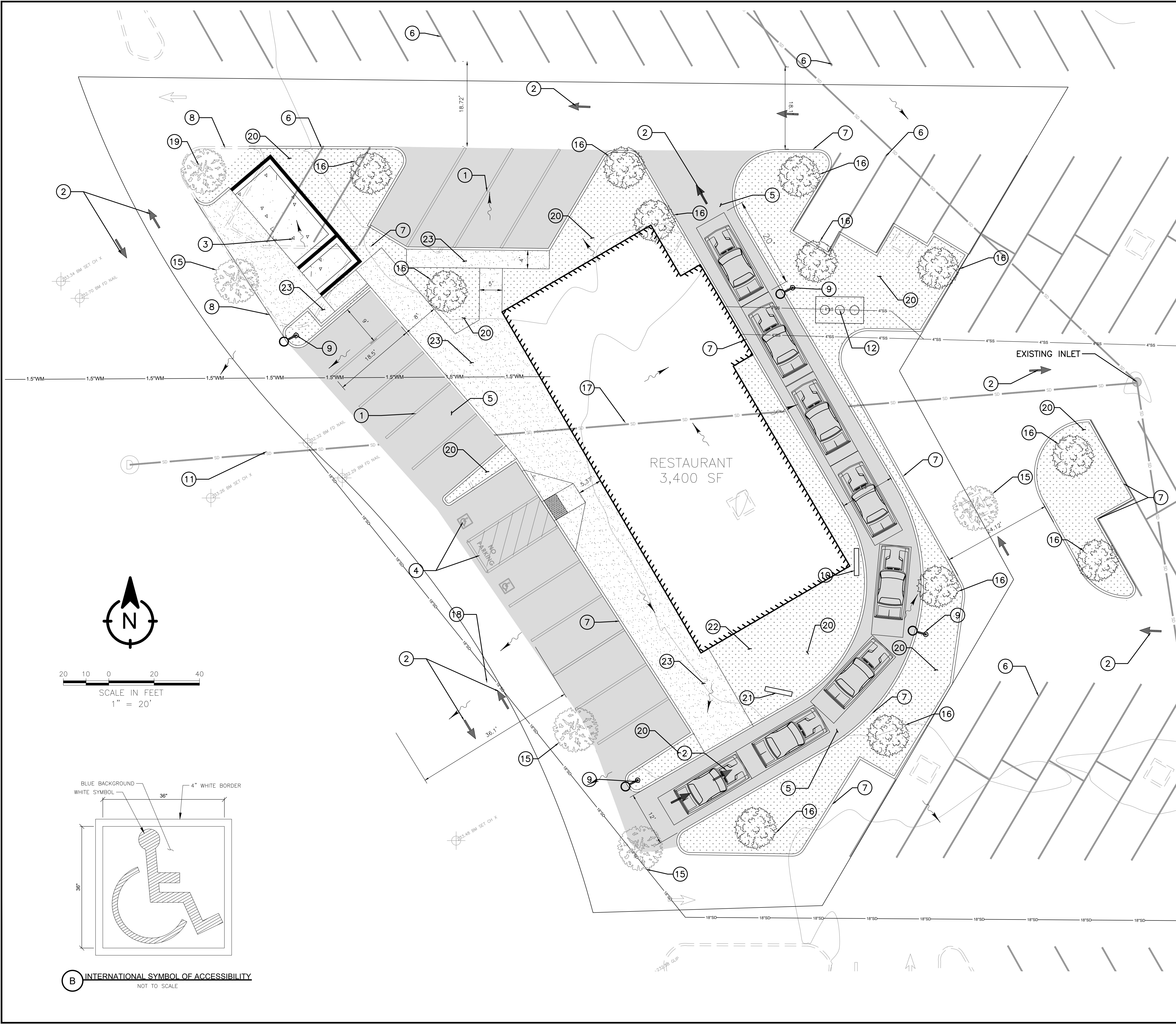


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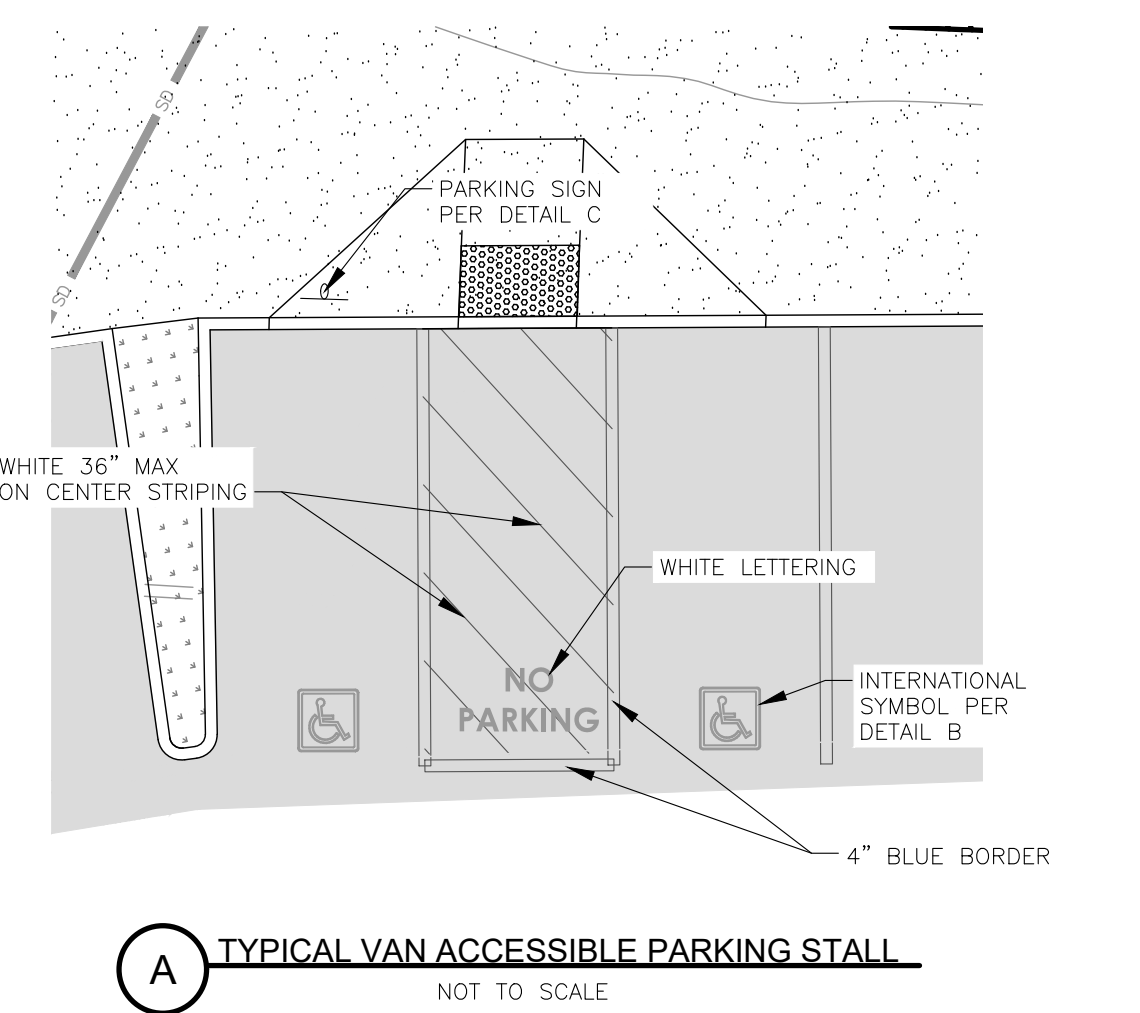
1 / 2

PROJECT
NUMBER

24-026



- KEYNOTES**
- 1 PROPOSED PAINTED PARKING STALL STRIPES
 - 2 PROPOSED PAINTED DIRECTIONAL ARROWS
 - 3 PROPOSED TRASH ENCLOSURE PER CITY OF HANFORD STD. GE-41
 - 4 PROPOSED VAN ACCESSIBLE PARKING SEE DETAIL A, B, & C
 - 5 PROPOSED AC PAVING PER P.W. STD. P-21, 22, & 23
 - 6 EXISTING PAINTED PARKING STALL TO REMAIN
 - 7 PROPOSED CONCRETE CURB PER CITY OF HANFORD STD. CO-17
 - 8 EXISTING CONCRETE CURB TO REMAIN
 - 9 PROPOSED ON-SITE LIGHT
 - 10 PROPOSED MENU BOARD AND SPEAKER/COMMUNICATIONS BOX
 - 11 INSTALL SEWER COVER, CONNECT TO EXISTING SEWER MAIN IN 12TH AVE
 - 12 PROPOSED GRATE SEPARATOR
 - 13 INSTALL WATER SERVICE, CONNECT TO EXISTING WATER MAIN IN 12TH AVE
 - 14 OPTIONAL FIRE SERVICE
 - 15 EXISTING TREE AND LANDSCAPING TO BE REMOVED
 - 16 PROPOSED TREE
 - 17 EXISTING SD PIPE TO BE REMOVED AND REROUTED
 - 18 PROPOSED STORM DRAIN PIPE
 - 19 EXISTING TREE TO REMAIN
 - 20 PROPOSED LANDSCAPE
 - 21 PROPOSED PREVIEW MENU BOARD
 - 22 PROPOSED OUTDOOR SEATING (340 SF)
 - 23 PROPOSED CONCRETE WALK



NOTES:

1. THE CLEAR HEIGHT OF THE LOWEST PORTION OF THE LOWEST SIGN ON THE POLE SHALL BE A MINIMUM OF 80 INCHES ABOVE THE GROUND.
2. THE TOP SIGN SHALL BE REFLECTORIZED AND A MINIMUM OF 24" X 12" AND SHALL CONSIST OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A DARK BLUE BACKGROUND.
3. THE VAN ACCESSIBLE SPACE SHALL BE THE WESTERN STALL, AS INDICATED ON THE PLAN.
4. THE SIGNAGE SHALL COMPLY WITH ALL REQUIREMENT SET FORTH IN THE 2022 CBC, SECTION 11B-502.6 AND 2014 MUTCD CALIFORNIA SUPPLEMENT.

REVISIONS	NO.	DATE	BY

4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM

VICE
VANG INC. CONSULTING ENGINEERS

HANFORD MALL
SITE PLAN

CITY OF HANFORD

DATE:
11/18/2024

PROJ. ENGR:
LSV

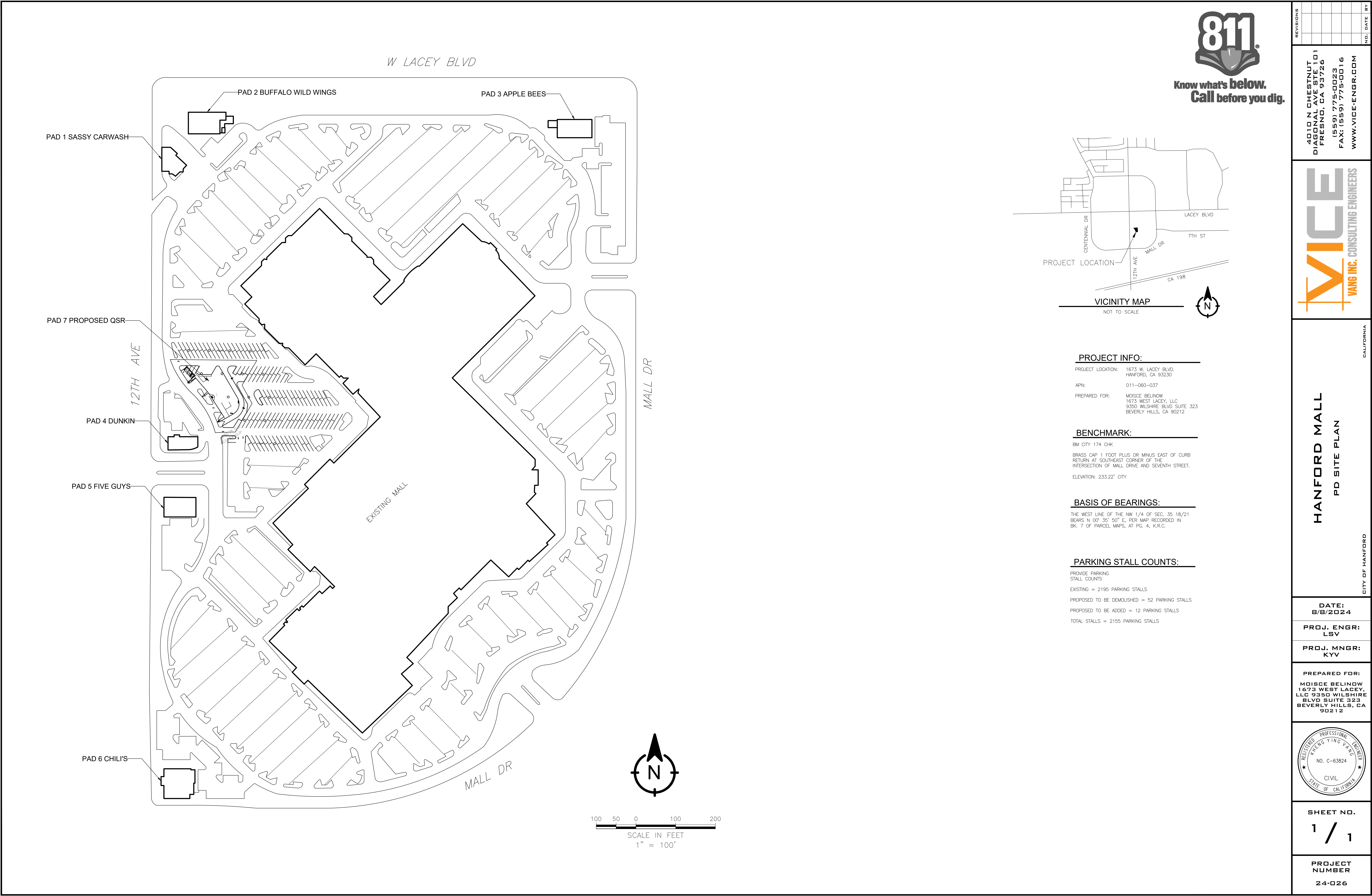
PROJ. MNGR:
KYV

PREPARED FOR:
1673 WEST LACEY,
LLC
9350 WILSHIRE BLVD
SUITE 323
BEVERLY HILLS, CA
90212

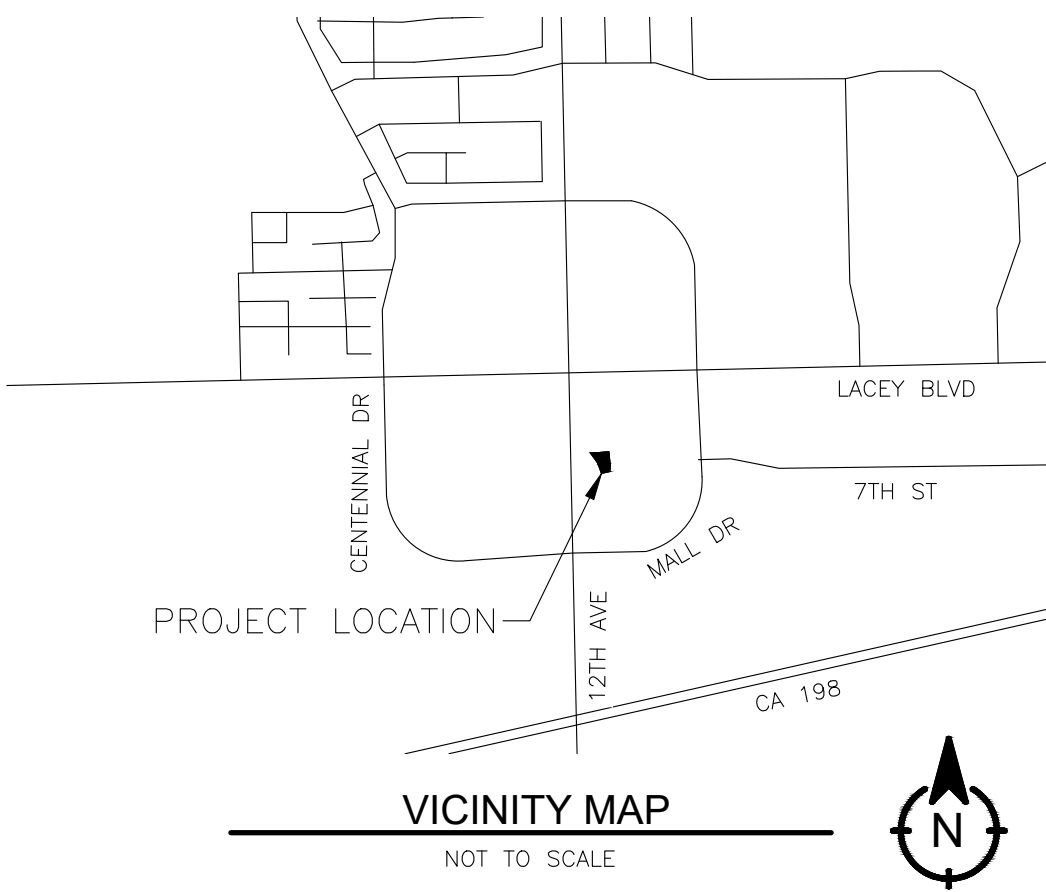
REGISTERED PROFESSIONAL ENGINEER
FENG YING YING
11/18/24
NO. C-63824
CIVIL
STATE OF CALIFORNIA

SHEET NO.
2 / 2

PROJECT
NUMBER
24-026



Know what's below.
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PROJECT INFO:

PROJECT LOCATION: 1673 W. LACEY BLVD.
HANFORD, CA 93230
APN: 011-060-037
PREPARED FOR: MOISCE BELINOW
1673 WEST LACEY, LLC
9350 WILSHIRE BLVD SUITE 323
BEVERLY HILLS, CA 90212

BENCHMARK:

BM CITY 174 CHK
BRASS CAP 1 FOOT PLUS OR MINUS EAST OF CURB
RETURN AT SOUTHEAST CORNER OF THE
INTERSECTION OF MALL DRIVE AND SEVENTH STREET.
ELEVATION: 233.22' CITY

BASIS OF BEARINGS:

THE WEST LINE OF THE NW 1/4 OF SEC. 35 18/21
BEARS N 00° 35' 50" E, PER MAP RECORDED IN
BK. 7 OF PARCEL MAPS, AT PG. 4, K.R.C.

PARKING STALL COUNTS:

PROVIDE PARKING
STALL COUNTS
EXISTING = 2195 PARKING STALLS
PROPOSED TO BE DEMOLISHED = 52 PARKING STALLS
PROPOSED TO BE ADDED = 12 PARKING STALLS
TOTAL STALLS = 2155 PARKING STALLS

REVISIONS				NO.	DATE	BY

4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM



HANFORD MALL
PD SITE PLAN

CITY OF HANFORD

CALIFORNIA

DATE:
8/8/2024

PROJ. ENGR:
LSV

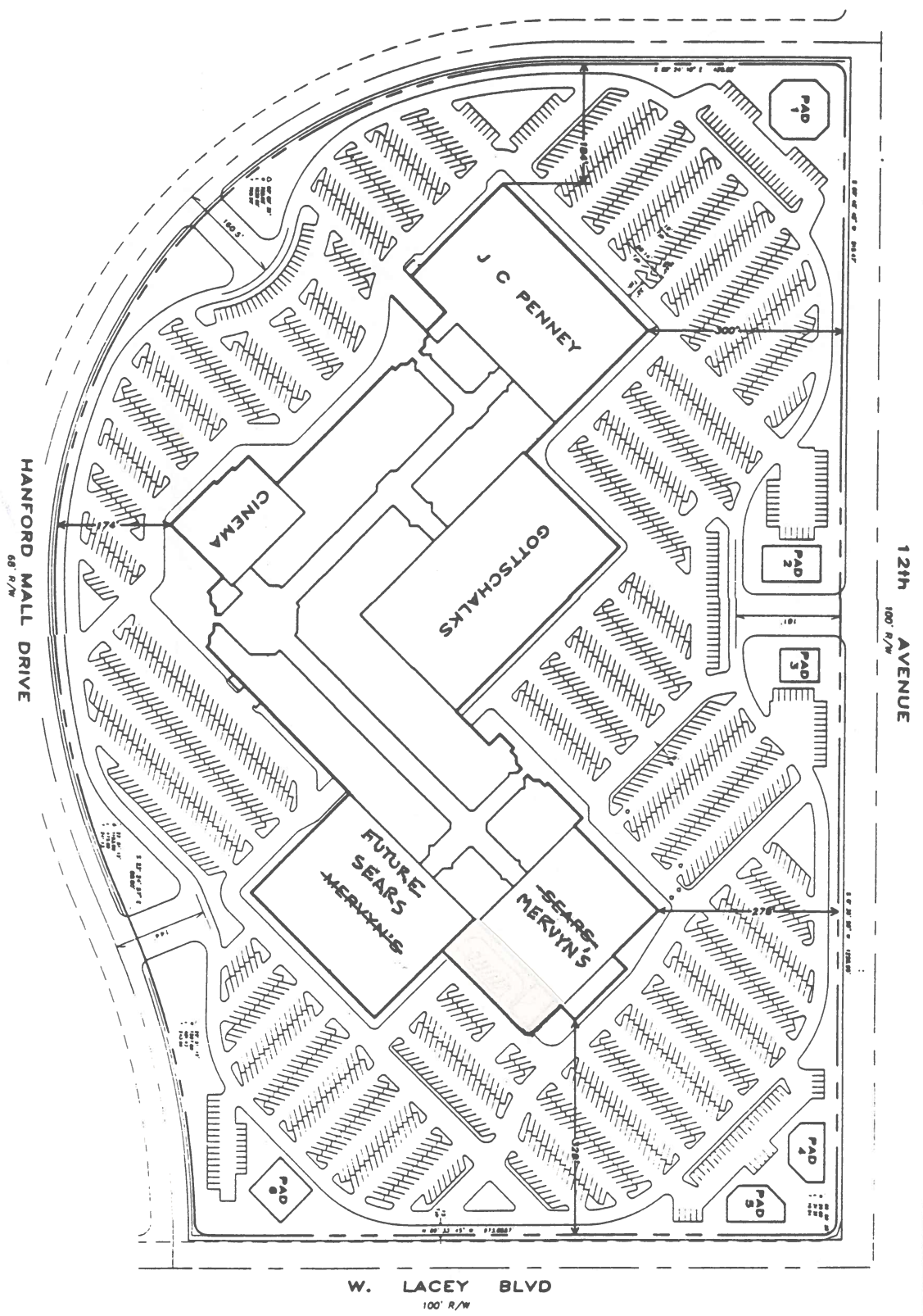
PROJ. MNGR:
KYV

PREPARED FOR:
MOISCE BELINOW
1673 WEST LACEY,
LLC 9350 WILSHIRE
BLVD SUITE 323
BEVERLY HILLS, CA
90212

SHEET NO.
1 / 1

PROJECT
NUMBER
24-026

ATTACHMENT B
 PLANNED UNIT DEVELOPMENT
 PROPOSAL



RESOLUTION NO. 90-15-R

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD GRANTING
PLANNED UNIT DEVELOPMENT NO. 89-01 FILED BY CRUMPLER & KRUGER

WHEREAS, Planned Unit Development No. 89-01 was filed by Crumpler & Kruger requesting the approval of a 450,000 sq. ft. shopping center by the City Council as a Planned Unit Development in accordance with the provisions of Section 9-4.2007 of the Hanford Municipal Code and described as:

Property located at the southeast corner of Lacey Blvd. and 12th Avenue consisting of approximately 45 acres.

WHEREAS, the Planning Commission of the City of Hanford after a public hearing before said Planning Commission which was duly noticed, recommended approval of said Planned Unit Development No. 89-01, and

WHEREAS, a public hearing was held on said application before the City Council of the City of Hanford on April 3, 1990, after published notice of said hearing, under the provisions of Section 65654 of the Government Code, and

WHEREAS, the City Council has reviewed the EIR for the Hanford Mall and comments to the Draft EIR and determined that the document adequately considers the project impacts to the environment, and

WHEREAS, the EIR for this project describes the impact of the change in character from agricultural land and open space to high density commercial retail, as well as the increase in regional emissions of ozone precursors (hydrocarbons, oxides of nitrogen), particulates and carbon monoxide due to the development as unavoidable adverse impacts. However, the Planning Commission has recommended to the City Council approval of "Overriding Consideration" as part of its approval of the project because the benefits of the proposed project outweigh the unavoidable adverse

environmental effects and thus the adverse environmental effects may be considered "acceptable", and

WHEREAS, the mitigation measures addressed in the EIR and stated in the staff report are incorporated as mitigation measures (for this project), and

WHEREAS, the mitigation measures stated in the staff report and further explained in the EIR reduces impacts to less than significant, and

NOW, THEREFORE, on motion of Council Member LAKRITZ, seconded by Council Member BUFORD, the following resolution was adopted:

IT IS HEREBY RESOLVED on the basis of the application and the evidence submitted, the City Council hereby makes the following findings required by the Hanford Municipal Code:

1. That the proposed Planned Unit Development is consistent with the goals and objectives of the elements of the General Plan.
2. That the establishment, maintenance or operation of the use and/or structures applied for will not be under the circumstances of this particular case, detrimental to health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use, or detrimental or injurious to properties and improvements in the neighborhood or to the general welfare of the City.
3. That the proposed Planned Unit Development addresses the potential problem caused by increased project runoff as identified in the EIR. The potential problem of increase project runoff has been mitigated or avoided.
4. That the Planned Unit Development addresses the possibility that the development may create unacceptable noise. Potential noise problems

have been mitigated or avoided.

5. That the Planned Unit Development addresses potential traffic problems as identified in the EIR. The potential problems of increased traffic have been mitigated or avoided.
6. That the Planned Unit Development addresses potential air quality impacts as identified in the EIR. The potential problem of deterioration of air quality have been mitigated or avoided, or have been the subject of a statement of overriding consideration.
7. That the Planned Unit Development addresses potential water impacts as identified in the EIR. The potential problem of water service has been mitigated or avoided.
8. That the Planned Unit Development addresses potential problems created by sewage disposal. The potential problems of sewage disposal have been mitigated or avoided.
9. That the Planned Unit Development addresses potential solid waste problems as identified in the EIR. The potential problems of solid waste have been mitigated or avoided.
10. That the Planned Unit Development addresses potential lighting problems as identified in the EIR. The potential problems of lighting annoyances have been mitigated or avoided.
11. That the Planned Unit Development addresses potential aesthetic problems as identified in the EIR. The potential problems of aesthetics have been mitigated or avoided.
12. That the Planned Unit Development provides for parking areas having adequate ingress and egress to public streets, adequate amount of parking space, sufficient room for turning and maneuvering vehicles and barriers where needed for safety or protect property.

IT IS FURTHER RESOLVED that Planned Unit Development No. 89-01 be

approved subject to the following conditions:

PLANNING

General:

1. Applicant shall hold the City of Hanford and all of its Departments, officers, agents and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of, the development, construction or operation of the project by any person, firm or corporation, public or private, and from the cost and expense of defending the same including attorneys fees.
2. That approval of this Planned Unit Development does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, Fees or other City Ordinances in effect at the time of the building permit issuance.
3. That all approved proposals of the applicant be conditions of development if not mentioned herein.
4. That prior to submitting plans for building permits, applicant shall submit three (3) full size copies of the site plan for addressing, and also one (1) site plan (reduced or drawn to scale) on a 8 1/2" x 11" sheet of paper to the Building Department for addressing, along with name, mailing address and phone number of the person to contact. One copy will be returned with addresses assigned. These addresses are to be incorporated in all future plans, i.e., site plan, floor plans, site utility plan, electrical plan, floor framing plan, roof framing plan, engineering calculations, off-site improvement plans and other plans for which the City of Hanford determines that addressing is required.
5. That six copies of a revised site plan incorporating all changes must be submitted to the Community Development Department for final

- approval before building permits may be issued. The outlying building pads are subject to further approval.
6. That the site be developed according to the approved master site plan with minor modifications and development of the future out pads or future Sears store location to be approved by the Community Development Department.
 7. That no occupancy of any building and/or structure shall be permitted which is not in substantial compliance with approved plans excepting upon specific review and approval of any "as built" modifications by the authorizing City body (City Council, Planning Commission or Community Development Department or other appropriate city departments).
 8. That five working days prior to any use of the project site, or business activity being conducted, or finalization of the building permit, an occupancy application is to be submitted to determine that all conditions of approval contained herein are completed to the satisfaction of the City.
 9. That any phased occupancy of the project shall be coordinated through the Community Development Department. Temporary occupancies may be granted once the site is "Safe" for the general public. As a condition of temporary occupancy financial security will normally be required in an amount of one and one-half (1.5) time the value of any remaining work. A timetable for completion of the work will also be submitted with any aspect hereof.
 10. That no expansion of use beyond the scope and nature described in the master site plan review which would tend to increase the projected scale of operations, shall be permitted except upon application for,

and approval of, modification of this Planned Unit Development permit in compliance with all procedures and requirements therefor.

11. That the developer shall be responsible for all actions of his contractors and subcontractors during the course of any work occurring on the site.
12. That during the site construction, any public streets fronting the project shall be kept clear of any construction or landscaping debris and shall not be used as a storage area for equipment, materials, or other items.
13. That the developer shall designate, in writing before starting work, an authorized representative who shall have complete authority to represent and to act for the developer. Said authorized representative or his designate shall be present at the site of the work at all times while work is actually in progress on the development. During periods when work is suspended, arrangements acceptable to the City Building Official shall be made for any emergency work which may be required.

Special Requirements:

1. That the mall with two anchors be under construction prior to building permits being issued for any building pad in order to be in conformance with the General Plan policy requiring 10 acres to be developed for the initial phase of construction with 5 acre increments thereafter.
2. That the tenants are to provide transit incentives, such as, car or van pool programs for mall employees and that the developer provide designated car pool parking area on the site.
3. That bicycle racks be installed at the mall and building pads with amount, size and location to be determined by the Community

Development Department.

4. That the mall owners encourage tenants of the center to fill job openings from local sources. This could be facilitated by providing a listing of local employment agencies from the State Employment Department in Hanford and/or newspaper advertisements.
5. That the developer provide a bus stop and shelter compatible with the architectural design of the mall. Location will be determined prior to building permits being issued.
6. That the applicant pay up to a \$65,000 maximum one time fee for the purchase of a transit bus to be used by Kings Area Rapid Transit within the City of Hanford to offset air pollution caused by this project. This bus will also provide an incentive for shoppers at 12th Avenue and Lacey Boulevard to shop in the downtown district and other existing retail centers. Therefore, the bus is to be a unique vehicle such as a trolley or cable car in appearance and is to be used on a fixed route to shuttle shoppers from one retail area to the other and not used for general transportation uses to residential areas.
7. That the developer shall abandon all existing water wells on the site, if any, per California Department of Health requirements.
8. That the developer agrees to the design of the drainage basin with the future residential development, if proposed, so that it may be used as a landscaped open space area.

Signing:

1. That all signing, including specific text and style shall be submitted to the Community Development Department for approval.
2. That address numbers using individual numbers consistent with the Centers Signing Program shall be installed on all anchor stores and shall be with letters not less than 6 inches in height with a

contrasting background.

3. That the applicant shall post signs at all entrances to the shopping center regarding the enforcement of traffic and parking regulations.
4. That signing for the parking lot shall include marked handicap spaces, compact car designations, marked travel lanes, no parking areas, loading zones and entrance and exit designations as required by the City Engineer.
5. That all new traffic signs and road markings adjacent to the development within the right-of-way shall be provided by the developer in accordance with the standards and specifications of the City of Hanford.

Architectural Conditions:

1. That the shopping center be developed in accordance with the architectural renderings, color and materials pallet approved with this Planned Unit Development.
2. That buildings developed on all building pads and main anchor stores be architecturally designed with a color and material scheme compatible with the balance of the shopping center.
3. That the same compatible architectural materials and styles be used on the anchor building pads and outlying building pads, and that these buildings be reviewed by the Historic Resources Commission for their recommendations, as to such compatibility with the balance of the shopping center.

Environmental:

1. That the mitigation measures contained in the final staff report are incorporated as conditions of this planned unit development.
2. That the developer, department, agency and/or city commissions are responsible for monitoring the mitigation measures as stated in the

staff report.

3. That the developer shall pay an environmental mitigation fee for cumulative road impacts prior to the issuance of building permits. Preliminary estimate of the fee is \$800,000 less the actual cost of the eligible street construction.

Archeological:

1. That if any archeological resources are discovered during the construction, the contractor shall stop excavation and notify the Community Development Department for appropriate action or mitigation measures.

Landscaping:

1. That landscape and irrigation plans be submitted for approval by the Community Development Department and City Parks Superintendent prior to building permits being issued. Said plans are subject to the following:
 - a. That the final landscape plan follow the conceptual plans approved by the Community Development Department which requires the addition of several more trees within the parking areas.
 - b. That the shrubs and ground cover be identified on the plan.
 - c. That detail plans for the proposed perimeter landscaping be provided.
 - d. That irrigation and landscape plans for median islands on 12th Avenue and Lacey Blvd. fronting the mall be provided.
2. That all proposed landscaping is to be allowed to grow to maturity and continually maintained after planting. Such maintenance is to include pruning, weeding, cleaning, fertilizing and regular watering. Dead and dying plants are to be replaced with other plant materials to insure compliance with landscaping requirements.

3. That a 6 inch high, 6 inch wide concrete curb be placed between the paved area and the landscape areas.
4. That all outlying building pads not proposed to be constructed with the initial project shall be provided with turf and an automatic irrigation system if the outlying building pads are not developed within one year. During the one year interim the pads are to be maintained free of weeds and debris in a dust free manner.
5. That the applicant is responsible for the installation of irrigation system and landscaping in the median islands on 12th Avenue and Lacey Blvd. fronting the shopping center development.

Off-Street Parking:

1. That a minimum of 3 off-street parking spaces for 1,000 sq. ft. of gross leasable area, and 15 handicap spaces be installed in accordance with City standards.
2. That the maximum number of compact car parking spaces is limited to 30 percent of the total parking spaces required.
3. That the proposed parking areas be properly signed, paved and paint striped as required by the City Engineer.
4. That the parking area be paved with a minimum of 2 inch A.C. paving over a 4 inch aggregate base with a report furnished by a Civil Engineer as to being constructed to the approved parking and drainage plan.
5. That concrete wheel stops or curbs be provided in the parking area next to any landscaping and/or pedestrians areas.
6. That no repair work or servicing of vehicles shall be conducted in an off street loading area or parking area.
7. That if the property is divided, the applicant shall have recorded (with the Kings County Recorder) a joint access and parking agreement

running with the land providing for reciprocal access and parking within the shopping center.

Loading Spaces:

1. That the loading berths be not less than 35 ft. in length and 12 ft. in width and have an overhead clearance of not less than 14 ft.
2. That bumper pads be provided where needed for safety or to protect the building and/or loading dock.
3. That the loading berth visible from adjacent streets shall be screened by a solid wall, fence or landscaping not less than 7 ft. in height.
4. That no commercial repair work or servicing of vehicles shall be conducted in an off street loading area.

Fencing and Walls:

1. That all mechanical equipment at ground level be secured with a solid fence and lockable gate.

Screening:

1. That all outside storage be screened by a solid 6 ft. high fence and that any items stored in this area not be higher than the fence.
2. That all roof-mounted equipment shall be architecturally screened or located as to not be visible from ground level. Any roof-mounted equipment shall be specifically identified with the plans submitted for building permit approval.
3. That no outside storage of equipment or material for sale is permitted on the site without prior city approval.

Utilities:

1. That the local gas, electric, and telephone companies be contacted for exact location of services.
2. That any alterations or relocations of utilities not be the responsibility of the City.

3. That all existing and new utilities be underground along the street frontage and within the site.
4. That the overhead utility lines along 12th Avenue be underground along the mall property frontage.

Lighting:

1. That the project lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be treated so as not to illuminate adjacent residential districts.
2. That perimeter lighting shall include illumination of parking areas, loading docks and driveways.

Noise:

1. That construction equipment shall be muffled during the development of the project, and construction activities involving loud outdoor activities shall not be allowed before 6:00 a.m. or after 6:00 p.m.
2. That noise from fixed mechanical equipment when measured at the property line meet the Hanford Noise Element Standards.

Dust Control:

1. That the applicant shall utilize accepted construction practices in development of the site, including watering of soil surfaces and frequent clean up of soil carried onto roadways. To help control dust emissions during construction, construction and hauling equipment shall be kept in proper working order.

Security:

1. That the shopping center, as needed, or when requested by the Police Department, shall provide its own security force which will provide security for the buildings and site one hour before business hours,

during business hours, and one hour after business hours.

2. That it is recommended that a silent burglar alarm be installed and directly connected to the Police Department alarm board.
3. That the landscaping be designed and maintained to prevent access to the roof of the structure by climbing of the trees and bushes.
4. That in order to provide for reasonable municipal protection during all phases of construction, the developer shall maintain pedestrian and vehicular access to all buildings to the satisfaction of the Fire Department, Police Department, and City Building Official.
5. That the Police Department be contacted for instructions to properly secure the business against robbery and burglary.

FINANCE DEPARTMENT

1. That a Certificate of Occupancy and business license is required before each establishment is open to the public.

KINGS COUNTY HEALTH DEPARTMENT

1. That an air pollution permit to construct and operate is required for any underground storage tank.
2. That plans for any food service facility must be approved by the Health Department. A food vending permit will be required.
3. That any underground storage tank containing hazardous material will require an authority to construct and operate by the Kings County Environmental Health Department.

FIRE DEPARTMENT

General:

1. That building plans be reviewed by the Fire Department to make an adequate fire protection determination.
2. That all other alternative fire protection systems in lieu of the standard listed below be approved by the Fire Department.

3. That the mall be designed and constructed under the mall section of the 1988 Uniform Building Code.

Fire Extinguishers:

1. That 10 lb. ABC Fire Extinguishers be mounted and recessed in cabinets where required by the applicable codes and ordinances.
2. That fire extinguishing systems shall be installed in all hoods in food preparation areas.

Sprinkler:

1. That sprinkler plans be submitted and approved by the Fire Department prior to issuance of building permits.
2. That all buildings are to be sprinklered.
3. That additional sprinkler heads at a 6 foot (6') intervals at anchor store and mall area openings on both sides be installed.
4. That a loop water system can be utilized to feed all sprinkler risers with pumper connections located at curb line of City street, within 100 ft. of fire hydrant.
5. That all sprinkler system risers will be monitored at Kings County Central Dispatch.
6. That the developer provide a dedicated room, with outside entrance only, equipped with a lock (as specified by the Fire Department) for location of the sprinkler system riser and alarm control panels. Within this room a fire alarm detection panel is required with the exact location to be determined by the Fire Department.
7. That fire alarm zone panels are to be located on outside walls of each major anchor stores that will indicate the area of trouble.

Storage Tanks:

1. That a permit from the Fire Department is required for installation of any storage tanks.

Emergency Access:

1. That an all-weather 20 ft. (20') wide access road, approved by the Fire Department, be provided before construction commences.
2. That a fire lane be established around the perimeter of the mall, with a minimum width of 25 feet (25').
3. That emergency access roads be identified by signs as required by the Fire Marshal.

Fire Hydrant:

1. That water mains and fire hydrants be installed prior to construction, unless otherwise approved by the Fire Department.
2. That on-site fire hydrants will discharge a minimum of 1500 gpm. Size of main to be determined by a registered engineer to provide an area fire flow of 2500 gpm.
3. That all on-site fire hydrants are to meet city standards.
4. That fire hydrant protection posts will be required around fire hydrants in order to protect the fire hydrant from vehicle damage.
5. That fire hydrant locators (blue dots) will be required at all fire hydrants as located by the City Fire Marshal.

Other:

1. That recessed Knox Boxes be located at all main building entrances.
2. That undeveloped portions of the parcel are required to be cleared and controlled of weeds. No vehicle parking shall be allowed in undeveloped areas of the site except as approved by the City.

PUBLIC WORKS DEPARTMENT

General:

1. That the applicant comply with the City of Hanford Public Works Construction 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 in the right-of-way be obtained from the Public Works Department.

Maps and Plans:

1. That the developer shall submit to the City Engineer, a set of construction plans on 24" x 36" sheets for all required off-site improvements. These plans shall be prepared by a registered civil engineer, and shall include a site plan showing trash enclosure locations and an overall site utility plan showing locations and sizes of sewer and water mains, laterals, manholes, meters, valves, hydrants, etc. All plans shall be approved by the City and all other involved agencies prior to the release of the 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 one (1) reproducible and two (2) blue-line copies of the approved set of construction plans, and three (3) 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 (1) blue-line copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING".
4. That complete plans must be submitted to the City Engineer for approval for each change or phase. Any revisions or phasing of this project will require additional reviews to determine specific conditions for each phase of change.

Water:

1. That the water system shall be designed and constructed to City of Hanford Standards and Specifications to provide fire flow demand as required by the City Fire Department.
2. That the applicant install a minimum 8" water line in the mall road from Lacey Blvd. to 12th Avenue.
3. That a cross connection control device be installed as required by the Utility Superintendent.
4. That water meters be installed to City standards and located within the right-of-way.

Street Lighting:

1. That a marbelite street light system be installed by the developer on 12th Avenue, Lacey Blvd. and mall perimeter road at developers expense. The system shall be installed to City standards and spacing with exact location of the lights to be determined.
2. That a conduit be placed to the median islands along 12th Avenue, as well as Lacey Blvd., to each tree in order to provide electricity to the median islands and to the trees.

Proposed Entryways:

1. That left turn movements shall be limited to the intersections of the proposed boundary street with Lacey Blvd. and with 12th Avenue and to the major entryway located near the middle of the complex south of Lacey Blvd. on 12th Avenue. This entryway is to be constructed to City standard street section with a minimum width of 40 ft. and 20 ft. curb returns. All other entryways will be limited to right turns only.

Traffic Signals and Traffic Circulation:

1. That signalization of the Lacey Blvd/12th Avenue intersection will be required. The applicant shall pay the entire cost for design and

construction of a traffic actuated signal system designed by a registered traffic engineer for approval of the City Engineer. The applicant shall be entitled to future partial reimbursement in an amount to be determined.

2. That signalization of entryways into the project, including the intersections of the boundary streets with Lacey Blvd. and 12th Avenue, will be the total responsibility of the applicant with reimbursement by others will be expected if other developments utilize the signals. Subject systems must also be designed by a registered traffic engineer for City approval.
3. That the design of the signal system(s) by the applicants registered traffic engineer shall include an analysis and recommendation as to the proper vehicular storage and median transition lengths at each left turn location.

Streets:

1. That Lacey Blvd. and 12th Avenue shall be designed and constructed to City of Hanford standards and specifications (major arterial street, standard ST-20). Both arterials will have an ultimate 100 ft. right-of-way curbed at 84 ft. with a 16 ft. concrete curbed median.
2. That the proposed boundary street at the east (and south) limits of the project shall be constructed to City Street standard No. ST-26 (68 ft. right-of-way curbed at 48 ft.) with sidewalk required only on the west side on initial construction.
3. That the initial construction at the applicants expense will require the installation of curb and gutter, sidewalk, widened paving and concrete median the entire length of the project as shown on the preliminary site plan and parcel map.
4. Additional street construction at developers expense adjacent to the

project site will be required as follows:

- a. Construction of curb and gutter, sidewalk, widened paving and concrete median on the south side of Lacey Blvd. from the east end of the project to the end of existing curb, gutter, sidewalk, and median on the east.
- b. Construction of a standard 20 ft. radius curb return on all four corners of the Lacey Blvd./12th Avenue intersection in the ultimate planned alignment.
- c. Widening of the west side of 12th Avenue to two travel lanes and a minimum 3 ft. wide shoulder from the intersection to the south end of the project plus additional transitional paving to the south as determined by the applicants engineer.
- d. Transitional paving on the east side of 12th Avenue from the south end of the required curb and gutter plus additional transitional paving to the south as determined by the applicants engineer.
- e. That the frontage along the south side of Lacey Boulevard, adjacent to the project site, be designated as a no parking area.

Sanitary Sewer:

1. That the applicant shall install all necessary sewer facilities to provide temporary sewage flow to the east into the existing sanitary sewer main.
2. That the temporary system shall be designed to allow connection and service into the future 30" sanitary sewer main in 12th Avenue.
3. That the applicant shall construct a sanitary sewer lift station to facilitate the temporary service to the east. The lift station shall be constructed to City Standards to provide a service capability of 450 gpm. The lift station shall be constructed within City

right-of-way and shall be dedicated to the City for permanent maintenance and operation.

4. That the applicant will be required to construct a 30" sanitary sewer trunk main along the entire frontage length of the project on 12th Avenue in conformance with the City's Sanitary Sewer Master Plan.
5. That the City will provide reimbursement agreements for future development shares of the sanitary sewer lift station and the 30" trunk main in 12th Avenue. The reimbursement for the lift station cost shall be based on proportional use. The reimbursements on the 30 inch trunk main shall not exceed 50% of the trunk main installation cost including materials.
6. That the applicant shall be required to pay Sanitary Sewer Connection Fees calculated at \$50/fixture unit payable upon issuance of a building permit. The applicant's architect or engineer shall provide the City with the total fixture unit count for calculation of the Sewer Connection Fee.
7. It is expected that this master plan will indicate the need for a major out fall line to both the north and south of the Lacey Blvd./12th Avenue intersection.
8. The applicant will be required to construct a major 30" trunk line along the entire frontage length of the project on 12th Avenue.

Storm Drainage:

1. That the applicant shall provide design plans for development of the storm drainage basin to the ultimate service needs as shown in the City's Storm Drainage Master Plan.
2. That the storm drainage basin be constructed to City standards to support all the drainage needs of this development and offered for dedication to the City for permanent maintenance and operation prior

to obtaining a Certificate of Occupancy.

3. That no on-site drainage will be permitted to terminate into 12th Avenue or Lacey Blvd. unless reclaimed by applicants storm drainage system. Drainage from the project boundary street is also required to be contained in the storm drainage basin.
4. That drainage from Lacey Blvd. and 12th Avenue roadways will be permitted into the existing city system if possible, otherwise provision for this disposal into the storm drainage basin facility will be required at applicants expense.
5. That the total cost associated with development of the storm basin shall be considered in determination of storm drainage fees assessed to developer as per City Ordinance.

Landscaping:

1. That the applicant is responsible for the installation of irrigation system and landscaping in the median islands on Lacey Blvd. and 12th Avenue fronting the entire project boundaries. The irrigation system plan must be approved by the City Park Superintendent.

Refuse:

1. That refuse enclosures be constructed to City standards and locations approved by the City Refuse Superintendent.
2. To reduce the amount and volume of solid waste generated by the proposed project, trash compactors shall be installed for the non exclusive use by the major department stores. Additionally, the applicant shall participate with the City to develop a recycling program.

BUILDING DEPARTMENT

1. That building permits must be obtained from the City Building Department for any structural, plumbing, electrical or mechanical work

being done.

2. That the size, as well as the building, be made accessible and usable by the handicapped in accordance with the State Handicap Regulations.
3. That detailed dimensioned plans be provided to the Building Department prior to obtaining construction permits.
4. That any commercial building will require plan and calculations signed by an architect or engineer licensed to practice in the State of California.
5. That a grease interceptor be installed as required by the Building Department.
6. That building setbacks and type of construction may require changes in building location or type of construction or both due to proximity of property line.
7. That recommendations contained in the project's Soils Engineering Report shall be followed and that all applicable City and State Codes relative to earthquake engineering shall be complied with.

EXPIRATION

1. The Planned Unit Development approval shall lapse and shall become void two (2) years following the date on which approval by the City Council became effective unless, prior to the expiration of two (2) years, a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion of the site or structures which were the subject of the site plan. Approval may be extended for an additional period or periods of one (1) year upon written application to the Planning Commission before expiration of the first approval (Sec. 9-4.1910) Hanford Municipal Code.

Passed and adopted at a regular meeting of the City Council of the City of

Hanford held on the 3rd day of April, 1990, by the following vote:

VOTING: AYES: Council Member LAKRITZ
BUFORD
BRIENO
LEHN

NOES: Council Member BARTEL

ABSTAIN: Council Member NONE

ABSENT: Council Member NONE

William G. Bartel
MAYOR

Attest: Dorothy A. Mattos
City Clerk

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

I, DOROTHY A. MATTOS, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the City Council of the City of Hanford at a regular meeting thereof held on the 3rd day of April, 1990.

Dated: April 3, 1990

Dorothy A. Mattos
City Clerk

Notice of Exemption 2024-85

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: Tentative Parcel Map 0008-24; Planned Unit Development
0040-24

Project Location – 1673 W. Lacey Blvd. (APN 011-060-037)

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

Description of Nature, Purpose and Beneficiaries of Project: Tentative Parcel Map No. 0008-24: a request to divide a parcel approximately 6.54 acres in total size into two parcels (Parcel 1: 5.98 acres; Parcel 2: 0.56 acres) in the C-R Regional Commercial zone district; Planned Unit Development No. 0040-24: a request to amend the master site plan for the Hanford Mall in order to create a new pad site with no street frontage for the construction of a shell drive-thru restaurant building and associated improvements 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: Ken Vang, Vang Inc. Consulting Engineers
Address: 4010 N. Chestnut Diagonal Ste. 101, Fresno, CA 93726
Phone Number: (559) 770-9503

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: 15315 Minor Land Divisions; 15303 New Construction or Conversion of Small Structures
☐ Statutory Exemption. State code number:

Reasons why project is exempt:
See attached explanation.

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

Signature: _____ Date: February 11, 2025 Title: Associate Planner

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

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to Sections 15315 and 15303 of the California Environmental Quality Act (CEQA) Guidelines. The project meets the following conditions stated in Section 15315: project is a division of property in an urbanized area zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning; no variances or exceptions are required; all services and access to the proposed parcels to local standards are available; parcel was not involved in a division of a larger parcel within the previous 2 years; and parcel does not have an average slope greater than 20%. Section 15303 states that Class 3 exemptions consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. With the division of the parcel into two new parcels, a restaurant in an urbanized area with a maximum floor area of 3,400 square feet on a site zoned for this use not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive will be constructed.

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

KINGS COUNTY ASSESSOR'S MAP

W 1/2 SEC. 35-18-21

11-06

