



Planning Commission Meeting Agenda

June 10, 2025
5:30 PM – Regular Meeting
Council Chambers
400 N. Douty St.

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

ROLL CALL:

INVOCATION:

FLAG SALUTE:

PUBLIC COMMENT:

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

CONSENT CALENDAR:

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

- A. Community Development: Approval of the Minutes of the May 27, 2025 Meeting

PUBLIC HEARING:

- A. Community Development: Variance No. 0023-25, a request to deviate from the standards set forth in Section 17.20.060 of the Hanford Municipal Code, in order to locate a drive-thru lane 4' 10" within the required setback area and landscaping area for an automatic car wash facility in the C-S Service Commercial zone district. The project is located at 1726 Glendale Avenue (APN 011-030-012).

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.



AGENDA STAFF REPORT

MEETING DATE: 6/10/2025	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Approval of the Minutes of the May 27, 2025 Meeting

RECOMMENDATION:

Approve the minutes of the May 27, 2020 meeting.

ATTACHMENTS:

1. 05-27-25 Minutes



**Planning Commission Regular Meeting
Minutes**

**May 27, 2025 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
CURTIS NORRIS DOUGLAS HAM	NELSON Alternate Commissioner MAREZ

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.

None.

CONSENT CALENDAR:

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

A. Community Development: Approval of the Minutes of the April 22, 2025 Meeting

B. Community Development: Approval of the May 20, 2025 Planning Commission Minutes

Motion to approve the Consent Calendar.

RESULT: (UNANIMOUS)
MOVER: DOUGLAS
SECONDER: NORRIS
AYES: DOUGLAS, NORRIS, CURTIS, HAM

PUBLIC HEARING:

The Public Hearings were reversed in order: Public Hearing B was heard before Public Hearing A.

- A. Community Development: Annexation No. 166, Island #15: A proposal to annex a substantially surrounded county island, totaling 93.56 acres, into the City of Hanford from the Kings County jurisdiction.

Prezone No. 0014-25: A proposal to prezone the proposed territory to be annexed as R-L-12 Low-Density Residential (12,000 sq. ft. minimum lot size) and R-L-5 Low-Density Residential (5,000 sq. ft. minimum lot size) consistent with the 2035 Hanford General Plan Land Use Map.

Before the Public Hearing, City Attorney Ty Mizote highlighted the findings that were made and noted that the City of Hanford does not have final say regarding annexations. The Local Agency Formation Commission (LAFCO) is a completely separate governing body and has final authority. He further explained that what they are to consider is whether what is being proposed is consistent with the City of Hanford General Plan. He highly recommended that if there is a "No" vote because a finding cannot be made, please provide the evidence that the finding cannot be made.

Commissioner CURTIS asked if the border goes from Leland to Fargo. Director Waters confirmed that it does.

Chair HAM:

- Was there good attendance at the April informational meeting? Director Waters answered that there were eight members of the public and several staff members.
- He indicated the area that would be prezoned R-L-12 and mentioned that there are some lots that are larger than 5,000 sq. ft. in the area to be prezoned R-L-5. He asked if those lots would be ok. Director Waters stated that they would be.

There being no further questions, Chair HAM opened Public Comment:

IN FAVOR

None.

OPPOSED

Hanford resident Dennis Aldean asked if there would be an environmental review. Director Waters responded that every project in California must have an environmental analysis. Some do not require a formal environmental review, and this project will be exempt. Mr. Aldean asked if the City would take into consideration all the wildlife in that area. Director Waters noted that, in the General Plan, there was analysis for this, and it would be exempt.

Art Castenada, Fairview Place resident, asked why only one side of 9 1/4 Avenue is being annexed. Director Waters replied that this is the only part that is technically an island (60% touching City)

There being no further comments or questions, Chair HAM closed the public hearing and called for a motion.

Motion to adopt the Notice of Exemption, in accordance with CEQA.

RESULT:	(UNANIMOUS)
MOVER:	DOUGLAS
SECONDER:	NORRIS
AYES:	DOUGLAS, NORRIS, CURTIS, HAM

Motion to adopt Resolution No. 2025-20, recommending approval of Prezone No. 0014-25.

RESULT:	(UNANIMOUS)
MOVER:	NORRIS
SECONDER:	DOUGLAS
AYES:	NORRIS, DOUGLAS, CURTIS, HAM

Motion to adopt Resolution No. 2025-21, finding the proposed Annexation No. 166 consistent with the Hanford General Plan Policies L15, L16, and L17 and forward Annexation No. 166 to the City Council, with a recommendation

that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

RESULT: (UNANIMOUS)
MOVER: CURTIS
SECONDER: DOUGLAS
AYES: CURTIS, DOUGLAS, NORRIS, HAM

- B. Community Development: Vesting Tentative Tract Map No. 947: A request by applicant Steven Macias to subdivide a 3.62-acre parcel within the R-L-5 Low-Density Residential zone district into 14 single-family residential lots.

Chair HAM opened the public hearing and called for the staff report. Consultant Karl Schoettler, substituting for Consultant Josh McConnell, presented the staff report, recommended approval, and invited questions. Chair HAM noted that the Commissioners received two documents at the dais, prior to the meeting, and asked for clarification. Mr. Schoettler replied that 1) the resolution was renumbered to Resolution No. 2025-22, and it included additional Conditions of Approval, and 2) the Notice of Exemption was not included in the original staff report.

Chair HAM asked for clarification regarding the width of Harrison Street on the map, and Mr. Schoettler replied. There being no other questions from the Commissioners, Chair HAM opened Public Comment:

IN FAVOR

Real estate broker Blake Shawn distributed information from his company to the Commissioners and stated that his company (The Shawn Team and Sequoia Investors) usually stays in Tulare County, but they are interested in this subdivision and would like to partner with the developer. Chair HAM asked if these were not submitted plans. Mr. Shawn replied that they are just to give the Commissioners an idea of what they have in mind.

OPPOSED

None.

There being no further questions, Chair HAM closed the public hearing and called for a motion.

Motion to adopt Resolution No. 2025-22, approving Vesting Tentative Tract Map No. 947.

RESULT: (UNANIMOUS)
MOVER: NORRIS
SECONDER: DOUGLAS
AYES: NORRIS, DOUGLAS, CURTIS, HAM

DIRECTOR'S COMMENTS:

Director Jason Waters thanked the Commissioners for taking the time to attend the May 20 joint meeting with City Council. He noted that many of the things discussed will come back to the Planning Commission

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).

Commissioner CURTIS asked if there have been any updates regarding High Speed Rail. Director Waters stated that they are close to finishing the area under Highway 198.

ADJOURNMENT:

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California, within ten (10) days following the date of the final decision of the Planning Commission.

Chair HAM adjourned the meeting at 6:07 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 6/10/2025

AGENDA SECTION: PUBLIC HEARING

SUBJECT:

Variance No. 0023-25, a request to deviate from the standards set forth in Section 17.20.060 of the Hanford Municipal Code, in order to locate a drive-thru lane 4' 10" within the required setback area and landscaping area for an automatic car wash facility in the C-S Service Commercial zone district. The project is located at 1726 Glendale Avenue (APN 011-030-012).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2025-23, approving Variance No. 0023-25.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2025-23, approving Variance No. 0023-25.

PROJECT DESCRIPTION

The project is a request for a variance to deviate from the standards set forth in Section 17.20.060 of the Hanford Municipal Code, in order to locate a drive-thru lane 4' 10" within the required setback area and landscaping area for an automatic car wash facility in the C-S Service Commercial zone district. Drive-thru lanes shall be located outside of all building setback areas and all required landscaped areas per Section 17.60.070. The side building setback area shall be 15 feet where the side lot line abuts a public street per Section 17.20.060. Landscaping shall be provided and permanently maintained in the required setback area from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways per Section 17.20.120. The applicant seeks to allow the drive-thru lane to be located 10' 2" from the street side lot line (see **Attachment 1**).

Entitlement

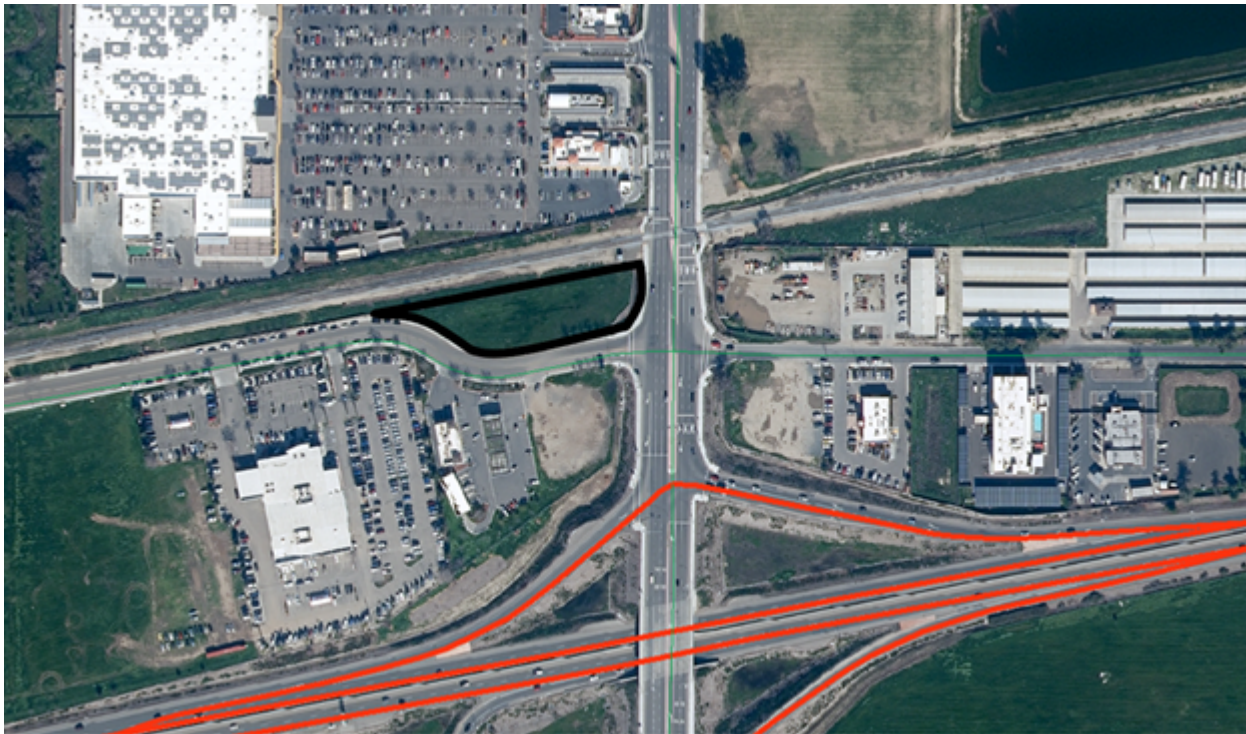
The car wash facility was approved for development under Site Plan Review No. 2022-18. All conditions set forth for Site Plan Review No. 2022-18, attached as **Attachment 2**, shall also be conditions of approval for this variance application, except where modified by this variance. Variance

No. 0003-23 was approved in order to reduce the number of on-site parking spaces for the car wash facility from 14 to seven (see **Attachment 3**). The applicant submitted Sign Permit No. 0063-24 in order to place building signage as well as a freestanding sign on site. The building signage was found to be consistent with Chapter 17.56 of the Hanford Municipal Code. Conditional Use Permit No. 0041-24 was approved in order to establish signage with electronic changeable copy at this site.

BACKGROUND INFORMATION

The project site is located at 1726 Glendale Avenue, the northwest corner of 12th Avenue and Glendale Avenue (APN 011-030-012) in the City of Hanford. (see Figure 1, below)

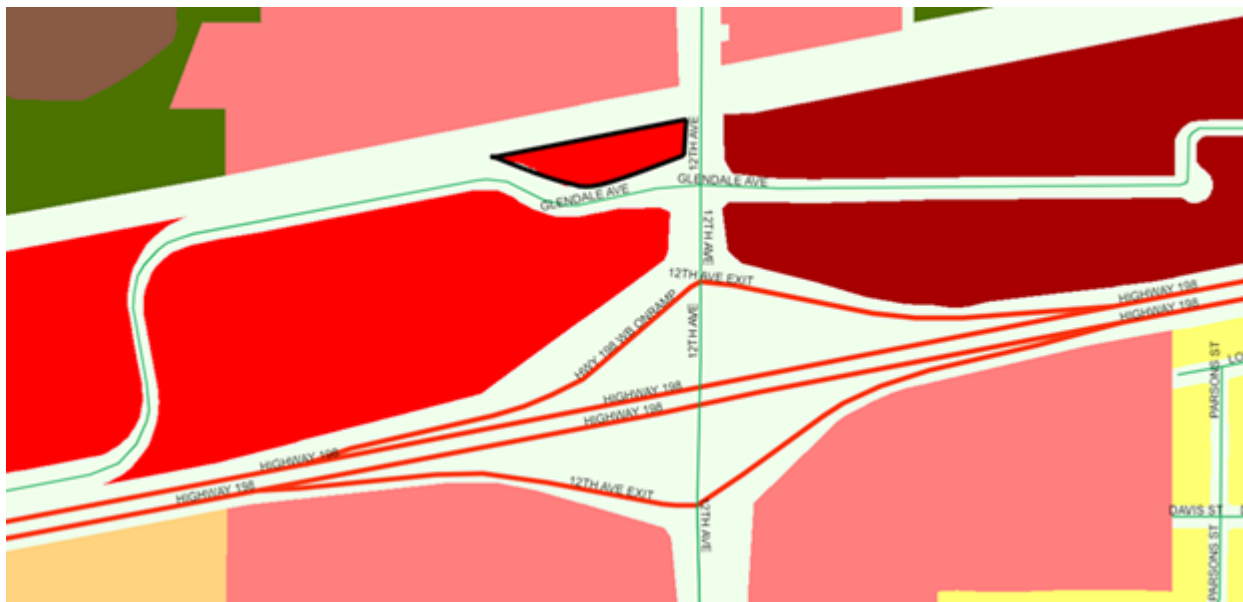
Figure 1:
Land Use (property outlined in bold)



General Plan Designation

The General Plan designates the property as Service Commercial (see Figure 2, below). According to General Plan Policy L51, the Service Commercial Land Use Designation provides for establishments that engage in servicing equipment, materials, products, and related sales and travel conveniences, but which do not require the manufacturing, assembly, packaging or processing of articles or merchandise for distribution. According to General Plan Policy L52, typical uses in the Service Commercial Land Use Designation include a broad range of commercial activities such as businesses which have both retail and service components. Among these are uses such as vehicle sales and service; auto rental and equipment rental; motels; restaurants (including fast food); service stations; car washes; building material supply; warehousing; wholesale trade; contractors, suppliers, small equipment yards; and other similar uses. The use of the site as a car wash is consistent with the purpose and typical uses in the Service Commercial Land Use Designation, as described in the General Plan. Further General Plan Policy L53, states existing service commercial centers shall be encouraged to expand or adapt to *market* changes through reuse, rehabilitation, and infill development. This is an infill site, substantially surrounded by urban development.

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



Zoning Designation

The property is zoned C-S Service Commercial, which corresponds with the General Plan Designation (see Figure 3, below). The applicant proposes to develop the site as an automatic car wash. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, a “car wash, automatic or full service” is permitted by right in the C-S Service Commercial zone district (see Figure 4, below). “Car wash, automatic or full service” means a facility for washing vehicles using conveyORIZED and/or mechanized equipment where the washing of the vehicle is performed by equipment, the facility’s employees, or both.

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



Figure 4:
Land Use Table

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
	Service Uses															
J5	Car wash, automatic or full service	C	C	P	P	C	P									

PROJECT EVALUATION

Conformance with the standards of the C-S Service Commercial zone district

17.20.030 Site Area

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

17.20.040 Lot Dimensions

In the C-S Service Commercial zone district, the minimum lot frontage shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office. The parcel has approximately 564 feet of street frontage along Glendale Avenue and approximately 129 feet of street frontage along 12th Avenue. The existing parcel satisfies the required lot dimensions for the C-S Service Commercial zone district.

17.20.050 Coverage

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

17.20.060 Building Setback Area

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

Front-Building Setback

In the C-S Service Commercial zone district, the front building setback area shall be a minimum of 15 feet, except that in C-S Service Commercial zones bounded by State Route 198, 10th Avenue, 11th Avenue, and Sixth Street, there is no minimum front building setback area required.

The project site is not bounded by any of the specified streets allowing a zero-setback area; therefore a 15-foot front-building setback area is required.

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

The lot line along 12th Avenue is the front lot line. The building is set back approximately 153 feet from the lot line along 12th Avenue.

Rear-Building Setback

The rear building setback may be zero feet from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the rear building setback shall be 15 feet. Since the rear lot line is not adjacent to a public street or any of the stated zone districts, the required rear setback area is zero feet.

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

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

Side-Building Setback

The side building setback area shall be zero feet, except where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the side building setback area shall be 15 feet. The street-side lot line along Glendale Avenue requires a 15-foot side-building setback area. The building is set back approximately 76 feet from Glendale Avenue. However, the drive-thru lane is proposed to be located 10' 2" from the street side lot line. For this reason, a variance has been submitted.

The building is set back 10 feet from the northern interior lot line. It was discovered during the building permit process that a 10-foot landscape easement exists along the northern interior property line, which required the applicant to modify the site plan to locate all structures outside of this landscape easement. No structures may be located within the landscape easement.

Shifting the development out of the landscape easement and closer to Glendale Avenue moved a portion of the drive-thru lane into the required street side setback area. Justification for the encroachment is discussed further below.

17.20.070 Distances Between Structures

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

17.20.080 Height of Structures

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

17.20.090 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. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible. There are two driveways proposed for development. The locations have been recommended and approved by the Engineering Division. There are no changes proposed to the driveways.

17.20.100 Off-Street Parking

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

Calculation:

$$4,265 \text{ sq. ft. of building space} \div 300 \text{ sq. ft.} = 14.2$$

14.2 rounds down to **14 parking spaces minimum**

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

17.20.110 Usable Open Space

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

17.20.120 Landscaping

Landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways. All building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped. Landscaping is provided along 12th and Glendale Avenues, where there is not a driveway. This variance seeks to reduce the amount landscaping along a portion of the property facing Glendale Avenue by 4' 10".

17.20.130 Screening, Fences, and Walls

Properties in the C-S Service Commercial zone district shall meet the screening, fences, and walls standards in Section 17.20.130 of the Hanford Municipal Code. A block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district. The property does not abut any of the specified zones requiring a block wall; therefore, no block wall is required. No fence or wall shall be placed in front of or within an any landscaped area located next to a street. There is an existing fence located between the site and the existing Caltrans landscaped right-of-way. On site landscaping will not be separated by a fence or wall. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height, except as may be modified under site plan review. Outdoor storage is not proposed. The project satisfies all screening, fence, and wall regulations for the C-S Service Commercial zone district.

17.20.140 Signs

All signage shall meet the standards set in Chapter 17.56 of the Hanford Municipal Code.

Table [17.56.090\(A\)](#)

Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
C-N, C-R, C-S, C-H, MX-N, MX-C, and O zones	No limit to number of signs per business establishment. Allowed square footage per building frontage is cumulative. Establishments with primary building frontage less than 300 feet: 2 sq. ft. per 1 lineal foot up to a maximum 350 sq. ft. along primary frontage. 50 sq. ft. allowed regardless of frontage length. Secondary building frontage: 1 sq. ft. per lineal foot up to a maximum 200 sq. ft. per secondary frontage. 35 sq. ft. allowed regardless of frontage length. Sites within 100 feet of State Route 198 may count the frontage facing State Route 198 as their primary frontage for the purpose of calculating maximum sign size.	1 sign per establishment maximum. 40 sq. ft. maximum sign face size. 6 feet high maximum if set back 10 feet from

		property line. 5 feet high maximum if set back 5 feet from property line. 4 feet high maximum if set back 0 feet from property line. Sites with an integrated shopping center: 1 additional freestanding sign up to 350 sq. ft. Maximum height not greater than 1.5 times the average height of the building.
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The proposed building signage was reviewed and approved under Sign Permit No. 0063-24. An electronic changeable copy sign was reviewed and approved by the Planning Commission under CUP0041-24.

17.20.150 General Provisions and Standards

In the C-S Service Commercial zone district, no business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure. The proposed business will be operated within the conveyORIZED car wash system. Vacuuming positions will be located under a covered structure. Mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district. The specified zones requiring a mechanical equipment setback do not abut the project site. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50. The project was evaluated during the Site Plan Review for the car wash for conformance with the requirements of Section 17.50. All development standards have been satisfied or addressed through conditions of approval.

All requirements of the C-S Service Commercial zone district, prescribed by Chapter 17.20 of the Hanford Municipal Code, are satisfied, except for off-street parking, for which a variance was approved, and the side building setback area, for which a variance is sought.

Variance Evaluation

In accordance with Section 17.60.070 of the Hanford Municipal Code, drive-thru lanes shall be

located outside of all building setback areas and all required landscaped areas. In accordance with Section 17.20.060, the side building setback area shall be 15 feet where the side lot line abuts a public street. In accordance with Section 17.20.120, landscaping shall be provided and permanently maintained in the required setback area from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways. The applicant proposes to deviate from the required setback by encroaching 4' 10" into the street side setback area. Staff is able to support the variance on the basis of the unique, challenging lot configuration.

Lot Configuration – Infill, Irregular

The property is an infill parcel, substantially surrounded by urban development. The parcel has a unique and challenging lot configuration for development, due to curves along public streets, as well as the Caltrans right-of-way area. Additionally, the landscape easement further constrains development of the site.

Other properties within the C-S Service Commercial zone district do not possess this challenging, unique lot configuration. The lot is narrow, small, bounded by public streets, has a required Caltrans right-of-way to accommodate, and has a 10-foot landscape easement to accommodate. Generally, lots in the C-S Service Commercial zone district of this size are standard rectangular lots.

Figure 5 – Service Commercial Regular Lots



The General Plan recommends accommodations to facilitate in-fill development.

Policy L53 Existing Service Commercial Designations

Encourage existing service commercial centers to expand or adapt to market changes through reuse, rehabilitation, and infill development.

Goal L37: Infill development that is incentivized and prioritized by the City of Hanford.

Policy L135 Infill Development Support

Support, encourage and, to the extent possible, incentivize infill development projects that can effectively utilize existing transportation and utility infrastructure.

Policy L137 Creative Design Solutions

Allow unique, diverse, and creative design solutions for infill development that are compatible with and enhance surrounding land uses.

Policy L138 Incentives for Infill Development

Examine and consider policies that promote, encourage, and incentivize infill development, including upgrading older infrastructure and public amenities reducing impact fees, streamlining permitting processes, and allowing smaller lot sizes, reduced setbacks, and innovative planning and design standards that support projects on sites that are otherwise difficult to accommodate development.

Allowance of the variance will facilitate the development of the site, without compromising vacuum positions for the proposed car wash or encroaching into the landscape easement. Due to the landscape easement, the applicant modified the site plan to locate all structures, parking, and the drive-thru lane closer to Glendale Avenue, and was able to shift the development to ensure there was no encroachment into required setback areas except for the drive-thru lane. The drive-thru lane would inhibit vehicular access to a section of the vacuum positions if it met the 15' street side setback requirement. Per Public Works City Standard GE-29, 90° parking spaces require 26 feet of adjacent drive aisle in order to provide sufficient back up space for vehicular ingress and egress. To ensure adequate vehicle queuing for the car wash, the applicant proposes to extend the stacking lane out towards the primary site driveway below the vacuum positions. To maintain sufficient circulation between the vacuum positions and the car wash vehicle queue, the drive-thru lane was moved to be placed 4' 10" into the required 15' setback area in order to maintain 26 feet of back up space for the vacuum positions.

Since the street-side property line at the corner of 12th Avenue and Glendale Avenue is located behind the Caltrans right-of-way, there will still be sufficient open space between the development and the street to offset the loss of landscaping. The drive-thru lane will be located over 20 feet from the back of the sidewalk along Glendale Avenue. The variance will not allow development to locate within the right-of-way.

FINDINGS FOR APPROVAL

Pursuant to Section 17.84.050 of the Hanford Municipal Code, seven findings must be made before approval of the variance application.

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

Analysis: That the special circumstance applicable to the property is the unique lot configuration and the property's status as infill development.

Other properties within the C-S Service Commercial zone district do not possess this challenging, unique lot configuration. The lot is narrow, small, bounded by public streets, has a required Caltrans right-of-way to accommodate, and has a 10-foot landscape easement to accommodate. Generally, lots in the C-S Service Commercial zone district of this size are standard rectangular lots.

Figure 5 – Service Commercial Regular Lots



The property is an infill lot, substantially surrounded by urban development, and is less than five acres in size.

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

Analysis: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity in the same zone district. Multiple other properties in the vicinity within the C-S Service Commercial zone district have the ability to utilize space on their property without having to consider multiple easements and rights-of-way that restrict the placement of structures. While other properties in the vicinity may have to consider at least one easement or right-of-way, this property is bounded by both a landscape easement and the existing Caltrans right-of-way. Physical expansion of the site to accommodate additional space is limited as well since the property is landlocked by public streets and a railroad. Other properties in the vicinity in the same zone district are adjacent to other parcels and have space for potential expansion. Additionally, other properties in the vicinity in the same zone district do not experience the same unique lot configuration since they are not as small and narrow as this property.

Since the street-side property line at the corner of 12th Avenue and Glendale Avenue is located behind the Caltrans right-of-way, there will still be sufficient open space between the development and the street to offset the loss of landscaping. The drive-thru lane will be located over 20 feet from the back of the sidewalk along Glendale Avenue. Other properties in the vicinity maintain a minimum of 15 feet of landscaping from the back of the sidewalk.

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

Analysis: That allowing the drive-thru lane to be located 10' 2" from the street side property line will not create a safety hazard. This proposed site plan has been reviewed by the various City

departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.20 for the Service Commercial zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.20, with the exception of parking and the street side setback area. Any other improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in the resolution. The variance will not allow development to locate within the right-of-way.

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

Analysis: That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity that are in the same zone district, since other properties within the vicinity do not possess the same challenging lot configuration or proposed the same use.

Other properties within the C-S Service Commercial zone district do not possess this challenging, unique lot configuration. The lot is narrow, small, bounded by public streets, has a required Caltrans right-of-way to accommodate, and has a 10-foot landscape easement to accommodate. Generally, lots in the C-S Service Commercial zone district of this size are standard rectangular lots.

Since the street-side property line at the corner of 12th Avenue and Glendale Avenue is located behind the Caltrans right-of-way, there will still be sufficient open space between the development and the street to offset the loss of landscaping. The drive-thru lane will be located over 20 feet from the back of the sidewalk along Glendale Avenue. Other properties in the vicinity maintain a minimum of 15 feet of landscaping from the back of the sidewalk.

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

Analysis: That the variance applies to a setback reduction for an allowable use in the C-S Service Commercial zone district. The site is proposed to be developed as an automatic car wash, which is permitted in the C-S Service Commercial zone district.

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

Analysis: That the variance is consistent with the purposes of this title to allow variances when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district.

The special circumstance applicable to the property is the unique lot configuration and the property's status as infill development.

Other properties within the C-S Service Commercial zone district do not possess this challenging, unique lot configuration. The lot is narrow, small, bounded by public streets, has a required Caltrans right-of-way to accommodate, and has a 10-foot landscape easement to accommodate. Generally,

lots in the C-S Service Commercial zone district of this size are standard rectangular lots.

The property is an infill lot, substantially surrounded by urban development, and is less than five acres in size.

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

Analysis: According to General Plan Policy L51, the Service Commercial Land Use Designation provides for establishments that engage in servicing equipment, materials, products, and related sales and travel conveniences, but which do not require the manufacturing, assembly, packaging or processing of articles or merchandise for distribution. According to General Plan Policy L52, typical uses in the Service Commercial Land Use Designation include a broad range of commercial activities such as businesses which have both retail and service components. Among these are uses such as vehicle sales and service; auto rental and equipment rental; motels; restaurants (including fast food); service stations; car washes; building material supply; warehousing; wholesale trade; contractors, suppliers, small equipment yards; and other similar uses. The use of the site as a car wash is consistent with the purpose and typical uses in the Service Commercial Land Use Designation, as described in the General Plan. Further General Plan Policy L53, states existing service commercial centers shall be encouraged to expand or adapt to market changes through reuse, rehabilitation, and infill development. This is an infill site, substantially surrounded by urban development. Additionally, the project is consistent with other goals and policies of the General Plan which promote infill development (Goal L37, Policy L135, L137, and L138).

Goal L37: Infill development that is incentivized and prioritized by the City of Hanford.

Policy L135 Infill Development Support

Support, encourage and, to the extent possible, incentivize infill development projects that can effectively utilize existing transportation and utility infrastructure.

Policy L137 Creative Design Solutions

Allow unique, diverse, and creative design solutions for infill development that are compatible with and enhance surrounding land uses.

Policy L138 Incentives for Infill Development

Examine and consider policies that promote, encourage, and incentivize infill development, including upgrading older infrastructure and public amenities reducing impact fees, streamlining permitting processes, and allowing smaller lot sizes, reduced setbacks, and innovative planning and design standards that support projects on sites that are otherwise difficult to accommodate development.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from further environmental review, as per Section 15332 In-Fill Development Projects of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 4**.

PUBLIC COMMENTS

Noticing of the variance and addendum was published in the newspaper on May 30, 2025 and mailed to property owners within 300 feet of the project site on May 29, 2025. The Community Development Department has not received comments on the project as of the preparation of this report.

CONDITIONS OF APPROVAL

Project approval shall be subject to the condition below:

Variance No. 0023-25:

1. All conditions set forth for Site Plan Review No. 2022-18 shall be conditions of approval for this variance, except where modified by this variance.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2025-23, approving Variance No. 0023-25.

Applicant:

Centerline Design and Engineering
484 N. Prospect St. Suite B
Porterville, CA 93257

Property Owner:

Bian Liao Living Trust
P.O. Box 4848
Laguna Beach, CA 92652

ATTACHMENTS:

1. Resolution No. 2025-23
2. Attachment 1 - Site Plan
3. Attachment 2 - SPR 2022-18 Approval Letter
4. Attachment 3 - Resolution 2023-14 (signed)
5. Attachment 4 - Notice of Exemption No. 2025-52
6. Parcel Map

RESOLUTION NO. 2025-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING VARIANCE NO. 0023-25, A REQUEST TO DEVIATE FROM THE STANDARDS SET FORTH IN SECTION 17.20.060 OF THE HANFORD MUNICIPAL CODE, IN ORDER TO LOCATE A DRIVE-THRU LANE 4' 10" WITHIN THE REQUIRED SETBACK AREA AND LANDSCAPING AREA FOR AN AUTOMATIC CAR WASH FACILITY IN THE C-S SERVICE COMMERCIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 1726 GLENDALE AVE. (APN 011-030-012).

At a regular meeting of the City of Hanford Planning Commission duly called and held on June 10, 2025 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Variance No. 0023-25, a request to deviate from the standards set forth in Section 17.20.060 of the Hanford Municipal Code, in order to locate a drive-thru lane 4' 10" within the required setback area and landscaping area for an automatic car wash facility in the C-S Service Commercial zone district, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.84 of the Hanford Municipal Code; and

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

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

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

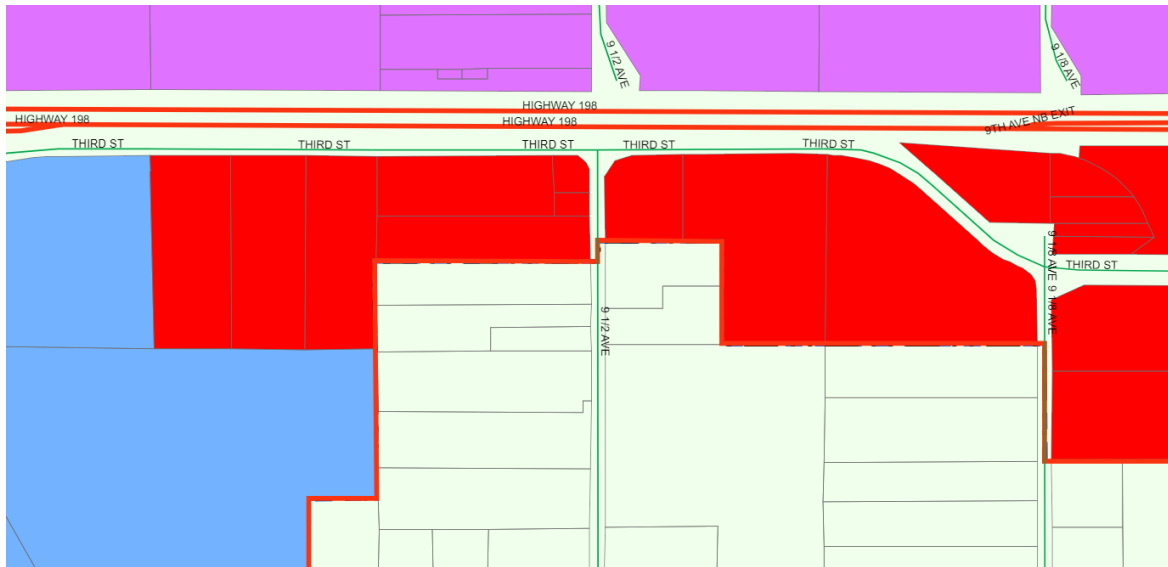
WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.84.050 of the Hanford Municipal Code:

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

ANALYSIS: That the special circumstance applicable to the property is the unique lot configuration and the property's status as infill development.

Other properties within the C-S Service Commercial zone district do not possess this challenging, unique lot configuration. The lot is narrow, small, bounded by public streets, has a required Caltrans right-of-way to accommodate, and has a 10-foot landscape easement to accommodate. Generally, lots in the C-S Service Commercial zone district of this size are standard rectangular lots.

Figure 5 – Service Commercial Regular Lots



The property is an infill lot, substantially surrounded by urban development, and is less than five acres in size.

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

ANALYSIS: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity in the same zone district. Multiple other properties in the vicinity within the C-S Service Commercial zone district have the ability to utilize space on their property without having to consider multiple easements and rights-of-way that restrict the placement of structures. While other properties in the vicinity may have to consider at least one easement or right-of-way, this property is bounded by both a landscape easement and the existing Caltrans right-of-way. Physical expansion of the site to accommodate additional space is limited as well since the property is landlocked by public streets and a railroad. Other properties in the vicinity in the same zone district are adjacent to other parcels and have space for potential expansion. Additionally, other properties in the vicinity in the same zone district do not experience the same unique lot configuration since they are not as small and narrow as this property.

Since the street-side property line at the corner of 12th Avenue and Glendale Avenue is located behind the Caltrans right-of-way, there will still be sufficient open space between the development and the street to offset the loss of landscaping. The drive-thru lane will be located over 20 feet from the back of the sidewalk along Glendale Avenue. Other properties in the vicinity maintain a minimum of 15 feet of landscaping from the back of the sidewalk.

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

ANALYSIS: That allowing the drive-thru lane to be located 10' 2" from the street side property line will not create a safety hazard. This proposed site plan has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal

Code Section 17.20 for the Service Commercial zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.20, with the exception of parking and the street side setback area. Any other improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in the resolution. The variance will not allow development to locate within the right-of-way.

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

ANALYSIS: That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity that are in the same zone district, since other properties within the vicinity do not possess the same challenging lot configuration or proposed the same use.

Other properties within the C-S Service Commercial zone district do not possess this challenging, unique lot configuration. The lot is narrow, small, bounded by public streets, has a required Caltrans right-of-way to accommodate, and has a 10-foot landscape easement to accommodate. Generally, lots in the C-S Service Commercial zone district of this size are standard rectangular lots.

Since the street-side property line at the corner of 12th Avenue and Glendale Avenue is located behind the Caltrans right-of-way, there will still be sufficient open space between the development and the street to offset the loss of landscaping. The drive-thru lane will be located over 20 feet from the back of the sidewalk along Glendale Avenue. Other properties in the vicinity maintain a minimum of 15 feet of landscaping from the back of the sidewalk.

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

ANALYSIS: That the variance applies to a setback reduction for an allowable use in the C-S Service Commercial zone district. The site is proposed to be developed as an automatic car wash, which is permitted in the C-S Service Commercial zone district.

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

ANALYSIS: That the variance is consistent with the purposes of this title to allow variances when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district.

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The property is an infill lot, substantially surrounded by urban development, and is less than five acres in size.

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

ANALYSIS: According to General Plan Policy L51, the Service Commercial Land Use Designation provides for establishments that engage in servicing equipment, materials, products, and related sales and travel conveniences, but which do not require the manufacturing, assembly, packaging or processing of articles or merchandise for distribution. According to General Plan Policy L52, typical uses in the Service Commercial Land Use Designation include a broad range of commercial activities such as businesses which have both retail and service components. Among these are uses such as vehicle sales and service; auto rental and equipment rental; motels; restaurants (including fast food); service stations; car washes; building material supply; warehousing; wholesale trade; contractors, suppliers, small equipment yards; and other similar uses. The use of the site as a car wash is consistent with the purpose and typical uses in the Service Commercial Land Use Designation, as described in the General Plan. Further General Plan Policy L53, states existing service commercial centers shall be encouraged to expand or adapt to market changes through reuse, rehabilitation, and infill development. This is an infill site, substantially surrounded by urban development. Additionally, the project is consistent with other goals and policies of the General Plan which promote infill development (Goal L37, Policy L135, L137, and L138).

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Examine and consider policies that promote, encourage, and incentivize infill development, including upgrading older infrastructure and public amenities reducing impact fees, streamlining permitting processes, and allowing smaller lot sizes, reduced setbacks, and innovative planning and design standards that support projects on sites that are otherwise difficult to accommodate development.

THEREFORE, BE IT RESOLVED that Variance No. 0023-25 be approved, subject to the condition below:

1. All conditions set forth for Site Plan Review No. 2022-18, attached as **Exhibit B**, shall be conditions of approval for this variance, except where modified by this variance.

EXPIRATION

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

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

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

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

I, **Jason Waters**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 10th day of June, 2025.

Jason Waters, Secretary

Exhibit A
Site Plan

[illegible]

BENCH MARK:

1. GET THE INFORMATION, REPORT, COMMENTS
2. FORMING THE JUDICIAL COMMITTEE
3. MEET WITH THE JUDICIAL COMMITTEE
4. ADDRESS THE JUDICIAL COMMITTEE

CITY OF LOS ANGELES, 100 N. 7th St.
2nd Floor, 100 N. 7th St., 100 N. 7th St.
COURT LOCATION, 100 N. 7th St., 100 N. 7th St.
BENCH MARK, 100 N. 7th St., 100 N. 7th St.

HAVE REQUESTED A COPY OF THE SITE PLAN TO UNDERSTAND THAT THE PROPOSED CONSTRUCTION DEPENDS UPON THE FULFILLMENT OF THE CONSTRUCTION OF ALL REQUIRED PUBLIC INFRASTRUCTURE, OR OCCUPANCY, UNLESS OF



**PRELIMINARY NOT
FOR CONSTRUCTION**

ARCHITECTURAL
SITE PLAN
22TH4
A-1

Exhibit B
Conditions of Approval

City of **HANFORD**

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
TRAVIS PADEN

VICE-MAYOR
MARK KAIRIS

COUNCIL MEMBERS
KALISH MORROW
DIANE SHARP
LOU MARTINEZ

CITY MANAGER
MARIO CIFUENTEZ II

CITY ATTORNEY
ROBERT M. DOWD

DATE: June 23, 2023

PROJECT: Site Plan Review 2022-18 (502-1214) Revision 1

APPLICANT: Tony Khodadad

LOCATION: 1726 Glendale Ave. (APN 011-003-012)

PROPOSAL: Express car wash

ZONING: C-S Service Commercial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: April 13, 2022; April 26, 2023

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

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

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

☐ Planning

☐ Fire

☐ Solid Waste

☐ Wastewater

☐ Building

☐ Engineering

☐ Police

☐ Parks and Recreation

☒ **REVISE AND PROCEED**

☒ Approved subject to the following and the attached conditions of approval.

☒ Submit plans for a building permit between the hours of 8:00 a.m. and 4:00 p.m.

☒ Your Plans must be reviewed by:

☐ City Council

☐ Parking and Traffic Commission

☐ Other: _____

☒ Planning Commission **Variance**

☐ Parks and Recreation Commission

Signed,

Mark Manha

Mark Manha, Associate Planner
Community Development Department

June 23, 2023

DATE

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2022-39**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval No. 2022-18 Revision 1 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 13, 2022; April 26, 2023

SITE PLAN NUMBER: 2022-18 (FILE 502-1214) REVISION 1

CONTACT: Mark Manha, Associate Planner: (559) 585-2583, mmanha@hanford.city

General Plan Designation: Service Commercial

Zoning: C-S Service 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):

- 14 parking spaces shall be maintained on site for employees and customers. The applicant has already applied for a variance to deviate from this standard.

Required Entitlements:

- Variance – reduce required number of parking spaces on site (already applied)

C-S Service Commercial - all checked comments shall apply:

General Requirements:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2022-18 Revision 1 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 a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

- ☒ That mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

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 17.20.060)

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback area shall be a minimum of 15 feet along 12th Avenue.
 - ☒ 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 that **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 **the side building setback area shall be 15 feet.**

Distances Between Structures: (Section 17.20.070)

- ☒ That 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.

Height of Structures: (Section 17.20.080)

- ☒ That the maximum structure height shall be 50 feet.

Driveways: (Section 17.20.090)

- ☒ That wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- ☒ That new driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- ☒ That sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

Off Street Parking: (Section 17.20.100 and 17.54)

- ☒ That a minimum of 14 spaces, one of which is ADA-accessible, shall be maintained on site for employees and customers, based on the ratio "1 space per 300 square feet" of building space for all service commercial uses.

Calculation:

$$4,265 \text{ sq. ft. of building space} \div 300 \text{ sq. ft.} = 14.2$$

14.2 rounds down to **14 parking spaces minimum**

- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).
- ☒ There shall be no more than four compact spaces adjacent to each other.
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ That all parking spaces, whether required by this chapter or in addition that which is required, shall be located on a lot or parcel behind the front building setback and outside of a street side yard setback, 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.
- ☒ That in all commercial zone districts, not less than 5% of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least 10 feet.
- ☒ 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.

Landscaping: (Section 17.20.120 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, except where the setback area is covered by structures, parking, or driveways.
- ☒ That all building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped.
- ☒ 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.

Fences and Walls: (Section 17.20.130 and 17.50.110)

- ☒ That 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.
- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Signage: (Section 17.56)

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

Trash Collection Areas: (Section 17.50.090)

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

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

Outdoor Lighting Standards: (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 30 feet.
- ☒ That the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:
 - ☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.
 - ☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.
 - ☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Dust Control:

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

BUILDING DIVISION
SPR 2022-018 (502-1214) Car Wash
6-16-23
1726 Glendale

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each 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 and City of Hanford 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 any deferred submittals must be approved by the AHJ prior to permit issuance and submitted and approved prior to installation.

Hanford Fire Department

Contact Fire Marshal Christy Whittington @ 559-585-2594 or cwhittington@cityofhanfordca.com

concerning questions that you may have on the following conditions.

Site Plan Review: SPR 2022-18

Date: April 4, 2022

Project #: 502-1214

General Instructions

1. Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.
2. All fire protection systems must be installed and operational prior to occupying the building.
3. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department.
To schedule appointments for inspections, please call **559-585-2545**.
4. Scope of work shall be clearly stated on all plans submitted for permit.
5. All deferred submittals shall be listed on the building plan title page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

The following comments are applicable if checked:

1. ☐ No comments.
2. ☒ This project must comply with latest applicable codes.
3. ☐ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2019 Ca. Fire Code. Provide most current fire flow information for this location.
4. ☐ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.
5. ☐ Based on the occupancy classification, an automatic sprinkler system is required for this project. **A separate fire department permit is required.** Please contact the Building department for submittal process.
6. ☐ For automatic sprinkler systems, **a separate permit maybe required if tenant improvements are made to sprinkler system.** Please contact the Building department for submittal information.
7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser inside of it and shall have the following building elements:
 - At least one man door shall be provided- only exterior door(s) are allowed
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' X 4' room.
 - One-hour rated construction

- Fire Sprinkler head coverage required
- Normal and emergency back-up lighting shall be installed inside the fire riser room.
- The exterior of the fire riser door shall have permanent signage stating **FIRE RISER ROOM** in a contrasting color to background.
- For existing buildings: please contact the Fire Department.

8. ☐ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. **A separate fire department permit is required** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the Building Department for submittal process.
9. ☐ A hydrant will be required within 50 feet of the Fire Department connection. **Knox FDC Locking Caps** are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.
10. ☒ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road (as measured by an approved route around the exterior of the building) on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☒ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☐ Number of additional hydrants necessary for this project: _____
14. ☐ Fire hydrant spacing shall be as follows:
- Section 507 or as required by appendix C of the 2019 CFC.
15. ☒ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
16. ☒ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings (as measured by an approved route around the exterior of the building or facility).
17. ☐ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards.

18. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.
19. ☒ Access road turning radius for fire apparatus is as follows:
- 20 feet, 1 inch inside turning radius
 - 44 feet, 6 inch outside radius
20. ☐ Additional access roads may be required per CFC 2019 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
21. ☐ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
22. ☒ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
- **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
 - **Access roads 26 to less than 32 feet in width:** Fire lanes shall be on one side of the fire apparatus access roads.
 - **Access roads 32 feet in width or more:** No fire lanes required.
23. ☒ Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING - FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
24. ☒ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
25. ☐ Locked gates installed across fire department access roads:
- **Manual gates** with a chain lock require a **Knox Padlock** to be installed on them; or a **Knox Box** shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box. (See www.knoxbox.com for current models)
 - **Electric Gates** shall be equipped with an electric **Knox Key Switch**, at the gate location.
 - In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.

- At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.

26. ☒ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com. If there is an existing Know Box installed, contact the Fire Department to determine if it will suffice.

27. ☒ 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:

- Downtown area (existing buildings): 4 inch numbers
- Buildings 20-ft. or less from the street: 6 inch numbers
- Buildings 21- to 40-ft. from the street: 8 inch numbers
- Buildings more than 40-ft. from street: 12 inch numbers

28. ☐ Commercial cooking equipment that produce 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.

29. ☐ 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.

30. ☐ **A separate permit is required** for all hazardous material and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.

31. ☐ **A fuel tank permit is required** for underground and aboveground gasoline/LPG/Diesel.

32. ☐ Combustible high-piled storage over 12 feet **requires a separate fire department review and permit.** Contact the fire department for further information.

33. ☐ Provide a Knox Box for all structures and gates. In accordance to the 2019 CFC 506.1. Location shall be approved by Hanford Fire Department.

34. ☐ Provide premises identification for all structures. Shall be visible from the street. A minimum of four (4) inch numbering on contrasting background. In accordance to the 2019 CFC 505.1

35. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I Hood. In accordance with the California Mechanical Code, and an automatic fire extinguishing system that is listed and labeled for its intended use.

36. ☐ Insulated liquid carbon dioxide systems used in beverage dispensing applications with more than 100 pounds (45.4kg) of carbon dioxide shall comply with 2019 CFC 5307.3.1
37. ☒ Facility to provide minimum 2A10BC type fire extinguishers. Provide location and number of fire extinguishers to be installed in accordance to California Fire Code, section 906.
38. ☒ All exiting shall comply with California Fire and Building Code requirements. Requirements shall comply with section 10 of the 2019 CFC 1004.9
39. ☐ Posting of Occupant Load sign shall be provided if room or spaces used for Assembly, Classroom, Dining, or similar purposes having an occupant load of fifty (50) or more persons. Sign shall be placed in conspicuous location and near the main exit in accordance to CFC 1004.9
40. ☐ Any Special Event project shall comply with 2019 edition of the California Fire Code, chapter 31 for tent structures, exiting, fire extinguishers and other fire protection application.



City of Hanford

Department of Public Works

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

Utilities Division Comments

**PROJECT: SPR# 2022-018 Bubble Me Car Wash– 1726 Glendale Avenue
502-1214**

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition. All Utility connections located within Glendale Avenue shall be bored. Water connections shall be hot tapped.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.
2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required. All work within the City right of way shall be performed by a licensed qualified contractor.
3. That all new services are to connect to Glendale Avenue and shall be bored.
4. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines. Fire service system shall be a looped system with two points of connection to the City water main or per City of Hanford Fire Department requirements.
5. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.
5. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off domestic water flows.

Sewer:

1. That the property owner is responsible for maintenance of all sanitary sewer laterals providing service to their property from building structure to the City Sanitary Sewer main, including connection fittings.
2. That the developer shall size sewer service lateral(s) to serve the project site in accordance with requirements of the Uniform Plumbing Code, latest edition. All new sanitary sewer laterals shall connect to Glendale Avenue and shall be bored.
3. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure per City Standard Detail GE-35 that will include a sand/grease separator in conformance with City Standard Detail SS-32 and shall connect to the City's Sanitary Sewer System.
4. That the developer shall furnish, install, and maintain a grease trap assembly in conformance with City Standard Detail SS-32 on any sanitary sewer lateral receiving waste water from food preparation facilities, wash down water from shop area floor drains, car/truck wash areas, and trash enclosures. Grease trap assemblies must be permitted and approved by the City Building Division prior to installation.
5. An Industrial Wastewater Discharge Permit application will need to be prepared that may outline additional requirements of sewage flows off the site depending upon the types of materials that will be in the effluent.

Bob Williams
Utilities Manager (559) 585-2560

06/23/2023
DATE



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: SPR# 2022-018 Bubble Me Car Wash– 1726 Glendale Avenue
502-1214

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof. The Grading Plan review fee is **\$5,700.00** and shall be payable prior to issuance of a building permit.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/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.

Map and Plan Requirements:

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

Drainage Requirements:

1. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.
2. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control

Steve Coodey
Assistant Engineer (559) 585-2582

06/23/2023
DATE



City of Hanford

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PROJECT: SPR# 2022-018 Bubble Me Car Wash– 1726 Glendale Avenue 502-1214

3. Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.
4. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.
5. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans. All onsite storm drainage shall drain to existing onsite basin.

Curb and Gutter & Sidewalk Requirements:

1. That the existing concrete curbs, gutters and sidewalks located along the Glendale Avenue project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curbs & gutters installed in conformance with City Standard CO-11 or damaged sidewalks in conformance with City Standard CO-15. The locations of any such curbs, gutters and sidewalks required to be reconstructed shall be shown on the engineered site improvement plans.

Drive Approach Requirements:

1. That the developer shall install a new drive approach in accordance with City Standard CO-41 (35' maximum width) located as shown on the site plan. The existing concrete gutter pan shall be removed and replaced along the entire length (curb cut to curb cut) of the new drive approach installation. Pavement shall be sawcut in front of driveway approach to allow concrete forming.

Parking Lot Requirements:

1. That the design and construction of the parking lot improvements shall conform to City Standards GE-29 and parking lot road sections shall be designed per City Standard GE-32 for refuse truck access to the refuse enclosure.

Street Requirements:

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

Steve Coodey
Assistant Engineer (559) 585-2582

06/23/2023
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**PROJECT: SPR# 2022-018 Bubble Me Car Wash– 1726 Glendale Avenue
502-1214**

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 the FY22/23 rates effective October 1st, 2022. All fees are payable prior to issuance of building permits. **(Building area: 4,265 sf – Car Wash Facility - Site Area: 1.04 Acres)**
 - A. That the development is subject to a **\$ 8,768.97 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 **\$ 5,785.90 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 **\$ 3,279.79 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.
 - D. That the development is subject to a **\$ 4,785.87 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 **\$ 2,586.30 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 **\$ 396.22 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 **\$3,464.07 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
 - H. That the development is subject to a **\$998.41 12th Avenue Sanitary Sewer Benefit District Impoact Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

Steve Coodey
Assistant Engineer (559) 585-2582

06/23/2023
DATE



City of Hanford

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

Refuse Division Comments

**PROJECT: SPR# 2022-018 Bubble Me Car Wash– 1726 Glendale Avenue
502-1214**

General Requirements:

1. That one (1)- 10' X 20' inside clear dimension masonry block refuse enclosures with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" X 12" interior concrete curbs and 10' concrete apron. Refuse enclosures shall be configured to be serviced with a front load refuse truck. If enclosures are used to service restaurants, then a separate grease bin container area shall be constructed in accordance with City Standard GE-41. The refuse enclosures shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate material. The enclosures shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That all on site vehicle routes used to service trash enclosure shall be constructed in accordance with City Standard GE-32 Industrial Parking Lot pavement requirements to provide an adequate pavement structure section for refuse truck use.
6. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable).**

Tyler Martinez
Refuse Supervisor (559) 585-2586

06/23/2023
DATE

California Department of Transportation

DISTRICT 6 OFFICE
1352 WEST OLIVE AVENUE | P.O. BOX 12616 | FRESNO, CA 93778-2616
(559) 981-7373 | FAX (559) 488-4195 | TTY 711
www.dot.ca.gov



May 11, 2023

06-KIN-198-16.879
CITY OF HANFORD CARWASH
SPR #2022-18

GTS: <https://ld-igr-gts.dot.ca.gov/district/6/report/29635>

Sent via email

Gabrielle de Silva Myers
Divisions of Public Works and Planning
City of Hanford
317 N. Douty Street
Hanford, CA 93230

Dear Gabrielle de Silva Myers:

Thank you for the opportunity to review the site plan for the proposed car wash. The project site is located north of State Route (SR) 198, on the southwest quadrant of Centennial Dr. and 12th Avenue, in the City of Hanford.

The mission of Caltrans is to provide a safe, sustainable, integrated, and efficient transportation system to enhance California's economy and livability. The Local Development Review (LDR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the following comments consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. Caltrans concurs with the 15 feet setback as shown in the site plan.
2. 12th Avenue appears to be a major north-south arterial street in the city, and it currently does not have any bicycle lanes (class II bike lane) installed. It is recommended that the City of Hanford, with this development and others in the area, continue the establishment of programs that reduce single occupancy vehicle trips, provide a safe transportation system, reduce per capita VMT, increase accessibility to destinations via cycling, walking, carpooling, and transit, and reduce greenhouse gas emissions.
3. It is recommended that the project proponent contributes towards the Local (Kings County and/or the City of Hanford) Development Impact Fee Program to provide funding for the future improvements of the State and local infrastructure facilities in the surrounding area, particularly at the SR 198 at 12th Avenue ramp intersections.

If you have any further questions, please contact Nicholas Isla at (559) 981-7373 or email nicholas.isla@dot.ca.gov.

Sincerely,



DAVID PADILLA, Branch Chief
Transportation Planning – North

CITY OF HANFORD 'SPR' NOTES & SITE PLAN KEY NOTES:

1. PROJECT SITE PLAN REVIEW NO.: 2022-18 (502-1214); 'SPR' COMMITTEE REVIEW DATE: APRIL 13, 2022

2. THE FRONT BLDG. SETBACK AREA SHALL BE A MIN. OF 15'-0" ALONG 12TH AVE.

3. THE REAR BLDG. 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 BLDG. SETBACK SHALL BE 15 FEET

4. THE SIDE BLDG. SETBACK AREA SHALL BE ZERO FEET, EXCEPT THAT 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 THE SIDE BLDG. SETBACK AREA SHALL BE 15 FEET

5. THE MAXIMUM STRUCTURE HEIGHT SHALL BE 50 FEET

6. THE MAXIMUM NUMBER OF COMPACT-CAR PARKING SPACES IS LIMITED TO 30 PERCENT OF THE TOTAL PARKING SPACES REQUIRED. COMPACT PARKING SPACE SHALL BE 16 FEET (MIN.) IN DEPTH BY 8 FEET IN WIDTH. (MARKED FOR 'COMPACT CARS'). THERE SHALL BE NO MORE THAN FOUR COMPACT SPACES ADJACENT TO EACH OTHER

7. PROPOSED BLDG. LOCATION IS MORE THAN 40 FEET FROM STREET, THEREFORE ADDRESS NUMBERS INSTALLED ONTO THE BLDG. SHALL BE 12 INCHES IN HEIGHT VISIBLE FROM THE STREET FRONTAGE

8. A 'KNOX BOX' WILL BE REQUIRED ON HIS PROJECT. KEYS THAT OPEN ALL LOCKED AREAS WILL ALSO BE REQUIRED AND PLACED IN THE KNOX BOX. THE ORDERING OF KNOX BOX PRODUCTS CAN BE DONE DIRECTLY AT www.knoxbox.com

9. FACILITY TO PROVIDE MINIMUM 2A10BC TYPE FIRE EXTINGUISHERS. PROVIDE LOCATION(S) AND NUMBER OF FIRE EXTINGUISHERS TO BE INSTALLED IN ACCORDANCE W/ CA FIRE CODE, SECTION 906. (REFER TO ARCH. FLOOR PLAN)

10. THE PARKING FOR BICYCLES AND LOW EMISSION VEHICLES SHALL BE PROVIDED IN ACCORDANCE W/ THE LATEST ADOPTED VERSION OF THE C.B.C. (SEC. 17.54.170)

11. IN ALL COMMERCIAL ZONE DISTRICTS, NOT LESS THAN 5% OF THE INTERIOR SQUARE FOOTAGE OF A PARKING AREA SHALL BE LANDSCAPED W/ TREES AND OTHER PLANT MATERIALS SUITABLE FOR ORNAMENTATION

12. PARKING LOT LIGHTING SHALL BE DEFLECTED, AIMED, OR SHIELDED TO MINIMIZE LIGHT TRESPASSING ACROSS PROPERTY BOUNDARIES, OR SKYWARD, AWAY FROM ADJOINING SITES SO AS NOT TO CAUSE GLARE TO SUCH SITES
13. TREES AND SHRUBS SHALL BE PLANTED SO THAT AT MATURITY THEY DO NOT INTERFERE W/ UTILITY LINES AND TRAFFIC SAFETY SITE AREAS

14. TREES PLANTED WITHIN FIVE (5) FEET OF SIDEWALKS OR CURBS SHALL HAVE AN EIGHTEEN (18) INCH BY TEN (10) FOOT LINEAR ROOT BARRIER PLACED AT EACH EDGE OF THE SIDEWALK OR FACE OF CURB, CENTERED ON THE TREE

15. QUANTITIES OF HAZARDOUS MATERIALS SHALL NOT EXCEED THE ALLOWABLE PER 2022 C.B.C. TABLE 307.1(1)

16. STANDARD PARKING STALL LENGTH IS 18.5 FEET

17. PARKING AREAS SHALL HAVE ONE TREE PLACED AT EVERY FOUR LINEAL PARKING SPACES

18. 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

19. 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

20. THE SIZE OF GROUND COVER AT PLANTING SHALL BE (1) GALLON OR LARGER

21. GROUND COVER SHALL BE DESIGNED TO HAVE ONE HUNDRED (100) PERCENT COVERAGE WITHIN TWO (2) YEARS

22. DROUGHT TOLERANT PLANT MATERIAL AND CLIMATE APPROPRIATE SPECIES SHALL BE EMPHASIZED IN THE LANDSCAPE DESIGN

23. MTL. POLE MTD. SIGNAGE FOR: 'UNAUTHORIZED VEHICLES', (SEE CIVIL DWGS. AND/OR ARCH. DWGS. PER DTL. - (1) A-9)

24. MTL. POLE MTD. COMBINATION SIGNAGE WHICH READS: 'ENTER' (LOCATED @ TOP OF SIGN), AND TRUCK BEDS MUST BE EMPTY & FREE OF DEBRIS PLEASE' (LOCATED @ BOTTOM OF SIGN)

LOT DESCRIPTION:

1. GENERAL PLAN DESIGNATION: SERVICE COMMERCIAL
2. ZONING: C-S SERVICE COMMERCIAL
3. APN: 011-030-012
4. ADDRESS: 1726 W. GLENDALE AVE., HANFORD, CA 93230

BENCH MARK:

CITY OF HANFORD BENCH MARK NO. 74B

2" BRASS CAP IN MONUMENT WELL, FLUSH @ THE QUARTER CORNER LOCATION ON 12TH AVENUE BETWEEN LACEY BOULEVARD AND HANFORD-ARMONA ROAD

ELEVATION = 237.36 (2004)

APPLICANT'S STATEMENT:

I HAVE REVIEWED A COPY OF THE SITE PLAN REVIEW APPROVAL NO. 2022-18 AND I UNDERSTAND THAT THE PROPOSED CONSTRUCTION AND/OR LAND USE IS DEPENDANT 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



A CAR WASH FOR:
TONY F. KHODADAD
1726 W. GLENDALE AVE
HANFORD, CA
93230

DRAWN BY: M.TAYLOR
DES BY: E.WHITEM.TAYLOR
PLOT DATE: 12-21-2023
CHK'D BY: L.COUCH/M.TAYLOR

REVISION	
DESCRIPTION	DATE

CENTERLINE DESIGN & ENGINEERING (C.D.E.) EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND ALL OTHER APPLICABLE RIGHTS IN THESE PLANS. THEY ARE NOT TO BE COPIED, USED ON OTHER SITES THAN THAT SPECIFIED, REPRODUCED, OR CHANGED IN ANY MANNER, NOR BE ASSIGNED TO A THIRD PARTY WITHOUT OBTAINING PRIOR EXPRESS WRITTEN CONSENT. THESE PLANS AND THE IDEAS REPRESENTED HEREIN ARE, AND SHALL REMAIN, THE PROPERTY OF C.D.E.

PRELIMINARY NOT FOR CONSTRUCTION

ARCHITECTURAL SITE PLAN

PROJECT NUMBER
22T114

SHEET NUMBER

A-1

NOTE:
FOR PAVING REQUIREMENTS & SITE WORK FINISH SURFACE ELEVATIONS REFER TO CIVIL DRAWINGS BY OTHERS

SITE PLAN

- ABBREVIATIONS:
- (N) - NEW

(E) - EXISTING

T.R. - TO REMAIN

F.V. - FIELD VERIFY

G.B. - GRADE BREAK

T.B.R. - TO BE REMOVED

D/A - DRIVE APPROACH

STD'S - STANDARDS

PWR. - POWER

DEV. - DEVELOPMENT

P.L. - PROPERTY LINE

P.O.T. - PATH OF TRAVEL

R.O.W - RIGHT-OF-WAY

C.O.H. - CITY OF HANFORD

G.C. - GENERAL CONTRACTOR

U.O.N. - UNLESS OTHERWISE NOTED

LPR - LICENSE PLATE RECOGNITION
- P.O.S. - POINT OF SALE

SB - SWITCH BOX

DI - DROP INLET

SL - STREET LIGHT

FH - FIRE HYDRANT

EV - EXISTING VAULT

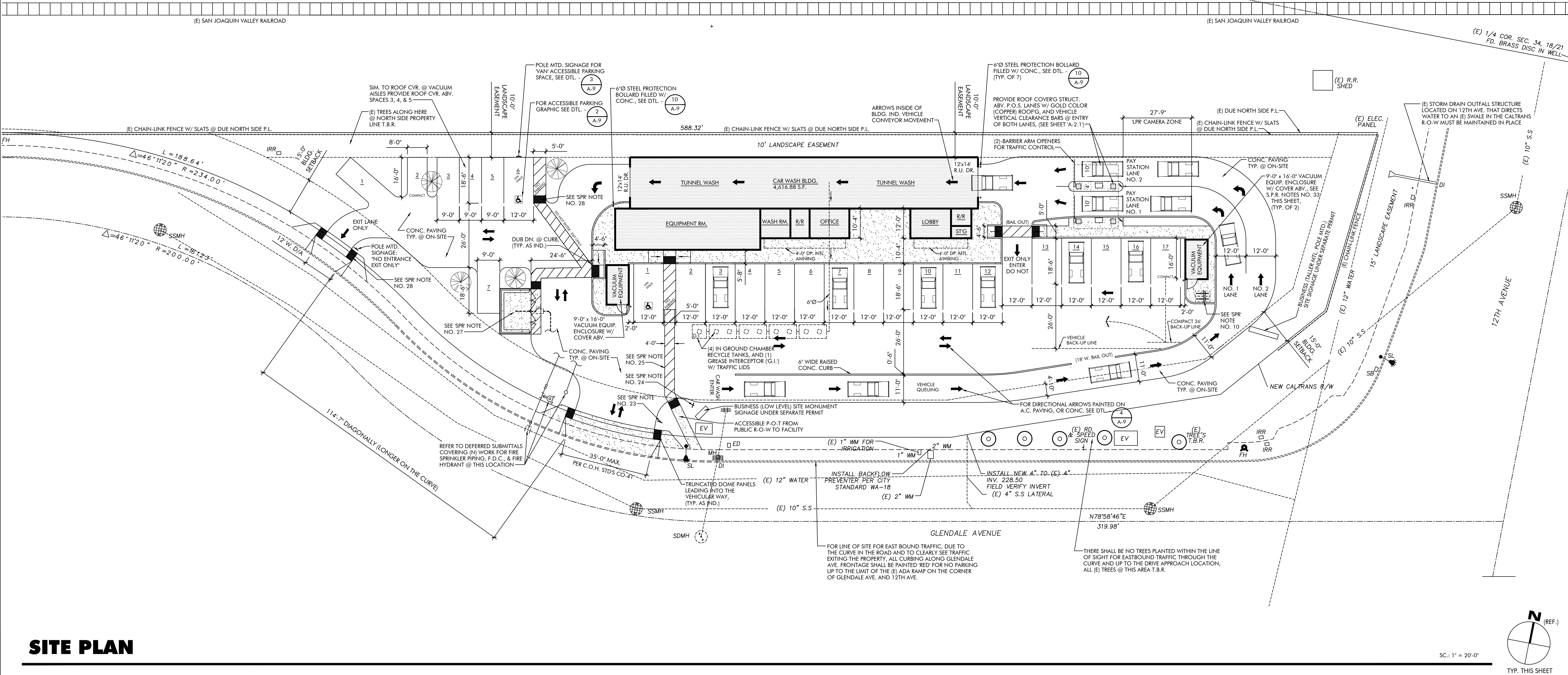
ED - EDISON BOX

WM - WATER METER

SS - SANITARY SEWER

IRR - IRRIGATION CONTROL

SSMH - SANITARY SEWER MAN HOLE



City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
TRAVIS PADEN

VICE-MAYOR
MARK KAIRIS

COUNCIL MEMBERS
KALISH MORROW
DIANE SHARP
LOU MARTINEZ

CITY MANAGER
MARIO CIFUENTEZ II

CITY ATTORNEY
ROBERT M. DOWD

DATE: June 23, 2023

PROJECT: Site Plan Review 2022-18 (502-1214) Revision 1

APPLICANT: Tony Khodadad

LOCATION: 1726 Glendale Ave. (APN 011-003-012)

PROPOSAL: Express car wash

ZONING: C-S Service Commercial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: April 13, 2022; April 26, 2023

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

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

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

☐ Planning

☐ Fire

☐ Solid Waste

☐ Wastewater

☐ Building

☐ Engineering

☐ Police

☐ Parks and Recreation

☒ **REVISE AND PROCEED**

☒ Approved subject to the following and the attached conditions of approval.

☒ Submit plans for a building permit between the hours of 8:00 a.m. and 4:00 p.m.

☒ Your Plans must be reviewed by:

☐ City Council

☐ Parking and Traffic Commission

☐ Other: _____

☒ Planning Commission **Variance**

☐ Parks and Recreation Commission

Signed,

Mark Manha

Mark Manha, Associate Planner
Community Development Department

June 23, 2023

DATE

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2022-39**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval No. 2022-18 Revision 1 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 13, 2022; April 26, 2023

SITE PLAN NUMBER: 2022-18 (FILE 502-1214) REVISION 1

CONTACT: Mark Manha, Associate Planner: (559) 585-2583, mmanha@hanford.city

General Plan Designation: Service Commercial

Zoning: C-S Service 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):

- 14 parking spaces shall be maintained on site for employees and customers. The applicant has already applied for a variance to deviate from this standard.

Required Entitlements:

- Variance – reduce required number of parking spaces on site (already applied)

C-S Service Commercial - all checked comments shall apply:

General Requirements:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2022-18 Revision 1 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 a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

- ☒ That mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

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 17.20.060)

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback area shall be a minimum of 15 feet along 12th Avenue.
 - ☒ 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 that **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 **the side building setback area shall be 15 feet.**

Distances Between Structures: (Section 17.20.070)

- ☒ That 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.

Height of Structures: (Section 17.20.080)

- ☒ That the maximum structure height shall be 50 feet.

Driveways: (Section 17.20.090)

- ☒ That wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- ☒ That new driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- ☒ That sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

Off Street Parking: (Section 17.20.100 and 17.54)

- ☒ That a minimum of 14 spaces, one of which is ADA-accessible, shall be maintained on site for employees and customers, based on the ratio "1 space per 300 square feet" of building space for all service commercial uses.

Calculation:

$$4,265 \text{ sq. ft. of building space} \div 300 \text{ sq. ft.} = 14.2$$

14.2 rounds down to **14 parking spaces minimum**

- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).
- ☒ There shall be no more than four compact spaces adjacent to each other.
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ That all parking spaces, whether required by this chapter or in addition that which is required, shall be located on a lot or parcel behind the front building setback and outside of a street side yard setback, 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.
- ☒ That in all commercial zone districts, not less than 5% of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least 10 feet.
- ☒ 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.

Landscaping: (Section 17.20.120 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, except where the setback area is covered by structures, parking, or driveways.
- ☒ That all building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped.
- ☒ 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.

Fences and Walls: (Section 17.20.130 and 17.50.110)

- ☒ That 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.
- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Signage: (Section 17.56)

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

Trash Collection Areas: (Section 17.50.090)

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

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

Outdoor Lighting Standards: (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 30 feet.
- ☒ That the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:
 - ☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.
 - ☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.
 - ☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Dust Control:

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

BUILDING DIVISION
SPR 2022-018 (502-1214) Car Wash
6-16-23
1726 Glendale

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each 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 and City of Hanford 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 any deferred submittals must be approved by the AHJ prior to permit issuance and submitted and approved prior to installation.

Hanford Fire Department

Contact Fire Marshal Christy Whittington @ 559-585-2594 or cwhittington@cityofhanfordca.com

concerning questions that you may have on the following conditions.

Site Plan Review: SPR 2022-18

Date: April 4, 2022

Project #: 502-1214

General Instructions

1. Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.
2. All fire protection systems must be installed and operational prior to occupying the building.
3. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department.
To schedule appointments for inspections, please call **559-585-2545**.
4. Scope of work shall be clearly stated on all plans submitted for permit.
5. All deferred submittals shall be listed on the building plan title page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

The following comments are applicable if checked:

1. ☐ No comments.
2. ☒ This project must comply with latest applicable codes.
3. ☐ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2019 Ca. Fire Code. Provide most current fire flow information for this location.
4. ☐ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.
5. ☐ Based on the occupancy classification, an automatic sprinkler system is required for this project. **A separate fire department permit is required.** Please contact the Building department for submittal process.
6. ☐ For automatic sprinkler systems, **a separate permit maybe required if tenant improvements are made to sprinkler system.** Please contact the Building department for submittal information.
7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser inside of it and shall have the following building elements:
 - At least one man door shall be provided- only exterior door(s) are allowed
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' X 4' room.
 - One-hour rated construction

- Fire Sprinkler head coverage required
- Normal and emergency back-up lighting shall be installed inside the fire riser room.
- The exterior of the fire riser door shall have permanent signage stating **FIRE RISER ROOM** in a contrasting color to background.
- For existing buildings: please contact the Fire Department.

8. ☐ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. **A separate fire department permit is required** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the Building Department for submittal process.
9. ☐ A hydrant will be required within 50 feet of the Fire Department connection. **Knox FDC Locking Caps** are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.
10. ☒ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road (as measured by an approved route around the exterior of the building) on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☒ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☐ Number of additional hydrants necessary for this project: _____
14. ☐ Fire hydrant spacing shall be as follows:
- Section 507 or as required by appendix C of the 2019 CFC.
15. ☒ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
16. ☒ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings (as measured by an approved route around the exterior of the building or facility).
17. ☐ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards.

18. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.
19. ☒ Access road turning radius for fire apparatus is as follows:
- 20 feet, 1 inch inside turning radius
 - 44 feet, 6 inch outside radius
20. ☐ Additional access roads may be required per CFC 2019 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
21. ☐ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
22. ☒ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
- **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
 - **Access roads 26 to less than 32 feet in width:** Fire lanes shall be on one side of the fire apparatus access roads.
 - **Access roads 32 feet in width or more:** No fire lanes required.
23. ☒ Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING - FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
24. ☒ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
25. ☐ Locked gates installed across fire department access roads:
- **Manual gates** with a chain lock require a **Knox Padlock** to be installed on them; or a **Knox Box** shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box. (See www.knoxbox.com for current models)
 - **Electric Gates** shall be equipped with an electric **Knox Key Switch**, at the gate location.
 - In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.

- At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.

26. ☒ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com. If there is an existing Know Box installed, contact the Fire Department to determine if it will suffice.

27. ☒ 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:

- Downtown area (existing buildings): 4 inch numbers
- Buildings 20-ft. or less from the street: 6 inch numbers
- Buildings 21- to 40-ft. from the street: 8 inch numbers
- Buildings more than 40-ft. from street: 12 inch numbers

28. ☐ Commercial cooking equipment that produce 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.

29. ☐ 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.

30. ☐ **A separate permit is required** for all hazardous material and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.

31. ☐ **A fuel tank permit is required** for underground and aboveground gasoline/LPG/Diesel.

32. ☐ Combustible high-piled storage over 12 feet **requires a separate fire department review and permit.** Contact the fire department for further information.

33. ☐ Provide a Knox Box for all structures and gates. In accordance to the 2019 CFC 506.1. Location shall be approved by Hanford Fire Department.

34. ☐ Provide premises identification for all structures. Shall be visible from the street. A minimum of four (4) inch numbering on contrasting background. In accordance to the 2019 CFC 505.1

35. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I Hood. In accordance with the California Mechanical Code, and an automatic fire extinguishing system that is listed and labeled for its intended use.

36. ☐ Insulated liquid carbon dioxide systems used in beverage dispensing applications with more than 100 pounds (45.4kg) of carbon dioxide shall comply with 2019 CFC 5307.3.1
37. ☒ Facility to provide minimum 2A10BC type fire extinguishers. Provide location and number of fire extinguishers to be installed in accordance to California Fire Code, section 906.
38. ☒ All exiting shall comply with California Fire and Building Code requirements. Requirements shall comply with section 10 of the 2019 CFC 1004.9
39. ☐ Posting of Occupant Load sign shall be provided if room or spaces used for Assembly, Classroom, Dining, or similar purposes having an occupant load of fifty (50) or more persons. Sign shall be placed in conspicuous location and near the main exit in accordance to CFC 1004.9
40. ☐ Any Special Event project shall comply with 2019 edition of the California Fire Code, chapter 31 for tent structures, exiting, fire extinguishers and other fire protection application.



City of Hanford

Department of Public Works

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

Utilities Division Comments

**PROJECT: SPR# 2022-018 Bubble Me Car Wash– 1726 Glendale Avenue
502-1214**

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition. All Utility connections located within Glendale Avenue shall be bored. Water connections shall be hot tapped.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.
2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required. All work within the City right of way shall be performed by a licensed qualified contractor.
3. That all new services are to connect to Glendale Avenue and shall be bored.
4. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines. Fire service system shall be a looped system with two points of connection to the City water main or per City of Hanford Fire Department requirements.
5. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.
5. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off domestic water flows.

Sewer:

1. That the property owner is responsible for maintenance of all sanitary sewer laterals providing service to their property from building structure to the City Sanitary Sewer main, including connection fittings.
2. That the developer shall size sewer service lateral(s) to serve the project site in accordance with requirements of the Uniform Plumbing Code, latest edition. All new sanitary sewer laterals shall connect to Glendale Avenue and shall be bored.
3. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure per City Standard Detail GE-35 that will include a sand/grease separator in conformance with City Standard Detail SS-32 and shall connect to the City's Sanitary Sewer System.
4. That the developer shall furnish, install, and maintain a grease trap assembly in conformance with City Standard Detail SS-32 on any sanitary sewer lateral receiving waste water from food preparation facilities, wash down water from shop area floor drains, car/truck wash areas, and trash enclosures. Grease trap assemblies must be permitted and approved by the City Building Division prior to installation.
5. An Industrial Wastewater Discharge Permit application will need to be prepared that may outline additional requirements of sewage flows off the site depending upon the types of materials that will be in the effluent.

Bob Williams
Utilities Manager (559) 585-2560

06/23/2023
DATE



City of Hanford

Department of Public Works

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Engineering Division Comments

PROJECT: SPR# 2022-018 Bubble Me Car Wash– 1726 Glendale Avenue
502-1214

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof. The Grading Plan review fee is **\$5,700.00** and shall be payable prior to issuance of a building permit.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/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.

Map and Plan Requirements:

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

Drainage Requirements:

1. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.
2. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control

Steve Coodey
Assistant Engineer (559) 585-2582

06/23/2023
DATE



City of Hanford

Department of Public Works

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PROJECT: SPR# 2022-018 Bubble Me Car Wash– 1726 Glendale Avenue 502-1214

3. Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.
4. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.
5. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans. All onsite storm drainage shall drain to existing onsite basin.

Curb and Gutter & Sidewalk Requirements:

1. That the existing concrete curbs, gutters and sidewalks located along the Glendale Avenue project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curbs & gutters installed in conformance with City Standard CO-11 or damaged sidewalks in conformance with City Standard CO-15. The locations of any such curbs, gutters and sidewalks required to be reconstructed shall be shown on the engineered site improvement plans.

Drive Approach Requirements:

1. That the developer shall install a new drive approach in accordance with City Standard CO-41 (35' maximum width) located as shown on the site plan. The existing concrete gutter pan shall be removed and replaced along the entire length (curb cut to curb cut) of the new drive approach installation. Pavement shall be sawcut in front of driveway approach to allow concrete forming.

Parking Lot Requirements:

1. That the design and construction of the parking lot improvements shall conform to City Standards GE-29 and parking lot road sections shall be designed per City Standard GE-32 for refuse truck access to the refuse enclosure.

Street Requirements:

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

Steve Coodey
Assistant Engineer (559) 585-2582

06/23/2023
DATE



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**PROJECT: SPR# 2022-018 Bubble Me Car Wash– 1726 Glendale Avenue
502-1214**

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 the FY22/23 rates effective October 1st, 2022. All fees are payable prior to issuance of building permits. **(Building area: 4,265 sf – Car Wash Facility - Site Area: 1.04 Acres)**
 - A. That the development is subject to a **\$ 8,768.97 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 **\$ 5,785.90 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 **\$ 3,279.79 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.
 - D. That the development is subject to a **\$ 4,785.87 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 **\$ 2,586.30 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 **\$ 396.22 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 **\$3,464.07 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
 - H. That the development is subject to a **\$998.41 12th Avenue Sanitary Sewer Benefit District Impoact Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

Steve Coodey
Assistant Engineer (559) 585-2582

06/23/2023
DATE



City of Hanford

Department of Public Works

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

Refuse Division Comments

**PROJECT: SPR# 2022-018 Bubble Me Car Wash– 1726 Glendale Avenue
502-1214**

General Requirements:

1. That one (1)- 10' X 20' inside clear dimension masonry block refuse enclosures with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" X 12" interior concrete curbs and 10' concrete apron. Refuse enclosures shall be configured to be serviced with a front load refuse truck. If enclosures are used to service restaurants, then a separate grease bin container area shall be constructed in accordance with City Standard GE-41. The refuse enclosures shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate material. The enclosures shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That all on site vehicle routes used to service trash enclosure shall be constructed in accordance with City Standard GE-32 Industrial Parking Lot pavement requirements to provide an adequate pavement structure section for refuse truck use.
6. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable).**

Tyler Martinez
Refuse Supervisor (559) 585-2586

06/23/2023
DATE

California Department of Transportation

DISTRICT 6 OFFICE
1352 WEST OLIVE AVENUE | P.O. BOX 12616 | FRESNO, CA 93778-2616
(559) 981-7373 | FAX (559) 488-4195 | TTY 711
www.dot.ca.gov



May 11, 2023

06-KIN-198-16.879
CITY OF HANFORD CARWASH
SPR #2022-18

GTS: <https://ld-igr-gts.dot.ca.gov/district/6/report/29635>

Sent via email

Gabrielle de Silva Myers
Divisions of Public Works and Planning
City of Hanford
317 N. Douty Street
Hanford, CA 93230

Dear Gabrielle de Silva Myers:

Thank you for the opportunity to review the site plan for the proposed car wash. The project site is located north of State Route (SR) 198, on the southwest quadrant of Centennial Dr. and 12th Avenue, in the City of Hanford.

The mission of Caltrans is to provide a safe, sustainable, integrated, and efficient transportation system to enhance California's economy and livability. The Local Development Review (LDR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the following comments consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. Caltrans concurs with the 15 feet setback as shown in the site plan.
2. 12th Avenue appears to be a major north-south arterial street in the city, and it currently does not have any bicycle lanes (class II bike lane) installed. It is recommended that the City of Hanford, with this development and others in the area, continue the establishment of programs that reduce single occupancy vehicle trips, provide a safe transportation system, reduce per capita VMT, increase accessibility to destinations via cycling, walking, carpooling, and transit, and reduce greenhouse gas emissions.
3. It is recommended that the project proponent contributes towards the Local (Kings County and/or the City of Hanford) Development Impact Fee Program to provide funding for the future improvements of the State and local infrastructure facilities in the surrounding area, particularly at the SR 198 at 12th Avenue ramp intersections.

If you have any further questions, please contact Nicholas Isla at (559) 981-7373 or email nicholas.isla@dot.ca.gov.

Sincerely,



DAVID PADILLA, Branch Chief
Transportation Planning – North

RESOLUTION NO. 2023-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO VARIANCE NO. 0003-23, A REQUEST TO DEVIATE FROM THE STANDARDS SET FORTH IN SECTION 17.54.040 NUMBER OF PARKING SPACES REQUIRED, IN ORDER TO REDUCE THE NUMBER OF REQUIRED PARKING SPACES FROM 14 STALLS TO SEVEN STALLS FOR AN AUTOMATIC CAR WASH FACILITY PROPOSED TO BE CONSTRUCTED IN THE C-S SERVICE COMMERCIAL ZONE DISTRICT. THE PROJECT IS LOCATED WEST OF 12TH AVENUE, NORTH OF GLENDALE AVENUE (APN 011-030-012) IN THE CITY OF HANFORD.

At a regular meeting of the City of Hanford Planning Commission duly called and held on June 27, 2023 on motion of Commissioner HAM, seconded by Commissioner NORRIS, and duly carried, the following resolution was adopted:

WHEREAS, Variance No. 0003-23, a request to deviate from the standards set forth in Section 17.54.040 Number of Parking Spaces Required, in order to reduce the number of required parking spaces from 14 stalls to seven stalls for an automatic car wash facility proposed to be constructed in the C-S Service Commercial zone district, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.84 of the Hanford Municipal Code; and

WHEREAS, the project is located west of 12th Avenue, north of Glendale Avenue (APN 011-030-012) and

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

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

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

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

Analysis: That the special circumstance applicable to the property is the unique lot configuration, the property's status as an infill development, and the proposed use of the site as a car wash facility, thus not generating a high parking demand.

Other properties within the C-S Service Commercial zone district do not possess this challenging, unique lot configuration. The lot is narrow, small, bounded by public streets, and has a required Caltrans right-of-way to accommodate. Generally, lots in the C-S Service Commercial zone district of this size are standard rectangular lots.

The property is an infill lot, substantially surrounded by urban development. Development of the property has to give consideration to surrounding properties, especially for driveway access, to not create conflicting traffic.

Within the Zoning Ordinance, service commercial uses are grouped, providing a general parking ratio for a multitude of varying uses. Service Commercial uses include automobile mechanics, equipment rental yards, pest control services, kennels, pet grooming, large recycling facilities, specialty construction or trade services, and more. The car wash facility is not a use that will have patrons parking and conducting business on the site. The vast majority of the patrons will remain within their vehicles, utilize the automatic car wash, then park under the vacuum canopies to clean their vehicle's interior. The majority of parking spaces for the site will be utilized by employees only. The applicant anticipates a maximum shift of three employees at a time. The seven parking spaces on site will be satisfactory to accommodate the employees of the maximum working shift.

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

Analysis: That the variance is necessary for the preservation and enjoyment of the former parking ratio, allowed to others within the Service Commercial zone district, which were approved prior to the 2017 General Plan Update. Additionally, since other properties within the zone district do not experience the same challenges of an infill lot or the unique lot configuration, development in conformance with the Zoning Ordinance Parking Requirements is not as challenging.

Site Plan Reviews approved with the reduced parking ratio:

- A. Site Plan Review 2016-14 proposing the conversion of a single-family residence into a used car parking lot and office, totaling 824 square feet, requiring one parking stall (applicant provided four parking spaces)
 - B. Site Plan Review 2016-07 proposing the development of a service station and car wash, totaling 10,376 square feet, requiring 17 parking spaces
 - C. Site Plan Review 2016-05 proposing the development of a construction business/private storage facility, totaling 4,000 square feet, requiring seven parking spaces.
 - D. Site Plan Review 2014-02 proposing the development of a shop building, totaling 6,400 square feet, requiring 11 parking spaces.
3. The variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and that are in the same zone district in which the property is located;

Analysis: That reducing the required number of parking spaces from 14 spaces to seven spaces will not create a safety hazard. This application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.20 for the Service Commercial zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.20, with the exception of parking. Any other improvements or mitigations required for public health, safety, and welfare

have been applied to the project as conditions of approval in Site Plan Review No. 2022-18 and the resolution.

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

Analysis: That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity that are in the same zone district, since other properties within the vicinity do not possess the same challenging lot configuration or proposed the same use.

Other properties within the C-S Service Commercial zone district do not possess this challenging, unique lot configuration. The lot is narrow, small, bounded by public streets, and has a required Caltrans right-of-way to accommodate. Generally, lots in the C-S Service Commercial zone district of this size are standard rectangular lots.

Within the Zoning Ordinance, service commercial uses are grouped, providing a general parking ratio for a multitude of varying uses. Service Commercial uses include automobile mechanics, equipment rental yards, pest control services, kennels, pet grooming, large recycling facilities, specialty construction or trade services, and more. The car wash facility is not a use that will have patrons parking and conducting business on the site. The vast majority of the patrons will remain within their vehicles, utilize the automatic car wash, then park under the vacuum canopies to clean their vehicle's interior. The majority of parking spaces for the site will be utilized by employees only. The applicant anticipates a maximum shift of three employees at a time. The seven parking spaces on site will be satisfactory to accommodate the employees of the maximum working shift.

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

Analysis: That the variance applies to a parking reduction for an allowable use in the C-S Service Commercial zone district. The site is proposed to be developed as an automatic car wash, which is permitted in the C-S Service Commercial zone district.

6. The variance is consistent with the purposes of this title.

Analysis: That the variance is consistent with the purposes of this title to allow variances when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district.

The special circumstance applicable to the property is the unique lot configuration, the property's status as an infill development, and the proposed use of the site as a car wash facility, thus not generating a high parking demand.

Other properties within the C-S Service Commercial zone district do not possess this challenging, unique lot configuration. The lot is narrow, small, bounded by public streets, and has a required Caltrans right-of-way to accommodate. Generally, lots in the C-S Service Commercial zone district of this size are standard rectangular lots.

The property is an infill lot, substantially surrounded by urban development. Development of the property has to give consideration to surrounding properties, especially for driveway access, to not create conflicting traffic.

Within the Zoning Ordinance, service commercial uses are grouped, providing a general parking ratio for a multitude of varying uses. Service Commercial uses include automobile mechanics, equipment rental yards, pest control services, kennels, pet grooming, large recycling facilities, specialty construction or trade services, and more. The car wash facility is not a use that will have patrons parking and conducting business on the site. The vast majority of the patrons will remain within their vehicles, utilize the automatic car wash, then park under the vacuum canopies to clean their vehicle's interior. The majority of parking spaces for the site will be utilized by employees only. The applicant anticipates a maximum shift of three employees at a time. The seven parking spaces on site will be satisfactory to accommodate the employees of the maximum working shift.

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

Analysis: The project is consistent with the General Plan, including goals and policies which promote infill development (Goal L36 and 37, Policy L135, L137, and L138).

Infill Development Goals

Goal L36: Infill development that is sensitive to existing adjacent neighborhood development.

Goal L37: Infill development that is incentivized and prioritized by the City of Hanford.

Policy L135 Infill Development Support

Support, encourage and, to the extent possible, incentivize infill development projects that can effectively utilize existing transportation and utility infrastructure.

Policy L137 Creative Design Solutions

Allow unique, diverse, and creative design solutions for infill development that are compatible with and enhance surrounding land uses.

Policy L138 Incentives for Infill Development

Examine and consider policies that promote, encourage, and incentivize infill development, including upgrading older infrastructure and public amenities reducing impact fees, streamlining permitting processes, and allowing smaller lot sizes, reduced setbacks, and innovative planning and design standards that support projects on sites that are otherwise difficult to accommodate development.

THEREFORE, BE IT RESOLVED that Variance No. 0003-23 be approved, subject to the conditions of approval, attached as **Exhibit B**.

EXPIRATION

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

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

AYES:	Commissioners HAM, NORRIS, DOUGLAS, SANCHEZ, DEVINE
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners NONE

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

I, **Jason Waters**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 27th day of June 2023.



Jason Waters, Secretary

Exhibit A
Site Plan

[illegible]

BENCH MARK:

CITY OF HAWAII BENCH MARK 746

7. 7465 CUBIC YARDS CONCRETE
CONCRETE LOCATION COT 12TH AVENUE BENEATH UACF
ACROSS FROM HAWAIIAN HOSPITAL BUILDING

DATA/DATE = 277 YR. 1904.

APPLICANT OR AUTHORIZED REPRESENTATIVE

1. first strand PCR, nucleotides 700-800 on the C-D junction; primer sequence as in Fig. 1B
invariant, A + D, C, and no long terminal repeat unit

2. that with all surrounding sequences PCR'd up for that length should be subject to the restriction enzyme digestion at position 1' - 36 of the invariant sequence, code a separate application will be required



DESIGNED BY: M. J. JENSEN
 PROJECT NO.: 130007-11-10000
 PROJECT NAME: 130007-11-10000
 DRAWING NO.: 130007-11-10000

REVISION

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/15/11

ENTERLINE
 DESIGN & ENGINEERING

404 NORTH PROSPECT SUITE B
 PORTERVILLE, CA 93257
 (559) 789-9999
 WWW.ENTERLINEDESIGN.COM

ARCHITECTURAL
 SITE PLAN

OPTION 2

22TH14

NO. 22TH14

130007-11-10000

130007-11-10000

130007-11-10000

130007-11-10000

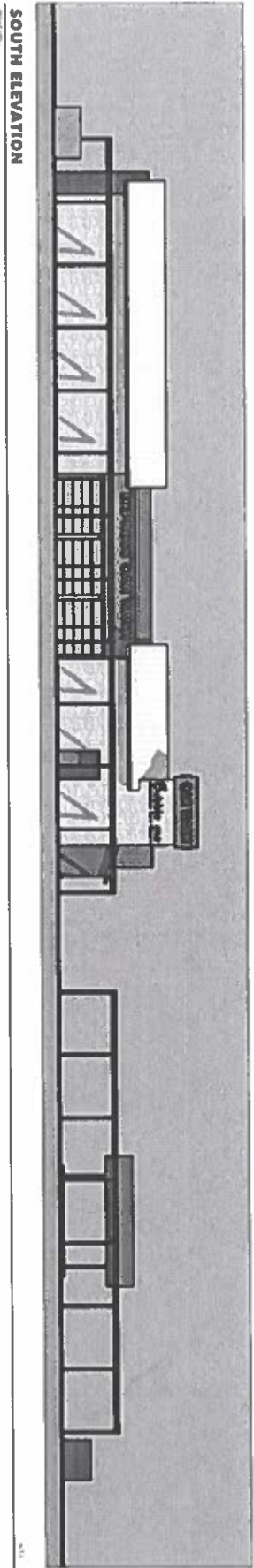


2014

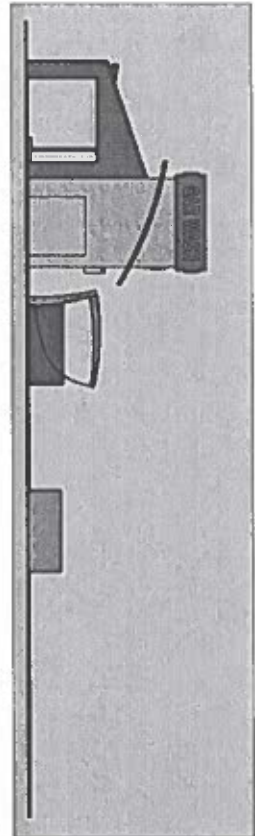


ENTERLINE
DESIGN & ENGINEERING

484 NORTH PROSPECT SUITE B
PORTERVILLE, CA 93257
(559) 789-9990



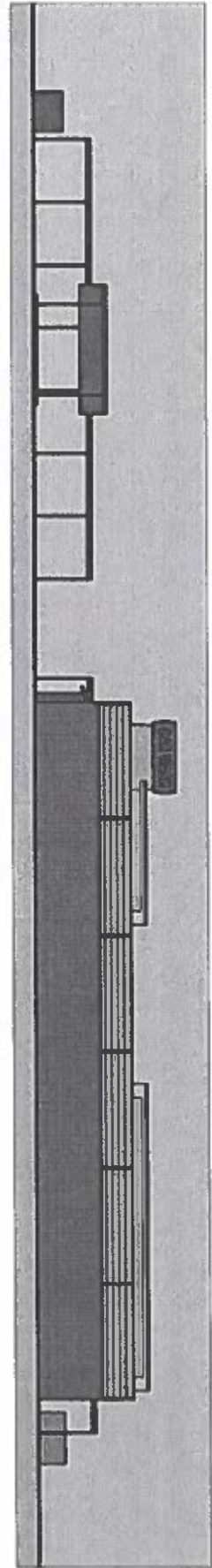
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



CENTERLINE
DESIGN & ENGINEERING
404 NORTH PROSPECT SUITE 8
PORTERVILLE, CA 95357
TEL: 780-9999

A/C&E WASH FOR:
TONY F. KHODADAD
 1742 W GLENDALE AVE
 HANFORD, CA 93230

REVISION	
NO.	DESCRIPTION
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2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10

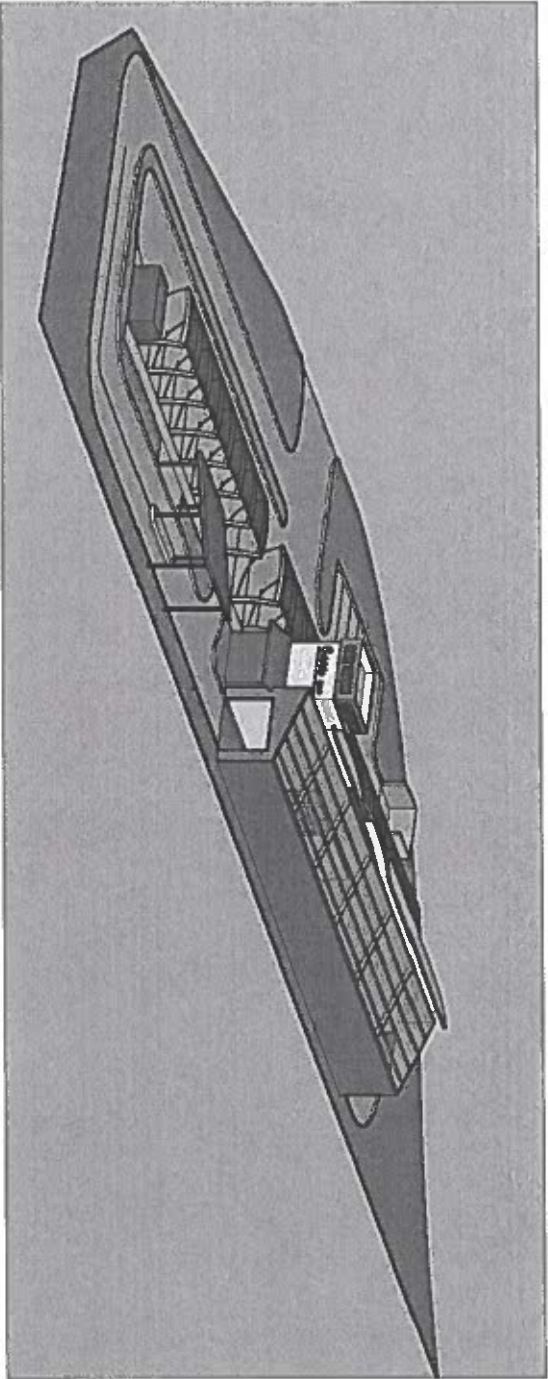
THESE ELEVATIONS WERE PREPARED BY THE ARCHITECT FOR THE PURPOSE OF PROVIDING A GENERAL IDEA OF THE APPEARANCE OF THE PROPOSED BUILDING. THEY ARE NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

COLOR ELEVATIONS

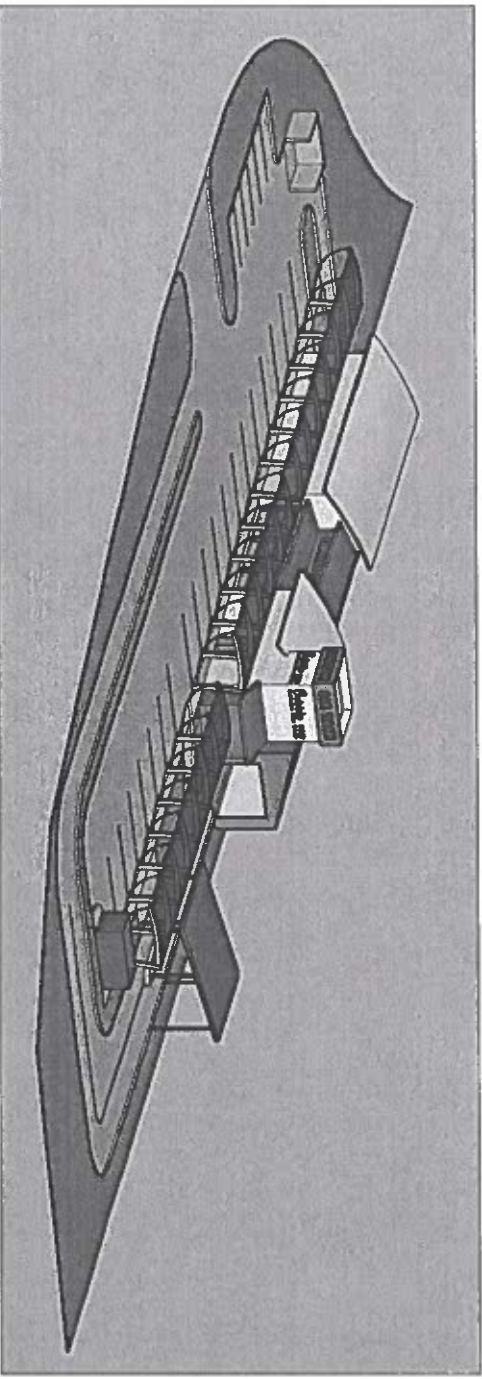
PROJECT NUMBER: 227114

DATE: 10/2/01

A-4.1



EXTERIOR RENDER 1



EXTERIOR RENDER 2



A/C&E WASH DC
TONY F.
KHODADAD
1722 W GARDEN AVE
HAYWARD, CA
94520

DESIGN BY: TONY F. KHODADAD
DATE: 11/1/2014
PROJECT: 11/1/2014
DRAWN BY: TONY F. KHODADAD

REVISION

NO. DESCRIPTION DATE

1	1	1
2	2	2
3	3	3
4	4	4
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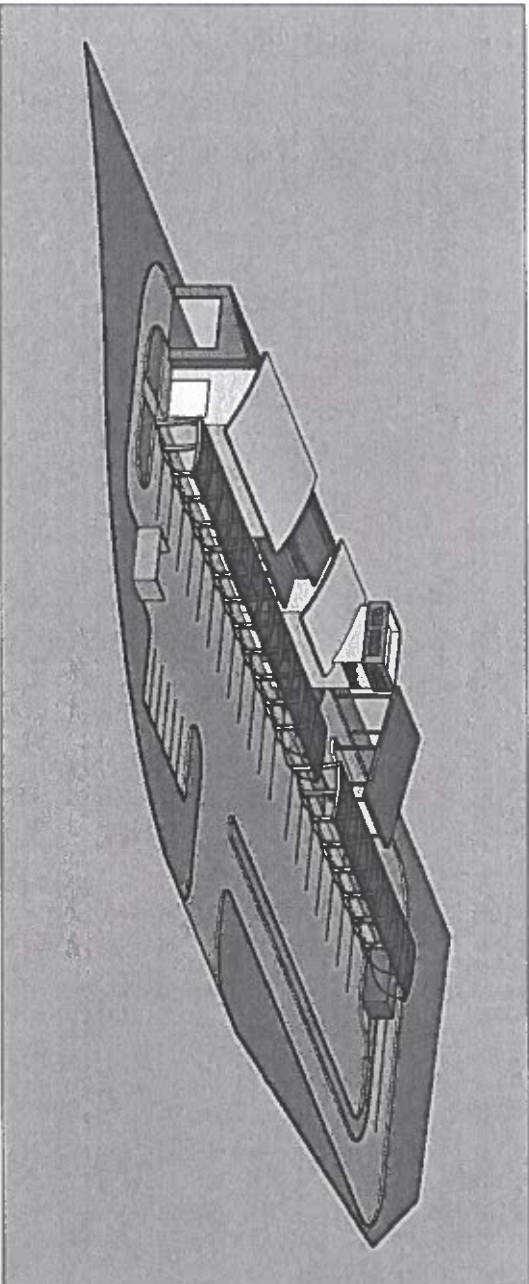
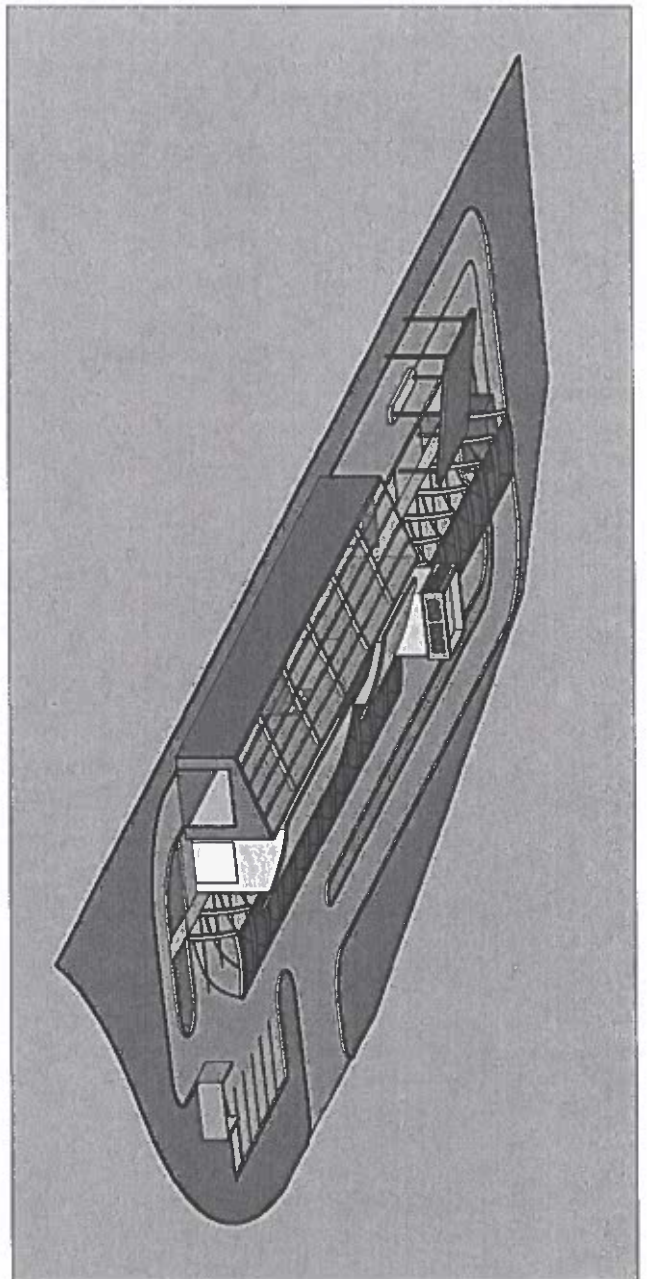
THIS DRAWING IS THE PROPERTY OF ENTERLINE DESIGN & ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ENTERLINE DESIGN & ENGINEERING.

EXTERIOR RENDERINGS

PROJECT: 11/1/2014
221114

DATE: 11/1/2014
11/1/2014

A-5



A CAR WASH FOR:
TONY F.
KHODADAD
1426 W. GLENDALE AVE
HAINFORD, CA
93230



FOUNDED BY	SAFARI CLUB
FOUNDER	SAFARI CLUB
FOUNDED BY	SAFARI CLUB
FOUNDER	SAFARI CLUB

REVISION

 文部科学省 教育部	 厚生労働省 厚生省 労働省	 農林水産省 農林省 水産省	 経済産業省 経済省 貿易産業省	 内閣府 内務省 情報通信省	 文部科学省 教育部	 厚生労働省 厚生省 労働省	 農林水産省 農林省 水産省	 経済産業省 経済省 貿易産業省	 内閣府 内務省 情報通信省
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CONSIDERING THE FACTS OF THE CASE, THE COURT
 ORDERED THAT THE DEFENDANT BE RELEASED ON
 BAIL IN THE SUM OF \$10,000.00.

EXTERIOR RENDERINGS

22T114

UNIT	10/15/2009
------	------------

A-5

Exhibit B

Site Plan Review Approval Letter – Conditions of Approval

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
TRAVIS PADEN

VICE MAYOR
MARK KAIRIS

COUNCIL MEMBERS
KALISH MORROW
DIANE SHARP
LOU MARTINEZ

CITY MANAGER
MARIO CIFUENTEZ II

CITY ATTORNEY
ROBERT M. DOWD

DATE: June 23, 2023

PROJECT: Site Plan Review 2022-18 (502-1214) Revision 1

APPLICANT: Tony Khodadad

LOCATION: 1726 Glendale Ave. (APN 011-003-012)

PROPOSAL: Express car wash

ZONING: C-S Service Commercial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: April 13, 2022; April 26, 2023

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

- ☐ **RESUBMIT:** Major changes to your plans are required prior to accepting construction drawings for a building permit. A meeting with the Site Plan Review Committee is not required.
- ☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:
- | | |
|--------------------------------------|---|
| ☐ Planning | ☐ Building |
| ☐ Fire | ☐ Engineering |
| ☐ Solid Waste | ☐ Police |
| ☐ Wastewater | ☐ Parks and Recreation |

☒ **REVISE AND PROCEED**

- ☒ Approved subject to the following and the attached conditions of approval.
- ☒ Submit plans for a building permit between the hours of 8:00 a.m. and 4:00 p.m.
- ☒ Your Plans must be reviewed by:
- | | |
|---|---|
| ☐ City Council | ☒ Planning Commission Variance |
| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,

Mark Manha

Mark Manha, Associate Planner
Community Development Department

June 23, 2023
DATE

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2022-39**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval No. 2022-18 Revision 1 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 13, 2022; April 26, 2023

SITE PLAN NUMBER: 2022-18 (FILE 502-1214) REVISION 1

CONTACT: Mark Manha, Associate Planner: (559) 585-2583, mmanha@hanford.city

General Plan Designation: Service Commercial

Zoning: C-S Service 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):

- 14 parking spaces shall be maintained on site for employees and customers. The applicant has already applied for a variance to deviate from this standard.

Required Entitlements:

- Variance – reduce required number of parking spaces on site (already applied)

C-S Service Commercial - all checked comments shall apply:

General Requirements:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2022-18 Revision 1 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 a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

- ☒ That mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

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 17.20.060)

- ☒ That the appropriate setbacks be maintained, as follows:
- ☒ The front building setback area shall be a minimum of 15 feet along 12th Avenue.
 - ☒ 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 that **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 **the side building setback area shall be 15 feet.**

Distances Between Structures: (Section 17.20.070)

- ☒ That 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.

Height of Structures: (Section 17.20.080)

- ☒ That the maximum structure height shall be 50 feet.

Driveways: (Section 17.20.090)

- ☒ That wherever possible developments shall share driveways to minimize the number of driveways on public streets.
- ☒ That new driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- ☒ That sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

Off Street Parking: (Section 17.20.100 and 17.54)

- ☒ That a minimum of 14 spaces, one of which is ADA-accessible, shall be maintained on site for employees and customers, based on the ratio "1 space per 300 square feet" of building space for all service commercial uses.

Calculation:

$$4,265 \text{ sq. ft. of building space} \div 300 \text{ sq. ft.} = 14.2$$

14.2 rounds down to **14 parking spaces minimum**

- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).
- ☒ There shall be no more than four compact spaces adjacent to each other.
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ That all parking spaces, whether required by this chapter or in addition that which is required, shall be located on a lot or parcel behind the front building setback and outside of a street side yard setback, 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.
- ☒ That in all commercial zone districts, not less than 5% of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least 10 feet.
- ☒ 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.

Landscaping: (Section 17.20.120 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, except where the setback area is covered by structures, parking, or driveways.
- ☒ That all building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped.
- ☒ 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.

Fences and Walls: (Section 17.20.130 and 17.50.110)

- ☒ That 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.
- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Signage: (Section 17.56)

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

Trash Collection Areas: (Section 17.50.090)

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

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

Outdoor Lighting Standards: (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 30 feet.
- ☒ That the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:
 - ☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.
 - ☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.
 - ☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Dust Control:

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

BUILDING DIVISION
SPR 2022-018 (502-1214) Car Wash
6-16-23
1726 Glendale

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each 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 and City of Hanford 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 any deferred submittals must be approved by the AHJ prior to permit issuance and submitted and approved prior to installation.

Hanford Fire Department

Contact Fire Marshal Christy Whittington @ 559-585-2594 or cwhittington@cityofhanfordca.com

concerning questions that you may have on the following conditions.

Site Plan Review: SPR 2022-18

Date: April 4, 2022

Project #: 502-1214

General Instructions

1. Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.
2. All fire protection systems must be installed and operational prior to occupying the building.
3. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department.
To schedule appointments for inspections, please call **559-585-2545**.
4. Scope of work shall be clearly stated on all plans submitted for permit.
5. All deferred submittals shall be listed on the building plan title page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

The following comments are applicable if checked:

1. ☐ No comments.
2. ☒ This project must comply with latest applicable codes.
3. ☐ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2019 Ca. Fire Code. Provide most current fire flow information for this location.
4. ☐ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.
5. ☐ Based on the occupancy classification, an automatic sprinkler system is required for this project. **A separate fire department permit is required.** Please contact the Building department for submittal process.
6. ☐ For automatic sprinkler systems, **a separate permit maybe required if tenant improvements are made to sprinkler system.** Please contact the Building department for submittal information.
7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser inside of it and shall have the following building elements:
 - At least one man door shall be provided- only exterior door(s) are allowed
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' X 4' room.
 - One-hour rated construction

- Fire Sprinkler head coverage required
- Normal and emergency back-up lighting shall be installed inside the fire riser room.
- The exterior of the fire riser door shall have permanent signage stating **FIRE RISER ROOM** in a contrasting color to background.
- For existing buildings: please contact the Fire Department.

8. ☐ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. **A separate fire department permit is required** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the Building Department for submittal process.
9. ☐ A hydrant will be required within 50 feet of the Fire Department connection. **Knox FDC Locking Caps** are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.
10. ☒ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road (as measured by an approved route around the exterior of the building) on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☒ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☐ Number of additional hydrants necessary for this project: _____
14. ☐ Fire hydrant spacing shall be as follows:
- Section 507 or as required by appendix C of the 2019 CFC.
15. ☒ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
16. ☒ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings (as measured by an approved route around the exterior of the building or facility).
17. ☐ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards.

18. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.
19. ☒ Access road turning radius for fire apparatus is as follows:
- 20 feet, 1 inch inside turning radius
 - 44 feet, 6 inch outside radius
20. ☐ Additional access roads may be required per CFC 2019 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
21. ☐ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
22. ☒ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
- **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
 - **Access roads 26 to less than 32 feet in width:** Fire lanes shall be on one side of the fire apparatus access roads.
 - **Access roads 32 feet in width or more:** No fire lanes required.
23. ☒ Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING - FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
24. ☒ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
25. ☐ Locked gates installed across fire department access roads:
- **Manual gates** with a chain lock require a **Knox Padlock** to be installed on them; or a **Knox Box** shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box. (See www.knoxbox.com for current models)
 - **Electric Gates** shall be equipped with an electric **Knox Key Switch**, at the gate location.
 - In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.

- At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.

26. ☒ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com. If there is an existing Know Box installed, contact the Fire Department to determine if it will suffice.

27. ☒ 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:

- Downtown area (existing buildings): 4 inch numbers
- Buildings 20-ft. or less from the street: 6 inch numbers
- Buildings 21- to 40-ft. from the street: 8 inch numbers
- Buildings more than 40-ft. from street: 12 inch numbers

28. ☐ Commercial cooking equipment that produce 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.

29. ☐ 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.

30. ☐ **A separate permit is required** for all hazardous material and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.

31. ☐ **A fuel tank permit is required** for underground and aboveground gasoline/LPG/Diesel.

32. ☐ Combustible high-piled storage over 12 feet **requires a separate fire department review and permit.** Contact the fire department for further information.

33. ☐ Provide a Knox Box for all structures and gates. In accordance to the 2019 CFC 506.1. Location shall be approved by Hanford Fire Department.

34. ☐ Provide premises identification for all structures. Shall be visible from the street. A minimum of four (4) inch numbering on contrasting background. In accordance to the 2019 CFC 505.1

35. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I Hood. In accordance with the California Mechanical Code, and an automatic fire extinguishing system that is listed and labeled for its intended use.

36. ☐ Insulated liquid carbon dioxide systems used in beverage dispensing applications with more than 100 pounds (45.4kg) of carbon dioxide shall comply with 2019 CFC 5307.3.1
37. ☒ Facility to provide minimum 2A10BC type fire extinguishers. Provide location and number of fire extinguishers to be installed in accordance to California Fire Code, section 906.
38. ☒ All exiting shall comply with California Fire and Building Code requirements. Requirements shall comply with section 10 of the 2019 CFC 1004.9
39. ☐ Posting of Occupant Load sign shall be provided if room or spaces used for Assembly, Classroom, Dining, or similar purposes having an occupant load of fifty (50) or more persons. Sign shall be placed in conspicuous location and near the main exit in accordance to CFC 1004.9
40. ☐ Any Special Event project shall comply with 2019 edition of the California Fire Code, chapter 31 for tent structures, exiting, fire extinguishers and other fire protection application.

California Department of Transportation

DISTRICT 6 OFFICE

1352 WEST OLIVE AVENUE | P.O. BOX 12616 | FRESNO, CA 93778-2616

(559) 981-7373 | FAX (559) 488-4195 | TTY 711

www.dot.ca.gov

May 11, 2023

06-KIN-198-16.879

CITY OF HANFORD CARWASH

SPR #2022-18

GTS: <https://ld-igr-gts.dot.ca.gov/district/6/report/29635>***Sent via email***

Gabrielle de Silva Myers
Divisions of Public Works and Planning
City of Hanford
317 N. Douty Street
Hanford, CA 93230

D  ar Gabrielle de Silva Myers:

Thank you for the opportunity to review the site plan for the proposed car wash. The project site is located north of State Route (SR) 198, on the southwest quadrant of Centennial Dr. and 12th Avenue, in the City of Hanford.

The mission of Caltrans is to provide a safe, sustainable, integrated, and efficient transportation system to enhance California's economy and livability. The Local Development Review (LDR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the following comments consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. Caltrans concurs with the 15 feet setback as shown in the site plan.
2. 12th Avenue appears to be a major north-south arterial street in the city, and it currently does not have any bicycle lanes (class II bike lane) installed. It is recommended that the City of Hanford, with this development and others in the area, continue the establishment of programs that reduce single occupancy vehicle trips, provide a safe transportation system, reduce per capita VMT, increase accessibility to destinations via cycling, walking, carpooling, and transit, and reduce greenhouse gas emissions.
3. It is recommended that the project proponent contributes towards the Local (Kings County and/or the City of Hanford) Development Impact Fee Program to provide funding for the future improvements of the State and local infrastructure facilities in the surrounding area, particularly at the SR 198 at 12th Avenue ramp intersections.

If you have any further questions, please contact Nicholas Isla at (559) 981-7373 or email nicholas.isla@dot.ca.gov.

Sincerely,



DAVID PADILLA, Branch Chief
Transportation Planning – North



City of Hanford

Department of Public Works

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

Utilities Division Comments

**PROJECT: SPR# 2022-018 Bubble Me Car Wash– 1726 Glendale Avenue
502-1214**

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition. All Utility connections located within Glendale Avenue shall be bored. Water connections shall be hot tapped.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.
2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required. All work within the City right of way shall be performed by a licensed qualified contractor.
3. That all new services are to connect to Glendale Avenue and shall be bored.
4. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines. Fire service system shall be a looped system with two points of connection to the City water main or per City of Hanford Fire Department requirements.
5. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.
5. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off domestic water flows.

Sewer:

1. That the property owner is responsible for maintenance of all sanitary sewer laterals providing service to their property from building structure to the City Sanitary Sewer main, including connection fittings.
2. That the developer shall size sewer service lateral(s) to serve the project site in accordance with requirements of the Uniform Plumbing Code, latest edition. All new sanitary sewer laterals shall connect to Glendale Avenue and shall be bored.
3. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure per City Standard Detail GE-35 that will include a sand/grease separator in conformance with City Standard Detail SS-32 and shall connect to the City's Sanitary Sewer System.
4. That the developer shall furnish, install, and maintain a grease trap assembly in conformance with City Standard Detail SS-32 on any sanitary sewer lateral receiving waste water from food preparation facilities, wash down water from shop area floor drains, car/truck wash areas, and trash enclosures. Grease trap assemblies must be permitted and approved by the City Building Division prior to installation.
5. An Industrial Wastewater Discharge Permit application will need to be prepared that may outline additional requirements of sewage flows off the site depending upon the types of materials that will be in the effluent.

Bob Williams
Utilities Manager (559) 585-2560

06/23/2023
DATE



City of Hanford

Department of Public Works

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

Engineering Division Comments

**PROJECT: SPR# 2022-018 Bubble Me Car Wash– 1726 Glendale Avenue
502-1214**

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof. The Grading Plan review fee is **\$5,700.00** and shall be payable prior to issuance of a building permit.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ 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.

Map and Plan Requirements:

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

Drainage Requirements:

1. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.
2. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control

Steve Coodey
Assistant Engineer (559) 585-2582

06/23/2023
DATE



City of Hanford

Department of Public Works

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

PROJECT: SPR# 2022-018 Bubble Me Car Wash– 1726 Glendale Avenue 502-1214

3. Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.
4. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.
5. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans. All onsite storm drainage shall drain to existing onsite basin.

Curb and Gutter & Sidewalk Requirements:

1. That the existing concrete curbs, gutters and sidewalks located along the Glendale Avenue project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curbs & gutters installed in conformance with City Standard CO-11 or damaged sidewalks in conformance with City Standard CO-15. The locations of any such curbs, gutters and sidewalks required to be reconstructed shall be shown on the engineered site improvement plans.

Drive Approach Requirements:

1. That the developer shall install a new drive approach in accordance with City Standard CO-41 (35' maximum width) located as shown on the site plan. The existing concrete gutter pan shall be removed and replaced along the entire length (curb cut to curb cut) of the new drive approach installation. Pavement shall be sawcut in front of driveway approach to allow concrete forming.

Parking Lot Requirements:

1. That the design and construction of the parking lot improvements shall conform to City Standards GE-29 and parking lot road sections shall be designed per City Standard GE-32 for refuse truck access to the refuse enclosure.

Street Requirements:

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

Steve Coodey
Assistant Engineer (559) 585-2582

06/23/2023
DATE



City of Hanford

Department of Public Works

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

**PROJECT: SPR# 2022-018 Bubble Me Car Wash– 1726 Glendale Avenue
502-1214**

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 the FY22/23 rates effective October 1st, 2022. All fees are payable prior to issuance of building permits. **(Building area: 4,265 sf – Car Wash Facility - Site Area: 1.04 Acres)**
 - A. That the development is subject to a **\$ 8,768.97** **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 **\$ 5,785.90** **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 **\$ 3,279.79** **Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.
 - D. That the development is subject to a **\$ 4,785.87** **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 **\$ 2,586.30** **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 **\$ 396.22** **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 **\$3,464.07** **Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
 - H. That the development is subject to a **\$998.41** **12th Avenue Sanitary Sewer Benefit District Impact Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

Steve Coodey
Assistant Engineer (559) 585-2582

06/23/2023
DATE



City of Hanford

Department of Public Works

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

Refuse Division Comments

**PROJECT: SPR# 2022-018 Bubble Me Car Wash– 1726 Glendale Avenue
502-1214**

General Requirements:

1. That one (1)- 10' X 20' inside clear dimension masonry block refuse enclosures with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" X 12" interior concrete curbs and 10' concrete apron. Refuse enclosures shall be configured to be serviced with a front load refuse truck. If enclosures are used to service restaurants, then a separate grease bin container area shall be constructed in accordance with City Standard GE-41. The refuse enclosures shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate material. The enclosures shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That all on site vehicle routes used to service trash enclosure shall be constructed in accordance with City Standard GE-32 Industrial Parking Lot pavement requirements to provide an adequate pavement structure section for refuse truck use.
6. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable).**

Tyler Martinez
Refuse Supervisor (559) 585-2586

06/23/2023
DATE

Notice of Exemption 2025-52

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: Variance 0023-25

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

Project Location – City: Hanford

Project Location – County: Kings County

Description of Nature, Purpose and Beneficiaries of Project: Variance No. 0023-25, a request to deviate from the standards set forth in Section 17.20.060 of the Hanford Municipal Code, in order to locate a drive-thru lane 4' 10" within the required setback area and landscaping area for an automatic car wash facility in the C-S Service Commercial zone district.

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

Name of Person or Agency Carrying Out Project: Centerline Design and Engineering
Address: 484 N. Prospect St. Suite B, Porterville, CA 93257
Phone Number: (559) 202-6254

Exempt Status: **(check one)**

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

Reasons why project is exempt:

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

Lead Agency

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

Signature: _____ Date: June 10, 2025 Title: Associate Planner

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

KINGS COUNTY ASSESSOR'S MAP

POR SE 1/4 SEC 34-18/21

11-03

HANFORD AUTO MALL
TRACT 806 LSP 20-99

