



Planning Commission Meeting Agenda

January 27, 2026
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.

PUBLIC HEARING:

- A. Community Development: **Vesting Tentative Tract Map No. 947 Amendment #1:** A request by applicant Steven Macias, to amend the previously approved tentative tract with 14 single-family residential lots and an 11,594 square foot-open space lot into a 17-lot single-family residential subdivision on a 3.62-acre parcel in the R-L-5 Low-Density Residential zone district. The amendment proposes the removal of the former open-space lot, increases the residential lot count from 14 to 17, and utilizes the provisions of Section 17.10.100 to allow three lots under 5,000 square feet. **LOCATION:** The project is located at the southern end of the intersection of Harrison Avenue and Grangeville Boulevard, APN 014-171-067.

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.

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, January 27, 2026**

PROJECT: **Vesting Tentative Tract Map No. 947 Amendment #1:** A request by applicant Steven Macias, to amend the previously approved tentative tract with 14 single-family residential lots and an 11,594 square foot-open space lot into a 17-lot single-family residential subdivision on a 3.62-acre parcel in the R-L-5 Low-Density Residential zone district. The amendment proposes the removal of the former open-space lot, increases the residential lot count from 14 to 17, and utilizes the provisions of Section 17.10.100 to allow three lots under 5,000 square feet.

LOCATION: The project is located at the southern end of the intersection of Harrison Avenue and Grangeville Boulevard, APN 014-171-067.

PLANNER: Gabrielle Myers, Principal Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution 2026-01, approving Vesting Tentative Tract Map No. 947 Amendment #1.

RECOMMENDED MOTION

1. I move to adopt Resolution 2026-01, approving Vesting Tentative Tract Map No. 947 Amendment #1.

PROJECT DESCRIPTION

Tentative Tract Map No. 0014-25

Tentative Tract Map No. 00014-25 was a request by applicant Steven Macias to subdivide a 3.62-acre parcel within the R-L-5 Low-Density Residential zoning district into 14 single-family residential lots. The application was approved by the Planning Commission on May 27, 2025.

The original subdivision, Tentative Tract No. 0014-25, is attached – **Attachment 1**.

Tentative Tract No. 0014-25 was approved by the Planning Commission on May 27, 2025 through Resolution No. 2025-22.

Tentative Tract Map No. 0014-25 Amendment #1

Tentative Tract Map No. 00014-25 Amendment #1 is a request to amend the previously-approved subdivision by reconfiguring the lots, in order to add three additional parcels, and utilize the small-lot provisions set forth in Section 17.10.100 for lots 3, 6, 14 and 15.

Tentative Tract No. 0014-25 Amendment #1 is attached – **Attachment 2.**

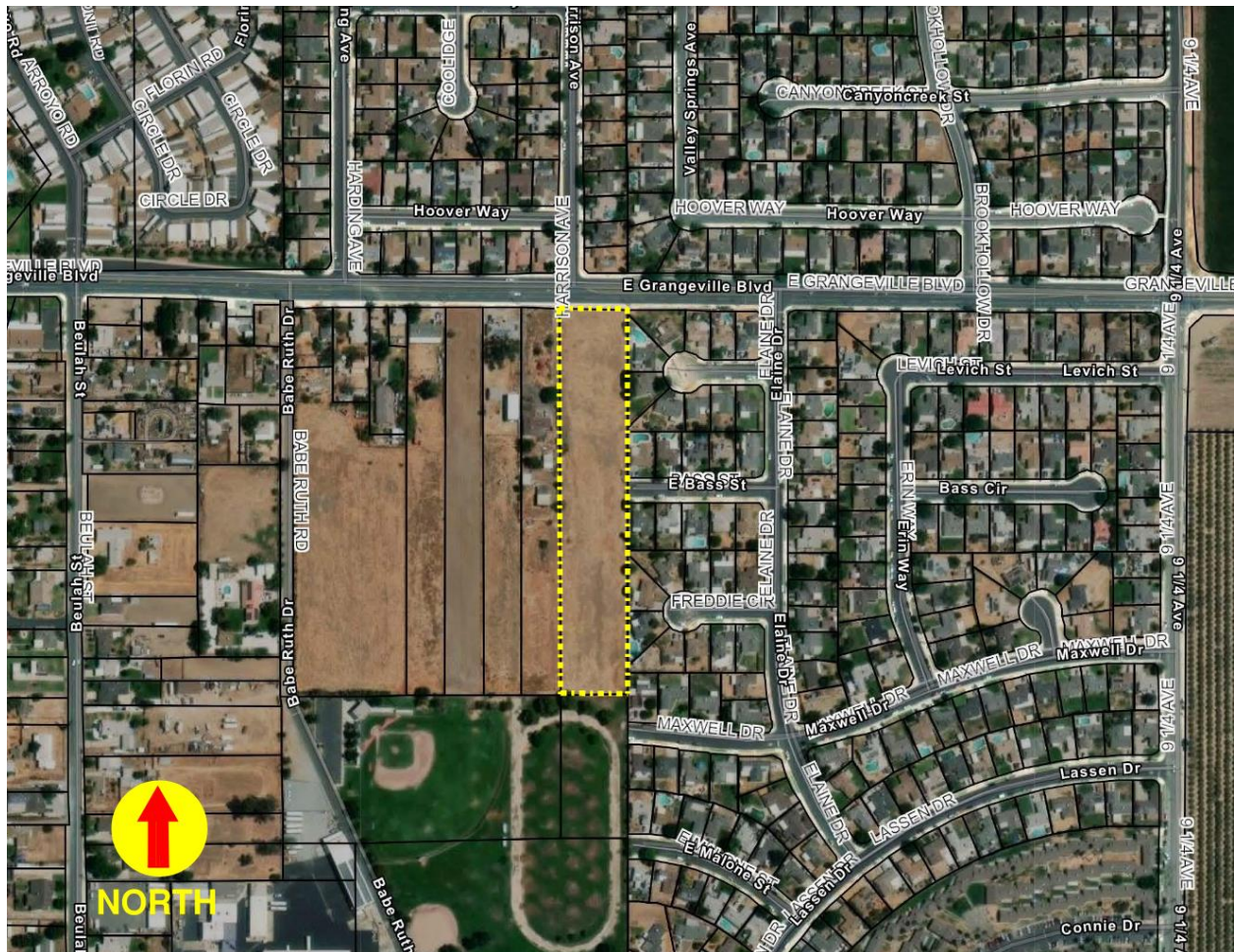
Floor plans and elevations are attached – **Attachment 3.**

BACKGROUND INFORMATION

Project Location

The project is located at the southern end of the intersection of Harrison Avenue and Grangeville Boulevard. The Project is on Assessor Parcel Number (APN) 014-171-067, within Section 30, Township 18S, Range 22E, Mount Diablo Principal Meridian.

Figure 1
Location Map



Existing Land Use

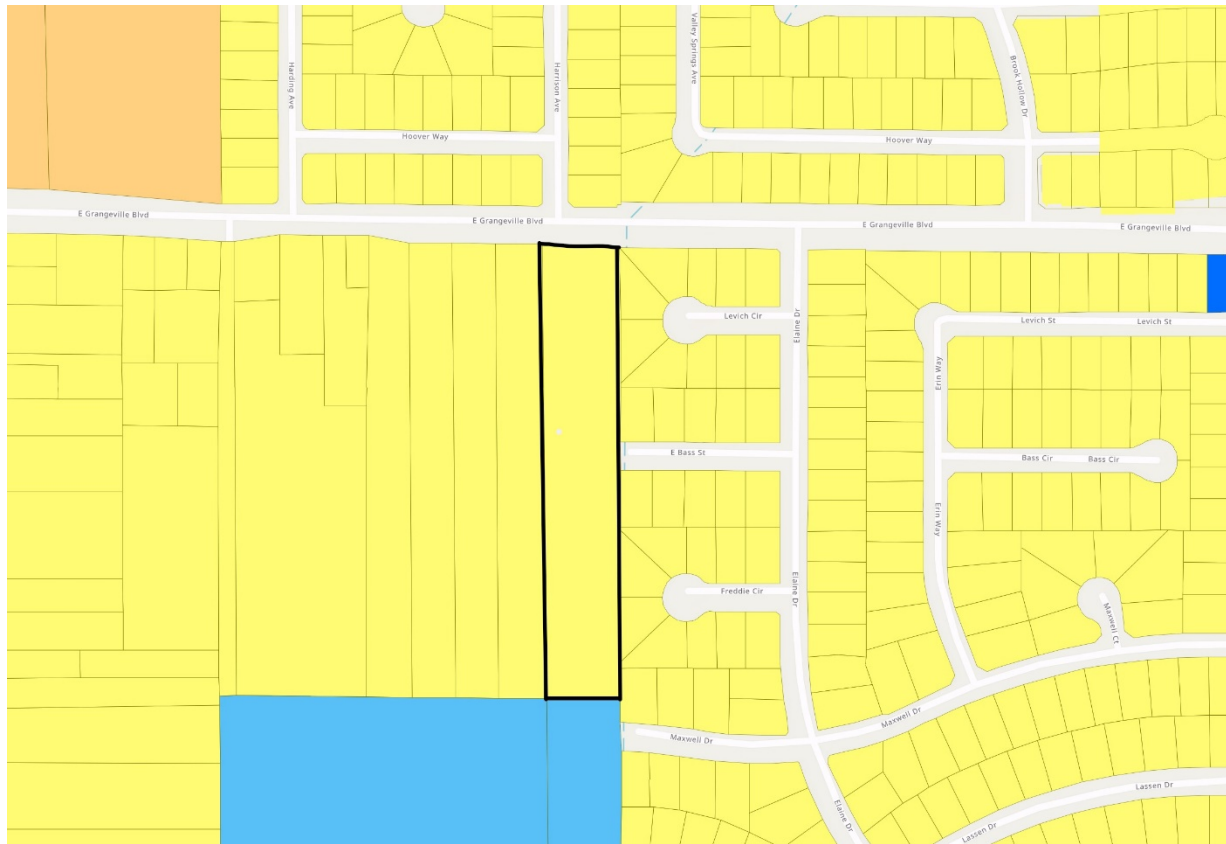
The property is comprised of vacant land. Surrounding land uses include an existing single family subdivision to the east, a school to the south, single family residential houses to the west, and

Grangeville Boulevard to the north, with an existing single family residential neighborhood located to the north of Grangeville Boulevard.

General Plan and Zoning Designation

The site is designated by the General Plan as Low-Density Residential and is zoned R-L-5 Low-Density Residential, in accordance with the General Plan.

**Figure 2:
General Plan Designation
Low-Density Residential**



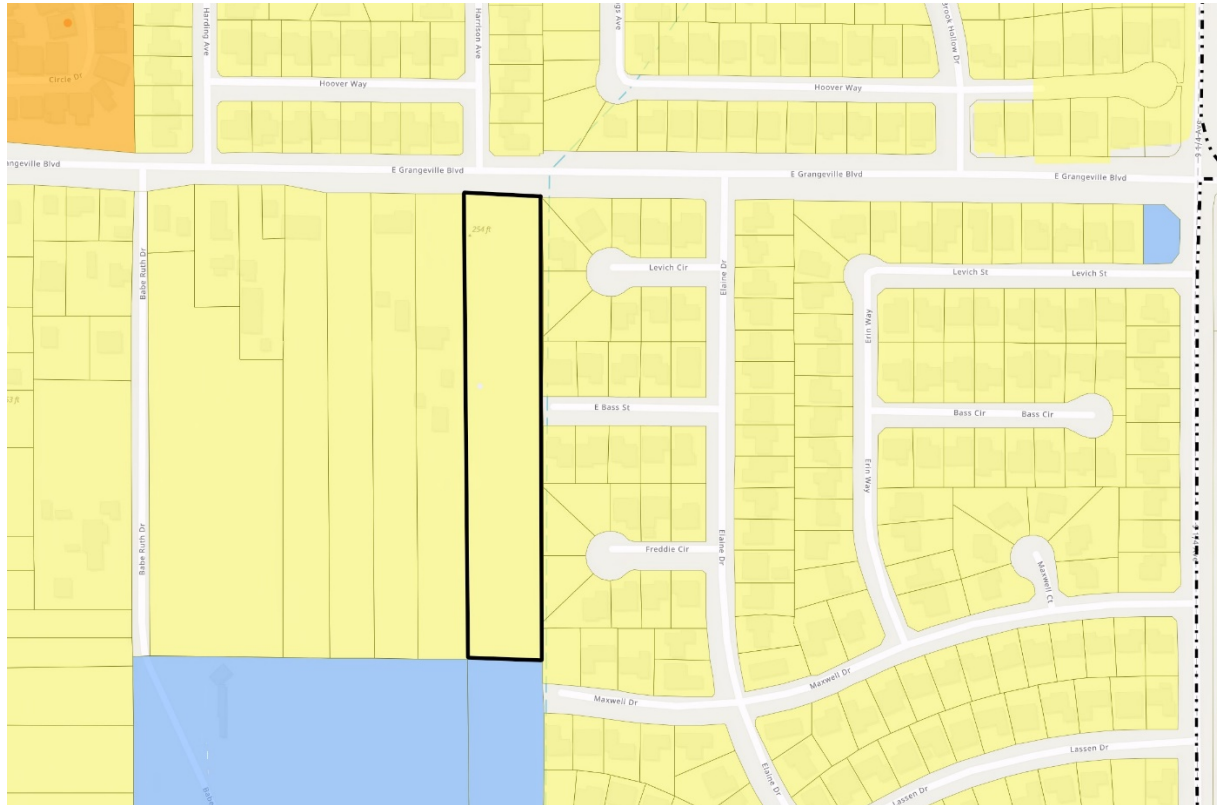
Low-Density Residential

In accordance with the General Plan, the expected density range for Low-Density Residential is two to 10 units per gross acre, with an expected average of four units per gross acre. According to Land Use Policy L31, the purpose of the Low-Density Residential land use designation is to provide mainly single-family development on lot sizes typically found in urban settings. Typical uses in the Low-Density Residential land use designation include residential uses in a variety of single-family lot types. Duplexes, second dwelling units, and home occupations can also be allowed when made compatible with the residential nature of the neighborhood, according to Policy L32.

R-L-5 Low-Density Residential

The property is zoned R-L-5 Low-Density Residential, consistent with the General Plan designation Low-Density Residential.

Figure 3
Zoning Designation
R-L-5 Low-Density Residential



PROJECT EVALUATION

Tentative Tract Map No. 0014-25 Amendment #1

The project is a request to amend the previously approved tentative tract with 14 single-family residential lots and an 11,594 square foot-open space lot into a 17-lot single-family residential subdivision on a 3.62-acre parcel in the R-L-5 Low-Density Residential zone district. The amendment proposes the removal of the former open-space lot, increases the residential lot count from 14 to 17, and utilizes the provisions of Section 17.10.100 to allow three lots under 5,000 square feet.

Figure 4
Previously Approved Tentative Tract Map

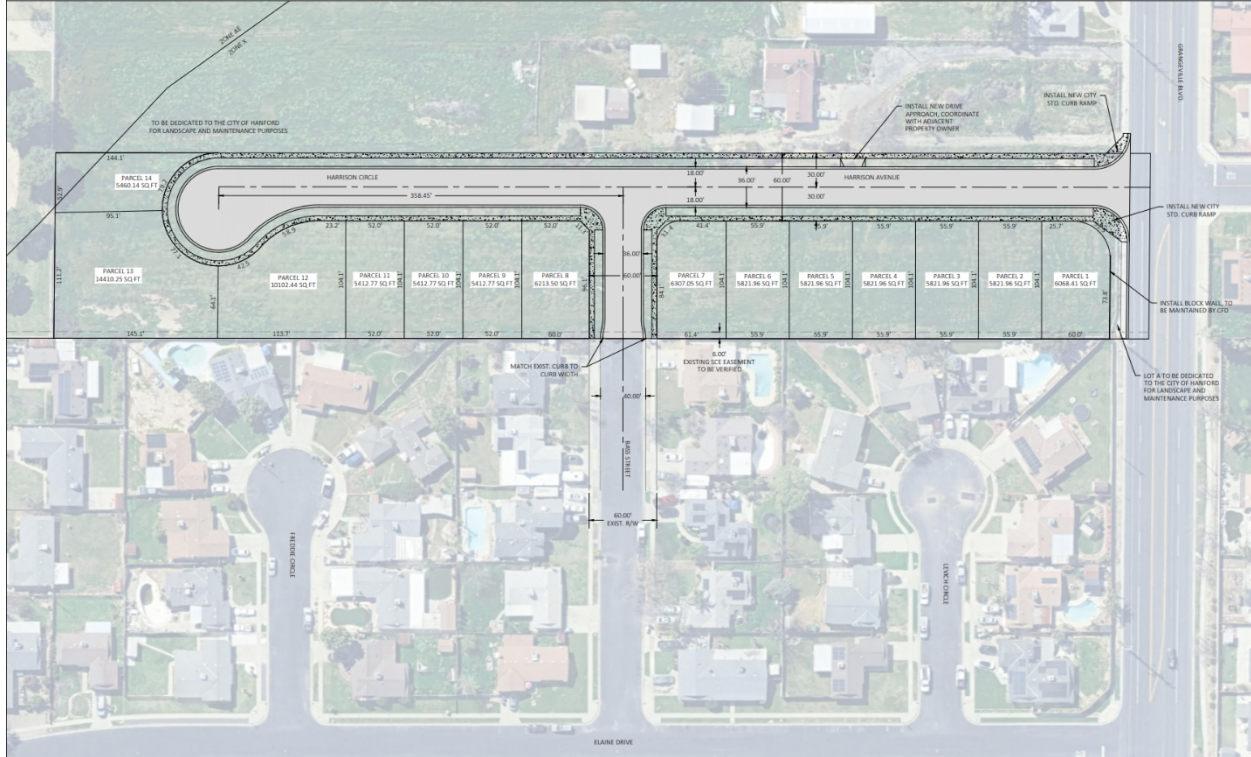
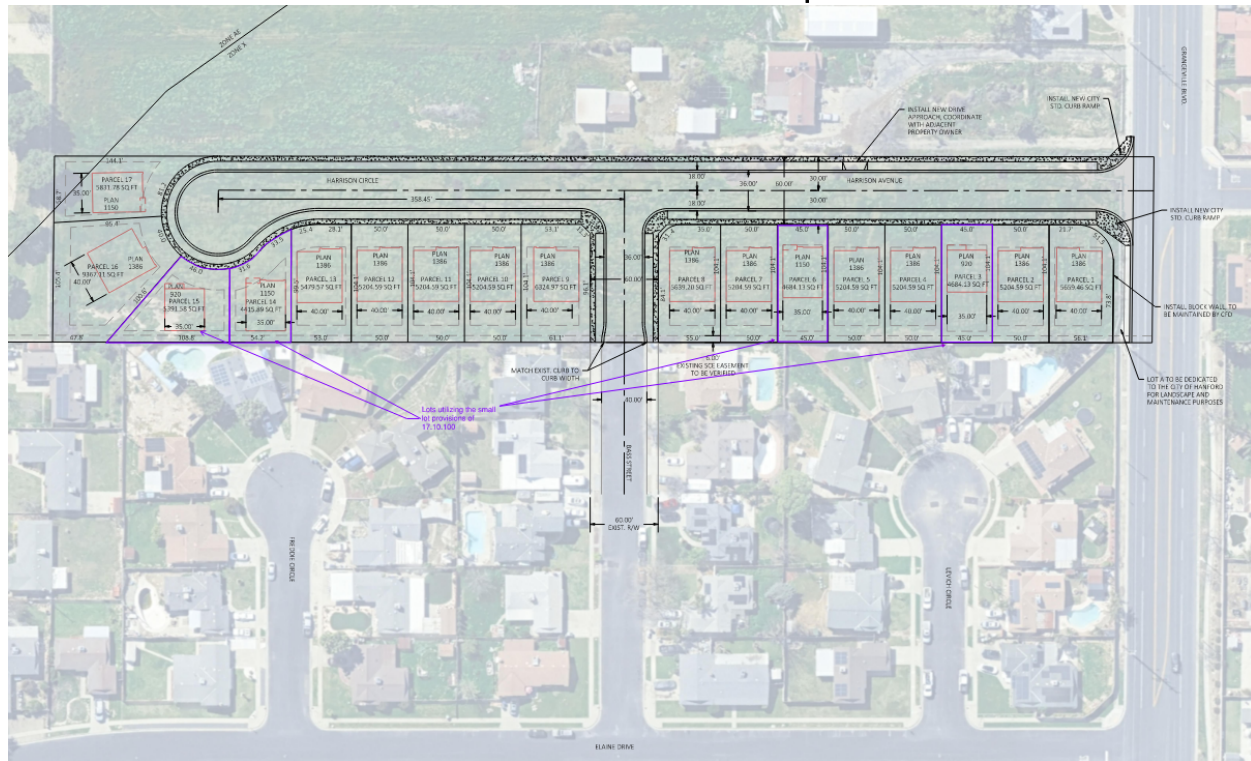


Figure 5
Amended Tentative Tract Map



APN: 014-171-067

The total area of the project site is 3.62 acres. The vacant property is proposed to be subdivided into 17 single family residential lots. Three of the lots proposed, Parcels 3, 6, and 14, are less than 5,000 square feet, as allowed, in accordance with Section 17.10.100. One additional lot, Parcel 15, also proposes to utilize the provisions set forth in Section 17.10.100, due to the limited lot depth, in order to utilize the reduced setbacks.

The result of the subdivision of land would be 17 single-family residential units accessible via vehicular and pedestrian public right-of-way with Bass Street connecting to the newly constructed Harrison Avenue at approximately mid-block. Internal street connectivity shall be established via the connection of Bass Street to the existing residential single-family subdivision to the immediate east.

The project will result in a density of 4.7 units per gross acre, which is consistent with the General Plan's goal of 2-10 dwelling units per acre within the single family residential land use designation. The project would further result in a potential population increase of approximately 52 persons (3.08 persons per household x 17 households = 52 persons). Existing utility services are available to the subdivision via water, sewer and storm drain mains located along the Grangeville Boulevard corridor.

The project is Categorically Exempt from the California Environmental Quality Act via the In-Fill Exemption Section 15332 and a memorandum related to traffic impacts (stating that it is screened out of VMT and will not have an impact on the surrounding roadway) has been furnished by the applicant.

Conformance with the R-L-5 Low-Density Residential Zoning

Lot Area

Smallest	Largest	Average	Required in R-L-5	Allowed in 17.10.100
4,415 sq. ft.	9,367.11 sq. ft.	5,524 sq. ft.	5,000 sq. ft.	3,600 sq. ft.

In the R-L-5 Low-Density Residential zone district, the minimum lot size is 5,000 square feet, except as prescribed in Section 17.10.100, which allows lot area less than 5,000 square feet.

Analysis: The minimum lot size provided in Tentative Tract Map 947 Amendment #1 is 4,415 sq. ft., which exceeds the minimum allowance utilizing the provisions set forth in Section 17.10.100.

Lot Dimensions

Lot Frontage

In the R-L-5 Low-Density Residential zone district, the minimum lot frontage shall be 40 feet.

Analysis: There is a minimum of 40 feet of lot frontage provided for all lots within the subdivision.

Lot Width

In the R-L-5 Low-Density Residential zone district, there shall be a minimum lot width of 50 feet for interior lots and 60 feet for corner lots. In accordance with the small lot provisions set forth in Section 17.10.100, lots with less than 5,000 square feet shall have a minimum lot width of 40 feet for interior lots and 45 feet for corner lots.

Analysis: The lots proposed within the subdivision over 5,000 square feet provide a minimum of 50 feet of width for interior lots and 60 feet for the corner lot. The lots utilizing the small-lot provisions are interior lots, which all provide a minimum 40-foot lot width.

Lot Depth

In the R-L-5 Low-Density Residential zone district, the lot depth shall be a minimum of 90 feet. In accordance with the small lot provisions set forth in Section 17.10.100, lots less than 5,000 square feet shall have a minimum lot depth of 70 feet.

Analysis: With the exception of lot 15, all lots proposed within the subdivision satisfy the minimum 90-foot lot-depth requirement. Lot 15, which is subject to small lot provision set forth in Section 17.10.100 has a 70-foot lot depth, measured between the midpoint of the front lot line and the midpoint of the rear lot line.

Density

In accordance with the General Plan, the expected density range for Low-Density Residential is two to 10 units per gross acre, with an expected average of just under four units per gross acre.

Analysis: The density provided for Tentative Tract Map No. 0014-25, as amended, will be 4.7 units per gross acre, which is within the allowable density range for Low-Density Residential.

Dwelling Units per Lot

In the R-L-5 Low-Density Residential zone district, not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory dwelling unit in accordance with Section 17.60.030 (accessory dwelling unit standards) and as permitted by State law.

The lots are planned for single-family residential use. Accessory dwelling units would be permissible with administrative approval, subject to the conditions set forth in 17.60.030 of the Hanford Municipal Code and State law.

Additional Conformance with Section 17.10.100 for lots less than 5,000 square feet:

Notwithstanding Section [17.10.030](#), lots in the R-L-5 zone may have a lot area of between 3,600 and 4,999 square feet if all of the following standards are met:

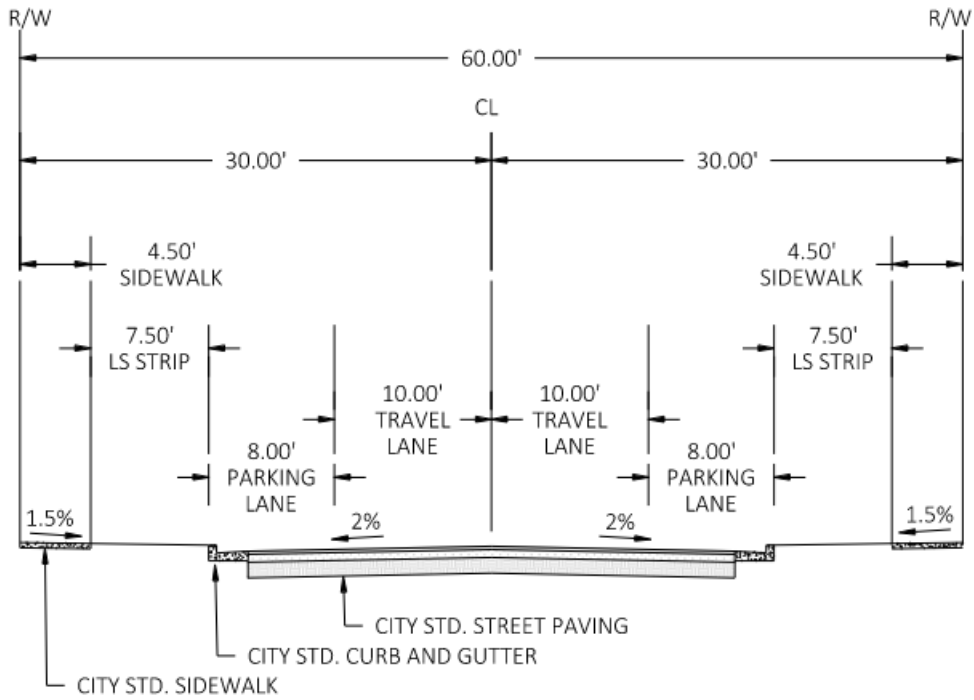
1. Not more than 150 lots less than 5,000 square feet may be approved per tentative subdivision map.

Analysis: There are 17 total lots proposed within the subdivision. Three of the lots proposed, Parcels 3, 6, and 14, are less than 5,000 square feet. One additional lot, Parcel 15, proposes to utilize the provisions set forth in Section 17.10.100, due to the limited lot depth, in order to utilize the reduced setbacks.

- 2. Streets shall be constructed to public street standards.

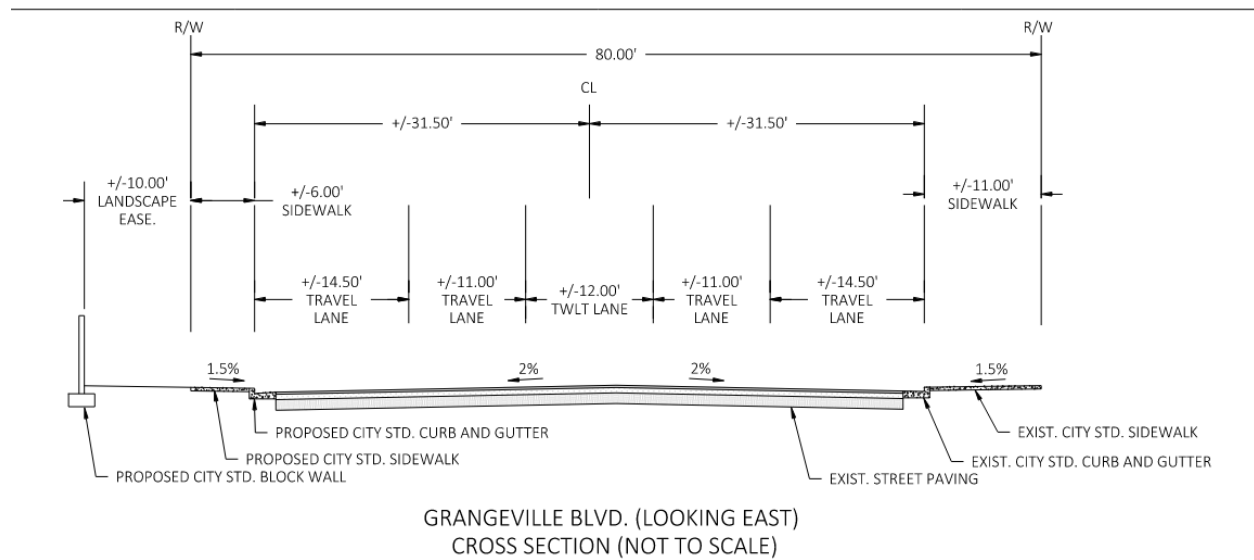
Analysis: Harrison Circle, Bass Street, and the portion connecting to Grangeville Boulevard will be constructed to public street standards.

Figure 6: Harrison Circle Cross Section



**HARRISON AVENUE AND HARRISON CIRCLE
CROSS SECTION (NOT TO SCALE)**

Figure 7: Grangeville Boulevard Cross Section



3. All structures shall be constructed on site.

Analysis: All structures will be constructed on site.

4. Each subdivision with small lots shall have at least three different small lot floor plans with two available elevation designs for each floor plan.

Analysis: There are six floor plans available for the entire subdivision; however, since the lots utilizing the small lot provisions are limited to Parcels 3, 6, 14 and 15, only two floor plans were required, in order to ensure a diverse streetscape.

5. The primary frontage of the main structure shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.

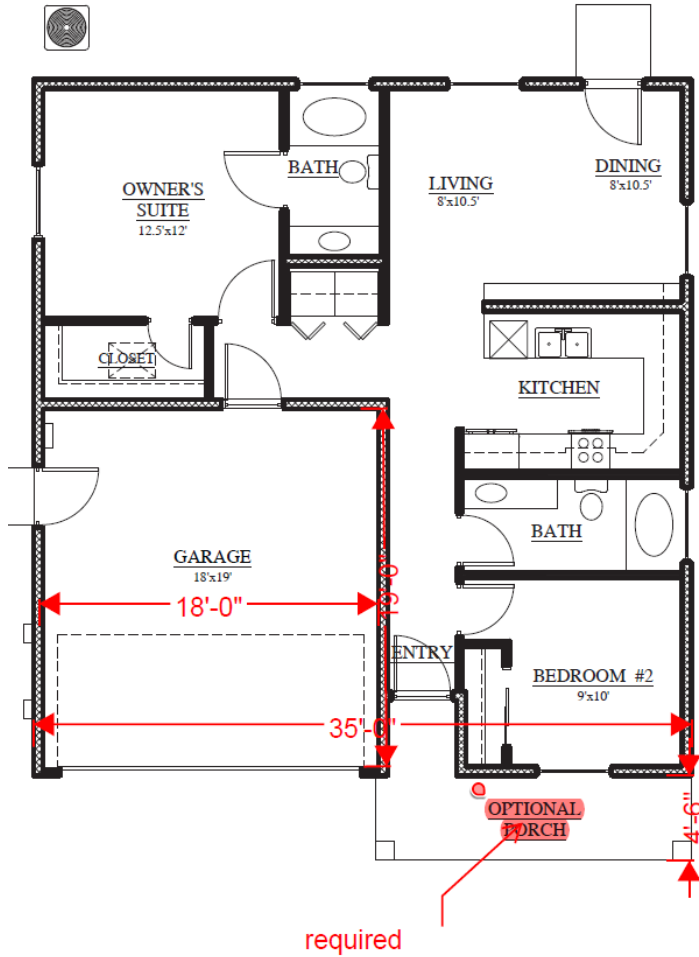
Analysis: The primary frontage of the primary structure faces the public street, Harrison Circle.

6. The frontage of the main structure shall include the primary entrance and at least one window.

Analysis: The frontage of the main structure includes the primary entrance and window, as required.

Figure 8: Small Lot Floor Plan (Acacia)

ACACIA



Elevation A



Elevation B

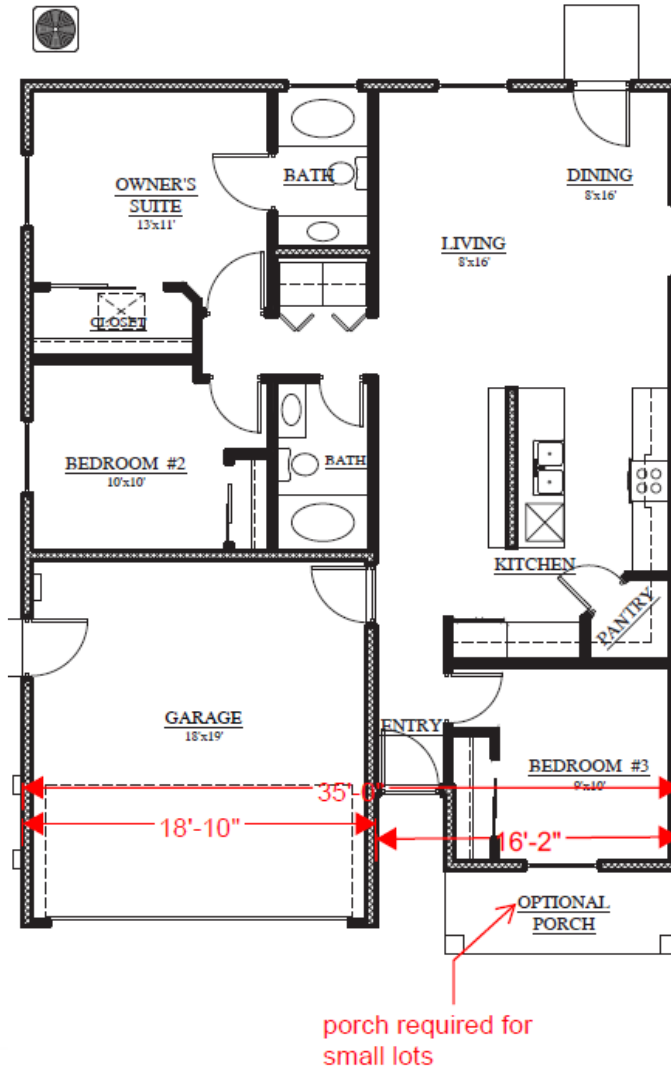


Elevation C



Figure 9: Small Lot Floor Plan (Poplar)

POPLAR



Elevation A



Elevation B



Elevation C



Elevation D

7. Required covered parking spaces shall be in garages. Carports are prohibited.

Analysis: Garages are provided for the plan, as required.

8. The width of the garage shall not be greater than 50% of the width of the structure.

Analysis: City Staff is in the process of increasing the garage percentage allowances, since on a 40-foot-wide lot, 10 feet is lost to setback (5 feet required on both sides), therefore, a 35 foot house cannot accommodate a two-car garage (typical width 20 feet), without exceeding the 50% garage width limitation. A condition of approval of the plan includes that, if building permits are submitted prior to the garage width requirement being increased/eliminated, the

applicant would be required to seek a planned unit development, in order to permit the deviation.

9. Main structures shall include a covered front porch at least four feet deep or an uncovered front courtyard at least five feet wide and five feet deep that is surrounded on four sides by the main structure or a wall or fence between three and four feet high.

Analysis: The small-lot plans note an optional four-foot-deep covered porch, however, staff has provided a mark-up noting the porches shall be required.

10. In order to create a diverse residential streetscape, there shall be a minimum two-foot-setback stagger between adjacent lots.

Analysis: Requirement addressed through conditions of approval.

11. The Building Official shall not approve a building permit for a new residence on a lot with a lot area less than 5,000 square feet until the Community Development Director has determined that the standards identified in this section are met.

Analysis: The Community Development Department reviews building permits submitted to ensure the required standards are satisfied.

B. Lots with less than 5,000 square feet shall have the following minimum dimensions and building setback areas:

1. The minimum lot depth shall be 70 feet.

Analysis: All parcels in the subdivision provide a minimum 70-foot lot depth.

2. The minimum lot width shall be 40 feet for interior lots and 45 feet for corner lots.

Analysis: All parcels in the subdivision provide a minimum 40-foot interior lot width. The small lot provisions are not utilized on the corner lots within the subdivision.

3. The minimum front building setback area shall be 12 feet for livable space and 18 feet for garages.

Analysis: The applicant provides intended plan placement on the tentative tract map, each plan is set back a minimum of 12 feet for livable space and 18 feet for the garage. This is also a condition of approval.

4. The minimum rear yard building setback area shall be 10 feet for the first story and 15 feet for upper stories.

Analysis: The applicant provides intended plan placement on the tentative tract map. Parcels 3, 6, 14, and 15 propose to utilize the small lot provisions and demonstrate a 10-foot rear-yard setback. The small-lot plans are single-story products. The rear-yard setback requirement is also a condition of approval.

5. The minimum interior side yard building setback area shall be five feet.

Analysis: The applicant provides intended plan placement on the tentative tract map. All parcels are setback a minimum of five feet for the interior side-yard building setback. This is also a condition of approval.

6. The minimum corner side yard building setback area shall be 10 feet.

Analysis: The applicant provides intended plan placement on the tentative tract map. All parcels abutting a street are setback a minimum of 10 feet for the street side-yard building setback. This is also a condition of approval.

7. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Analysis: There is a landscape lot abutting parcel 1, Lot A. The applicant shows a 10-foot setback from the parcel line. There is not a landscape easement present.

8. The maximum building height shall be 35 feet.

Analysis: The small lot floor plans show a single-story residence, below the 35-foot height restriction.

9. Lots shall provide for a usable open space area of a minimum 300 square feet. The open space shall be a minimum 15 feet wide.

Analysis: All lots within the subdivision are able to accommodate the open space requirement within their rear property.

C. Lots having a lot area of less than 3,600 square feet, or lots that do not meet the standards in this section may be approved through the planned unit development process per Chapter [17.82](#).

Analysis: All requirements are satisfied, with the exception of the garage width percentage. As discussed, City Staff is in the process of increasing the garage percentage allowances, since on a 40-foot-wide lot, 10 feet is lost to setback (5 feet required on both sides), therefore, a 35 foot house cannot accommodate a two-car garage (typical width 20 feet), without exceeding the 50% garage width limitation. A condition of approval of the plan includes that, if building permits are submitted prior to the garage width requirement being increased/eliminated, the applicant would be required to seek a planned unit development, in order to permit the deviation.

FINDINGS FOR APPROVAL

Tentative Tract Map 14-25 Amendment #1

Pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act, and Hanford's Zoning Ordinance, staff recommends that the following findings can be made by the Planning Commission:

1. Consistency Finding:

That the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. The subdivision is consistent with the General Plan Designation for the property, Low-Density Residential. All requirements of the R-L-5 Low-Density Residential zone district, including the provisions set forth for Section 17.10.100, are met for lot size, frontage, width, and depth. Compliance with the regulations set forth in the Hanford Municipal Code for the R-L-5 Low-Density Residential zone district will be a condition of approval for the subdivision.

2. Design Finding:

That the design and improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. The subdivision is consistent with the General Plan Designation for the property, Low-Density Residential. All requirements of the R-L-5 Low-Density Residential zone district, including the provisions set forth for Section 17.10.100, are met for lot size, frontage, width, and depth. Compliance with the regulations set forth in the Hanford Municipal Code for the R-L-5 Low-Density Residential zone district will be a condition of approval for the subdivision.

3. Type of Development Finding:

That the site is physically suitable for the single-family residential development proposed under Vesting Tentative Tract 947 Amendment #1. The lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District, including the provisions set forth for Section 17.10.100. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and 10 units per acre, with an expected average of four units per gross acre. The project has a density of 4.7 dwelling units per gross acre.

5. Environmental Finding:

The Planning Commission of the City of Hanford finds that the In-Categorical Exemption, Section 15332, is applicable to the proposed subdivision map, and no further review is required.

6. Public Health Finding:

That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Vesting Tentative Tract 947 to interested agencies, including the County Health Department, Public Works Department,

Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

That the design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. All easements will be designated on the final subdivision map, as required by the utility companies and where needed for providing service to streetlights, street right of way, storm drainage, irrigation, sanitary sewer, landscape/public utility improvements, as designated by the City Public Utilities and Engineering Division. Additional easements shall be required as in a manner meeting the approval of the City Engineer.

ENVIRONMENTAL ASSESSMENT

The City of Hanford is the Lead Agency for the purposes of compliance with the California Environmental Quality Act (CEQA). Staff recommends that the project be determined to be Categorically Exempt from the California Environmental Quality Act via the In-Fill Exemption, Section 15332, as the project site is less than 5 acres in size, located within the City limits, and proposes to establish a subdivision that is under the size threshold of the In-Fill Exemption.

Notice of Exemption – **Attachment 4.**

PUBLIC COMMENTS

Notice of the public hearing was published in the Hanford Sentinel on January 16, 2026 and mailed to property owners within 300 feet of the project site on January 15, 2026. No written public comments have been received as of the date of preparation of this report.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution 2026-01, approving Vesting Tentative Tract Map No. 947 Amendment #1.

Owner/Engineer:

Steven Macias
131 E. Kern Avenue
Tulare, CA 93274

Applicant:

Steve Macias (Sequoia Investors, LLC)
131 E. Kern Avenue
Tulare, CA 93274

RESOLUTION 2026-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING TENTATIVE TRACT 947 AMENDMENT #1, A REQUEST BY STEVEN MACIAS TO SUBDIVIDE A 3.62 ACRE PARCEL WITHIN THE R-L-5 LOW-DENSITY RESIDENTIAL ZONING DISTRICT INTO 17 SINGLE-FAMILY RESIDENTIAL LOTS. THE PROJECT IS LOCATED AT THE SOUTHERN END OF THE INTERSECTION OF HARRISON AVENUE AND GRANGEVILLE BOULEVARD (APN 014-171-067).

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on January 27, 2026 by motion of Commissioner _____, and seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Tentative Subdivision Map No. 947 Amendment #1, **Exhibit A**, a request, by Steven Macias, to subdivide 3.62 acres of land designated as R-L-5 Low-Density Residential into 17 single-family residential lots, has been reviewed by the Planning Commission of the City of Hanford, in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the project is located at the southern end of the intersection of Harrison Avenue and Grangeville Boulevard (APN 014-171-067); and

WHEREAS, floor plans and elevations were provided and required as part of the approval, **Exhibit B**; and

WHEREAS, all notices related to conducting public hearings were prepared and published in compliance with State Government Code; and

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

WHEREAS, the project is within the city limits on a project site of no more than five acres substantially surrounded by urban uses, does not result in substantial environmental effects, is consistent with the existing General Plan and Zoning regulations, and is adequately served by utilities and public services;

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”) Guidelines (Pub. Resources Code, ' 21000 et seq.), the project is categorically exempt from CEQA per Section 15332, related to Infill Development; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission has made the following findings pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act and Hanford’s Zoning Ordinance:

1. Consistency Finding:

That the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. The subdivision is consistent with the

General Plan Designation for the property, Low-Density Residential. All requirements of the R-L-5 Low-Density Residential zone district, including the provisions set forth for Section 17.10.100, are met for lot size, frontage, width, and depth. Compliance with the regulations set forth in the Hanford Municipal Code for the R-L-5 Low-Density Residential zone district will be a condition of approval for the subdivision.

2. Design Finding:

That the design and improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. The subdivision is consistent with the General Plan Designation for the property, Low-Density Residential. All requirements of the R-L-5 Low-Density Residential zone district, including the provisions set forth for Section 17.10.100, are met for lot size, frontage, width, and depth. Compliance with the regulations set forth in the Hanford Municipal Code for the R-L-5 Low-Density Residential zone district will be a condition of approval for the subdivision.

3. Type of Development Finding:

That the site is physically suitable for the single-family residential development proposed under Vesting Tentative Tract 947 Amendment #1. The lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District, including the provisions set forth for Section 17.10.100. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and 10 units per acre, with an expected average of four units per gross acre. The project has a density of 4.7 dwelling units per gross acre.

5. Environmental Finding:

The Planning Commission of the City of Hanford finds that the In-Categorical Exemption, Section 15332, is applicable to the proposed subdivision map, and no further review is required.

6. Public Health Finding:

That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Vesting Tentative Tract 947 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

That the design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. All easements will be designated on the final subdivision map, as required by the utility companies and where needed for providing service to streetlights, street right of way, storm drainage, irrigation, sanitary sewer, landscape/public utility improvements, as designated by the City Public Utilities and Engineering Division. Additional easements shall be required as in a manner meeting the approval of the City Engineer.

THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Hanford hereby approves Tentative Tract 947 Amendment #1 subject to the conditions of approval, attached as **Exhibit C**, and the following:

1. That this tentative subdivision map becomes null and void after 24 months has elapsed from the date of approval, if the above conditions have not been satisfied or bonded for, and a final map recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision map is granted.

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

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

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

I, **Jason Waters**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the **27th day of January 2026**.

Jason Waters, Deputy City Manager
 Secretary of the Planning Commission

GRANGEVILLE SUBDIVISION AMENDED TENTATIVE SUBDIVISION MAP

LEGAL DESCRIPTION:

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

THE EAST 5 ACRES OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO GOVERNMENT TOWNSHIP PLAT APPROVED MARCH 31, 1855,

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST OF THE AFORESAID EAST 5 ACRES; THENCE NORTH 0°02'05" EAST ALONG THE EAST LINE OF THE AFORESAID NORTHWEST QUARTER, A DISTANCE OF 356.47 FEET; THENCE NORTH 89°23'24" WEST, A DISTANCE OF 164.10 FEET, TO A POINT ON THE WEST LINE OF THE AFORESAID EAST 5 ACRES; THENCE SOUTH 0°02'05" WEST, A DISTANCE OF 356.56 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE SOUTH 89°25'26" EAST, A DISTANCE OF 164.10 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE NORTH 40 FEET AS CONVEYED TO THE CITY OF HANFORD FOR ALL PUBLIC PURPOSES, INCLUDING WITHOUT LIMITATION, RIGHT OF WAY FOR ALL PUBLIC PURPOSES, INCLUDING WITHOUT LIMITATION, RIGHT OF WAY FOR STREET PURPOSES BY OFFER OF DEDICATION RECORDED JULY 31, 2003 AS DOCUMENT NO. 0320763, CONTAINING 6,564 SQUARE FEET, MORE OR LESS.

SITE INFORMATION

APN:	014-171-067
GROSS AREA:	+/-3.62 ACRES
SEWER SERVICE:	CITY OF HANFORD
STORM DRAIN SERVICE:	CITY OF HANFORD
WATER SERVICE:	CITY OF HANFORD
ELECTRICAL SERVICE:	SOUTHERN CALIFORNIA EDISON
GAS SERVICE:	N/A - NO GAS WILL BE PROVIDED
TELEPHONE SERVICE:	AT&T
FLOOD ZONE:	AE AND X
EXISTING GENERAL PLAN DESIGNATION:	LOW DENSITY RESIDENTIAL
EXISTING ZONING:	R-L-5

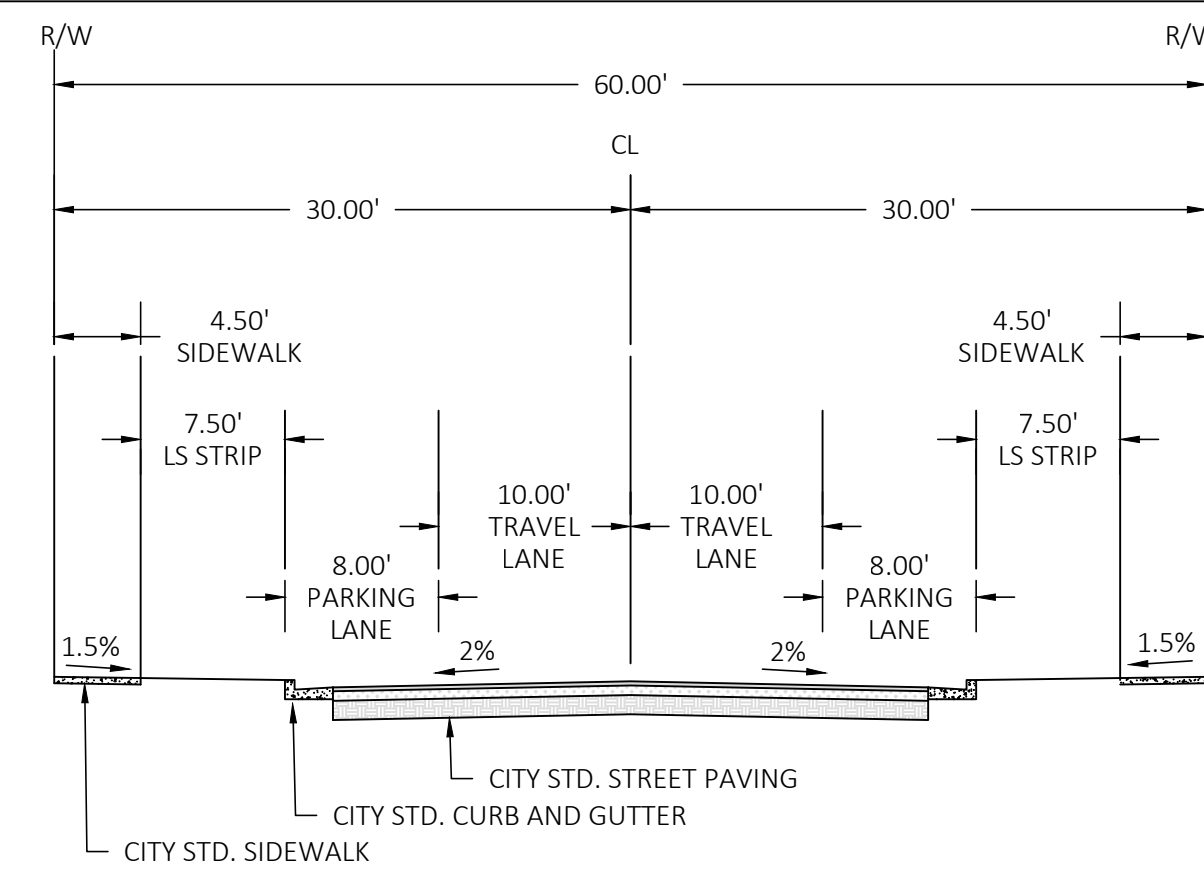
SETBACK INFO (SECTION 14.10.040 and 17.10.100)

SMALL LOT SETBACKS (5 LOTS)

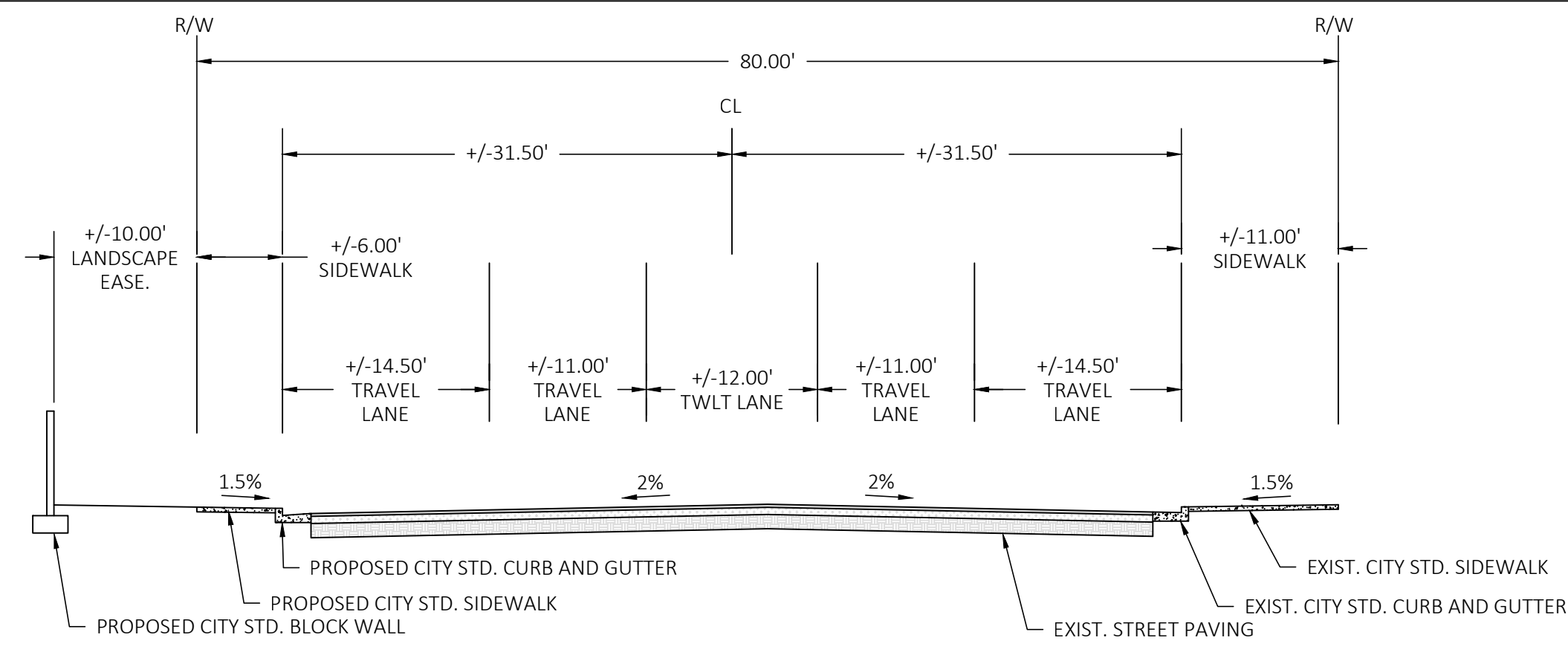
- FRONT - 12'
- GARAGE - 18'
- REAR - 10'
- SIDE - 5' (10' AT CORNERS)

STANDARD LOT SETBACKS (13 LOTS)

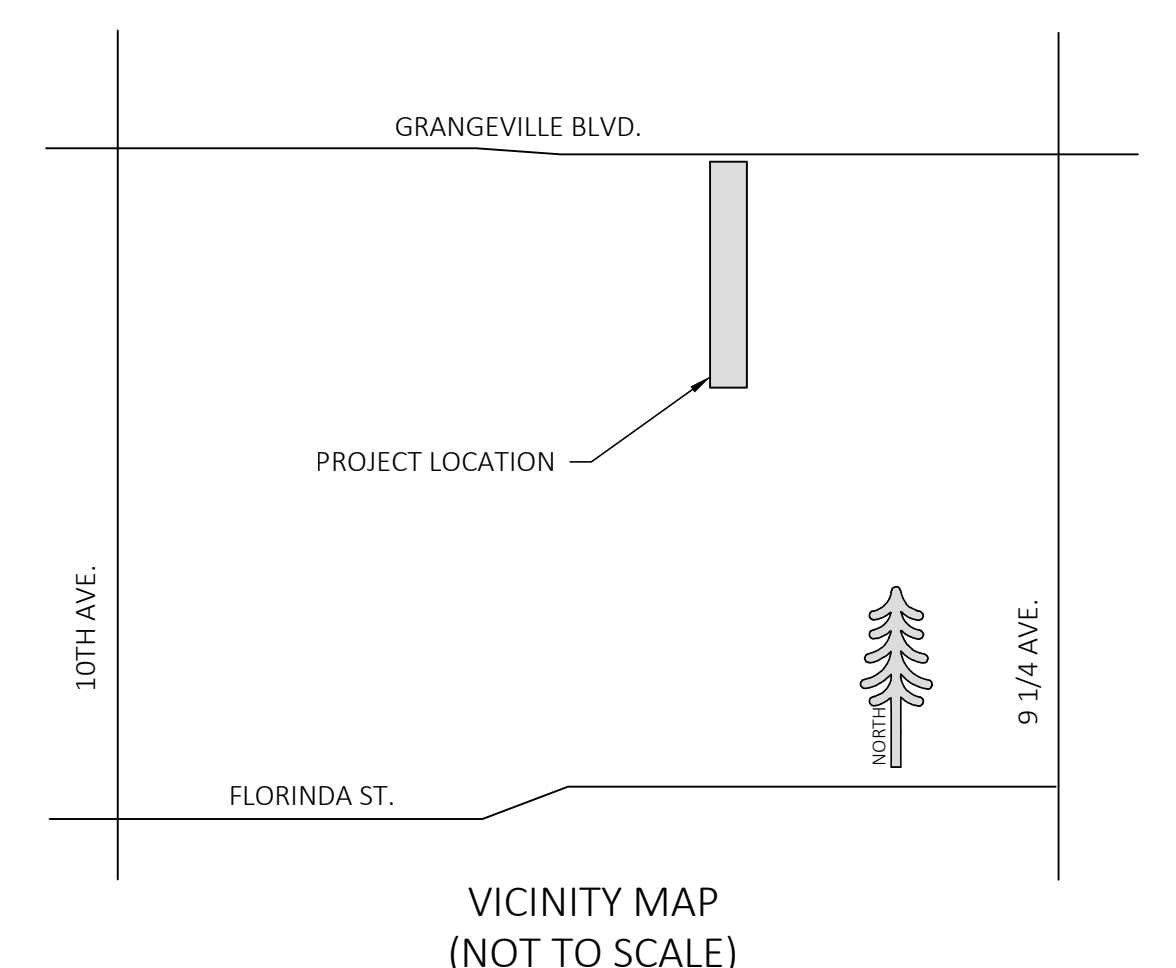
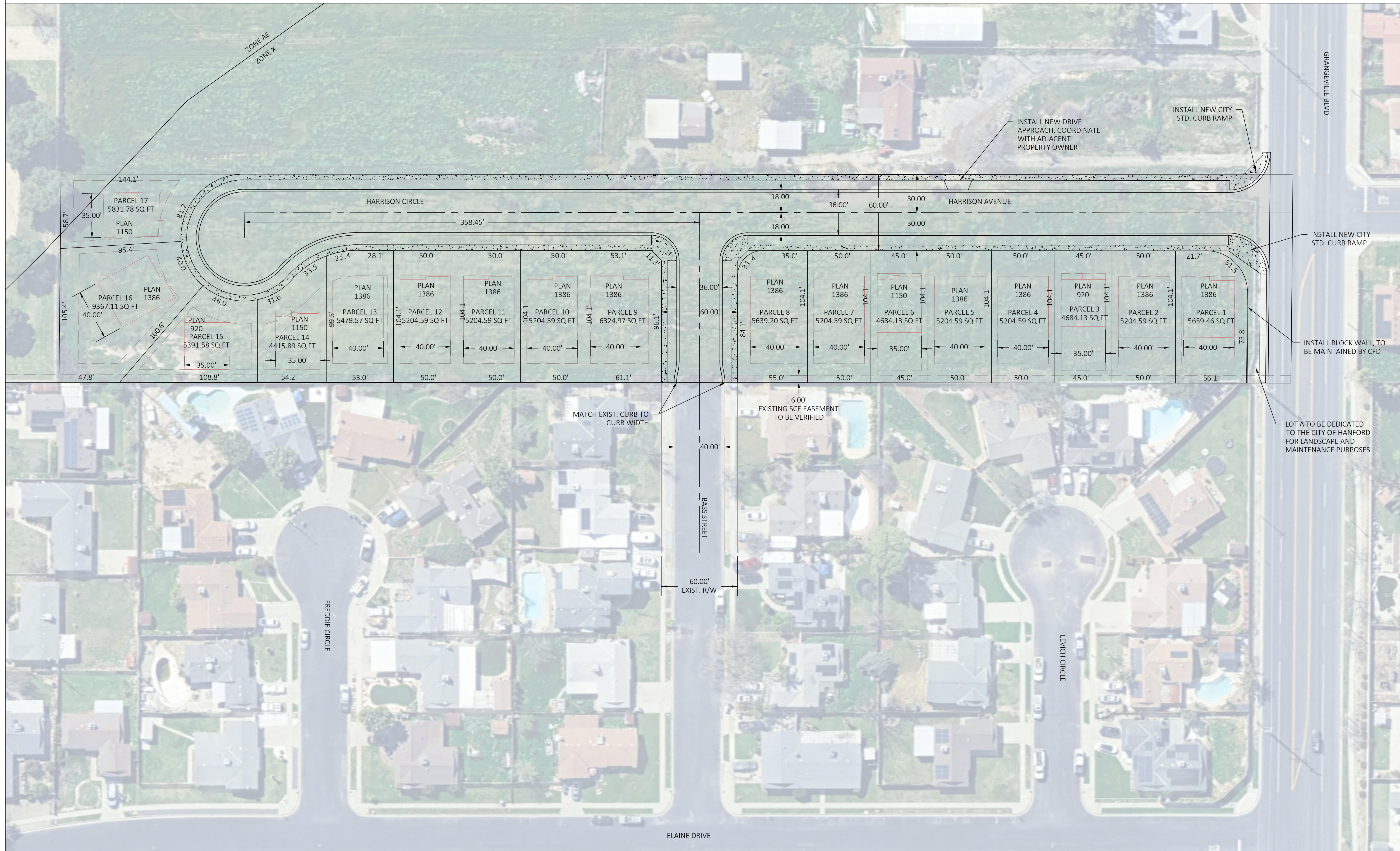
- FRONT - 15'
- GARAGE - 20'
- REAR - 15'
- SIDE - 5' (10' AT CORNERS)



HARRISON AVENUE AND HARRISON CIRCLE
CROSS SECTION (NOT TO SCALE)



GRANGEVILLE BLVD. (LOOKING EAST)
CROSS SECTION (NOT TO SCALE)

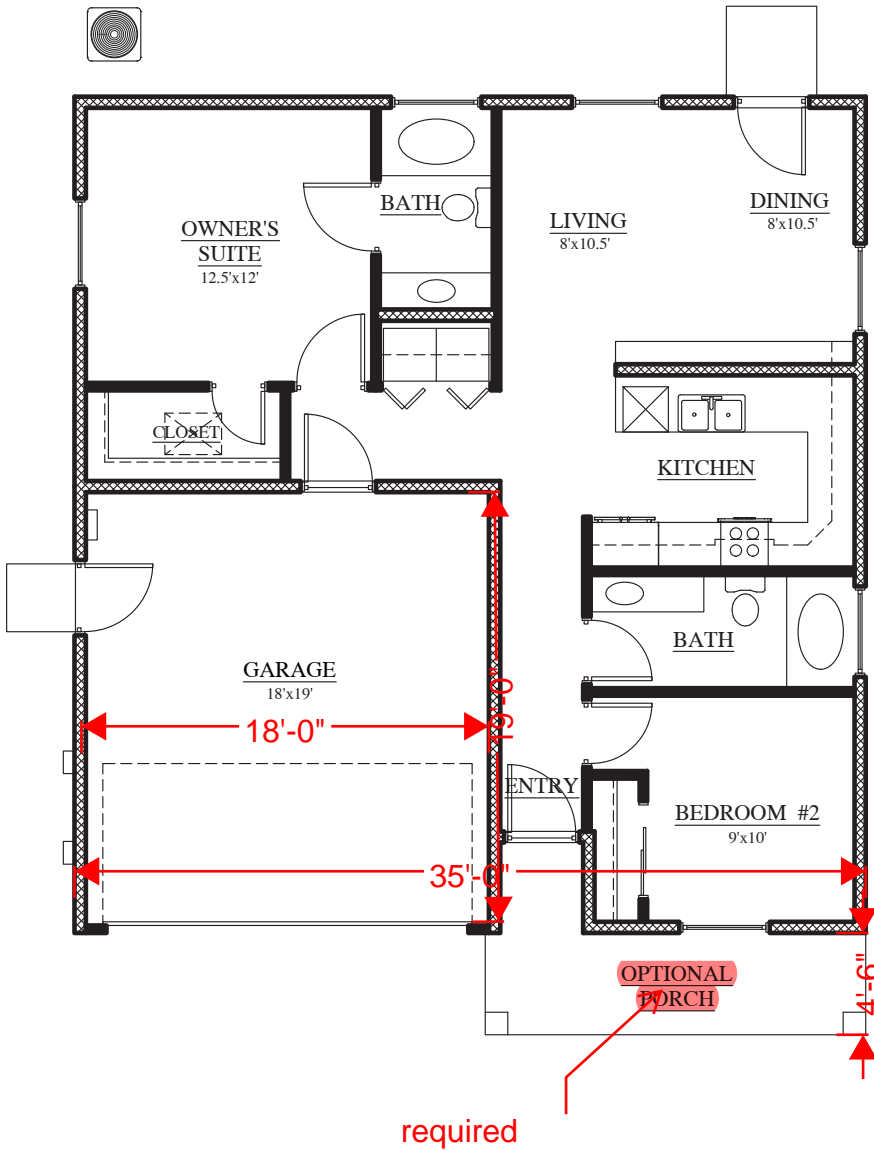



 PREPARED BY:
 SEQUOIA INVESTORS, LLC
 STEVEN J. MACIAS, PE
 131 E. KERN AVE.
 TULARE, CA 93274

NORTH

 0 40 80 Feet
 SCALE: 1" = 40'

ACACIA



Elevation A



Elevation B



Elevation C



Elevation D



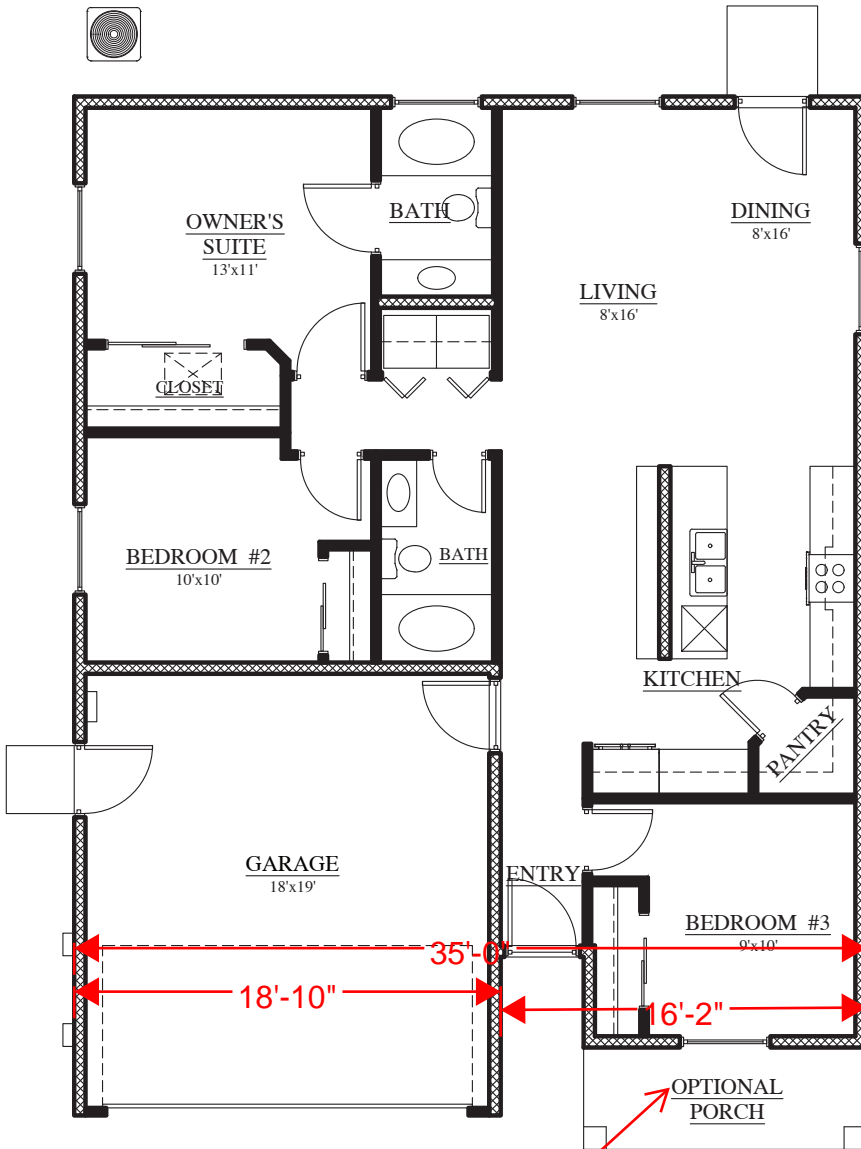
DRE#01856320

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REV 021224

POPLAR



porch required for small lots



Elevation A



Elevation B



Elevation C



Elevation D



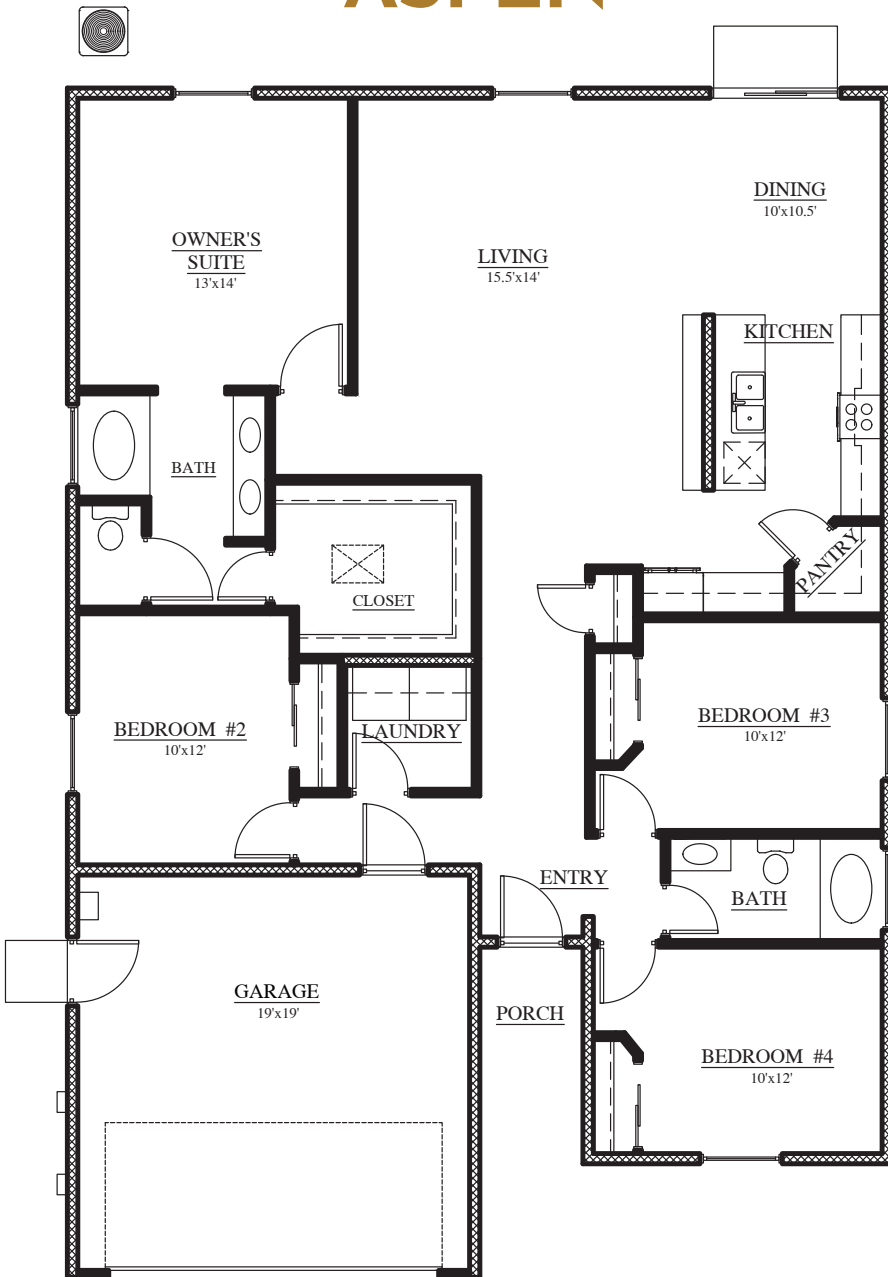
DRE#01856320

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REV 021224

ASPEN



Elevation A



Elevation B



Elevation C



Elevation D



DRE#01856320

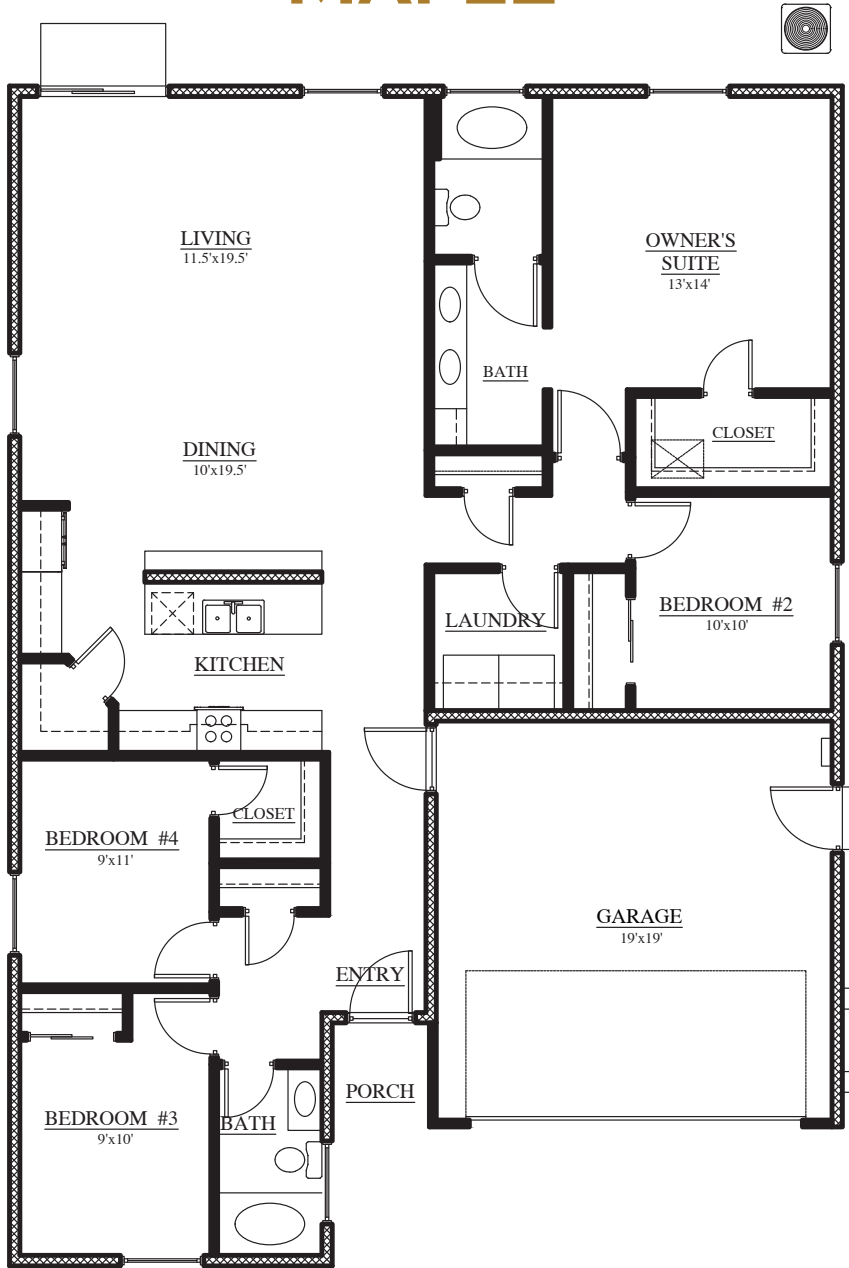
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REV 021224

Exhibit B
Approved Floor Plans and Elevations

MAPLE



Elevation A



Elevation B



Elevation C



Elevation D



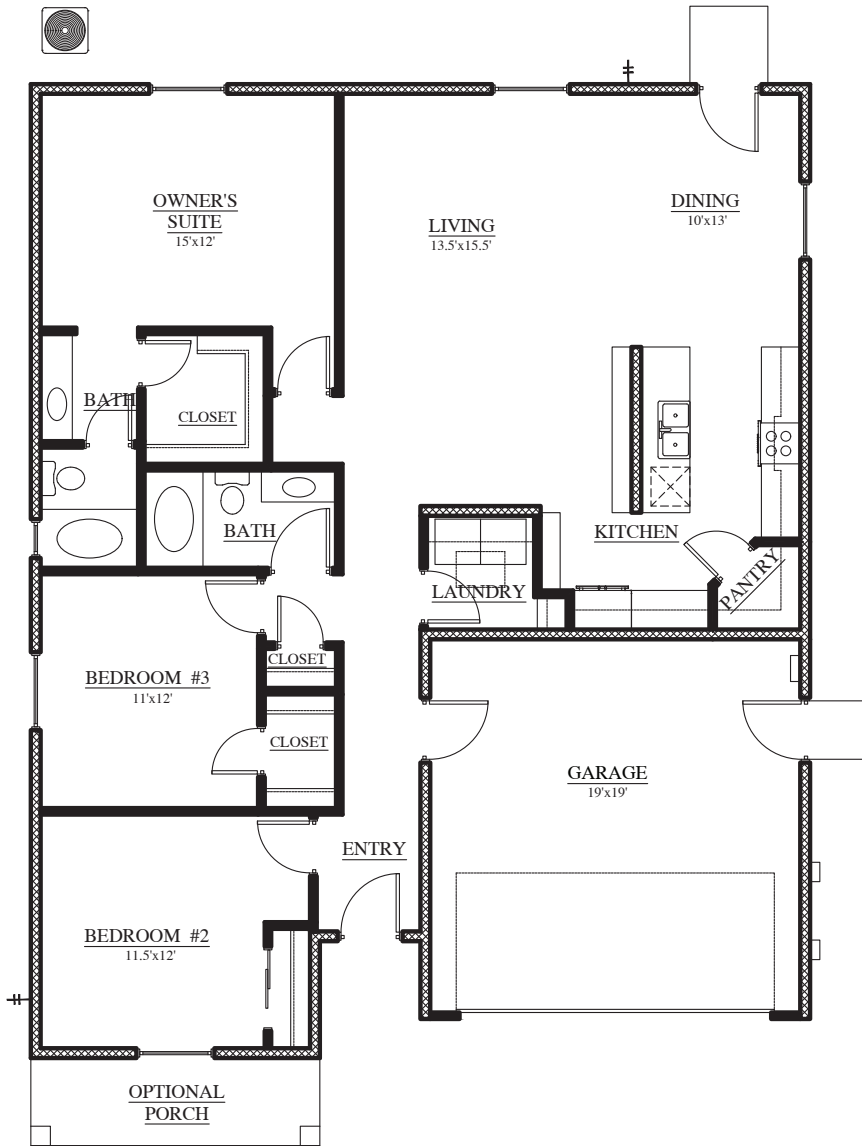
DRE#01856320

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REV 021224

SPRUCE



Elevation A



Elevation B



Elevation C



Elevation D



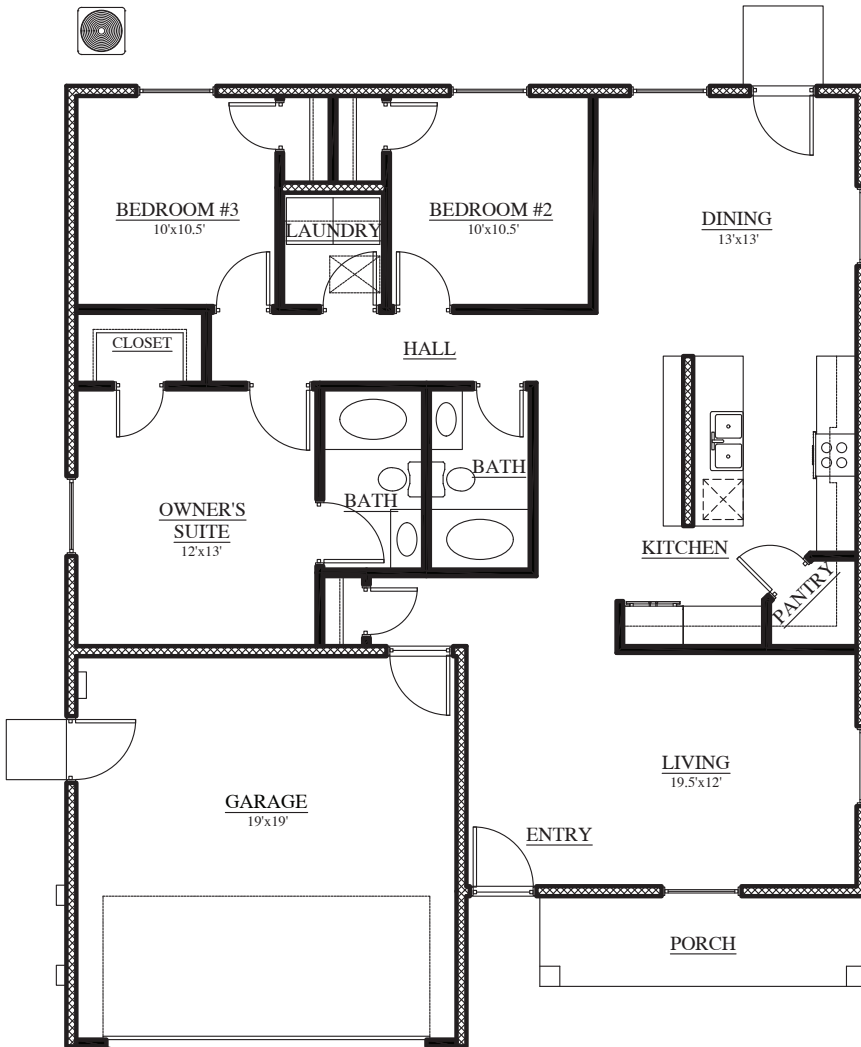
DRE#01856320

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REV 021224

WILLOW



Elevation A



Elevation B



Elevation C



Elevation D



DRE#01856320

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REV 050724

Exhibit C
Conditions of Approval

**PLANNING DIVISION
TENTATIVE SUBDIVISION MAP COMMENTS**

MEETING DATE: DECEMBER 17, 2025

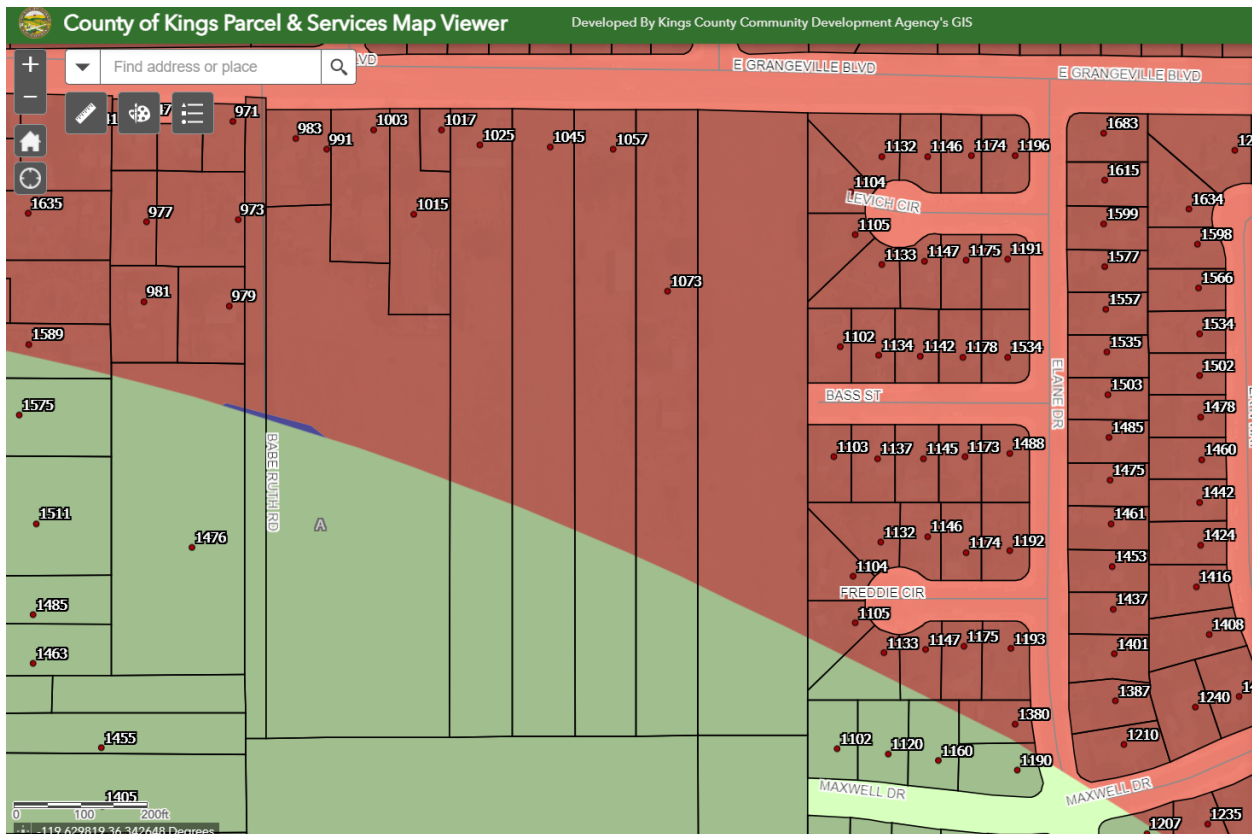
ENTITLEMENT NUMBER: TT 947 AMENDMENT #1

CONTACT: Gabrielle Myers, Senior Planner: (559) 585-2578

General Plan Designation: Low-Density Residential

Zoning: R-L-5 Low-Density Residential

Other Special Districts: Flood Zone A on portion of lot; Airport Land Use Compatibility Zone C on portion of the lot



Planning Division Recommendation Revise and Proceed

Resubmit

Required Entitlements:

1. Tentative Subdivision Map (filed)

California Environmental Quality Act

15332. IN-FILL DEVELOPMENT PROJECTS

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- a. 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.
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**
- e. The site can be adequately served by all required utilities and public services. Note: Authority cited: Section 21083, Public Resources Code. Reference: Section 21084, Public Resources Code.

15300.2. EXCEPTIONS

- a. Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- b. Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.
- c. Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
- d. Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
- e. Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- f. Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

General Requirements:

1. 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.
2. That all approved proposals of the applicant be conditions of development, if not mentioned herein.

3. That the site be developed according to the approved site plan, titled Tentative Tract 947 Amendment #1 with minor modifications to be approved by the Community Development Department.
4. That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Tentative Subdivision Map shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
5. 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.

Dwelling Units per Lot (Section 17.10.050)

- That not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit, in accordance with Section 17.60.030 of the Hanford Municipal Code.

Government Code Section 65852.21: B. Per Government Code Section 65852.21, multi-family dwellings proposed for any single-family zone district comprised of no more than two residential units shall be a by-right permitted use and considered ministerially if the requirements of that statute are satisfied. Multi-family dwellings of three or four units may be allowed with a conditional use permit only when located on a corner lot (R-L-5 only).

Building Setback Area (Section 17.10.070; 17.10.100)

- Setbacks shall be measured, as prescribed in Section 17.50.160.
- That no structure shall be placed within a building setback area.
- The front building setback area shall be 15 feet from the front lot line for livable space and 20 feet for garages, carports, and other non-livable building space.
- Parcel 3, 6, 14, and 15:** The front building setback area shall be 12 feet from the front lot line for livable space and 18 feet for garages, carports, and other non-livable building space.
- That the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet.
- The rear building setback area shall be increased by 10 feet for buildings over one-story high.
- Parcel 3, 6, 14, and 15:** The rear building setback shall be 10 feet from the rear lot line for single-story structures and 15 feet for two-story structures.

- That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.
- Exceptions shall be allowed as prescribed in Section 17.50.170.

Additional Small Lot Provision Requirements – applicable to Parcels 3, 6, 14 and 15 (17.10.100)

- That all structures shall be constructed on site.
- That the parcels be developed consistent with the approved floor plans and elevations (Acacia and Poplar)
- That the primary frontage of the main structure shall face the public street.
- That the frontage of the main structure shall include the primary entrance and at least one window.
- That required covered parking spaces shall be in garages. Carports are prohibited.
- The width of the garage shall not be greater than 50% of the width of the structure. ***Note: City Staff is in the process of increasing the garage percentage allowances. If building permits are submitted prior to the garage width requirement being increased/eliminated, the applicant would be required to seek a planned unit development, in order to permit the deviation.***
- That the main structures shall include a covered front porch at least four feet deep or an uncovered front courtyard at least five feet wide and five feet deep that is surrounded on four sides by the main structure or a wall or fence between three and four feet high.
- In order to create a diverse residential streetscape, there shall be a minimum two-foot-setback stagger between adjacent lots.

Distance between Structures (Section 17.10.080)

- The minimum distance between structures shall be 10 feet, except as provided by the building code.

Height of Structures (Section 17.10.090)

- The maximum structure height shall be 35 feet.
- Height shall be measured as prescribed in Section 17.50.180.
- Exceptions shall be allowed as prescribed in Section 17.50.190.

Driveways (Section 17.10.110)

- That the width of a driveway and any paved area shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved area of these driveways shall not exceed 50% of the front building setback area.
- That on key lots, the driveway shall be located on the side of the lot, which is not adjacent to the rear lot line of the adjacent reverse corner lot.

Other Setback Standards (Section 17.10.130)

- That mechanical equipment shall be located a minimum of five (5) three (3) feet from a side or rear lot line, except where there is a landscape easement with a block wall on the side or rear of the property, then the setback shall be taken from the block wall instead of the lot line. that adjoins a neighboring side lot line.
- That garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- That above or below ground swimming pools shall be set back five (5) feet from all lot lines, measured from the water's edge, where the lot has a landscape easement with a block wall on the rear or side, the setback shall be taken from the inside of the wall to the water's edge.
- That decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.
- That garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

Usable Open Space (Section 17.10.150)

- That each lot shall provide for a usable open space area of a minimum 400 feet that is a minimum 15 feet wide.
- Parcel 3, 6, 14, and 15: Each lot shall provide for a usable open space area of a minimum 300 feet that is a minimum 15 feet wide.**

Landscaping (Section 17.10.160)

- That landscaping be provided in accordance with Section 17.52 Landscape Standards of the Hanford Municipal Code.
- That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

- That two street trees, a minimum 15 gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two shall be planted 12 feet (no greater or no less) from the face of the front lot line street curb.
- That one street trees, a minimum 15 gallon size, shall be planted on all lots 6,000 square feet or less. One of the two shall be planted 12 feet (no greater or no less) from the face of the front lot line street curb.
- That there shall be two additional street trees, a minimum 15 gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.
- That all species of trees shall be selected from a list approved by the City Parks and Recreation Commission.
- That each lot owner within Tentative Tract 947 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.

Noise:

- That construction equipment is muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday through Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.
- That noise from fixed mechanical equipment, when measured at the property line, meets the standard of the Hanford Noise Element

Rooftop Equipment HMC Section 17.50.100

- That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

Outdoor Lighting Standards HMC Section 17.50.140

- That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.
- That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.

- That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
- That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings (Section 17.50.130)

- That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:
 - Standard window and door awnings
 - Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.
 - Tarps for roof and building repairs shall be prohibited, except for emergency repairs. Additionally, the use of tarps for temporary canopies, enclosures, and/or awnings is prohibited in any front yard area visible from any public right-of-way.

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
TSM00014-25 Amendment 1 (TSM0018-25)
Contact Building Official: Mitch Couch (559) 585-2032
Concerning questions that you may have on the conditions listed below:

Soils:

1. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Departments prior to approval of Subdivision Improvement Plans.
2. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering Department and Building Division prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.
3. That the developer retains the design engineer to inspect and verify that grading within the subdivision was constructed as per the approved design, and a copy of the report be provided to the Building Division prior to building permit issuance.

Street Names and Addresses:

1. That a street address for each lot, as provided by the Building Division, be included on the subdivision final map.
2. That street names, as shown on the tentative subdivision map, be included on the subdivision final maps.
3. That all single-family dwellings within the subdivision have illuminated address numbers 4 inches high within an illuminated area installed on the front most part of the building leading to the entrance. In either case the address numbers shall be of contrasting colors with the background.
4. That all landscaping requires permits and must meet requirements at time of installation.
5. That a map must be provided to show existing streets names of surrounding subdivisions that have City maintained streets.



City of Hanford Fire Department

Fire Prevention and Community Risk Reduction Division

Fire Marshal

Nikkie Chamberland

City Of Hanford Fire Department Plan Review

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

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

Plan review number: TSM0014-25

Address: NA

Plan Reviewer: Nikkie Chamberland

Date: 4-9-2025

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

- Project shall meet the minimum fire flow requirements per Appendix B & C of the CFC 2022; Provide the fire flows within one year
- New and existing residences that have an automatic sprinkler system, proposed accessory dwelling units shall have an automatic sprinkler system. A separate fire department permit will be required.
- Fire Riser Room:
 1. a separate room that contains the Fire Riser shall contain one man door, the room shall be a 2-hour rated room with adequate spacing to perform

maintenance, riser room shall be properly labeled with 4" lettering with contrasting background and a knox box shall be installed to contain the riser room key, fire sprinkler coverage required, emergency lighting and illuminated lighting required. The riser shall be interconnected with the fire alarm

- When a sprinkler system is required with more than 21 heads, the system shall be monitored by a central monitoring station. Fire alarm and fire detection systems required by Chapter 9 of CFC, CBC, shall be installed per NFPA 72.
- Knox FDC Locking Caps are required on all Fire Department Connections. A fire department access road is required for facilities that are protected by fire sprinklers and are more than 400 feet away; on-site fire hydrants and mains shall be provided where required by the AHJ. Provide a letter of certification from a licensed soil engineer on non-paved all-weather roads that provide fire access, which shall support a 40,000-lb fire apparatus at a minimum.
- All dead-end access roads more than 150 must provide an approved turnaround or hammerhead and comply with city standards.
- All access roads shall not be less than 20 ft wide and 13 ft 6 inches
- Access road turning radius for fire apparatus/
 1. Inside turn: 20ft 10 inch
 2. Curb to Curb: 37 ft 3 inches
 3. Wall to Wal: 42 ft

- all hydrants shall be installed and accepted prior to combustibles being dropped on site. All hydrants shall be protected by bollards Hydrant spacing shall be as follows CFC 2022 Appendix C;
 1. Residential area- 500ft
 2. Commercial area-300ft
 3. A hydrant will be required within 50' of Fire Department connection.
 4. Provide a turning template on Plan Review

- No traffic calming devices shall be installed without the Fire Department's approval
- Areas identified as "**Fire lanes**" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
 1. **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
 2. **Access roads 26 to less than 32 feet in width:** Fire lanes shall be on one side of the fire apparatus access roads.
 3. **Access roads 32 feet in width or more:** No fire lanes required.
 4. **Markings shall include "No Parking- Fire Lane"**
- Locked gates installed across fire department access roads:
 1. **Manual gates** with a chain lock require a **Knox Padlock** to be installed on them, or a **Knox Box** shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box. (See www.knoxbox.com for current models)
 2. **Electric Gates** shall be equipped with an electric **Knox Key Switch**, at the gate location.

3. In case of a loss of power, electrically operated gates shall have a means of backup power or shall default in the open position for immediate fire department access.
 4. At no time shall the width of the fire department access road be reduced below **20 feet wide through or at any gates** along the fire department's emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
 5. Provide a Knox Box for all structures and gates. In accordance with the 2019 CFC 506.1. Hanford Fire Department shall approve the location.
 6. Ordering Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.
- All address numbers shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.
Size of Address Numbers:
 1. Downtown area (existing buildings): 4 inch numbers
 2. Buildings 20 ft. or less from the street: 6-inch numbers
 3. Buildings 21- to 40-ft. from the street: 8-inch numbers
 4. Buildings more than 40 ft. from the street: 12-inch numbers
 - Fire permits are required for all underground firelines, overhead sprinklers, and fire alarms. These are all separate permits and will be charged accordingly. All deferred submittals shall be submitted, stamped, and approved prior to combustible on site.
 - Refer to the 2022 California Fire Code in governing codes



PUBLIC WORKS DEPARTMENT

Contact Assistant Engineers: Steve Coodey or Robert Buchanan
Concerning questions that you may have on the conditions listed below:

Tentative Tract 947 - TSM00014-25

Maps and Plans:

1. That the developer submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer, and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry wall, street improvements and other infrastructure required for development. All plans shall be approved by the City Engineer and all other involved agencies before the release of the building permits.
2. 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, public street & outlot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Improvement plans shall include or reference all City of Hanford Construction Standard Detail's pertinent to the project. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building or encroachment permits.

Easements:

1. That easements be designated on the recorded final map as required by the utility companies and where needed for providing service to streetlights as designated by the City of Hanford Engineering Department.
2. That all easements for irrigation ditches and/or irrigation pipelines be legally abandoned or relocated to the satisfaction of the City Engineer prior to acceptance of the subdivision improvements.
3. That all proposed landscape/public utility easements as shown on the tentative map be dedicated to the City and be included on the subdivision final map.

Dedications:

1. That all proposed streets and street extensions as shown on the tentative map be dedicated to the City, as public right-of-way, and any alterations of existing utilities be the responsibility of the developer.
2. That the developer dedicate to the City, street right of way along the Grangeville Boulevard property frontage to facilitate an overall street right of way width of 84 feet in conformance with City Standard Detail ST-23 with an additional landscape lot equaling 10’.

Street Improvements:

That the improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, street sub grading and surfacing, signage and striping and all other improvements be installed in accordance with Chapter 16.24 “Improvements” of the Hanford Municipal Code, and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative map.

That all streets within the subdivision shall be developed to residential street standards (City standard ST-38 cul-de-sac, offset as shown on Tentative Map, and ST-32 residential through streets), except the following:

- a) Grangeville Boulevard shall be developed as a Arterial Street with an 84-foot right of way width in conformance with City Std. ST-17 and ST-23 and a traffic index of 8.
- b) Developer shall modify existing lane striping within Grangeville Boulevard to create a left turn lane for westbound traffic turning on to Harrison Avenue. The turn lane shall consist of a 120-foot-long bay taper and a 100-foot turn lane
- c) That Bass Street be developed as a residential street in conformance with City Standard Detail ST-32 and traffic index of 5, with transitions as shown on the Tentative Map to connect to the existing 40’ curb to curb width. Transitional curbing for the westbound lane shall be painted high visibility yellow.

All traffic lane striping on city streets shall be water-based traffic rated paint in conformance with Section 2.03 of the City’s Standards and Specifications. All traffic legends, stop bars and crosswalks shall be thermoplastic in conformance with Section 2.02 of the City’s Standards and Specifications.

That streetlights be installed throughout the subdivision in conformance with City standard GE-56. Streetlights shall be located as designated by City Engineer.

Sidewalk Improvements

1. That the existing attached sidewalk along the Grangeville Boulevard frontage be removed and replaced with new sidewalk per City Standard Detail CO-14, matching to the existing sidewalk at the east project boundary.

2. That existing drive approaches along the Grangeville Boulevard frontage be removed and new full height curb and gutter per City Standard Detail CO-11 as well as new sidewalk per City Standard Detail CO-14 be constructed in these locations.
3. That the developer install to new access curb ramps per City Standard Detail CO-20 at the southwest and southeast corners of Grangeville Boulevard and Harrison Avenue. The existing west drive approach for APN 014-171-012 shall be removed and new full height curb and gutter per City Standard Detail CO-11 as well as new sidewalk per City Standard Detail CO-14 be constructed in this location that connects to the new access ramp.
4. That the developer shall coordinate with the property owner for APN 014-171-012 to provide a 16' wide drive approach as measured at the bottom of the drive approach apron on Harrison Avenue to provide ingress/egress to the property as shown on the Tentative Map. The curb shall be painted red 15' beyond the top of wings of the drive approach.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along Grangeville Boulevard frontage of proposed subdivision.
 - a. A six (6) ft. minimum high ornamental, masonry block wall with continuous footing. The block wall shall be treated with anti-graffiti repellent.
 - b. A 4 ½ ft. wide sidewalk per City Standard Detail CO-14.
 - c. Soil preparation, automatic irrigation and landscaping.
 - d. Landscape plans for right-of-way and 20 ft. wide landscape easement area along Grangeville Boulevard property frontage from the back of curb to the block wall.
2. The species of tree and plants are to be selected from a list approved by the City Street Tree Commission.
3. That the design location of the masonry wall and landscape plans shall be approved by the Community Development Department and City Engineering Department prior to recording a subdivision final map. And the approval of block wall and landscape improvements shall be submitted with initial submittal of project improvement plans.
4. All above ground pedestals and other utility boxes shall be located between back of sidewalk and masonry wall/fence.

Existing Wells:

1. That all existing wells on the property, if any, shall be abandoned in accordance with State of California standards.

Restricted Access:

1. With the exception of the proposed drive approach on Harrison Avenue provided for APN 014-171-012, access from this property to Harrison Avenue shall be restricted between Grangeville Boulevard and the northernmost limit of Parcel 14. A restricted access designation shall be depicted on all recorded final maps.

Sewer Improvements:

1. That the developer's engineer provide a sanitary sewer master plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision.
2. That a minimum 8-inch diameter sanitary sewer main be installed within Harrison Avenue that connects to the existing sanitary sewer manhole within Grangeville Boulevard.

Storm Drainage Improvements:

1. That the developer's engineer provide a storm drainage master plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the first phase of development.
2. That the developer shall install drain inlets and underground piping to convey storm water from the development to the existing storm drain manhole located within Grangeville Boulevard.
3. That developer is required to comply with the State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

Water System:

1. That the developer's engineer provide a Water System Master Plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the first phase of development. The water system shall include a water main, service connections to each parcel, fire hydrants and valves.
2. That a minimum 8-inch diameter water main be installed within Harrison Avenue that connects to the existing 12-inch water main within Grangeville Boulevard by hot-tap connection.
3. That a minimum 6-inch diameter water main be installed within Bass Street, extending the existing water main and connecting to the new water main within Harrison Avenue.
4. That all existing water wells, if any, be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer enters into an agreement for the formation of a Community Facilities District (CFD) for the maintenance of landscaping, decorative block wall/ fencing, roadways, streetlights, curb and gutter, sidewalk, signage, storm drain system and emergency services.
2. That prior to funds of the tax assessment district being obtained, the developer will be responsible for the maintenance of all items listed above.

Special Requirements:

1. That each lot owner within Tract No. 947 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and lawn area along the street side of their lot. All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.
2. That the tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.
3. That should the tree(s) and lawn area become damaged, severely pruned, neglected, removed or die, the lot owner shall replace said tree(s) and lawn area within thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway
4. That the "NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY" be recorded concurrent with the recording of the subdivision final map to insure that future residents of homes in the subdivision are aware of the obligation to maintain the landscaping within the park strip. Each lot owner is to be provided a copy of said Notice, Disclosure, Acknowledgement, and Agreement, attached as in Exhibit B.

Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.

5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
6. That development is subject to a Storm Drainage Development Impact fee, as required by City Ordinance No. 98-14, and any revisions thereof. The development will be constructing a storm basin.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.
8. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.
9. That development is subject to a Sanitary Sewer area of benefit assessment fee in accordance with City Ordinance No. 92-03 and any revisions thereof. Subject fee shall be paid prior to recording a subdivision final map.

GRANGEVILLE SUBDIVISION TENTATIVE SUBDIVISION MAP

LEGAL DESCRIPTION:

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

THE EAST 5 ACRES OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO GOVERNMENT TOWNSHIP PLAT APPROVED MARCH 31, 1855,

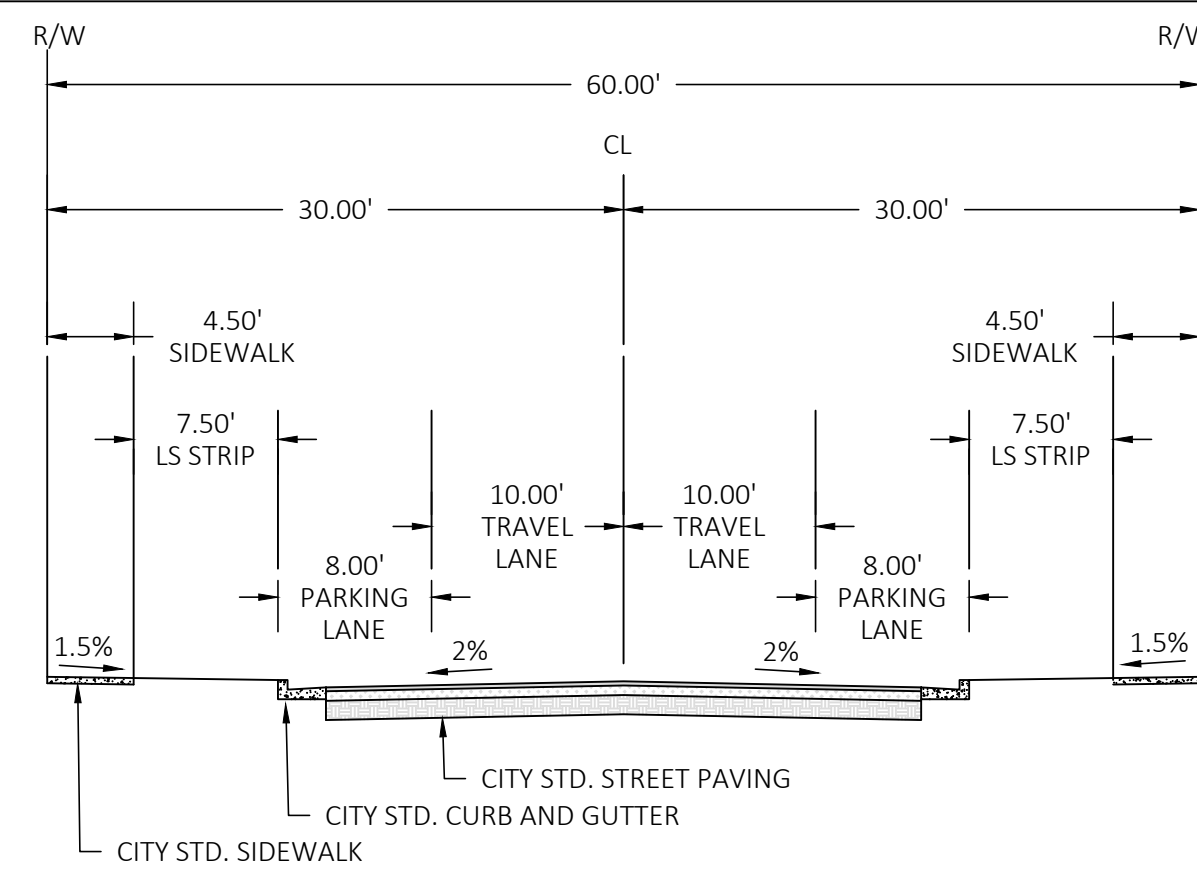
EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE AFORESAID EAST 5 ACRES; THENCE NORTH 0°02'05" EAST ALONG THE EAST LINE OF THE AFORESAID NORTHWEST QUARTER, A DISTANCE OF 356.47 FEET; THENCE NORTH 89°23'24" WEST, A DISTANCE OF 164.10 FEET, TO A POINT ON THE WEST LINE OF THE AFORESAID EAST 5 ACRES; THENCE SOUTH 0°02'05" WEST, A DISTANCE OF 356.56 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE SOUTH 89°25'26" EAST, A DISTANCE OF 164.10 FEET TO THE POINT OF BEGINNING.

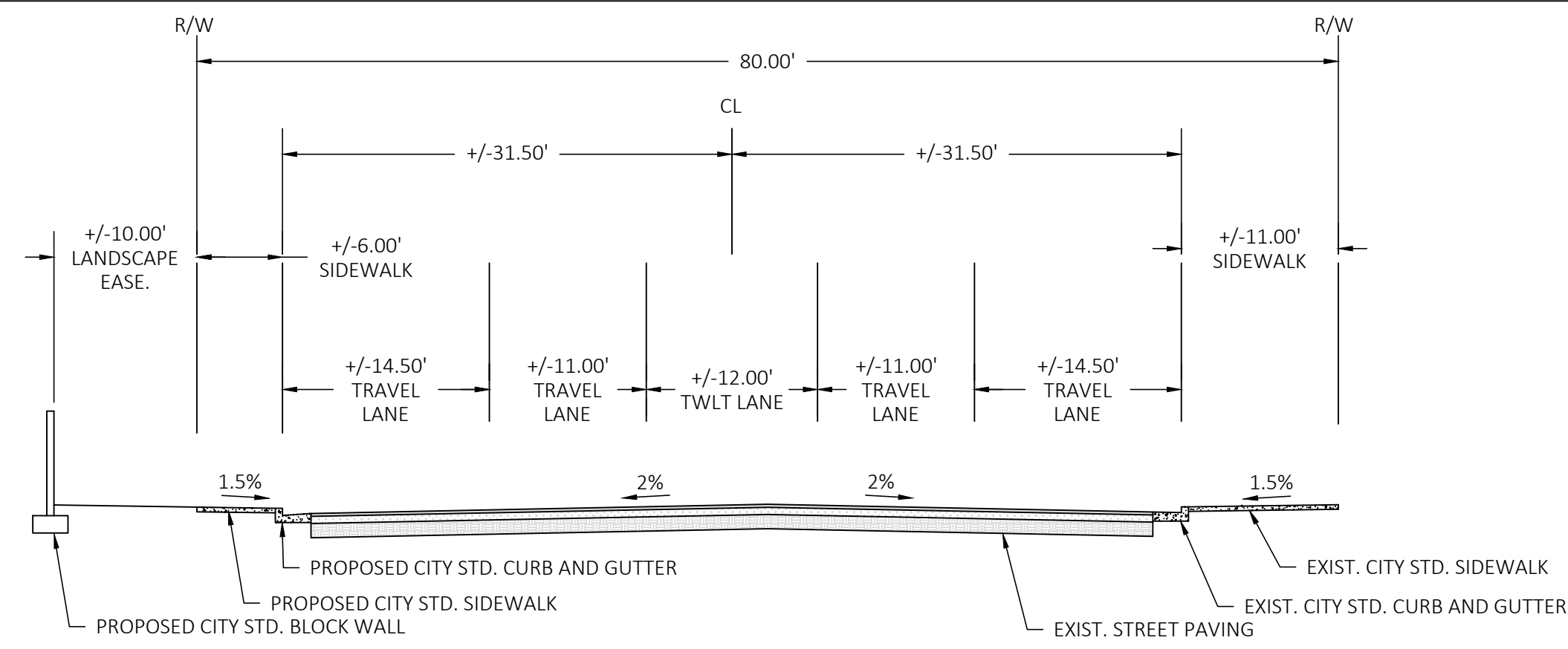
ALSO EXCEPTING THEREFROM THE NORTH 40 FEET AS CONVEYED TO THE CITY OF HANFORD FOR ALL PUBLIC PURPOSES, INCLUDING WITHOUT LIMITATION, RIGHT OF WAY FOR ALL PUBLIC PURPOSES, INCLUDING WITHOUT LIMITATION, RIGHT OF WAY FOR STREET PURPOSES BY OFFER OF DEDICATION RECORDED JULY 31, 2003 AS DOCUMENT NO. 0320763, CONTAINING 6,564 SQUARE FEET, MORE OR LESS.

SITE INFORMATION

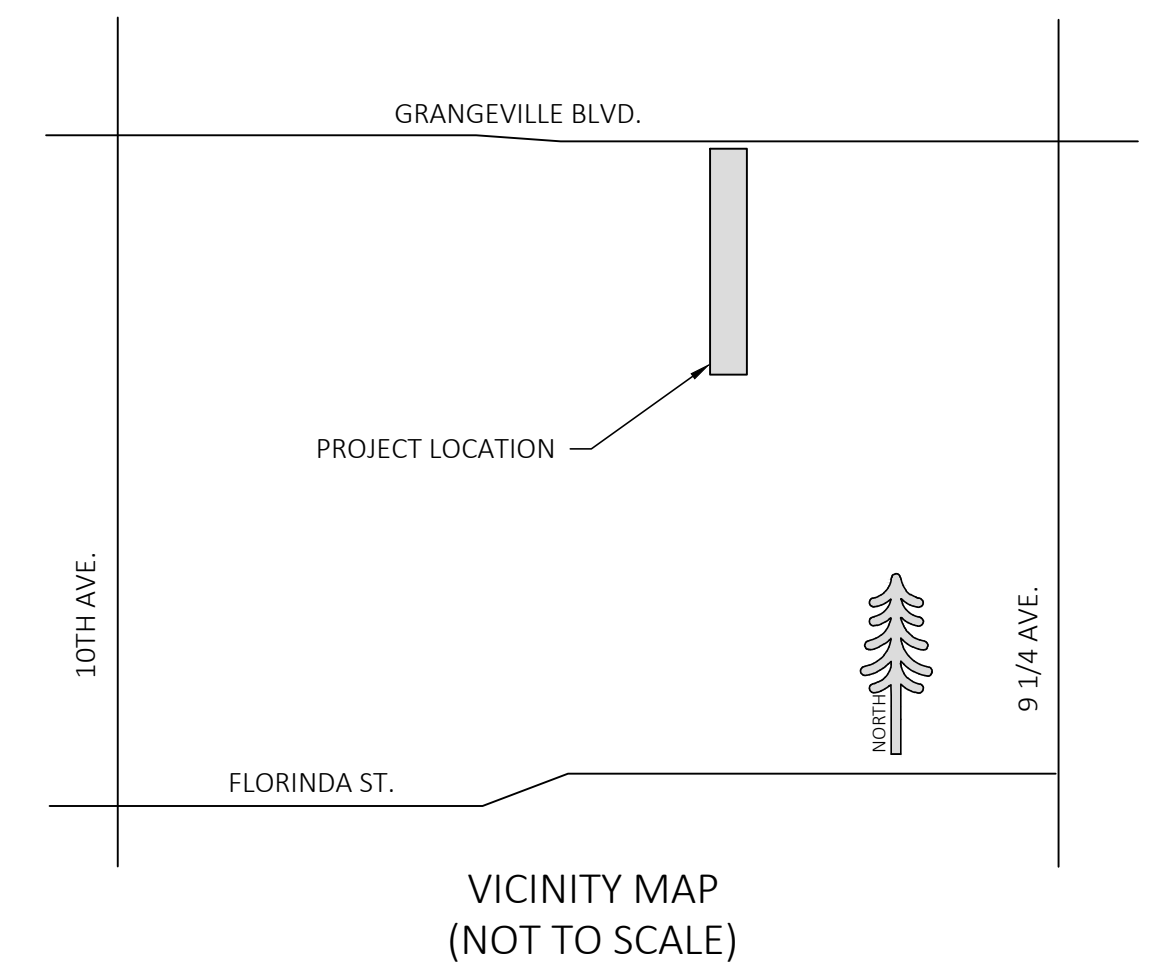
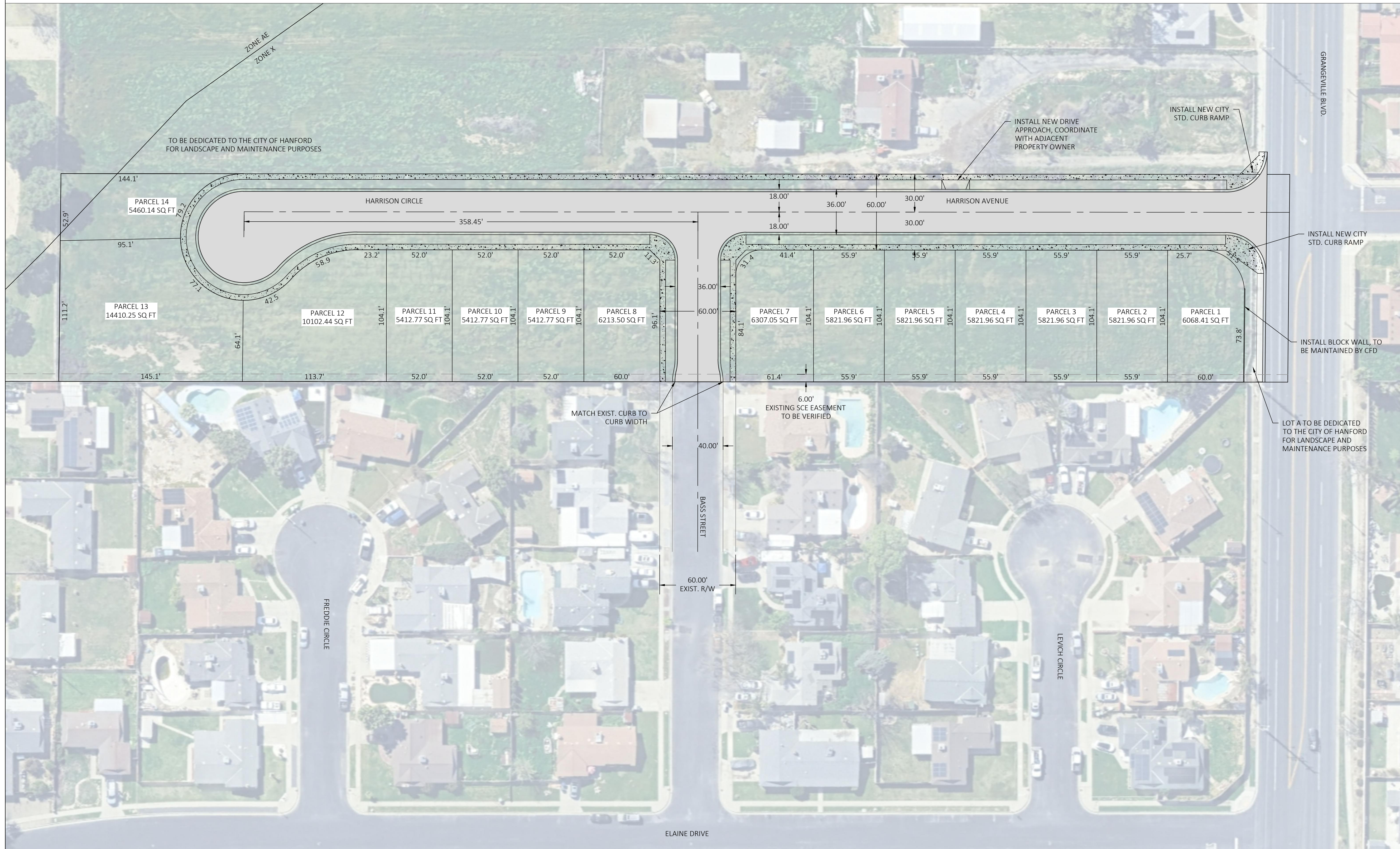
APN:	014-171-067
GROSS AREA:	+/-3.62 ACRES
SEWER SERVICE:	CITY OF HANFORD
STORM DRAIN SERVICE:	CITY OF HANFORD
WATER SERVICE:	CITY OF HANFORD
ELECTRICAL SERVICE:	SOUTHERN CALIFORNIA EDISON
GAS SERVICE:	N/A - NO GAS WILL BE PROVIDED
TELEPHONE SERVICE:	AT&T
FLOOD ZONE:	AE AND X
EXISTING GENERAL PLAN DESIGNATION:	LOW DENSITY RESIDENTIAL
EXISTING ZONING:	R-1.5




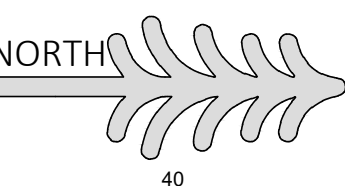
HARRISON AVENUE AND HARRISON CIRCLE
CROSS SECTION (NOT TO SCALE)



GRANGEVILLE BLVD. (LOOKING EAST)
CROSS SECTION (NOT TO SCALE)




 PREPARED BY:
 SEQUOIA INVESTORS, LLC
 STEVEN J. MACIAS, PE
 131 E. KERN AVE.
 TULARE, CA 93274

NORTH

 0 40 80 Feet
 SCALE: 1" = 40'

GRANGEVILLE SUBDIVISION AMENDED TENTATIVE SUBDIVISION MAP

LEGAL DESCRIPTION:

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

THE EAST 5 ACRES OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO GOVERNMENT TOWNSHIP PLAT APPROVED MARCH 31, 1855,

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST OF THE AFORESAID EAST 5 ACRES; THENCE NORTH 0°02'05" EAST ALONG THE EAST LINE OF THE AFORESAID NORTHWEST QUARTER, A DISTANCE OF 356.47 FEET; THENCE NORTH 89°23'24" WEST, A DISTANCE OF 164.10 FEET, TO A POINT ON THE WEST LINE OF THE AFORESAID EAST 5 ACRES; THENCE SOUTH 0°02'05" WEST, A DISTANCE OF 356.56 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE SOUTH 89°25'26" EAST, A DISTANCE OF 164.10 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE NORTH 40 FEET AS CONVEYED TO THE CITY OF HANFORD FOR ALL PUBLIC PURPOSES, INCLUDING WITHOUT LIMITATION, RIGHT OF WAY FOR ALL PUBLIC PURPOSES, INCLUDING WITHOUT LIMITATION, RIGHT OF WAY FOR STREET PURPOSES BY OFFER OF DEDICATION RECORDED JULY 31, 2003 AS DOCUMENT NO. 0320763, CONTAINING 6,564 SQUARE FEET, MORE OR LESS.

SITE INFORMATION

APN:	014-171-067
GROSS AREA:	+/-3.62 ACRES
SEWER SERVICE:	CITY OF HANFORD
STORM DRAIN SERVICE:	CITY OF HANFORD
WATER SERVICE:	CITY OF HANFORD
ELECTRICAL SERVICE:	SOUTHERN CALIFORNIA EDISON
GAS SERVICE:	N/A - NO GAS WILL BE PROVIDED
TELEPHONE SERVICE:	AT&T
FLOOD ZONE:	AE AND X
EXISTING GENERAL PLAN DESIGNATION:	LOW DENSITY RESIDENTIAL
EXISTING ZONING:	R-L-5

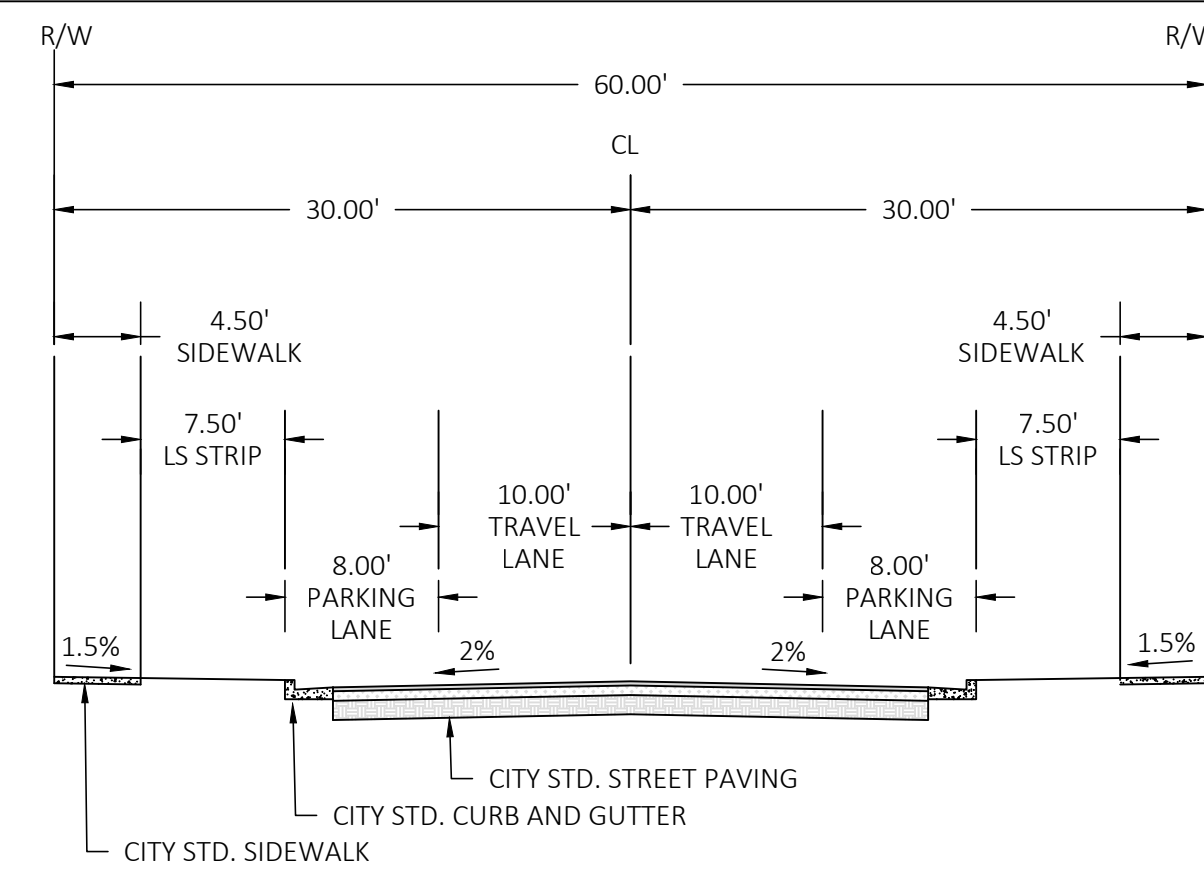
SETBACK INFO (SECTION 14.10.040 and 17.10.100)

SMALL LOT SETBACKS (5 LOTS)

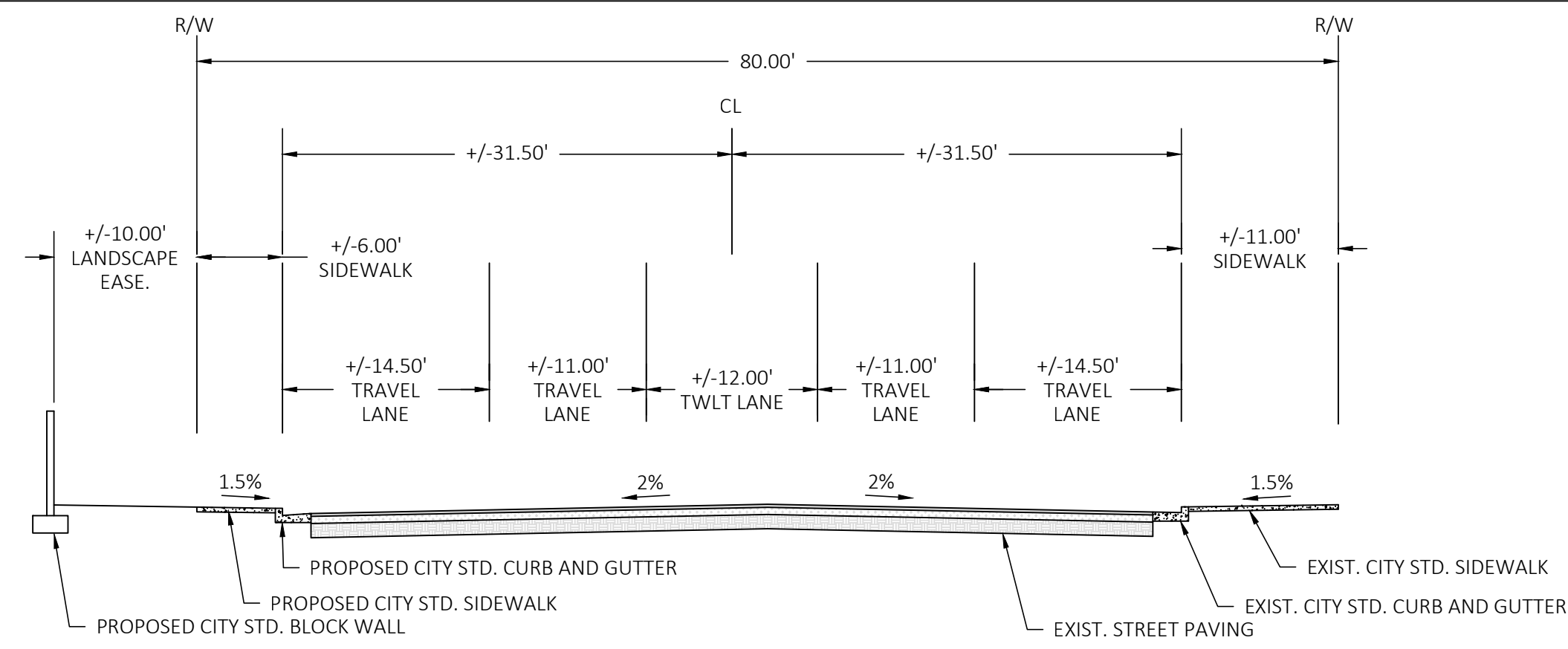
- FRONT - 12'
- GARAGE - 18'
- REAR - 10'
- SIDE - 5' (10' AT CORNERS)

STANDARD LOT SETBACKS (13 LOTS)

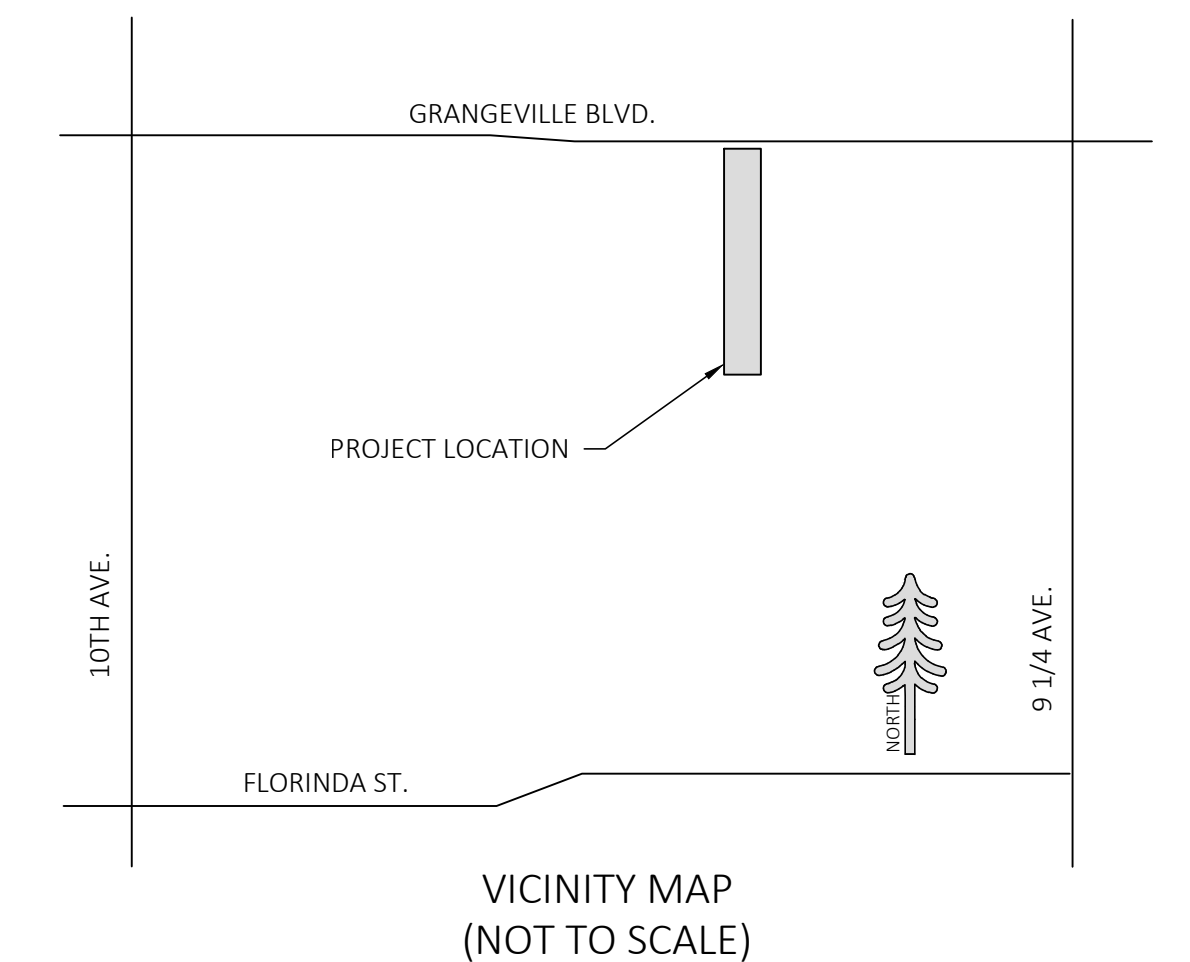
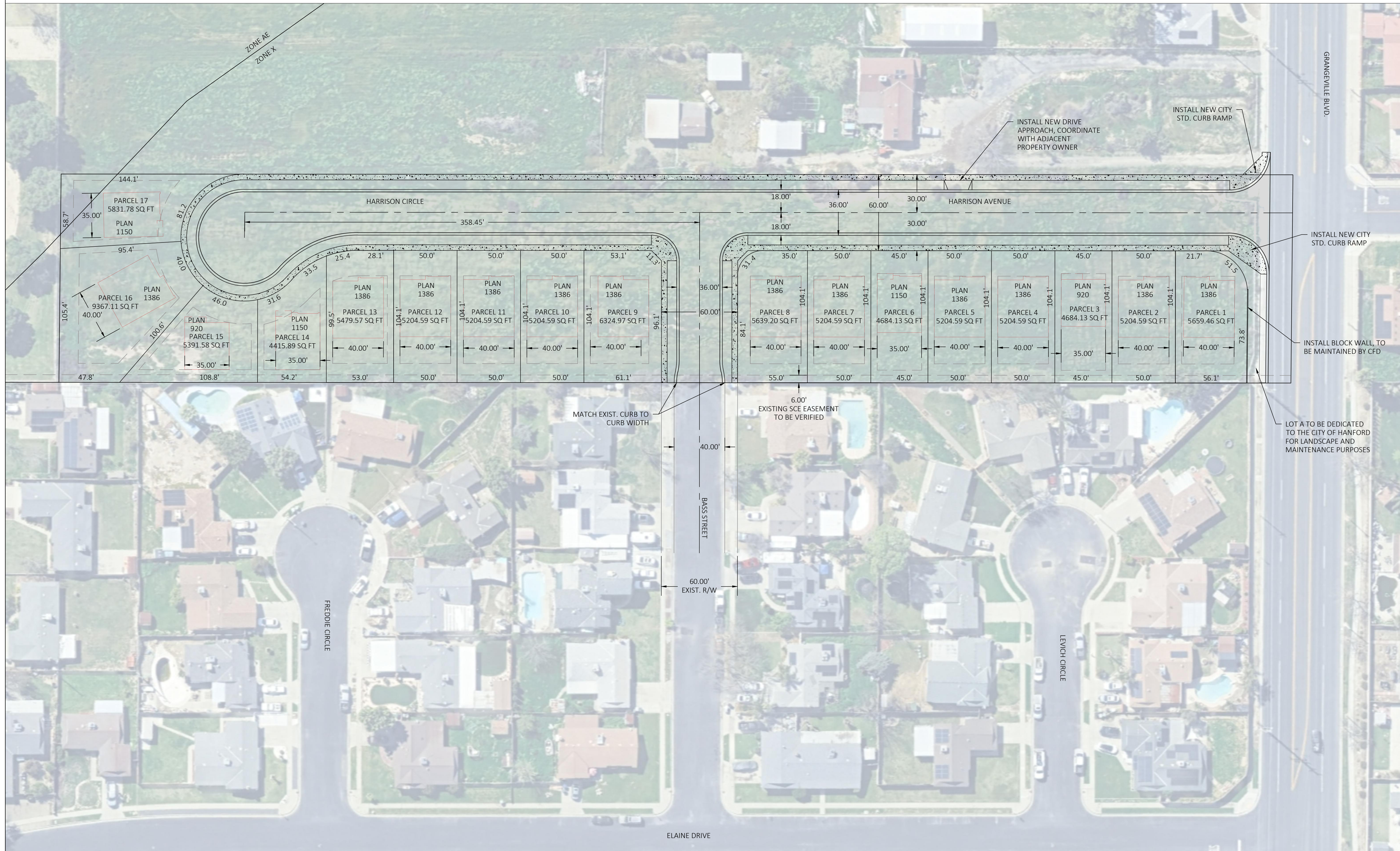
- FRONT - 15'
- GARAGE - 20'
- REAR - 15'
- SIDE - 5' (10' AT CORNERS)



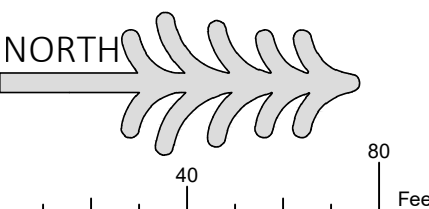
HARRISON AVENUE AND HARRISON CIRCLE
CROSS SECTION (NOT TO SCALE)



GRANGEVILLE BLVD. (LOOKING EAST)
CROSS SECTION (NOT TO SCALE)

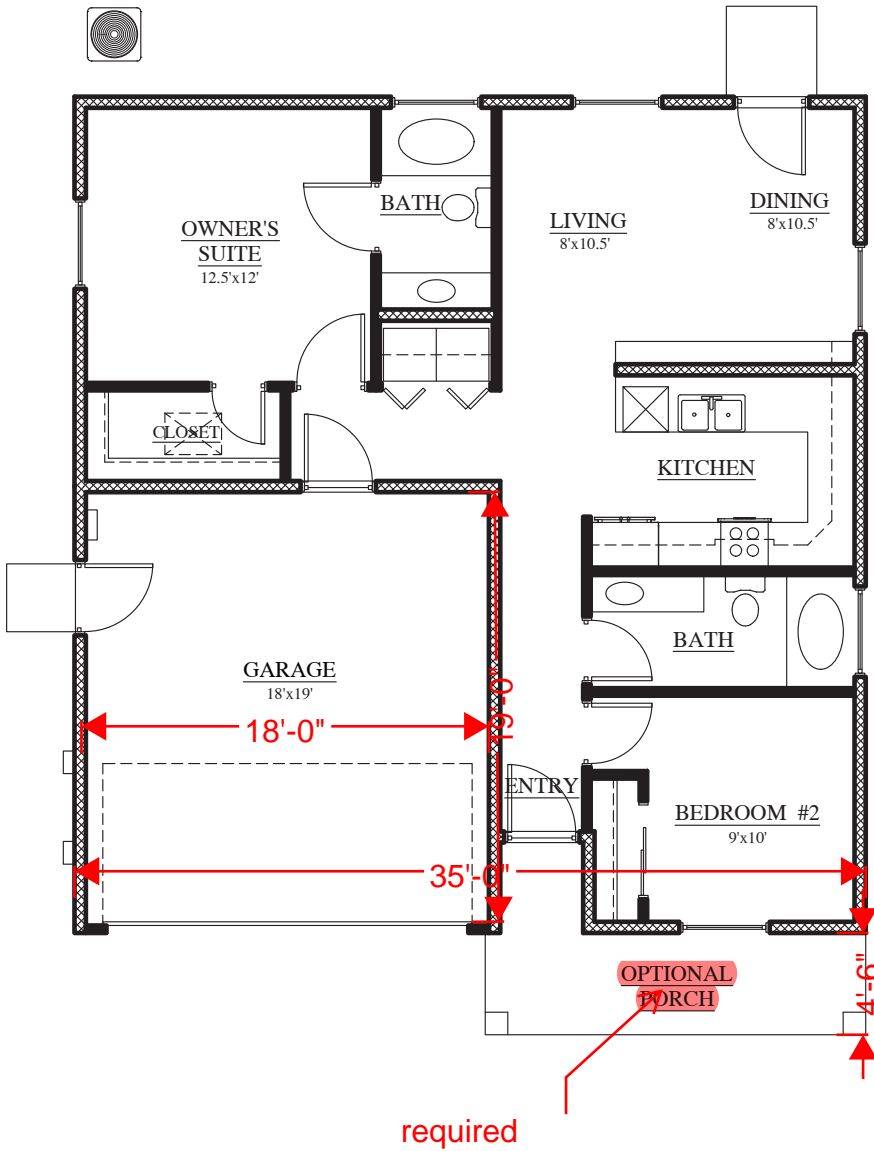


PREPARED BY:
SEQUOIA INVESTORS, LLC
STEVEN J. MACIAS, PE
131 E. KERN AVE.
TULARE, CA 93274



SCALE: 1" = 40'

ACACIA



Elevation A



Elevation B



Elevation C



Elevation D



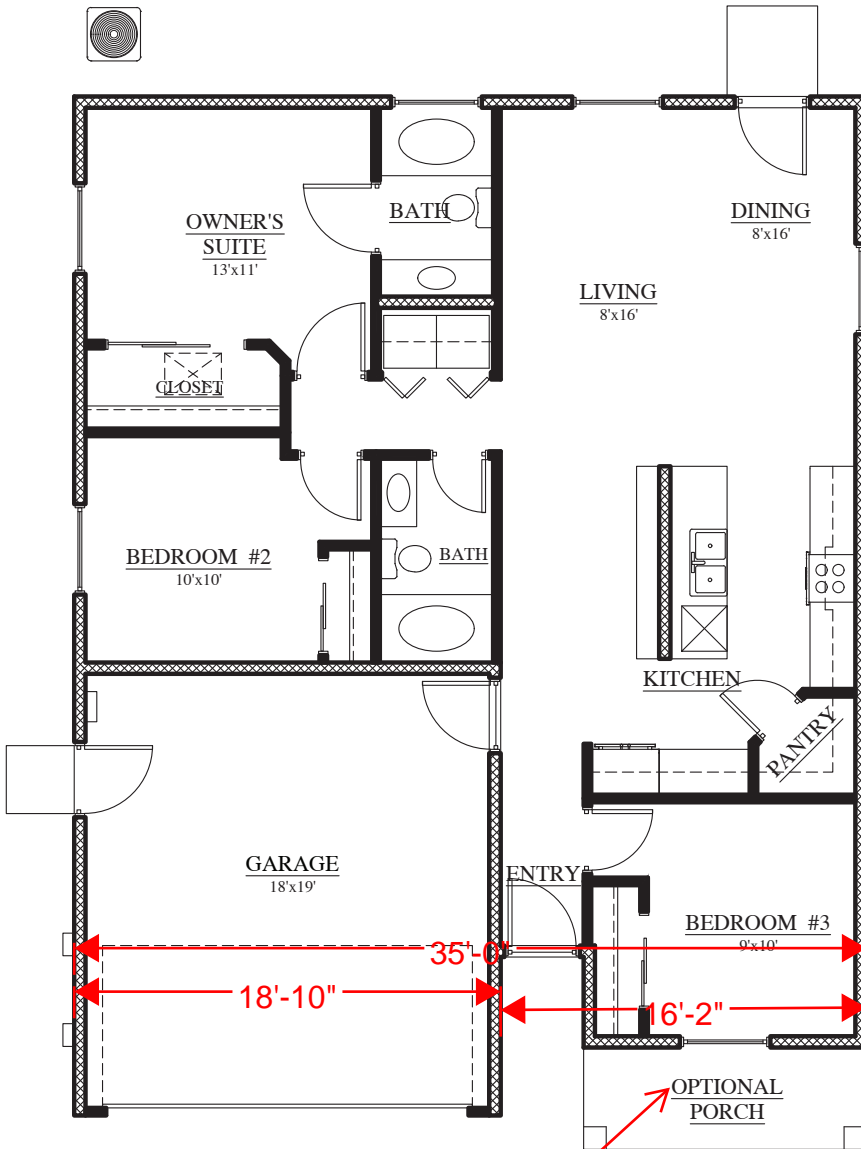
DRE#01856320

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REV 021224

POPLAR



porch required for small lots



Elevation A



Elevation B



Elevation C



Elevation D



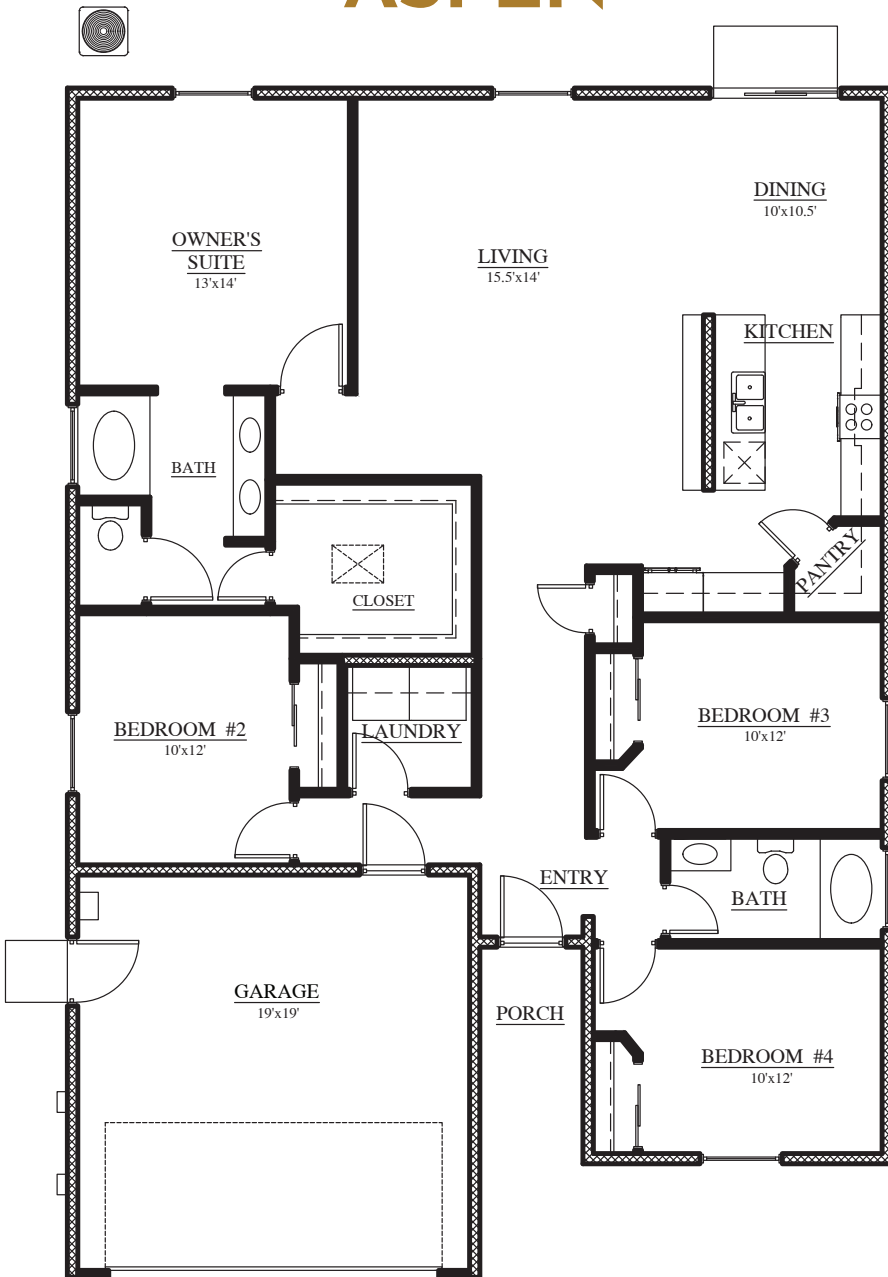
DRE#01856320

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REV 021224

ASPEN



Elevation A



Elevation B



Elevation C



Elevation D



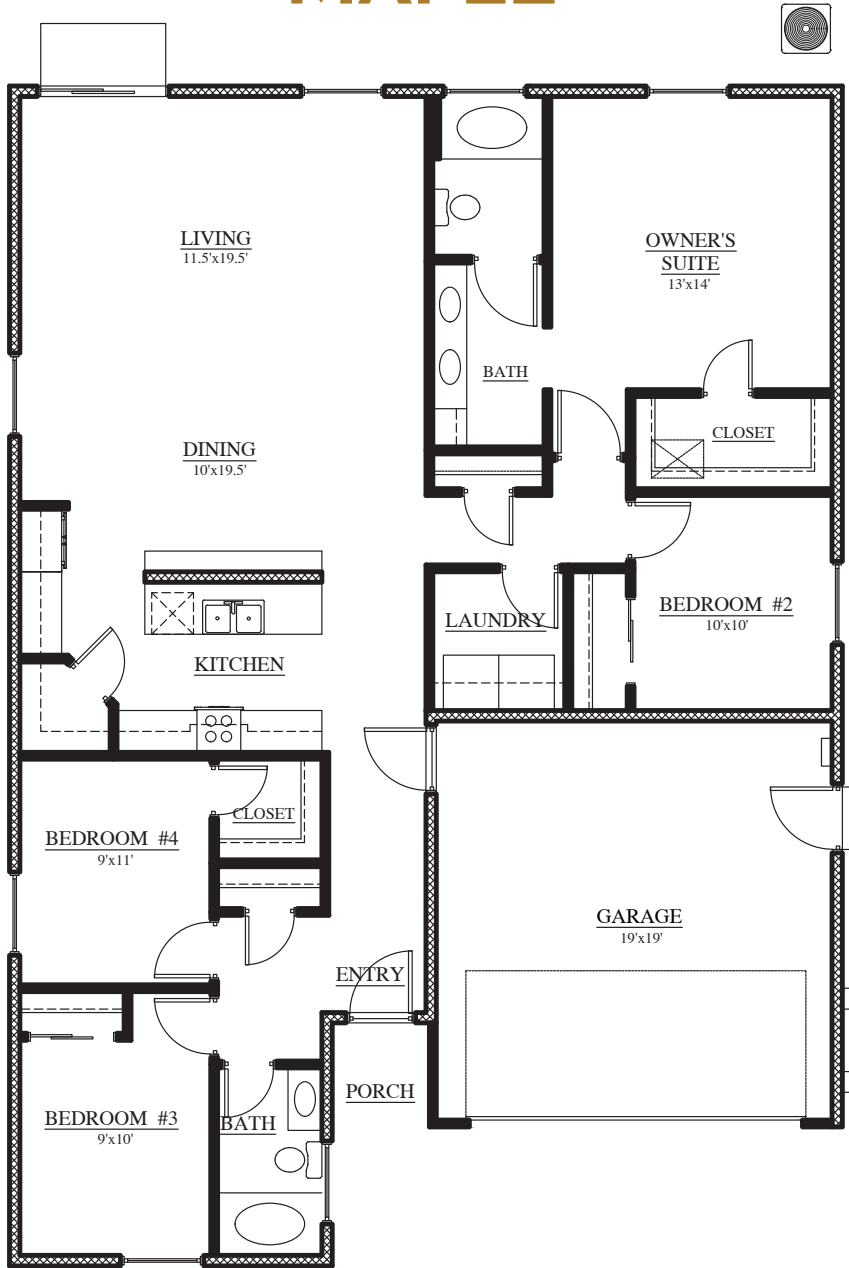
DRE#01856320

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REV 021224

MAPLE



Elevation A



Elevation B



Elevation C



Elevation D



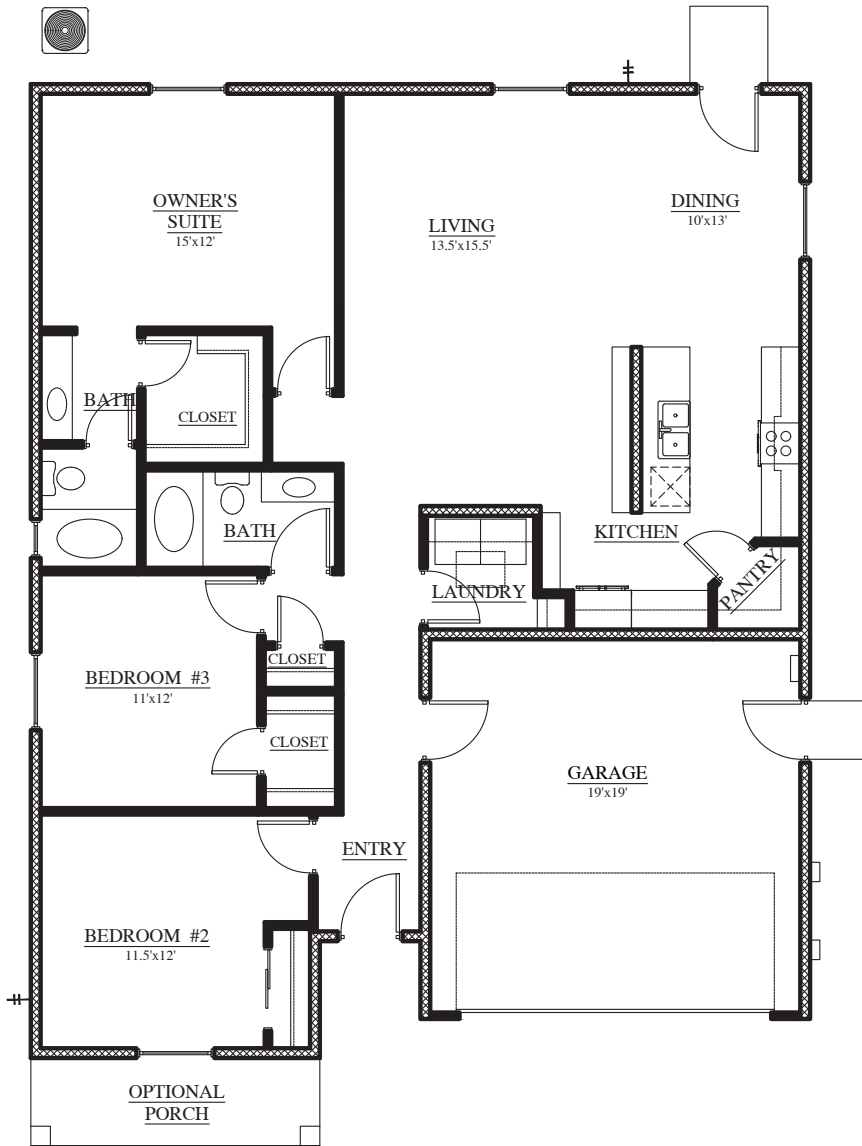
DRE#01856320

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REV 021224

SPRUCE



Elevation A



Elevation B



Elevation C



Elevation D



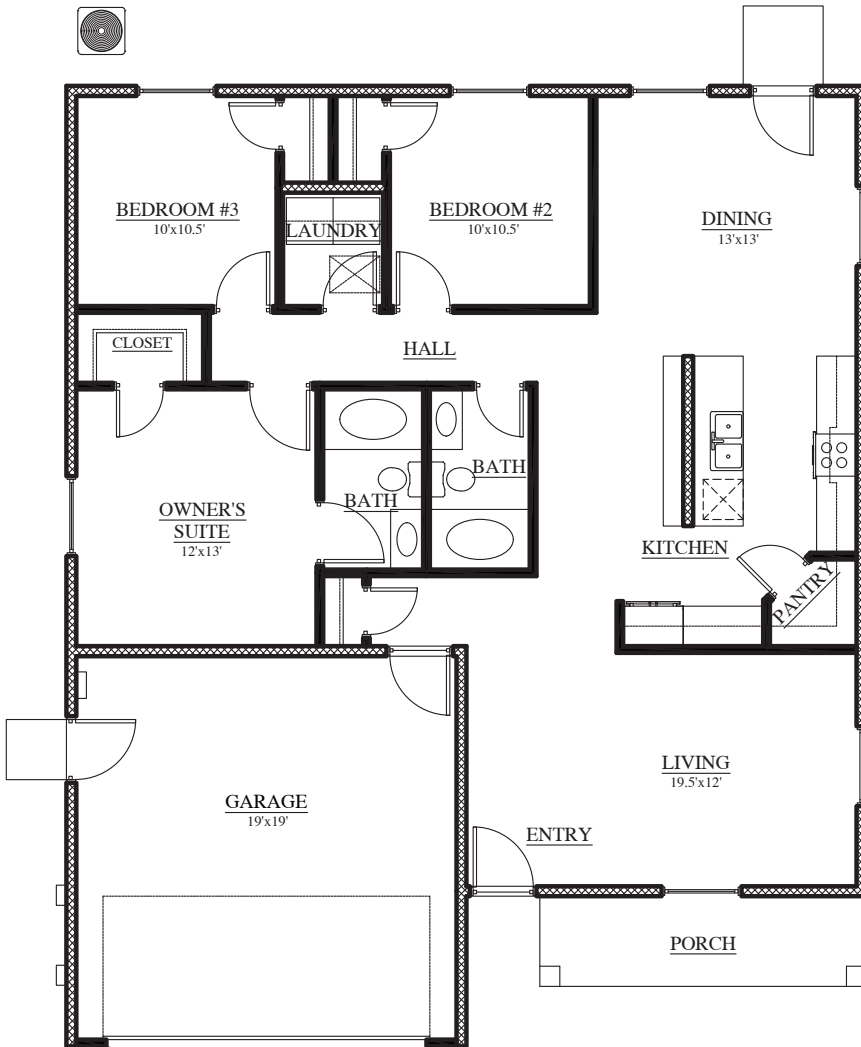
DRE#01856320

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REV 021224

WILLOW



Elevation A



Elevation B



Elevation C



Elevation D



DRE#01856320

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REV 050724

Notice of Exemption 2026-02

To: Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

From: City of Hanford
317 North Douty Street
Hanford, CA 93230

Project Title: Tentative Tract Map 947 Amendment 1

Project Location – Southern end of the intersection of Harrison Avenue and Grangeville Boulevard (APN 014-171-067)

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

Description of Nature, Purpose and Beneficiaries of Project: Tentative Tract Map No. 947 Amendment 1: A request by applicant Steven Macias, to subdivide a 3.62-acre parcel within the R-L-5 Low-Density Residential zoning district into 17 single-family residential lots.

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

Name of Person or Agency Carrying Out Project/Project Applicant: Steven Macias

Address: 131 E. Kern Avenue, Tulare, CA 93274

Phone Number: (559) 786-0936

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: Gabrielle Myers Area Code/ Telephone: (559) 585-2578

Signature: _____ Date: January 27, 2025 Title: Principal Planner

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