



August 8, 2024

PROJECT REVIEW – PRE-CONSULTATION NOTICE (in accordance with Government Code Section 65352.3, Public Resources Code Section 21080.3 and 21080.3.1)

RE: General Plan Amendment No. 2021-02, Rezone No. 2021-10, Site Plan Review No. 2020-27, Conditional Use Permit No. 2021-05, and Variance No. 2021-02

The Community Development Department of the City of Hanford is requesting your comments regarding the project described below:

Project Description:

General Plan Amendment No. 2021-02: A request to change the General Plan Designation on a 1.45-acre parcel from Neighborhood Mixed Use to Regional Commercial.

Rezone No. 2021-10: A request to change the zoning on a 1.45-acre parcel from MX-N Neighborhood Mixed Use to C-R Regional Commercial.

Site Plan Review No. 2020-27: A request to construct a four-story, 86-room hotel on a parcel proposed to be zoned C-R Regional Commercial.

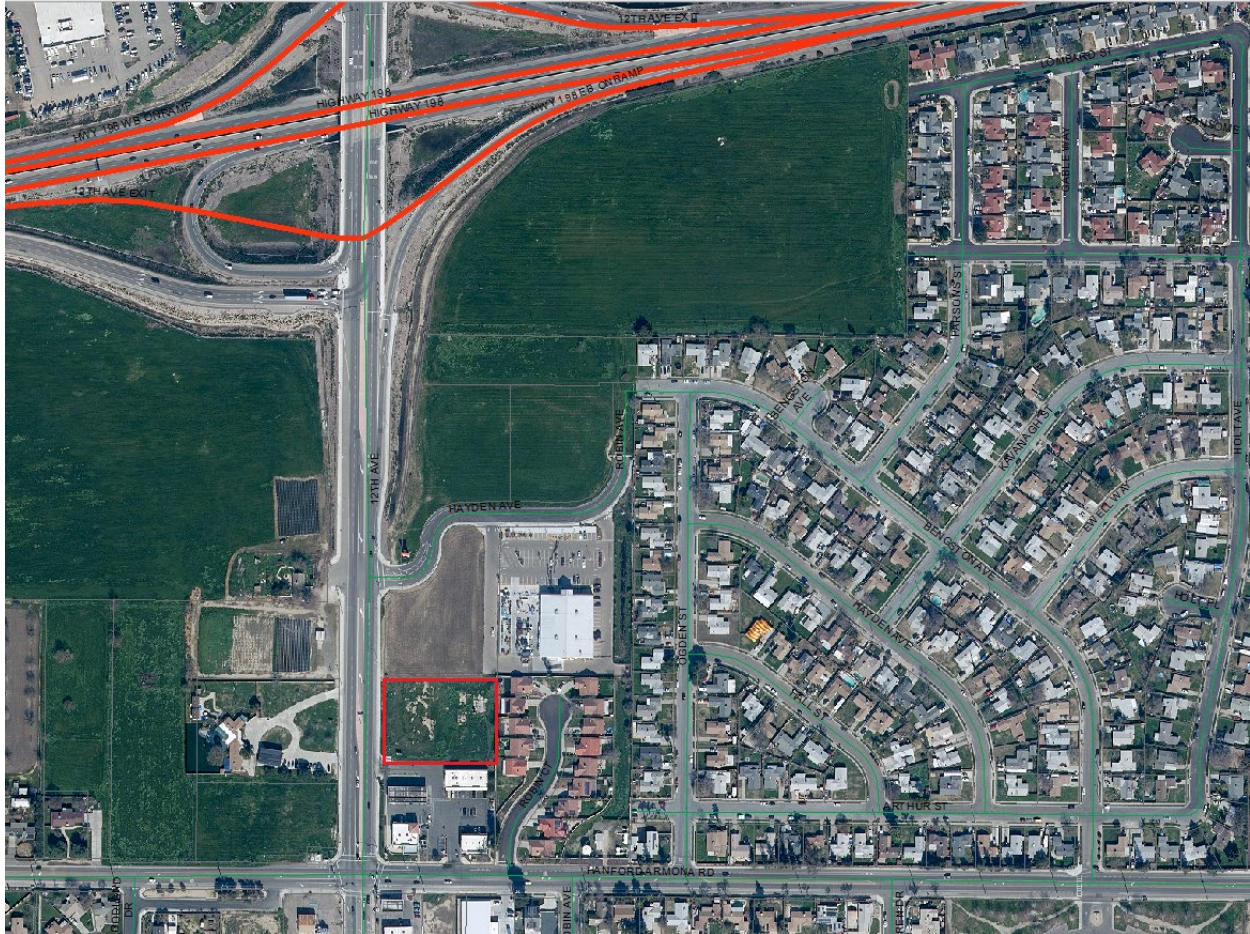
Conditional Use Permit No. 2021-05: A request to allow a hotel use on a property proposed to be zoned C-R Regional Commercial. The use of a hotel is a conditionally permitted use in the C-R Regional Commercial zone district.

Variance No. 2021-02: A request to deviate from Section 17.18.080 of the Hanford Municipal Code, in order to exceed the 35-foot height maximum of the C-R Regional Zone District, in order to permit a 50-foot-high, four-story hotel on a parcel proposed to be zoned C-R Regional Commercial; and a request to deviate from Section 17.54.040 of the Hanford Municipal Code, in order to reduce the parking requirement for an 86-room hotel with three full-time employees (per shift) from 89 spaces to 86.

Location: The project is located on South 12th Avenue, south of Hayden Avenue, north of Hanford-Armona Road (APN 011-060-015).



Figure 1: Project Location (Aerial)



The proposal is being forwarded to the responsible and interested agencies and individuals for early consultation. The City of Hanford is preparing an initial study to identify what, if any, significant impacts may occur. Any assistance you can give in this effort would be appreciated.

It is requested that your comments, if any, be transmitted to this office by **Friday, August 23, 2024** at 5:00 p.m. Comments can be mailed to 317 N. Douty Street, Hanford, CA 93230 or emailed to gmyers@hanfordca.gov. If you have any questions or concerns regarding this project, please call or email Gabrielle Myers at (559)585-2578; gmyers@hanfordca.gov.

Sincerely,

Gabrielle Myers

Gabrielle Myers, Senior Planner



I ☐ do ☐ do not have comments regarding this Project

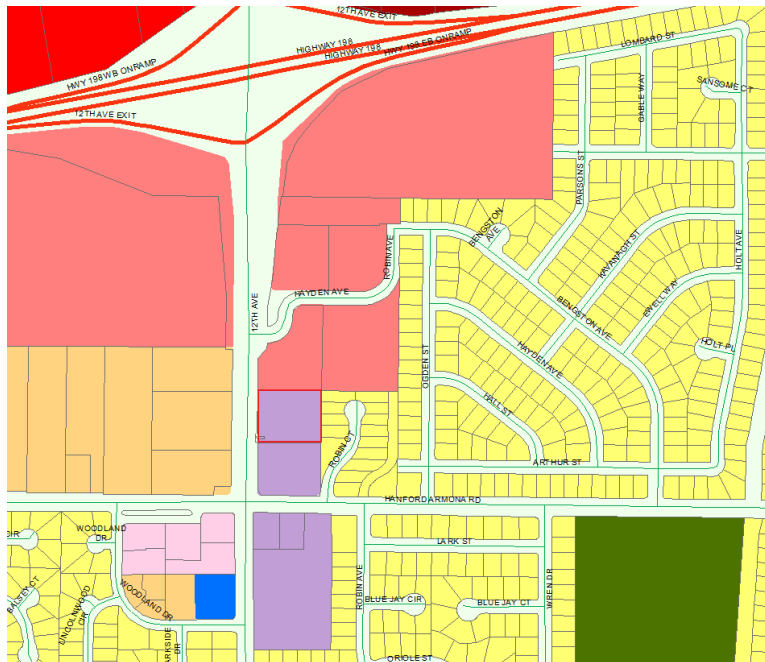
Signature

Agency

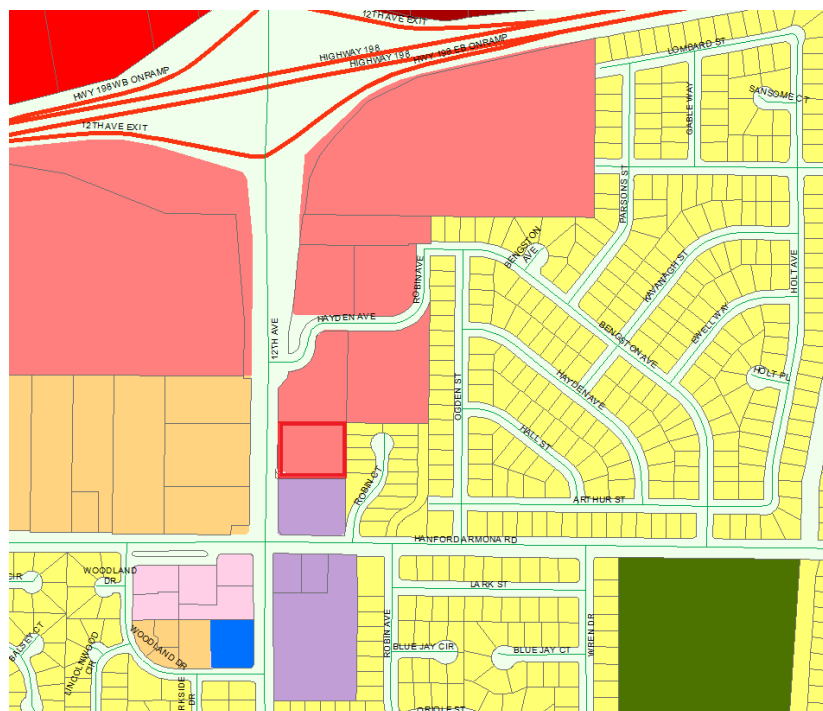
Date



Existing General Plan Designation – Neighborhood Mixed Use (outlined in red)

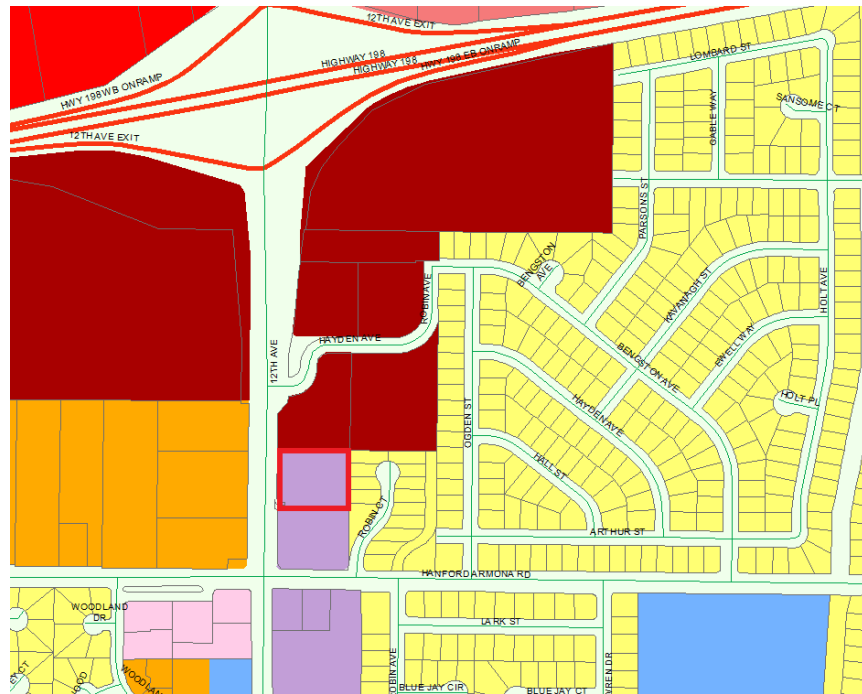


Proposed General Plan Designation – Regional Commercial (outlined in red)

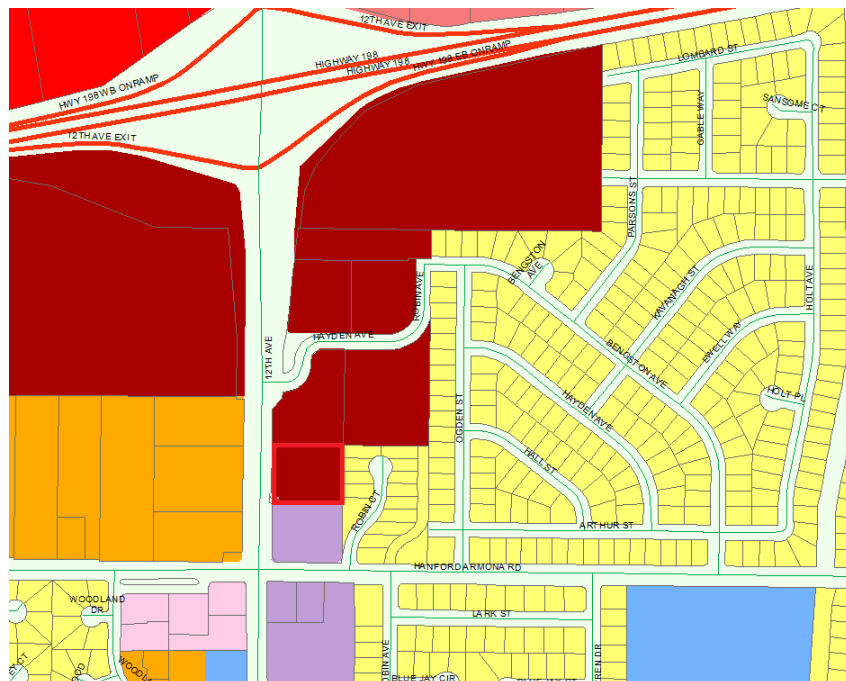


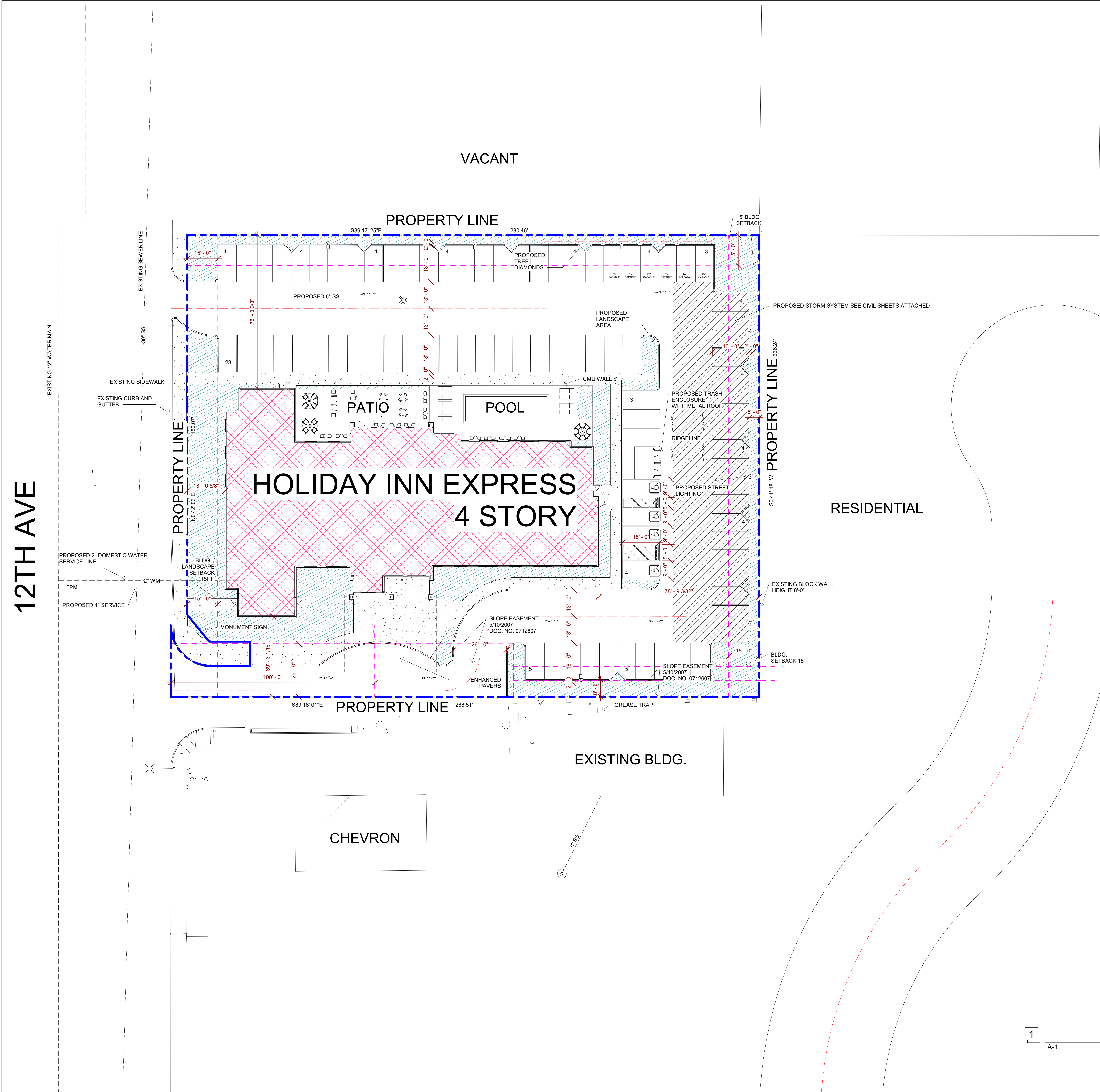


Existing Zone Designation – MX-N Neighborhood Mixed Use (outlined in red)



Proposed Zone Designation – C-R Regional Commercial (outlined in red)





SITE STATISTICS

PROJECT ADDRESS:
S. 12th Ave
Hanford, CA

ASSESSOR'S PARCEL NUMBER:
011-060-015

LEGAL DESCRIPTION:

GOVERNING CODE:
This project shall comply with the 2019 edition of the California building code (title 24)

ZONE:
Existing: Neighborhood Mixed Use
Proposed: Regional Commercial

USE:
Existing: Vacant
Proposed: 4-story. 88 guestroom hotel with pool, outdoor amenity area and surface parking

CONSTRUCTION TYPE:
TYPE V-A sprinklered

OCCUPANCY:
R-1

LOT SIZE:
63,162 s.f (1.45 ACRES)

BLDG. FOOTPRINT:
13,043.60 s.f

F.A.R.:
allowed:
Proposed: 52,174 / 63,162 = .83

UNIT COUNT:
FIRST FLOOR 9 rooms
SECOND FLOOR 25 rooms
THIRD FLOOR 26 rooms
FOURTH FLOOR 26 rooms

TOTAL ROOMS 86 rooms

REQUIRED HOTEL PARKING:
1:1/room 86 stalls
1 per employee 3 stalls

Total 89 stalls

PARKING PROVIDED:
Regular- Hotel 86 stalls (4 ADA)
EV / Clean Air Vanpool: 8 spaces

STRUCTURAL HEIGHT:
Maximum structural height allowed: 35'-0"

Proposed structural height: 50'-0"

SETBACKS:
Required/proposed:

Front: 15'-0"
Side: 15'-0"
Rear: 15'-0"

LEGEND	
	EXISTING SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING STREET LIGHT
	EXISTING AREA LIGHT (DOUBLE)
	EXISTING BOLLARD
	EXISTING FIRE DEPT. CONNECTION
	EXISTING FIRE HYDRANT
	EXISTING HOSE BIB
	EXISTING ROAD SIGN
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING BACKFLOW PREVENTOR
	EXISTING ELECTRICAL PULLBOX
	EXISTING GAS METER
	EXISTING STORM DRAIN INLET
	EXISTING STAND PIPE
	PROPOSED SEWER MANHOLE
	DIRECTION OF ONSITE DRAINAGE



1 A-1 Site
1" = 20'-0"