



May 16, 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. 0001-23, Rezone No. 0001-23, Planned Unit Development No. CUP0031-24, SPR 0040-23, VAR 0009-23

The Community Development Department of the City of Hanford is requesting your comments regarding General Plan Amendment No. 0001-23, Rezone No. 0001-23, Planned Unit Development No. CUP 0031-24, SPR 0040-23, and VAR 0009-23

Project Description:

The proposed Project consists of a new multi-use development that includes a multi-family housing development on approximately 3.75 acres and a commercial component on approximately 1.25 acres (Project).

The residential component will consist of a 64-unit multi-family housing complex, a commercial component, internal roads, three open space areas, carports, surface parking lots, a pool and recreation area, and other associated amenities. Access to the proposed Project will be provided from two new driveways along Centennial Drive. The commercial portion of the Project would be developed in a separate, future phase and is anticipated to include a gas station and fast-food restaurant.

The Project site is currently undeveloped and has been previously disturbed and graded. The proposed Project would require approval of a General Plan Amendment and Zone Change from the Neighborhood Commercial zone to the Neighborhood Mixed-Use zone to allow for multi-family housing and commercial development.

In order for the Project to be constructed, approval of the following entitlements is required:

- General Plan Amendment No. 0001-23
- Rezone No. 0001-23
- Planned Unit Development/Conditional Use Permit No. 0031-24
- Site Plan Review No. 0040-23
- Variance No 0009-23

Construction will occur over a maximum of 24 months starting in Q3 2024. It is anticipated that the following pieces of equipment would be used during construction activities:

- Roller
- Loaded trucks

**COMMUNITY DEVELOPMENT DEPARTMENT | 317 N. DOUTY ST. HANFORD, CA 93230
559.585.2500 | WWW.HANFORD.CITY**



- Excavator
- Generator
- Service truck
- Air compressor

Location:

The Project site is located northwest of the intersection of Grangeville Boulevard and Centennial Drive in the City of Hanford, Kings County, California. The Project site is identified by Assessor Parcel Number (APN) 090-030-142, within Section 22, Township 18S, Range 21E, Mount Diablo Base and Meridian (MDB&M). (Figure 1)

The proposal is being forwarded to the responsible and interested agencies and individuals for early consultation. The applicant's consultant has prepared a draft Initial Study to identify what, if any, significant impacts need to be analyzed in conjunction with this project. 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 **Monday, June 3, 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

Figure 1: Project Location

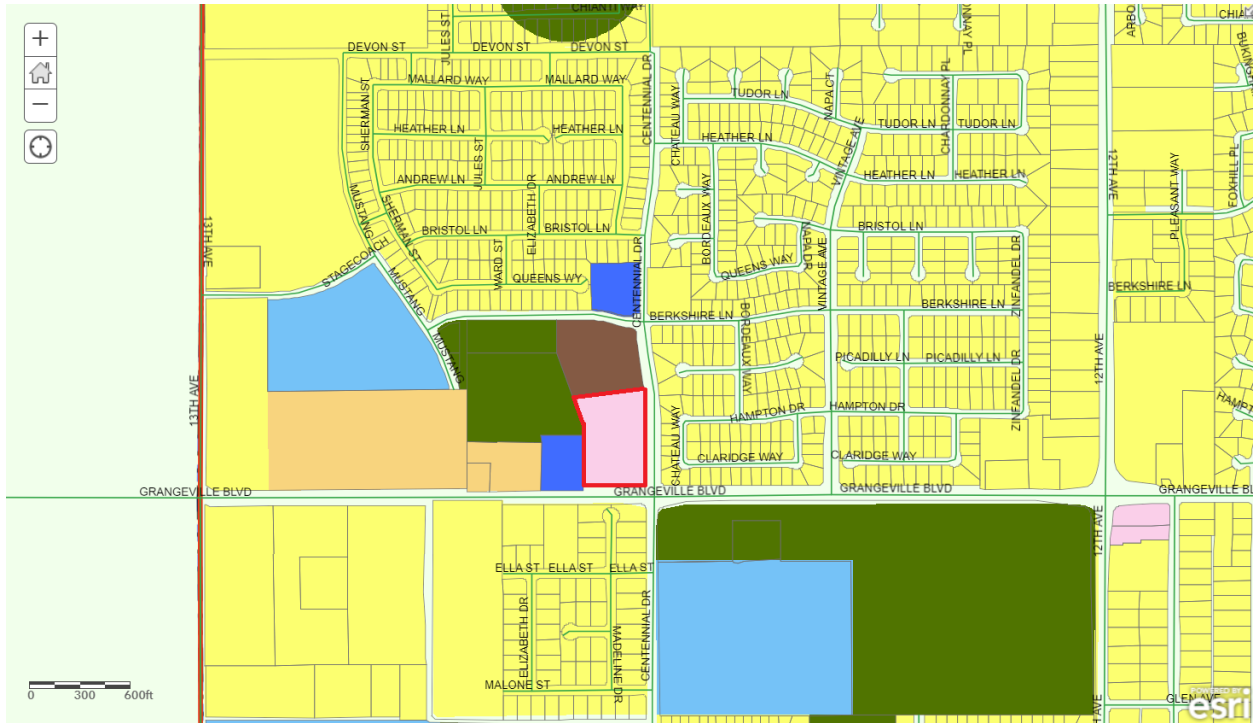




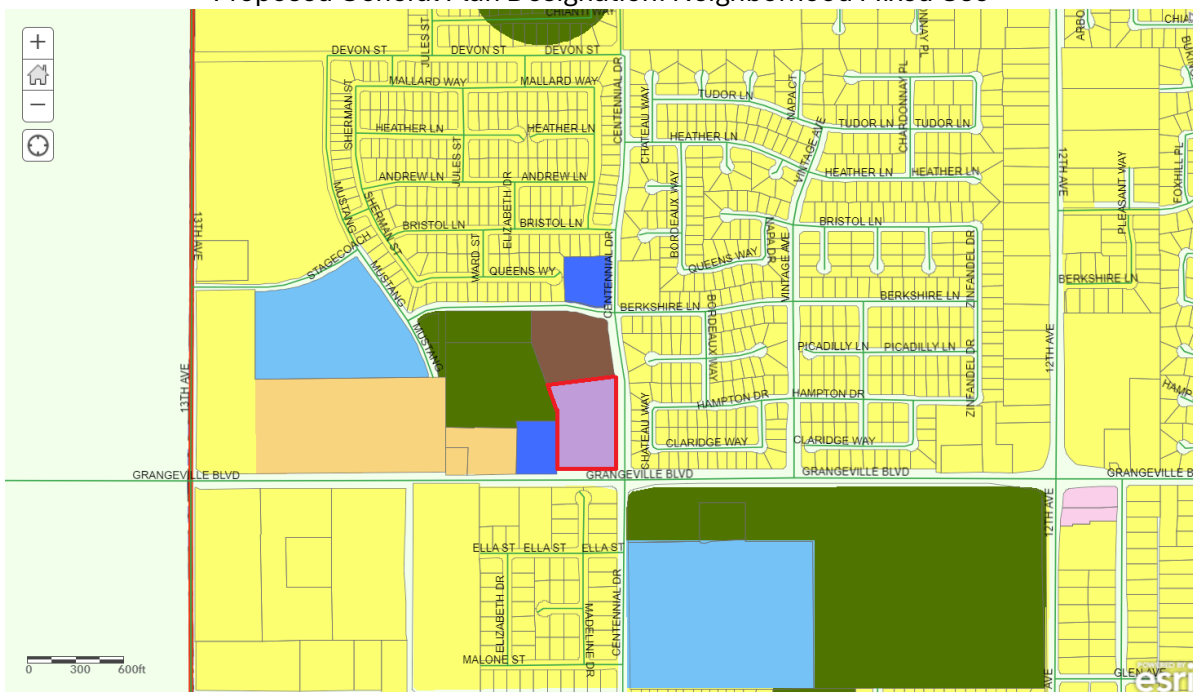
HANFORD

CALIFORNIA

Existing General Plan Designation: Neighborhood Commercial



Proposed General Plan Designation: Neighborhood Mixed Use

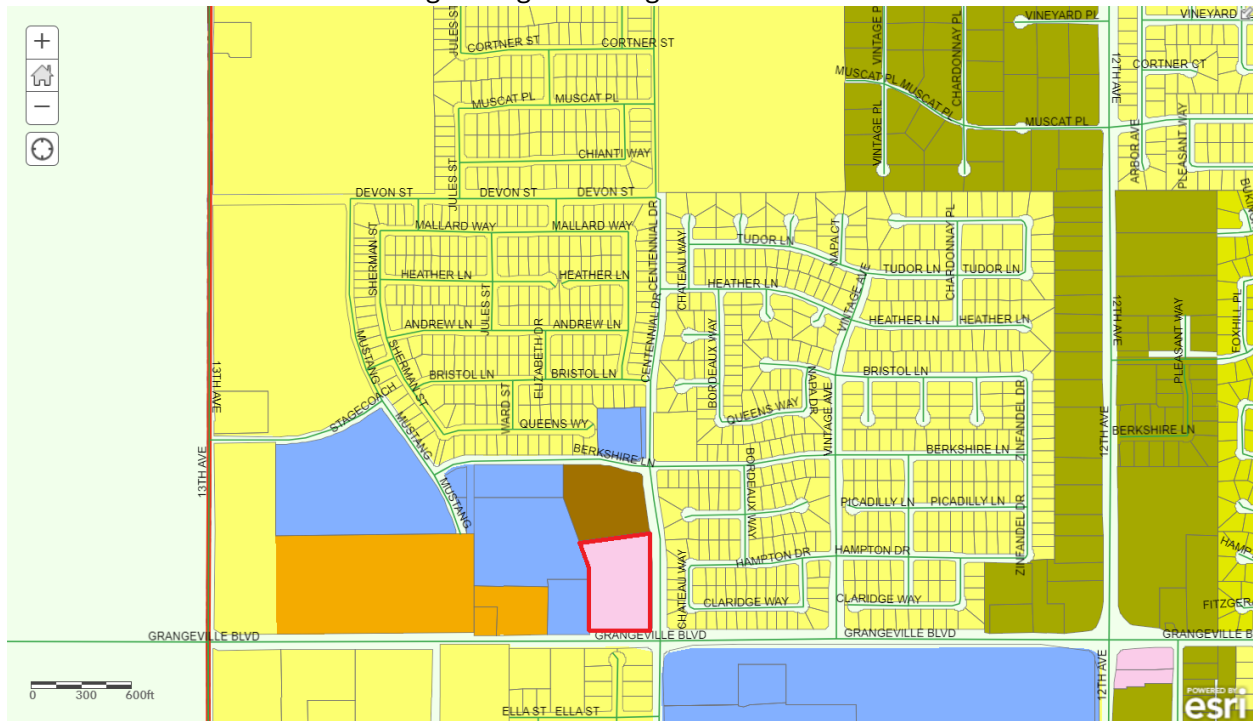




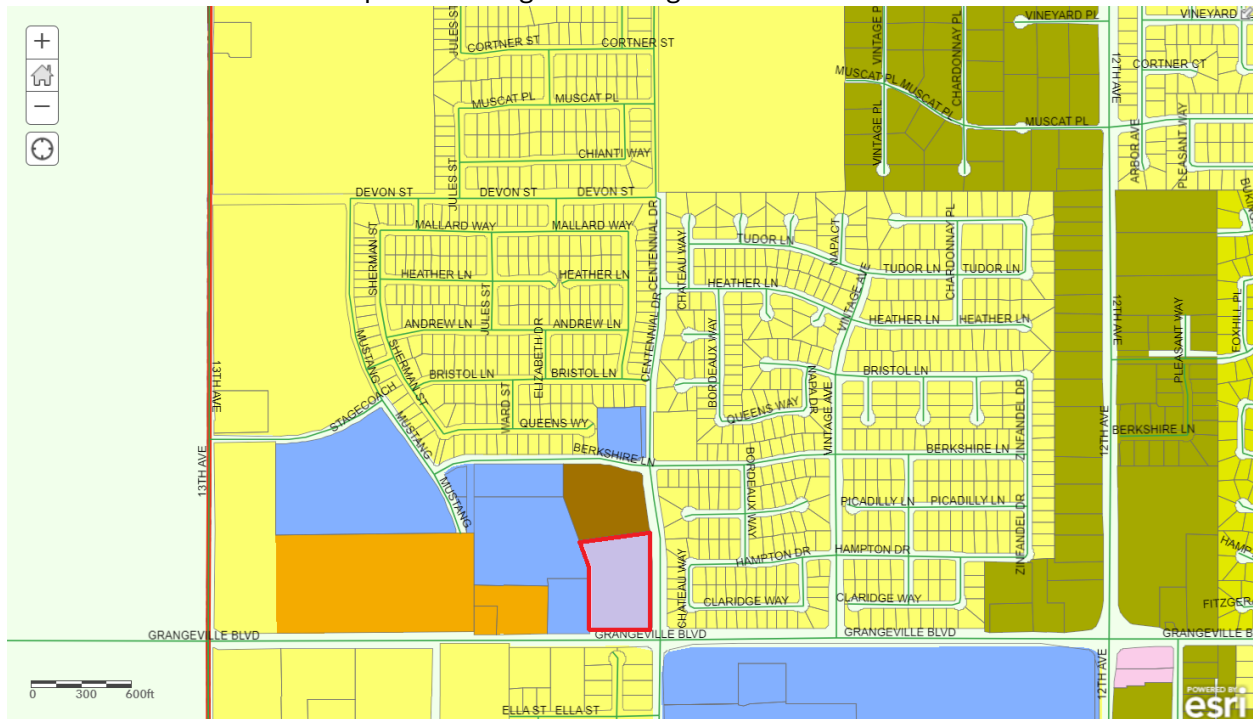
HANFORD

CALIFORNIA

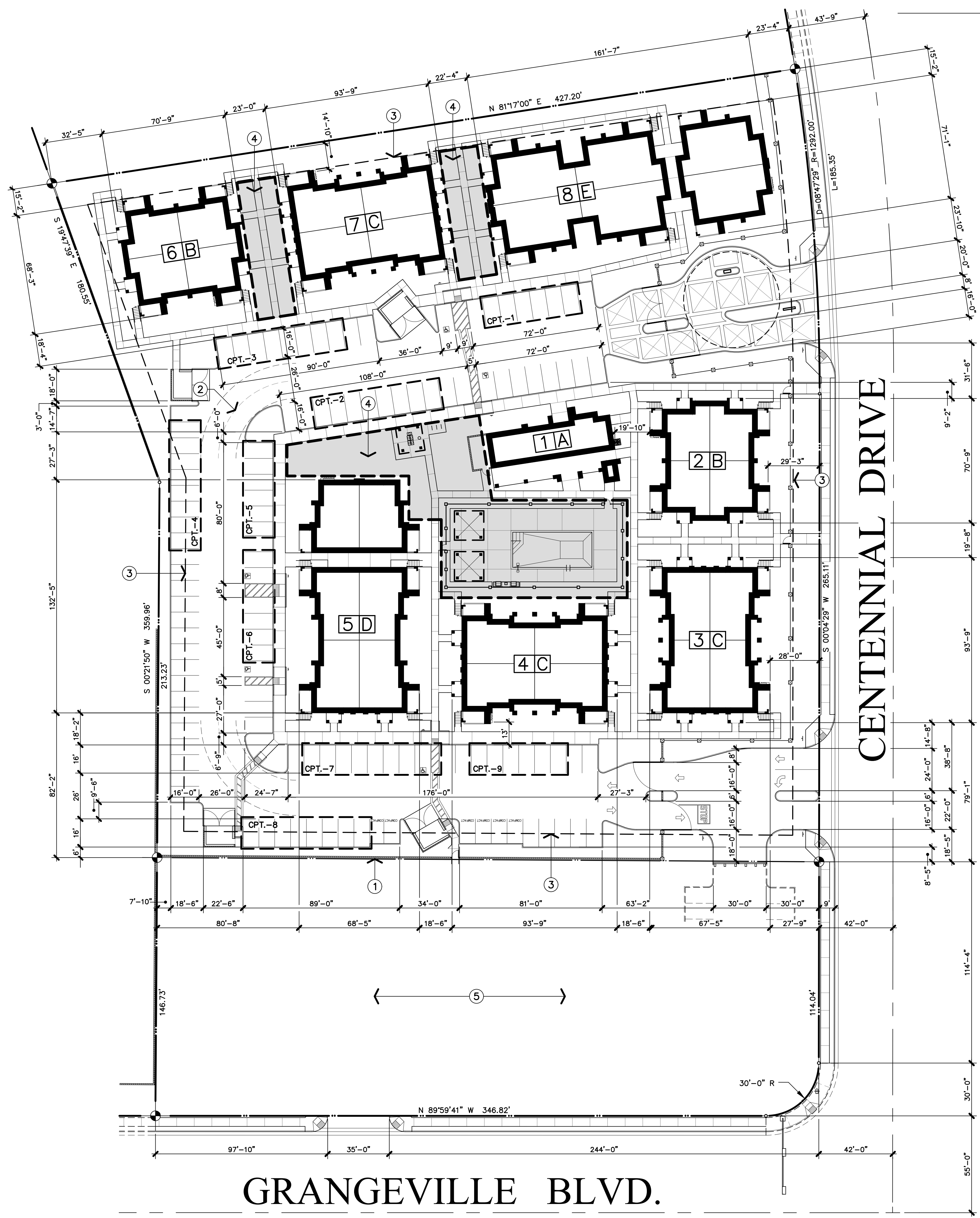
Existing Zoning: C-N Neighborhood Mixed Use



Proposed Zoning: MX-N Neighborhood Mixed Use

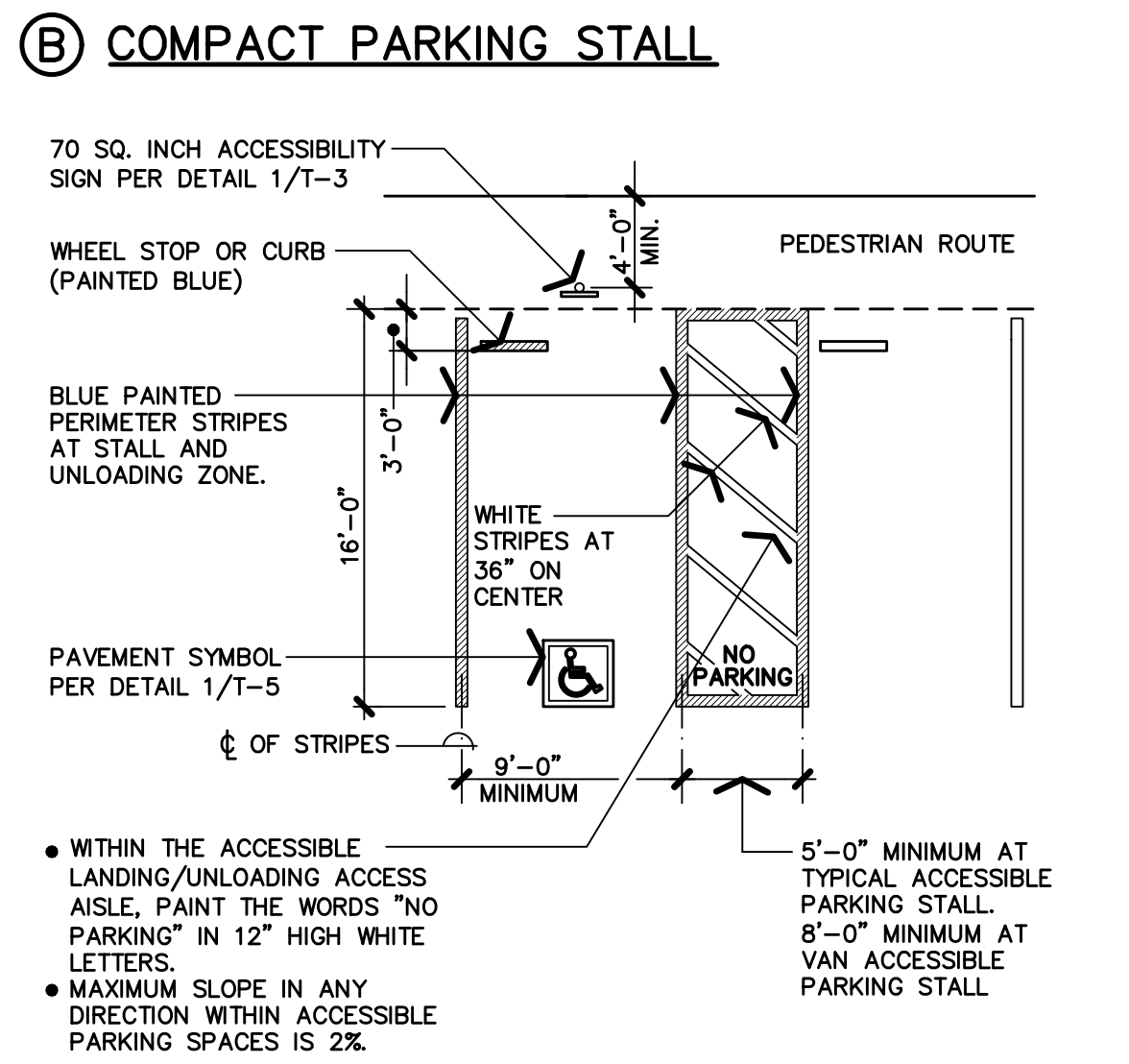
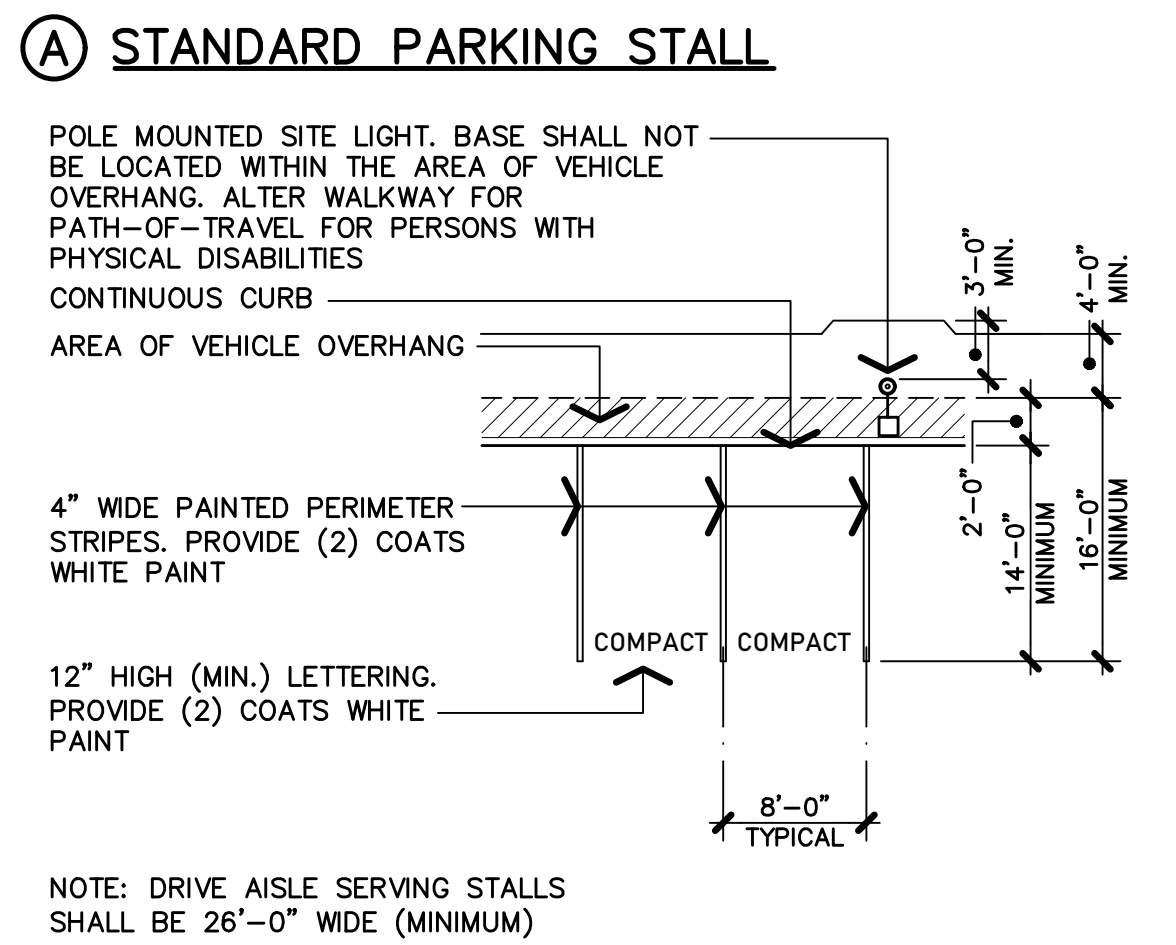
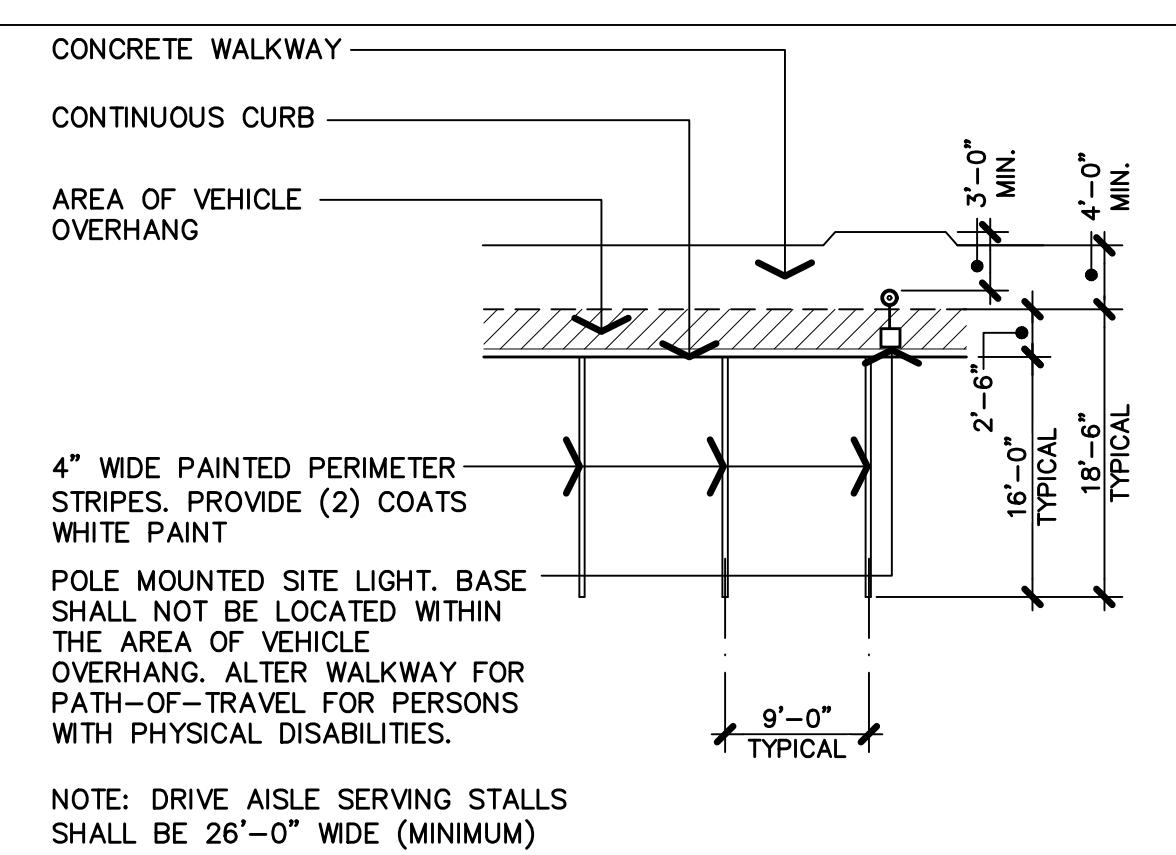


Z:\2022\0220614 - Grangeville & Centennial2 DESIGN PROPOSALS\SRPRA1 - Site Plan_Dimensioned.dwg, 5/16/2023 10:53:30 AM, Ardy

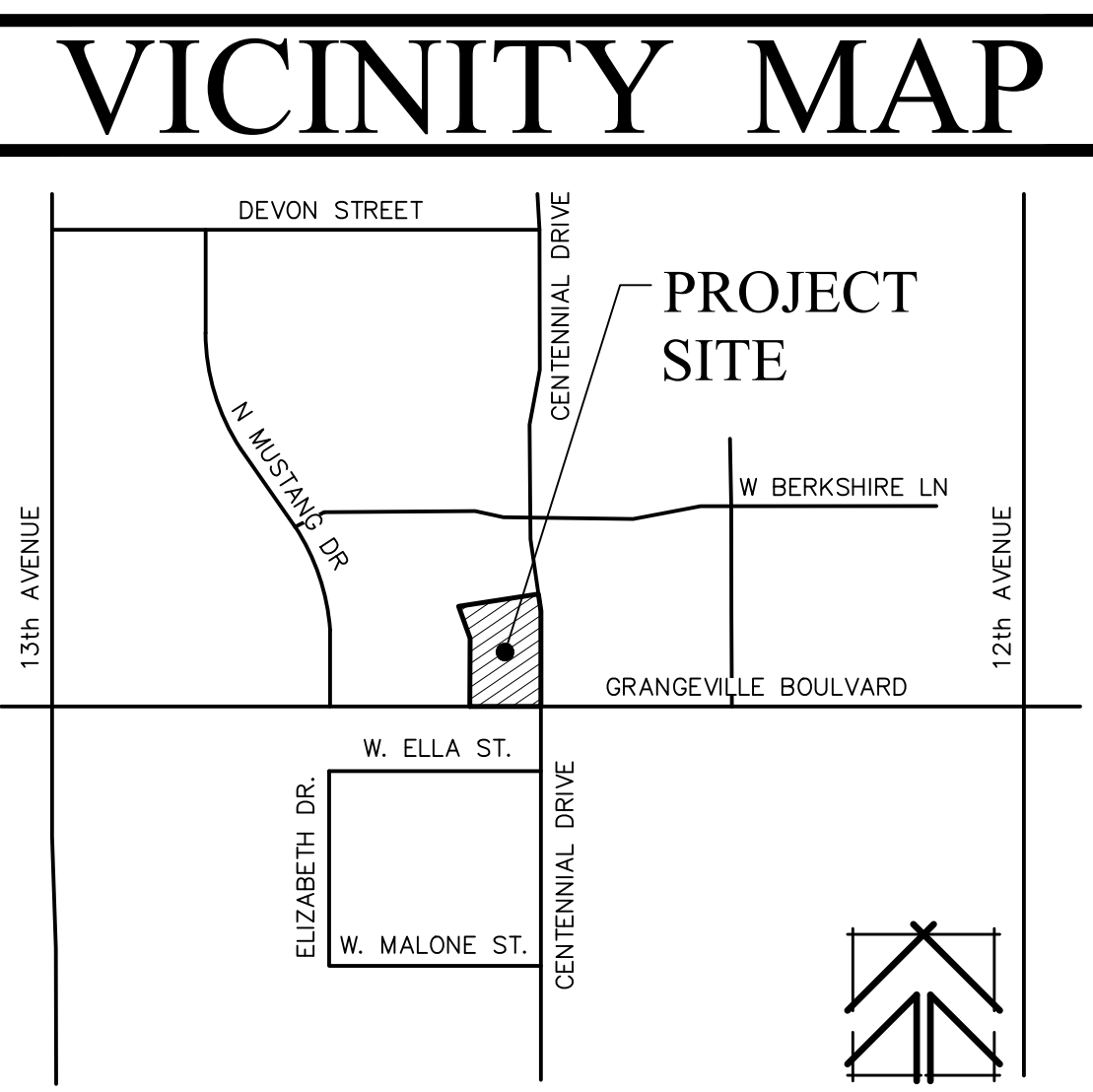


GRANGEVILLE BLVD.

CENTENNIAL DRIVE



① TYPICAL PARKING STALL DIMENSIONS

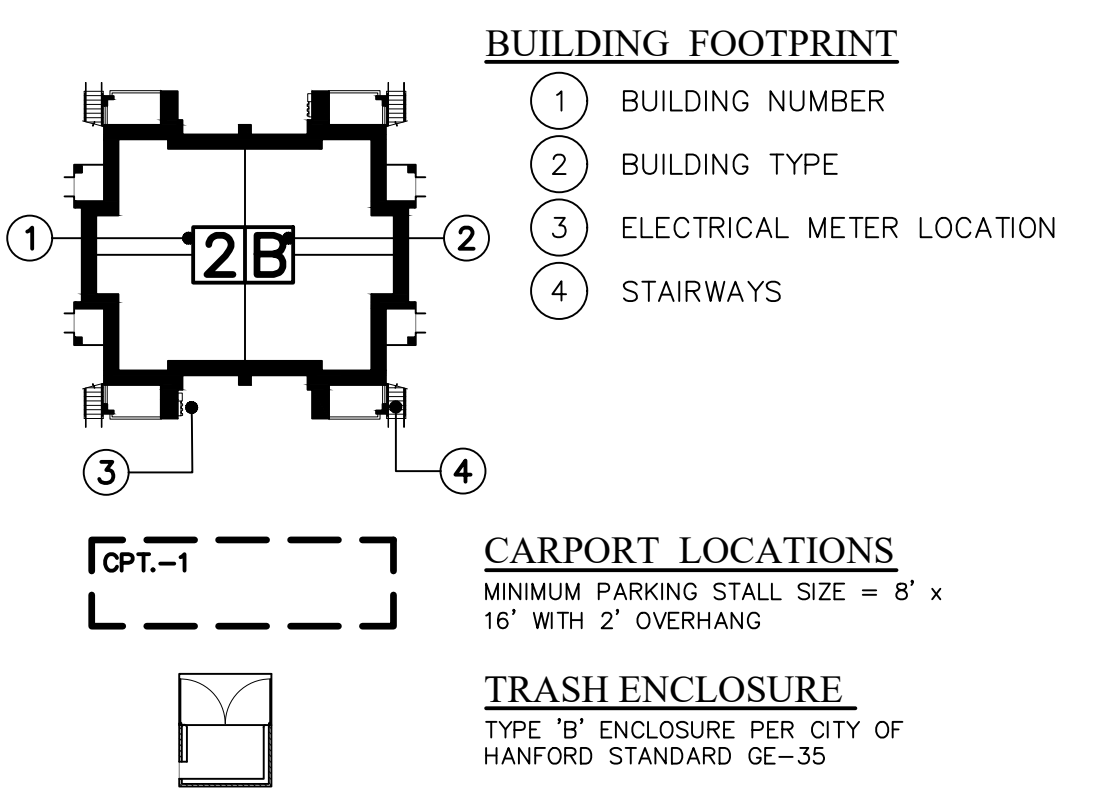


THE VINCENT COMPANY ARCHITECTS, INC.
 1500 West Shaw, Ste. 304
 Fresno, California 93711
 Phone: 559.225.2602

LEGAL DESCRIPTION

PARCEL A OF PARCEL MAP 19-65, A PORTION OF PARCEL 1 OF PARCEL MAP RECORDED IN BOOK 6, PAGE 47 OF KINGS COUNTY RECORDS AND BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22N, T.18S, R.21E, M.D.B & M, COUNTY OF KINGS, CITY OF HANFORD, STATE OF CALIFORNIA

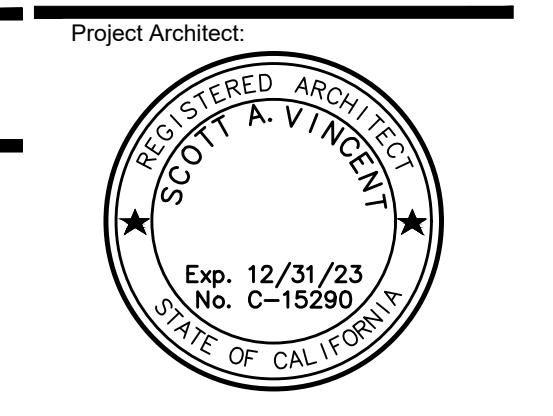
SYMBOLS



KEYNOTES

- INDICATES LOCATION OF THE PHASE LINE SEPARATING THE MULTI-FAMILY AND COMMERCIAL PORTIONS OF THE PROJECT
- INDICATES 20'-0" INSIDE / 44'-6" OUTSIDE TURNING RADIUS WITH 13'-6" (MINIMUM) VERTICAL CLEAR DISTANCE REQUIRED FOR EMERGENCY VEHICLE ACCESS / TYPICAL.
- INDICATES THE LOCATION OF THE BUILDING SETBACKS: 15'-0" FRONT YARD; 15'-0" SIDE YARD WHEN ADJACENT TO RESIDENTIAL USES; 15'-0" REAR WHEN ADJACENT TO RESIDENTIAL USES.
- SHADING INDICATES THE LOCATION OF USEABLE OPEN SPACE WITH A MINIMUM DIMENSION OF 15'-0" AND TOTALING FIVE PERCENT (5%) OF THE TOTAL SITE AREA PER THE MAX-DISTRICT STANDARDS
- VACANT PORTION OF PARCEL TO BE DEVELOPED FOR COMMERCIAL USES AS A SEPARATE PHASE (1.25 ACRE PARCEL)

PROPOSED MIXED USE DEVELOPMENT FOR:
GRANGEVILLE & CENTENNIAL
 N.W. CORNER OF GRANGEVILLE & CENTENNIAL DRIVE
 HANFORD, CALIFORNIA



Issues: Design Review 05.16.23
 Plan Check
 Back Check
 Permits
 Construction
 As Built

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:
 Scale: 1" = 30'-0"
 Project Name: GRANGEVILLE & CENTENNIAL HANFORD, CALIFORNIA
 Project Number: 0220614
 Plot Date: 05.15.23
 Sheet Number:

DIMENSIONED SITE PLAN

1" = 30'-0"

PA1
 Of . . . Sheets . . .