



AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, December 8, 2015

CALL TO ORDER

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 **five 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.

- 1. Approval of Minutes of the Joint Meeting with City Council of October 13, 2015**
- 2. Approval of Minutes of October 13, 2015 Planning Commission Meeting**
- 3. Approval of Minutes of the November 10, 2015 Planning Commission Meeting**
- 4. TIME EXTENSION 2015-02, a request to extend the life of Tentative Tract 887 for two years.**

5. **Time Extension 2015-03 is a request to the Planning Commission by Jayantilal M. Patel to extend the life of Variance 2014-03 by 12 months. If approved, the time extension would extend the expiration of the project until February 10, 2017. The project is located on 12th Avenue and Glendale Avenue (APN 011-060-021 & 011-060-022). Note: Applicant submitted building plans Friday, November 20, 2015.**

PUBLIC HEARING

6. **Planned Unit Development 2015-03, a request to allow a deviation from the “R-1-6” Low-Density Residential development standards to permit reduced side-yard setbacks for two-story homes from 10 feet to five feet within Unit I of previously approved Tract 887.**
7. **GENERAL PLAN AMENDMENT NO. 2014-05 proposes to update the previous Housing Element for the City of Hanford. The Housing Element includes analysis of the City’s housing needs, as well as updated policies and programs to encourage the construction, rehabilitation and preservation of housing for all economic segments of the community.**

GENERAL BUSINESS

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

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 \$1,000.00 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.