



AGENDA
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
6:30 PM – Closed Session
7:00 PM – Regular Meeting
Tuesday, April 26, 2016

6:30 PM CALL TO ORDER CLOSED SESSION

ROLL CALL

PUBLIC COMMENT - CLOSED SESSION

Comments from the public are limited to items on the agenda (GC54954.3a). A maximum of five minutes is allowed for each speaker.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING

- 1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION - Government Code Section 54956.9(d)(2)**

Number of Potential Cases - 1

7:00 PM CALL TO ORDER REGULAR MEETING

ROLL CALL

FLAG SALUTE

CLOSED SESSION ACTION REPORT

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 the Minutes of the April 12, 2016 Meeting

PUBLIC HEARING

- 1. Tentative Tract 914, a request to subdivide approximately 28.75 acres into 115 single-family residential lots in the “R-1-6” Low-Density Residential Zone District. Planned Unit Development No. 2016-01, a request to deviate from the standards of the “R-1-6” Low-Density Residential Zone District to allow reduced side-yard setbacks for two-story homes from 10 feet to five feet. The project is located at the northeast corner of 12th Avenue and Hume Avenue (APN 011-110-032, 011-110-034, and 011-110-035). The action requires certification of Mitigated Negative Declaration No. 2016-02 for the project.**
- 2. Appeal filed by Hanford Environmental Awareness Team (HEAT) of Site Plan Review 2015-05 and Negative Declaration No. 2015-03. Site Plan Review 2015-05 is a request to construct a 216 unit multi-family development in the RM-2 zone. (APN 011-020-045)**

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.