



AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, December 13, 2016

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.

Approval of the Minutes of the November 22, 2016 Meeting

PUBLIC HEARING

1. **Prezone No. 2016-01, a request to prezone 80.86 acres “R-1-6” Low-Density Residential, in accordance with the General Plan. Annexation/Reorganization 152, a finding of consistency that the proposed 80.86-acre annexation is consistent with the Hanford General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District. Tentative Tract 918, a request to subdivide 40.56 acres into 127 single-family, low-density residential lots, a two-acre park, and a 5.15-acre basin. Tentative Parcel Map No. 2016-02, a request to divide a 40.56-acre parcel into two parcels (Parcel A: 20.53 acres; Parcel B: 20.03 acres) in an area proposed to be rezoned “R-1-6” Low-Density Residential. The project requires a recommendation of adoption to the City Council of Mitigated Negative Declaration No. 2016-06. The project is located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149). PULLED AT STAFF'S RECOMMENDATION.**
2. **Conditional Use Permit No. 2016-07, a request by BJ Perch Construction for a special zoning exception to construct a three story 39,089 square foot medical office building in the SC - Service Commercial zone located on the north side of Fifth Street between Redington and Douty Streets (APNs 012-086-006 and 012-091-007).**

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.