



AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, August 13, 2019

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 **three 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 July 23, 2019 Meeting

PUBLIC HEARING

1. **Planned Unit Development No. 2018-01 Amendment #1:** A request to amend previously approved Planned Unit Development No. 2018-01, in order to deviate from the standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street with deviations to the residential street standard, reduced setbacks, reduced street frontage, and reduced lot widths for the development proposed under Vesting Tentative Tract 915 – a 14.29-acre, 66-lot subdivision in the R-L-5 Low-Density Residential zone district. Mitigated Negative Declaration No. 2018-06: An addendum to the previously approved Mitigated Negative Declaration No. 2018-06 has been prepared to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046).
2. **Specific Plan Amendment No. 2019-01:** A request to repeal the Downtown East Precise Plan as a regulatory document, adopt the underlying zoning for the plan area, and adopt the Downtown East Precise Plan by resolution as a guidance document. **General Plan Amendment No. 2019-01:** a) A request to change certain property within the Downtown East Precise Plan area from Downtown Mixed Use to Service Commercial; and b) A request to delete references to the Downtown East Precise Plan from the General Plan Policy Document. **Rezone No. 2019-02:** A request to repeal the Downtown East Precise Plan and adopt the underlying zoning and change a portion of the underlying zoning from MX-D Downtown Mixed Use to C-S Service Commercial. **Zone Text Amendment No. 2019-04:** A request to remove reference to the Downtown East Precise Plan from the Hanford Municipal Code Title 17. **Mitigated Negative Declaration No. 2019-24:** a request to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project pertains to the Downtown East Precise Plan, which is located between Harris Street and 10th Avenue, North of the San Joaquin Valley Railroad tracks, south of the centerline of the alley between Ninth and Tenth Streets.

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.