



AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, September 10, 2019

CALL TO ORDER

ROLL CALL

INVOCATION

Statement

Rev. Kyle Johnson, Lead Pastor, Glad Tidings

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.

1. Approval of the Minutes of the August 13, 2019 Meeting

PUBLIC HEARING

2. **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).
3. **Planned Unit Development No. 2019-03:** a request to allow cross-access, a shared driveway, and eliminated street frontage for the parcel proposed to be subdivided under Tentative Parcel Map No. 2019-05. Tentative Parcel Map No. 2019-05: a request to divide a 5.45-acre parcel into two parcels (Parcel 1: 3.49 acres; Parcel 2: 1.96 acres) for an existing shopping center in the MX-C Corridor Mixed Use zone district. The project is located at 550 N. 11th Avenue on the northwest corner of 11th Avenue and Lacey Boulevard (APN 010-500-011).
4. **Planned Unit Development No. 2019-02:** a request to allow cross-access for the future development of a 40-unit apartment complex, proposed under Site Plan Review No. 2019-29, within an existing shopping center and implement the mixed use provisions for the MX-N Neighborhood Mixed Use zone district. The project is located on the northwest corner of 10th Avenue and Fargo Avenue (APN 007-110-051, 007-110-053, -054, and -055).

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.