



AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty Street
5:30 p.m., Tuesday, October 12, 2021

Planning Commissioners will meet in person in the Council Chambers.
The meeting will also be livestreamed on the City's website:
<http://livestream.hanford.city/>

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 September 28, 2021 Meeting

PUBLIC HEARING

1. Conditional Use Permit No. 2021-07, a request to allow a massage therapy business in the O-R Office Residential zone district. The project is located at 103 W. Grangeville Boulevard (APN 010-023-004).
2. Tentative Parcel Map No. 2021-01, a request to subdivide a 19,290 sq. ft. (0.44 acres) parcel into two 9,645 sq. ft. (0.22 acres) parcels for single-family residential use in the O-R Office Residential zone district. The property is located at 811 W. Seventh St. (APN 012-271-003).
3. Conditional Use Permit No. 2020-01: A request by Complete Wireless Consulting to construct a 99-foot-tall monopole for AT&T with associated antennas and ground and tower equipment in the C-S Service Commercial zone district. Variance No. 2021-04: A request to deviate from the standards of the Hanford Municipal Code: a) Section 17.20.130 B., in order to waive the block wall requirement along the rear property line, abutting a PF zone; b) Section 17.68.120, in order to waive the landscape buffer requirement outside the perimeter of the lease area; and c) Section 17.20.120, in order to waive the landscaping requirement along Fargo Avenue. The project is located at 11555 Fargo Avenue (APN 008-360-032).
4. Annexation No. 160, Part 7: A proposal to annex approximately 20.50+/- acres into the City of Hanford from the Kings County jurisdiction. Prezone No. 2021-07: A proposal to prezone Annexation 160 Area 7 as R-L-12 Low-Density Residential, 12,000 sq. ft. minimum, in accordance with the General Plan designation for the area – Low-Density Residential. The project is generally located along Kings Road, north of Grangeville Boulevard, between 11th and 12th Avenues (APN 008-510-001 through-018, and 008-520-001 through -018).
5. Zone Text Amendment No. 2021-01: a request by the City of Hanford to amend Title 17, Section 17.08.030 – Commercial, Office, and Industrial Zone Use Table of the Hanford Municipal Code by adding sections in order to: 1. Create size breakdowns for “Office; medical, dental, or optometry” and allow limited office uses in the C-R Regional Commercial zone district; and 2. Create size breakdowns for “Office; professional or commercial” and allow limited office uses in the C-R Regional Commercial zone district; and 3. Eliminate size breakdowns for “Furniture stores” and allow furniture stores (any size) as a permitted use in the C-R Regional Commercial, MX-C Corridor Mixed Use, and MX-D Downtown Mixed Use zone districts; and 4. Add “Laboratory; general, medical, or dental” as a conditionally permitted use in the C-R Regional Commercial zone district; and 5. Add “Food catering” as a permitted use in C-N Neighborhood Commercial, C-R Regional Commercial, and MX-N Neighborhood Mixed Use zone district.

DIRECTOR'S COMMENTS

COMMISSIONER'S 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.