



Planning Commission Meeting Agenda

December 10, 2024
5:30 PM – Regular Meeting
Council Chambers
400 N. Douty St.

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

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.

- A. Community Development: Approval of the Minutes of the November 12, 2024 Planning Commission Meeting.
- B. Community Development: Approval of the Minutes of November 21, 2024 Planning Commission Special Meeting

PUBLIC HEARING:

- A. Community Development: Conditional Use Permit No. 0041-24: a request to establish signage with electronic changeable copy for a car wash in the C-S Service Commercial zone district. Variance No. 0022-24: a request to deviate from the standards of the Hanford Municipal Code Section 17.56.090 to allow a freestanding sign to exceed the maximum height and square footage allowed within the C-S Service Commercial zone

district. The project is located at 1726 Glendale Ave. (APN 011-030-012).

- B. Community Development: Annexation No. 163 Parts 9, 12, 13 and 14: A proposal to annex four separate substantially surrounded county islands with a combined total of 197.15 acres into the City of Hanford from the Kings County jurisdiction. Prezone No. 0001-24, Parts 9, 12, 13, and 14: A proposal to prezone the proposed territory to be annexed consistent with the 2035 Hanford General Plan Land Use Map. **CEQA Determination:** The project has been determined to be exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current pre zoning) per CEQA Guidelines Section 15319(a), and because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment per CEQA Guidelines Section 15061(b)(3). A Notice of Exemption has been prepared for the project in accordance with CEQA. Island 9 is generally located East Lacey Boulevard, South of Southern Pacific Railroad Tracks. Island 12 is generally located west of 10 ½ Avenue, north of Houston Avenue. Island 13 is generally located west of 10th Avenue, between Idaho and Iona Avenues. Island 14 is generally located west of 11th Avenue, south of Flint Avenue.
- C. Community Development: **General Plan Amendment No. 2024-01 (GPA0011-24):** a request, by the City of Hanford, to change the General Plan designation from Low-Density Residential to Open Space for an 18-acre portion of a 38.48-acre parcel. **Rezone No. 2024-01 (RZ0002-24),** a request, by the City of Hanford, to change the zoning from R-L-5 Low-Density Residential to PF Public Facility for an 18-acre portion of a 38.48-acre parcel. **CEQA Determination:** This project is categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines. **LOCATION:** The project is located on an 18-acre portion of the overall 38.48-acre parcel, west of the existing Hidden Valley Park. The project is located at on the southwest corner of West Cortner Street and North 11th Avenue (APN 008-360-006).
- D. Community Development: **Annexation No. 164 (ANX0006-24):** a request, by the City of Hanford, to annex approximately 230 acres into the City of Hanford from the Kings County Jurisdiction for development of Heroes Park, and surrounding parcels, in accordance with the Kings County Local Agency Formation Commission (LAFCo)'s policy, so as not to create islands. **General Plan Amendment No. 2024-02 (GPA0012-24):** a request, by the City of Hanford, to change the land use designation on APN 014-230-030-000 from Low-Density Residential to Open Space, by designating the General Plan's floating open space circles in the location of the future Heroes Park (40 acres) and relocating the 20-acre Neighborhood Mixed Use designation from the northern portion of the parcel to the south. **Pre-Zone No. 2024-14 (PRZ0014-24):** a request, by the City of Hanford, to prezone the annexation area a combination of R-L-5 Low-Density Residential, R-M Medium-Density Residential, PF Public Facilities, and MX-N Neighborhood Mixed Use, as designated by the General Plan and as proposed to be amended through General Plan Amendment No. 2024-02 (described above). **CEQA Determination:** This project is categorically exempt from further environmental review, as per § 15061 (b) (3) Common Sense Exemption, § 15305 Minor Alterations in Land Use Limitations, §15319 (a) Annexations of Existing Facilities and Lots for Exempt Facilities of the California Environmental Quality Act (CEQA) Guidelines. The project is located between Grangeville Boulevard and Lacey Boulevard, east of 9 ¼ Avenue, west

of 8 ¾ Avenue (APN 014-230-030, - 033, -034, -035, 014-230-089, 014-230-092, -093, 014-230-020, and -021).

DIRECTOR'S COMMENTS:

COMMISSIONERS' ITEMS OF INTEREST:

At this time, any Commissioner may ask a question for clarification of matters within the Planning Commission's jurisdiction, make an announcement, or report briefly on activities in their role as a Planning Commissioner. In addition, subject to the Planning Commissioner's Handbook, Commissioners may request staff to report back to the Planning Commission at a subsequent meeting concerning any matter within the Commissioner's jurisdiction (GC 54954.2).

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 \$1,100.00 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.