



**Planning Commission Regular Meeting
Minutes**

**November 12, 2024 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
Planning Commissioner Dennis Ham Planning Commissioner Richard Douglas Planning Commissioner Gunther Norris Planning Commissioner - Alternate Garry Curtis Planning Commissioner Bernie Marez Planning Commissioner Jim Nelson	

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 October 8, 2024 Planning Commission Meeting

PUBLIC HEARING:

- A. Community Development: Zone Text Amendment No. 0001-24, a request to conduct a comprehensive amendment to the Hanford Municipal Code Title 17, as directed by the City Council of the City of Hanford. Changes include various land use changes, definition changes and updates, regulation changes, spelling and grammar edits, as well as legally-advised edits.

Chair Norris called for staff report. Senior Planner presented report; recommended adoption of Resolution.
Ham question regarding residential zone table, tents and tarps.
Curtis question regarding feather signs.

- B. Community Development: Conditional Use Permit No. 0031-24: a request by Tractor Supply to add pet grooming within their existing facility in the C-R Regional Commercial zone district. The project is located at 1625 W. Hayden Ave. (APN 011-060-056).

Chair Norris called for staff report. Associate Planner Mark Manha presented Conditional Use Permit No. 0031-24 and recommended staff approve

Douglas asked questions regarding services that will be provided.

Kristin ____ spoke in favor and provided information regarding
Ham and Curtis had additional questions regarding operation.

DIRECTOR'S COMMENTS:

Director Waters gave update regarding High Speed Rail Transit Project.
Special meeting scheduled for 11/21/24.
Update on CUP appeal from previous Planning Commission.
Commissioners asked regarding Holiday.

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 \$1,000.00 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.