



Planning Commission Meeting Agenda

February 25, 2025
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 February 11, 2025 Minutes

PUBLIC HEARING:

- A. Community Development: Annexation 161: A request to annex 88.89 acres into the City of Hanford from the Kings County jurisdiction. Prezone No. 0005-23: A request to prezone the land proposed to be annexed as R-L-5 Low-Density Residential, in accordance with the General Plan designation for the territory, Low-Density Residential. Vesting Tentative Tract 943 (Silicon Valley Ranch): A request, by Marc Frelie, to subdivide 75.02 acres proposed to be prezoned R-L-5 Low-Density Residential into 326 single-family residential lots, a 3.58-acre park, and three-acre storm basin. Focused Environmental Impact Report (EIR) State Clearinghouse Number (SCH) 2024060956: A request to certify the Final Focused Environmental Impact Report for the project and

adopt a Statement of Overriding Considerations for the project's significant impact to Transportation/Traffic. The Project is located south of Hanford Armona Road, between 12th and 13th Avenues (APN 011-040-008, -010, and -027).

- B. Community Development: Tentative Parcel Map No. 0003-23: a request to divide a 72,673-square-foot parcel into four parcels (Parcel A: 12,001 sq. ft.; Parcel B: 9,000 sq. ft.; Parcel C: 12,014 sq. ft.; Parcel D: 21,020 sq. ft.) in the R-M Medium Density Residential zone district. The project is located at 715 S. Irwin Street (APN 012-231-028).
- C. Community Development: Tentative Parcel Map No. 0006-24: a request to divide a 3.94-acre parcel into two parcels (Parcel A: 0.26 acres; Parcel B: 3.68 acres) in the MX-C Corridor Mixed Use zone district. The project is located at 942 S. Harris Street (APN 012-231-036).

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.