



Planning Commission Meeting Agenda

March 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 Minutes of the December 10, 2024 Meeting
- B. Community Development: Approval of the Minutes of the February 25, 2025 Meeting

PUBLIC HEARING:

- A. Community Development: **Modifications to Planned Unit Development (PUD) No. 2005-04:** a request to modify the Live Oak Master Plan/Planned Unit Development to delete requirements for decorative lighting for Live Oak East Tracts 865, 881, and 912. **Modifications to Vesting Tentative Tract 865, 881, and 912:** a request to remove the requirement for decorative lighting from the tentative tract resolutions, consistent with the changes proposed to be made to the Live Oak Master Plan. The project is applicable to Tract 865, 881, and Tentative Tract 912, generally located between Hume

and Houston Avenues, east of 12th Avenue (Various APNs between 011-110-0160 and 011-600-053).

- B. Community Development: Tentative Parcel Map No. 0007-24: a request to divide a 250,452 sq. ft. (5.75 acres) parcel into two parcels, Parcel A - 98,101 sq. ft. (2.25 acres) and Parcel B - 152,351 sq. ft. (3.50 acres), in the R-M Medium Density Residential zone district. The project is located at the northwest corner of Grangeville Blvd. and University Ave. (APN 008-670-015).
- C. Community Development: Tentative Parcel Map No. 0011-24: a request to divide a 6.91-acre parcel into two parcels (Parcel A: 2.14 acres; Parcel B: 4.76 acres) in the R-H High Density Residential zone district. The project is located at 9837 9 ¼ Ave. (APN 014-230-090 and 014-230-070).

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.