



**Planning Commission Regular Meeting
Minutes**

**August 8, 2023 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
Alternate Planning Commissioner Garry Curtis Planning Commissioner Dennis Ham Planning Commissioner Jacob Sanchez Planning Commissioner Richard Douglas Vice-Chair Commissioner Gunther Norris Chair Commissioner Martin Devine	None

INVOCATION:

Rev. Cody Johnson, Youth Pastor, Glad Tidings

FLAG SALUTE:

Chair DEVINE led the 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.

None.

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 July 25, 2023 Meeting

Motion to approve the Consent Calendar.

RESULT: (UNANIMOUS)
MOVER: DOUGLAS
SECONDER: NORRIS

AYES: DOUGLAS, NORRIS, HAM, SANCHEZ, DEVINE

PUBLIC HEARING:

- A. Community Development: General Plan Amendment No. 2022-01: a request to change the general plan designation from Highway Commercial to Service Commercial and High-Density Residential on approximately 39.16 acres.

Rezone No. 2022-01: a request to change the zoning on 39.16 acres from C-H Highway Commercial to C-S Service Commercial and R-H High-Density Residential with a Planned Unit Development overlay.

Planned Unit Development No. 2022-01: a request to allow blended zoning for a master planned medical and mixed-use development, including the future construction of 15 buildings consisting of medical outpatient clinic services, a hotel and conference center, specialized education, retail, medical office, skilled nursing and assisted living, and multi-family residential uses, as well as a bio infiltration basin, associated open space, circulation and parking, and infrastructure improvements.

Mitigated Negative Declaration No. 2023-93: a request to certify that the project will have a less than significant impact with the incorporation of mitigation measures.

The project is located between 11th and 12th Avenues along Glendale Drive, north of Highway 198 (APN 011-060-007, 011-060-008, 012-290-042, and 012-290-054).

Chair DEVINE opened the public hearing.

Senior Planner Myers announced that staff received a letter, via email, at 3:30 p.m. today. The letter was distributed to the dais prior to this meeting. It is from the legal representatives of Adventist Health and expresses concerns regarding environmental issues not adequately addressed in the Initial Study/Mitigated Negative Declaration for the project. Staff requested a continuance of the public hearing to a date not certain. She stated that staff will notice the project again, in accordance with State law and California Environmental Quality Act (CEQA) guidelines, when a date has been set. The public can submit written comments to the Community Development Department before then, but any verbal public comments will be heard at the continued meeting.

Commissioner HAM referred to the Assessor's Map for the project and asked if APN 012-290-040 should have been included in the project. Engineer John Zumwalt replied that it should have been included, and Senior Planner Myers added that it will be included in any future documentation.

Chair DEVINE closed the public hearing and called for a motion.

Motion to continue the public hearing to a date not certain.

RESULT: (UNANIMOUS)
MOVER: DOUGLAS
SECONDER: SANCHEZ
AYES: DOUGLAS, SANCHEZ, HAM, NORRIS, DEVINE

DIRECTOR'S COMMENTS:

None.

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).

None.

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.

Chair DEVINE adjourned the meeting at 5:41 p.m.

Respectfully submitted,

Diana Black
Recording Secretary