



Planning Commission Regular Meeting Minutes

July 25, 2023 5:30 PM
Council Chambers
400 N. Douty St.

ROLL CALL:

Present:	Absent:
Planning Commissioner - Alternate Garry Curtis Planning Commissioner Dennis Ham Planning Commissioner Jacob Sanchez Planning Commissioner Richard Douglas Vice-Chair Planning Commissioner Gunther Norris	Chair Commissioner Devine

INVOCATION:

Pastor Bud Haskell, Grace Bible Church

FLAG SALUTE:

Commissioner CURTIS 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: Minutes of the June 27, 2023 Meeting

Motion to approve the minutes of the June 27, 2023 meeting.

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

ABSTAIN:	NONE
ABSENCE:	DEVINE

PUBLIC HEARING:

- A. Community Development: Conditional Use Permit No. 0007-23, a request to allow a Type 40 ABC liquor license for the on-site sale of beer within Tilted Athletic Facility in the MX-C Corridor Mixed Use zone district. The project is located at 325 N. 11th Avenue. (APN 012-013-009)

Vice-Chair NORRIS opened the public hearing and called for the staff report. Associate Planner Manha presented the staff report, recommended approval, and invited questions of staff.

Commissioner HAM asked if the applicants would be selling alcohol both on site and off site. The applicant replied that alcohol will only be sold on site.

Vice-Chair NORRIS opened Public Comment. There being none, he called for a motion.

Motion to adopt Resolution No. 2023-17, approving Conditional Use Permit No. 0007-23.

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

- B. Community Development: **Variance No. 0005-23:** A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district from 10 feet to seven feet. The project is located at 1455 S. Horizon Circle (APN 011-054-036).

Vice-Chair NORRIS called for the staff report.

Senior Planner MYERS stated that Variances No. 0005-23, 0006-23, 0007-23, 2023-08, and 2023-11 would be combined into one presentation, and each would be voted on separately. She introduced Planning Intern Annie Jones, who would give the presentation.

Ms. Jones presented the staff report and recommended approval of the applications. Ms. Myers invited questions of staff.

Commissioner HAM stated that he had visited the sites in question yesterday, and they were all in various stages of construction. He asked why these issues were not discovered during plan review. Senior Planner Myers replied that they were caught during plan review, and no building permits have been issued for these sites. Commissioner HAM then asked if they are doing work without permits. Director Waters replied that it would depend on what type of construction was taking place; and without the details, he could not answer that clearly. Staff's recommendation would be that they conform with waiting until the permits have been issued to begin.

Vice-Chair NORRIS opened Public Comment. There being none, he called for a motion.

Motion to adopt Resolution No. 2023-16, approving Variance No. 0005-23.

RESULT:	(UNANIMOUS)
MOVER:	SANCHEZ
SECONDER:	CURTIS
AYES:	SANCHEZ, CURTIS, HAM, DOUGLAS, NORRIS
ABSTAIN;	NONE
ABSENT:	DEVINE

- C. Community Development: **Variance No. 0006-23:** A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the

street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district from 10 feet to seven feet. The project is located at 1450 S. Horizon Circle (APN 011-054-037).

Vice-Chair NORRIS called for a motion..

Motion to adopt Resolution No. 2023-18, approving Variance 0006-23.

RESULT: (UNANIMOUS)
MOVER: DOUGLAS
SECONDER: CURTIS
AYES: DOUGLAS, CURTIS, HAM, SANCHEZ, NORRIS
ABSTAIN: NONE
ABSENT: DEVINE

- D. Community Development: **Variance No. 0007-23:** A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district from 10 feet to seven feet. The project is located at 1471 S. Orbit Circle (APN 011-054-042).

Vice-Chair NORRIS called for a motion.

Motion to adopt Resolution No. 2023-19, approving Variance No. 0007-23.

RESULT: (UNANIMOUS)
MOVER: HAM
SECONDER: CURTIS
AYES: HAM, CURTIS, DOUGLAS, SANCHEZ, NORRIS
ABSTAIN: NONE
ABSENT: DEVINE

- E. Community Development: **Variance No. 2023-08:** A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district from 10 feet to seven feet. The project is located at 1468 S. Orbit Circle (APN 011-054-043).

Vice-Chair NORRIS called for a motion.

Motion to adopt Resolution No. 2023-20, approving Variance No. 2023-08.

RESULT: (UNANIMOUS)
MOVER: SANCHEZ
SECONDER: HAM
AYES: SANCHEZ, HAM, CURTIS, DOUGLAS, NORRIS
ABSTAIN: NONE
ABSENT: DEVINE

- F. Community Development: **Variance No. 2023-11:** A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district from 10 feet to seven feet. The project is located at 1473 S. Tropics Place (APN 011-054-030).

Vice-Chair NORRIS called for a motion.

Motion to adopt Resolution No. 2023-21, approving Variance No. 023-11.

RESULT: (UNANIMOUS)
MOVER: CURTIS
SECONDER: DOUGLAS

AYES:	CURTIS, DOUGLAS, HAM, SANCHEZ, NORRIS
ABSTAIN:	NONE
ABSENT:	DEVINE

- G. Community Development: Variance No. 2023-12: A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district from 10 feet to seven feet. The project is located at 1476 S. Tropics Place (APN 011-054-031).

Vice-Chair NORRIS called for a motion.

Motion to adopt Resolution 2023-22, approving Variance No. 2023-12.

RESULT:	(UNANIMOUS)
MOVER:	HAM
SECONDER:	SANCHEZ
AYES:	HAM, SANCHEZ, CURTIS, DOUGLAS, NORRIS
ABSTAIN:	NONE
ABSENT:	DEVINE

DIRECTOR'S COMMENTS:

Director Waters had no comments.

Commissioner CURTIS asked what projects might be coming before the Commission in the next few weeks. Director Waters mentioned possible annexations, rezone, and a large master plan.

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).

Commissioner HAM stated that at the last City Council meeting, there was a question about the housing shortage. He asked how the housing requirements are determined. Director Waters replied that the state and county assign the numbers to the city by type, and the city has to prove that we are meeting the criteria by type.

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.

Vice-Chair NORRIS adjourned the meeting at 5:58 p.m.

Respectfully submitted,

Diana Black
Recording Secretary

