



**Planning Commission Regular Meeting
Minutes**

**June 13, 2023 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

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

INVOCATION:

Pastor Tyler Jones, Koinonia Christian Fellowship

FLAG SALUTE:

Commissioner SANCHEZ 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.

Motion to approve the Consent Calendar.

RESULT: (APPROVED)
MOVER: HAM
SECONDER: DOUGLAS
AYES: HAM, DOUGLAS, NORRIS, DEVINE
NAYS: NONE
ABSTAIN: SANCHEZ

A. Community Development: Minutes of the May 23, 2023 Meeting

PUBLIC HEARING:

- A. Community Development: **Vesting Tentative Tract 938:** A request by D.R. Horton to subdivide a 95-acre project site into 457 single-family residences, internal roads, a drainage retention basin, and a 5.82-acre park in the R-L-5 Low-Density Residential zone district.

Focused Environmental Impact Report (EIR) State Clearinghouse Number (SCH) 2023020035: 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 east of 10 ½ Avenue, between Hanford-Armona Road and Houston Avenue in the City of Hanford (APN 011-440-014 and -015).

Chair DEVINE opened the public hearing and called for the staff report. Senior Planner Myers first informed the Commission that there had been some technical issues to address with the developer. Director Waters, Ms. Myers, and other staff, met with the developer earlier today and came to an agreement with City Engineering and the applicant's representative. Ms. Myers referred to the amended Public Works Conditions of Approval that had been distributed to the Commissioners prior to the meeting. She stated that the resolution will contain the amended Conditions, not those that were in the agenda packet. She then presented the staff report, recommended approval, and called for questions of staff.

Commissioner HAM noted that one of the mitigation measures was to create a bikeway. He asked where that would be on the map. Ms. Myers replied that the proposed bikeway would be located just along the project frontage of 10 1/2 Avenue and Orchard Drive.

Chair DEVINE opened Public Comment:

IN FAVOR

--Ernie Escobedo (of QK) made himself available to answer any questions. He expressed appreciation to staff and confirmed that the applicant was in agreement with the amended resolution.

Commissioner HAM asked if it was appropriate to ask a question at this time. City Attorney Mizote advised him to wait until after Public Comment.

--Alex Dwiggins (QK) highlighted aspects of the project, offered to answer any engineering questions, and encouraged approval of the project, as amended.

--Melody Haigh (with D.R. Horton), mentioned other projects the applicant has in process with the City. She provided information regarding the product being offered and encouraged approval, as amended.

OPPOSED

Onan Champi, was neither for or against the project. He owns industrial property near the project location and wants to change the zoning to I-H (Heavy Industrial).

Commissioner HAM expressed concern that when it is built out, the number of entrances will be insufficient for the number of homes. He was also concerned about construction traffic and emergency vehicle access.

Mr. Escobedo stated that construction vehicles usually have a separate path of travel. He added that there is a dedicated left-turn lane going onto Orchard Drive, which will also help with traffic.

Senior Planner Myers stated that the applicant had originally proposed a third entrance, but staff had them take away one.

Director Waters noted that the traffic study analysis found that what is proposed is sufficient.

City Engineer Lisa Dock stated that there were three entries into the development from 10 1/2 Avenue. One had to be removed, due to City standards. She added that too many collector streets causes more traffic issues. Fire access is a requirement with temporary access, until the development is built out. Commissioner HAM felt that this was still insufficient.

There being no further discussion, Chair DEVINE called for a motion.

Motion to adopt Resolution No. 2023-12, certifying Focused EIR SCH#2023020035 for the project.

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

Motion to adopt Resolution 2023-13, approving Vesting Tentative Tract 938.

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

DIRECTOR'S COMMENTS:

Director Waters announced that Olivia Morales has been hired as an analyst in the Community Development Department. He will try to have her come to a Planning Commission meeting to introduce her.

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 reminded the Commissioners of the online training available to them on June 23.

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 6:09 p.m.

Respectfully submitted,

Diana Black
Recording Secretary

