Planning Commission Regular Meeting
Minutes
May 23, 2023 5:30 PM
Council Chambers
400 N. Douty St.

ROLL CALL:

Attendee Name	Status
Martin Devine	Present
Richard Douglas	Present
Jacob Sanchez	Absent
Dennis Ham	Present
Gunther Norris	Present
Garry Curtis	Present

INVOCATION:

Diana Black led the invocation.

FLAG SALUTE:

Commissioner DOUGLAS led the flag salute.

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters within the jurisdiction of the Hanford City Council. 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. State law does not allow the Council to discuss or take action on issues not on the agenda, except that members of the Council or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code sec. 54954.2). 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.

Commissioner HAM requested that Item A be pulled from the Consent Calendar for separate consideration, and Commissioner CURTIS requested that Item B be pulled for separate consideration.

A. Community Development: February 22, 2022 Minutes

Motion to approve Item A. The minutes of the February 22, 2022 meeting
RESULT: **(APPROVED)**

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

B. Community Development: February 14, 2023 Minutes

Motion to approve Item B. The minutes of the February 14, 2023 meeting

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

C. Community Development: May 9, 2023 Minutes

Motion to approve the Consent Calendar, except for Items A and B.

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

ELECTION OF THE 2023 PLANNING COMMISSION VICE-CHAIR:

Commissioner DOUGLAS nominated Commissioner NORRIS. Commissioner NORRIS then nominated Commissioner HAM. Commissioner NORRIS was elected, and no further vote was required.

Motion to elect Commissioner NORRIS for the position of Vice-Chair.

RESULT:	APPROVED
MOVER:	DOUGLAS
SECONDER:	NONE
AYES:	DOUGLAS, CURTIS, DEVINE
NAYS:	NONE
ABSTAIN:	NORRIS, HAM
ABSENT:	SANCHEZ

PUBLIC HEARING:

A. Community Development: **Tract 927 Amendment #1:** A request, by Lennar Homes, to amend previously approved Tract 927, to allow exterior elevation changes applicable to the single-family residences (Plans 7512, 7514, and 7515) within the 133-lot subdivision, in the R-L-5 Low-Density Residential and R-M Medium-Density Residential zone district. The project is located at the northeast corner of Grangeville Boulevard and 13th Avenue (APN pre-subdivision: 009-030-146)

Chair DEVINE called for the staff report. Senior Planner Myers presented the staff report, recommended approval of the amendment to the project, and invited questions of staff.

Commissioner CURTIS:

- Asked for clarification of the provision that each lot shall have only one dwelling unit, and second dwelling units

are not allowed. Ms. Myers explained that this is a provision of the municipal code, which may now be overridden by State law. Director Waters added that Accessory Dwelling Units would be allowed, but still have to meet setback (and possibly other) requirements.

- Asked if traffic index 10.0, referred to in Public Works Conditions of Approval, is a traffic study. Director Waters replied that a traffic study was done, as part of the environmental review, to determine if there would be any impacts associated with this development.

Commissioner HAM asked if any houses have been built with the enhanced elevations. Ms. Myers stated that some have been built, but she did not know how many. She further stated that the resolution will have the amended elevations, but all the conditions of approval will still apply.

Chair DEVINE opened Public Comment. There being none, he then called for a motion.

Motion to adopt Resolution No. 2023-08, approving Tract 927, Amendment #1.

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

B. Community Development: **Variance No. 0004-23**, a request to deviate from the standards set forth in Section 17.60.150 A. of the Hanford Municipal Code, in order to allow an ice and water vending machine to be located 5'6" from the building, where no separation is permitted by ordinance. The project is located at 1705 W. Hanford Armona Road (APN 011-090-003, 011-090-002, and 011-090-033).

Chair DEVINE called for the staff report. Senior Planner Myers presented the staff report, recommended approval, and invited questions of staff.

Commissioner CURTIS asked if there would be another building next to the vending machine. Ms. Myers replied that it is a self-contained vending machine, and it will be the only building. She added that the entire site is proposed to be developed as shown on the site plan. Currently, only the fire station is located, to the south; but, the lease space and liquor store are under construction.

Chair DEVINE opened Public Comment. There being no comments, he then called for a motion.

Motion to adopt Resolution No. 2023-10, approving Variance No. 0004-23.

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

C. Community Development: **Conditional Use Permit No. 0006-23**, a request to establish a bar, ABC License Type 42, in an existing building in the MX-D Downtown Mixed Use zone district. The project is located at 104 W. Sixth Street, Hanford, CA 93230 (APN 012-054-012).

Chair DEVINE opened the public hearing and called for the staff report. Senior Planner Myers presented the staff report, recommended approval, and invited questions of staff.

Commissioner CURTIS asked if there had been any construction started before this application. Ms. Myers replied that it was already a bar, with the same name (California Club), so it is a continuation of the existing use. The tenant must obtain a Tenant Improvement building permit, prior to any interior building work. No work has been done yet. Commissioner CURTIS expressed concern that this is not a similar situation to a recent project, where they had already broken ground before the application was approved. Ms. Myers stated that, with that project, they had broken ground; but

they had a grading permit, which allows that. She further explained that a grading permit is not subject to discretionary approval. In this case, there is no work being done.

Ms. Myers responded to a few additional questions from commissioners.

Chair DEVINE opened Public Comment. There being none, he then called for a motion.

Motion to adopt Resolution 2023-09.

RESULT:	APPROVED
MOVER:	NORRIS
SECONDER:	HAM
AYES:	NORRIS, HAM, DOUGLAS, DEVINE
NAYS:	CURTIS
ABSENT:	SANCHEZ

DIRECTOR'S COMMENTS:

Director Waters had no comments, but he invited questions.

Chair DEVINE requested status updates on:

- **The Kings-Tulare High-Speed Rail Authority regional station design presentation to Planning Commission and City Council.** Director Waters reported that he and Senior Planner Myers visited with the design team a couple of months ago regarding the design contract, and they communicate with them on at least a monthly basis. They are in the design process and will share information with City Council, and possibly Planning Commission, once they have something tangible to show.
- **City island annexations.** Director Waters replied that there was one remaining annexation (Island #4), which was just submitted. In addition, City Council directed staff to move forward with some additional annexations, south (expansion of the Industrial Park), northeast (to include the Heroes Park location), and four substantially surrounded areas. Quad-Knopf (QK) is working on that now.

Commissioner CURTIS asked how the Conditional Use Permit applications are approved. Director Waters explained that the applications are submitted to, and reviewed by, staff. Staff makes sure all the necessary documents have been provided, determines whether or not an environmental process needs to be completed concurrently, and prepares the recommendation. It then comes before Planning Commission for approval. Senior Planner Myers and Director Waters provided additional clarification.

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:

Chair DEVINE adjourned the meeting at 6:15 p.m.

Respectfully submitted,

Diana Black
Recording Secretary