



**Planning Commission Regular Meeting
Minutes**

**February 14, 2023 5:30 PM
Council Chambers
400 N. Douty St.**

CALL TO ORDER :

Chair Sanchez called the meeting to order at 5:30 p.m.

ROLL CALL:

Present:	Absent:
Planning Commissioner Dennis Ham Planning Commissioner Jacob Sanchez Planning Commissioner Gunther Norris Planning Commissioner Richard Douglas Planning Commissioner Martin Devine	

INVOCATION:

There was no 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.

There were no public comments.

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.

Chair SANCHEZ requested that Item B be pulled from the Consent Calendar, for separate consideration.

- A. Community Development: **TE0001-23**, a request to extend the life of Vesting Tentative Tract 928 Unit Four for 12 months. The project is located at the southeast corner of Fargo Avenue and

Centennial Drive (APN 009-030-158)

Motion to approve Item A.

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

B. Community Development: Approval of the Minutes of the January 24, 2023 Meeting

Motion to approve the minutes of the January 24, 2023 meeting.

RESULT: APPROVED
MOVER: DOUGLAS
SECONDER: DEVINE
AYES: DOUGLAS, DEVINE, NORRIS, HAM
ABSTAIN: SANCHEZ

GENERAL BUSINESS:

Senior Planner Myers (attended via Zoom) presented the staff report and invited questions of staff.

Commissioner HAM

- A. Community Development: **Scoping Meeting for Vesting Tentative Tract 938:** A request by DR Horton to subdivide approximately 95 acres into 457 single-family residences, a drainage retention basin, and a 5.82-acre park. The project is located east of 10 ½ Avenue between Hanford Armona Road and Houston Avenue (APN 011-440-015 and 011-440-014). The City of Hanford will be the Lead Agency and will prepare a focused Environmental Impact Report (EIR) for the proposed Lunaria Residential Development Project (TTM 938; Project).

Commissioner HAM had concerns about the accuracy and consistency of street names. He felt that the street flow will be hampered with the street layout shown, causing issues for first responders. He asked why air quality and hydrology are not addressed, and asked if the City would be able to provide water to so many homes.

In reply, Director Waters noted that the street names will be addressed on the final map, as street names on tentative maps are often just placeholders. He stated that the City does have the capacity to serve this subdivision.

Senior Planner Myers added that the traffic study will have an accurate and correct map.

Onan Champi, asked if any roads will connect to 10th Avenue. He asked if the developers are aware that he owns 80 acres in the area that are zoned I-H (Heavy Industrial)..

Ernie Escobedo, (from QK, representing DR Horton), stated that they have submitted an updated map with updated street names. They are aware of the 80 acres zoned I-H, and they can work with the owner, if needed. The project will not connect to 10th Avenue.

Commissioner HAM asked if Jordan Way will go through to the existing Jordan way. The answer was "Yes."

Commissioner NORRIS asked how this is being noticed to the public. Senior Planner Myer replied that it is on CEQANET, the City website, *The Hanford Sentinel*.

DIRECTOR'S COMMENTS :

Director Waters provided the following information:

- A new Planning Commissioner should be announced soon.
- The League of California Cities offers a three-day Planning Commissioners Academy. This year, the dates will be March 29-31. He encouraged them to contact staff if they would like to attend.

Commissioner DOUGLAS added that he attended a few years ago and found it to be very helpful and informative.

COMMISSIONERS' ITEMS OF INTEREST:

Commissioner DEVINE announced that he will be out of town sometime in May and June.

ADJOURNMENT:

Chair SANCHEZ adjourned the meeting at 5:53 p.m.

Respectfully Submitted,

Diana Black
Recording Secretary