



**Planning Commission Regular Meeting
Minutes**

**September 12, 2023 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

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

INVOCATION:

Pastor Abel Aguilar, New Hope Community Church

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 August 8, 2023 Meeting

Motion to approve the minutes of the August 8, 2023 meeting

RESULT:	Approved
MOVER:	CURTIS
SECONDER:	DOUGLAS
AYES:	CURTIS, DOUGLAS, NORRIS, DEVINE
NAYS:	NONE

ABSTAINS: NONE
ABSENT: HAM, SANCHEZ

PUBLIC HEARING:

A. Community Development: **Annexation 162:** A request to annex 12.17 acres into the City of Hanford from the Kings County jurisdiction.

Prezone No. 0001-23: A request to prezone the land proposed to be annexed as R-L-5 Low-Density Residential, in accordance with the General Plan designation for the territory, Low-Density Residential.

Tentative Tract 940 (Stonehaven): A request, by D.R. Horton, to subdivide the 12.17 acres proposed to be prezoned R-L-5 Low-Density Residential into 82 single-family residential lots.

Planned Unit Development No. 13-23: A request to deviate from the standards of the Hanford Municipal Code, in order to utilize the small lot provisions of Section 17.10.100 to allow:

1. Reduced lot sizes between 3,600 – 4,999 square feet
2. Reduced lot widths
3. Reduced lot depths
4. Reduced setbacks
5. Exception: No limitation on the width of the garage (standard regulation limits garage width to no more than 50% of the residence's frontage)

Location: The Project is located in the Hanford city limits in the City's southwestern portion. The project is located south of Hanford Armona Road, between 12th and 13th Avenues (APN011-040-030)

Chair DEVINE opened the public hearing and called for the staff report. Senior Planner Myers presented the staff report, noting corrections to Public Works Conditions of Approval on pages 74, 75, 124, and 125 of the agenda packet. Pages 74 and 124, "**Sewer Improvements**" 1: The last sentence will be deleted; 2. Refers to "A" Street, and will be corrected to "1st Street." Pages 75 and 125, "**Assessment District**" 1: Refers to "A" Street, and will be corrected to "1st Street." Director Waters added that, per City Council request, the Public Works Condition of Approval requiring the formation of a Community Facilities District (CFD) (pages 75 and 125) will be amended to include storm drain, streets, and public safety services. Resolutions 2023-27 and 2023-28 will be amended to include these corrections. Senior Planner Myers invited questions of staff.

Commissioner CURTIS:

- Is there an earthquake essential for these residences? Staff replied that building plans are reviewed for compliance with the California Building Code, which includes seismic standards.
- Will the current residence be removed? Ms. Myers: Yes.
- The Soil Map shows boundaries outside the parcel area. Is it just overdrawn? Ms. Myers: The soils test may have exceeded the boundaries, but the annexation includes only APN: 011-040-030.
- Could not read the note on page 507. Ms. Myers: This was a comment from the school district stating that the project area is within their most impacted school boundary. To mitigate the impact, the applicant pays a school impact fee. This is the only mechanism for addressing the impact.

There being no further comments, Chair DEVINE opened Public Comment:

IN FAVOR

Matthew Chavez, with D. R. Horton, thanked the Commission and staff, introduced his colleague, Melody Haigh, and the engineering/surveying team from Prost & Pritchard, all of whom were available to answer questions.

OPPOSE

None.

Chair DEVINE called for a motion.

Motion to recommend certification of Mitigated Negative Declaration No. 2023-95 for the project to the City Council.

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

Motion to adopt Resolution 2023-26, recommending approval of Prezone No. 0001-23 to the City Council

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

Motion to find that the proposed Annexation No. 162 is consistent with the Hanford General Plan Policies L15 and L17 and forward Annexation No 162 to the City Council, with a recommendation that an application be made to the Local Agency formation Commission (LAFCO) of Kings County..

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

Motion to adopt Resolution 2023-27, as amended, recommending approval of Tentative Tract 940 to the City Council

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

Motion to adopt Resolution 2023-28, as amended, recommending approval of Planned Unit Development 13-23 to the City Council.

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

DIRECTOR'S COMMENTS:

Director Waters reported that the city recently received a Sustainable Communities grant from Caltrans in the amount of \$650,000 (with matches totaled, closer to \$750,000). This will be land-use planning for the High Speed Rail station, to determine how to incorporate transit-oriented development in that area. The city should start working on the grant next week and will be issuing a press release soon. Some related items may be coming to the Planning Commission in the near future.

Commissioner CURTIS asked if the Commission would be receiving a status update on the High Speed Rail. Director Waters stated that staff meets with High Speed Rail on a semi-regular basis, and they have provided some updates. They have hired an architectural firm to work on the station design, and they have been working closely

with the city in identifying where utilities are and what the road network in that area might look like. Commissioner CURTIS mentioned that he heard they will be starting on the Hwy 198 overpass soon. Director Waters had also heard that.

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 CURTIS asked about the project that was continued from the August 8, 2023 meeting. City Attorney Mizote replied that it was continued, but not to a date certain. It is still open.

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 6:00 p.m.

Respectfully submitted,

Diana Black
Recording Secretary