



Planning Commission Regular Meeting Minutes

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

ROLL CALL:

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

Present:	Absent:
CURTIS HAM DOUGLAS NORRIS DEVINE	None

INVOCATION:

Diana Black gave the invocation.

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.

Because staff was recommending continuation of the agendaized public hearing, comments were allowed during this portion of the meeting. All speakers were residents of Kings Road.

Danny Garcia: He stated that he lives on the northeast corner of Claridge and Kings Road, so his home is affected most. He asked if the Commissioners would approve the project if it were in their neighborhood and expressed frustration with the push to put low-income housing everywhere.

Mark Sherman: Referred to a fencing issue with the proposed subdivision that would place two backyards behind each Kings Road backyard. He visited a subdivision in Armona by the same developer, and the developer provided a block wall in that subdivision. He felt that if the developer provided something like that, the project would be more viable. He tried to look for Strada Construction's contractor's license and only found one that had expired years ago. Neither Daniel Bailey nor Marlene Bailey were named on the license. He questioned some of the references in the report, as they were outdated.

Bethel Curtis: Shared Mr. Sherman's concerns, but added that this was probably the best of the plans

submitted for this project. She felt that the sidewalks should stop in the new subdivision and not come to the end of the Kings Road yards. Asked if Kings Road residents will be compensated if the project is built to their property?

Howard Smith: Stated that he and his neighbors have become used to no sidewalks and a nice country lifestyle. The area of the proposed project was originally supposed to be an addition to Kings Road and was zoned R-20. Kings Road has a 26-foot-wide roadway. He felt that this project needs a 45-foot-wide roadway, to allow for cars parked on both sides of the street and two lanes in the middle. He asked if the site could be returned to R-20 or R-16 zoning, with higher-dollar homes. A 14-foot fence is proposed by the railroad tracks. These tracks are elevated six feet, which would leave an eight-foot wall. He was concerned for the safety of children going to and from Simas Elementary School.

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 October 24, 2023 Meeting

Motion to approve the Consent Calendar.

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

PUBLIC HEARING:

- A. Community Development: **PROJECT: Mitigated Negative Declaration No. 2020-54:** A request to certify that the proposed projects will not have a significant effect on the environment with the incorporation of mitigation measures. **Tentative Tract 930:** A request to subdivide a 14.86-acre property into 55 single-family residential lots with a Planned Unit Development overlay in the R-L-8 Low-Density Residential zone district. **Planned Unit Development No. 2020-01:** A request to allow deviations from the standards of the R-L-8 Low-Density Residential zone district for a single-family residential subdivision. Deviations include reduced lot sizes from 8,000 square feet to 7,443 square feet for Lots 13-23 and 40 and reduced lot depths from 95 feet to 93 feet. **Variance No. 2021-01:** A request to deviate from the standards of the Hanford Municipal Code, in order to permit a 14-foot sound wall, in order to reduce noise impacts for a planned residential development. **Location:** The project is located north of Grangeville Boulevard, west of the railroad tracks, east of Kings Road (APN 008-410-043).
Staff recommends continuance of the item to November 28, 2023.

Senior Planner Myers noted that there were several items to be addressed in the environmental document, and staff recommended continuing the public hearing to November 28, 2023. As this is a date certain, no re-noticing would be required.

In response to questions during the Public Comment portion of the meeting, Commissioner HAM stated that the Commissioners had not seen the revised proposal to which the commentors referred. Ms. Myers clarified that the Commissioners had seen the first two proposals, but they had not seen this revision.

Motion to continue the public hearing to November 28, 2023.

RESULT: (UNANIMOUS)
MOVER: HAM
SECONDER: NORRIS

AYES: HAM, NORRIS, CURTIS, DOUGLAS, DEVINE

DIRECTOR'S COMMENTS:

Director Waters referred to a flyer he had distributed to the Commissioners prior to the meeting and encouraged the Commissioners to make people aware of openings on the City's commissions.

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).

Alternate Commissioner CURTIS announced that he had notified the City Clerk of his interest in filling the regular Planning Commissioner position vacated by Jacob Sanchez. He was notified that there will be a recommendation to the Council to appoint him to the position.

Commissioner HAM asked what the new building on Sixth Street is going to be. Ms. Myers was unsure but thought it was a shop.

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 5:55 p.m.

Respectfully submitted,

Diana Black
Recording Secretary