



**Planning Commission Regular Meeting
Minutes**

**February 13, 2024 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

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

Present:	Absent:
CURTIS DEVINE DOUGLAS HAM NORRIS	NONE

INVOCATION:

Cody Johnson, Youth Pastor, Glad Tidings Church

FLAG SALUTE:

Chair NORRIS 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.

Vice-Chair HAM requested that Item B be pulled from the Consent Calendar for separate consideration.

A. Community Development: Minutes of the January 23, 2024 Meeting

Motion to approve the minutes of the January 23, 2024 meeting.

RESULT: (UNANIMOUS)

MOVER: DOUGLAS
SECONDER: CURTIS
AYES: DOUGLAS, CURTIS, DEVINE, HAM, NORRIS

B. Community Development: Time Extension No. 0003-24, a request to extend the life of Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 for one year.

Vice-Chair HAM asked how many time extensions are allowed for a Conditional Use Permit. Associate Planner Manha replied that three time extensions are allowed, and this is the third/last one for this project.

Motion to approve Time Extension No. 0003-24.

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

PUBLIC HEARING:

A. Community Development: Conditional Use Permit No. 0018-23, a request to construct a 70-stall off-site parking facility for KART Transit Station in the MX-D Downtown Mixed Use zone district. The project is located at 208, 214, and 216 East Eighth Street, north of Eighth Street, between Harris and Brown Streets (APNs 010-275-009, -010, and 011).

Chair NORRIS opened the public hearing and called for the staff report.

Director Waters presented the staff report, recommended approval, and invited questions of staff.

Vice-Chair HAM:

- He noted that the alleyway to the north appeared to be blocked off, with only one entrance to the parking lot. Will there be a way to prevent access to the parking facility from the alleyway? Director Waters: Would have to confirm, but he believed there would be a barrier.
- Will there be a fee for the vehicle charging stations? Director Waters: There will be a cost-recovery fee.
- Will there be an issue with tall vehicles parking under the solar carports? Director Waters: Not sure that the solar carport is related to the EV stations, but staff will review the height of structures during plan check for compliance with the building codes.
- Is this a public or private parking lot? Who will be responsible for cleaning and maintenance of the facility? Director Waters: It is not a City-owned facility, so it will be the responsibility of the owners. He deferred to Angie Dow, Executive Director, Kings County Area Public Transit Agency (KART), to address additional questions.

Ms. Dow stated that the electrical vehicle chargers are ChargePoint chargers. They have a formula to recoup the cost, so stations will be affordable, but there will not be a cost to the agency. The lot will be open to the public, with no parking fee. It is owned by the agency, and they will be required to keep the facility in good repair at all times. Federal funds are involved, and every three years, the parking facility will be inspected for compliance with requirements. She further explained the maintenance process. Solar will not be added for probably another five years. There will be trees and landscaping. She added that, to the best of her recollection, there will be fencing between the parking facility and the alley to the north and fencing on the west side.

Vice-Chair HAM: If there is a problem with people camping in the parking facility, how will that be handled? Director Waters: People can contact the police department or Code Compliance.

Comissioner CURTIS:

- Is this location right behind the former car dealership? Director Waters: No, it is directly across the street.
- How long will it take to complete this project? Director Waters: That is outside the scope of Planning Commission review. Ms. Dow: There is a six-month construction schedule for the parking facility. The transit center has an 18-month construction schedule. They are already behind, due to rain and other issues. There are typically one- to

two-month extensions on these schedules. The parking facility should be completed within six months of the contract being awarded to the contractor. The EV chargers are being installed by Southern California Edison, and they have been working on their part of the project for over a year. Once that is completed, the agency hopes to have everything completed and operating as a public parking facility within six months.

Commissioner DOUGLAS: He was very glad to see this project happening. What will be going in at the previous location? Ms. Dow: The agency is looking for a commercial real estate agent to sell the former facility. If they cannot sell it by July 2025, they plan to rent it affordably to a non-profit, so they can maintain occupancy.

Commissioner DEVINE: Does the City have first right of refusal to the property? Ms. Dow: The City declined first right of refusal.

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

Motion to adopt Resolution 2024-02, approving Conditional Use Permit No. 0018-23.

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

DIRECTOR'S COMMENTS:

None.

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).

Chair NORRIS asked if there was an update on the appointing of an alternate Planning Commissioner. Director Waters replied that applications have been received, and the mayor will make a recommendation to City Council.

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 NORRIS adjourned the meeting at 5:50 p.m.

Respectfully submitted,

Diana Black, Recording Secretary

