Planning Commission Regular Meeting
Minutes
March 12, 2024 5:30 PM
Council Chambers
400 N. Douty St.

ROLL CALL:

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

Present:	Absent:
CURTIS DOUGLAS DEVINE	Chair NORRIS Vice-Chair HAM

INVOCATION:

Rev. Abel Aguilar, Lead Pastor, New Hope Community Church

FLAG SALUTE:

Commissioner 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 February 13, 2024 Meeting

Motion to approve the minutes of the February 13, 2024 meeting.

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

PUBLIC HEARING:

A. Community Development: Variance No. 0015-24: A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070, in order to reduce the rear-yard setback, as prescribed by the Live Oak Master Plan, from 20 feet to 16 feet and nine inches for a two-story home. The variance pertains to 1505 S. Barberry Place, Lot 47 of Tract 881. The overall site APN is 011-110-052.

Commissioner 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. There being no questions, Commissioner DEVINE then opened Public Comment. There were no comments. Commissioner DEVINE called for a motion.

Motion to adopt Resolution No. 2024-04, approving Variance No. 0015-24.

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

DIRECTOR'S COMMENTS:

Director Waters reported that staff is working on the Regional Housing Element, trying to determine if the Regional Housing Needs Assessment (RHNA)-assigned numbers will result in the need to annex additional land into the City. It is likely that future annexations will be required, if the inventory cannot be accommodated in the existing City limits. The state-imposed deadline to complete the required annexation is January 2025. Commissioner DEVINE asked if the state is requiring the City to add a specific number of houses. Director Waters replied that the requirement is for available space for a certain number of homes. The specific number is in the thousands. Commissioner DEVINE stated that he had heard a question about putting a moratorium on growth. He asked Director Waters to address that issue. Director Waters explained that the state has assigned the City a number of homes for which space must be made available. The City must have a certified housing element and map showing that we do have the required space. If the City does not meet those requirements, the result could be a loss of funding for certain projects. He mentioned that some cities have tried to limit growth by making it difficult for developers, and the state has cracked down on that. Cities have been sued by the state and have lost. He confirmed that if the City of Hanford tried to impose a growth moratorium, there would be lawsuits. Commissioner DEVINE then mentioned that the city of Cambria has a growth moratorium, due to a lack of water in their region. Mr. Waters clarified that Cambria is unincorporated. The California Coastal Commission has purview over them; and they cannot support additional housing, due to a lack water. Director Waters confirmed that, per the current Municipal Services Report, Hanford does have sufficient water, and all municipal services, to accommodate additional growth. Commissioner CURTIS asked what area(s) might be annexed, due to the RHNA assignments. Director Waters replied that he and Senior Planner Myers will be looking at that this week. Staff has not yet identified any specific locations. However, looking at the General Plan map, there is more space to the east than there is to the west. Commissioner CURTIS asked if this includes the county islands that were recently annexed. Director Waters explained that those County islands have already been annexed. This would be a new annexation(s), if determined to be required.

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:

Inquiries regarding construction projects:

- Apartment complex between Campus Drive and 11th Avenue, on Seventh Street. Is that low-income housing? Director Waters: As far as we know, the developer plans to rent those at market rate.
- Apartments behind Target on Mall Drive--How many units? Also market rate? Senior Planner Myers replied that she thought it was 100 units, and they did not apply for any density bonuses, so it would be market rate.

- New building next to *The Hanford Sentinel* on Sixth Street--Staff: If that is Brown and Sixth Streets, it is a car repair or service station business.
- Remodel next to The Plunge--Director Waters: That is a City-owned property, and they are currently repairing the parking lot. There is a lease-agreement with a new business.
- On Eighth Street, by Burger King, across from Wells Fargo's parking lot area--Staff: That is Valley Strong Credit Union.

Director Waters invited Commissioner CURTIS to call or email staff with any future questions regarding new construction projects.

Commissioner CURTIS asked about a letter he and the other Commissioners received. Director Waters stated that our office received the letters addressed to the Commissioners, and we forwarded the letters to them.

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.

Commissioner DEVINE adjourned the meeting at 5:54 p.m.

Respectfully submitted,

Diana Black
Recording Secretary