



**Planning Commission Regular Meeting
Minutes**

**April 9, 2024 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
CURTIS DEVINE DOUGLAS HAM	NORRIS

INVOCATION:

Diana Black led the invocation.

FLAG SALUTE:

Vice-chair HAM 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 March 26, 2024 Meeting

Motion to approve the minutes of the March 26, 2024 meeting.

RESULT: (UNANIMOUS)
MOVER: DEVINE
SECONDER: CURTIS
AYES: DEVINE, CURTIS, DOUGLAS, HAM
ABSTAIN: NONE

ABSENT: NORRIS

PUBLIC HEARING:

- A. Community Development: Conditional Use Permit No. 0029-24: a request by the Kings Community Action Organization (KCAO) to amend their original conditional use permit in order increase the number of classrooms, staff, and children on site at the Clay Center in the R-M Medium Density Residential zone district. The project is located at 302 E. Tenth St. (APN 010-224-023).

Vice-chair HAM opened the public hearing and called for the staff report. Associate Planner Manha presented the staff report, recommended approval, and invited questions of staff.

Commissioner CURTIS asked how long it would be before the proposed additions would be in operation. Brenna Mitchell, with the architectural firm for the project, stated that they have completed the bid process and are in the notice-of-award stage. The next stages will be construction drawings and City approval, then construction will begin.

Vice-chair HAM:

- Noted that solar panels are being removed and asked if they will be adding solar panels. Mr. Manha replied that solar panels were not part of the site plan review submittal, but they could add them, with approved building permits.
- Inquired about the Public Works condition to relocate trash enclosure. Mr. Manha reviewed the trash enclosure requirement and confirmed that this is a condition of approval for the project.

There being no further questions, Vice-chair HAM opened Public Comment:

IN FAVOR

- Brenna Mitchell was in favor of the project.
- Michelle Dove, Child Development Director in charge of all campuses in Kings County, stated that they want to open an infant/toddler full-day class and have some classrooms for more three-year-olds. Commissioner DOUGLAS asked how long they have been at this location. She replied that it has been a little over 10 years. She added that they usually have a wait list because of the area and the Head Start poverty guidelines and State income guidelines for Department of Social Services.

OPPOSED - None

There being no further comments, Vice-chair HAM closed the public hearing and called for a motion:

Motion to adopt Resolution No. 2024-06, approving Conditional Use Permit No. 0029-24.

RESULT: (UNANIMOUS)
MOVER: DOUGLAS
SECONDER: DEVINE
AYES: DOUGLAS, DEVINE, CURTIS, HAM
ABSTAIN: NONE
ABSENT: NORRIS

DIRECTOR'S COMMENTS:

Director Waters: The City received a grant from Caltrans for some transit-oriented development planning around the High Speed Rail station along with some planning associated with the proposed Cross Valley Corridor Rail System. The RFP for consulting services will be circulated this week. The City hopes to have a contract this summer. We will

be doing public outreach, and this will come before the Planning Commission to discuss it further.

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 where the High Speed Rail will be located. Director Waters replied that it will be an elevated station, just north of Highway 198 and south of the Cross Valley Corridor Rail Station.
- Vice-chair HAM stated that he had seen a Kings County Sherriff's office notice that on April 11-18, a company will be flying drones somewhere in the County from 400-3,000 feet. He noted that 3,000 feet is very high for a drone, without special FAA approval. He asked Director Waters if he knew anything about this. Director Waters replied that he was not sure what that was and was not aware of it.

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.

Vice-chair HAM adjourned the meeting at 5:46 p.m.

Repectfully submitted,

Diana Black
Recording Secretary