



**Planning Commission Regular Meeting
Minutes**

**May 14, 2024 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
CURTIS	NONE
DEVINE	
DOUGLAS	
HAM	
NORRIS	

INVOCATION:

Pastor Thomas King, New Testament Baptist Church, led the invocation.

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.

PUBLIC HEARING:

- A. Community Development: **Tentative Parcel Map No. 0004-24**, a request to subdivide two parcels, totaling 38,332 sq. ft. (0.88 acres) into three parcels, Parcel A: 5,789 sq. ft., Parcel B – 9,103 sq. ft., and Parcel C – 11,954 sq. ft., in the R-L-5 Low-Density Residential zone district and utilize Section 17.50.210 to apply concessions to an affordable housing development. The property is located north and west of Parkside Drive, south of Woodland Drive (APN 011-100-065 and 011-100-066).

Chair NORRIS opened the public hearing and called for the staff report. Senior Planner Myers presented the staff report, recommended approval, and invited questions of staff.

Commissioner HAM:

- Why was the name "Apple Circle" chosen, since most street names in the development are types of peaches?
- Is Lot D a dryscape?
- Between Lots C and D and between Lots A and B, there is a sharp triangle that would be difficult to maintain. He suggested the lot lines be rotated to eliminate the triangles.
- Lot frontages: Lot B's frontage is 115', Lot A's is 112', Lot C has a very narrow frontage of 63'. Is that sufficient?
- Google Earth shows a "no-man's land" in the top left corner of the map.
- He indicated the location of an existing walkway (and possibly another one) and noted that they would need to be removed, because of the way the houses will be built.
- Are there any parking restrictions?

Senior Planner Myers:

- The building official reviewed the street name "Apple Circle" and did not have an issue with it.
- Parcel D is a remnant, not an actual parcel.
- Lot C's 63' frontage exceeds the lot-frontage requirement of 40'. She was not sure about the reasoning of the angles. Director Waters then stated that there was nothing that did not conform with the municipal code.
- The applicant is recording two lot line adjustments to address the issue of the "no-man's land."
- The walkways are recreational easements that were approved during a time when there was access to the pool. The City does not have jurisdiction to abandon the walkways. That would be up to the individual homeowners.
- Regarding parking restrictions, the fire department listed "No Parking - Fire Lane" (red curb) as a Condition of Approval.

Commissioner CURTIS:

- Will Apple Circle be the complete entrance/exit for the homeowners? Ms. Myers: Lot A will access their parcel on Parkside Drive with a driveway. Everyone else will access theirs through the circle with their driveways. Director Waters added that they all meet the setbacks and other requirements.
- How long will this project take before it is ready for homeowners to move in? Ms. Myers: The developer is eager to begin, but the City does not have an enforceable timeline for completion. They are required to have the final map completed within 18 months.

Commissioner DEVINE asked if the red-curb condition would be required throughout the entire circle. Ms. Myers replied that she was not sure if it applies to the entire subdivision or not.

City Attorney Mizote referred to the "Findings" presentation slide and stressed to the Commissioners that this project requires some density bonus concessions in order to go forward. Pursuant to the Government Code, the project is entitled to these concessions, unless one of these four items exists. There must be substantial evidence, on the record, of one of these items existing in order for the Commission to say that a development concession will not be granted in this particular case. He advised the Commission to consider this project with special emphasis on these four factors.

Chair NORRIS opened Public Comment.

IN FAVOR

- Cheyne Strawn, resident of Parkside Drive - In favor of the project, but expressed concerns about the homeless issues and amount of trash now on the property. He requested a condition of approval of the project would be that the site be cleaned and the homeless man living there be removed.
- Jordan Arnold (on behalf of his roommates and himself), Parkside Drive - He echoed Mr. Strawn's concerns regarding the homeless (also mentioned crime issues) and feels that this project will help alleviate those issues.
- Art Brieno, Hanford resident - Felt that the radius would be too tight for a garbage truck to navigate. Suggested that a deed change be prepared to resolve the issue of the walkways and determining to which property owner

they would belong.

- Chet Agler, lifelong Parkside resident - Stated that the park has been in limbo for decades. He is very happy with the project and thinks Apple Circle is a great name. The trash is a big issue, and he just wants it to be cleaned up and fenced off.
- Betsy McGovern Garcia, Vice-President of Self-Help Enterprises and Director of Real Estate Development, addressed comments. She agreed with the residents' concerns and apologized that it has taken so long to get the project going. She explained several challenges they encountered in designing the project: large power pole on the property, discovery that all the neighbors' fences were encroaching onto the property, clean-ups to legal descriptions, lot line adjustments. She also mentioned that the single-family market was upside down, and the project was going to cost them more than they would be able to sell the homes for. They now have their financing and are ready to go, but their map had expired. She stated that their contractor will immediately begin clearing out the property and fencing the entire property. Then they will begin demolition of the pool. She introduced the project manager, Nathaniel, who will be available to provide any support needed. They hope to commence construction on the homes no later than July 1. They are in final review for the lot line adjustments and the final improvement plans. Regarding parking restrictions, Ms. Garcia stated that they will work with Public Works and Fire Departments and will take care of whatever red curb and striping matters. With the lot shapes, they tried to follow some kind of logic for the homeowners, so as not to create odd pockets. Regarding the street name of Apple Circle, they are willing to change that.

OPPOSED

NONE

Chair NORRIS closed Public Comment and offered the Commissioners an opportunity to ask questions of Ms. Garcia and thanked her for answering questions.

Commissioner DEVINE commented that he was glad to see this project moving forward.

Motion to adopt Resolution No. 2024-08, approving Tentative Parcel Map No. 0004-24.

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

DIRECTOR'S COMMENTS:

Director Waters reported that the City recently received five proposals for the Transit-Oriented Development by High Speed Rail and will be going through the scoring process soon. We hope to have a consultant on board by June. Then, we will begin the outreach process, and we hope to make the Planning Commission part of 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 if these future meetings [re: Transit-Oriented Development] will be in town or out of town. Director Waters replied that they will be City meetings, so they will be in town.

Commissioner DEVINE asked if City Council has appointed a new Alternate Commissioner yet. Director Waters stated that there have been some interviews, but he was not sure if they were for Planning Commission. He will check on that.

Chair NORRIS shared that he bought a City shirt and encouraged the Commissioners to contact Brian Johnson if they were interested in purchasing one.

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 6:05 p.m.

Respectfully submitted,

Diana Black
Recording Secretary