



**Planning Commission Regular Meeting
Minutes**

**June 25, 2024 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
NELSON	NONE
CURTIS	
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: 04/23/24 Minutes

B. Community Development: 05/14/24 Minutes

Motion to approve the Consent Calendar.

RESULT: (UNANIMOUS)
MOVER: HAM
SECONDER: CURTIS
AYES: HAM, CURTIS, NELSON, DOUGLAS, NORRIS
NOES: NONE
ABSTAIN: NONE

GENERAL BUSINESS:

- A. Community Development: Finding of General Plan Consistency for the declaration of surplus and disposition of real city property for a single-family residence located at 1074 W. Jordan Way. The property is located south of San Madina Court, west of Jordan Way (APN 011-450-011-000).

Chair NORRIS called for the staff report.

Senior Planner Myers presented the staff report and recommended that the Planning Commission find that the declaration of the property as surplus and disposition of the property for residential development is consistent with the 2035 General Plan, adopted April 24, 2017, in accordance with Government Code Section 65402.

Vice-Chair HAM asked if the foreclosure was due to the purchase of the property through the First-Time Homebuyers Program. City Attorney Mizote was not sure if it was the First-Time Homebuyers Program, but it was a City program.

There being no further questions, Chair NORRIS called for a motion.

Motion to find the declaration of surplus and disposition of the property, totaling 6,072 square feet, located at 1074 Jordan Way, APN 011-450-011, is consistent with the General Plan, adopted April 24, 2017, in accordance with Government Code Section 65402.

RESULT: (UNANIMOUS)
MOVER: HAM
SECONDER: DOUGLAS
AYES: HAM, DOUGLAS, NELSON, CURTIS, NORRIS
NOES: NONE
ABSTAIN: NONE

- B. Community Development: Finding of Conformity for Road Abandonment No. 2018-01 Amendment No. 1, a proposal to amend Road Abandonment No. 1 to include a 1,289 square-foot portion into the initial abandonment of the former East Lacey Boulevard, west of State Highway 43 and a finding of ambiguity clarification pertaining to the land use and zoning on the abandoned property and adjacent property formed.

Chair NORRIS called for the staff report.

Senior Planner Myers presented the staff report, recommended approval of the resolution, and invited questions of staff.

- Vice-chair HAM asked who would get the abandonment. Ms. Myers replied, and City Attorney Mizote confirmed, that it would go to 198/43 Pinnacle, as part of the shopping center.
- Commissioner CURTIS asked about a portion that was not filled in on the map. Ms. Myers replied that it is a right-of-way and is the portion for which staff is requesting a finding for clarification of ambiguity, because there is not a designation for right-of-way. The recommendation is to zone it consistent with the surrounding property.

There being no further questions, Chair NORRIS called for a motion.

Motion to adopt Resolution No. 2024-10.

RESULT: (UNANIMOUS)

MOVER:	DOUGLAS
SECONDER:	CURTIS
AYES:	DOUGLAS, CURTIS, NELSON, HAM, NORRIS
NOES:	NONE
ABSTAIN:	NONE

- C. Community Development: Roadway Abandonment No. 0001-23, a request by QK on behalf of St. Brigid's Church (Roman Catholic Bishop of Fresno), to abandon approximately 2,551 square feet of alleyway located north of Florinda Street, between parcels located on Douty Street and Harris Street. The recommendation also includes a finding of ambiguity clarification pertaining to the land use and zoning on abandoned property.

Chair NORRIS called for the staff report.

Senior Planner Myers presented the staff report, recommended approval, and invited questions of staff.

- Vice-chair HAM asked if the division of the alleyway will create new APNs. Ms. Myers replied that a portion of the alleyway will be merged into the church property, and the other portion will be merged into the hospital property. City Attorney Mizote replied that he believed the County would assign new parcel numbers.
- Commissioner CURTIS asked how the abandoned property would affect the church members and hospital staff/visitors who use the alleyway. Ms. Myers (indicating on the map) replied that it will remain open, and they can continue to use it. The City will not be maintaining it, since it is used almost exclusively by the church and the hospital. He then asked if PG&E followed up regarding a possible gas transmission pipeline in the area. Ms. Myers stated that they did not, and they typically do not respond if they have no issues with a project.

There being no further questions, Chair NORRIS called for a motion.

Motion to adopt Resolution No. 2024-09, recommending approval of Roadway Abandonment No. 0001-23 to the City Council.

RESULT:	(UNANIMOUS)
MOVER:	DOUGLAS
SECONDER:	HAM
AYES:	DOUGLAS, HAM, NELSON, CURTIS, NORRIS
NOES:	NONE
ABSTAIN:	NONE

PUBLIC HEARING:

None.

DIRECTOR'S COMMENTS:

In Director Waters' absence, Senior Planner Myers stated that, as previously mentioned, the City received a grant for station-area planning near the High Speed Rail station. A consultant has been selected, and that will be going to City Council on July 2. At some point, there will be a meeting with Planning Commission (possibly a joint meeting with City Council).

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 DOUGLAS shared that he attended a meet-and-greet with the civil grand jury on June 5, at their invitation. He felt it was a good experience and encouraged the Commissioners to take advantage of the opportunity.

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 6:01 p.m.

Respectfully submitted,

Diana Black
Recording Secretary