



**Planning Commission Regular Meeting
Minutes**

**July 23, 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:
MAREZ NELSON DOUGLAS HAM NORRIS	CURTIS

INVOCATION:

Diana Black 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.

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 July 9, 2024 Meeting

Motion to approve the minutes of the July 9, 2024 meeting.

RESULT: (UNANIMOUS)
MOVER: HAM
SECONDER: NELSON

AYES: HAM, NELSON, MAREZ, DOUGLAS, NORRIS
ABSENT: CURTIS

PUBLIC HEARING:

- A. Community Development: Variance No. 0016-24, a request to deviate from the standards of the Hanford Municipal Code Section 17.60.070(B), in order to locate a restaurant with a drive-thru pick-up window, Robertito's, on a parcel with a size less than one-half (½) acre in the MX-C Corridor Mixed Use zone district. The project is located at the northwest corner of Silverado Street and S. 11th Avenue (APN 012-370-001).

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

Associate Planner Mark Manha presented the staff report, recommended approval, and invited questions of staff:

Vice-Chair HAM asked what the hours of operation will be. Associate Planner Manha replied that they plan to be open 24/7.

Chair NORRIS asked if Robertito's is a chain. Mr. Manha replied that have about 15 restaurants.

Chair NORRIS opened Public Comment:

IN FAVOR

Lando and Seth Ramirez, of Ramirez Land Plan, representing the Dominguez family (owners). Lando Ramirez stated that Robertito's is a family-owned business, and they are expanding in the Central Valley. There are several locations in Fresno. This is the new prototype--the first stand-alone, with patio and drive-thru. He thanked staff for working with them on this project, and he invited any questions.

Onan Champi, Hanford resident, congratulated the applicants on the project and for coming to Hanford. He encouraged approval of the project.

OPPOSED

None.

Chair NORRIS called for a motion.

Motion to adopt Resolution No. 2024-15, approving Variance No. 0016-24.

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

DIRECTOR'S COMMENTS:

Director Waters announced an upcoming Joint Meeting of the City Council and the Planning Commission on Tuesday, August 27, at 4:00 p.m., in the Council Chambers. The purpose of the meeting is to receive public comments and consider the submittal of the draft countywide Housing Element to HCD for review. Although only City Council will take action(s), Planning Commission will be able to ask questions. He explained the approval process and encouraged the Commissioners to attend, if possible.

Vice-Chair HAM asked if the Commissioners will receive a packet. Director Waters replied that the packet was posted to the Planning page of the City website today, and it will be posted to the home page tomorrow, under "Current Projects."

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).

Vice-Chair HAM mentioned that there is a new barbecue restaurant, The Hog Pit, at 11th Avenue and Seventh Street, near IHOP. He was eating at a restaurant across the street and noticed that the new restaurant had outdoor dining, the area was fenced off, and they were playing very loud music. He asked what the requirements are in that situation. Director Waters replied that the music would have to comply with the Municipal Code noise ordinance, and an outdoor dining permit is required from Planning.

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 5:45 p.m.