



**Planning Commission Regular Meeting
Minutes**

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

ROLL CALL:

Present:	Absent:
COMMISSIONER NELSON	NONE
COMMISSIONER CURTIS	
COMMISSIONER DOUGLAS	
VICE-CHAIR HAM	
CHAIR NORRIS	
ALTERNATE COMMISSIONER MAREZ	

INVOCATION:

Rev. Bardo Aguilar, New Hope Community 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.

City Councilmember (and former Planning Commissioner) Martin Devine thanked the Commissioners for their work and appreciated his time on the Commission.

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 June 25, 2024 Minutes

Motion to approve the Consent Calendar.

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

PUBLIC HEARING:

- A. Community Development: PROJECT: General Plan Amendment No. 0001-23: a request to change the general plan designation from Neighborhood Commercial to Neighborhood Mixed Use on 5-acres. Rezone No. 0001-23: a request to change the zoning from C-N Neighborhood Commercial to MX-N Neighborhood Mixed Use on a 5-acre site with a Planned Unit Development overlay. Planned Unit Development No. 0036-24: a request to allow cross-access, shared driveways, and application of mixed-use standards to permit a vertical mixed-use development. Variance No. 0009-23: a request to deviate from the standards of Section 17.24.130 of the Hanford Municipal Code, to eliminate the block wall requirement between an existing apartment complex and a proposed apartment complex and provide a slated chain link fencing between the proposed apartment complex and a City basin. The Project site is located northwest of the intersection of Grangeville Boulevard and Centennial Drive in the City of Hanford, Kings County, California (APN) 009-030-142. The project requires recommendation of certification of Mitigated Negative Declaration No. 2024-57 (SCH# 2024050798) for the project to the City Council, demonstrating the project will have a less than significant impact on the environment with the incorporation of mitigation measures.

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.

Vice-Chair HAM, referring to the lower section of the map on page 17 of the agenda packet, asked if that was the proposed commercial area. Ms. Myers replied that it is the commercial section and will be Phase 2 of the project. He also had a question about the Mitigation Monitoring and Reporting Program information. Ms. Myers replied that it is formatted differently, but the information is the same.

Commissioner CURTIS:

- Asked why the General Plan map for the area and the agenda packet map color are not the same. Ms. Myers: They are different maps for different processes, and she explained the difference between General Plan density and what is shown on the packet map.
- Will this be low-income housing? Ms. Myers: It will be market-value.
- Is this just apartments, or will there be single-family homes? Ms. Myers: It will be all apartments.

Chair NORRIS opened Public Comment:

IN FAVOR

Scott Vincent, designer for the project, noted that the owners and the preparer were in attendance. He noted that the project location makes for good neighbors. They do not have a tenant yet for the commercial portion, and that is why they declared Phase 2. He also confirmed that the apartments will be market rate.

Commissioner CURTIS asked if they have a timeframe for completion of the project. Mr. Vincent replied that it could be

this fall, depending on the weather.

OPPOSED
None.

There being no further questions or comments, Chair NORRIS closed Public Comment and the public hearing and called for a motion.

Motion to recommend certification of Mitigated Negative Declaration No. 2024-57 (SCH# 2024050798) for the project to City Council.

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

Motion to adopt Resolution NO. 2024-11, recommending approval of General Plan Amendment No. 0001-23 to the City Council.

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

Motion to adopt Resolution No. 2024-12, recommending approval of Rezone No. 0001-23 to the City Council.

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

Motion to adopt Resolution 2024-13, recommending approval of Planned Unit Development No. 0036-24 to the City Council.

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

Motion to adopt Resolution 2024-14, recommending approval of Variance No. 0009-23 to the City Council.

RESULT: (UNANIMOUS)
MOVER: CURTIS
SECONDER: NELSON
AYES: CURTIS, NELSON, DOUGLAS, HAM, NORRIS

GENERAL BUSINESS:

A. Community Development: Presentation on the Roles and Responsibilities of the Hanford Planning Commission

Director Waters provided an overview of the roles and responsibilities of the Planning Commission, with emphasis on what is, and what is not, in the purview of the Commission.

Senior Planner Myers added that the City cannot stop growth. We provide reports to the State Housing & Community

Development Department (HCD) annually, showing each stage of the process. Staff is dedicated to providing that information to the State. She also reminded the Commissioners that if they vote against a project for which staff has been able to make the findings, they must explain why a finding(s) cannot be made.

City Attorney Mizote stressed the importance of the findings, stating that they are all found in the laws--the Hanford Municipal Code or the Government Code. He stated that, if everything in the agenda packet supports the findings, the applicant is entitled to approval of the project. If the Planning Commission votes "No", they must include in the motion the reason why it does not meet the findings. If they vote "No" and it does meet the findings, it could open the City up to challenge or litigation by the applicant.

Mr. Mizote also strongly cautioned the Commissioners against questioning whether or not a multi-family project will be affordable housing. Whether it is or is not affordable housing is not a basis of approval. Director Waters added if HCD sees that the City has not approved any affordable housing, they will check to see why.

Vice-Chair HAM stated he thought there was going to be a Planning Commissioner's Handbook, similar to the City Council Handbook. Director Waters replied that he is not sure where that is in the process but will check on it.

Commissioner CURTIS heard there was a new law that speeds up the process of building new homes. Director Waters referred to Accessory Dwelling Units (ADUs) as an example. The state passed several laws that require cities to approve ADUs within a certain time limit. He added that new laws are being added continually, to provide greater opportunity for houses to be built.

Chair NORRIS mentioned that a developer has to be available to come in and build it.

Director Waters stated that the Planning Commission will see the Housing Element, and HCD is really scrutinizing Housing Elements.

DIRECTOR'S COMMENTS:

Commissioner CURTIS asked if there any updates regarding the High Speed Rail project. Director Waters announced that the City has selected a consultant for the Transit-Oriented Development project near the High Speed Rail. There will be some meetings, probably also with the Planning Commission. High Speed Rail will be involved in the process.

Commissioner DOUGLAS thanked Director Waters for the information, adding that staff has always been available to answer his calls.

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).

None.

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 6:30 p.m.

Respectfully submitted,

Diana Black
Recording Secretary