



**Planning Commission Regular Meeting
Minutes**

**August 27, 2024 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
CURTIS	NELSON
DOUGLAS	MAREZ
HAM	
NORRIS	

INVOCATION:

Rev. Renee Westmoreland, Executive Pastor, Glad Tidings Church

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 23, 2024 Meeting

Motion to approve the minutes of the July 23, 2024 meeting.

RESULT:

MOVER: HAM

SECONDER: DOUGLAS
AYES: HAM, DOUGLAS, NORRIS
NAYS: NONE
ABSTAIN: CURTIS
ABSENT: NELSON, MAREZ

PUBLIC HEARING:

- A. Community Development: Conditional Use Permit No. 0026-24: a request to construct two (2) units for use as general auto repair shops in the MX-C Corridor Mixed Use zone district. The project is located at the northeast corner of 10th Ave. and E. Fifth St. (APN 016-032-001).

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

Vice-Chair HAM:

- Will there be two separate businesses or a single business? Mr. Manha: There is no specific business being approved, but it could accommodate two businesses.
- Will there be a limitation of stored vehicles in the parking area? Mr. Manha: The parking area is generally for employees and customers. We would not allow it to be used as a junkyard.
- There is a restriction that they cannot wash vehicles outside. Will there be an inside area for them to wash vehicles? Mr. Manha: It is a mechanic's shop, but they can wash cars inside the building. There will be drainage.
- Referring to the Health Department's comment related to the disposal of hazmat solvents and antifreeze? Mr. Manha: The developers will have to contact the Health Department to discuss any chemicals they might be using.

Commissioner CURTIS: How long will it take for the project to be completed? Mr. Manha: We have not been provided with a construction completion timeline; however, it must be completed within two years, as a requirement of the Conditional Use Permit.

Chair NORRIS opened Public Comment:

There were no comments in favor of the project. Howard Smith, owner of Smith Welding, was not opposed or in favor of the project, but he had concerns regarding possible flooding to his nearby property. Mr. Manha replied that the existing chainlink fence will be moved behind the required 15-foot landscaping along each street frontage. Director Waters added the notes in the project information address the storm drain system associated with the property. He then read "4. Surface water shall be drained away from building for 10-feet minimum, with six-percent minimum slope, where available. 5. On-site retention of water and drainage water across or onto any adjacent property is not allowed." He highlighted additional drainage information and indicated the City storm drain on the map, showing where the water goes in and ensuring that storm water does not encroach on any neighboring properties.

Chair NORRIS closed Public Comment and the Public Hearing and invited any additional questions.

Commissioner CURTIS asked staff if they will make sure there are no drainage issues. Director Waters replied that part of the permitting process is an application for the grading and drainage. Engineering will have an opportunity to look at those issues before construction of the building begins.

Motion to adopt Resolution No. 2024-16, approving Conditional Use Permit No. 0026-24.

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

DIRECTOR'S COMMENTS:

None.

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 5:51 p.m.

Respectfully submitted,

Diana Black
Recording Secretary