



**Planning Commission Regular Meeting
Minutes**

**January 14, 2025 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
Planning Commissioner Dennis Ham Planning Commissioner Gunther Norris Planning Commissioner Garry Curtis Planning Commissioner Jim Nelson Planning Commissioner Richard Douglas	Planning Commissioner (Alternate) Bernard Marez

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.

There were no public comments.

ELECTION OF THE 2025 PLANNING COMMISSION CHAIR AND VICE-CHAIR:

Chair NORRIS called for nominations for 2025 Planning Commission Chair. Commissioner DOUGLAS nominated Commissioner HAM. There were no other nominations. Commissioner HAM was approved to be the 2025 Chair, by a unanimous roll call vote.

Chair NORRIS then called for nominations for 2025 Planning Commission Vice-Chair. Commissioner CURTIS nominated Commissioner DOUGLAS. There were no other nominations. Commissioner DOUGLAS was approved to be the 2025 Vice-Chair, by a unanimous roll call vote.

Commissioner NORRIS passed the gavel to Commissioner HAM, who chaired the remainder of the meeting.

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.

There were no items.

PUBLIC HEARING:

- A. Community Development: Annexation 161: A request to annex 88.89 acres into the City of Hanford from the Kings County jurisdiction. Prezone No. 0005-23: A request to prezone the land proposed to be annexed as R-L-5 Low-Density Residential, in accordance with the General Plan designation for the territory, Low-Density Residential. Vesting Tentative Tract 943 (Silicon Valley Ranch): A request, by Marc Frelie, to subdivide 75.02 acres proposed to be prezoned R-L-5 Low-Density Residential into 326 single-family residential lots, a 3.58-acre park, and three-acre storm basin. Focused Environmental Impact Report (EIR) State Clearinghouse Number (SCH) 2024060956: A request to certify the Final Focused Environmental Impact Report for the project and adopt a Statement of Overriding Considerations for the project's significant impact to Transportation/Traffic. The Project is located south of Hanford Armona Road, between 12th and 13th Avenues (APN 011-040-008, -010, and -027).

Senior Planner Myers stated that, following publication of the staff report and related documents, it was recognized that there was a need to address some of the Conditions of Approval within the resolution and some items within the environmental document. Staff requested additional time to meet with the applicant and environmental consultant to work on these issues and bring back the item in two weeks, on January 28, 2025. She stated that continuing an item to a date certain does not require staff to re-notice the item.

Motion to Continue the Public Hearing to the regular scheduled January 28, 2025 meeting.

RESULT:	Passed (UNANIMOUS)
MOVER:	Planning Commissioner Garry Curtis
SECONDER:	Planning Commissioner Gunther Norris
AYES:	Dennis Ham, Gunther Norris, Garry Curtis, Jim Nelson, Richard Douglas

- B. Community Development: General Plan Amendment No. 2022-01: a request to change the general plan designation from Highway Commercial to Service Commercial and High-Density Residential on approximately 39.16 acres.

Rezone No. 2022-01: a request to change the zoning on 39.16 acres from C-H Highway Commercial to C-S Service Commercial and R-H High-Density Residential with a Planned Unit Development overlay.

Planned Unit Development No. 2022-01: a request to allow blended zoning for a master planned medical and mixed-use development, including the future construction of 15 buildings consisting of medical outpatient clinic services, a hotel and conference center, specialized education, retail, medical office, skilled nursing and assisted living, and multi-family residential uses, as well as a bio infiltration basin, associated open space, circulation and parking, and infrastructure improvements.

Mitigated Negative Declaration No. 2023-93: a request to certify that the project will have a less than significant impact with the incorporation of mitigation measures.

The project is located between 11th and 12th Avenues along Glendale Drive, north of

Highway 198 (APN 011-060-007, 011-060-008, 012-290-042, and 012-290-054).

Chair HAM opened the public hearing and called for the staff report. Senior Planner Myers presented the staff report, recommended approval of the project, and invited questions of staff. There were no questions.

Chair HAM opened Public Comment:

FAVOR

- Steve Brandt, with QK (engineers for the project), thanked City staff and encouraged approval of the project.
- Jennifer Sheldon, with Adventist Health, stated that they are in favor of the project.
- Rhett Swasey was in favor of this development of the property and expressed total support.

OPPOSED

NONE

Chair HAM closed Public Comment and invited questions from Commissioners. Commissioner CURTIS asked how long the project will take to complete, once it has begun. Senior Planner Myers replied that it would take approximately three years. Chair HAM asked if the Fire Department had any comments regarding the 3-story hotel with a garage below it, because of the high-pitched roof. Ms. Myers replied that Fire just had their regular comments (e.g., Knox boxes, fire sprinklers, turnarounds), but they did indicate project support.

Motion to recommend certification of Mitigated Negative Declaration No. 2023-93 for the project to the City Council.

RESULT: Passed (UNANIMOUS)
MOVER: Planning Commissioner Garry Curtis
SECONDER: Planning Commissioner Jim Nelson
AYES: Dennis Ham, Gunther Norris, Garry Curtis, Jim Nelson, Richard Douglas

Motion to adopt Resolution No. 2025-04, recommending approval of General Plan Amendment No. 2022-01 to the City Council.

RESULT: Passed (UNANIMOUS)
MOVER: Planning Commissioner Richard Douglas
SECONDER: Planning Commissioner Norris
AYES: Dennis Ham, Gunther Norris, Garry Curtis, Jim Nelson, Richard Douglas

Motion to adopt Resolution No. 2025-06, recommending approval of Rezone No. 2022-01 to the City Council.

RESULT: Passed (UNANIMOUS)
MOVER: Planning Commissioner Gunther Norris
SECONDER: Planning Commissioner Richard Douglas
AYES: Dennis Ham, Gunther Norris, Garry Curtis, Jim Nelson, Richard Douglas

Motion to adopt Resolution No. 2025-07, recommending approval of Planned Unit Development No. 2022-01 to the City Council.

RESULT: Passed (UNANIMOUS)
MOVER: Planning Commissioner Jim Nelson
SECONDER: Planning Commissioner Garry Curtis
AYES: Dennis Ham, Gunther Norris, Garry Curtis, Jim Nelson, Richard Douglas

DIRECTOR'S COMMENTS:

Director Waters reported that the City has been approved to receive two grants: one for \$1.6 million for evaluation and initial planning at Grangeville and the BSNF line, and one for \$15.5 million for a project involving the improvement connectivity and downtown alleys.

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 congratulated Commissioner HAM on his election to 2025 Planning Commission Chair.

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 \$1,100.00 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 HAM adjourned the meeting a 6:02 p.m.

Respectfully submitted,

Diana Black, Recording Secretary