



**Planning Commission Regular Meeting
Minutes**

**February 11, 2025 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
Planning Commissioner Gunther Norris Planning Commissioner Jim Nelson Planning Commissioner Garry Curtis Planning Commissioner Richard Douglas Planning Commissioner Dennis Ham Alternate Planning Commissioner Bernard Marez	None

INVOCATION:

Pastor Abel Aguilar, New Hope Community Church

FLAG SALUTE:

Commissioner 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.

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 January 28, 2025 Meeting

Motion to approve the minutes of the January 28, 2025 meeting.

RESULT: (UNANIMOUS)

MOVER: CURTIS

SECONDER: NORRIS

AYES: CURTIS, NORRIS, NELSON, DOUGLAS, HAM

PUBLIC HEARING:

- A. Community Development: Tentative Parcel Map No. 0008-24: a request to divide a parcel approximately 6.54 acres in total size into two parcels (Parcel 1: 5.98 acres; Parcel 2: 0.56 acres) in the C-R Regional Commercial zone district. Planned Unit Development No. 0040-24: a request to amend the master site plan for Planned Unit Development No. 89-01 in order to create a new pad site with no street frontage for the construction of a shell quick service restaurant building and associated improvements in the C-R Regional Commercial zone district. The project is located at 1673 W. Lacey Blvd. (APN 011-060-037).

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

Commissioner CURTIS asked how long it will take to complete the project. Mr. Manha replied that he did not know the timeframe but that there was someone in the audience who might be able to answer that question.

Chair HAM:

- Will there will be traffic directional signs for the drive-thru?
- Will there will be any building signage, or a monument sign, for this restaurant?
- How much seating is available in the restaurant, and will there be enough parking available?

Mr. Manha replied that signage would be a separate application, and seating will be determined with the building permits.

Chair HAM opened Public Comment:

IN FAVOR

Applicant Ken Vang, in reply to Commissioner CURTIS'S question, stated that they are not sure how long the project will take, as they are still negotiating. In response to Chair HAM's questions, he stated that they could add directional signage for the drive-thru. They are not proposing a monument sign. There will be building signs; and, if there is an existing pylon sign with space available, they will work with the mall and possibly add a sign to that.

Commissioner CURTIS asked the name of the restaurant. Mr. Vang replied that they still negotiating tenants.

OPPOSED

None.

Chair HAM closed Public Comment and called for a motion.

Motion to adopt Resolution No. 2025-09, approving Tentative Parcel Map No. 0008-24.

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

Motion to adopt Resolution No. 2025-10, approving Planned Unit Development No. 0040-24.

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

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 \$1,100.00 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 at 5:47 p.m.

Respectfully submitted,

Diana Black
Recording Secretary