



**Planning Commission Regular Meeting
Minutes**

**February 25, 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 Alternate Planning Commissioner Marez	None

INVOCATION:

Rev. Renee Westmoreland, Executive Pastor, Glad Tidings

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 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 February 11, 2025 Minutes

Motion to Approve the Consent Calendar.

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

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).

Chair HAM opened the public hearing and called for the staff report. Senior Planner Myers presented the staff report, She noted that, within the resolution for the tentative tract, there was a request by the applicant to the Engineering Division to amend some of the Conditions of Approval. Those comments were related to reimbursement regarding some of the sewer infrastructure (the lift station) and removal of the impact fees for the storm drainage basins, since the developers will be providing their own on site. Public Works provided amended Comments, as requested. Ms. Myers recommended adoption of the Resolutions (Resolution No. 2025-03 "as amended"), find Annexation 161 consistent with the General Plan, and recommend application to Local Agency Formation Commission (LAFCO). She then invited questions of staff.

Chair HAM asked if the comments they received at the dais prior to the meeting were to replace that section in the agenda packet, beginning at page 87. Ms. Myers replied that they were. Chair HAM then opened a time for questions from the Commissioners.

Commissioner CURTIS asked who will maintain the neighborhood park shown on the map (pages 28-29 of the agenda packet). Ms. Myers replied that the park would be maintained through a community facilities district levied to homeowners within the subdivision.

Chair HAM, referring to the same map, noted that there is a Parkside Street and a Parkside Drive. He asked if Parkside Street could also be Parkside Drive, since the two streets are on the same alignment. Ms. Myers stated that she could look into that. She added that street names are finalized at the final map stage and are verified by the building official. He noted that there is also Elaine Lane in the south quadrant of the city, and the northeast quadrant has an Elaine Drive. Chair HAM stated that, having worked with the Police Department for 18 years, he would like to see the street names simplified, to avoid confusion during an emergency call. Ms. Myers will bring these items to the attention of Building Official Webb. Chair HAM then asked when Aquifer Drive would be opened to Hanford Armona Road. Ms. Myers read from the staff report which states that "The developer is required to construct the remaining width of right of way on the east side of Aquifer Drive from Springcrest to Hanford Armona Road . . . "

Chair HAM opened Public Comment.

IN FAVOR

Alex Dwiggs, Civil Engineer with the Hanford office of QK, introduced Applicant Marc Frelie and Jamie Brauer, QK staff member with their Planning Department responsible for preparing the EIR portion of the staff report. He thanked staff for the presentation and concurred with them. He had a concern with the lift station and that the final conditions address more clearly that the lift station is eligible for some form of reimbursement, because it will serve the neighborhoods of this project also. He invited questions from the Commissioners and asked that they approve the project.

OPPOSED

None.

Chair HAM invited questions/comments from the Commission.

There being no further discussion, Chair HAM called for a motion.

Motion to adopt Resolution No. 2025-01, recommending certification of Focused EIR SCH #2024060956 to the City Council.

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

Motion to adopt Resolution No. 2025-02, recommending approval of Prezone No. 0005-23 to the City Council.

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

Motion to find that the proposed Annexation No. 161 is consistent with the Hanford General Plan Policies L15 and L17 and forward Annexation No. 161 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

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

Motion to adopt Resolution No. 2025-03, as amended, recommending approval of Vesting Tentative Tract 943 to the City Council.

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

- B. Community Development: Tentative Parcel Map No. 0003-23: a request to divide a 72,673-square-foot parcel into four parcels (Parcel A: 12,001 sq. ft.; Parcel B: 9,000 sq. ft.; Parcel C: 12,014 sq. ft.; Parcel D: 21,020 sq. ft.) in the R-M Medium Density Residential zone district. The project is located at 715 S. Irwin Street (APN 012-231-028).

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

Noting that the packet shows that there is potential for various numbers of buildings or units on each parcel, Chair HAM asked if the Planning Commission will see those developments or will approval of this project encompass that. Mr. Manha replied that it depends on the type of project. If there are no variances or other requirements, then it would not need to come back to the Commission. If it does require some type of entitlement, then it would come back to the Commission.

Chair HAM opened Public Comment.

IN FAVOR

Nick Sajoda, of Central Valley Engineering and Surveying (applicants). Plan to develop a triplex or fourplex on these parcels. He, and the owner, were available to answer questions.

There were no other public comments, neither in favor of, nor opposed to, the project.

There being no further questions or discussion from the Commissioners, Chair HAM called for a motion.

Motion to adopt Resolution No. 2025-11, approving Tentative Parcel Map No. 0003-23.

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

- C. Community Development: Tentative Parcel Map No. 0006-24: a request to divide a 3.94-acre parcel into two parcels (Parcel A: 0.26 acres; Parcel B: 3.68 acres) in the MX-C Corridor Mixed Use zone district. The project is located at 942 S. Harris Street (APN 012-231-036).

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

There were no questions of staff. Chair HAM opened Public Comment.

There being no public comments and no questions or comments from the Commissioners, Chair HAM called for a motion.

Motion to adopt Resolution No. 2025-12, approving Tentative Parcel Map No. 0006-24.

RESULT:	Passed (UNANIMOUS)
MOVER:	Planning Commissioner Gunther Norris
SECONDER:	Planning Commissioner Richard Douglas
AYES:	Gunther Norris, Richard Douglas, Garry Curtis, Jim Nelson, Dennis 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 6:16 p.m.

Respectfully submitted,

Diana Black
Recording Secretary