



Planning Commission Regular Meeting Minutes

March 25, 2025 5:30 PM
Council Chambers
400 N. Douty St.

ROLL CALL:

Present:	Absent:
Commissioner Jim Nelson Commissioner Gunther Norris Commissioner Garry Curtis Commissioner Richard Douglas Commissioner Dennis Ham	Alternate Commissioner Bernie Marez

INVOCATION:

Pastor Joe Cordero, of Koinonia Church, led the invocation.

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.

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.

Chair HAM noted that there was a correction to the December 10, 2024 minutes. Recording Secretary Black explained that the vote to adopt the Notice of Exemption for Annexation No. 163 Parts 9, 12, 13 and 14 indicated that Commissioner CURTIS was the seconder, but Vice-Chair DOUGLAS was the seconder. In view of the correction, the two items were voted on separately.

A. Community Development: Approval of the Minutes of the December 10, 2024 Meeting

Motion to adopt the minutes of the December 10, 2025 meeting, as corrected.

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

NOES: NONE
ABSTAIN: NONE

B. Community Development: Approval of the Minutes of the February 25, 2025 Meeting

Motion to approve the minutes of the February 25, 2025 meeting.

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

PUBLIC HEARING:

- A. Community Development: **Modifications to Planned Unit Development (PUD) No. 2005-04:** a request to modify the Live Oak Master Plan/Planned Unit Development to delete requirements for decorative lighting for Live Oak East Tracts 865, 881, and 912. **Modifications to Vesting Tentative Tract 865, 881, and 912:** a request to remove the requirement for decorative lighting from the tentative tract resolutions, consistent with the changes proposed to be made to the Live Oak Master Plan. The project is applicable to Tract 865, 881, and Tentative Tract 912, generally located between Hume and Houston Avenues, east of 12th Avenue (Various APNs between 011-110-0160 and 011-600-053).

Chair HAM opened the public hearing and called for the staff report.

Senior Planner Gabrielle Myers presented the staff report, recommended approval, and invited questions of staff.

Chair HAM:

- Will part of the subdivision have acorn lights? Ms. Myers: The east side will have all Cobra lights.
- Will they have to modify the locations of the lights? Ms. Myers: The lights will be in the same locations.
- Will there be a need for a further Time Extension? Ms. Myers: There was an extension granted for November 10, 2022-November 10, 2027. Any future extension would have to take place before that expiration. Chair HAM opened Public Comment:

IN FAVOR

Nick Peters, of San Joaquin Valley Homes, requested approval and offered to answer any questions the Commissioners might have.

OPPOSED

None.

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

Motion to adopt Resolution No. 2025-13, recommending approval of Planned Unit Development No. 2005-04 Amendment #2 to the City Council.

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

Motion to adopt Resolution No. 2025-14, recommending approval of an amendment to Tentative Tract No. 865 to the

City Council.

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

Motion to adopt Resolution No. 2025-15, recommending approval of an amendment to Tentative Tract No. 881 to the City Council.

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

Motion to adopt Resolution No. 2025-16, recommending approval of an amendment to Tentative Tract No. 912 to the City Council.

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

- B. Community Development: Tentative Parcel Map No. 0007-24: a request to divide a 250,452 sq. ft. (5.75 acres) parcel into two parcels, Parcel A - 98,101 sq. ft. (2.25 acres) and Parcel B - 152,351 sq. ft. (3.50 acres), in the R-M Medium Density Residential zone district. The project is located at the northwest corner of Grangeville Blvd. and University Ave. (APN 008-670-015).

Chair HAM opened the public hearing and called for the staff report.

Associate Planner Mark Manha presented the staff report, recommended approval, and invited questions of staff.

Chair HAM referred to the map and noted that there seemed to be only a small corner for entrance and hardly any space for parking in the front. He asked if it would be possible to adjust that. Mr. Manha replied that the entrance would be developed either from Grangeville or University. Director Waters added that, once they have a development proposal, it will be reviewed for compliance with City standards.

There being no further questions, Chair HAM opened Public Comment:

IN FAVOR

- Luke Risner, Planning Consultant for the project, voiced his support for the project.
- Pastor Lori Niles stated that the property has been vacant for a long time with plans to build a church, and sale of this portion of the property would allow for progress toward construction of their original vision of affordable housing and a worship facility.

OPPOSED

None.

Motion to adopt Resolution No. 2025-17, approving Tentative Parcel Map No. 0007-24.

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

ABSTAIN: NONE

- C. Community Development: Tentative Parcel Map No. 0011-24: a request to divide a 6.91-acre parcel into two parcels (Parcel A: 2.14 acres; Parcel B: 4.76 acres) in the R-H High Density Residential zone district. The project is located at 9837 9 ¼ Ave. (APN 014-230-090 and 014-230-070).

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.

Chair HAM asked since there were two parcels already in existence, was this more of a Lot Line Adjustment. Mr. Manha replied that the properties were not legally separated, so they are considered one parcel with two parcel numbers.

There being no further questions, Chair HAM opened Public Comment:

IN FAVOR

Lee Reynolds, Executive Pastor of New Beginnings, spoke in favor of the project and explained that the church owned the parcel on which the church was built. They later acquired the other portion, through a Lot Line Adjustment. The intention is to split that parcel off as a separate entity. The reason for the two APNs was that the church is taxed on the vacant parcel.

OPPOSED

None.

Motion to adopt Resolution No. 2025-18, approving Tentative Parcel Map No. 0011-24.

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

DIRECTOR'S COMMENTS:

Director Jason Waters introduced newly hired Assistant Planner Maddison Faria, who previously worked for Kings County and is a GIS specialist. The Commissioners welcomed Ms. Faria.

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 CURTIS asked what was going in at Sixth Street and 11th Avenue. Staff replied that it will be a temporary parking lot for Marquez Brothers, during construction.

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 6:07 p.m.

Respectfully submitted,

Diana Black
Recording Secretary