



**Planning Commission Regular Meeting
Minutes**

**April 22, 2025 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
Bernard Marez Jim Nelson Garry Curtis Richard Douglas Dennis Ham	Gunther Norris

INVOCATION:

Rev. Renee Westmoreland, Executive Pastor, Glad Tidings Church

FLAG SALUTE:

Commissioner CURTIS 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.

Hanford resident David Guzman intended to speak regarding the Public Hearing project. Chair HAM requested that he speak at that time, and Mr. Guzman agreed.

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 March 25, 2025 Meeting

Chair HAM noted that his name was listed twice under Roll Call and Commissioner NELSON'S name was not listed.

Motion to approve the minutes of the March 25, 2025 meeting, as corrected.

RESULT: (UNANIMOUS)
MOVER: DOUGLAS
SECONDER: CURTIS

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

PUBLIC HEARING:

- A. Community Development: Tentative Parcel Map No. 0012-24: a request to divide a 57.43-acre parcel into four parcels (Parcel 1: 20.84 acres; Parcel 2: 13.97 acres; Parcel 3: 10.56 acres; Parcel 4: 12.06 acres) in the R-L-5 Low Density Residential zone district. The project is located east of 10 ½ Avenue, between Hanford-Armona Road and Houston Avenue in the City of Hanford (APN 011-440-014 and -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 noted that the overall project was approved for 95 acres, but this project is for 57.43 acres. Staff replied that this map only involves an adjustment to Parcel 3.

Chair HAM opened Public Comment:

IN FAVOR

Ernie Escovedo, of QK and James Crandall (D R Horton) were present, representing the applicant. Mr. Escovedo approached the dais with a visual of the proposed adjustment. Director Jason Waters also noted the adjustment area on the presentation screen. He re-stated that only Parcel 3 is being considered.

Commissioner Marez asked why only Parcel 3 is being considered. Mr. Escovedo replied that it makes sense from a selling standpoint. Mr. Crandall added that the main reason was to phase the project. He encouraged approval.

OPPOSED

Luis Ramirez lives near the entrance and stated that there should be better dust control. He also expressed concern that "good and bad go together" and asked if there will be increased police presence in the area. He stated that the location is front of his house, and he wants his family to be safe.

David Guzman, stated that the project is right in front of his property. He had other questions that Chair HAM noted were not within the purview of the Planning Commission.

Chair HAM closed the public hearing and called for a motion.

Motion to adopt Resolution No. 2025-19, approving Tentative Parcel Map No. 0012-24.

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

DIRECTOR'S COMMENTS:

Director Waters reminded the Commissioners of the upcoming Joint Study Session with City Council and Planning Commission, Tuesday, May 20, 2025. He noted that, depending on what is on the agenda, it will most likely begin at 4:00 p.m., but it might be at 5:00 p.m.. The Study Session will be regarding upcoming Planning projects.

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 5:56 p.m.

Respectfully submitted,

Diana Black
Recording Secretary