



**Planning Commission Regular Meeting
Minutes**

**May 27, 2025 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
CURTIS NORRIS DOUGLAS HAM	NELSON Alternate Commissioner MAREZ

INVOCATION:

Pastor Bud Haskell, Grace Bible Church

FLAG SALUTE:

Vice-Chair DOUGLAS 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.

A. Community Development: Approval of the Minutes of the April 22, 2025 Meeting

B. Community Development: Approval of the May 20, 2025 Planning Commission Minutes

Motion to approve the Consent Calendar.

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

PUBLIC HEARING:

The Public Hearings were reversed in order: Public Hearing B was heard before Public Hearing A.

- A. Community Development: Annexation No. 166, Island #15: A proposal to annex a substantially surrounded county island, totaling 93.56 acres, into the City of Hanford from the Kings County jurisdiction.

Prezone No. 0014-25: A proposal to prezone the proposed territory to be annexed as R-L-12 Low-Density Residential (12,000 sq. ft. minimum lot size) and R-L-5 Low-Density Residential (5,000 sq. ft. minimum lot size) consistent with the 2035 Hanford General Plan Land Use Map.

Before the Public Hearing, City Attorney Ty Mizote highlighted the findings that were made and noted that the City of Hanford does not have final say regarding annexations. The Local Agency Formation Commission (LAFCO) is a completely separate governing body and has final authority. He further explained that what they are to consider is whether what is being proposed is consistent with the City of Hanford General Plan. He highly recommended that if there is a "No" vote because a finding cannot be made, please provide the evidence that the finding cannot be made.

Commissioner CURTIS asked if the border goes from Leland to Fargo. Director Waters confirmed that it does.

Chair HAM:

- Was there good attendance at the April informational meeting? Director Waters answered that there were eight members of the public and several staff members.
- He indicated the area that would be prezoned R-L-12 and mentioned that there are some lots that are larger than 5,000 sq. ft. in the area to be prezoned R-L-5. He asked if those lots would be ok. Director Waters stated that they would be.

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

IN FAVOR

None.

OPPOSED

Hanford resident Dennis Aldean asked if there would be an environmental review. Director Waters responded that every project in California must have an environmental analysis. Some do not require a formal environmental review, and this project will be exempt. Mr. Aldean asked if the City would take into consideration all the wildlife in that area. Director Waters noted that, in the General Plan, there was analysis for this, and it would be exempt.

Art Castenada, Fairview Place resident, asked why only one side of 9 1/4 Avenue is being annexed. Director Waters replied that this is the only part that is technically an island (60% touching City)

There being no further comments or questions, Chair HAM closed the public hearing and called for a motion.

Motion to adopt the Notice of Exemption, in accordance with CEQA.

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

Motion to adopt Resolution No. 2025-20, recommending approval of Prezone No. 0014-25.

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

Motion to adopt Resolution No. 2025-21, finding the proposed Annexation No. 166 consistent with the Hanford General Plan Policies L15, L16, and L17 and forward Annexation No. 166 to the City Council, with a recommendation

that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

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

- B. Community Development: Vesting Tentative Tract Map No. 947: A request by applicant Steven Macias to subdivide a 3.62-acre parcel within the R-L-5 Low-Density Residential zone district into 14 single-family residential lots.

Chair HAM opened the public hearing and called for the staff report. Consultant Karl Schoettler, substituting for Consultant Josh McConnell, presented the staff report, recommended approval, and invited questions. Chair HAM noted that the Commissioners received two documents at the dais, prior to the meeting, and asked for clarification. Mr. Schoettler replied that 1) the resolution was renumbered to Resolution No. 2025-22, and it included additional Conditions of Approval, and 2) the Notice of Exemption was not included in the original staff report.

Chair HAM asked for clarification regarding the width of Harrison Street on the map, and Mr. Schoettler replied. There being no other questions from the Commissioners, Chair HAM opened Public Comment:

IN FAVOR

Real estate broker Blake Shawn distributed information from his company to the Commissioners and stated that his company (The Shawn Team and Sequoia Investors) usually stays in Tulare County, but they are interested in this subdivision and would like to partner with the developer. Chair HAM asked if these were not submitted plans. Mr. Shawn replied that they are just to give the Commissioners an idea of what they have in mind.

OPPOSED

None.

There being no further questions, Chair HAM closed the public hearing and called for a motion.

Motion to adopt Resolution No. 2025-22, approving Vesting Tentative Tract Map No. 947.

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

DIRECTOR'S COMMENTS:

Director Jason Waters thanked the Commissioners for taking the time to attend the May 20 joint meeting with City Council. He noted that many of the things discussed will come back to the Planning Commission

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 if there have been any updates regarding High Speed Rail. Director Waters stated that they are close to finishing the area under Highway 198.

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