



CITY COUNCIL MEETING MINUTES

June 15, 2016 5:30 PM

Training Room

319 N. Douty

CALL TO ORDER JOINT MEETING:

Mayor Justin Mendes called the joint meeting to order at 5:32 p.m.

ROLL CALL:

Attendee Name	Title	St at us	Arr ived
Russ Curry	Council Member	Pr es ent	5:30 PM
David Ayers	Council Member	Pr es ent	5:30 PM
Gary Pannett	Council Member	Pr es ent	5:56 PM
Francisco Ramirez	Vice Mayor	Pr es ent	5:30 PM
Justin Mendes	Mayor	Pr es ent	5:30 PM
Dennis Ham	Planning Commissioner	Pr es ent	5:30 PM
Michael Johnston	Planning Commissioner	Pr es ent	5:30 PM
Travis Paden	Planning Commissioner	Pr es ent	5:30 PM
Ajmer Nahal	Planning Commissioner	Pr es ent	5:30 PM
John Draxler	Planning Commissioner	Pr es ent	5:30 PM

FLAG SALUTE:

Mayor Mendes led the flag salute.

PUBLIC COMMENT - JOINT MEETING:

Comments from the public are limited to items on the agenda (GC54954.3a). A maximum of five minutes is allowed for each speaker.

Dan Chin would like the City to get rid of the overregulation of downtown. He would also like another townhall meeting to encourage input from the public to discuss any proposed zoning changes.

Jack Willis expressed concern about the change for wireless communication facilities to go from needing a Conditional Use Permit to Permitted by Right.

Bob Ramos opposed the zoning changes that have already taken place and is against any proposed changes too.

David Delawder commented on the zoning restrictions for furniture stores. He stated that businesses are interested in coming to Hanford but are not allowed to develop in certain retail areas. Mr. Delawder would like the zoning change.

Ronnie, Manager of the Vision Center at Walmart, would like zoning changes that would allow optometrists in other areas, other than downtown.

Shellie Talbert of Main Street Hanford stated that the proposed changes will not protect or preserve downtown.

Joanne Doerter of the Hanford Mall would also like changes to allow businesses to develop in other areas of town.

GENERAL BUSINESS:

A. Zoning Ordinance Update - Presentation and Discussion of a Proposed Residential Use Table and Commercial/Office/Industrial Use Table.

Community Development Director Darlene Mata discussed the current vacancies in downtown which is approximately 13% of the properties, compared to the approximate 2% vacancies in downtown Clovis and Visalia. Their vacancies are attributed to property owners that do not invest in their buildings. She provided a memorandum that responded to questions from the previous meeting regarding the regulations in Clovis and Visalia.

Steve Brandt of Quad Knopf provided a PowerPoint presentation discussing the zone use tables and highlighted the land uses pertaining to furniture, ancillary uses, food and drink service, hotels, and banks.

Commissioner Draxler stated that he would like fewer restrictions on where businesses can be located, because that will bring in more businesses which will be better for Hanford.

Commissioner Nahal inquired about the zoning for vending machines.

Commissioner Paden requested clarification on ATMs and banks. He encouraged the Council to look at Visalia and Clovis for ideas and believes that downtown will be more vibrant if the City changes the zoning restrictions.

Commissioner Johnston wanted banks to stay downtown, but supports secondary branches to locate in other areas. He asked for clarification on the changes that were made to hotels and motels. Mr. Johnston also discussed the permitted uses for drive-thru restaurants, since there are currently restaurants in downtown that have them, but according to the table they should not be allowed.

Chairman Ham inquired about the definitions for various land uses.

The members provided additional comments about adult entertainment, tiny homes, and daycare facilities.

Council Member Ayers does not want restrictions on what can be done downtown. He supports banks having secondary locations outside of the downtown area, but wants furniture stores to remain. He believes a parking structure would benefit a theater downtown.

Council Member Curry requested clarification on what the current zoning regulations are and what the proposed changes are. He noted that a big difference with Clovis and Visalia compared to Hanford are the investments being made by the property owners.

Council Member Pannett sees the zoning restrictions as causing problems for businesses. He supports banks having secondary locations outside of the downtown area. Mr. Pannett does not want square footage limitations on big box stores for furniture.

Vice Mayor Ramirez would like a townhall meeting to get public input on proposed changes. He would like to lift the restrictions and allow businesses to go to other zones.

Mayor Mendes inquired about the permitted uses for food trucks. He opposes any restrictions that would prohibit a business from opening in other areas of town. He stated that if the restrictions were removed then the downtown property owners may feel the pressure to reinvest in their buildings to keep businesses from going to other parts of town, but right now they have no competition and can keep their buildings vacant. Mr. Mendes would also like a townhall meeting and to include a discussion regarding an increase to the Transient Occupancy Tax.

Mr. Brandt and staff responded to the comments and questions by the Commissioners and City Council. They received direction to schedule a townhall meeting in July or August to discuss a TOT tax, furniture stores, optometrists and ancillary uses, banks, funeral homes, and tattoo parlors.

ADJOURNMENT:

Mayor Mendes adjourned the meeting at 7:57 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk