



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, May 8, 2018

CALL TO ORDER

Chairperson PADEN called the meeting to order at 7:00 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Present	
Richard Douglas		Absent	
Michael Johnston		Present	
Travis Paden		Present	
Savino Perico		Present	
Angel Vee Galvan		Present	
Jacob Sanchez		Present	

INVOCATION

Pastor Kyle Johnson, Glad Tidings, provided the Invocation.

FLAG SALUTE

Commissioner PERICO 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.*

Daniel, a resident of Hanford, feels that recreational cannabis businesses should be permitted in the City of Hanford. He stated that they would bring tax dollars and jobs.

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.

Approval of the April 10, 2018 Minutes

Motion by Commissioner HAM, seconded by Commissioner PERICO, to approve the Consent Calendar. Motion carried by the following roll call vote:

AYES:	Commissioners HAM, PERICO, GALVAN, JOHNSTON, SANCHEZ, PADEN
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners DOUGLAS

PUBLIC HEARING

- 1. Conditional Use Permit No. 2018-05: a request to allow a Type-42 liquor license for on-sale beer and wine, in conjunction with an instructional art studio. Beer and wine sales will be limited to class times. The use will occupy an existing building in the MX-D Downtown Mixed Use zone district. The project is located at 207 N. Irwin Street (012-053-014).**

Chairperson PADEN opened the Public Hearing at 7:07 p.m. and called for the Staff Report. Associate Planner de Silva presented the staff report, recommended approval of the project, and responded to questions of staff.

Following questions of staff, Chairperson PADEN opened Public Comment.

FAVOR

Applicant/owner, Joan Price, responded to Commissioners' questions and requested approval of the project.

Hanford resident, Dan Chin, expressed strong support of this business. He inquired of staff what mechanisms are in place to revoke approval, should it ever be found to be non-compliant. Community Development Director Mata briefly explained the revocation process that is in the municipal code.

OPPOSED

None.

Commissioner Sanchez thanked staff for their diligence in working on this project.

Chairperson PADEN closed the Public Hearing at 7:28 p.m. and called for a motion.

Motion by Commissioner SANCHEZ, seconded by Commissioner HAM, to adopt Resolution 2018-10, approving Conditional Use Permit 2018-05. Motion carried by the following roll call vote:

AYES:	Commissioners: SANCHEZ, HAM, GALVAN, JOHNSTON, PERICO, PADEN
NOES:	Commissioners: NONE
ABSTAIN:	Commissioners: NONE
ABSENT:	Commissioners: DOUGLAS

2. Conditional Use Permit No. 2018-02: a request to allow a Commercial Medical Cannabis Business for manufacturing and distribution to be developed in three phases in the HI – Heavy Industrial zone district. The project is located at 10757 Energy Street. (APN 018-242-070)

Chairperson PADEN opened the Public Hearing at 7:30 p.m. and called for the Staff Report.

Director Mata presented the staff report and recommended amending Condition No. 15 of Resolution 2018-11 to state: "That the applicant dedicate \$83,334 per year to community project(s) to be approved by the City of Hanford after operations have fully commenced for each cannabis permit issued at this location." She recommended approval of the project and invited questions of staff.

Following questions of staff, Chairperson PADEN opened Public Comment.

FAVOR

Larry Packer, CEO of Caliva, responded to questions from the commissioners and explained some of their processes.

OPPOSED

City Council Member Diane Sharp was not opposed but had general questions. The applicant and staff responded.

Following Commission Discussion, Chairperson PADEN closed the Public Hearing at 7:57 p.m. and called for a motion.

Motion by Commissioner HAM, seconded by Commissioner JOHNSTON, to adopt Resolution 2018-11, as amended, approving Conditional Use Permit No. 2018-02. Motion carried by the following roll call vote:

AYES:	Commissioners: HAM, JOHNSTON, GALVAN, PERICO, SANCHEZ, PADEN
NOES:	Commissioners: NONE
ABSTAIN:	Commissioners: NONE
ABSENT:	Commissioners: DOUGLAS

3. Variance No. 2018-01: a request to deviate from the standards of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces to be located within the rear-yard setback for a 100-unit multi-family development. Mitigated Negative Declaration No. 2018-04: a request to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located north of Millennium Way and west of Centennial Drive (APN 011-020-043 and 011-020-044).

Chairperson PADEN opened the Public Hearing at 8:00 p.m. and called for the Staff Report. Associate Planner de Silva presented the Staff Report, noting that comments were received from Department of Transportation May 7 and distributed to the Commissioners at this meeting. She recommended adoption of Mitigated Negative Declaration No. 2018-04 and Resolution No. 2018-09 and invited questions of staff.

Following questions of staff, Chairperson PADEN opened Public Comment.

FAVOR

John Zumwalt, of Zumwalt-Hansen, spoke in support of staff's comments and recommendation and requested approval.

OPPOSED

None.

Mr. Zumwalt answered questions from the Commissioners.

Chairperson PADEN closed the Public Hearing at 8:17 p.m. and called for a motion.

Motion by Commissioner HAM, seconded by Commissioner PERICO, to adopt Mitigated Negative Declaration No. 2018-04 for the project. Motion carried by the following roll call vote:

AYES:	Commissioners HAM, PERICO, GALVAN, JOHNSTON, SANCHEZ, PADEN
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners DOUGLAS

Motion by Commissioner HAM, seconded by Commissioner GALVAN, to adopt Resolution No. 2018-09, approving Variance No. 2018-01. Motion carried by the following roll call vote:

AYES:	Commissioners HAM, GALVAN, JOHNSTON, PERICO, SANCHEZ, PADEN
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners DOUGLAS

DIRECTOR'S COMMENTS

Community Development Director Mata reported the following:

She gave a presentation to City Council on the General Plan and Zoning Ordinance and how they work together. She might be presenting it to the Commission at the next meeting, depending on the number of items on the agenda (at present, there are two items).

The Aldi's building permit is in plan check and is almost ready to issue.

Urban Air and Faraday Futures are moving forward. Faraday is hiring for their plant.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner JOHNSTON asked what is going in at Fargo Crossing. Director Mata replied that it is a Burger King. He also had questions regarding crosswalks in the Downtown, to which staff replied.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 8:23 p.m.

Respectfully submitted,

Diana Black
Recording Secretary