



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, October 23, 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		Absent	
Richard Douglas		Present	6:42 PM
Michael Johnston		Present	6:41 PM
Travis Paden		Present	6:41 PM
Savino Perico		Present	6:55 PM
Angel Vee Galvan		Present	6:50 PM
Jacob Sanchez		Present	6:53 PM

INVOCATION

Pastor Bud Haskell, Grace Bible Church

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.*

There were no comments.

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 Minutes of the September 11, 2018 Meeting

Motion by Commissioner DOUGLAS, seconded by Commissioner PERICO, to approve the minutes of the September 11, 2018 meeting. Motion carried by the following roll call vote:

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

PUBLIC HEARING

Conditional Use Permit No. 2018-15, a request to relocate a private vocational college to a suite within an existing building in the MX-D Downtown Mixed Use zone district. The project is located at 312 W. Seventh Street (APN 012-051-010).

Chairperson PADEN opened the public hearing at 7:05 p.m. and called for the staff report. Associate Planner Myers presented the staff report, recommended approval of the resolution, and invited questions of staff.

There being no questions, Chairperson PADEN opened Public Comment:

FAVOR

Steve Perry, of San Joaquin Valley College (SJVC), questioned: (1) the Condition of Approval setting an enrollment cap of 63 students for any given session, even though they have classroom seating for 114. He stated that all courses are five-week terms, and enrollment varies from term to term; (2) the finding that they would be required to provide 60 parking spaces for the use.

Paula Lehn, CEO of FAST Credit Union, provided background of FAST and stated that when they took on the FAST Plaza project, they were not told that there might be parking issues at some point. She asked why they are not allowed to pay parking-in-lieu fees in meeting the parking requirement.

OPPOSED

None.

Chairperson PADEN closed Public Comment, and Community Development Director Mata addressed the questions/concerns expressed:

1. If the enrollment cap were raised to 114, additional parking would be required.
2. Regarding the parking-in-lieu fees, a significant number of parking spaces would be used, which would further limit available parking for other businesses in the area.
3. The Conditional Use Permit (CUP) was required for the remodel, and the CUP is what carries the additional parking requirement.

Michael Hobson, of Armona, asked if the applicants could meet with Grocery Outlet to request a parking agreement with them. Paula Lehn replied that they have spoken with them, and that Grocery Outlet was not interested.

Following considerable discussion. Mr. Perry asked if an approved variance would remedy the parking situation. Director Mata replied that staff would have to be able to make a finding that it would not have a negative impact on other businesses.

Motion by Chairperson PADEN, seconded by Commissioner DOUGLAS, to approve Resolution No. 2018-23, subject to the following changes to the Conditions of Approval:

1. That the vocational school is limited to 99 students for any given session. The number of students enrolled per session shall be provided to the City of Hanford Community Development Director and verified on an annual basis.
2. That 60 parking spaces be provided for the use, based on the parking requirement for vocational schools, which is ten parking spaces per classroom and one space per employee:

Calculation:

$$\begin{aligned} 10 \text{ stalls/classroom} \times 5 \text{ classrooms} &= 50 \text{ parking stalls} + \\ 1 \text{ stall/employee} \times 10 \text{ employees} &= 10 \text{ parking stalls} \\ &= 60 \text{ stalls} \end{aligned}$$

The parking requirement must be met with a minimum of 56 new physical parking spaces located within 600 feet. In-lieu parking fees may be paid for a maximum of four parking stalls not provided.

3. That a parking covenant be recorded to state that the physical spaces to be provided are for use by FAST Plaza. The covenant can be eliminated if other parking is provided or the use ceases.
4. That any addition to the class session size, beyond the maximum 99 students, requires an amendment to the conditional use permit and is subject to approval by the Planning Commission.

Motion carried by the following roll call vote:

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

GENERAL BUSINESS

Finding of Conformity for Road Abandonment No. 2018-01, a proposal to abandon approximately 55,242 square feet of right of way of the former East Lacey Boulevard, west of State Highway 43 and a finding of ambiguity clarification pertaining to the land use and zoning on the abandoned property and adjacent property formed after the relocation of Lacey Boulevard.

Director Mata presented the Staff Report, recommended adoption of the resolution, and invited questions of staff.

Motion by Commissioner SANCHEZ, seconded by Commissioner DOUGLAS, to adopt Resolution 2018-24, finding 1) That Road Abandonment 2018-01 is consistent with the General Plan in accordance with Government Code 65402; 2) That the area of abandonment and the adjacent property south of the new alignment of Lacey Boulevard be designated in the General Plan as Regional Commercial and zoned RC - Regional Commercial. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

Director Mata had no comments and deferred to City Attorney Mizote.

Mr. Mizote, noting that the Commissioners are now using computers at the dais, cautioned against researching project information online. He stated that any and all Commission decisions must be based on information provided in the staff report, and other information might sway their vote. He advised them to confer with staff if they come across any outside information regarding a project.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner JOHNSTON would like to see synchronization of the three traffic signals at Marquez Brothers, citing a safety concern: because the signals are so close together, drivers tend to look at the light ahead of them, instead of the one above them. When the farther light turns green, they do not always notice that the light above them is still red.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 8:56 p.m.

Respectfully submitted,

Diana Black
Recording Secretary