



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, November 13, 2018

CALL TO ORDER

In Chairperson PADEN'S absence, Vice-chair DOUGLAS called the meeting to order at 7:02 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Absent	
Richard Douglas		Present	
Michael Johnston		Present	6:50 PM
Travis Paden		Present	7:37 PM
Savino Perico		Present	6:49 PM
Angel Vee Galvan		Present	6:59 PM
Jacob Sanchez		Present	

INVOCATION

There was no invocation.

FLAG SALUTE

Commissioner GALVAN 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 citizen, Bob Ramos, provided the commissioners with copies of a site plan for a proposed convenience store at Fifth Street and 10th Avenue. Although the proposed project was not submitted to the City, the inquirer understood that impact fees would total \$200,000. He built in Lemoore instead, and the impact fees were \$15,000. Mr. Ramos asked why Hanford impact fees were so much higher than Lemoore's.

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 October 23 2018 Meeting

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

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

*Chairperson PADEN arrived at 7:13 p.m., after the vote.

PUBLIC HEARING

Conditional Use Permit No. 2018-13: a request to allow a hotel in the C-R Regional Commercial zone district. Mitigated Negative Declaration No. 2018-14: a request to certify that the project will have a less than significant impact on the environment with the incorporation of mitigation measures. The project is located north of Hayden Avenue, east of 12th Avenue (APN 011-060-058 and 011-060-012).

Vice-Chair DOUGLAS opened the Public Hearing at 7:10 p.m. and called for the staff report. [Chairperson PADEN arrived at 7:13 p.m. and chaired the remainder of the meeting.]

Associate Planner Myers presented the staff report and deferred to City Attorney Mizote for comments.

City Attorney Mizote referred to a petition received from Jagdish Patel to deny the project for this applicant. Mr. Mizote stated that this appears to be a dispute regarding the opportunity to open a franchise. He offered the opinion that the correct venue for the dispute is in a court of law. He advised the Commission to base their decision on the findings, explaining that a decision based on residency could open the City to litigation, which it would most likely lose.

Associate Planner Myers then offered staff's recommendation for approval of the project, based on the findings.

Chairperson PADEN opened Public Comment:

FAVOR

Frances Perkins, General Manager of the Hanford Home2Suites, shared background information of owner Patel and his family and expressed her excitement that he wants to open another hotel in Hanford. She mentioned that Home2Suites is a new brand and that the Hanford property is the third of five in the nation.

William Perry, resident of Lemoore, Hanford small-business owner, attorney for and friend of the applicant, agreed with City Attorney Mizote's counsel in response to the petition, that any claims of merit should be dealt with in court. He stated that applicant Jayantilal Patel has invested in the Lemoore and Hanford communities for 25 years.

OPPOSED

Jagdish Patel, of Hanford, renovated and re-opened the Irwin Street Inn a few years ago. He stated that when he purchased it, it was rundown and bankrupt, with the previous owner being from out of town. Mr. Patel is a Hanford resident and feels that the community benefits from a local touch. He recommended denial of the project.

Tracy Garcia, Hanford resident, was married at the Irwin Street Inn and appreciates its local charm. She has managed several hotels in the valley and still does. She is opposed to big properties, preferring small, local businesses.

Manny Garcia, of Hanford, expressed his support of local businesses, such as hotels, and is opposed to big businesses.

Ricardo Lara, manager of the Irwin Street Inn, expressed concern for smaller businesses, stating that the Irwin Street Inn has struggled since the Home2Suites opened. As manager, he also resides at the Irwin Street Inn and fears that additional competition might cause him to lose his home, as well as this business.

Chairperson PADEN closed Public Comment. Director Mata offered clarification that staff has not received an application for another hotel, in any location, other than this one. She added that whether the applicant is from Hanford or another area is not a matter for the Commission to consider. Their decision must be based on the five findings, as City Attorney Mizote stated.

Commissioner JOHNSTON stated that, after considering the five findings, and based on Counsel's comments, the Commission is to decide on the project, based on the findings. He found no problems with the findings.

Chairperson PADEN requested clarification from City Attorney Mizote regarding zoning of the proposed location. He also asked if it would be discrimination to make a decision based on residence. Mr. Mizote confirmed that the property is zoned appropriately to allow a hotel, and he reiterated that the Commission cannot consider where an applicant is from or where a business is based. He recommended that, if the five findings can be made, the Commission move forward with approval.

At Chairperson PADEN'S request, Director Mata read the findings and summarized staff's responses. She then recommended approval of the project, based on the findings.

Chairperson PADEN closed the public hearing at 7:38 p.m. and called for a motion.

Motion by Commissioner DOUGLAS, seconded by Commissioner GALVAN, to adopt Mitigated Negative Declaration No. 2018-14, certifying that the project will have a less than significant impact on the environment with the incorporation of mitigation measures. Motion carried by the following roll call vote:

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

Motion by Commissioner DOUGLAS, seconded by Commissioner GALVAN, to adopt Resolution No. 2018-25, approving Conditional Use Permit No. 2018-13. Motion carried by the following roll call vote:

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

GENERAL BUSINESS

None.

DIRECTOR'S COMMENTS

Director Mata responded to the question posed by Bob Ramos during Public Comment, stating that impact fees are outside the purview of the Planning Commission. She suggested that he bring his question before City Council during a Public Comment period.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner SANCHEZ explained to the audience that some issues are outside the purview of the Planning Commission. It is not that they do not care or do not have opinions, but they cannot comment or make decisions on such items.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 7:44 p.m.

Respectfully submitted,

Diana Black