



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, December 11, 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	6:39 PM
Richard Douglas		Present	6:45 PM
Michael Johnston		Present	6:47 PM
Travis Paden		Present	6:44 PM
Savino Perico		Present	6:54 PM
Angel Vee Galvan		Present	6:47 PM
Jacob Sanchez		Present	6:50 PM

INVOCATION

Chairperson PADEN led the invocation.

FLAG SALUTE

Chairperson PADEN 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 resident Chris Soares stated that her house faces Fargo Crossing, and the noise from the Burger King drive-thru is so loud that they often hear it from inside their home. She asked that the Commissioners not approve any additional drive-thrus in that shopping center.

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.

Motion to approve the Consent Calendar.

RESULT:	APPROVED [6 TO 0]
MOVER:	Richard Douglas
SECONDER:	Savino Perico
AYES:	Douglas, Johnston, Paden, Perico, Galvan, Sanchez
ABSTAIN:	Ham

Approval of the November 13, 2018 Minutes

PUBLIC HEARING

- 1. Tentative Parcel Map No. 2018-02: a request to subdivide a 53,325 sq. ft. (1.5-acre) parcel 53,325 sq. ft. into three parcels, Parcel A – 18,491 sq. ft. (0.422 acres), Parcel B – 17,185 sq. ft. (0.395 acres), and Parcel C – 17,649 sq. ft. (0.407 acres), in the R-L-8 Low-Density Residential zone district. The property is located south of Flint Avenue, west of Mission Drive (APN 007-030-019).**

Chairperson PADEN opened the public hearing at 7:08 p.m. and called for the staff report. Associate Planner Myers presented the staff report, recommended approval, and invited questions of staff.

Following questions of staff, Chairperson PADEN opened public comment:

FAVOR

Alex Dwiggin, of Zumwalt-Hansen and representing developer Daley Homes, reviewed the history of the project and encouraged approval. He also mentioned that he lives in that neighborhood and would love to see those lots developed, because the block wall will get finished, weeds will not continue to grow there, sidewalk will be installed, and the landscape assessment district will go into effect.

OPPOSED

None

There being no further discussion, Chairperson PADEN closed the public hearing at 7:14 p.m. and called for a motion.

Motion to approve Resolution No. 2018-28, approving Tentative Parcel Map No. 2018-02.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Douglas
SECONDER:	Michael Johnston
AYES:	Ham, Douglas, Johnston, Paden, Perico, Galvan, Sanchez

2. TENTATIVE PARCEL MAP NO. 2018-01: a request to divide the 4.86-acre (211,035 sq. ft.) parcel, located at APN 010-310-001, into two parcels, Parcel A – 7,392 sq. ft. and Parcel B – 203,643 sq. ft., in the R-L-5 Low-Density Residential zone district. CONDITIONAL USE PERMIT NO. 2018-12: a request to allow a self-storage facility in the R-L-5 Low-Density Residential zone district. The project is located east of 12th Avenue, north of Kings County Drive (APN 010-310-001).

Chairperson PADEN opened the public hearing at 7:15 p.m. and called for the staff report. Associate Planner Myers presented the staff report, recommended approval, and welcomed questions of staff.

Following questions of staff, Chairperson PADEN opened Public Comment:

FAVOR

Alex Dwiggins, with Zumwalt-Hansen, introduced the applicant, Emery Vloth. He stated that Mr. Vlotho owns several storage facilities throughout the valley, and he would like to see this one open in Hanford. Mr. Dwiggins noted that this location will be convenient for residents of newly developed homes in the area and requested support of the project. He mentioned that he contacted Utilities and Engineering Director Doyel to request re-evaluation of some impact fees.

Director Doyel confirmed that, because the storage buildings are not required to be fire sprinklered, the water impact fee should be calculated for the office use only. He recommended that the resolution be amended accordingly.

Mr. Dwiggins stressed that this is an infill project. He also noted that the site plan shows a block wall, but they would like to have a chain-link fence.

OPPOSED

Jack Schwartz, Jr., stated that this use should not be in a residential zone district, as it would devalue the current undeveloped properties. He suggested that retail, commercial, or residential would be a better fit. He asked that the project not be approved.

REBUTTAL

Alex Dwiggins noted that the parcel is zoned residential, so a commercial project would not be permitted; and, buildings will be aesthetically pleasing and nicely done.

Director Mata suggested that the block wall be included along the north side as a condition of approval, as normally a block wall is required between commercial projects and residential.

Following additional questions of staff regarding elevation designs and landscape plans, Chairperson PADEN closed the public hearing at 7:30 p.m. and called for a motion.

Motion to adopt Resolution No. 2018-26, approving Tentative Parcel Map No. 2018-01.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dennis Ham
SECONDER:	Richard Douglas
AYES:	Ham, Douglas, Johnston, Paden, Perico, Galvan, Sanchez

Motion to adopt Resolution 2018-27, approving Conditional Use Permit 2018-12, amended to include the following conditions:

1. That, because the mini-storage buildings will not require fire sprinklers or water use, the water impact fee will be calculated for the office building only.
2. That the block wall shown on the site plan, located on the north side of the office building, is required.
3. That elevations for the long building facing the 12th Avenue frontage be included in the building permit submittal. Elevations shall include architectural and/or other features that would provide vertical relief to the flat building.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dennis Ham
SECONDER:	Michael Johnston
AYES:	Ham, Douglas, Johnston, Paden, Perico, Galvan, Sanchez

GENERAL BUSINESS

Finding of General Plan Consistency for the sale two parcels totally approximately 22,500 square feet located at the northwest corner of Sixth and Phillips Streets. (APNs 012-064-005 and 012-064-006).

Director Mata presented the staff report, recommended approval of the Resolution, and answered questions of staff.

In response to Chairperson PADEN's question regarding the proposed parking lot, Paula Lehn, CEO of FAST Credit Union, explained that a Conditional Use Permit (CUP) was approved for a potential tenant of the FAST building. However, due to the conditions of approval, the potential tenant withdrew. Ms. Lehn stated that FAST is still pursuing purchase of the lot, which requires a new CUP. Whether the lot will include solar, spaces for motorcycle or compact parking will be based on what is the best use and will have the best appearance.

Motion to approve Resolution 2018-29, a finding that the sale of the two parcels consisting of approximately 22,500 square feet located at the northwest corner of Sixth Street and Phillips Street, APNs 012-064-005 and -006 is consistent with the General Plan.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Johnston
SECONDER:	Dennis Ham
AYES:	Ham, Douglas, Johnston, Paden, Perico, Galvan, Sanchez

DIRECTOR'S COMMENTS

None.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner DOUGLAS congratulated Associate Planner Myers on her recent marriage.

Commissioner JOHNSTON was at Fargo Crossing this evening and noted that traffic there was very congested, especially around Burger King and Little Caesar's.

Commissioner HAM stated that this would be his last Planning Commission meeting, having termed out. He expressed his appreciation to the other commissioners, saying that it was a pleasure serving. He encouraged his fellow commissioners to drive out to project sites, as that visual gives a better understanding of what is proposed. Chairperson PADEN thanked him for his service, and everyone joined in a round of applause.

Commissioner PADEN mentioned that his term has also expired, but that he is eligible for re-appointment.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 7:59 p.m.

Respectfully submitted,

Diana Black
Recording Secretary