



**MINUTES**  
**PLANNING COMMISSION**  
**of the**  
**CITY OF HANFORD**  
  
**COUNCIL CHAMBERS**  
**400 N. Douty St.**  
**7:00 PM, Tuesday, February 26, 2019**

**CALL TO ORDER**

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

**ROLL CALL**

| Attendee Name    | Title | Status  | Arrived |
|------------------|-------|---------|---------|
| Richard Douglas  |       | Present | 6:54 PM |
| Michael Johnston |       | Absent  |         |
| Travis Paden     |       | Present | 6:51 PM |
| Savino Perico    |       | Present | 6:58 PM |
| Angel Vee Galvan |       | Present | 6:55 PM |
| Jacob Sanchez    |       | Present | 6:57 PM |
| Jason Kemp Van   |       | Present | 6:41 PM |

**INVOCATION**

Pastor Bud Haskell, Grace Bible Church, led the 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.*

None.

## **PUBLIC HEARING**

- 1. Conditional Use Permit No. 2018-14, a request by Kings Community Action Organization, Inc. to allow an expansion of an existing large-daycare facility, over 14 children, in the R-M Medium-Density Residential zone district. The project is located at the northwest corner of Hanford Armona Road and 12th Avenue, 10918 12th Avenue (APN 011-010-016 and 011-010-015). (Staff recommends continuance of the item to March 12, 2019).**

Motion to continue the Public Hearing for Conditional Use Permit No. 2018-14 to the next Planning Commission meeting on March 12, 2019.

|                  |                                   |
|------------------|-----------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [4 TO 0]</b>          |
| <b>MOVER:</b>    | Angel Vee Galvan                  |
| <b>SECONDER:</b> | Richard Douglas                   |
| <b>AYES:</b>     | Douglas, Paden, Galvan, KempVanEe |
| <b>ABSENT:</b>   | Johnston                          |
| <b>RECUSED:</b>  | Perico, Sanchez                   |

- 2. Planned Unit Development No. 2019-01, a request by New Rooms Enterprise to allow cross-access between sites, a shared driveway, and reduced lot frontage for the parcels located at APN 011-030-002, 011-030-003, and 011-030-004 in the C-S Service Commercial zone district. Conditional Use Permit No. 2019-01, a request by New Rooms Enterprise to allow a four-story, 82-room hotel in the C-S Service Commercial zone district. The project is located east of Aquifer Drive, north of Glendale Avenue (APN 011-030-002, 011-030-003, and 011-030-004).**

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 project, and invited questions of staff.

Following questions of staff, Chairperson PADEN opened Public Comment.

### **FAVOR**

Anil Chagan, developer for the project, who also helped build the Comfort Inn, requested approval. He mentioned that this hotel will be a Marriott product, and will attract Marriott's rewards members. He expressed excitement about this project.

### **OPPOSED**

Jon Nelson, who owns an adjacent property, was not opposed to the project but was concerned about equity in the setback requirements. He also stated that he was not allowed to install a large pole sign in front and wanted to be sure the same restrictions would be placed on this project.

Dennis Ham, Hanford resident and former planning commissioner, was not opposed to the project but was concerned about the building height, stating that the City does not have a ladder truck and fire suppression equipment that will reach a fourth floor.

Following Public Comment, Chairperson PADEN closed the Public Hearing at 7:22 p.m.

Motion to adopt Resolution 2019-03, approving Planned Unit Development No. 2019-01.

|                  |                                                    |
|------------------|----------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Richard Douglas                                    |
| <b>SECONDER:</b> | Savino Perico                                      |
| <b>AYES:</b>     | Douglas, Paden, Perico, Galvan, Sanchez, KempVanEe |
| <b>ABSENT:</b>   | Johnston                                           |

### **Motion**

Motion to adopt Resolution 2019-04, approving Conditional Use Permit No. 2019-01.

|                  |                                                    |
|------------------|----------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Richard Douglas                                    |
| <b>SECONDER:</b> | Angel Vee Galvan                                   |
| <b>AYES:</b>     | Douglas, Paden, Perico, Galvan, Sanchez, KempVanEe |
| <b>ABSENT:</b>   | Johnston                                           |

### **DIRECTOR'S COMMENTS**

Director Mata responded to Dennis Ham's concern regarding sufficient fire-suppression equipment for a 4-story building by stating that the City has ordered a ladder truck, which should arrive in a month or so.

Addressing Jon Nelson's issue with required building setbacks and tall pole signs, she noted that Mr. Nelson's project was approved under the previous zoning ordinance. This project will meet the requirements of the current zoning ordinance. The project will exceed the 15'-setback requirement, as it will have a 38.33-foot setback. Neither the previous, nor the current ordinance, allows a tall pole sign.

### **COMMISSIONERS' ITEMS OF INTEREST**

Commissioner SANCHEZ provided recent information that the new fire truck is scheduled to arrive May 5, 2019. It will be a taller ladder. There will be an engine at each station and patrol at Station 2.

### **ADJOURNMENT**

Chairperson PADEN adjourned the meeting at 7:26 p.m.

Respectfully submitted,

Diana Black  
Recording Secretary