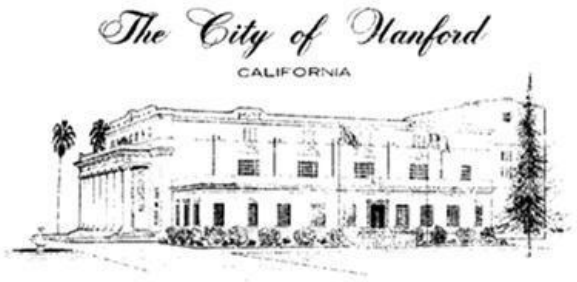

MINUTES

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, April 23, 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	6:53 PM
Michael Johnston		Present	6:49 PM
Travis Paden		Present	6:41 PM
Savino Perico		Present	6:57 PM
Angel Vee Galvan		Present	6:56 PM
Jacob Sanchez		Present	6:49 PM
Jason Kemp Van Ee		Present	6:49 PM

INVOCATION

Pastor Robert Hayden, Howard Chapel AME Zion Church

FLAG SALUTE

Commissioner SANCHEZ 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.*

Prior to Public Comment, City Attorney Mizote announced that he would be recused from this meeting, due to conflicts of interest. He introduced Attorney Ray Carlson, also with the Griswold, LaSalle firm, who would be the City Attorney for the meeting.

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 [UNANIMOUS]**
MOVER:	Richard Douglas
SECONDER:	Michael Johnston
AYES:	Douglas, Johnston, Paden, Perico, Galvan, Sanchez, Kemp Van Ee

Approval of the Minutes of the March 12, 2019 Meeting

PUBLIC HEARING

1. **Municipal Code Amendment No. 2019-01: a request by 198-43, LLC to amend Title 17, Section 17.08.030 – Commercial, Office, and Industrial Zone Use Table of the Hanford Municipal Code by adding sections in order to permit or permit with a conditional use permit, the following uses in the C-R Regional Commercial zone district: colleges; exercise studios; large health facilities; business support services; medical offices; professional and commercial offices; laboratories; government offices; furniture stores; landscape nurseries; banks and credit unions – secondary branch; food catering; payday lenders; and tailoring. (Staff recommends continuance of the item to May 14, 2019).**

   Per Community Development Director Mata, staff recommended that the Public Hearing be continued to the May 14, 2019 meeting.

   Hanford resident Diane Sharp encouraged the Commission and staff to open this item to extensive review and broad-based comment before referring it to City Council. She suggested that City staff meet with downtown business owners, at the owners' convenience, to get their input.

   Motion to continue the Public Hearing for Municipal Code Amendment No. 2019-01 to the next Planning Commission meeting on May 14, 2019.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Michael Johnston
SECONDER:	Richard Douglas
AYES:	Douglas, Johnston, Paden, Perico, Galvan, Sanchez, Kemp Van Ee

2. **Conditional Use Permit No. 2019-03: is a request to allow a furniture store, under 20,000 square feet, to be located within the Hanford Mall in the C-R Regional Commercial zone district. The project is located at 1673 W. Lacey Boulevard, Suite 109 (APN 011-060-037).**

   Chairperson PADEN opened the Public Hearing at 7:11 p.m. and called for the Staff Report.

Senior Planner Myers presented the staff report, recommended approval, and invited questions of staff.

Chairperson PADEN opened Public Comment:

FAVOR
None.

OPPOSED
David Ayers, Hanford - He expressed concern that, with the C-R zone being open to furniture sales at the mall, with a Conditional Use Permit (CUP), downtown will experience a mass exodus of businesses, resulting in blight. He encouraged the Commissioners to deny the CUP.

Director Mata addressed Mr. Ayers' concerns, stating that staff was able to support all the required findings for approval. She noted that, if the Commission decides to deny the CUP, they must make the findings for denial, by showing that these conditions cannot be met.

Joe Serrano, owner (with his father) of Serrano's Furniture, stated that his business is growing, and they need more room. If his location were larger, he would remain downtown; but, he had to look for a larger space. Serrano's owns the building at their current location, and they are looking for a tenant to rent the space. Mr. Serrano responded to Commissioners' questions.

Chairperson PADEN closed the Public Hearing at 7:41 p.m. and called for a motion.

Motion to adopt Resolution No. 2019-05, approving Conditional Use Permit 2019-03.

RESULT:	**APPROVED [6 TO 1]**
MOVER:	Richard Douglas
SECONDER:	Jason Kemp Van Ee
AYES:	Douglas, Johnston, Paden, Perico, Sanchez, Kemp Van Ee
NAYS:	Galvan

3. MUNICIPAL CODE AMENDMENT NO. 2019-02 is a request to amend Title 17, Section 17.08.030 of the Hanford Municipal Code by adding to the line D8 "dispensaries (non-storefront retail)" as a conditional use in the IH zone, amending line I23 to allow storefront retail dispensaries as a conditional use in the MX-D zone and amend Section 17.69 to allow medical and adult use commercial operations and to allow dispensaries.

Chairperson PADEN opened the Public Hearing at 7:44 p.m. and called for the staff report.

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

She and Police Chief Parker addressed Commissioners' questions.

Chairperson PADEN opened Public Comment:

FAVOR
Larry Thacker, San Jose, representing Caliva (cannabis dispensaries) - He stated that legal cannabis dispensaries are necessary, in order to combat illegal cannabis business. He would like to bring Caliva to downtown Hanford.

OPPOSED
John Lehn, Hanford - Mr. Lehn expressed concern over possible odor and suggested the addition of strict odor control.

Director Mata replied to Mr. Lehn's concern, stating that the City's ordinance prohibits allowing it to become a nuisance. Chief Sever added that the products are already in sealed packages and that most odor issues occur with outdoor or greenhouse cultivation.

Following considerable discussion, Chairperson PADEN closed the Public Hearing at 8:27 p.m. and called for a motion.

Motion to approve Resolution 2019-06 recommending approval of Municipal Code Amendment 2019-02 to the City Council, amending Section 17.69.030 B.1. by adding colleges to the list of schools.

RESULT:	**APPROVED [6 TO 1]**
MOVER:	Michael Johnston
SECONDER:	Jacob Sanchez
AYES:	Douglas, Johnston, Paden, Perico, Galvan, Sanchez
NAYS:	Kemp Van Ee

DIRECTOR'S COMMENTS

Director Mata announced: 1) Aldi's grand opening will be Thursday, May 2, 8:00 a.m.; 2) Gabrielle Myers has been promoted from Associate Planner to Senior Planner. She thanked Ms. Myers for her hard work and congratulated her on the promotion.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner GALVAN referred to Page 57 of the agenda packet and noted that it contained an incorrect Notice of Exemption. Director Mata assured her that staff would include the correct Notice.

Commissioner JOHNSTON reported a very large hole in the sidewalk in front of Serrano's Furniture at Sixth and Douty Streets. Staff will check on that right away.

Commissioners DOUGLAS and KEMP VAN EE congratulated Ms. Myers on her promotion.

Chairperson PADEN commented that Amazon's free shipping on furniture purchases might present challenges for our furniture stores.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 8:34 p.m.

Respectfully submitted,

Diana Black
Recording Secretary