MINUTES

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, May 28, 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	6:41 PM
Michael Johnston		Absent	
Travis Paden		Present	6:40 PM
Savino Perico		Present	6:53 PM
Angel Vee Galvan		Present	6:51 PM
Jacob Sanchez		Present	6:51 PM
Jason Kemp Van Ee		Present	6:52 PM

INVOCATION

Pastor Gary Gerloff, First Lutheran Church of Hanford

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.*

Diane Sharp asked for a legal definition of the change-of-use Site Plan Review requirement.

Community Development Director Mata requested that Ms. Sharp call her for an explanation.

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.

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

Approval of the Minutes of the May 14, 2019 Meeting

PUBLIC HEARING

1. **Conditional Use Permit No. 2019-05, a request to construct a 2,050 sq. ft. shop for the minor repair and service of motor vehicles on a vacant pad within an existing shopping center in the C-R Regional Commercial zone district. The project is located at the southeast corner of Lacey Boulevard and Centennial Drive (APN 011-020-003).**

Chairperson PADEN opened the Public Hearing at 7:09 p.m.

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

Following questions of staff, Chairperson PADEN opened Public Comment:

FAVOR
Gabriel, Visalia Resident, representing the applicant, stated that their oil-change service is fast (12-15 minutes), so vehicle stacking would not be a problem.

OPPOSED
None.

Chairperson PADEN closed the Public Hearing at 7:16 p.m. and called for a motion.

Motion to approve Resolution 2019-09, approving Conditional Use Permit 2019-05.

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

2. **Conditional Use Permit No. 2019-04, a request to construct a gated, 56-stall off-site parking facility for FAST Credit Union in the MX-D Downtown Mixed Use zone district. The project is located at the northwest corner of Sixth Street and Phillips Street, 416 W. Sixth Street (APN 012-064-005 and 012-064-006).**

Chairperson PADEN opened the Public Hearing at 7:18 p.m.

Senior Planner Myers presented the staff report. She noted an error on page 90 of the staff report, regarding parking ratios, and provided each commissioner with a copy of the corrected page. She recommended approval of the resolution, amended with the corrected page, and she invited questions of staff.

Following questions of staff, Chairperson PADEN opened Public Comment:

<u>FAVOR</u>
Paula Lehn, CEO of FAST Credit Union, requested clarification regarding parking-stall requirements and the correct expiration date of the project. She asked why they are being required to install a street light and stated that they could not agree to the stacking issue, when they do not know the cost. She mentioned that she did not remember hearing that requirement of Costco.

Diane Sharp, Hanford resident, agreed with Ms. Lehn regarding stacking. She stated that FAST is already making a big investment in downtown and recommended that staff remove the street light installation requirement and have the City pay for it.

<u>OPPOSED</u>
None.

Director Mata's response:

1. The number of parking stalls does not have to be 56, as long as they adhere to the layout, as submitted.
2. The expiration date for the Site Plan Review is one year; expiration date for the Conditional Use permit is two years.
3. The street light is a requirement of City development standards.
4. If there were an issue with stacking, staff would contact the applicant to look at other solutions.

City Attorney Mizote commented that Mr. Kashian (Costco) was required to address many issues. There were mitigation measures in the Environmental Impact Report (EIR), and he was required to realign Lacey Blvd. and provide a roundabout. He also stated that if the City were to put in the street light, it would be a contribution to a private project, which could trigger a prevailing-wage requirement, which could increase project cost by 30-40% (outside of City control).

Ms. Lehn replied to questions from the Commissioners.

Chairperson PADEN closed the Public Hearing at 7:59 p.m. and called for a motion.

Motion to approve Resolution 2019-10, amended to include the corrected Page 90, approving Conditional Use Permit 2019-04.

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

DIRECTOR'S COMMENTS

Director Mata informed the Commissioners that there may or may not be a meeting June 11. Staff will notify them as soon as that is decided.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner DOUGLAS thanked FAST Credit Union for investing in Downtown Hanford.

Commissioner SANCHEZ thanked FAST and stated that he is happy to see infill projects in Downtown. He also expressed appreciation to Director Mata and Senior Planner Myers for their good work, even though they are short-staffed.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 8:02 p.m.

Respectfully submitted,

Diana Black
Recording Secretary