



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, September 10, 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		Present	6:37 PM
Travis Paden		Present	6:41 PM
Savino Perico		Present	6:42 PM
Angel Vee Galvan		Present	6:44 PM
Jacob Sanchez		Present	6:40 PM
Jason Kemp Van Ee		Present	6:43 PM

INVOCATION

Rev. Kyle Johnson, Lead Pastor, Glad Tidings

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.*

There were no comments.

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:	Jacob Sanchez
SECONDER:	Richard Douglas
AYES:	Douglas, Johnston, Paden, Perico, Galvan, Sanchez, Kemp Van Ee

1. Approval of the Minutes of the August 13, 2019 Meeting

PUBLIC HEARING

- 2. Planned Unit Development No. 2018-01 Amendment #1: A request to amend previously approved Planned Unit Development No. 2018-01, in order to deviate from the standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street with deviations to the residential street standard, reduced setbacks, reduced street frontage, and reduced lot widths for the development proposed under Vesting Tentative Tract 915 – a 14.29-acre, 66-lot subdivision in the R-L-5 Low-Density Residential zone district. Mitigated Negative Declaration No. 2018-06: An addendum to the previously approved Mitigated Negative Declaration No. 2018-06 has been prepared to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046).**

Chairperson PADEN opened the public hearing at 7:04 p.m. and called for the staff report.

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

Following questions of staff, Chairperson PADEN opened Public Comment:

FAVOR

John Zumwalt, of Zumwalt-Hansen, representing the applicant, requested approval of the project. He and the applicants available to answer any questions.

OPPOSED

None.

Following Public Comment, Chairperson PADEN closed the public hearing at 7:12 p.m. and called for a motion.

Motion to adopt Resolution No. 2019-17, approving Planned Unit Development 2018-01 Amendment #1.

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

3. **Planned Unit Development No. 2019-03: a request to allow cross-access, a shared driveway, and eliminated street frontage for the parcel proposed to be subdivided under Tentative Parcel Map No. 2019-05. Tentative Parcel Map No. 2019-05: a request to divide a 5.45-acre parcel into two parcels (Parcel 1: 3.49 acres; Parcel 2: 1.96 acres) for an existing shopping center in the MX-C Corridor Mixed Use zone district. The project is located at 550 N. 11th Avenue on the northwest corner of 11th Avenue and Lacey Boulevard (APN 010-500-011).**

Chairperson PADEN opened the public hearing at 7:14 p.m. and called for the staff report.

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

Following questions of staff, Chairperson PADEN opened Public Comment:

FAVOR

Dale Mell, of Dale G. Mell & Associates, representing the applicant, expressed appreciation to staff for their work on the project, and recommended approval.

OPPOSED

None

Following Public Comment, Chairperson PADEN closed the public hearing at 7:23 p.m. and called for a motion.

Motion to adopt Resolution 2019-17, approving Planned Unit Development No. 2019-03.

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

Motion to Adopt Resolution No. 2019-18.

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

4. **Planned Unit Development No. 2019-02: a request to allow cross-access for the future development of a 40-unit apartment complex, proposed under Site Plan Review No. 2019-29, within an existing shopping center and implement the mixed use provisions for the MX-N Neighborhood Mixed Use zone district. The project is located on the northwest corner of 10th Avenue and Fargo Avenue (APN 007-110-051, 007-110-053, -054, and -055).**

Chairperson PADEN opened the public hearing at 7:26 p.m. and called for the staff report.

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

Following questions of staff, Chairperson PADEN opened Public Comment:

FAVOR

None

OPPOSED

1. David Serpa lives directly adjacent to the project location. He expressed opposition to the proposed apartment complex, due to aesthetics and traffic issues.
2. Katherine Davis also lives adjacent to this location and is opposed to the proposed apartment complex, due to privacy, noise, aesthetics, and other concerns.
3. David Jones lives directly behind the Dollar Store and has had issues with people throwing furniture and other items over the fence into his yard. He was also concerned about traffic.
4. Brad Felder stated that he lives against the basin, and transients are living there. There is also noise from the Dollar Store at night. He does not see the proposed apartment complex as beneficial.
5. Mrs. Felder does not see noticing in the newspaper as helpful. She was also concerned about the basin situation, security issues, and the traffic pattern. She asked that an apartment complex be required to install a decorative block wall.
6. Marian Lewis questioned the impact of an apartment complex on Pioneer Elementary School.
7. Gentleman Hanford resident opposed to an apartment complex at this location, due to noise, lighting, traffic, and privacy issues. He did not know until today that the zoning had changed.

Community Development Director Mata explained that the Commission is not voting on a proposed apartment complex. The project being considered is a Planned Unit Development (PUD) that allows cross-access. She also explained that multi-family is a permitted use, by right, in this zone district and explained requirements of the Housing Element to allow a certain number of multi-family units. The City has also been under significant pressure from the State to provide all types of housing, and specifically, multi-family housing. They have encouraged the City to eliminate impediments to multi-family.

She addressed some of the questions raised: the distance from the property line to the building would be 15 feet, and the building height would be 25 feet. Seventy-five parking spaces would be added. The noise ordinance restricts the hours that construction can occur. Schools receive notices of projects. The City cannot deny a project based on impact to schools. Each residential project pays school impact fees to assist in providing additional space that the new housing would create. The General Plan changed to include some mixed commercial uses. This location was zoned Neighborhood Commercial before, and it was changed to Neighborhood Mixed Use, requiring the inclusion of housing. There was a traffic study, based on number of units and capacity of those roads. Public Hearing notices are required and sent for every public hearing. This project required a 10-day notice. Actual advertisements (not just classified ads) were published in the newspaper for the General Plan Update Citizen Advisory Meetings several times during the 2-year process. There were approximately 32 meetings.

City Attorney Mizote concurred with Director Mata's statements. The proposed multifamily project is a permitted use. He reminded the Commission that they are only considering the cross-access. If they vote "No," they must provide evidence that the findings could not be made.

Director Mata then answered questions from the Commissioners, with City Attorney Mizote again cautioning them to consider only the cross-access, not an apartment complex.

Chairperson PADEN stated that if he votes "no" on this project, the finding cited that could not be made would be the Design and Purpose portion of Finding No. 1.

Chairperson PADEN asked City Attorney Mizote if he could re-open Public Hearing. Mr. Mizote recommended that the decision to re-open Public Hearing be made through a motion.

Motion to re-open Public Comment.

RESULT:	FAILED [3 TO 4]
MOVER:	Travis Paden
SECONDER:	Jason Kemp Van Ee
AYES:	Paden, Galvan, Kemp Van Ee
NAYS:	Douglas, Johnston, Perico, Sanchez

Motion

Motion to adopt Resolution No. 2019-19, approving Planned Unit Development No. 2019-02.

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

DIRECTOR'S COMMENTS

Director Mata announced new Assistant Planner Mark Manha, and invited him to introduce himself. He stated that he is a graduate of Cal Poly with a Planning degree, and he interned with the City of Newark, California. The Commissioners welcomed him.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner JOHNSTON asked Utilities and Engineering Director Doyel

- if the City is getting an Ace Hardware. Director Doyel and Director Mata were not aware of that.
- if there is anything better deter people from running red lights. Director Doyel stated that a special device has been installed at most of our large intersections that notifies police that the light is turning red. They are now better able to catch those who run red lights.

Chairperson PADEN requested an update on a storage facility by the courthouse and the Chevron station at 12th and Grangeville. Director Mata stated that the storage facility is in for a building permit, and the Chevron station is under construction. Director Doyel stated that Shah has the same contractor building his house, and the house is taking priority. He added that the storage facility just received approval on their grading permit, so they will be starting soon.

Commissioner KEMP VAN EE asked Director Doyel if they are putting a center median in on 12th Avenue toward Hanford-Armona or Hume. Director Doyel replied that between Hanford-Armona and Springcrest, they are installing a median island; and south of Springcrest, they are widening the road a bit. Commissioner KEMP VAN EE informed Commissioner JOHNSTON that his family actually looked into the Ace Hardware franchise, but the franchise fees are "through the roof."

Chairperson PADEN asked Director Doyel

- when the traffic lights will be installed at 13th and Grangeville. Director Doyel stated that they will be shipped September 20 and should be operational around the third week of October.
- when striping will be done on new roadwork. Director Doyel replied that the delay has been due to the inability to get permits from the State and the railroad. They are waiting for work to be completed before doing striping.

Commissioner DOUGLAS stated that he found the last item to be difficult and time-consuming, and he thanked City Attorney Mizote and staff for reminding the Commissioners of their task.

Director Mata added that, if the apartment project needed to deviate from setbacks, then it would come to Planning Commission.

Chairperson PADEN asked why they want apartments at this location. Director Mata replied that they are required to have a housing component in mixed use zones. Director Doyel added that the zoning change was done on recommendation from the Citizens Advisory Committee. Chairperson PADEN asked if there is a possibility of a lawsuit. City Attorney Mizote stated that the City Attorney's Office recommended staff include language about lawsuits as a courtesy, so that people who receive those notices know that they need to protect themselves and attend Planning Commission and City Council meetings to share any concerns, otherwise they could be precluded from future litigation.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 8:42 p.m.

Respectfully submitted,

Diana Black
Recording Secretary