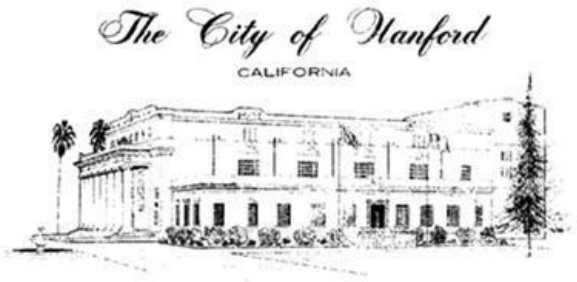

MINUTES

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, December 10, 2019

CALL TO ORDER

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	6:15 PM
Michael Johnston		Present	6:15 PM
Travis Paden		Present	6:14 PM
Savino Perico		Present	6:13 PM
Angel Vee Galvan		Present	6:17 PM
Jacob Sanchez		Present	6:11 PM
Jason Kemp Van Ee		Present	6:12 PM

INVOCATION

Chairperson PADEN led the invocation.

FLAG SALUTE

Commissioner DOUGLAS 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.

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 November 12, 2019 Meeting

PUBLIC HEARING

1. **Conditional Use Permit No. 2019-09, a request to convert a former auto center into an urgent care facility in the C-R Regional Commercial zone district and Variance No. 2019-03, a request to deviate from the standards of Section 17.18.130.B of the City of Hanford's Municipal Code, in order to remove the block wall requirement along the rear lot line. The project is located at 1545 Mall Drive (APN 011-060-032). [The applicant requests that the item be continued to January 14, 2020.]**

   Motion to approve the applicant's request to continue the item to the January 14, 2020 meeting.

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

2. **Conditional Use Permit No. 2019-10: a request by Nc3 dba Caliva to allow a Commercial Cannabis Business for a storefront dispensary for retail and delivery of cannabis products in the MX-D zone district. The project is located at at 104 N Douty (APN 012-054-011).**

   Chairperson PADEN opened the public hearing at 7:05 p.m. and called for the staff report.

   Director Mata presented the staff report, recommending approval of the project and amending the resolution by deleting references to Idaho Avenue and Power Way in Conditions of Approval 19 and 21. She then answered questions from Commissioners.

   Public Comment:

   FAVOR
   Rand Martin, with Caliva, expounded on the tight security/public safety measures that will be in place with the dispensary, as well as visual improvement to that corner.

   OPPOSED
   None.

   Director Mata noted that the City is very happy with the security plan. Mr. Martin answered questions from the Commissioners and addressed their concerns.

Commissioner SANCHEZ commented that at a recent Main Street Hanford meeting, security downtown was a major concern. He thanked Caliva and Director Mata, and he expressed excitement that the 24-hour security at Caliva may help improve the situation.

Chairperson PADEN closed the public hearing at 7:45 p.m. and called for a motion.

Motion to adopt Resolution 2019-29, as amended, approving Conditional Use Permit No. 2019-10.

RESULT:	**APPROVED [5 TO 2]**
MOVER:	Jacob Sanchez
SECONDER:	Richard Douglas
AYES:	Douglas, Johnston, Perico, Galvan, Sanchez
NAYS:	Paden, Kemp Van Ee

3. Vesting Tentative Tract 927: A request by Lennar Homes to utilize the small lot provisions of Section 17.10.100 and 17.12.100 of the Hanford Municipal Code to subdivide 24.93 acres into 133 single-family residential lots in the R-L-5 Low-Density Residential and R-M Medium-Density Residential zone districts. Mitigated Negative Declaration No. 2019-51: An initial study was prepared and it was determined that the project will not result in significant impacts. The project is located at the northeast corner of Grangeville Boulevard and 13th Avenue (APN 009-030-146)

Chairperson PADEN recused himself and passed the gavel to Vice-Chairperson DOUGLAS to conduct this public hearing.

Vice-Chairperson DOUGLAS opened the public hearing at 7:47 p.m. and called for the staff report. Senior Planner Myers presented the staff report, recommended approval, and answered questions of staff.

Public Comment:

FAVOR

Alex Dwiggins, of Zumwalt-Hansen, representing the applicant, stated that applicants Jeff Calloway and Jack Williams were present and available to answer questions. He noted that they are the first applicants to use the small-lot provisions. He explained improvements that will be made with this development and encouraged the Commissioners to approve the project.

OPPOSED

Mike Garcia, lives near the project. He expressed concerns regarding increased traffic, stating that he and his wife were unable to leave their driveway during the recent road work and traffic will only get worse. He was also concerned about decreased property values, due to the small homes proposed.

Sylvia Garcia shared the concerns expressed by her husband and was also concerned about rapid spread of fire, should one occur, due to the close proximity of the houses.

Mr. Dwiggins answered Commissioners' questions.

Senior Planner Myers provided the following information, in response to questions:

--The building square footages range from 1,450 sq.ft. to 2.223 sq.ft.
--There is a drainage basin east of the project site.
--The project meets the density requirements of the General Plan.
--City Engineering conducted a traffic study of the project area and determined that a signal at Devon and 13th was not warranted.
--Fire sprinklers are required.

Director Mata responded to additional questions from Commissioners.

Vice-Chairperson DOUGLAS closed the public hearing at 8:24 p.m.

Motion to certify Mitigated Negative Declaration No. 2019-51 for the project.

RESULT:	**APPROVED [5 TO 1]**
MOVER:	Michael Johnston
SECONDER:	Savino Perico
AYES:	Douglas, Johnston, Perico, Galvan, Sanchez
NAYS:	Kemp Van Ee
RECUSED:	Paden

Motion to adopt Resolution No. 2019-30, approving Vesting Tentative Tract 927.

RESULT:	**APPROVED [5 TO 1]**
MOVER:	Michael Johnston
SECONDER:	Savino Perico
AYES:	Douglas, Johnston, Perico, Galvan, Sanchez
NAYS:	Kemp Van Ee
RECUSED:	Paden

GENERAL BUSINESS

None.

DIRECTOR'S COMMENTS

Director Mata noted that the Commissioners had good questions regarding Caliva. She informed them that no City staff will see the security plans, except for the Police Department and herself. They will not be released, even with Public Records Act requests. City Attorney Ty Mizote concurred with Director Mata, and recommended that the security plans not be disclosed.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner JOHNSTON announced that he will be resigning as Planning Commissioner, effective December 31, 2019, having served in this capacity for five years. He expressed his appreciation to staff and the other commissioners, and wished everyone a Merry Christmas and Happy New Year.

Chairperson PADEN expressed appreciation to Commissioner JOHNSTON for his service and for a job well done. Director Mata also thanked Commissioner JOHNSTON for all he has done on the Commission, adding that it had been a pleasure working with him. All in attendance applauded in agreement.

ADJOURNMENT

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

Respectfully submitted,

Diana Black
Recording Secretary