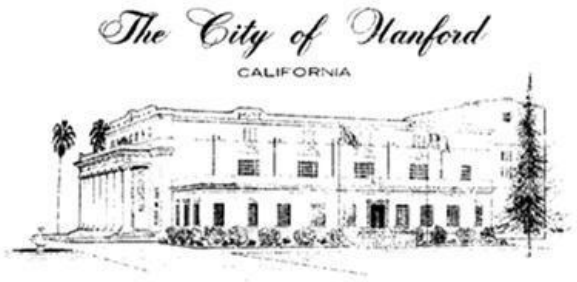

MINUTES

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty Street
5:30 PM, Tuesday, August 11, 2020

CALL TO ORDER

Chairperson DOUGLAS called the meeting to order at 5:30 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	
Travis Paden		Present	
Savino Perico		Present	
Angel Vee Galvan		Present	
Roger Snow		Present	
Jacob Sanchez		Present	
Jason Kemp Van Ee		Absent	

INVOCATION

Pastor Robert Hayden, Howard Chapel Zion AME 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.*

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:	Travis Paden
SECONDER:	Roger Snow
AYES:	Douglas, Paden, Perico, Galvan, Snow, Sanchez
ABSENT:	Kemp Van Ee

Approval of the Minutes of the July 14, 2020 Meeting

PUBLIC HEARING

1. **(Item continued from July 14, 2020) Vesting Tentative Tract 928: A request by Cal-Clark Farms to subdivide 81.71 acres into 283 single-family residential lots, a 2.25-acre park, and a 4.94-acre basin in the R-L-5 Low-Density Residential zone district. Mitigated Negative Declaration No. 2020-22: An initial study was prepared and it was determined that the project will not result in significant impacts to the environment with the incorporation of mitigation measures; therefore, Mitigated Negative Declaration 2020-22 has been prepared. The project is located at the southeast corner of Centennial Drive and Fargo Avenue (APN 009-030-158, -005, and -115).**

Chairperson DOUGLAS opened the public hearing at 5:37 p.m. and called for the staff report.

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

Following questions of staff, Chairperson DOUGLAS opened Public Comment:

FAVOR
John Zumwalt, representing the applicant, thanked staff for a very thorough staff report and requested approval of the project.

OPPOSED
The following residents of Vintage Estates spoke in opposition to the opening of Muscat Place, stating that it would destroy their neighborhood, decrease property value, and adversely affect traffic: Doctor, Kes Andersen, Anup, Robert Fisher, Gita Patel, Dr. Reddy, Ajmer "Shah" Nahal, Norman Macedo, Dr. Sahas, Paul Sadhu, Pam, Woman who lives on Chardonnay, Elizabeth, Eddie Brieno, Ruth Andersen, Sue Gavini, Virginia Gonzales.

REBUTTAL
Mr. Zumwalt stated that the opening of Muscat Place was a City requirement. He requested approval of the tract, either with or without opening Muscat. He stated that the applicant is willing to make adjustments.

Ruth Andersen presented copies of a document providing history of the Vintage Estate homeowners' research and attempts to find an alternative to opening Muscat Place.

Community Development Director Mata stated that City staff worked with the engineer and the applicant to reduce impacts to the existing Vintage Estates.

Director Doyel explained that it would be necessary to open Muscat Place, for traffic circulation and public safety. He stated that it had been planned as a connector street since the area was annexed into the City. He confirmed that residents did meet with City staff several times to find an alternative and restated that, in order not to open Muscat, they would have to make Vintage Estates a private subdivision, with 100% vote by the residents to abandon the right of way.

Fire Chief Pendergrass explained that the California Fire Code requires two means of egress. He responded to questions from Commissioners.

Chairperson DOUGLAS reopened Public Comment:

- Three Vintage Estates residents inquired about a crash gate.
- Shah Nahal asked if a different street could be opened, instead of Muscat.
- John Zumwalt stated that the developer will cooperate with whatever is approved, but he will expect the residents to pay their own expenses.

Director Mata stated, and City Attorney Mizote confirmed, that approval of the map is a separate issue from the possible Vintage Estates HOA formation and alternative(s) to opening Muscat Place.

Chairperson DOUGLAS closed the public hearing at 7:18 p.m. and called for a motion.

Motion by Commissioner PADEN, seconded by Commissioner SNOW, to deny the project. City Attorney Mizote strongly encouraged the Commission to state specific findings as to why they are voting not to approve. Commissioner PADEN withdrew the motion.

Motion to continue the public hearing to the August 25, 2020 meeting.

RESULT:	**FAILED [3 TO 3]**
MOVER:	Travis Paden
SECONDER:	Roger Snow
AYES:	Paden, Galvan, Snow
NAYS:	Douglas, Perico, Sanchez
ABSENT:	Kemp Van Ee

Motion to certify Mitigated Negative Declaration No 2020-22 for the project.

RESULT:	**FAILED [3 TO 3]**
MOVER:	Savino Perico
SECONDER:	Richard Douglas
AYES:	Douglas, Perico, Sanchez
NAYS:	Paden, Galvan, Snow
ABSENT:	Kemp Van Ee

Commissioner SANCHEZ asked what would happen if there continued to be no action taken, due to the vote. Director Mata replied that the applicant would be able to appeal to the City Council.

Motion by Commissioner PERICO to adopt amended Resolution No. 2020-09, amended further to approve Vesting Tentative Tract 928, without the opening of Muscat Place. There being no second, he withdrew the motion.

Motion to adopt amended Resolution No. 2020-09.

RESULT:	**FAILED [3 TO 3]**
MOVER:	Savino Perico
SECONDER:	Jacob Sanchez
AYES:	Douglas, Perico, Sanchez
NAYS:	Paden, Galvan, Snow
ABSENT:	Kemp Van Ee

All motions for the project failed, resulting in no action taken.

RECESS - 7:20 p.m.-7:26 p.m.

Commissioner PADEN left the meeting at 7:26 p.m.

2. Conditional Use Permit No. 2020-03, a request to convert a former medical office into a day care facility for over 14 persons in the O-R Office Residential zone district. The project is located at 1105 N. Irwin Street (APN 010-153-011).

Chairperson DOUGLAS opened the public hearing at 7:27 p.m. and called for the staff report.

Assistant Planner Mark Manha presented the staff report, recommended approval, and invited questions of staff.

Chairperson DOUGLAS opened Public Comment:

FAVOR

- Art Quintero, designer for the project, recommended approval.
- Gil Puga, owner, requested approval, noting that it is a great location for the neighborhood and for downtown employees.

OPPOSED

Rachel Moreno, was not opposed to the project but had questions regarding traffic and parking and health precautions (re: COVID-19). Mr. Puga stated that they have another childcare center in Armona, and they have always had a good relationship with the neighbors. He also assured her that they are staying current with all CDC and Kings County Health Department guidelines. Mr. Quintero offered to place a "Left Turn Only" sign at the parking exit. Ms. Moreno was happy with the answers and welcomed approval of the project.

Chairperson DOUGLAS closed Public Comment, closed the public hearing at 7:43 p.m., and called for a motion.

Motion to adopt Resolution No. 2020-07, approving Conditional Use Permit No. 2020-03.

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

3. Conditional Use Permit No. 2020-04: A request by Western Milling to allow liquid fertilizer mixing on an existing fertilizer storage site in the I-H Heavy Industrial zone district. Mitigated Negative Declaration No. 2019-29: An addendum to the previously approved Mitigated Negative Declaration No. 2019-29 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 at 10361 Idaho Avenue on the southwest corner of Idaho Avenue and 10th Avenue (APN 028-030-048).

Chairperson DOUGLAS opened the public hearing at 7:45 p.m. and called for the staff report.

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

Chairperson DOUGLAS opened Public Comment:

FAVOR
William Sweeney, applicant, requested approval.

OPPOSED
None.

There being no questions, Chairperson DOUGLAS closed the public hearing at 7:52 p.m. and called for a motion.

Motion to adopt Resolution No. 2020-08, approving Conditional Use Permit No. 2020-04.

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

DIRECTOR'S COMMENTS

Director Mata had no comments.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner SANCHEZ congratulated Assistant Planner Manha on a good job with his first presentation.

ADJOURNMENT

Chairperson DOUGLAS adjourned the meeting at 7:54 p.m.

Respectfully submitted,

Diana Black
Recording Secretary