



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty Street
5:30 p.m., Tuesday, October 27, 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	4:56 PM
Travis Paden		Present	4:52 PM
Savino Perico		Absent	
Angel Vee Galvan		Present	4:52 PM
Roger Snow		Present	4:55 PM
Jacob Sanchez		Absent	
Jason Kemp Van Ee		Present	4:41 PM

INVOCATION

Angie Stafford, Missions & Outreach Pastor, Glad Tidings Church

FLAG SALUTE

Commissioner KEMP VAN EE 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, Galvan, Snow, Kemp Van Ee
ABSENT:	Perico, Sanchez

- 1. Approval of the Minutes of the October 13, 2020**
- 2. TIME EXTENSION 2020-05, a request to extend the life of Conditional Use Permit No. 2020-13 and Site Plan Review No.2018-38 for one year. The project is located north of Hayden Avenue, east of 12th Avenue (APN 011-060-058 and 011-060-012).**

PUBLIC HEARING

Tentative Parcel Map No. 2019-01: a request to subdivide two parcels, totaling 38,332 sq. ft. (0.88 acres) into three parcels, Parcel A: 6,165 sq. ft., Parcel B – 9,866 sq. ft., and Parcel C – 11,429 sq. ft., in the R-L-5 Low-Density Residential zone district and utilize Section 17.50.210 to apply concessions to an affordable housing development. The property is located north and west of Parkside Drive, south of Woodland Drive (APN 011-100-065 and 011-100-066).

Chairperson DOUGLAS opened the public hearing at 5:36 p.m. and called for the staff report.

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

Following questions of staff, Chairperson DOUGLAS opened Public Comment:

FAVOR

Betsy McGovern-Garcia, of Self-Help Enterprises (SHE), provided background information, explained features of the project, and encouraged approval. Noting that the homes will be owner-occupied, she requested that references to "rent(s)" be deleted from the Conditions of Approval. She stated that the affordability covenant that was in the packet was not provided to SHE before the meeting. They would like to make sure it meets the requirements of the funders and reflects the home ownership opportunity they are presenting. She then answered questions from the Commissioners.

OPPOSED

Chet Adler, who lives on Peach Circle, reported that people have been speeding down Parkside Drive toward Hanford-Armona Road, and the homeless at the park have been vandalizing/stealing from property owners in the neighborhood. He requested something be provided to slow traffic in that area and asked if a perimeter sidewalk would be provided

Michael Ryan, Hanford resident, asked if underground power being provided for this project will affect his property and/or others in the area. He also asked what type of fencing will be provided and what the elevations will look like.

Ms. McGovern-Garcia replied to Mr. Ryan's questions, stating that the underground power will not affect neighboring residences, and the project will provide a cedar (or other strong wood) fence. She will email him the information and renderings of the elevations. A sidewalk will not be provided.

Senior Planner Myers responded to questions/comments: 1) The affordability covenant was included in the packet as a draft. Conditions 2. and 3., which refer to rent, can be removed. 2) Regarding features in the circle of the street: The applicant provides the minimum turning radius to accommodate the Fire truck radius; therefore, landscape features could not be incorporated. 3) Speeding concerns on Parkside Drive have been forwarded to the Police Department. There are not enough units being added to warrant a traffic study. 4) Perimeter sidewalk: The City would not put the requirement for off-site improvements on a private developer. 5) The City cannot require the developer to provide a fence or block wall.

There was discussion regarding alley-like sidewalks in backyards of some of the neighboring residences. Ms. McGovern-Garcia stated that those were separate parcels and that the City had said that they would be purchasing those parcels, dedicating that property back to the property owners, and working with them to move their fences. Commissioner PADEN asked if the Planning Commission could address the sidewalk easements in the resolution. City Attorney Mizote cautioned the Commission not to pursue that, stating that he was not aware that the City had acquired those parcels.

Commissioner KEMP VAN EE thanked Self-Help for bringing affordable housing and new life to the area.

Chairperson DOUGLAS closed the public hearing at 6:10 p.m. and called for a motion.

Motion to adopt Resolution No. 2020-13, removing language referring to rent, approving Tentative Parcel Map No. 2019-01.

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

DIRECTOR'S COMMENTS

Senior Planner Myers announced that there will be a meeting on November 10, as scheduled.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner PADEN commented that it was nice to see the outdoor dining downtown. He asked if there are future plans to close downtown streets, other than Friday nights. Senior Planner Myers stated that it was discussed with Main Street Hanford, and restaurant owners did not seem to be in favor of that. City Attorney Mizote added that some cities have been sued for closing streets.

Chairperson DOUGLAS noted that two commissioners would be termed out at the end of the year. He asked that they notify staff of their intentions to seek reappointment or not.

ADJOURNMENT

Chairperson DOUGLAS adjourned the meeting at 6:17 p.m.

Diana Black
Recording Secretary