



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty Street
5:30 p.m., Tuesday, May 11, 2021

CALL TO ORDER

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

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	
Travis Paden		Present	
Martin Devine		Present	
Roger Snow		Absent	
Jacob Sanchez		Present	
Jason Kemp Van Ee		Present	
Parmbir Johal		Absent	

INVOCATION

Diana Black led the invocation.

FLAG SALUTE

Commissioner PADEN 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.*

Jack Schwartz, Hanford resident and president of the Carnegie Museum of Kings County, asked if the museum is designated surplus, would it be designated to remain a museum, or would other uses be allowed. He stated that the Carnegie Museum board would prefer that it would be a museum in keeping with history.

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.

Approval of the Minutes of the March 23, 2021 Meeting

Motion to approve the minutes of the March 23, 2021 meeting.

PUBLIC HEARING

- 1. Annexation No. 157: A request to annex 149.5 acres into the City of Hanford from the Kings County jurisdiction. Prezone No. 2020-02: A request to prezone the annexation area as R-H High-Density Residential, R-M Medium-Density Residential, and R-L-5 Low-Density Residential, in accordance with the General Plan designation for the area. Mitigated Negative Declaration No. 2021-01: An initial study was prepared and it was determined that the project will not result in significant impacts; therefore, Mitigated Negative Declaration 2021-01 has been prepared. The project is located at the northwest corner of 12th Avenue and Fargo Avenue (APN 009-020-021, 009-020-023 through -026, 009-020-046, and 009-020-047).**

Chairperson SANCHEZ opened the public hearing and called for the staff report. Senior Planner Myers presented the staff report, noting that on agenda packet page 56, a signature was missing on one of the Consent to Annex forms. She stated that staff did receive the signature, and copies of the corrected form have been provided to the Commissioners and will be forwarded to City Council. Staff recommended that 1) the Planning Commission recommend adoption of Mitigated Negative Declaration No. 2021-01 to City Council; 2) adopt Resolution 2021-05, and 3) find Annexation 157 consistent with the General Plan and forward to City Council, recommending that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County. She then invited questions of staff.

There being no questions, Chairperson SANCHEZ opened Public Comment:

IN FAVOR

John Zumwalt, of Zumwalt-Hansen, representing the applicant, agreed with everything in the staff report. He pointed out lots not included in the project, and encouraged approval of the project.

OPPOSED

Hanford resident Peter Verhoeven indicated an area outside the proposed annexation and asked if it could be developed before the 320 acres.

Senior Planner Myers replied to Mr. Verhoeven's question, stating that should the area be annexed, the development would be subject to review by the Planning Commission. It would entail a tentative tract map and a final map. If that did proceed before anything is received for development of the east side of 12th Avenue, then the project would be development prior to this area.

Chairperson SANCHEZ closed Public Comment and invited Commissioners' questions.

Chairperson SANCHEZ, noting that the Kings County LAFCO map does not include this area in its primary sphere of influence, asked if an amendment to the primary sphere of influence would be required. Ms. Myers

showed on the screen the proposed sphere-of-influence expansion and stated that City Council directed staff to request the expansion from LAFCO. She further stated that this project would not move forward, or be recorded, until this expansion has been completed, and that would be a condition of approval of the annexation.

Commissioner PADEN asked if the annexation could proceed without the consent of those landowners. Ms. Myers replied that it would be LAFCO's decision whether to approve the annexation without those properties or not. Commissioner PADEN then asked if the property owners were notified that their property was planned (in the General Plan) for annexation. Ms. Myers replied that these properties were included in the General Plan, even prior to the current General Plan. City Attorney Ty Mizote concurred with Ms. Myers' comments. He noted that the City met the legal requirements for noticing, as notice was published in the *Hanford Sentinel*, and he stated that individual landowners were not notified regarding the General Plan Update.

Commissioner KEMP VAN EE asked for clarification regarding Mr. Verhoeven's property and other areas of annexation. John Zumwalt provided background information on an annexed area contiguous to the proposed annexation.

Todd Neves received permission to speak, stating that he is a fourth generation Hanford resident, and he is not looking to make a quick sale.

Motion to recommend adoption of Mitigation Negative Declaration No. 2021-01 for the project to the City Council.

RESULT:	APPROVED [3 TO 2]
MOVER:	Richard Douglas
SECONDER:	Martin Devine, Commissioner
AYES:	Douglas, Devine, Sanchez
NAYS:	Paden, Kemp Van Ee
ABSENT:	Snow, Johal

2. Motion

Motion to adopt Resolution 2021-05, recommending approval of Prezone No. 2020-02 (as amended) to the City Council.

RESULT:	APPROVED [3 TO 2]
MOVER:	Richard Douglas
SECONDER:	Martin Devine, Commissioner
AYES:	Douglas, Devine, Sanchez
NAYS:	Paden, Kemp Van Ee
ABSENT:	Snow, Johal

3. Motion

Motion to find that the proposed Annexation 157 (as amended) is consistent with the Hanford General Plan Policies L15 and L17 and forward Annexation No. 157 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

RESULT:	FAILED [2 TO 3]
MOVER:	Richard Douglas
SECONDER:	Martin Devine, Commissioner
AYES:	Douglas, Devine
NAYS:	Paden, Sanchez, Kemp Van Ee
ABSENT:	Snow, Johal

GENERAL BUSINESS

4. Finding of General Plan Consistency for the declaration of surplus and disposition of real city property for the future use of a museum, located at 109 E. Eighth Street (APN 012-041-017).

Senior Planner Myers presented the staff report. In response to Mr. Schwartz's earlier public comment regarding the possibility of limiting the sale or lease of the property to use of a historic nature, Ms. Myers deferred to City Attorney Mizote. He stated that any limitations would be those limited by the zoning ordinance, and the City Council can establish limitations if/when they sell or lease the building. Ms. Myers recommended a finding of consistency and welcomed questions of staff.

Senior Planner Myers and City Attorney Mizote answered Commissioners' questions. Commissioner PADEN asked questions of Mr. Schwartz, who provided some information of the Carnegie Board's intent. City Attorney Mizote reviewed the Commission's purview regarding the project.

Motion to find that the declaration of surplus and disposition of the property for use as a museum is consistent with the General Plan, adopted April 24, 2017, in accordance with Government Code Section 65402.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Travis Paden, Martin Devine
AYES:	Douglas, Paden, Devine, Sanchez, Kemp Van Ee
ABSENT:	Snow, Johal

5. Finding of General Plan Consistency for the declaration of surplus and disposition of real city property for the future use of a building materials and supply or home improvement store, located at 426 W. Lacey Boulevard (APN 010-253-001).

Senior Planner Myers presented the staff report and answered questions of staff.

Motion to find the declaration of the property as surplus and disposition of the property for use as a building materials and supply or home improvement store is consistent with the 2035 General Plan, adopted April 24, 2017, in accordance with Government Code Section 65402.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Martin Devine, Commissioner
SECONDER:	Richard Douglas
AYES:	Douglas, Paden, Devine, Sanchez, Kemp Van Ee
ABSENT:	Snow, Johal

DIRECTOR'S COMMENTS

Senior Planner Myers stated that the next meeting would be canceled.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner PADEN asked for an update on the KART station. Senior Planner Myers replied that a Request For Proposals (RFP) was sent, and that should be closing soon. She stated that they had originally proposed a three-story building; due to insufficient funding, it will be one story. Commissioner PADEN then asked for an update on the two new hotels that were approved. Ms. Myers replied that staff received the building permit submittal for the Hampton Inn (near Tractor Supply) yesterday. She did not have an update for the other hotel.

Commissioner DEVINE inquired as to the status of the new building by Baskin-Robbins. Ms. Myers replied that it is still American Tire. Their building permits have not expired, and they are still moving forward.

Commissioner KEMP VAN EE asked what the former Blueberry Hill restaurant will be. Ms. Myers stated that it will be a second location for Figaro's.

ADJOURNMENT

Chairperson SANCHEZ adjourned the meeting at 6:42 p.m.

Respectfully submitted,

Diana Black
Recording Secretary