



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty Street
5:30 p.m., Tuesday, September 14, 2021

Commissioners will meet in person in the Council Chambers. The meeting will also be livestreamed on the City's website: <http://livestream.hanford.city/>

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	4:29 PM
Travis Paden		Present	4:30 PM
Martin Devine		Present	4:31 PM
Jacob Sanchez		Present	4:27 PM

INVOCATION

Pastor Bud Haskell, Grace Bible Church

FLAG SALUTE

The flag salute was led by Commissioner DOUGLAS.

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.*

Mark Sherman and Rhonda Green each had questions regarding the annexation. Chairperson SANCHEZ asked them to save any questions/comments regarding Annexation 160 for the public hearing.

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 August 24, 2021 Minutes

Motion to approve the minutes of the August 24, 2021 meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Travis Paden
SECONDER:	Richard Douglas
AYES:	Douglas, Paden, Devine, Sanchez

PUBLIC HEARING

- 1. Tentative Parcel Map No. 2021-02: a request to subdivide a 45.40-acre parcel into two parcels (Parcel A: 24.74 acres; Designated Remainder: 20.66 acres) in the R-L-5 Low Density Residential zone district. The property is located at the southeast corner of Centennial Drive and Fargo Avenue (APN 009-030-170 and 009-030-115).**

Chairperson SANCHEZ opened the public hearing at 5:36 p.m. and called for the staff report. Assistant Planner Manha presented the staff report, recommended approval, and invited questions of staff. There were no questions.

Chairperson SANCHEZ then opened Public Comment. There were no comments.

Chairperson SANCHEZ closed the public hearing at 5:39 p.m. and called for a motion.

Motion to adopt Resolution No. 2021-08, approving Tentative Parcel Map No. 2021-02.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Douglas
SECONDER:	Travis Paden
AYES:	Douglas, Paden, Devine, Sanchez

- 2. Annexation No. 160, Parts 1 through 8: A proposal to annex eight separate county islands with a combined total of 372.1 acres into the City of Hanford from the Kings County jurisdiction. Prezone No. 2021-01 through 2021-08, a request to prezone the various county islands, in accordance with their General Plan designation. The projects are located in existing county islands, fully surrounded by the City of Hanford.**

Chair SANCHEZ opened the Public Hearing at 5:40 p.m. and called for the staff report.

Before presenting the staff report, Senior Planner Myers announced staff's recommendation that Annexation 160, Part 7 and Prezone No. 2021-07, be continued to the September 28, 2021 meeting. She explained that this was noticed to be prezoned R-L-5, although staff intended for it to be prezoned R-L-8. Following the noticing,

staff received several comments from residents in this island, stating that it should be rezoned R-L-12, because most of the parcels are 18,000-20,000 square feet. City Attorney Mizote recommended that the Commission, by motion, continue at least this portion of the hearing, as recommended by staff.

Motion to continue Annexation 160, Part 7, and Prezone No. 2021-07 to the September 28, 2022 meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Douglas
SECONDER:	Travis Paden
AYES:	Douglas, Paden, Devine, Sanchez

Senior Planner Myers presented the staff report, noting an issue with Part 4. The proposal was to prezone this island to R-L-5 Low Density Residential, R-M Medium Density Residential, and MX-C Corridor Mixed Use; however, the B-1 zone of the Airport Land Use Compatibility Plan does not allow residential at a ratio greater than 1 unit per 10 acres. Due to this incompatibility, the City is in the process of changing the designation to MX-C, through a General Plan Amendment and Rezone.

Commissioner DEVINE asked how the business located at 10th Avenue and Carey Drive (Part 2 of Annexation 160) would proceed, once annexed into the City. Senior Planner Myers replied that, assuming they have a current business license and meet required standards, they would be considered legal, non-conforming, and would be allowed to continue. They would be limited to one expansion of up to 10 percent of its existing floor area, with a Conditional Use Permit. Commissioner DEVINE then asked how they would proceed if they do not meet certain requirements, such as parking. Ms. Myers stated that staff would have to look at that.

Chair SANCHEZ opened Public Comment:

IN FAVOR

April Silva (Property Owner in Annexation Island 5) - She requested clarification of "Corridor-Mixed Use." She also asked if the City would be installing sewer and sidewalks. She is in favor of annexation, due to homeless issues and sheriff response times. She also stated that she would appreciate being zoned residential, because it is currently zoned commercial.

OPPOSED

Rhonda Green (Island 3) - Stated that she, and several of her neighbors, did not receive notice. She asked if sewer will be installed. If so, how much that will cost them. She also asked if sidewalks, curbs, and street lights would be installed.

Clarence Mattos (Island 3) - He stated that at the last meeting, Public Works Director Doyel stated that if septic tanks and leach lines are in good shape, they would not be required to have City sewer. Mr. Mattos requested that in writing

Gentleman (no name recorded) asked if street lights and sidewalks would be installed.

Woman (no name recorded - Island 1 - Fargo Place) - She stated that her property is not surrounded by City, as there is a gap. She heard that the only penalty for not annexing is that no future annexation would be permitted, and she did not want to be annexed into the City. She asked why more building is being allowed (Hwy 43 and Fargo), when the City is in a drought.

Dustin - He had questions regarding any future expansion in Areas 4 and 5.

Howard Smith (Island 5) - Owns 4.5 acres on Fifth Street (Area 5). He asked if City building permits would be more expensive than County and if there will be more restrictions in the City.

Chair SANCHEZ closed Public Comment and requested staff's responses to questions posed in Public Comment.

Senior Planner Myers provided the following information:

- Regarding MX-C Corridor-Mixed Use: Corridor-Mixed Use is a combination of residential and commercial (office/retail uses).
- Regarding Fargo Place comments: Fargo Place is surrounded by the City limits.
- Regarding the penalties of not annexing County islands: Staff is unaware of the penalties of not annexing the County islands; however, this is a directive from the State. LAFCo is favorable to City annexation of islands, to reduce service inefficiencies.
- Regarding the comment about development of a triangular portion of Fargo and Hwy 43, no proposal for development is included in this application.
- Regarding City vs. County building permit process and fees: The process and fees are similar to the County's.

Public Works Director Doyel provided the following information:

- Regarding improvements: Taxes have not been collected for this area by the City; therefore, the City will not start making improvements right away. Until annexation is finalized, the County collects property taxes for this area.
- Regarding sewer connections: Per City ordinance, if a property is within 200 feet of an existing sewer and the septic system fails, the property owner is required to connect to City sewer. If the property is further than 200 feet from City sewer, the property owner can repair or replace the existing septic system.
- Regarding water connection: There is no regulation of when properties must connect to water service. Several large-lot property owners expressed concern about their ability to maintain a well after annexation. The City's position is that we do not want to extend water services to these large lots to have to irrigate two-acre-plus lots, as that would be a poor use of City-treated water. The City prepared a notice to go out to owners of these large lots, which says that, as long as the property owner is meeting the standards of the Kings County Environmental Health Department, the City will allow them to drill a new well, if the well fails.
- Regarding the Lacey Boulevard expansion: The City is in the process of widening Lacey Boulevard, from 10th Avenue to 8 3/4 Avenue. The City is finalizing the storm-drain master plan and purchasing the last two basins. Once the Master Plan is finalized, the project will be put out for design. Construction is estimated to occur around the middle to late summer of next year.
- Annexation will not increase property taxes. The only difference is that the County currently gets a larger share of the taxes.
- Because the streets in these areas have not been maintained for several years, part of the agreement with the County is that they will retain Sheriff services for two years. Due to COVID delays, that may be increased to three years.

Commissioners' Questions:

Commissioner DEVINE

- Is the City currently providing Fire services to these areas?
Director Doyel replied that there is a mutual-aid agreement. The City will take over Fire service in these areas, when annexation is completed.
- How is trash service provided to these islands?
Director Doyel replied that currently, property owners can choose one of several private providers. The City will allow 12 months after annexation for property owners to change to City trash service, to allow for contract expiration, which is generally 12 months.
- Commissioner DEVINE noted that, whether or not a Commissioner agrees with or likes a project, the Planning Commissioners' job is to find it compliant or non-compliant with the General Plan.

Commissioner PADEN asked if the County will surrender the taxes and impact fees collected for the islands to the City to take care of improvements in these islands.

Director Doyel replied that there is an estimated \$1.5 million deferred maintenance on the roads in the County islands. The Memorandum of Understanding (MOU) between the City and County states that the County will provide \$250,000 of road dollars allocated through State funds, and maintain Sheriff service for a two-year period, which is another estimated \$250,000 value. The combined funds provided by the County to the City to take over maintenance of these areas is approximately \$500,000.

There being no further questions, Chair SANCHEZ called for a motion.

Motion to adopt the Notice of Exemption, in accordance with California Environmental Quality Act (CEQA).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Douglas
SECONDER:	Travis Paden
AYES:	Douglas, Paden, Devine, Sanchez

Motion to adopt Resolution No. 2021-09, recommending approval of Prezone No. 2021-01 to the City Council.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Travis Paden
SECONDER:	Martin Devine
AYES:	Douglas, Paden, Devine, Sanchez

Motion to adopt Resolution No. 2021-10, recommending approval of Prezone No. 2021-02 to the City Council.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Martin Devine
SECONDER:	Travis Paden
AYES:	Douglas, Paden, Devine, Sanchez

Motion to adopt Resolution No. 2021-11, recommending approval of Prezone No. 2021-03 to the City Council.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Travis Paden
SECONDER:	Richard Douglas
AYES:	Douglas, Paden, Devine, Sanchez

Motion to adopt Resolution No. 2021-12, recommending approval of Prezone No. 2021-04 to the City Council.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Douglas
SECONDER:	Martin Devine
AYES:	Douglas, Paden, Devine, Sanchez

Motion to adopt Resolution No. 2021-13, recommending approval of Prezone No. 2021-05 to the City Council.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Martin Devine
SECONDER:	Travis Paden
AYES:	Douglas, Paden, Devine, Sanchez

Motion to adopt Resolution No. 2021-14, recommending approval of Prezone No. 2021-06 to the City Council.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Travis Paden
SECONDER:	Richard Douglas
AYES:	Douglas, Paden, Devine, Sanchez

Motion to adopt Resolution No. 2021-16, recommending approval of Prezone No. 2021-08 to the City Council.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Douglas
SECONDER:	Travis Paden
AYES:	Douglas, Paden, Devine, Sanchez

Motion to adopt Resolution No. 2021-17, finding the proposed Annexation No. 160, Parts 1 through 8, **except Part 7**, is consistent with the Hanford General Plan Policies L15, L16, and L17 and forward Annexation No. 160, Parts 1 through 8, **except Part 7**, to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Martin Devine
SECONDER:	Travis Paden
AYES:	Douglas, Paden, Devine, Sanchez

GENERAL BUSINESS

None.

DIRECTOR'S COMMENTS

Acting Director Myers reiterated that there will be a meeting September 28, which will include Annexation 160, Part 7, and Prezone 2021-07, as well as other items.

Commissioners' Items of Interest

At this time, any Commissioner may ask a question for clarification of matters within the Planning Commission's jurisdiction, make an announcement, or report briefly on activities in their role as a Planning Commissioner. In addition, subject to the Planning Commissioner's Handbook, Commissioners may request staff to report back to the Planning Commission at a subsequent meeting concerning any matter within Commissioner's jurisdiction (GC 54954.2).

No Items of Interest.

ADJOURNMENT

Chairperson SANCHEZ adjourned the meeting at 6:38 p.m.

Respectfully submitted,

Diana Black
Recording Secretary