



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, February 8, 2022

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

Chair SANCHEZ called the meeting to order at 5:33 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	5:12 PM
Travis Paden		Present	5:14 PM
Martin Devine	Commissioner	Present	5:15 PM
Jacob Sanchez		Present	5:15 PM

INVOCATION

There was no invocation.

FLAG SALUTE

Chair 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.*

There were no public comments.

ELECTION OF 2022 CHAIR AND VICE-CHAIR

1. Nomination

City Attorney Mizote gave instructions regarding the election process and invited nominations for Chair.

Commissioner DOUGLAS nominated Commissioner SANCHEZ.

RESULT:	FAILED [2 TO 2]
MOVER:	Richard Douglas
AYES:	Douglas, Sanchez
NAYS:	Paden, Devine

2. Nomination

Commissioner DEVINE nominated Commissioner PADEN for the position of 2022 Chair.

RESULT:	FAILED [2 TO 2]
MOVER:	Martin Devine, Commissioner
AYES:	Paden, Devine
NAYS:	Douglas, Sanchez

Due to the tie vote, Commissioner PADEN suggested that Commissioner SANCHEZ retain the Chair, and Commissioner PADEN serve as Vice-Chair. This was agreed, by consensus.

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.

1. Approval of the December 14, 2021 Minutes

2. Time Extension 2022-01, a request to extend the life of Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 for one year. The project is located north of Glendale Avenue, west of Aquifer Drive (APN 011-010-044).

Chair SANCHEZ called for a motion to approve the Consent Agenda.

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

PUBLIC HEARING

Conditional Use Permit No. 2020-05, a request to allow a self-storage facility in the R-L-5 Low Density Residential zone district. The project is located south of the intersection of Highway 43 and 10th Avenue (APN 014-080-078).

Chair SANCHEZ opened the Public Hearing and called for the staff report. Assistant Planner Manha presented the staff report, recommended approval of the project, and invited questions of staff.

Commissioner PADEN asked if there would be a center divider or left-turn lane, to alleviate traffic congestion coming from the north. Assistant Planner Manha replied that there would be enough distance that traffic back-up should not be an issue.

Chair SANCHEZ opened Public Comment:

FAVOR

Richard Torosian, one of the owners, explained features, such as smart-phone security (no locks), that make this storage facility different than most. He referred to a brochure that was submitted to the Commissioners at the dais.

OPPOSED

Hanford citizen Bob Ramos stated that he is not opposed to the project, but would like to see some shrubbery around the facility, to enhance the appearance when coming from the north.

There being no further comments, Chair SANCHEZ invited the Commissioners to ask questions of the applicant.

Commissioner PADEN asked what the height of the block wall would be. Mr. Torosian replied that it would be six feet in height. In response to Mr. Ramos' comments, he added that they will have date palms and mature landscaping to enhance the aesthetics of the property and discourage graffiti.

Chair SANCHEZ closed the public hearing and called for a motion.

Motion to adopt Resolution 2022-01, approving Conditional Use Permit 2020-05.

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

DIRECTOR'S COMMENTS

1. Discussion of Planning Commissioner Workshops and/or Academies

Interim Community Development Director Mary Beatie stated that Planning Commissioner workshops are offered by League of California Cities and other agencies. She will notify them when the next one opens up, and she encouraged them to attend, if possible.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner PADEN, acknowledging that it is not in the purview of the Commission, asked if there is any information he can share with citizens who contact him regarding Northstar Courts.

Ms. Beatie replied that a density bonus is available, since certain criteria were met. She also explained the ordinance-required process that this project completed. She also announced that there will be a public meeting with City Council Tuesday, March 15, 2022, 7:00 p.m.

City Attorney Mizote added that Health & Safety Code 65583 states that supportive housing must be allowed where multi-family and mixed use is allowed, regardless of City ordinances. He stated that this property is zoned for mixed use.

ADJOURNMENT

Chair SANCHEZ adjourned the meeting at 6:00 p.m.

Respectfully submitted,

Diana Black