



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, April 12, 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

Commissioner DEVINE arrived at 5:35 p.m., and Vice-chair PADEN called the meeting to order at 5:36 p.m. (Chairman SANCHEZ arrived later in the meeting.)

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	5:15 PM
Travis Paden		Present	5:14 PM
Martin Devine		Present	5:35 PM
Jacob Sanchez		Present	5:49 PM

INVOCATION

Pastor Thomas King, New Testament Baptist Church, led the invocation.

FLAG SALUTE

Vice-Chair 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.

There were no public comments.

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.

Vice-Chair pulled Item 2 - Time Extension 2022-03 from the Consent Calendar, for separate consideration.

1. Approval of the March 22, 2022 Minutes

Vice-Chair PADEN called for a motion.

Motion to approve the minutes of the March 22, 2022 meeting.

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

2. Time Extension 2022-03, a request to extend the life of Tentative Tract 915 and Planned Unit Development No. 2018-01 (Amendment #1) for one year. The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046).

Vice-Chair PADEN asked what the purview of the Planning Commission is in the approval of street names for tract maps.

Senior Planner Myers replied that sometimes the developer provides street names, in the tentative map phase. Sometimes the developer provides stand-in names, for approval or conditioning. She added that the building official reviews all street names, for approval, in accordance with the City's street-naming policy.

Vice-Chair PADEN called for a motion.

Motion to adopt Resolution No. 2022-07, approving Time Extension 2022-03.

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

PUBLIC HEARING

3. Conditional Use Permit No. 2021-01, a request to convert a former office into a drive-thru dry cleaning business in the MX-D Downtown Mixed Use zone district. The project is located at 255 N. 11th Avenue (APN 012-061-001 and 012-061-002).

Vice-chair PADEN 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.

Vice-chair PADEN asked if the applicant would be using the existing pylon sign. Assistant Planner Manha explained that, because freestanding signs are not allowed in the MX-D zone district, the existing sign was legal non-conforming. Since the previous business has been closed 90 days or longer, a variance would be required in order to retain it, or the sign must be removed. Vice-Chair PADEN asked if the applicant as made aware of that. Senior Planner Myers echoed Mr. Manha's reply that a variance would be required for the pylon sign, or it must be removed. She reiterated that they can apply for building signage through a sign permit application, and that information was a Condition of Approval in the site plan review.

Vice-chair PADEN then opened Public Comment.

IN FAVOR

Applicant David Bergren spoke in favor of the project. In response to Vice-chair PADEN's questions regarding signage, he noted that the existing pylon sign would be removed, and he would be applying for signage on the building.

OPPOSED

No one spoke in opposition to the project.

Vice-chair PADEN closed the public hearing and called for a motion.

Motion to adopt Resolution No. 2022-08, approving Conditional Use Permit 2021-01.

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

- 4. Vesting Tentative Tract 934: A request by Precision Civil Engineering, Inc. to subdivide 36.48 acres into 161 and a 66,216 sq. ft. storm drainage basin single-family residential lots in the R-L-5 Low-Density Residential zone district Mitigated Negative Declaration No. 2021-100: 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 2021-100 has been prepared.**

Vice-chair PADEN recused himself from this public hearing. Chair SANCHEZ arrived at 5:49 p.m. and chaired the remainder of the meeting.

Chair SANCHEZ opened the public hearing and called for the staff report. Senior Planner Myers presented the staff report, recommended certification of Mitigated Negative Declaration No. 2021-100 and adoption of Resolution No. 2021-29, approving the project. She then invited questions of staff.

There being no questions, Chair SANCHEZ opened Public Comment.

IN FAVOR

- Hanford resident Darryl Libby, stated that he owns property near the project and is eager to see the project approved.
- Attorney Matt Backowski, representing the applicants, expressed their thanks to staff for the extra work on this project. He also expressed support of the project.

OPPOSED

No one spoke in opposition to the project.

There being no further comments, Chair SANCHEZ called for a motion regarding certification of Mitigated Negative Declaration No. 2021-100.

Motion to certify Mitigated Negative Declaration No. 2021-100 for the project.

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

5. Motion

Chair SANCHEZ called for a motion regarding Resolution No. 2021-29.

Motion to adopt Resolution No. 2021-29, approving Vesting Tentative Tract Map No. 934.

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

DIRECTOR'S COMMENTS

Interim Community Development Director Beatie was not present at this meeting. In her absence, Senior Planner Myers reported that there were no comments.

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 Commissioners' jurisdiction (GC 54954.2).

Vice-chair PADEN rejoined the meeting at 6:03 p.m.

Commissioner DEVINE apologized for being late to the meeting.

Vice-chair PADEN:

1. He inquired as to the availability of high-density residential areas in the City and what needs to be done to meet the RHNA [Regional Housing Needs Allocation] requirements. Senior Planner Myers stated that staff will be conducting a new land-use inventory, which will come before the Commission, as part of the Housing Element update.
2. He stated that the applicant was unaware that his property (12th and Fargo) was zoned high density, which is not what he had planned. Ms. Myers replied that the applicant had applied to prezone the property, in accordance with the General Plan.

ADJOURNMENT

Chair SANCHEZ adjourned the meeting at 6:08 p.m.

Respectfully submitted,

Diana Black
Recording Secretary