



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, April 26, 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 5:30 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	5:08 PM
Travis Paden		Present	5:07 PM
Martin Devine		Present	5:09 PM
Jacob Sanchez		Present	5:06 PM

INVOCATION

Pastor Bud Haskell, Grace Bible 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.

Regarding his comment No. 2 under Commissioners' Items of Interest, Commissioner PADEN requested that the minutes be amended, omitting the applicant's name.

Approval of the Minutes of the April 12, 2022 Meeting

Vice-Chair PADEN requested a change in his Comment #2, under Commissioners' Items of Interest, replacing "Mr. Neves" with "the property owner," as he did not mention the name in his comment.

Motion to approve the minutes of the April 12, 2022 meeting, as amended.

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

PUBLIC HEARING

Conditional Use Permit No. 2022-01, a request to convert a former restaurant into a 3,500-square foot dental office in the C-R Regional Commercial zone district. The project is located at 150 N. 12th Avenue, Suite 109 (APN 011-020-020).

Chair SANCHEZ opened the public hearing at 5:35 p.m. and called for the staff report. Assistant Planner Manha presented the staff report, recommended approval of the project, and invited questions of staff.

There being no questions, Chair SANCHEZ opened Public Comment.

IN FAVOR

Hanford resident Bob Ramos expressed concern about approving a medical/dental office in the C-R zone district, without a more clearly defined list of services permitted. He stated that he is not opposed to a dental office at this location but would like to see clarification to the list of permitted uses under Medical Facilities, in order to avoid a controversial issue, such as recently occurred in Visalia.

Applicant Jim Sanders, representing the developer, addressed Mr. Ramos' concern, stating that this dental group is already located in some of their other shopping centers. He noted that their operational statement is clear, and there have been no issues at the other locations. He requested approval of the project.

Hanford resident John Warmerdam expressed the same concern as Mr. Ramos.

OPPOSED

No one spoke in opposition to the project.

Chair SANCHEZ invited Commissioners' questions.

Commissioner PADEN noted that this is the first medical or dental project to come before the Planning Commission since City Council adopted the Zone Text Amendment allowing these offices in the C-R zone district. He asked if City Attorney Mizote, or staff, could provide the Commission with some insight.

City Attorney Mizote stated that what was being requested by the public [clarification of services permitted in the definition of "medical" in the use "Office: medical, dental, or optometry"] would require an amendment to the Municipal Code, which the Planning Commission does not have authority to do. He added that there is no list of prohibited services in the Municipal Code definition, as of this date, and the Commission's decision on this project must be based on the definition as it is. Any amendment to the Municipal Code would be initiated by the City Council.

Commissioner PADEN asked staff that, if this Conditional Use Permit (CUP) is approved, but for some reason, the applicant does not go through with the plan to go into this location, would another medical, dental, or optometry office be able to go in, or would they have to apply for another CUP? Senior Planner Myers stated that the permit runs with the land, and that, if the approved use does not commence within a year from date of approval, then a new CUP would be required.

In response to comments regarding the recent issue in Visalia, Applicant Sanders stated that the controversial business was right in front of property owned by the developer he represents. He added that they were concerned and were the ones who filed the appeal, as they did not feel that an abortion clinic would be appropriate in that area; they feel that a dental office is appropriate in this location.

There being no further comments, Chair SANCHEZ closed the Public Hearing at 5:52 p.m. and called for a motion.

Motion to adopt Resolution No. 2022-09, approving Conditional Use Permit 2022-01.

RESULT:	APPROVED [2 TO 0]
MOVER:	Richard Douglas
SECONDER:	Jacob Sanchez
AYES:	Douglas, Sanchez
ABSTAIN:	Paden, Devine

GENERAL BUSINESS

Finding of General Plan Consistency for the declaration of surplus and disposition of real city property located at 113 Court Street (Courthouse), a portion of APN 010-265-001.

Senior Planner Myers presented the staff report, recommended a Finding of Consistency, and invited questions.

Commissioner DEVINE asked how much of the grounds around the Courthouse are included in this proposal, stating that he was concerned that it might be sold to someone who would restrict use of some of the area by Main Street Hanford or the Parks and Community Services Department. Ms. Myers replied that that has not been specified. City Attorney Mizote replied that, even if a larger portion of the property were requested to be sold (more than just the Courthouse building), the Planning Commission would look to the General Plan for inconsistency. He added that, if the Planning Commission would like to identify areas not involved with the General Plan, they could encourage the City Council to not consider those areas.

Vice-Chair PADEN asked if the area outlined in red is what is being considered. Ms. Myers replied that the red outline calls out the location, but does not specify the boundaries of the portion to be sold. She added that that would be considered in negotiations, and this step is the beginning of the process. She further explained that, once a Finding of Consistency has been made, City Council can declare the property surplus, or they can find that it is needed for an intended use. It is currently zoned Downtown Mixed Use, not Public Facility, and the City has no intended use for the property.

Interim Community Development Director Beatie noted that the background information in the staff report states, "If declared as surplus and dispositioned, the property will be parceled out, through the Tentative Parcel Map process, which is subject to Planning Commission review." City Attorney Mizote explained that "parcel out" means that the building would be on its own parcel.

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

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

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

DIRECTOR'S COMMENTS

None.

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).

None

ADJOURNMENT

Chair SANCHEZ adjourned the meeting at 6:05 p.m.

Respectfully submitted,

Diana Black
Recording Secretary