



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, May 10, 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 5:37 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	4:59 PM
Travis Paden		Present	4:58 PM
Martin Devine		Absent	
Jacob Sanchez		Present	4:58 PM

INVOCATION

There was no invocation.

FLAG SALUTE

Commissioner DOUGLAS 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.

PUBLIC HEARING

The project title has been shortened to fit on the agenda. The full project title is available in the staff report. (Telstar) Mitigated Negative Declaration (MND) 2022-29: certifying that the project will not have a significant effect on the environment with the incorporation of mitigation measures. General Plan Amendment (GPA) 2021-01A and Rezone (RZ) 2021-10, A request to change the land use designation and zoning from MX-D Downtown Mixed Use to C-S Service Commercial. Conditional Use Permit 2021-04: A request to allow an off-site parking lot for the proposed Telstar office building, proposed in Site Plan Review (SPR) 2021-11. Location: South of Fifth Street between Irwin and Douty Streets (APNs 012-095-001 and 012-095-011). (PAL)Exemption No. 2022-30: certifying that the project is categorically exempt from further environmental review per CEQA 15303. GPA 2021-01B and RZ 2021-13, A request to change the land use designation and zoning from MX-C Corridor Mixed Use to PF Public Facilities. Variance No. 2021-07: A request to deviate from the HMC to allow a slated chain link fence in lieu of a block wall between the development project proposed in SPR 2020-34 and residential uses to the northwest. Location: 896 North 11th Avenue (APN 010-490-018). (Lassen) MND 2022-31: certifying that the project will not have a significant effect on the environment with the incorporation of mitigation measures. GPA 2021-01C: A request to change the land use designation from Medium Density Residential to Corridor Mixed Use on 18 parcels totaling approximately 28 acres, due to incompatibility with the Kings County Airport Land Use Compatibility Plan (ALUCP). Prezone 2021-14: A request to pre-zone/rezone the site from C-S – Service Commercial (County) to MX – C - Corridor Mixed Use (City). Location: In a county island, north of East Lacey Boulevard between North 10th Avenue and 9 ¼ Avenue. (APNs multiple)

Chair SANCHEZ opened the public hearing and announced that sections GPA 2021-01A, GPA 2021-01B, and GPA 2021-01C would be heard separately.

1. GPA 2021-01A TELSTAR OFFICE BUILDING

Consultant Bonique Emerson noted a correction to line two of the last paragraph on Page 115 of the Initial Study/Mitigated Negative Declaration. It should read, “. . . which is more than 15 percent below the County VMT per employee average of 15.” She then presented the staff report and recommended adoption of Mitigated Negative Declaration No. 2022-29 to the City Council and adoption of Resolution Nos. 2022-10, 2022-11, and 2022-12. She then invited questions.

There being no questions, Chair SANCHEZ opened Public Comment.

IN FAVOR

- Bob Ramos, Hanford - He asked if the alleyway would still be accessible. He also requested confirmation that this is one General Plan Amendment (GPA), not three separate GPAs.
- Richard Vandersteen, Hanford - He also asked if the alleyway would remain accessible.
- Mark Pratter, Hanford – He stated that City Council has made a commitment to rezone the 18 acres adjacent to Hidden Valley Park “PF” (Public Facility). He was concerned that there might be a move to change that.

OPPOSED

No one spoke in opposition.

Consultant Emerson replied that the alleyway would remain accessible. City Attorney Mizote confirmed that this is one GPA, not three separate GPAs.

Chair SANCHEZ invited Commissioners' questions.

Vice-Chair PADEN:

1. He requested clarification that this project is one GPA, leaving the possibility of three additional GPAs for the year. Consultant Emerson confirmed.
2. He asked that, if MX-D is rezoned to C-S, would the City be required to provide MX-D elsewhere. Interim Community Development Director Beatie replied that, when Land Use releases residential, the residential must be replaced elsewhere, to allow for housing.

Motion to recommend adoption of Mitigated Negative Declaration No. 2022-29 to the City Council, certifying that the project will not have a significant effect on the environment with the incorporation of mitigation measures.

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

Motion to adopt Resolution 2022-10, recommending approval of General Plan Amendment No. 2021-01A to the City Council.

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

Motion to adopt Resolution 2022-11, recommending approval of Rezone No. 2021-10 to the City Council.

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

Motion to adopt Resolution 2022-12, recommending approval of Conditional Use Permit No. 2021-04 to the City Council.

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

2. GPA 2021-01B HANFORD POLICE DEPARTMENT STORAGE FACILITY - VEHICLE STORAGE SHED

Consultant Jenna Chilingierian presented the staff report, recommended adoption of Notice of Exemption 2022-30 to the City Council and adoption of Resolution Nos. 2022-13, 2022-14, and 2022-15. She then invited questions.

Vice-Chair PADEN had a question regarding the parking lot. Consultant Chilingierian explained that the front will be public parking, and the back will be for Police Department vehicle parking and vehicle storage.

Chair SANCHEZ opened Public Comment:

IN FAVOR

Bob Ramos, Hanford - asked why a slatted chain-link fence was proposed, instead of a block wall between the project and the R-M zone district to the northwest.

OPPOSED

No one spoke in opposition.

Chair SANCHEZ again invited questions.

Vice-Chair PADEN asked for clarification regarding the slatted chain-link fence. Senior Planner Myers replied that the Planning Commission had previously granted a variance for a similar circumstance, where a nexus between the proportionality of the expansion and significant distance from the required development standard could not be made.

Motion to adopt Notice of Exemption No. 2022-30 to the City Council, certifying that the project is categorically exempt from further environmental review per CEQA Guidelines Section 15303/Class 3 - New Construction or Conversion of Small Structures.

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

Motion to adopt Resolution 2022-13, recommending approval of General Plan Amendment No. 2022-01B to the City Council.

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

Motion to adopt Resolution 2022-14, recommending approval of Rezone No. 2021-13 to the City Council.

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

Motion to adopt Resolution 2022-15, recommending approval of Variance No. 2021-07 to the City Council.

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

3. GPA 2021C LASSEN CORRIDOR-MIXED USE PROJECT

Consultant Emerson presented the staff report, recommended adoption of Mitigated Negative Declaration No. 2022-31 to the City Council and adoption of Resolution Nos. 2022-16 and 2022-17. She then invited questions.

Vice-Chair PADEN noted that MX-C allows affordable housing and asked if someone could apply for that at this location. Consultant Emerson answered that they could apply; but, the project would have to comply with the General Plan, Land Use Plan, and Airport Master Plan. Compliance would be determined by staff during the Site Plan Review.

Chair SANCHEZ opened Public Comment:

IN FAVOR

- Onan Champi, Hanford - He owns parcels within the area. One parcel backs up to People's Ditch. He had heard that People's Ditch might be declared a historic landmark and asked if that would change the zoning or the use of his parcel. He also asked if City sewer would be going through this area (near Jessie and Whitney).
- Chris Jordan, Hanford – He stated that several letters had come in regarding this project. He requested information about those.

OPPOSED

No one spoke in opposition.

In response to Mr. Champi's questions, the consultant replied that the discussion of city services will be addressed at the time of annexation. It was also noted that People's Ditch is already considered a Historic Resource, so existing property is not affected. Mr. Champi added that there is a small gap in the area that does not have city sewer. Sewer services are provided north of Whitney and south of Krueger.

Staff noted that the letters received were included in the staff report.

Vice-Chair PADEN asked if the Planning Commission's decision on this project would affect the city services decision at annexation. Interim Community Development Director Beatie stated that the annexation was a separate matter, and there will be public hearings before the Planning Commission and City Council before the LAFCO public hearing for annexation, where those questions will be addressed.

Motion to recommend adoption of Mitigated Negative Declaration No. 2022-31 to the City Council, certifying that the project will not have a significant effect on the environment with the incorporation of mitigation measures.

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

Motion to adopt Resolution 2022-16, recommending approval of General Plan Amendment No. 2021-01C to the City Council.

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

Motion to adopt Resolution No. 2022-17, recommending approval of Rezone No. 2021-14 to the City Council.

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

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 6:31 p.m.

Respectfully submitted,

Diana Black, Recording Secretary