



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, June 28, 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

Vice Chair PADEN called the meeting to order at 5:32 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	5:11 PM
Travis Paden		Present	5:12 PM
Martin Devine		Present	5:10 PM
Jacob Sanchez		Present	5:34 PM
Dennis Ham		Present	5:00 PM
Gunther Norris		Present	5:00 PM

Chair SANCHEZ arrived at 5:34 p.m.

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.

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 Minutes of the September 14, 2021 Meeting

2. Approval of the Minutes of the April 26, 2022 Meeting

Commissioner DEVINE asked that Item 1 be pulled. He asked why the Commission was just now seeing minutes from so long ago. Senior Planner Myers replied that there was a considerable amount of audio and an unusually heavy workload for the Clerk.

Chair SANCHEZ called for a motion.

Motion to approve the Consent Calendar.

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

PUBLIC HEARING

3. Conditional Use Permit No. 2022-03, a request to establish an auto detailing business within a former pool and spa service and repair building in the MX-D Downtown Mixed Use zone district. The project is located at 208 E. Fourth St. (APN 012-093-010).

Chair SANCHEZ opened the Public Hearing and called for the staff report.

Assistant Planner Manha presented the staff report, recommended approval, and invited questions of staff.

Commissioner PADEN asked if this was the former location of Advanced Pools. Mr. Manha replied that he did not know.

Commissioner HAM asked why this project was started in December 2020 and just now coming before Planning Commission. Staff replied that the approved Site Plan Review was for retail use, and the applicants want to add auto detailing, which requires a Conditional Use Permit. Staff also addressed Commissioner HAM's questions regarding location of the grease trap, hazardous solvents, and parking.

Commissioner PADEN asked about drainage, and Senior Planner Myers stated that a drain is provided. He also asked about the sea-train. Ms. Myers replied that, because the sea-train was pre-existing, staff could not comment on it.

Chair SANCHEZ opened Public Comment:

FAVOR

Applicant Rudy Ramos stated that he formerly had a mobile detailing business, beginning at age 18, and he has worked hard to get to this point. He encouraged approval of the project.

OPPOSED

No one spoke in opposition.

Chair SANCHEZ closed Public Comment and invited Commissioner's questions.

Commissioner PADEN asked the applicant if they plan to install any signage. The applicant stated that he would.

Chair SANCHEZ closed Public Comment and called for a motion.

Motion to adopt Resolution No. 2022-19, approving Conditional Use Permit No. 2022-03.

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

- 4. Variance No. 2022-01: a request to deviate from the standards of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces within the rear-yard setback for a 100-unit multi-family development. Addendum No. 1 for Mitigated Negative Declaration No. 2018-04: A request to certify Addendum No. 1 to the previously approved Mitigated Negative Declaration No. 2018-04, verifying the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located north of Millennium Way and west of Centennial Drive (APN 011-020-043 and 011-020-044).**

Chair SANCHEZ opened the Public Hearing and called for the staff report.

Senior Planner Myers presented the staff report, recommended approval, and invited questions of staff.

Commissioner PADEN asked for clarification of the 15' setback to the 7' block wall, expressing his concern for the privacy of those in the Low-Density Residential zone behind that. Ms. Myers explained the setbacks. She added that the same developer is developing both properties, and there will be privacy. Commissioner PADEN asked when a project counts toward Regional Housing Needs Allocation (RHNA) and if this project contains any low- or very low-income housing. Ms. Myers replied that the applicants have not requested any density bonuses, and there is no state funding.

Chair SANCHEZ opened Public Comment. There being no comments, he then called for a motion.

Motion to certify Addendum No 1 for Mitigated Negative Declaration No. 2018-04.

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

Motion to adopt Resolution 2022-20, approving Variance 2022-01.

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

GENERAL BUSINESS

Finding of General Plan Consistency for the acquisition of real property located at 330 N Harris Street (APN 010-276-021), in accordance with Government Code Section 65402.

Senior Planner Myers presented the staff report, recommended a finding of consistency with the General Plan.

Chair SANCHEZ called for a motion.

Motion to find the acquisition of the property consistent with the General Plan, adopted April 24, 2017, in accordance with Government Code Section 65402.

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

DIRECTOR'S COMMENTS

Senior Planner Myers welcomed Dennis Ham, as the new Planning Commissioner and Gunther (Chuck) Norris, as the Alternate Planning Commissioner.

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).

Commissioner PADEN inquired as to the possibility of having occasional meetings with City Council, to discuss certain upcoming State laws with which Planning Commission should be familiar. He also asked if there is in kind of business recruiting for the City. Senior Planner

Myers replied that since Redevelopment went away, staff has not been directed to do that. Direction would have to come from City Council, through the City Manager.

Commissioner HAM inquired about what kind of work was being done to the City well across from Square Eights. Ms. Myers replied that there will be a new City well.

ADJOURNMENT

Chair SANCHEZ adjourned the meeting at 6:11 p.m.

Respectfully submitted,

Diana Black
Recording Secretary