



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

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

Chair SANCHEZ called the meeting to order at 5:30 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Present	4:56 PM
Richard Douglas		Present	4:55 PM
Travis Paden		Absent	
Martin Devine		Present	4:55 PM
Jacob Sanchez		Present	4:54 PM
Gunther Norris		Present	5:15 PM

INVOCATION

Rev. Bardo Aguilar, Executive Pastor, New Hope Community Church

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.

Commissioner HAM requested that Item 1 be pulled from the Consent Calendar, because he was not present for the May 24, 2022 meeting. Commissioner NORRIS was also not present for that meeting.

1. Approval of the May 24, 2022 Minutes

Motion to approve the minutes of the May 24, 2022 meeting.

RESULT:	APPROVED [3 TO 0]
MOVER:	Martin Devine
SECONDER:	Richard Douglas
AYES:	Douglas, Devine, Sanchez
ABSTAIN:	Ham, Norris
ABSENT:	Paden

2. Approval of the June 28, 2022 Minute

Motion to approve the minutes of the June 28, 2022 meeting.

RESULT:	APPROVED [3 TO 0]
MOVER:	Martin Devine
SECONDER:	Richard Douglas
AYES:	Douglas, Devine, Sanchez, Ham, Norris
ABSENT:	Paden

PUBLIC HEARING

3. Variance No. 2022-04: A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district from 10 feet to five feet and one inch. The project is located at 1304 S. Angus Court (APN 011-110-029). The subject site is lot 182 of Tract 865, which has not been assigned its own assessor's parcel number yet. The APN provided is for the parcel, overall, pre-subdivision.

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 HAM asked if an additional setback would be required for a two-story home. Ms. Myers replied that the additional setback is only for the rear yard. He then asked the height of the block wall. Ms. Myers stated that it is seven feet. This was confirmed by Mr. Robinson.

Chair SANCHEZ opened Public Comment:

IN FAVOR

Jim Robinson, San Joaquin Valley Homes, encouraged approval of the project.

OPPOSED

None

There were no questions, and Chair SANCHEZ called for a motion.

Motion to adopt Resolution No. 2022-21, approving Variance No. 2022-04.

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

4. **Variance No. 2022-06: A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district from 10 feet to five feet. The project is located at 1305 S. Angus Court (APN 011-110-029). The subject site is lot 181 of Tract 865, which has not been assigned its own assessor's parcel number yet. The APN provided is for the parcel, overall, pre-subdivision.**

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.

There being no questions, Chair SANCHEZ opened Public Comment:

IN FAVOR

Jim Robinson, San Joaquin Valley Homes, expressed support of staff's recommendation for approval.

OPPOSED

None.

Chair SANCHEZ called for a motion.

Motion to adopt Resolution 2022-22, approving Variance No. 2022-06.

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

5. **Variance No. 2022-07: A request to deviate from the standards of the Hanford Municipal Code Section 17.10.070 E, in order to reduce the street-side setback for an irregular corner lot in the R-L-5 Low-Density Residential zone district from 10 feet to five feet. The project is located at 1302 S. Autumn Breeze Court (APN 011-110-029). The subject site is lot 168 of Tract 865, which has not been assigned its own assessor's parcel number yet. The APN provided is for the parcel, overall, pre-subdivision.**

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 HAM asked if Alpine Avenue will be just a half-width until the adjacent parcel is developed. Ms. Myers was not sure of the requirement.

Chair SANCHEZ opened Public Comment:

IN FAVOR

Jim Robinson, San Joaquin Valley Homes, provided clarification to Mr Ham's question, stating that Alpine Avenue is a full street, beginning just south of the project location, down to Houston, and becomes a three-quarter street, north to Hume Avenue. He encouraged approval of the project.

OPPOSED

None.

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

Motion to adopt Resolution No. 2022-23, approving Variance No. 2022-07.

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

GENERAL BUSINESS

7. **Finding of General Plan Consistency for the declaration of surplus and disposition of real city property for the exclusive use as a hotel parking lot, located at the southeast corner of Sixth and Redington Streets (APN 012-086-004).**

Senior Planner Myers presented the staff report, noting that the red-outlined parking lot area is incorrect, as presented in the staff report, and was corrected for this presentation. She recommended a Finding of General Plan Consistency and invited questions of staff.

Commissioner HAM asked, if/when the parking lot is sold to the hotel, if someone from the public would be cited or subject to removal for parking in the lot. Ms. Myers replied that it is possible, if it is declared by the hotel.

Chair SANCHEZ called for a motion.

Motion to find the declaration of surplus and disposition of the property for exclusive use as a hotel parking lot, is consistent with the General Plan, adopted April 24, 2017, in accordance with Government Code Section 65402. Before the vote, City Attorney Mizote asked Commissioner DEVINE if the stipulation that funds from the sale of the parking lot be reserved for the Downtown Parking Fund was contemplated in the original motion. Commissioner DEVINE confirmed that it was.

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

DIRECTOR'S COMMENTS

Senior Planner Myers noted that Interim Director Beatie was not at the meeting had not relayed any comments for the Commissioners.

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).

Chair SANCHEZ noted that he will be relocating, but within City of Hanford. He asked staff if he needed to submit anything to the City Clerk or to Planning.

Ms. Myers advised him to submit the information to Diana Black. She will contact City Clerk for any additional requirements.

ADJOURNMENT

Chair SANCHEZ adjourned the meeting at 5:57 p.m.

Respectfully submitted,

Diana Black
Recording Secretary