



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, August 9, 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	5:10 PM
Richard Douglas		Present	5:06 PM
Travis Paden		Present	5:03 PM
Martin Devine		Present	5:09 PM
Jacob Sanchez		Present	5:03 PM
Gunther Norris (Alternate)		Present	5:20 PM

INVOCATION

Pastor Bud Haskell led the invocation.

FLAG SALUTE

Commissioner 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.

None.

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.

Approval of the July 12, 2022 Minutes

Motion to approve the minutes of the July 12, 2022 meeting

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

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PUBLIC HEARING

- 1. Variance No. 2022-03, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070(C), in order to reduce the rear setback from 15 feet to 5 feet for an irregular corner lot in the R-L-5 Low Density Residential zone district.**

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 HAM had a question for clarification of the site plan. Mr. Manha provided the clarification. Commissioner HAM then asked when the need for a variance was determined. Mr. Manha replied that it was determined during the building permit plan review.

Chair SANCHEZ opened Public Comment:

FAVOR

Nic Peters, of San Joaquin Valley Homes, spoke about the oddly shaped lot and why the variance was required.

John Zumwalt, working with San Joaquin Valley Homes and addressing Commissioner HAM, stated that the City's previous Zoning Ordinances referred to a "reverse corner lot." He noted that the current Ordinance does not have any reverse corner lot divisions, so the house has to face a certain way, or else it requires a variance.

OPPOSED

None.

Commissioner PADEN asked for clarification regarding Lots 53 and 54, and staff explained.

There being no further questions, Chair SANCHEZ closed the public hearing and called for a motion.

Motion to adopt Resolution No. 2022-24, approving Variance 2022-03.

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

2. **Variance No. 2022-08, a request to deviate from the standards of the Hanford Municipal Code Section 17.10.070(C), in order to reduce the rear setback from 15 feet to 5 feet for an irregular corner lot in the R-L-5 Low Density Residential zone district.**

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 HAM pointed out that the second slide of the PowerPoint presentation showed an incorrect address. It had not been changed from the previous project's address.

Commissioner PADEN asked if anyone knew who Kenny Thompson was (for whom the street was named). Neither staff nor the applicant knew. Mr. Zumwalt stated that the original developer had assigned the street names.

Chair SANCHEZ opened Public Comment:

FAVOR

Nic Peters, San Joaquin Valley Homes, noted that this house also has an irregular lot.

OPPOSED

None

Chair SANCHEZ called for a motion.

Motion to adopt Resolution No. 2022-25, approving Variance 2022-08.

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

3. **Annexation No. 159: A request to annex approximately 19 acres into the City of Hanford from the Kings County jurisdiction. Prezone No. 2021-09: A request to pre-zone the annexation area as I-H Heavy Industrial, in accordance with the General Plan designation for the area. Mitigated Negative Declaration No. 2022-62: An initial study was prepared and it was determined that the project will not result in significant impacts; therefore, Mitigated Negative Declaration 2022-62 has been prepared. The project is located south of Iona Avenue, west of 10th Avenue (APN 018-242-014, 018-242-015, 018-242-016, 018-242-017, 018-242-018, and 018-242-019).**

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:

1. Will residents will be allowed to stay, if the prezone goes through, even though the zone district does not allow residential? Ms. Myers replied that the existing residences would be considered legally existing, non-conforming and would be subject to the provisions of Section 17.90 of the Municipal Code. They would be grandfathered in; however, if the buildings are destroyed over 75%, they would not be able to rebuild, except as conforming uses.

2. Referring to the Initial Study Cultural Resources section requiring the developer to coordinate with the Tachi Yokut Tribe and enter into a Burial Treatment Plan prior to any earth-disturbing activities, Commissioner HAM asked if this is standard or if it was specific to this project. Ms. Myers replied that it is a standard comment in every project within City jurisdiction that requires an initial study.

Commissioner PADEN:

1. Who decides on the Sphere of Influence, and is the 2008 map the most current? Ms. Myers replied that it is decided by both the City and the County, and they submit the proposed boundary changes to LAFCO [Local Agency Formation Commission]. Staff made a presentation to City Council last year and subsequently applied to LAFCO to expand the City boundaries. The expansion is in process, but there are still a few items to revolve. This location is in both the 2008 Sphere of Influence boundary and in the updated one that is yet to be completed.

Chair SANCHEZ opened Public Comment.

There being no comments, Chair SANCHEZ called for a motion.

Motion to recommend adoption of Mitigated Negative Declaration of 2022-62 for the project to City Council.

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

Motion to adopt Resolution 2022-26, recommending approval of Prezone No. 2021-09 to City Council.

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

Motion to find that the proposed Annexation No. 159 is consistent with the Hanford General Plan Policies L15 and L17 and forward Annexation No. 159 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

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

DIRECTOR'S COMMENTS

New Community Development Director/Deputy City Manager Jason Waters introduced himself, and the Commissioners welcomed him.

COMMISSIONER'S 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 stated that he notified the City Clerk of his new residence, which is still within the City limits.

ADJOURNMENT

Chair SANCHEZ adjourned the meeting at 6:13 p.m.

Respectfully submitted,

Diana Black
Recording Secretary