



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, September 13, 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 arrived at 5:35 p.m. and called the meeting to order at 5:36 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Absent	
Richard Douglas		Present	
Travis Paden		Present	
Martin Devine		Present	5:19 PM
Jacob Sanchez		Present	5:03 PM
Gunther Norris		Present	

INVOCATION

Ralph Hurtado, Victory Outreach, 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 Minutes of the August 23, 2022 Meeting

Motion to approve the minutes of the August 23, 2022 meeting.

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

PUBLIC HEARING

Appeal No. 2022-01, an appeal of the decision of the Community Development Department regarding the operation of a pallet assembly business to include the substantial preparation of unprepared wood for assembly on site in the I-L Light Industrial zone district. The project is located at 9839 Hanford Armona Rd. (APN 016-160-057).

Commissioner PADEN recused himself from the public hearing, due to a conflict of interest.

Chair SANCHEZ opened the public hearing and called for the staff report. Community Development Director Waters provided background information regarding the project. He stated that the applicant applied for a business license, and a site plan review was required. During the review, it was noted that the business included woodcutting, which falls under the "General Industrial Manufacturing Facility" land use definition. The use would be permitted in the I-H (Heavy Industrial) zone, but it is not permitted in the I-L (Light Industrial) zone. As this project location is zoned I-L, woodcutting is not permitted. Staff notified the applicant, and the applicant filed an appeal. Director Waters then invited questions.

There being no questions of staff, Chair SANCHEZ opened Public Comment:

IN FAVOR

Hanford resident and business owner Onan Champi stated that he owns three parcels (78 acres) neighboring this project, all of which are in the County and are zoned Heavy Industrial. He stated that this property is being deprived of a Heavy Industrial permitted use, because of City zoning.

Brady Justice, General Manager of this facility and one in Sacramento, clarified that this business uses chop saws and dust collectors, keeping noise levels nominal and preventing particulates from entering the air. He reiterated Mr. Champi's comments that surrounding County properties are zoned Heavy Industrial. He added that they have employed 12 people and will hire more, if they are allowed to operate and expand.

OPPOSED

None.

Following Public Comment, Chair SANCHEZ invited Commissioners' questions.

Commissioner NORRIS asked what the hours of operation are. Mr. Justice replied that they typically operate Monday-Friday, 6:00 a.m. to 2:30 p.m., sometimes earlier (beginning 5:00 a.m.), if higher temperatures are expected. They occasionally operate on a Saturday.

Director Waters provided clarification regarding the property in question, indicating on the map that residential uses are adjacent to the property, and Heavy Industrial uses are mostly to the south. Dust and noise are considerations in these uses. He added that, typically, an applicant comes into the City in advance of applying for a business license, to confirm that a proposed use is permitted. Staff is then able to provide that information. Unfortunately, staff was unaware of this business, until it was already in at this location.

City Attorney Ty Mizote stated that what governs this matter is what the Zoning Ordinance says. He added that, although the applicant makes a good argument as to what he feels the ordinance should say--that it should allow this type of business on this piece of property--the decision must be based on what the ordinance says today and how the Municipal Code applies to this project. He concurred with staff's determination that, the way the Code is written today, it would not allow for this particular use. He listed some of the surrounding permitted uses allowed today under the Code, and noted that these uses do not generate much noise and not enough to cause a nuisance.

Chair SANCHEZ thanked City Attorney Mizote for his comments and invited questions.

Commissioner NORRIS's questions: 1) Is the facility indoors. Mr. Justice replied that they have two buildings on the property: a permitted shed--open on two sides and a second building for dry storage. Director Waters showed pictures of the buildings on the screen; 2) What businesses are adjacent to this location? Director Waters replied that the adjacent businesses are in the County, and that there is an agreement with the County that they will coordinate with the City regarding any new business within the City's Sphere of Influence, to ensure it is compatible with existing City land use. He added that he did not know what the adjacent uses are. Mr. Champi stated that he owns the businesses surrounding this property, except on the east side. His businesses are approved I-H uses. Director Waters replied that this location must comply with City land uses.

City Attorney Mizote referred to a note in Site Plan Revision 2 regarding a heat-treat chamber. He asked the applicant to explain what that is. Mr. Justice replied that a heat-treat chamber cooks pallets to 140 degrees and kills any insects and fungus before sending for international shipments.

Motion to adopt Resolution No. 2022-28, denying Appeal No. 2022-01.

Following the Public Hearing, Commissioner PADEN returned to the dais.

RESULT:	APPROVED [4 TO 0]
MOVER:	Richard Douglas
SECONDER:	Gunther Norris
AYES:	Douglas, Devine, Sanchez, Norris
ABSTAIN:	Paden
ABSENT:	Ham

DIRECTOR'S COMMENTS

Director Waters had no comments.

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 6:07 p.m.

Respectfully submitted,

Diana Black
Recording Secretary