



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, October 25, 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	4:57 PM
Richard Douglas		Present	5:00 PM
Travis Paden		Present	5:01 PM
Martin Devine		Present	4:58 PM
Jacob Sanchez		Present	5:02 PM
Gunther Norris		Present	4:57 PM

INVOCATION

Commissioner PADEN led the 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.

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.

None.

PUBLIC HEARING

- 1. Conditional Use Permit No. 2022-06, a request to establish signage with electronic changeable copy on two proposed electric vehicle (EV) charging stations in the C-R Regional Commercial zone district. The project is located at 1677 W. Lacey Blvd. (APN 011-060-041).**

Staff requested that this item be postponed to the November 8, 2022 meeting, to allow additional review.

Motion to continue the item to the November 8, 2022 meeting.

RESULT:	APPROVED [5 TO 0]
MOVER:	Travis Paden
SECONDER:	Richard Douglas
AYES:	Ham, Douglas, Paden, Devine, Sanchez
ABSTAIN:	Norris

- 2. Tentative Parcel Map No. 2022-02: a request to divide two parcels of approximately 3.33 acres in total size into three parcels (Parcel A: 1.24 acres; Parcel B: 1.55 acres; Parcel C: 0.54 acres) in the MX-N Neighborhood Mixed Use zone district. Planned Unit Development No. 2022-03: a request to amend Planned Unit Development No. 2019-02 to allow a parcel with no street frontage within an existing shopping center in the MX-N Neighborhood Mixed Use zone district. The project is located near the northwest corner of 10th Avenue and Fargo Avenue (APN 007-110-053 and -054).**

Chair SANCHEZ opened the public hearing and called for the staff report.

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

Commissioner PADEN noted that there are two parcels labeled Parcel B on the map. Mr. Manha explained that one of the Parcels was from an old map. He clarified which Parcel B was being considered as part of this project.

Motion to adopt Resolution No. 2022-32, approving Tentative Parcel Map No. 2022-02.

RESULT:	APPROVED [5 TO 0]
MOVER:	Dennis Ham, Richard Douglas
AYES:	Ham, Douglas, Paden, Devine, Sanchez
ABSTAIN:	Norris

Motion to adopt Resolution No. 2022-33, approving Planned Unit Development No. 2022-03.

RESULT:	APPROVED [5 TO 0]
MOVER:	Richard Douglas
SECONDER:	Dennis Ham
AYES:	Ham, Douglas, Paden, Devine, Sanchez
ABSTAIN:	Norris

DIRECTOR'S COMMENTS

Director Waters had the following comments:

- He stated that the High-Speed Rail Authority would like to communicate with the City monthly. They have recently awarded a contract for the Kings-Tulare station design and would like to do some outreach to elected officials. He asked if the Commissioners would like to receive a presentation from the Authority, early next year, regarding the station design. Commissioner HAM asked if the location has already been zoned, or if the Commission will be looking at that. Director Waters replied that it is currently in the County's jurisdiction, but the City will be looking at the surrounding areas. He will contact the Authority to schedule something, perhaps a study session with City Council, early next year. Commissioner PADEN stated that it would be important for transparency with the public.
- He will make a presentation at the November 1, 2022 City Council Study Session regarding annexation proposals that the City will be considering in the near future. One location is in the industrial area and one is on the east side of town, to bring the proposed Heroes Park into City limits.
- Staff and City Attorney Mizote have been updating the Vehicle Miles Traveled (VMT) guidelines. These establish criteria for determining if a project will require further study. The plan will be presented at the November 1, 2022 City Council Study Session and should be adopted on November 15, 2022.

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 noticed that the new Dutch Bros. was announced on social media by a Councilmember, before the item came before the Planning Commission. He asked if that was appropriate protocol. Director Waters replied that applications are considered public records. City Attorney Mizote added that it depends on the applicant, and if the applicant wants the information released. He gave the example that everyone knew Costco was coming, long before the projects were approved.

Commissioner HAM asked if there was an update on Pacific Pallet Exchange's application. Director Waters replied that staff recently met with the applicant and visited the site to look at some of the concerns. He advised the applicants that they could either continue to appeal to the City Council, or they could make modifications to the plans, to bring them into compliance, and resubmit. He stated that they seemed to prefer to make modifications to site plan.

ADJOURNMENT

Chair SANCHEZ adjourned the meeting at 5:55 p.m.

Sincerely,

Diana Black
Recording Secretary