



**Planning Commission Regular Meeting
Minutes**

**June 27, 2023 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
Planning Commissioner DENNIS HAM Planning Commissioner GUNTHER NORRIS Planning Commissioner JACOB SANCHEZ Planning Commissioner RICHARD DOUGLAS Chair Planning Commissioner MARTIN DEVINE Alternate Planning Commissioner GARRY CURTIS	NONE

INVOCATION:

Diana Black led the Invocation.

FLAG SALUTE:

Commissioner NORRIS 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.

A. Community Development: Minutes of the June 13, 2023 Meeting

Motion to approve the Consent Calendar.

RESULT: (UNANIMOUS)
MOVER: HAM
SECONDER: DOUGLAS

AYES:	HAM, DOUGLAS, NORRIS, SANCHEZ, DEVINE
ABSTAIN:	NONE
ABSENT:	NONE

PUBLIC HEARING:

- A. Community Development: Conditional Use Permit No. 0001-23, a request to convert a former movie theater into a church in the MX-C Corridor Mixed Use zone district. The project is located at 136 N. 11th Avenue. (APN 012-271-026)

Chair DEVINE opened the public hearing and called for the staff report. Associate Planner Manha presented the staff report, recommended approval, and invited questions of staff.

Commissioner DOUGLAS asked how long the building had been vacant. Mr. Manha replied that he did not know exactly, but that the church purchased the property in 2012. He estimated that it has been vacant for 10-15 years.

There were no questions, and Chair DEVINE opened Public Comment. There were no public comments, and Chair DEVINE again invited questions/comments from the Commissioners:

Commissioner HAM commented that, after the movie theater left, there was a church at this location for a time, and he had no objection to a church at this location. He asked if the church will be moving all their services and activities to this location. Associate Planner Manha replied that they would be.

Chair DEVINE closed the public hearing and called for a motion.

Motion to adopt Resolution No. 2023-11, approving Conditional Use Permit No. 0001-23.

RESULT:	(UNANIMOUS)
MOVER:	DOUGLAS
SECONDER:	HAM
AYES:	DOUGLAS, HAM, NORRIS, SANCHEZ, DEVINE
ABSTAIN:	NONE
ABSENT:	NONE

- B. Community Development: **Variance No. 0003-23**, a request to deviate from the standards set forth in Section 17.54.040 Number of Parking Spaces Required, in order to reduce the number of required parking spaces from 14 stalls to seven stalls for an automatic car wash facility proposed to be constructed in the C-S Service Commercial zone district.

The project is located west of 12th Avenue, north of Glendale Avenue (APN 011-030-012) in the City of Hanford.

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

Senior Planner Myers presented the staff report, recommended approval, and invited questions of staff. She noted that Public Works Comments were not available at the time the staff report was prepared. The comments were provided to the applicant and distributed at the dais before the meeting. She recommended that the resolution be amended to include the Public Works comments.

Commissioner HAM had a question regarding the site plan, and Ms. Myers provided clarification.

Chair DEVINE asked if the number of parking spaces required for the project is typical for a car wash. Ms. Myers replied that this is not typical, as car washes are usually in integrated shopping centers, which would require a different parking ratio.

Chair DEVINE opened Public Comment. There were no comments. He then called for a motion.

Motion to adopt Resolution No.2023-14, as amended, approving Variance No. 0003-23.

RESULT: (UNANIMOUS)
MOVER: HAM
SECONDER: NORRIS
AYES: HAM, NORRIS, DOUGLAS, SANCHEZ, DEVINE
ABSTAIN: NONE
ABSENT: NONE

C. Community Development: **Conditional Use Permit No. 0011-23:** a request to allow mobile vendors and vending vehicles (food trucks) to operate at Plan B Taphouse in the MX-D Downtown Mixed Use zone district. The project is located at 129 W. Fifth Street (APN 012-095-002).

Chair DEVINE 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 the following questions:

- How many food trucks can be parked in the parking lot at one time? Ms. Myers replied that it would depend on the size of the trucks, and there are various specific sizes.
- Is the designated beer garden considered a structure? Ms. Myers commented that she did not think it would be considered a structure, for separation purposes, because it is not enclosed. She added that the building official would be able to address that.
- Will the same trucks be there all night each night, or will there be a rotation of different trucks on different nights?

Chair DEVINE asked about the blacktop damage in the back.

The applicant responded to the Commissioners' questions: They are limited to two trucks at a time. He plans to start with one truck on Saturdays, and progress from there. He does not plan a rotation of food trucks during the evening; although, if they are open for eight hours, they might have a truck, close for a few hours and bring in a different truck. They have 13 parking spaces and will never use more than three for food trucks. They have a shared-access agreement with Catholic Charities, and Catholic Charities is getting ready to resurface the parking lot.

Chair DEVINE opened Public Comment:

IN FAVOR

Hanford resident Bob Ramos asked if there would be restroom facilities available to customers.

OPPOSED

None.

Ms. Myers replied that, by ordinance, restrooms must be provided for employees. It is assumed that the customers will be patrons of Tap B, with access to the restrooms and handwashing facilities.

Commissioner HAM asked if the food trucks will be selling alcohol. Ms. Myers replied that they will not.

Commissioner DOUGLAS commended the applicant for the good job they are doing at Tap B. Commissioner NORRIS asked them to post the food-truck schedule as soon as they are able. Ms. Myers stated that there is a 10-day appeal period, then they can begin operation.

Motion to adopt Resolution 2023-15, approving Conditional Use Permit No. 0011-23.

RESULT: (UNANIMOUS)
MOVER: NORRIS
SECONDER: SANCHEZ
AYES: NORRIS, SANCHEZ, HAM, DOUGLAS, DEVINE
ABSTAIN: NONE
ABSENT: NONE

DIRECTOR'S COMMENTS:

In Director Waters' absence, Senior Planner Myers announced that there probably will not be a meeting July 11, but there will be a meeting on July 25.

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 the Commissioner's jurisdiction (GC 54954.2).

Commissioner HAM asked what was going in at the building on the 1000 block of West Seventh Street. Associate Planner Manha replied that it will be a 40-unit apartment complex.

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available to public inspection in the Planning Division Office located at 317 N. Douty Street, Hanford, California 93230, during normal business hours. Such documents are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post documents before the meeting. If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Division's office, 559-585-2580, 317 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II} APPEALS: Any action of the Planning Commission, which is a final project decision, may be appealed to the City Council by the applicant or any adversely affected person. To file an appeal, an appeal application and filing fee of \$1,000.00 must be submitted to the Community Development Department, 317 N. Douty Street, Hanford, California, within ten (10) days following the date of the final decision of the Planning Commission.

Chair DEVINE adjourned the meeting at 6:01 p.m.

Respectfully submitted,

Diana Black
Recording Secretary