



**Planning Commission Regular Meeting
Minutes**

**April 25, 2023 5:30 PM
Council Chambers
400 N. Douty St.**

CALL TO ORDER:

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

ROLL CALL:

Attendee Name	Title	Status
Dennis Ham	Planning Commissioner	Present
Richard Douglas	Planning Commissioner	Present
Jacob Sanchez	Planning Chair Commissioner	Present
Gunther Norris	Planning Commissioner	Present
Martin Devine	Planning Commissioner	Present
Garry Curtis	Alternate Planning Commissioner	Present

INVOCATION:

Pastor Thomas King of the New Testament Baptist Church gave the invocation.

FLAG SALUTE:

Commissioner DEVINE led the flag salute.

Chair SANCHEZ introduced Director Waters to welcome the newly appointed alternate Commissioner Curtis.

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.*

Cheyne Strawn, a City of Hanford resident, stated that he had some concerns regarding a project for a 15,000-square-foot walk-in clinic that was started without project approval.

Bob Ramos, a City of Hanford resident, stated he also had some concerns about the site plan review process for the location.

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: Community Development: Approval of the Minutes of the December 28, 2021 Meeting.

Motion to approve the Consent Calendar.

RESULT:	Passed
MOVER:	Planning Commissioner Martin Devine
SECONDER:	Planning Commissioner Douglas
AYES:	Planning Commissioner Martin Devine, Richard Douglas, Jacob Sanchez
ABSTAIN:	Planning Commissioner Dennis Ham, Gunther Norris

PUBLIC HEARING:

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

- A. Community Development: **Conditional Use Permit No. 2022-04:** a request to construct a 15,000 square-foot walk-in medical clinic in the C-R Regional Commercial zone district. **Mitigated Negative Declaration No. 2023-37:** A request to certify that the project proposed under CUP 2022-04 will have a less than significant effect on the environment with mitigation measures. The project is located east of 12th Avenue, south of Hayden Avenue (APN 011-060-057)

Senior Planner Myers presented the staff report, recommended approval, invited questions from staff, and addressed concerns that were mentioned in public comment. In addition, Senior Planner Myers explained that this was an approval for the Conditional Use Permit for this project and no permits are released until the Conditional Use Permit is approved.

Director Waters also explained that there was a grading and foundation that didn't require a permit and emphasized that no construction permits have been issued for this project.

Commissioner Ham had a few questions and concerns regarding the operation of the facility in question. Such as hours of operation, disposal of hazardous materials on-site, facility height, and parking. Ms. Myers explained that the hours of operation were not provided, nor are regulations on the hours of operation. In addition to the disposal of hazardous materials, Ms. Myers explained there is no standard from the Public Works Department as they have their own procedure for the disposal of hazardous materials, and the height of the facility is approximately fourteen to twenty square feet. Most of the features are architectural. Parking is limited off of 12th Avenue.

Chair SANCHEZ opened the Public Comment:

Cheyne Strawn and Bob Ramos are in favor of the project.

Eric McConaughy explained the disposal of hazardous waste and the process on-site and the hours of operation will vary, and expressed that the facility will not be a twenty-four-hour facility.

Art Brieno had parking concerns. Those concerns were addressed by Senior Planner Myers, who explained the breakdown of the total of sixty-nine parking stalls: sixty-five standard, three ADA, and one van parking spot.

FAVOR

Cheyne Strawn, Bob Ramos, and Art Brieno, City of Hanford residents, support the walk-in clinic project.

OPPOSED

None.

Motion to certify Mitigated Negative Declaration No. 2023-37 for the project.

RESULT:	Passed (UNANIMOUS)
MOVER:	Planning Commissioner Dennis Ham

SECONDER: Planning Commissioner Richard Douglas
AYES: Planning Commissioner Martin Devine, Dennis Ham, Richard Douglas, Gunther Norris, Jacob Sanchez

Motion to adopt Resolution No. 2023-06, approving Conditional Use Permit No. 2022-04.

RESULT: **Passed (UNANIMOUS)**
MOVER: Planning Commissioner Richard Douglas
SECONDER: Planning Commissioner Martin Devine
AYES: Planning Commissioner Martin Devine, Dennis Ham, Richard Douglas, Gunther Norris, Jacob Sanchez

DIRECTOR'S COMMENTS:

Director Waters notified the Commission that the City Council approved an agreement between the City and QK to begin the city reorganization project which would include proposed annexations, land use, and zoning.

COMMISSIONERS' ITEMS OF INTEREST:

Commissioner Ham proposed a future agenda to be the election of a new Chair Commissioner.

ADJOURNMENT:

Chair SANCHEZ adjourned the meeting at 5:53 p.m.

Respectfully submitted,

Rosa Contreras
Recording Clerk