



**Planning Commission Regular Meeting
Minutes**

**April 23, 2024 5:30 PM
City Hall Training Room
319 N. Douty St.**

ROLL CALL:

Present:	Absent:
CURTIS DEVINE DOUGLAS HAM NORRIS	NONE

INVOCATION:

None.

FLAG SALUTE:

Chair 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.

Amory Marple, Director of the Hanford Chamber of Commerce, expressed support for the Embarc Public Hearing project.

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: Approval of the Minutes of the April 9, 2024 Meeting

Motion to approve the minutes of the April 9, 2024 meeting.

RESULT: PASSED
MOVER: DEVINE
SECONDER: HAM

AYES:	DEVINE, HAM, CURTIS, DOUGLAS
NAYS:	NONE
ABSTAIN:	NORRIS
ABSENT:	NONE

B. Community Development: 04/23/24 Minutes

PUBLIC HEARING:

- A. Community Development: **Conditional Use Permit No. 0004-23**: a request, by Embarc Hanford, to permit a Cannabis Business for a storefront dispensary for retail of cannabis products in the MX-D Downtown Mixed Use zone district. The project is located at 207 E Seventh Street (APN 012-045-001, 012-045-010, 012-045-004, and 012-045-005).

Chair NORRIS called for the staff report. Senior Planner Myers presented the staff report, recommended approval, and invited questions of staff.

Commissioner CURTIS:

- How many security personnel will there be? Director Waters replied that the applicant is present and can answer that.
- Will the 42 parking spaces fit in the new parking lot without interfering with the business next door? Director Waters replied that the required parking assumes the operation of both facilities. Ms. Myers added that the entire site is owned by the same owner. They are aware and are proposing these changes.
- Which department will do the inspections and how frequently? Ms. Myers replied that the police department (PD) will do inspections. Director Waters added that PD can do inspections at any time.

Commissioner DEVINE: Are the facilities monitored by PD? Director Waters replied that State Law requires that there be recorded live feed, and that it be stored for a period of time.

Commissioner HAM:

- This is the third cannabis facility in the general area. Are we trying to keep them downtown? Ms. Myers stated that cannabis dispensaries are only allowed in the MX-D (Downtown Mixed Use) zone district. With the 600-foot requirement and facilities that meet the definitions, the area is limited to mostly south of Seventh Street.
- If the City received an application for a fourth facility, would the City have to revise the requirement? Director Waters replied that the City would not invite applications unless City Council authorized addition of a fourth facility. Commissioner DEVINE added that he served on City Council when the decision was made to restrict the number of cannabis facilities to three and limit the locations to downtown. That was intentional.

Chair NORRIS opened Public Comment:

IN FAVOR

Devon Wardlow (Vice President of Public Affairs, Embarc) acknowledged the presence of Michael Miya (project property owner) and President of Development, Terry Gillis(?), and provided a PowerPoint presentation, highlighting community benefits of the project. In response to Commissioner CURTIS's questions, Ms. Wardlow stated that there are required numbers of security personnel per operational hours, typically two. Embarc is confident in its approach to the parking requirements.

Michael Miya, lifelong resident of Hanford and current property owner of Embarc, stated that he visited Embarc's Fresno store, and he was very impressed; security was thorough. He also felt that security would help with the homeless situation at this location. Mr. Miya is the local chair of Embarc Hanford's Community Advisory Board. He stated that Embarc is going to give one-percent of profits back to the Community Advisory Board, who will decide what to do with those funds. He expressed his support for the project.

Angie Dow, Executive Director of Kings County Transit, stated that when she was approached to be on Embarc Hanford's Community Advisory Board, she researched the company and agreed to be on the Board because of their commitment to

benefit the community, and not just make profit. She sees this project as improving the east side of downtown. She felt that the combination of the KART project's security and Embarc's security will make that area of downtown much safer. She expressed her support of the project and encouraged approval.

OPPOSED
None.

Chair NORRIS closed Public Hearing.

Commissioner CURTIS asked Ms. Wardlow if Embarc has had any major disturbances around these stores. She replied that they have worked with police departments and have had no issues.

Chair NORRIS called for a motions.

Motion to adopt Resolution No. 2024-07, approving Conditional Use Permit No. 0004-23.	
RESULT:	Passed
MOVER:	DOUGLAS
SECONDER:	HAM
AYES:	DOUGLAS, HAM, DEVINE, NORRIS
NAYS:	CURTIS
ABSTAIN;	NONE
ABSENT:	NONE

DIRECTOR'S COMMENTS:

None.

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 CURTIS asked:

- Is the new construction at University and Grangeville apartments? Staff: Yes.
- What is going in at 10th Avenue and Hwy 198? Staff: Derrel's Mini-Storage.
- Why are they removing traffic signals at intersections downtown and replacing them with stop signs?
Director Waters: City Council authorized moving forward with a downtown improvement project, which will address the traffic control problem at the intersection. The project has to be out to bid for construction by the end of the year, with construction to begin next year. The direction Council gave staff was that there will be a roundabout at Seventh and Douty. Director Waters invited Commissioner CURTIS to email him, and he will be happy to go over the scope of the project with him.

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 NORRIS adjourned the meeting at 6:04 p.m.

Respectfully submitted,

Diana Black
Recording Secretary