



**Planning Commission Regular Meeting
Minutes**

**January 28, 2025 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
Planning Commissioner Dennis Ham Planning Commissioner Gunther Norris Planning Commissioner Garry Curtis Planning Commissioner Jim Nelson Planning Commissioner Richard Douglas Alternate Planning Commissioner Bernard Marez	None

INVOCATION:

Pastor Bud Haskell, Grace Bible Church

FLAG SALUTE:

Vice-Chair 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.

There were no comments.

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 January 14, 2025 Planning Commission Meeting

Motion to approve the minutes of the January 14, 2025 Planning Commission meeting.

RESULT: (UNANIMOUS)

MOVER: DOUGLAS

SECONDER: NORRIS

AYES: DOUGLAS, NORRIS, CURTIS, NELSON, HAM

PUBLIC HEARING:

- A. Community Development: Conditional Use Permit No. 0043-24: a request to construct a three-story, 105-room hotel in the C-R Regional Commercial zone district. The project is located at 12236 W. Lacey Blvd. (APN 009-050-086)

Chair HAM 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 CURTIS asked if the site is behind Foods Co. Staff confirmed that it was.
- Chair HAM asked if the circles on the site plan on page 47 of the staff report were trees. He was concerned that the trees might obstruct the view of the building frontage. He asked if that area can be left open or if they are required to place trees there. Associate Planner Manha stated that the circles do represent trees, and the applicants are required to have the area landscaped. He was not sure if it had to be landscaped with trees. Director Waters added that the City is able to work with the contractor on the placement and type(s) of trees, and they can take this concern into consideration.

Chair HAM opened Public Comment:

IN FAVOR

Applicant Ruben Tellez offered to answer any questions from the Commissioners. He stated that the trees could be removed from the plans. They can revise the plans, but they were required to landscape. Signs can be moved forward to be more visible. He mentioned that sign placement and seasonal landscape around the sign were designed to draw more attention to the hotel. Director Waters added that the notes on the plans are meant to be a guide, and sometimes things change in the field. It is also noted on the plans that location of the plant materials (including trees) will be reviewed on-site by the City prior to installation. The inspectors can take visibility into consideration and make sure that everything is safe.

Commissioner NORRIS expressed his confidence that the applicants will plant smaller trees and will have appropriate landscaping, with seasonal landscaping in front of the sign. Director Waters reiterated that trees and landscape will be reviewed by the City and will be in compliance.

OPPOSED

None.

Chair HAM closed Public Comment and welcomed further discussion from the Commissioners. There being no further discussion, Chair HAM called for a motion.

Motion to adopt Resolution No. 2025-07, approving Conditional Use Permit No. 0043-24.

RESULT:	Passed (UNANIMOUS)
MOVER:	Planning Commissioner Garry Curtis
SECONDER:	Planning Commissioner Jim Nelson
AYES:	Dennis Ham, Gunther Norris, Garry Curtis, Jim Nelson, Richard Douglas

- B. Community Development: Conditional Use Permit No. 0044-24: a request to establish a taproom with a Type 40 ABC liquor license within an existing building in the MX-D Downtown Mixed Use zone district. The project is located at 118-120 W. Sixth Street (APN 012-054-021).

Chair HAM called for the staff report. Associate Planner Manha presented the staff report, recommended approval of the project, and invited questions of staff.

Chair HAM noted that Page 11 of the staff report states "No signage proposed." Mr. Manha replied that there was no signage proposed for the site plan review. Vice-Chair DOUGLAS asked where the project is located. Associate Planner Manha replied that it was formerly The Works.

Chair HAM opened Public Comment:

IN FAVOR

Steven Green and his mother, owners of the proposed taproom: Mr. Green announced that they will be open on Mondays also, from 4:00–10:00 p.m. and will be closed Tuesdays and Wednesdays. Commissioner NORRIS asked what they are planning that would set them apart from the other taproom, across the tracks. Mr. Green replied that they will have a full kitchen with 10-12 dishes not available elsewhere in Hanford. They will also have about double the number of tap lines, with an option of almost any beer. They plan to make it very California, sourcing as much as possible from the Central Valley (Sacramento to Bakersfield). They will also be leaning heavily into the historic nature of the building (speak-easy-adjacent style). They will have a dark, moody area, featuring old photography from downtown Hanford and will source vintage Americana brewery memorabilia.

OPPOSED

None.

Chair HAM invited further discussion from the Commissioners. There being none, he closed the public hearing and called for a motion.

Motion to adopt Resolution No. 2025-08, approving Conditional Use Permit No. 0044-24.

RESULT:	Passed (UNANIMOUS)
MOVER:	Planning Commissioner Richard Douglas
SECONDER:	Planning Commissioner Garry Curtis
AYES:	Dennis Ham, Gunther Norris, Garry Curtis, Jim Nelson, Richard Douglas

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 the Commissioner's jurisdiction (GC 54954.2).

Chair HAM mentioned the League of California Cities Planning Commissioners Academy and asked Director Waters if he had the proposed dates for this year. Director Waters stated that, in past years, the City has afforded the opportunity for new Commissioners to attend the Academy, which provides information on the role of a planning commissioner and some types of things they might have to review. Staff will send an email with information and provide that opportunity. Vice-Chair DOUGLAS stated that he attended a few years ago, and it was very helpful. Chair HAM concurred that it is very helpful, and he encouraged the new commissioners to attend, if possible. Commissioner NORRIS recommended they register now, if they can go, as it tends to fill up quickly.

Commissioner NORRIS reminded the Commissioners to get their Form 700s submitted soon. The deadline is April 1, 2025.

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 \$1,100.00 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 HAM adjourned the meeting at 5:55 p.m.

Respectfully submitted,

Diana Black
Recording Secretary