



**CITY COUNCIL MEETING
ACTION SUMMARY MINUTES
November 18, 2014 7:00 PM
Council Chambers, Civic Auditorium
400 N. Douty Street**

CLOSED SESSION WILL BEGIN AT 6:00 PM

ROLL CALL BY THE CITY CLERK:

Mayor Pannett called the closed session to order at 6:01 p.m.

Present: Jim Irwin, Joleen Jameson, Lou Martinez, Russ Curry, Gary Pannett

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PUBLIC COMMENT:

There were no comments.

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Any person may directly address the Council at this time on any item on the agenda, or on any item that is within the subject matter jurisdiction of the Council. A maximum of five minutes is allowed for each speaker.

1. CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Mayor Pannett adjourned to closed session discussions at 6:02 p.m.

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- A.** CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION – Pursuant to Government Code §54956.9(d)(2):
CASE NAME: Michael Hamburger, et al. v. City of Hanford, et al.
CASE NUMBER: Kings County No. 13C0256
- B.** CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Pursuant to Government Code Sec. 54956.8
Property: APNs 012-086-007, 012-091-006
Agency Negotiators: Darrel Pyle, and Ty Mizote.
Negotiating Party: Jim Clark
Under Negotiation: Terms and Price
- C.** CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION - Pursuant to Government Code §54956.9(d)(2)
NUMBER OF POTENTIAL CASES: 3

ROLL CALL BY THE CITY CLERK:

Mayor Pannett called the regular meeting to order at 7:00 p.m.

Present: Jim Irwin, Joleen Jameson, Lou Martinez, Russ Curry, Gary Pannett

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FLAG SALUTE:

Ty Mizote led the flag salute.

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INVOCATION:

Bud Haskell led the invocation.

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2. CLOSED SESSION ACTION REPORT:

A.

There was nothing to report.

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REGULAR COUNCIL MEETING - 7:00 PM

RECOGNITIONS/PROCLAMATIONS:

PUBLIC COMMENT:

Raj Grewal and Ari Grewal discussed their idea for water conservation "Saving California Farms One Drop at a Time".

Alicia Wrest stated that she is here regarding item 6D to answer any questions the Council may have.

Jeanice Cardens commented on water being wasted by the city and businesses that are overwatering flower beds. City Manager Darrel Pyle responded to the concerns of citations and locations that need repairs.

Robin Mattos suggested that tabs be added to the public's binder of the agenda packet. She also spoke about the crosswalk that was recently removed at Crass and 10th Avenue and recommended that the Council should revisit the issue.

Jonathon Pantages of Grandma Lou's Thrift Shop commented on their experience on opening a business and the misinformation that they were given by city staff. They are requesting assistance with either reducing the fee or to allow payments.

Catherine Willis spoke about the property located at 930 S. Williams Street that is on the agenda and supports the rezoning to Service Commercial. Ms. Willis briefly commented on the Police Chief recruitment and supports hiring from within.

Larry Denison resides next to 930 S. Williams Street and opposes the development of a convenience store next door to him due to the noise.

Richard Garcia also commented and supported the project proposed for 930 S. Williams Street.

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WRITTEN CORRESPONDENCE:

3. STAFF COMMUNICATIONS:

4. CONSENT CALENDAR:

Motion to approve the consent calendar by :Joleen Jameson/Jim Irwin. Passed. 5-0. Ayes: Curry, Irwin, Jameson, Martinez, Pannett.

All items listed under the Consent Calendar are considered routine and will be enacted by one motion (**ROLL CALL VOTE required**). For discussion of an item on the Consent Calendar, it will be removed at the request of any member of the City Council or any person in the audience and made a part of the regular agenda.

- A. City Clerk: Approve Meeting Minutes for October 21, 2014
- B. City Clerk: Approve Meeting Minutes for November 6, 2014
- C. Public Works: Purchase of two 2016 Peterbilt 320 automated refuse trucks from Golden State Peterbilt of Porterville, Ca. in the amount of \$591,449.04, and declare two existing 2004 refuse trucks as surplus and authorize their sale.
- D. Police: The Guadalupana Society request a Parade procession permit for Sunday December 7, 2014 between 12:00 and 1:00 pm.
- E. Finance: Warrant Register 10/16/14-11/12/14

5. **PUBLIC HEARINGS:**

A. **COMMUNITY DEVELOPMENT:**

Consideration of the Planning Commission's recommendation of denial of the following items:

Negative Declaration 2014-19 Based on an Initial Study, the Community Development Department has determined that the project would not have significant adverse impacts on the environment.

Municipal Code Amendment 2014-02, a request by Helena Chemical Company to add "The enclosed storage, blending, and sale of bulk and prepackaged dry and liquid fertilizer for retail use" to the list of permitted uses in the LI, Light Industrial zone.

Conditional Use Permit 2014-02, a request by Helena Chemical Company to allow a fertilizer business that includes the storage, blending and sale of bulk and prepackaged dry and liquid fertilizer for retail use. The proposed project includes the existing operations, the addition of a 24,650 square foot warehouse and future operations to include liquid fertilizer storage tanks and dry fertilizer storage.

The project is located at 8148 E. Lacey Boulevard in the City of Hanford APN: 014-251-049, 050.

Community Development Director Darlene Mata provided background information for the Council's review and consideration. Mayor Pannett opened public comments at 7:48 p.m.

Steve Alexander from Helena Chemical Company provided a history of the organization and permits that have been issued as it has continued to grow.

Residents in support of the applicant expressed Helena's support of local farmers and keeping things local.

Residents in opposition commented on the potential negative impacts on those living nearby and the incompatible uses in that area.

Jan Kahn of Remy, Moose & Manley, legal counsel for Helena, requested clarification on the street right of way and easement requirements. Public Works Deputy Director John Doyel responded.

Mayor Pannett closed the public comments at 8:17 p.m.

Mr. Alexander and city staff responded to questions and comments by the City Council. City Manager Darrel Pyle discussed the additional option of Helena relocating to the industrial park and what the impact would be to Helena and the City.

Motion to deny Negative Declaration 2014-19 by :Jim Irwin/Joleen Jameson. Failed. 2- 3. Ayes: Irwin, Jameson. Nays: Curry, Martinez, Pannett.

Motion to approve Negative Declaration 2014-19 by :Russ Curry/Lou Martinez. Passed. 3- 2. Ayes: Curry, Martinez, Pannett. Nays: Irwin, Jameson.

Motion to adopt Resolution 14-60-R approving Conditional Use Permit 2014-02 by :Russ Curry/Lou Martinez. Passed. 3- 2. Ayes: Curry, Martinez, Pannett. Nays: Irwin, Jameson.

Motion to introduce and waive the first reading of Ordinance 14-16 approving Municipal Code Amendment 2014-02 by :Russ Curry/Lou Martinez. Passed. 3- 2. Ayes: Curry, Martinez, Pannett. Nays: Irwin, Jameson.

- B. Community Development: Hold a Public Hearing as it relates to the project located at the northeast corner of 12th Avenue and Hume Avenue (APN: 011-110-032, 011-110-034, 011-110-036, and 011-110-035), and consider the following items under Deferred Business:

- <!--[if !supportLists]-->1. <!--[endif]-->Adoption of Negative Declaration No. 2014-14.
 <!--[if !supportLists]-->2. <!--[endif]-->GENERAL PLAN AMENDMENT NO. 2013-02, a request to change the land use designation from Public Facility on 29.82 (four parcels) to Low Density Residential.
 <!--[if !supportLists]-->3. <!--[endif]-->REZONE NO. 2013-03, a request to change the existing zoning on a 29.82 acre site from Public Facility (PF) to Low Density Residential (R-1-6).

Community Development Manager Melody Haigh provided background information for the Council's review and consideration. Mayor Pannett opened public comments at 8:56 p.m. Receiving no comments, Mayor Pannett closed the public comments at 8:56 p.m.

Vice Mayor Curry requested the City Attorney to write to the school district to confirm they are no longer interested in this property.

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- C.** Community Development: Hold a Public Hearing as it relates to the project located at 930 S. Williams Street (APN: 012-161-021 and 012-161-020), and consider the following items under Deferred Business:
1. Adoption of Negative Declaration No. 2014-17.
 2. GENERAL PLAN AMENDMENT NO. 2014-03, a request to change the land use designation from Medium Density Residential on .964 acres (two parcels) to Service Commercial.
 3. REZONE NO. 2014-02, a request to change the existing zoning on .964 acres from Medium Density Residential (RM-3) to Service Commercial (SC).

Community Development Manager Melody Haigh provided background information for the Council's review and consideration. Mayor Pannett opened public comments at 9:03 p.m.

Residents in favor of changing the land use designation discussed the need to provide certain services on the south side of town.

Residents opposing the request expressed concern about the noise and requested a wall be built next to the mobile home park.

The applicant, Varinder Grewal commented on the needs for commercial development on the south side and the findings by city staff for this project.

Mayor Pannett closed the public comments at 9:27 p.m.

Staff responded to questions and comments by the City Council.

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- D.** Community Development: Hold a Public Hearing as it relates to the project located at 502 W. Grangeville Boulevard (APN: 008-293-012), and consider the following items under Deferred Business:
1. Adoption of Negative Declaration No. 2014-18.
 2. GENERAL PLAN AMENDMENT NO. 2014-04, a request to change the land use designation from Low Density Residential on .216 acres to Office Residential.
 3. REZONE NO. 2014-04, a request to change the existing zoning on .216 acres from Low Density Residential (R-1-8) to Office Residential (OR).

Community Development Manager Melody Haigh provided background information for the Council's review and consideration. Mayor Pannett opened public comments at 9:37 p.m.

John Umscheid from the Dias Law Firm spoke on behalf of the applicant and hopes the item will be approved. Alicia Wrest also spoke briefly on their proposed plans.

Mayor Pannett closed the public comments at 9:40 p.m.

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- E.** Community Development: Hold a Public Hearing as it relates to the project located at 1152 W. Grangeville Boulevard (APN: 008-410-011 and 008-410-012), and consider the following items under Deferred Business:
1. Adoption of Negative Declaration No. 2014-20.
 2. GENERAL PLAN AMENDMENT NO. 2014-02, a request to change the land use designation from Office on 2.1 acres (two parcels) to Service Commercial.

3. REZONE NO. 2014-02, a request to change the existing zoning on 2.1 acres from Office (O) to Service Commercial (SC).

Assistant Planner Gabrielle De Silva provided background information for the Council's review and consideration. Mayor Pannett opened public comments at 9:47 p.m.

Joe Garcia requested that his property be rezoned in order to provide a needed service to the community.

Kevin Henshaw expressed concern about access to the RV storage by owners and does not support the request.

Randy Montejano supports the RV storage as an RV owner. He encourages having the option of having something competitive to provide a better service.

Dennis Hill responded to comments made by Mr. Garcia in an article by the Sentinel. He also stated that he has no desire to purchase Mr. Garcia's property. If the project is approved, he wants the city to ensure that the project is done well with adequate drainage, dust control, and other issues.

Mayor Pannett closed the public comments at 10:02 p.m.

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6. DEFERRED BUSINESS:

As the meeting went after 10:00 p.m., the City Council discussed which items to address before adjourning and to continue the remaining items to November 25th. It was determined that action needed to be taken in regards to item 6B, but all other items under Deferred Business and New Business could be continued.

Motion to take action on item 6B and adjourn the regular meeting to November 25th at 5:30 p.m. by :Russ Curry/Joleen Jameson. Passed. 5-0. Ayes: Curry, Jameson, Martinez, Pannett, Irwin.

- A.** Community Development: Consideration of the following actions as it relates to the public hearing items 5B, 5C, 5D, 5E. General Plan Amendment No. 2013-02 and Rezone No. 2013-03 (for the 29.82 acres from Public Facility to Low Density Residential), General Plan Amendment No. 2014-02 and Rezone No. 2014-02 (for the 2.1 acres from Office to Service Commercial), General Plan Amendment No. 2014-03 and Rezone No. 2014-03 (.964 acres from Medium Density Residential to Service Commercial), and General Plan Amendment No. 2014-04 and Rezone No. 2014-04 (.216 acres from Low Density Residential to Office Residential).

A separate motion and vote are required for each action:

1. Adopt Negative Declaration No. 2014-14.
2. Adopt Negative Declaration No. 2014-20.
3. Adopt Negative Declaration No. 2014-17.
4. Adopt Negative Declaration No. 2014-18.

5. Adopt Resolution No. 14-59-R changing the land use designation on approximately 29.82 acres from Public Facility to Low Density Residential, changing the land use designation on approximately 2.1 acres from Office to Service Commercial, changing the land use designation on approximately .964 acres from Medium Density Residential to Service Commercial, and changing the land use designation on approximately .216 acres from Low Density Residential to Office Residential.
(Roll Call Vote required)

6. Introduce and waive the 1st reading of Ordinance 14-12, approval of Rezone No. 2013-03, rezoning 29.82 acres from Public Facility (PF) to Low Density Residential (R-1-6).
(Roll Call Vote required)

7. Introduce and waive the 1st reading of Ordinance 14-13, approval of Rezone No. 2014-02, rezoning 2.1 acres from Office (O) to Service Commercial (SC).
(Roll Call Vote required)

8. Introduce and waive the 1st reading of Ordinance 14-14, approval of Rezone No. 2014-03, rezoning .964 acres from Medium Density Residential (RM-3) to Service Commercial (SC).
(Roll Call Vote required)

9. Introduce and waive the 1st reading of Ordinance 14-15, approval of Rezone No. 2014-04, rezoning .216 acres from Low Density Residential (R-1-8) to Office Residential (OR).
(Roll Call Vote required)

- B.** Public Works: That the Council, by motion, confirm the continuing emergency for the installation of the continuous chlorination system required per violation issued by the State Water Resources Control Board.

Public Works Deputy Director John Doyel provided a brief review.

Motion to confirm the continuing emergency by :Russ Curry/Lou Martinez. Passed. 5-0. Ayes: Curry, Irwin, Jameson, Martinez, Pannett.

7. **NEW BUSINESS:**

- A. City Manager: Request to Utilize Downtown Reimbursement Funds for Curb, Gutter, and Sidewalk Replacement at the New Kings Gun Center Site.

8. **COUNCIL REPORTS/COMMENTS:**

9. **ADJOURNMENT:**

Mayor Pannett adjourned the meeting at 10:08 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk

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