



**CITY COUNCIL MEETING
MINUTES
August 17, 2016 5:30 PM
Training Room
319 N. Douty**

CALL TO ORDER JOINT MEETING:

Mayor Justin Mendes called the meeting to order at 5:35 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
Russ Curry	Council Member	Absent	
David Ayers	Council Member	Present	5:30 PM
Gary Pannett	Council Member	Present	5:55 PM
Francisco Ramirez	Vice Mayor	Present	5:30 PM
Justin Mendes	Mayor	Present	5:30 PM
John Draxler	Planning Commissioner	Absent	
Ajmer Nahal	Planning Commissioner	Present	5:30 PM
Travis Paden	Planning Commissioner	Present	5:30 PM
Michael Johnston	Planning Commissioner	Present	5:30 PM
Dennis Ham	Planning Commissioner	Present	5:30 PM

FLAG SALUTE:

Mayor Mendes led the flag salute.

PUBLIC COMMENT - JOINT MEETING:

Comments from the public are limited to items on the agenda (GC54954.3a). A maximum of five minutes is allowed for each speaker.

Mike Lane of the Building Industry Association introduced himself.

Michael Semas presented a Power Point of photos since 1999 showing the various investments made in downtown by many locally owned businesses. He believes the zoning has helped downtown be successful.

Jeff Porterfield commented on the need to offer more places to visit and things to do for people that visit Hanford.

Diane Sharp Johnson encouraged the members to make fact-based decisions and reasons for changes to the zoning. She stated that she would like to go shopping throughout the town.

Chris Soares does not want the zoning changed for the land next to Hidden Valley Park. She commented on the limited access to existing parkland and would like that land to be developed as an active park.

GENERAL BUSINESS:

A. Town Hall Meeting Follow Up

Community Development Director Darlene Mata provided an overview of the primary comments from the Town Hall meeting and requested input from the Planning Commissioners and direction from the City Council.

Furniture Stores - The proposed Land Use Matrix allows Furniture stores in the MX-D (Mixed Use Downtown) and in the MX-C (Mixed Use Commercial). There was some discussion to compromise and allow more square footage for stores that are less than 50,000 square feet. The consensus of the City Council was to move forward as presented in the proposed matrix.

Banks - The proposed Land Use Matrix allows banks in the MX-D and MX-C and to also allow a secondary branch in the C-N (Neighborhood Commercial), MX-N (Mixed Use Neighborhood), MX-C and MX-D if they have a branch in the Downtown. There was discussion on limiting the size of secondary branches. The consensus of the City Council was to allow secondary branches as presented except to limit the scope so it is not a full service bank. Also, full services banks will only be allowed in the MX-D, not the MX-C.

Vacant land next to Hidden Valley Park - The vacant 18+/- acres adjacent to Hidden Valley Park is shown on the proposed Land Use Matrix as Low Density Residential and R-L-5. Several members would like the land to remain as Public Facility. Others expressed concern about congestion if it became a park and the need for parks in other parts of town. The proposed zoning would still allow the City to construct a park instead of housing. Chairman John Lehn of the Citizen Advisory Committee stated that he does not recall a specific discussion that the land was being rezoned even though they did approve the proposed map. The consensus of the City Council was to move forward as proposed in the Land Use Map.

Tattoo Establishments - Currently tattoo businesses are only allowed in the C-S (Service Commercial) zone subject to a conditional use permit. The consensus of the City Council was to allow tattoo establishments in the MX-D, MX-C, and C-S as a conditional use permit.

Professional Offices in the Downtown - The consensus of the City Council was to move forward as proposed in the Land Use Matrix for "Office; medical, dental, or optometry" and "Office; professional or commercial". Optometrists, as well as other services, acting as ancillary uses would be permitted in all commercial, mixed use, and industrial and office zones. The Council also directed staff to amend the matrix and allow urgent care centers to be located in C-N and MX-N as a permitted use.

B. Zoning Ordinance Update

Community Development Director Darlene Mata presented a redlined draft of changes to the Historic Downtown ordinances. She requested that the City Council and Planning Commission review it and provide input at the next joint meeting.

ADJOURNMENT:

Mayor Mendes adjourned the meeting at 7:53 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk