



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, July 25, 2017

CALL TO ORDER

Chairperson JOHNSTON called the meeting to order at 7:00 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Present	
Ajmer Nahal		Present	
Richard Douglas		Absent	
Michael Johnston		Present	
Travis Paden		Present	
Savino Perico		Present	
Angel Vee Galvan		Absent	

INVOCATION

Commissioner PADEN provided the invocation.

FLAG SALUTE

Chairperson JOHNSTON 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.*

Mike Noland, attorney for Estrella Associates, asked if he would have an opportunity to speak regarding Item 3 on the Consent Calendar. Chairperson JOHNSTON noted that Item 3 was being pulled from the Consent Calendar, for separate consideration, and that Mr. Noland would be able to address the Commission regarding the project at that time.

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.

Staff requested that Item 3 be pulled from the Consent Calendar, for separate consideration.

1. Approval of the Minutes of the May 10, 2017 Joint Meeting with City Council

2. Approval the Minutes of the June 13, 2017 Meeting

Motion by Commissioner PADEN, seconded by Commissioner HAM, to approve Items 1 and 2 of the Consent Calendar. Motion carried, by the following roll call vote:

AYES:	Commissioners PADEN, HAM, PERICO, NAHAL, JOHNSTON
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners DOUGLAS, GALVAN

3. Denial of Time Extension No. 2017-02: A request to extend the life of Tentative Tract Map No. 911 for 24 months. The project is applicable to property located on Monte Vista Court, north of Hanford-Armona Road, between Kimball Lane and Leslie Lane (APN 012-450-014 through 012-450-022).

Community Development Director Mata provided copies of the Government Code regarding Tentative Maps and explained that the map was no longer consistent, since adoption of the 2035 Zoning Ordinance. She also noted that the applicant has not met the obligations and conditions of the Planned Unit Development. Staff could not make the findings for approval and so recommended denial of the Time Extension.

Mike Noland, attorney for the applicant, provided copies of his letter to City Attorney Mizote, dated July 25, 2017, with attached timetable and other support information. Mr. Noland referred to improvement plans, stating that the applicant met the City's conditions, except for the formation of a Homeowners' Association (HOA). He stated that the City did not warn the applicant of the pending change of zoning and that none of the surrounding properties were included in the zone change.

Developer Dick Wilhite explained that they spent one year trying to plan the financing for this project, and they had difficulty determining water and sewer conditions. He asked why they were not notified of the new Zoning Ordinance.

Community Development Director Mata and Deputy Public Works Director Doyel responded to questions from the Commissioners. Staff noted that there was time for the applicant to meet the conditions and apply for a Time Extension before the new Zoning Ordinance was adopted.

Following discussion and questions from the Commissioners, Chairperson JOHNSTON called for a motion.

Motion by Commissioner PADEN, seconded by Commissioner NAHAL, to deny Time Extension No. 2017-02, due to Tentative Tract Map No. 911's inconsistency with the 2035 General Plan and Zoning Ordinance. Motion carried, by the following roll call vote:

AYES: Commissioners PADEN, NAHAL, PERICO, JOHNSTON
NOES: Commissioners HAM
ABSTAIN: Commissioners NONE
ABSENT: Commissioners DOUGLAS, GALVAN

PUBLIC HEARING

4. TENTATIVE PARCEL MAP NO. 2017-02, a request to subdivide a 2.89-acre property into two parcels (Parcel A: 1.69 acres; Parcel B: 1.20 acres) in the R-L-12 Low-Density Residential Zone District. The project is located at 2634 Meadow Court (APN 014-400-031).

Chairperson JOHNSTON opened the Public Hearing at 7:55 p.m. and called for the Staff Report. Associate Planner de Silva presented the staff report, recommended approval, and invited questions of staff.

Following questions of staff, Chairperson JOHNSTON opened Public Comment.

Favor

Applicant Gonzalo de Ochoa requested approval.

Opposed

None.

There being no questions from the Commissioners, Chairperson JOHNSTON closed the Public Hearing at 8:05 p.m. and called for a motion.

Motion by Commissioner HAM, seconded by Commissioner PADEN, to adopt Resolution No. 2017-13 approving Tentative Parcel Map No. 2017-02. Motion carried, by the following roll call vote:

AYES: Commissioners HAM, PADEN, PERICO, NAHAL, JOHNSTON
NOES: Commissioners NONE
ABSTAIN: Commissioners NONE
ABSENT: Commissioners DOUGLAS, GALVAN

GENERAL BUSINESS

None.

DIRECTOR'S COMMENTS

Director Mata reported that City Council adopted the Cannabis Ordinance and the Resolution approving the process for obtaining a cannabis permit at their last meeting. She provided a brief explanation of the permitting process.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner HAM asked if there is a solution yet for the parking problems for the Children's Storybook Garden. Director Mata replied that she is trying to work with them, but they have not found a solution yet.

Commissioner PADEN asked if the parking situation could prevent them from opening by their projected date, and Director Mata stated that it could.

Chairperson JOHNSTON: 1) noted that the parking lot next to Comfort Inn looks good, which should help Thursday Night Marketplace and improve that area; 2) asked what was going on at the Valero station at 11th and Grangeville. Deputy Public Works Director Doyel replied that they are relocating the sign. The permit has been issued; 3) mentioned that Eleventh Street pavement looks great. He inquired about the delay in striping the crosswalks. Deputy Public Works Director replied that there have been issues dealing with the contractor. It will be striped before school

starts, even if the City has to do it. 4) inquired about the area next to Bush Construction on Center St. Director Mata stated that it will be an additional office for Bush Construction, and it will be very nice.

ADJOURNMENT

Chairperson JOHNSTON adjourned the meeting at 8:14 p.m.

Respectfully submitted,

Diana Black
Recording Secretary