



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, December 8, 2015

CALL TO ORDER

Chairperson HAM 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		Present	
Michael Johnston		Present	
Travis Paden		Present	

INVOCATION

Provided by Chairperson Ham

FLAG SALUTE

Led by Chairperson Ham

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 **five minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

None.

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.

- 1. Approval of Minutes of the Joint Meeting with City Council of October 13, 2015**
- 2. Approval of Minutes of October 13, 2015 Planning Commission Meeting**
- 3. Approval of Minutes of the November 10, 2015 Planning Commission Meeting**
- 4. TIME EXTENSION 2015-02, a request to extend the life of Tentative Tract 887 for two years.**
- 5. Time Extension 2015-03 is a request to the Planning Commission by Jayantilal M. Patel to extend the life of Variance 2014-03 by 12 months. If approved, the time extension would extend the expiration of the project until February 10, 2017. The project is located on 12th Avenue and Glendale Avenue (APN 011-060-021 & 011-060-022). Note: Applicant submitted building plans Friday, November 20, 2015.**

Chairperson Ham pulled Items 1 and 3 for separate consideration.

Motion by Commissioner DOUGLAS, seconded by Commissioner PADEN, to approve the balance of the Consent Calendar (Items 2, 4, and 5). Motion carried by the following roll call vote:

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

Motion by Commissioner DOUGLAS, seconded by Commissioner JOHNSTON, to approve Item 1. Motion carried by the following roll call vote:

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

Motion by Commissioner JOHNSTON, seconded by Commissioner PADEN, to approve Item 3. Motion carried by the following roll call vote:

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

PUBLIC HEARING

6. Planned Unit Development 2015-03, a request to allow a deviation from the “R-1-6” Low-Density Residential development standards to permit reduced side-yard setbacks for two-story homes from 10 feet to five feet within Unit I of previously approved Tract 887.

Due to a possible conflict of interest, Commissioner PADEN recused himself from this item and left the Council Chambers at 7:08 p.m.

Chairperson HAM opened the Public Hearing at 7:10 p.m. and called for the Staff Report. Assistant Planner de Silva presented the staff report and recommended approval.

Chairperson HAM expressed concern regarding the lack of recreational vehicle (RV) parking this would create and asked if it would be addressed in the Covenants, Conditions, and Restrictions (CC&R's).

Following Commission questions of Staff, Chairperson HAM opened Public Comment:

FAVOR

Andrea Weaver, representing the applicant, pointed to successes in their Independence subdivision in Hanford, two phases of which included the same setback variations. She was not sure if RV information was included in the CC&R's or not, but she will be certain that they are included in these CC&R's.

OPPOSED

Bob Ramos was not necessarily opposed but was concerned about issues with RV parking.

Chairperson HAM opened Commission Discussion. Seeing there was no discussion, he closed the Public Hearing at 7:24 p.m. and called for a motion.

Motion by Commissioner JOHNSTON, seconded by Commissioner NAHAL, to recommend approval to the City Council of the Addendum to Negative Declaration 2009-03. Motion carried by the following roll call vote:

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

Motion by Commissioner DOUGLAS, seconded by Commissioner NAHAL, to adopt Resolution 2015-28 approving Planned Unit Development 2015-03. Motion carried by the following roll call vote:

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

7. GENERAL PLAN AMENDMENT NO. 2014-05 proposes to update the previous Housing Element for the City of Hanford. The Housing Element includes analysis of the City's housing needs, as well as updated policies and programs to encourage the construction, rehabilitation and preservation of housing for all economic segments of the community.

Commissioner PADEN returned to the dais at 7:26 p.m., following the previous item.

Chairperson HAM opened the Public Hearing at 7:10 p.m. and called for the Staff Report. Senior Planner Haigh presented the Staff Report and recommended approval of the project. She then introduced the consultant, John

Douglas. He highlighted some portions of the Housing Element and gave an explanation of what it is and what the requirements are.

RECESS 8:02 p.m.-8:08 p.m.

Following questions of staff, Chairperson HAM opened Public Comment. There was none.

Chairperson HAM then opened Commission Discussion. Seeing there was none, he closed the Public Hearing at 8:15 p.m. and called for a motion.

Motion by Commissioner DOUGLAS, seconded by Commissioner NAHAL, to recommend approval of the Addendum to Negative Declaration No. 2010-02 for General Plan Amendment No. 2014-05 to the City Council. Motion carried by the following roll call vote:

AYES:	Commissioners	DOUGLAS, NAHAL, JOHNSTON, PADEN, HAM
NOES:	Commissioners	None
ABSTAIN:	Commissioners	None
ABSENT:	Commissioners	None

Motion by Commissioner JOHNSTON, seconded by Commissioner NAHAL, to adopt Resolution 2015-31 recommending approval of General Plan Amendment No. 2014-05 to the City Council. Motion carried by the following roll call vote:

AYES:	Commissioners	JOHNSTON, NAHAL, DOUGLAS, PADEN, HAM
NOES:	Commissioners	None
ABSTAIN:	Commissioners	None
ABSENT:	Commissioners	None

DIRECTOR'S COMMENTS

Community Development Director Mata reported:

1. Appeal 2015-04 regarding Planning Commission's decision on PUD 2015-02 and TPM 2015-02 was withdrawn.
2. City Council voted to reduce the Planning Commission from seven members down to five members, beginning 30 days after adoption.
3. Steve Froberg resigned from Planning Commission, due to personal circumstances. A new commissioner will be appointed at the first City Council meeting of January 2016.
4. The Planning Commissioners will vote for chair and vice chair at their first meeting in January 2016.
5. She has inquired about the iPads for the Planning Commissioners.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner JOHNSTON stated that there is a problem with parking in the new section of 12th Ave. and Lacey Blvd. He suggested a different formula for calculating restaurant parking and asked if the parking stalls for electric cars were required by the City or if they were the developer's decision. Director Mata replied that the developers can make that choice. The State is encouraging that, but it is not a requirement.

By Commission consensus, the December 22, 2015 Planning Commission meeting will be canceled, due to the holiday season.

ADJOURNMENT

Chairperson HAM adjourned the meeting at 8:28 p.m.

Respectfully submitted,

Diana Black
Community Development Secretary