The City of Hanford
CALIFORNIA

MINUTES

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, January 12, 2016

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		Absent	
Michael Johnston		Present	
Travis Paden		Present	
John Draxler		Present	

FLAG SALUTE

Led by Commissioner PADEN.

INVOCATION

Pastor Walt Black, New Beginnings Church

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

INTRODUCTION OF NEWLY APPOINTED COMMISSIONER

Community Development Director Mata welcomed new commissioner, John Draxler, and shared some of his background. He thanked everyone for allowing him to serve.

ELECTION OF 2016 CHAIRPERSON AND VICE-CHAIRPERSON

Commissioner PADEN nominated Commissioner HAM to be the Planning Commission chairperson. There were no other nominations, and Commissioner HAM was then elected by the following roll call vote:

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

Commissioner DRAXLER nominated Commissioner JOHNSTON to serve as Vice-Chairperson. There were no other nominations, and Commissioner JOHNSTON was then elected by the following roll call vote:

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

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.

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

Approval of Minutes of the December 8, 2015 Meeting

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

PUBLIC HEARING

1. **Pedestrian and Bicycle Master Plan: The purpose for the Pedestrian and Bicycle Plan is to improve safety, encourage transportation alternatives, develop a definitive policy document and conceptual plan for the development of safe, functional, convenient, and attractive pedestrian and bicycle facilities throughout the City of Hanford, and to serve as a resource for planning purposes. (Staff recommends continuance to January 26, 2016)**

Community Development Director Mata explained that, after speaking with other departments, it was discovered that the document was not quite ready to be presented. Because it had already been noticed, staff recommended that the item be continued to the next meeting, which is January 26, 2016.

Motion by Commissioner JOHNSTON, seconded by Commissioner PADEN, to continue the Public Hearing for the Pedestrian and Bicycle Master Plan to the next Planning Commission Meeting on January 26, 2016. Motion carried by the following roll call vote:

AYES: Commissioners **JOHNSTON, PADEN, DRAXLER, HAM**
NOES: Commissioners **NONE**

ABSTAIN: Commissioners **NONE**
ABSENT: Commissioners **NAHAL**

2. VARIANCE 2015-04, a request to deviate from the standards of Hanford Municipal Code Section 17.30.120 to allow reduced side and rear setbacks for the realignment expansion of a dairy-production manufacturing plant in the "LI" Light Industrial Zone District. The project is located on APNs: 012-081-003, 012-070-030, 012-085-008, 012-070-029, 012-070-009, and 012-070-022. Adoption of Negative Declaration No. 2015-02 is required.

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 that the Planning Commission adopt Negative Declaration 2015-12, make the appropriate findings, and adopt Resolution 2016-03 approving Variance No. 2015-04.

Following Commission questions of staff, chairperson HAM opened Public Comment.

FAVOR

John Zumwalt, of Zumwalt-Hansen Associates, noted others present representing this project who were also available to answer questions. He spoke in favor of the project, stating that it does affect other phases. The setback requested on Sixth Street is consistent with the area. He thanked staff for being very helpful.

OPPOSED

None.

Director Mata clarified that this does apply to more than Phase 1. There are several other phases along Williams Street that will use these setbacks.

Chairperson HAM closed Public Comment and opened Questions from Commissioners.

Commissioner JOHNSTON asked the purpose of the water used, if it is recycled, and where it drains.

J. T. Maldonado, General Manager of the Marquez Brothers plant, replied that most of the water is used to wash down equipment and floors. It is recycled, and almost 50% of the water used comes from whey. Water going to the City is very clean.

Chairperson HAM closed the Public Hearing at 7:31 p.m. and called for a motion.

Motion by Commissioner JOHNSTON, seconded by Commissioner DRAXLER, to adopt Negative Declaration 2015-12 for the project. Motion carried by the following roll call vote:

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

Motion by Commissioner PADEN, seconded by Commissioner DRAXLER, to adopt Resolution 2016-03 approving Variance No. 2015-04. Motion carried by the following roll call vote:

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

3. **VARIANCE 2015-05, a request to deviate from the standards of the Municipal Code Section 17.44.030 B. to allow a monument sign for a multi-family apartment complex located in the "RM-3" Medium-Density Residential Zone District. The project is located at 545 Centennial Drive (APN 009-050-099 and APN 009-050-100)**

Chairperson HAM opened the Public Hearing at 7:34 p.m. and called for the Staff Report. Assistant Planner de Silva presented the Staff Report and recommended approval.

Following questions of staff, Chairperson HAM opened Public Comment.

FAVOR

Tim Sciacqua, in behalf of Pacific Companies, spoke in favor of the Variance and clarified that the sign would be externally illuminated, as indicated on the plans.

OPPOSED

None

Chairperson HAM closed Public Comment and opened Commissioners Discussion.

There being no discussion, Chairperson HAM closed the Public Hearing at 7:45 p.m. and called for a motion.

Motion by Commissioner PADEN, seconded by Commissioner JOHNSTON, to adopt Resolution 2016-01 approving Variance No. 2015-05. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

Director Mata announced that a group picture of the Planning Commission will be taken at the next meeting. She will notify Commissioner Nahal, who was absent this evening. She asked them to notify Secretary Black if they cannot attend.

Only one commissioner replied to the email to attend the League of California Cities' Planning Commission Academny in San Ramon March 2-4, 2016. Director Mata will send the information to Commissioner Draxler. She asked that the commissioners notify her quickly, so that she can make those reservations.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner JOHNSTON asked Director Mata if the General Plan Update is it still in environmental process. She replied that it is and that it will be coming back to the Commission approximately June or July.

ADJOURNMENT

Chairperson HAM adjourned the meeting at 7:50 p.m.