



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, January 26, 2016

CALL TO ORDER

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Present	
Ajmer Nahal		Present	
Michael Johnston		Present	
Travis Paden		Present	
John Draxler		Present	

FLAG SALUTE

Led by Commissioner JOHNSTON

INVOCATION

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.

Approval of Minutes of the January 12, 2016 Meeting

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

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

PUBLIC HEARING

1. Tentative Parcel Map 2015-03, a proposal to divide a 2.86- acre property into two parcels (Parcel A: .56 acres; Parcel B: 2.30 acres) in the “R-1-8” Low Density Residential Zone District. The property is located at 12700 Grangeville Blvd, between 13th Avenue and Centennial Drive (APN 009-030-038).

Chairperson HAM opened the Public Hearing 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:

Applicant Jonette Montgomery noted that the property is on City water. Deputy Public Works Director Doyel asked that it be shown on the map. Ms. Montgomery asked that the Resolution be amended to allow the barn and shed to remain until they build a new home on Parcel B.

OPPOSED:

None.

Chairperson HAM closed the Public Hearing and opened Commission Discussion.

Following Commission Discussion, Chairperson HAM closed the Public Hearing and called for a motion.

Motion by Commissioner DRAXLER to adopt Resolution 2016-05, as staff presented, approving Tentative Parcel Map No. 2015-03. There was no second, and the motion died.

Motion by Commissioner HAM, seconded by Commissioner NAHAL, to adopt Resolution 2016-05 approving Tentative Parcel Map 2015-03, amending Planning Division Condition No. 7 to read "That the barn and shed shown on Exhibit A are required to be removed prior to any final inspection or issuance of a Certificate of Occupancy. This condition shall be documented on the map." Motion carried by the following roll call vote:

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

2. Tentative Parcel Map 2015-04, a proposal to divide a 41,470 sq. ft. property into two parcels (Parcel A: 16,282 sq. ft. and Parcel B: 25,188 sq. ft.) in the “CC” Community Commercial Zone District. The property is located at 505 and 545 W. Sixth Street (APN 012-070-034).

Chairperson HAM opened the Public Hearing and called for the Staff Report. Assistant Planner de Silva presented the Staff Report and recommended adoption of the Resolution.

Following Commission Questions of Staff, Chairperson HAM opened Public Comment.

FAVOR

1. John Zumwalt, of Zumwalt-Hansen, engineer for the project, concurred with the Staff Report and stated that the property already looks as though it is two parcels. He also noted that the trigger for more parking is a change in use.

2. Lindsay Aguayo, gym manager and coach at United Gymnastics Academy, asked that street parking and parking spaces be addressed.

The Commissioners had several questions, so Director Mata suggested that the Commission request a site plan and continue this item to another meeting. The applicant's engineer, Mr. Zumwalt, stated that he would need approximately 30 days to prepare the requested site plan.

Motion by Commissioner PADEN, seconded by Commissioner NAHAL, to continue this item to a date certain, that being February 23, 2016. Motion carried by the following roll call vote:

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

3. 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. (Continued from January 12, 2016)

Chairperson HAM opened the Public Hearing and called for the Staff Report. Senior Planner Haigh briefly explained the project, then introduced Steve Brandt and Mike Ratajski, both of Quad-Knopf, consultants for this Plan. They presented the project and invited questions.

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

FAVOR

Chris Lehn, Regional Planner with Kings County Association of Governments (KCAG), expressed appreciation for this Master Plan, stating that it will be an important part of the Regional Transportation Plan. She referred to the Staff Report document presented to the Commission just prior to the meeting.

OPPOSED

Bruce Mackay stated that the Plan is too generic and lacks smart goals/objectives. The engineering is cursory coverage of education, enforcement, encouragement, evaluation, and planning. Ignores successful, free template: League of American Bicyclists' "The Bicycle-Friendly Community Program." He feels the Plan needs more work.

Lisa Munoz, president of Kings County Velo Club, stated that Class 3 bike lanes allow parking and are useless. Requested inclusion of the Bicycle-Friendly program, with a goal to achieve Bronze level by 2018. Also requested the name of project coordinator, and appointment of a Bicycle Advisory Community, requiring monthly meetings no less than nine months of the year.

Chairperson HAM closed Public Comment and opened Commission Discussion.

Following Commission Discussion, Chairperson HAM closed the Public Hearing and called for a motion.

Motion by Commissioner JOHNSTON, seconded by Commissioner NAHAL, to adopt Resolution 2016-02 recommending acceptance of the Pedestrian and Bicycle Master Plan to the City Council. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

Director Mata noted that she and Councilmember Pannett (present) will present Commission's concerns and suggestions to the City Council.

Director Mata recognized former Commissioner Richard Douglas, whose term recently expired. In addition to serving on the Commission, he also served on the Citizens Advisory Committee of the General Plan Update. Mr. Douglas congratulated Commissioner DRAXLER on his appointment to the Commission and thanked staff.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner JOHNSTON asked if the Flag Salute and Invocation can be reversed in order on the Agenda. Director Mata replied that we are staying consistent with the City Council agenda. She stated that the Commission can make a suggestion to the City Council, and the template for all commissions and City Council could be changed.

Chairperson HAM added that the chair does have prerogative of changing the order of items on the agenda. City Attorney Mizote concurred.

ADJOURNMENT

Chairperson HAM adjourned the meeting at 8:57 p.m.