



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

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

The flag salute was led by Chairperson HAM.

INVOCATION

Pastor Gene Pensiero, Calvary Chapel

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 February 23, 2016 Meeting

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

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

PUBLIC HEARING

Prezone No. 2015-02, a request to pre-zone 21.69 acres “R-1-12” Very Low-Density Residential and 29.88 acres “R-1-6” Low-Density Residential. Annexation/Reorganization No. 151, a finding of consistency that the proposed 51.58 acre annexation/reorganization is consistent with the Hanford General Plan. The project is located north of Stagecoach Drive and Mustang Drive, east of 13th Avenue, and west of Centennial Drive (APN 009-030-145 and 009-030-147).

Chairperson HAM opened the Public Hearing and called for the Staff Report.

Assistant Planner de Silva presented the staff report and answered questions of staff.

Chairperson HAM then opened Public Comment:

FAVOR

Alex Dwiggin, of Zumwalt-Hansen (representing the applicant), stated that they agreed with staff's report and had no objections or requests for change. He also mentioned that the applicant did not request annexation of Mr. Wisecarver's property into the City. That was a LAFCO decision.

OPPOSED

Doug Wisecarver, owner of the two-acre parcel included in the proposed annexation, is opposed to annexation of his property.

Bob Ramos is opposed, due to water issues.

REBUTTAL

Alex Dwiggin stated that developers of the new subdivisions are aware of the drought and have adapted landscape plans to be much more drought-tolerant, with native plants and small grass areas.

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 HAM to recommend certification of Mitigated Negative Declaration No. 2015-11 for the project to City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner JOHNSTON, seconded by Commissioner PADEN, to adopt Resolution No. 2016-07 recommending approval of Pre-zone No. 2015-02 to the City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner PADEN, seconded by Commissioner JOHNSTON, to find that Annexation/Reorganization No. 151 is consistent with the General Plan Policy LU 24.1, LU 25.2, and LU 25.6. Motion carried by the following roll call vote:

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

Motion by Commissioner PADEN, seconded by Commissioner JOHNSTON, to find that Annexation/Reorganization No. 151 consisting of an annexation of 51.58 acres to the City of Hanford and detachment of the same area from the Kings River Conservation District and the Excelsior-Kings River Conservation District is consistent with the Hanford General Plan and an application be made to LAFCO of Kings County. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

Community Development Director Mata announced that City Council has requested joint sessions with the Planning Commission to discuss the Zoning Ordinance update. She is working with the consultants to see what dates/times are available. They will probably meet once a month at 5:30 p.m. on a Wednesday. She asked that commissioners notify her of any dates/times that they know they will not be available.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner JOHNSTON announced that he attended the League of California Cities' Planning Commissioners Academy in San Ramon, March 3-5. He felt it was very beneficial, and he distributed some information he received there on Ethics Law Principles to the other commissioners.

Chairperson HAM asked if we have any projects for the March 22 meeting. Director Mata replied we do not, at this time, so the meeting will most likely be canceled. Staff will notify the commissioners.

Chairperson HAM reminded the commissions that mandatory training is still scheduled for next week. Director Mata asked them to contact the city clerk if they have any questions.

ADJOURNMENT

Chairperson HAM adjourned the meeting at 7:40 p.m.