



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, April 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		Present	
Michael Johnston		Present	
Travis Paden		Present	
John Draxler		Present	

FLAG SALUTE

Led by Commissioner JOHNSTON.

INVOCATION

Commissioner PADEN.

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 the Minutes of the March 8, 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

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).

Motion by Commissioner JOHNSTON, seconded by Commissioner DRAXLER, to continue Tentative Parcel Map 2015-04 to the April 26, 2016 meeting. Motion carried by the following roll call vote:

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

3. PROJECT: CONDITIONAL USE PERMIT 2016-01, a proposal to construct a 78-foot Verizon wireless telecommunication tower facility in the “PF” Public Facility Zone District. LOCATION: The property is located on the Hidden Valley Park premises, 11th Avenue and Cortner Street (APN 008-360-006). PROJECT PLANNER: Melody N. Haigh, Senior Planner

Chairperson HAM opened the Public Hearing at 7:06 p.m. and called for the Staff Report. Senior Planner Haigh presented the Staff Report, noted that the applicants were in the audience and available to answer questions, and recommended approval.

Following questions of staff, Chairperson HAM opened Public Comment.

FAVOR

Applicant Ryan Beaumont encouraged approval of the project, stating that the proposed location was determined to be the least intrusive to fill a gap in coverage, and it was selected by the City planners. Verizon will provide a road during construction, to protect the grounds.

OPPOSED

1. Jack Willis presented the Commissioners/Clerk with a document titled, "Memorandum of Points and Authorities in Opposition to Approval of Conditional Use Permit No. 2016-01" and highlighted each point. Among the issues raised, he stated that the height of the tower exceeded the 75' limit indicated in the Municipal Code.
2. Bob Ramos was not opposed to the project but was concerned about the safety of of barbed wire.
3. Mr. Fukuda encouraged the Commission to consider all aspects of the project, as children already cut the fence to play in the canal, and they graffiti the brick fence.

REBUTTAL

Applicant Beaumont stated (in answer to an earlier question) that the tower will be co-locatable, meaning that it can be used by other carriers. He also stated that the barbed wire is a safety measure and that the actual tower is 75'. The artificial pine tree branches at the top are an aesthetic camouflage of the tower.

Chairperson HAM closed Public Comment and opened Commission Discussion. Following Commission Discussion, he closed the Public Hearing at 7:58 p.m. and called for a motion.

Motion by Commissioner JOHNSTON, seconded by Commissioner DRAXLER, to approve Conditional Use Permit 2016-01 based on the findings and conditions in Resolution 2016-08.

AYES: Commissioners JOHNSTON, DRAXLER, NAHAL, HAM

NOES: Commissioners PADEN

ABSTAIN: Commissioners NONE

ABSENT: Commissioners NONE

(Prior to the vote, there was a motion by Commissioner PADEN to approve Conditional Use Permit 2016-01, amending the height restriction to 75 feet, including branches. There was no second, and the motion failed.)

GENERAL BUSINESS

DIRECTOR'S COMMENTS

In Director Mata's absence, Senior Planner Haigh reported that the Housing Element is moving forward and that staff is waiting for the fourth invoice for the Pedestrian and Bicycle Master Plan.

COMMISSIONERS' ITEMS OF INTEREST

There were no reports.

ADJOURNMENT

Chairperson HAM adjourned the meeting at 8:01 p.m.