



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, September 13, 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		Absent	
Travis Paden		Present	
John Draxler		Present	

INVOCATION

The Invocation was provided by Chaplain Robert Needham, Kings County Sheriff's Department

FLAG SALUTE

Chairperson HAM led the flag salute.

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.*

Kimberly Johnson, Hanford homeless resident, expressed concerns regarding issues outside the purview of the Planning Commission. Chairperson HAM suggested she bring them before the City Council. She stated that she plans to open a large homeless shelter in the future.

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.

Commissioner DRAXLER requested that Item 1 of the Consent Calendar be pulled for separate consideration.

1. Approval of the Minutes of the August 17, 2016 City Council and Planning Commission Joint Meeting

Motion by Commissioner PADEN, seconded by Chairperson HAM, to approve the Minutes of the August 17, 2016 City Council and Planning Commission Joint Meeting. Motion carried by the following roll call vote:

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

2. Approval of the Minutes of the August 23, 2016 Meeting

Motion by Commissioner DRAXLER, seconded by Commissioner PADEN, to approve the Minutes of the August 23, 2016 meeting. Motion carried by the following roll call vote:

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

PUBLIC HEARING

VARIANCE NO. 2016-03, a request to deviate from the standards of the Hanford Municipal Code Section 17.16.070 to allow a reduction in the frontage requirements for the proposed subdivision of a residential lot in the “R-1-20” Very Low-Density Residential Zone District. TENTATIVE PARCEL MAP NO. 2016-01, a request to subdivide a 2.89-acre parcel into two parcels (Parcel A: 1.69 acres; Parcel B: 1.20 acres) in the “R-1-20” Very Low-Density Residential Zone District. The project is located at 2634 Meadow Court (APN 014-400-031).

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

Associate Planner de Silva presented the Staff Report and made the following recommendations to the Planning Commission:

Adopt Resolution No. 2016-17, denying Variance No. 2016-03, due to an inability to make the appropriate findings.

Adopt Resolution No. 2016-18, denying Tentative Parcel Map No. 2016-01, due to an inability to make the appropriate findings.

Following questions of staff, Chairperson HAM opened Public Comment.

Jim Hansen, of Zumwalt-Hansen, representing the applicant, stated that the parcel is too large for the applicant to maintain. The 56-foot width was chosen as a width to accommodate a minor city street. It was not economically feasible for the applicant, so he wants to divide the parcel.

The applicant explained that he had planned a private garden or to develop the extra land for his children; but it is not feasible, due to lack of water. He thought it would be better to divide it into two parcels.

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

Motion by Commissioner DRAXLER, seconded by Commissioner PADEN, to adopt Resolution 2016-17, denying Variance 2016-03, due to an inability to make the appropriate findings. Motion carried by the following roll call vote:

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

Motion by Commissioner PADEN seconded by Commissioner DRAXLER, to adopt Resolution 2016-18, denying Tentative Parcel Map 2016-01, due to an inability to make the appropriate findings. Motion carried by the following roll call vote:

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

GENERAL BUSINESS

None.

DIRECTOR'S COMMENTS

Community Development Director Mata reminded the Commissioners that the next Joint Meeting with the City Council has been moved to September 28, 2016, 5:30 p.m., in the Training Room of City Hall. She explained the next steps in the General Plan Update, Environmental Impact Review (EIR), and Zoning Ordinance and answered questions from the Commissioners.

COMMISSIONERS' ITEMS OF INTEREST

There were no items to report.

ADJOURNMENT

Director Mata thanked Rosa Contreras, Planning Division Administrative Support Technician, for filling in as clerk for the meeting.

Chairperson HAM adjourned the meeting at 7:30 p.m.

Respectfully submitted,

Diana Black, Recording Secretary