



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, December 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		Present	
Richard Douglas		Present	
Michael Johnston		Present	
Travis Paden		Present	

INVOCATION

Chairperson HAM provided the invocation.

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.*

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.

Motion by Commissioner DOUGLAS, seconded by Commissioner PADEN, to approve the Consent Calendar, amending the Minutes of the November 22, 2016 meeting to include Commissioner DOUGLAS's "Aye" vote in Public Hearing Item 2 (Variance 2016-05). Motion carried by the following roll call vote:

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

Approval of the Minutes of the November 22, 2016 Meeting

Commissioner DOUGLAS noted that his name was omitted from the vote for Public Hearing Item 2 (Variance 2016-05).

PUBLIC HEARING

- 1. Prezone No. 2016-01, a request to prezone 80.86 acres "R-1-6" Low-Density Residential, in accordance with the General Plan. Annexation/Reorganization 152, a finding of consistency that the proposed 80.86-acre annexation is consistent with the Hanford General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District. Tentative Tract 918, a request to subdivide 40.56 acres into 127 single-family, low-density residential lots, a two-acre park, and a 5.15-acre basin. Tentative Parcel Map No. 2016-02, a request to divide a 40.56-acre parcel into two parcels (Parcel A: 20.53 acres; Parcel B: 20.03 acres) in an area proposed to be rezoned "R-1-6" Low-Density Residential. The project requires a recommendation of adoption to the City Council of Mitigated Negative Declaration No. 2016-06. The project is located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149). PULLED AT STAFF'S RECOMMENDATION.**

This item was pulled from the agenda. Director Mata informed the Commissioners that once the new Public Hearing date has been set, they will be notified and it will be noticed.

- 2. Conditional Use Permit No. 2016-07, a request by BJ Perch Construction for a special zoning exception to construct a three story 39,089 square foot medical office building in the SC - Service Commercial zone located on the north side of Fifth Street between Redington and Douty Streets (APNs 012-086-006 and 012-091-007).**

Chairperson HAM opened the Public Hearing at 7:06 p.m. and called for the Staff Report.

Community Development Director Mata presented the staff report, recommended approval, and answered questions from the Commissioners.

PUBLIC COMMENT:

Favor

Lyle Munsch, of Teter, LLC (architects for the project) provided clarification of some issues, explained the design challenges they faced with this project, and answered questions from the Commissioners.

Rosie Cervantes, Executive Director of St. Vincent de Paul, stated that she is excited about the project, but she is concerned about parking.

No one spoke in opposition.

Chairperson HAM closed Public Comment and opened Commission Discussion.

Following Commission Discussion, Chairperson HAM closed the Public Hearing at 7:36 p.m. and called for a motion.

Motion by Commissioner DOUGLAS, seconded by Commissioner PADEN, to adopt Resolution 2016-25 making a recommendation of approval of Conditional Use Permit No. 2016-07 to the City Council. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

Director Mata stated that there will not be a meeting December 27, 2016. There will be a meeting January 10, 2017. Commissioner NAHAL announced that he would be out of the country for that meeting.

Director Mata anticipates that the General Plan Update will come before the Commission in February.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner NAHAL asked 1) if the city has received applications for new businesses in the Costco shopping center. Director Mata replied that Panda Express and another fast-food restaurant have submitted applications. So far, there are no applications for retail or sit-down restaurants. 2) Status of Helena Chemical. Director Mata stated that they are getting close to an agreement.

Commissioner PADEN asked if there is a projected completion date for the roundabout by Costco. Deputy Public Works Director John Doyel announced that it should be completed before Christmas.

Commissioner JOHNSTON asked if the traffic lights by Costco will stay where they are or if they will be moved. Deputy Public Works Director Doyel replied that they will stay where they are for about the next three years, and then CalTrans will probably change them.

ADJOURNMENT

Chairperson HAM adjourned the meeting at 7:46 p.m.

Respectfully submitted,

Diana Black