



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, January 24, 2017

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		Absent	
Travis Paden		Present	

INVOCATION

Pastor Kevin Medcalf, of New Hope Orthodox Presbyterian Church, provided the invocation.

FLAG SALUTE

Commissioner PADEN 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.

ELECTION OF 2017 CHAIR AND VICE-CHAIR

Chairperson HAM called for nominations for the 2017 Chair. Commissioner DOUGLAS nominated Commissioner JOHNSTON, and Commissioner NAHAL seconded the nomination. The nomination was approved by the following roll call vote:

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

Chairperson HAM called for nominations for the 2017 Vice-Chair. Commissioner DOUGLAS nominated Commissioner PADEN, and Commissioner NAHAL seconded the nomination. The nomination was approved by the following roll call vote:

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

Following the elections, Commissioner HAM passed the gavel to Vice-Chair PADEN, who directed the remainder of the meeting, in Chairperson JOHNSTON'S absence.

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

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

Approval of the Minutes of the December 13, 2016 Meeting

PUBLIC HEARING

Variance No. 2016-07: a) a request to deviate from the standards of the Hanford Municipal Code Section 17.28.080 C. to allow a reduction in the setback of a fence from the required 10 feet from the property line, to an encroachment of three feet into the public right-of-way on Tenth Street and directly on the property line on Harris Street for property located in the “DC” Downtown Commercial Zone District; and b) a request to deviate from the standards of the Hanford Municipal Code Section 17.38.020 7 f. to reduce the requirement for off-street parking from 102 spaces to zero spaces and pay zero dollars in in-lieu parking fees for property located in the “DC” Downtown Commercial Zone District. The project is located at the southwest corner of Harris Street and Tenth Street (APN 010-271-016)

Prior to the meeting, Judy Wait provided brochures and an information sheet for each of the Commissioners.

Vice-Chairperson PADEN opened the Public Hearing at 7:06 p.m. and called for the Staff Report. Associate Planner de Silva presented the staff report, recommended adoption of Resolution 2017-01, approving Part A of the Variance and recommended denial of Part B. She then answered questions from the Commissioners.

Vice-Chairperson PADEN opened Public Comment:

Favor

Janice Rogers expressed her excitement for the project and feels that it will be great for the community.

Helen Kissling, retired first-grade teacher, stated that this will be a good place for field trips for the children of Hanford. She asked the Commission to be merciful and waive the in-lieu parking fees.

Larry Wait noted that this project, and its programs, will help downtown revitalization, promote nutrition, and combat obesity. He suggested that the in-lieu parking fees regulation may be antiquated and encouraged the Commission to waive those fees for this project.

Judy Wait stated that they did not know about the in-lieu parking fees until recently, and asked that the Commission look beyond the regulations and waive the in-lieu parking fees.

Cathy Isoman, University of California master gardener, stated that children will eat vegetables and other healthy foods, if they help grow them. She added that this project will be a mutual experience for families and will benefit many people.

Ms. Sheets, a nanny in the community, said that there is nothing for children to do with other children in Hanford. She feels that this project would be a beautiful thing for the community.

Opposed

None.

Vice-Chairperson PADEN closed Public Comment and opened Commission Discussion.

City Attorney Mizote addressed the question of fairness of applying the ordinance. He admonished the Commission that they cannot forego the Municipal Code. They must be able to make the required findings in order to approve Part B of the Variance.

He further stated that the Municipal Code is clear that the City imposes the in-lieu parking fees on all projects in the Downtown Commercial district involving new buildings, or additions to existing buildings, if they cannot provide the required parking spaces. He cited the recent non-profit Family Healthcare Network project approved for downtown. There was no way for them to provide the required number of parking spaces, so they had to pay in-lieu fees for the number of required spaces they could not provide.

Community Development Director Mata noted that this is a phased site plan. Since the buildings would be phased in, the amount of required parking would be based on what is to be built in each phase, which would stretch the cost out over time. She also mentioned the option of a recorded shared-parking agreement with Chase Bank or the library. This option was in their previous Conditions of Approval.

Vice-Chairman PADEN closed the Public Hearing at 8:04 p.m. and called for a motion.

Motion by Commissioner HAM, seconded by Commissioner DOUGLAS, to adopt Resolution No. 2017-01, approving Part A of Variance No. 2016-07. Motion carried by the following roll call vote:

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

Motion by Commissioner HAM, seconded by Commissioner DOUGLAS, to deny Part B of Variance No. 2016-07, due to an inability to make the required findings. Motion carried by the following roll call vote:

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

Following the vote, John Zumwalt (of Zumwalt-Hansen), asked to address the Commission and requested that they each contact the City Council and let them know why they voted as they did.

DIRECTOR'S COMMENTS

Community Development Director Mata reported that Commissioner JOHNSTON notified her that he would be absent at this meeting.

The General Plan Update and Zoning Ordinance Update may be coming before the Commission in February. She asked that they notify Diana Black as soon as possible, if they know they will not be able to attend either February meeting.

COMMISSIONERS' ITEMS OF INTEREST

Vice-Chairperson PADEN asked if there were any new tenants at the Costco center. Director Mata replied that she has no new information.

Commissioner DOUGLAS addressed the applicants for Variance 2016-07, wishing them good luck in finding a solution for their project.

Commissioner NAHAL asked Judy Wait to provide him with her contact information.

ADJOURNMENT

Vice-Chairperson PADEN adjourned the meeting at 8:10 p.m.

Respectfully submitted,

Diana Black
Recording Secretary