



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, March 14, 2017

CALL TO ORDER

Chairperson JOHNSTON called the meeting to order at 7:00 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Present	
Ajmer Nahal		Absent	
Richard Douglas		Present	
Michael Johnston		Present	
Travis Paden		Present	

INVOCATION

Pastor Walt Black, New Beginnings Church, provided the invocation.

FLAG SALUTE

Commissioner DOUGLAS 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.*

Dan Chin was unable to stay for the Public Hearing and was allowed to speak during this portion of the meeting. He provided a list of recommendations for distribution to the Commissioners. These included restrictions in the C-R zone at 12th and Lacey and the restriction of bank/financial institution main branches to the downtown. He would approve of a sale of the unused portion of Hidden Valley Park if the proceeds would be reserved for purchase of

additional open space for a community park. If not, he would be opposed to a sale, requesting that the zoning remain Public Facility.

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

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

Approval of the Minutes of the January 24, 2017 Meeting

PUBLIC HEARING

- 1. GENERAL PLAN AMENDMENT NO. 2017-02, is a request by the City of Hanford to comprehensively update the General Plan, including the following elements: Land Use, Circulation, Conservation, Open Space, Noise and Safety. The purpose of the General Plan Update to guide future growth and development in the City through 2035. The project covers the proposed City limits as well as the proposed Primary and Secondary Sphere of Influences. MUNICIPAL CODE AMENDMENT No. 2017-01, is a request by the City of Hanford to update the City's Zoning Ordinance to be consistent with the proposed 2035 General Plan. ENVIRONMENTAL IMPACT REPORT, State Clearinghouse Number 2015041024, prepared for the 2035 General Plan Update. The program level Environmental Impact Report and Statement of Overriding Considerations will be considered that evaluates the environmental impacts associated with the proposed 2035 General Plan Update. The Planning Commission will be requested to consider the following: 1. Resolution 2017-02 recommending Certification of the Final Environmental Impact Report prepared for the 2035 General Plan Update, adopting the Findings of Fact, and adopting a Statement of Overriding Considerations and required by the California Environmental Quality Act. 2. Resolution 2017-03, recommending adoption of the 2035 General Plan Update (General Plan Amendment 2017-02). 3. Resolution 2017-04, recommending adoption of the Municipal Code Amendment 2017-01.**

Before the Public Hearing, Commissioners made the following disclosures:

Commissioner HAM met with the City Attorney last week. He also met with Parks and Recreation Director Craig Miller and stopped by the Hanford Elementary School District office and the Hanford Joint Union High School District office.

Commissioner PADEN talked with City staff regarding this process. He also received a phone call from Dan Chin to discuss Mr. Chin's recommendations of this evening.

Commissioner JOHNSTON talked with Dan Chin, who informed him of his opinions on this matter.

Chairperson JOHNSTON opened the Public Hearing at 7:13 p.m. and called for the Staff Report. Community Development Director Mata briefly explained the project, then introduced QK Consultant Steve Brandt. He introduced and recognized others who worked with Director Mata and him on this project.

Consultant Brandt then presented the Staff Report and invited questions from the Commissioners. There were no questions at this time.

Chairperson JOHNSTON opened Public Comment.

1. Shelly (Talbert) Johnson, Executive Director of Main Street Hanford, spoke in opposition to changes in the Zoning Ordinance that would allow professional offices in other zones. She requested that the zoning restrictions protecting the downtown not be changed.

2. Attorney Richard Harriman, representing Hanford Environmental Awareness Team (HEAT), introduced planner Doug McIsaac, recently retired Community Development Director for the City of Bakersfield. Mr. McIsaac stated that he was asked to review comments and responses for this project. He felt that there are deficiencies and that there is no implementation plan.

3. Attorney Harriman, of HEAT and the San Joaquin Environmental Defense Center of Visalia, stated that he has reviewed General Plans throughout the San Joaquin Valley. Others that he has reviewed have extensive implementation measures, and he feels that this one does not. He requested a trails plan and would like to see inter-connectivity between small parks. He expressed appreciation for the process and all involved.

4. Mike Stoddard, Chairman of the Parks Commission, asked that Hidden Valley Park not be sold, and that the zoning not be changed.

5. Craig Johnson spoke in favor of keeping the protective zoning for downtown. He does not think most citizens want the General Plan and Zoning Ordinance Update.

6. Jerry Irons, read a letter from David Heffelfinger and Armstrong Family Revocable Trust and presented information for distribution to the Commissioners regarding property at the southwest corner of Sixth Street and 11th Avenue. The Zoning Ordinance Update shows a change in zoning from a commercial zone district to a residential zone. They request that the zone remain commercial.

7. Brandon LaMattino, of DLA Properties, owners of the YMCA building, thanked the Planning Commission for the proposed zone change at that property.

8. Bob Ramos stated that he had spoken with approximately 200 families who live near Hidden Valley Park, and none of them want the City to sell the unused portion of the park.

9. Joanne Doerter, manager of the Hanford Mall, noted that shopping centers have changed, and the mall has an 80,000-sq. ft. vacant department store space that they cannot fill. She asked that the Commissioners consider allowing other non-retail uses, such as offices, call centers, and recreation facilities, in the "C-R" (Regional Commercial) zone.

10. Lee Wisecarver recommended that permitted-use restrictions in the retail zones be removed to generate optimum levels of sales tax.

Chairperson JOHNSTON closed Public Comment, and Director Mata responded to comments.

Chairperson JOHNSTON opened Commissioners' questions of staff.

Commissioner HAM had three concerns: 1) amount of park land being considered (spreadsheet distributed to Commissioners); 2) allowable square footage for furniture stores in the Regional Commercial zone district.

3) The proposed size of CRV recycling centers.

Director Mata responded to Commissioner HAM's concerns, provided clarification to Commissioner PADEN regarding parks acreage, and addressed Chairperson JOHNSTON'S questions regarding zoning for marijuana cultivation.

Chairperson JOHNSTON closed the Public Hearing at 8:32 p.m. and called for a motion.

Motion by Commissioner PADEN, seconded by Commissioner HAM, to approve Resolution 2017-02 recommending Certification of the Final Environmental Impact Report prepared for the 2035 General Plan Update, adopting the Findings of Fact, and adopting a Statement of Overriding Considerations and required by the California Environmental Quality Act. Motion carried by the following roll call vote:

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

Motion by Commissioner DOUGLAS, seconded by Commissioner PADEN, to approve Resolution 2017-03, recommending adoption of the 2035 General Plan Update (General Plan Amendment 2017-01), with land use corrections to a parcel located at the southwest corner of Sixth Street and 11th Avenue, as noted by staff. Motion carried by the following roll call vote:

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

Motion by Commissioner PADEN, seconded by Commissioner DOUGLAS, to approve Resolution 2017-04, recommending adoption of the Municipal Code Amendment 2017-01, including zoning corrections to a parcel located at the southwest corner of Sixth Street and 11th Avenue and minor corrections on Page 25 and Page 15, as noted by staff. Motion carried by the following roll call vote:

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

GENERAL BUSINESS

None.

DIRECTOR'S COMMENTS

Director Mata and Consultant Brandt thanked the Commissioners for their significant time and work on this project. Both expressed appreciation to the Citizens Advisory Committee, agreeing that it was one of the best each of them had ever worked with.

Having served on the Citizens Advisory Committee, along with Commissioner DOUGLAS, Chairperson JOHNSTON thanked Director Mata and Consultant Brandt for their comments.

COMMISSIONERS' ITEMS OF INTEREST

Chairperson JOHNSTON asked what the next step is in the General Plan Update process. Director Mata replied that it will go to City Council either April 4 or April 18, and that she would like to include the citizen's comments from this meeting in that staff report.

Chairperson JOHNSTON asked if there will be a meeting March 28. Director Mata confirmed that there will be a meeting.

ADJOURNMENT

Chairperson JOHNSTON adjourned the meeting at 8:40 p.m.

Respectfully submitted,

Diana Black
Recording Secretary