



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, March 28, 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	
Savino Perico		Present	
Angel Vee Galvan		Present	

INVOCATION

Chairperson JOHNSTON provided the invocation.

FLAG SALUTE

Commissioner HAM led the flag salute.

INTRODUCTION OF NEW COMMISSIONERS

Chairperson JOHNSTON introduced and welcomed new Commissioners, Savino Perico and Angel Galvan. They each expressed their commitment to do their best for the community.

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.*

1. Mayor David Ayers thanked the current Commissioners for their work and welcomed the new Commissioners. He expressed his confidence in them to do a good job.
2. Bob Ramos is glad that there are seven Commissioners again, instead of five. He encouraged the new Commissioners to do their best. He felt that the appointment process was flawed, however, stating that the mayor should have brought two names to the City Council, instead of four.

City Attorney Mizote responded, stating that that would be a discussion beyond the scope of the Planning Commission, who do not appoint their own members. He added that the Municipal Code states only that the commissioners are appointed by the mayor, with approval of the majority of the Council members.

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.

Approval of the Minutes of the March 14, 2017 Meeting

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, JOHNSTON
NOES: Commissioners NONE
ABSTAIN: Commissioners PERICO, GALVAN
ABSENT: Commissioners NAHAL

PUBLIC HEARING

1. **Variance No. 2017-01, a request to deviate from the standards of the Municipal Code Section 17.44.050 to allow signage to exceed the maximum square footage allowed within the "PC" Planned Commercial Zone District. The project is located at the northwest corner of 12th Avenue and Lacey Boulevard (APN: 009-050-016).**

Chairperson JOHNSTON opened the Public Hearing at 7:13 p.m. and called for the Staff Report. Associate Planner de Silva presented the staff report, recommended denial, and invited questions of staff.

Chairperson JOHNSTON stated that he had driven to the project site, and that the signage was quite visible.

Chairperson JOHNSTON opened Public Comment.

FAVOR

1. Mitch Chemers, representing the applicant, stated that the proposed additional signage is not really a sign and not a mural, but something in between and is needed to provide brand identification.
2. Pete Orlando, Retail California representative, asked for support of the Variance.

OPPOSED

None

Chairperson JOHNSTON invited comments from staff. Director Mata reiterated that staff could not make the findings to recommend approval of the variance. She noted that an option would be for them to decrease some of their existing signage, to allow for what is proposed.

Chairperson JOHNSTON closed Public Comment and opened Commission Discussion:

Following Commission Discussion, Chairperson JOHNSTON closed the Public Hearing at 7:30 p.m. and called for a motion.

Motion by Commissioner DOUGLAS, seconded by Commissioner PADEN, to deny Variance 2017-01, due to an inability to make the appropriate findings. Motion carried by the following roll call vote:

AYES: Commissioners DOUGLAS, PADEN, HAM, PERICO, GALVAN, JOHNSTON

NOES: Commissioners NONE

ABSTAIN: Commissioners NONE

ABSENT: Commissioners NAHAL

- 2. ANNEXATION/REORGANIZATION No. 152 and PREZONE NO. 2016-01: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as “R-1-6” Low-Density Residential, in accordance with the 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 NO. 918: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. TENTATIVE TRACT NO. 919: A request to subdivide 31.77 acres into 125 single-family, low-density residential lots. TENTATIVE PARCEL MAP NO. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned “R-1-6” Low-Density Residential. The project requires a recommendation to certify Mitigated Negative Declaration No. 2016-06 for the project. 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).**

Chairperson JOHNSTON opened the Public Hearing at 7:34 p.m. and called for the Staff Report. Associate Planner de Silva presented the Staff Report and recommended approval. She and Deputy Public Works Director Doyel answered questions of staff.

Following questions of staff, Chairperson JOHNSTON opened Public Comment.

FAVOR

John Zumwalt, of Zumwalt-Hansen, thanked staff for their hours of work on this project, and encouraged the Commissioners to support staff's recommendation.

Applicant Jim Robinson noted that property owners Miya and Madruga were present. He then answered questions from the Commissioners.

OPPOSED

Bob Ramos is not opposed to the project, but he asked if the proposed park and water basin are together or two separate pieces of land. He also asked if the park will be just open space or if it will also have facilities, such as restrooms. He is opposed to new building, in general, due to water use.

Deputy Public Works Director Doyel answered that it will be a neighborhood park, so there would not be restrooms.

REBUTTAL

Mr. Zumwalt stated that urban uses use less water than agricultural uses.

Chairperson JOHNSTON closed Public Comment and opened Commission Discussion. Following Commission Discussion, he closed the Public Hearing at 7:52 p.m. and called for a motion.

Motion by Commissioner HAM, seconded by Commissioner DOUGLAS, that the Planning Commission recommend certification of Mitigated Negative Declaration No. 2016-06 for the project to City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner PADEN, seconded by Commissioner DOUGLAS, to adopt Resolution 2017-05, recommending approval of Prezone No. 2016-01 to the City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner HAM, seconded by Commissioner PADEN, to find Annexation No. 152 consistent with the General Plan Policies LU-24.1 and LU 25.2. Motion carried by the following roll call vote:

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

Motion by Commissioner PADEN, seconded by Commissioner DOUGLAS, to adopt Resolution 2017-06, as amended, recommending approval of Tentative Tract 918 to the City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner DOUGLAS, seconded by Commissioner PADEN, to adopt Resolution 2017-07, as amended, recommending approval of Tentative Tract 919 to the City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner PADEN, seconded by Commissioner DOUGLAS, to adopt Resolution 2017-08, recommending approval of Tentative Parcel Map 2016-02, to City Council. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

Director Mata informed the Commissioners that the General Plan and Zoning Ordinance Updates will go to the City Council on April 4.

There is nothing scheduled for an April 11 Planning Commission meeting; however, that could change. Staff will notify the Commissioners in advance.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner HAM asked if there is a park going in near Frontier School. Deputy Public Works Director Doyel replied that it is a park and is part of Tentative Tract 887.

Commissioner PADEN asked about new construction at the Costco development. Deputy Public Works Director Doyel answered that it is the new Panda Express.

Commissioner DOUGLAS and Chairperson JOHNSTON welcomed Commissioners Galvan and Perico.

ADJOURNMENT

Chairperson JOHNSTON adjourned the meeting at 8:03 p.m.

Respectfully submitted,

Diana Black
Recording Secretary