



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, April 25, 2017

CALL TO ORDER

Vice-chair PADEN 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	
Savino Perico		Present	
Angel Vee Galvan		Present	

INVOCATION

The invocation was provided by Commissioner HAM.

FLAG SALUTE

Commissioner PERICO 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 **three 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.

Approve the Minutes of the March 28, 2017 Meeting

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

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

PUBLIC HEARING

- 1. RECONSIDERATION OF 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 rezoned “R-1-6” Low-Density Residential. The project has previously been recommended for approval by the Planning Commission to the City Council, the request is to amend the conditions of approval to allow Tentative Parcel Map No. 2016-02 to record prior to Unit I of Tentative Tract 918. 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).**

Vice-chair PADEN opened the Public Hearing at 7:04 p.m. and called for the Staff Report.

Associate Planner de Silva presented the Staff Report and recommended that the Planning Commission recommend certification of Mitigated Negative Declaration No. 2016-06 and adoption of Amended Resolution 2017-08, recommending approval of Tentative Parcel Map No. 2016-02 to the City Council.

Commissioner HAM requested corrections to the Assessor's Parcel Numbers listed in the Staff Report. These were noted by staff.

Vice-Chair PADEN opened Public Comment.

FAVOR

Jim Robinson, with San Joaquin Valley Homes, thanked staff for reconsidering this map.

OPPOSED

None.

There were no questions of staff.

Vice-Chair PADEN closed Public Hearing at 7:11 p.m. and called for a motion.

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

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

Motion by Commissioner PERICO, seconded by Commissioner DOUGLAS, to adopt Amended Resolution No. 2017-08, recommending approval of Tentative Parcel Map No. 2016-02 to the City Council. Motion carried by the following roll call vote:

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

2. Conditional Use Permit No. 2016-05: a request to construct an ammonia distribution facility in the Kings Industrial Park. The request includes the development of a 4,000 square-foot building on site, anhydrous ammonia tanks, and aqua ammonia tanks. The project requires adoption of Mitigated Negative Declaration No. 2017-03 for the project. The project is located west of Crown Avenue and north of Industry Avenue (APN 018-242-040) within the Kings Industrial Park.

Vice-Chair PADEN opened the Public Hearing at 7:12 p.m. and called for the Staff Report. Associate Planner de Silva presented the Staff Report, and recommended approval of the project.

Vice-Chair PADEN opened Public Comment:

FAVOR

Tom Jansen, Vice President of Safety and Compliance for Airgas Specialty Products, thanked staff and invited questions.

OPPOSED

None.

Following Public Comment, Mr. Jansen and Deputy City Engineer Lisa Dock answered questions from the Commissioners.

Vice-Chair PADEN closed the Public Hearing at 7:30 p.m. and called for a motion.

Motion by Commissioner HAM, seconded by Commissioner NAHAL to adopt Mitigated Negative Declaration No. 2017-03 for the project to the City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner HAM, seconded by Commissioner NAHAL, to adopt Resolution 2017-09, approving Conditional Use Permit No. 2016-05. Motion carried by the following roll call vote:

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

ABSTAIN: Commissioners NONE
ABSENT: Commissioners JOHNSTON

DIRECTOR'S COMMENTS

Community Development Director Mata reminded the Commissioners of the May 10, 2017 Joint Meeting with City Council to discuss cannabis. They plan to have a draft ordinance at that meeting.

She announced that the General Plan was adopted by City Council. It will be available online. Each of the Commissioners would also like a hard copy. Once the Zoning Ordinance is adopted, it will also be available online.

Director Mata reminded the Commissioners that when they have questions from someone in the audience, they need to ask them to come to the microphone, so they can be heard on the audio recordings.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner HAM shared that High Speed Rail will have a meeting May 9, 2017, 5:00 p.m., in the Civic Auditorium.

Deputy City Engineer Lisa Dock informed the Commission of street construction beginning May 5, 2017, on 11th Ave. Traffic will be open to major streets. Some residential side streets will be closed. Parking lot construction at Sixth and Douty will begin approximately May 10-15.

Commissioner PADEN inquired about some underground work going in around Costco and was informed by Director Mata that that is for the new Taco Bell.

ADJOURNMENT

Vice-Chair PADEN adjourned the meeting at 7:37 p.m.

Respectfully submitted,

Diana Black