



**MINUTES**  
**PLANNING COMMISSION**  
**of the**  
**CITY OF HANFORD**

**COUNCIL CHAMBERS**  
**400 N. Douty St.**  
**7:00 PM, Tuesday, June 13, 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      |       | Present |         |
| Richard Douglas  |       | Present |         |
| Michael Johnston |       | Present |         |
| Travis Paden     |       | Present |         |
| Savino Perico    |       | Present |         |
| Angel Vee Galvan |       | Present |         |

**INVOCATION**

Commissioner PADEN provided the invocation.

**FLAG SALUTE**

The flag salute was led by Commissioner Galvan.

**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. Martin Prater stated that the 2035 General Plan is not representative of the people's wishes. He plans to challenge the disqualification of the referendum petition in court.
2. Bob Ramos was initially in favor of declaring the undeveloped park land surplus, but he is now opposed. He recommended that the City set aside funds to upgrade the undeveloped land gradually. He does not want the land to be sold.
3. Rose Shapley expressed concern that the actuals for 2016 are not available. She has suggested ways the City can save money in order to develop the vacant park land.
4. Pam Johnson spoke against the new Hidden Valley Park zoning and stated that the rest of the Zoning Ordinance could have been approved without that portion.
5. Michael Quinn does not want Hidden Valley Park to be sold. He gathered signatures for the referendum and people were opposed to the sale of the vacant park land.
6. Lou Martinez is opposed to the zoning change for Hidden Valley Park and feels that the City should retain the property.
7. Nathan Odom stated that the Hidden Valley Park issue comes back every couple years. He is not sure what the Planning Commission's wishes are regarding this property.

## **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 Minutes of the April 25, 2017 Meeting**

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

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

## **PUBLIC HEARING**

1. **VARIANCE No. 2017-02, a request to deviate from the standards of the Municipal Code Section 17.56.090 (A) to exceed signage allowances on the primary and secondary frontage for a hotel in the C-H Highway Commercial Zone District. The project is located at 1589 Glendale Avenue (APN 011-060-059).**

Chairperson JOHNSTON opened the Public Hearing at 7:29 p.m. and called for the Staff Report. Associate Planner de Silva presented the Staff Report, recommended approval, and invited questions of staff. There were no questions.

Chairperson JOHNSTON opened Public Comment:

### **FAVOR**

William Perry, counsel for the applicant, thanked the Planning Commission and City staff for their consideration. Mr. Perry and the applicant concur with staff's recommendation and encouraged approval of the Variance.

OPPOSED

None.

Following Public Comment, Chairperson JOHNSTON opened Commission Discussion. Commissioner HAM felt that proposed north side signage was excessive and that it should be reduced.

Chairperson JOHNSTON closed the Public Hearing at 7:37 p.m. and called for a motion.

Motion by Commissioner DOUGLAS, seconded by Commissioner PERICO, to adopt Resolution No. 2017-10 approving Variance No. 2017-02. Motion carried by the following roll call vote:

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

NOES: Commissioners: HAM

ABSTAIN: Commissioners: NONE

ABSENT: Commissioners: NONE

**2. MUNICIPAL CODE AMENDMENT No. 2017-02, is a request by the City of Hanford to amend the Hanford Zoning Ordinance Title 17, specifically Chapter 17.08 amending Table 17.08.030 adding commercial medical cannabis uses as conditional uses in the I-H (Heavy Industrial) zone and add Chapter 17.69 Cannabis Related Uses and Activity to further regulate cannabis land uses.**

Chairperson JOHNSTON opened the public hearing at 7:40 p.m. and called for the Staff Report. Community Development Director Mata presented the staff report, recommended approval, and invited questions.

Commissioner PADEN recommended an amendment to Section 17.69.040(b)(1) to read, "It shall be no closer than five hundred (500) feet . . ." and 17.69.040(b)(2) to read, "It shall be no closer than one thousand five hundred (1,500) feet from . . ."

Following questions of staff, Chairperson JOHNSTON opened Public Comment.

FAVOR

1. Randy Knott, Director of Government Affairs for Genezen, thanked Police Chief Sever and Director Mata for working with them, encouraged recommended approval to the City Council, and invited questions.
2. Rand Martin, Caliva, expressed appreciation to staff and encouraged the Commissioners to recommend approval to the City Council.

OPPOSED

None

Chairperson JOHNSTON closed the Public Hearing at 8:02 p.m. and called for a motion.

Motion by Commissioner PADEN, seconded by Commissioner NAHAL, to approve Resolution 2017-11 recommending approval of Municipal Code Amendment 2017-02 to the City Council, with recommended amendments to Section 17.69.040(b)(1) and 17.69.040(b)(2). Motion carried by the following roll call vote:

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

NOES: Commissioners NONE

ABSTAIN: Commissioners NONE

ABSENT: Commissioners NONE

## **GENERAL BUSINESS**

### **3. Finding of General Plan Consistency for the disposition of approximately 18.1 acres which is a portion of the parcel at the southwest corner of West Cortner Street and 11th Avenue (A portion of APN 008-360-006).**

Director Mata presented the staff report, recommended a finding of consistency, and invited questions from the Commissioners.

Following questions of staff, Chairperson JOHNSTON called for a motion.

Motion by Commissioner DOUGLAS, seconded by Chairperson JOHNSTON, to find the disposition of the 18.1 acres of real property located adjacent to Hidden Valley Park consistent with the 2035 General Plan, adopted April 24, 2017, in accordance with Government Code Section 65402. Motion failed by the following roll call vote:

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

Motion by Commissioner PADEN, seconded by Commissioner GALVAN, to continue the meeting to June 27, 2017. Motion carried by the following roll call vote:

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

Commissioner GALVAN stated that she needed more time to review the 2035 General Plan.

Commissioner PADEN requested copies of all the historic documents relating to Hidden Valley Park, listed under Property Background in the staff report. He also requested information regarding other parcels within the City that have more than one zoning designation. Staff will provide this information before the continued meeting date of June 27, 2017.

### **THE MEETING CLOSED AT 8:31 p.m. AND RECONVENED JUNE 27, 2017 at 7:00 p.m.**

When the meeting reconvened, Commissioners HAM, GALVAN, PADEN, DOUGLAS, PERICO, and JOHNSTON were present. Commissioner NAHAL was absent.

Community Development Director Mata briefly reviewed the item, noting that the first motion for a finding of General Plan Consistency had failed and there was a vote to continue the meeting. Thus, the item was brought before the Commission at the reconvening of the June 13, 2017 meeting. She informed the Commissioners that attorney Richard Harriman had emailed comments to be presented at this reconvening; however, because there is no Public Comment at this continued meeting, his comments were not distributed.

Chairperson JOHNSTON invited Commissioners' comments.

Commissioner PADEN stated that as he was walking out of the meeting on June 13, he was approached with the following comments: 1) Planning Commission was in violation of Robert's Rules of Order and the Brown Act, and 2) The Commissioners should not have to state why they voted "No" on June 13.

City Attorney Mizote replied: 1) The Commission is not in violation of Robert's Rules of Order or the Brown Act; 2) The Commission must make findings based on evidence in the record. So, staff must provide evidence of findings. He strongly recommended that each Commissioner state why they decided, based on findings.

Commissioner HAM stated that he confirmed with the school districts that school property was not to be used as park land. He stated that Page 3-19 of the 2014 Climate Action Plan is not being followed. City Council requested this review in March (before adoption of the 2035 General Plan); therefore, he felt that findings should be based on the 2002 General Plan.

Commissioner GALVAN asked how they could find it consistent, if there are old houses and new houses. Director Mata replied that it is based on density. This property is zoned "R-L-5," which is the same as the surrounding property.

Commissioner PADEN read a statement that he found this to be one of the toughest issues he has faced as a Commissioner but that the Commission has to make a recommendation based on findings, and vote without bias.

Commissioner PERICO suggested that those who disagree with the zoning apply for a General Plan Amendment and Rezoning. He encouraged people to meet with their City Councilmembers when they have concerns.

Chairperson JOHNSTON requested a motion.

Motion by Commissioner DOUGLAS, seconded by Commissioner JOHNSTON, to find the disposition of the 18.1 acres of real property located adjacent to Hidden Valley Park consistent with the 2035 General Plan, adopted April 24, 2017, in accordance with Government Code Section 65402. Motion carried by the following roll call vote:

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

## **DIRECTOR'S COMMENTS**

City Council will meet on Wednesday, July 5 (due to the July 4 holiday), 7:00 p.m. They will hear the Cannabis Ordinance.

Each Commissioner was given a 500-ft. radius map from their place of residence, for future reference in determining whether or not they have a conflict of interest with a project.

Commissioner PADEN asked if he should also consider his parents' rental properties, which will eventually be his. City Attorney Mizote recommended that he consider the property his, to avoid potential for conflict. Commissioner PADEN will get the addresses to staff for preparation of another 500-ft. radius map(s).

## **COMMISSIONERS' ITEMS OF INTEREST**

Commissioner HAM requested basic study sessions regarding Assessor's Parcel Maps, traffic studies, CEQA, finding consistency and setting precedence.

Director Mata stated that there are some training opportunities, specifically for planning commissioners, coming up. She will get the information to the Commissioners. After that, staff can answer questions specific to Hanford.

Commissioner PADEN would also appreciate training in CEQA findings. He requested that Zoning Ordinance page numbers for the findings be cited in staff reports, so they know what section to refer to. He also requested updates on projects they have approved.

Director Mata replied that she tries to report when City Council decides on projects. She will notify the commissioners of grand openings, but she is not always aware of what building permits have been issued each day. She suggested that Commissioners refer those questions to Building Division staff, and they can check computer records.

Commissioner DOUGLAS thanked City Attorneys Zamora and Mizote, Director Mata, and Associate Planner de Silva, for all their work on this.

Chairperson JOHNSTON asked if there will be a group picture of the Planning Commission. Director Mata replied that staff will email the Commissioners before a meeting, when we know that all will be present.

## **ADJOURNMENT**

Chairperson JOHNSTON adjourned the meeting at 7:32 p.m.

Respectfully submitted,

Diana Black  
Recording Secretary