



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, September 12, 2017

CALL TO ORDER

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

ROLL CALL

Prior to Roll Call, Chairperson JOHNSTON announced the resignation of Commissioner NAHAL, due to business and family obligations. City Council will appoint a new Commissioner to fulfill his unexpired term.

Attendee Name	Title	Status	Arrived
Dennis Ham		Present	
Richard Douglas		Present	
Michael Johnston		Present	
Travis Paden		Present	
Savino Perico		Present	
Angel Vee Galvan		Present	

INVOCATION

Commissioner PADEN offered the invocation.

FLAG SALUTE

Commissioner GALVAN 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.

John Zumwalt, of Zumwalt-Hansen, announced the firm's hiring of a new engineer--named Jon Zumwalt, who happens to be his seventh-cousin.

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 July 25, 2017 Meeting

Motion by Commissioner PADEN, seconded by Commissioner HAM, to approve the Consent Calendar. Motion carried unanimously by a voice vote.

PUBLIC HEARING

REVISED TENTATIVE TRACT NO. 918: A request to revise the previously approved tentative tract, in order to subdivide 47.51 acres into 142 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. MITIGATED NEGATIVE DECLARATION NO. 2016-06: A request to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located south of Fargo Avenue, between 12th and 13th Avenues, west of the future Centennial Drive (APN 009-030-041 and a portion of 009-030-148).

Chairperson JOHNSTON opened the Public Hearing at 7:07 p.m. and called for the Staff Report.

Associate Planner de Silva presented the Staff Report, recommended approval, and invited questions of staff.

Following questions of staff, Chairperson JOHNSTON opened Public Comment:

Favor

John Zumwalt, of Zumwalt-Hansen, representing the applicant, offered some clarifications, and encouraged approval.

Opposed

None.

There being no further discussion, Chairperson JOHNSTON closed the Public Hearing at 7:16 p.m. and called for a motion.

Motion by Commissioner HAM, seconded by Commissioner DOUGLAS, to recommend adoption of Mitigated Negative Declaration NO. 2016-06 to the City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner PADEN, seconded by Commissioner HAM, to adopt Resolution 2017-14, recommending approval of Revised Tentative Tract Map 918 to the City Council. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

Community Development Director Mata announced that the September 26, 2017 meeting will most likely be canceled. There will be a meeting October 10, 2017, with two General Plan Amendments and Rezones.

Director Mata then provided an update on the Cannabis Ordinance, stating that there has been quite a bit of interest. The application period opened in August, and the deadline is October 2. Those who are awarded a cannabis permit will come before the Planning Commission, probably in January 2018, with Conditional Use Permits. She then answered questions from the Commissioners.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner HAM: 1) asked if the page numbers for each exhibit could be referenced, to make them easier to find in a large packet. Director Mata replied the page numbers are not assigned until that packet is published. She recommended using the electronic version, which provides a link to each specific item on the agenda; 2) inquired about the re-stripped parking lines by the Children's Storybook Garden, saying they look very long. Director Mata stated that they comply with Public Works' standards. She also informed the Commissioners that she is working with the applicants and Mr. Zumwalt to solve the parking problem; 3) inquired as to when the Bicycle Plan will be implemented. Director Mata answered that it may come before the Planning Commission at the October 10th meeting.

Commissioner PADEN: 1) requested an update on the Family Healthcare Network. Director Mata replied that it will probably open in October; 2) asked if the National Guard Armory sign along Hwy. 198 might be changed to identify the exit for Downtown Hanford. Director Mata explained that it is a CalTrans sign and is not on City property, so the City cannot change it.

Chairperson JOHNSTON asked if there was an update on the auto manufacturer going in at the Industrial Park. Director Mata stated that staff is still in communication with them, but there is no update yet.

ADJOURNMENT

Chairperson JOHNSTON adjourned the meeting at 7:30 p.m.

Respectfully submitted,

Diana Black
Recording Secretary