



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, October 10, 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	
Richard Douglas		Present	
Michael Johnston		Present	
Travis Paden		Present	
Savino Perico		Present	
Angel Vee Galvan		Present	
Jacob Sanchez		Present	

INVOCATION

Pastor Walt Black, New Beginnings Church, gave 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 **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

There were no public comments.

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 September 12, 2017 Meeting

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

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

PUBLIC HEARING

- 1. General Plan Amendment No. 2017-03 (A): a request to change the land use designation on a 9.48-acre portion of a parcel from Office to High-Density Residential. Rezone No. 2017-01: a request to change the zoning designation on a 9.48-acre portion of a parcel from O Office to R-H High-Density Residential. Tentative Parcel Map No. 2017-01: a request to divide the 19.68-acre parcel, located at APN 011-020-042, into one parcel, totaling 9.48 acres (Parcel A), and a designated remainder, totaling 10.2 acres. Mitigated Negative Declaration No. 2017-11: 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 at the southwest intersection of Centennial Drive and Lacey Boulevard (APN 011-020-042).**

Chairperson JOHNSTON read the project description, opened the Public Hearing at 7:09 p.m., and called for the Staff Report. Associate Planner de Silva presented the Staff Report and acknowledged a letter of opposition to the project received October 6 from William Hofmans (owner of Hofmans Nursery). She stated that only the south portion of the parcel would be zoned residential, which should not be an issue. She also mentioned that a recorded Right to Farm document would be required when a project application is submitted. She 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, expressed support of staff's recommendation. He added that the air control district appreciates housing in close proximity to job providers, and this is close to 12th-and-Lacey employment. He stated that Hanford has a housing shortage, and the applicant intends to build next year.

OPPOSED

Mrs. Bill Hofmans, owner of Hofmans Nursery, spoke in his behalf, stating that they were previously not aware that only the south portion of the site would be residential. She stated that they would not oppose what is proposed, and she asked for a site map that shows the division of the parcel. Mr. Zumwalt provided that.

Dick Congdon, who lives just west of the proposed residential portion of the project, stated that he and his wife moved into that area assuming that the project area would be offices. They are concerned about the amount of traffic apartments would bring to the area.

Community Development Director Mata explained that the project site map that was mailed with the Notice of Public Hearing only shows the project area. It does not show the division; however, the notice itself did give those details. She also addressed other expressed concerns.

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

Motion by Commissioner HAM, seconded by Commissioner DOUGLAS, to recommend approval to the City Council of Mitigated Negative Declaration No. 2017-11 for the project. Motion carried by the following roll call vote:

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

Motion by Commissioner PERICO, seconded by Commissioner DOUGLAS, to adopt Resolution No. 2017-15, recommending approval of General Plan Amendment No. 2017-03 (A) to the City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner DOUGLAS, seconded by Commissioner PERICO, to adopt Resolution No. 2017-16, recommending approval of Rezone No. 2017-01 to the City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner HAM, seconded by Commissioner SANCHEZ, to adopt Resolution No. 2017-17, recommending approval of Tentative Parcel Map No. 2017-01 to the City Council. Motion carried by the following roll call vote:

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

- 2. General Plan Amendment No. 2017-03 (B): a request to change the designation for the property located at 206 W. Grangeville Boulevard from Low-Density Residential to Office Residential. Rezone No. 2017-02: a request to change the zoning designation for the property located at 206 W. Grangeville Boulevard from R-L-5 Low-Density Residential to O-R Office Residential. Site Plan Review No. 2017-11: a request to convert an existing single-family residence to a professional office. Mitigated Negative Declaration No. 2017-12: a request to certify that the project would not have a significant impact on the environment with the incorporation of mitigation measures. The project is located at the northwest corner of Grangeville Boulevard and Leoni Drive, 206 W. Grangeville Boulevard (APN 008-282-003).**

Chairperson Johnston read the project description, opened the Public Hearing at 7:35 p.m., and called for the Staff Report. Associate Planner de Silva presented the Staff Report, recommended approval, and invited questions of staff.

There being no questions of staff, Chairperson JOHNSTON opened Public Comment:

FAVOR

Dan Conner, of London Properties and owner/applicant for the project, noted that the property has been in foreclosure twice, has been vacant for several years, and is in poor condition. He has visited all the neighbors surrounding the property and obtained letters of support for the project. He offered to answer questions from the Commissioners.

OPPOSED

There was no opposition.

Commissioner PADEN stated that he grew up on Leoni and appreciates the restoration of this beautiful house. Commissioner SANCHEZ grew up on Grangeville and is also happy that this house will be restored.

Following Commission Discussion, Chairperson JOHNSTON closed the Public Hearing at 7:45 p.m. and called for a motion.

Motion by Commissioner PADEN, seconded by Commissioner HAM, to recommend approval to the City Council of Mitigated Negative Declaration No. 2017-12 for the project. Motion carried by the following roll call vote:

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

Motion by Commissioner DOUGLAS, seconded by Commissioner GALVAN, to adopt Resolution 2017-18, recommending approval of General Plan Amendment No. 2017-03 (B) to the City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner PADEN, seconded by Commissioner PERICO, to adopt Resolution No. 2017-19, recommending approval of Rezone No. 2017-02 to the City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner SANCHEZ, seconded by Commissioner HAM, to adopt Resolution No. 2017-20, recommending approval of Site Plan Review NO. 2017-11 to the City Council. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

Director Mata shared the following information:

1. The "O-R" zone district is intended for projects such as Item 2 on this agenda. Streets that are no longer suited to residential allows beautiful historic homes to be restored and maintained, rather than become a neighborhood eyesore. Following this comment, the applicant expressed appreciation to the City for being forward-thinking and allowing these former residences to be used as offices. He mentioned that the budget for the building restoration and new landscaping is \$500,000. Most homebuyers would not want or be able to invest that much time and finances into an older home on a busy street.
2. Due to formatting issues with the agenda software program, staff reports for agenda items are now being added as attachments. The recommended motions do not have to be worded exactly as they appear in the staff report; however, for projects such as those on this agenda, the motions must be made in a specific order.
3. The intersection at 13th Avenue and Lacey Boulevard will be closed for three weeks, beginning Monday, October 16.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner HAM inquired about training for the new Commissioners. Director Mata stated that she will put training items on agendas, when appropriate, and she is looking for available training to send the Commissioners to.

Commissioner PADEN asked if applicants for rezonings can obtain building permits and begin working on remodels while waiting for the projects to be approved by the Planning Commission. Director Mata replied that the City would not issue a remodel building permit until the Planning project is approved. They could obtain a building permit for a re-roof and certain other types of work, but they could not begin to remodel for a different use before a rezone has been approved.

Commissioner PERICO asked if the cost of a General Plan Amendment is paid by the applicant or by the City. Director Mata replied that the applicant pays the application fee, unless the City is the applicant.

Chairperson JOHNSTON asked for an update on the Cannabis permit process. Director Mata replied that the application period closed October 2 at 4:00 p.m. Five different parties submitted applications, with 26 different permits. The locations are spread out through the Heavy Industrial Zone. She explained the four-step approval process. Those who are awarded a permit by the City Council must then submit Conditional Use Permit (CUP) applications. These will come before the Planning Commission, spread out over a few meetings, probably not before January 2018.

Director Mata announced that there will not be a Planning Commission meeting December 26, 2017, and there most likely will not be a meeting October 24, 2017.

ADJOURNMENT

Chairperson JOHNSTON adjourned the meeting at 8:01 p.m.

Respectfully submitted,

Diana Black
Recording Secretary