



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, January 9, 2018

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

There was no invocation.

FLAG SALUTE

Commissioner PADEN 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.

ELECTION OF 2018 CHAIR AND VICE-CHAIR

Before the election, Chairperson JOHNSTON expressed appreciation for the opportunity to serve as chair for 2017, then invited nominations for the position of 2018 chairperson.

Commissioner DOUGLAS thanked Commissioner JOHNSTON for serving in 2017.

Motion by Commissioner DOUGLAS, seconded by Commissioner HAM, to elect Commissioner PADEN as the 2018 Planning Commission Chairperson. Motion carried by the following roll call vote:

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

Commissioner JOHNSTON then passed the gavel to Chairperson PADEN, who thanked Commissioner JOHNSTON for his service in 2017. He then invited nominations for the 2018 Planning Commission Vice-Chairperson.

Motion by Commissioner JOHNSTON, seconded by Commissioner SANCHEZ, to elect Commissioner DOUGLAS as the 2018 Planning Commission Vice-Chairperson. Motion carried by the following roll call vote:

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

Chairperson PADEN reminded the Commissioners to refer to bottom page numbers of their packets, so that the public and the Commissioners can locate the item being discussed.

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.

1. Approval of the Minutes of the December 12, 2017 Meeting

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

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

PUBLIC HEARING

- 2. Conditional Use Permit No. 2017-01: a request to allow a practical resources and Federal Aviation Administration (FAA) exam preparation facility for aircraft mechanics in an existing building. The use of a vocational or specialized school requires a conditional use permit in the MX-C Corridor Mixed Use zone district. The project is located at 729 West Lacey Boulevard #9 (APN 012-261-003).**

Chairperson PADEN opened the Public Hearing at 7:09 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 PADEN opened Public Comment. There were no comments. He then closed the Public Hearing at 7:11 p.m. and called for a motion.

Motion by Commissioner PERICO, seconded by Commissioner HAM, to adopt Resolution No. 2018-02, approving Conditional Use Permit No. 2017-01. Motion carried by the following roll call vote:

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

- 3. Planned Unit Development No. 2017-01: A request to deviate from the standards of the Hanford Municipal Code for the R-L-12 Low-Density Residential Zone District to allow a 26-lot gated community with common open space areas, reduced lot sizes, reduced setbacks, and a reduced street width for a private street. Vesting Tentative Tract Map 924: A request to subdivide a 4.19-acre parcel into 26 residential lots in the R-L-12 Low-Density Residential Zone District with a Planned Unit Development overlay. The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115).**

Chairperson PADEN opened the Public Hearing at 7:14 p.m. and called for the Staff Report. Associate Planner de Silva presented the Staff Report, recommended denial, and invited questions of staff.

There being no questions of staff, Chairperson PADEN opened Public Comment.

FAVOR

1. Alex Dwiggins, of Zumwalt-Hansen, introduced the developer and architect, then responded to concerns about the potential adverse effect on surrounding property values and issues of non-conformity with the Zoning Ordinance. He encouraged approval of the project.
2. Richard Knee, real estate broker and president of Kings County Board of Realtors, cited home-sales statistics indicating that many homeowners prefer small backyards and showing that the City needs more homes.
3. Warren Thompson, architect for the project, showed the drawings and noted that these are nice homes, marketing to young families and those downsizing. He stated that these types of homes are selling very well in Fresno.

4. Alejandro Clark, developer, stated that they did their best to make this project beautiful. He added that, if this project is not approved, the land will remain vacant, and there have already been problems with vagrants.
5. Holley McKay, real estate broker, owns property adjacent to the proposed project and is in favor of the project. She noted that Copper Valley's proximity to Vintage Estates has not affected property value.
6. Gary White, real estate agent, built a house in Vintage Estates. The proximity to Copper Valley did not affect the property value of their home when they sold it. He now lives in Copper Valley. They purchased the home there for the smaller lot.

OPPOSED

1. Rob Tuttrup, lives two houses east of the project. He is concerned about the inconsistency with the General Plan and that the elevated view will invade their privacy. He asked that the project be denied.
2. Michelle Dove lives next to the proposed project. She fears reduced home values, feels that the project will not be aesthetically pleasing, and noted that it will overlook their entire lot. The wall would impair visibility of traffic, when backing out of her driveway.

Chairperson PADEN closed Public Comment at 7:50 p.m., but reopened to allow for rebuttal.

REBUTTAL

1. Developer Clark stated that a block wall will be required there, no matter who builds. He noted that there is one plan that has one window that might overlook the wall, and the architect can move that window to a different wall. He cited the testimonies presented that Vintage Estates property values were unaffected by having Copper Valley next to them. Encouraged the Commission to approve the project.
2. Alex Dwiggins, addressed concerns about the block wall, which will be 20 feet back from the curb and it will be decorative, with landscape.
3. Rob Tuttrup stated that his issues are the proximity and view. He would like to see that lot developed, but does not want his property infringed upon.

Chairperson PADEN closed Public Comment at 8:12 p.m. then invited comments from staff.

Director Mata stated that the project is consistent with the General Plan, but it is not consistent with the Zoning Ordinance. She confirmed that the wall is 20 feet from the curb and that staff does discourage front access on a collector street. "Amended Recommendations" were that a recommended motion was added, referring to recommended resolutions.

Director Mata and Utilities and Engineering Director Doyel responded to questions from the Commissioners.

Commissioner PERICO commented that most of the single-family residential lots are zoned for smaller lots, and there are not many areas zoned for 12,000 sq. ft. lots. He feels that many families prefer the larger lots and that this area should be developed with the "R-L-12" zone.

Commissioner JOHNSTON is in favor of infill, but feels there are too many variations requested in this project. He would like to see larger houses with larger lots in this development, to fit with the existing housing.

Chairperson PADEN mentioned that there are large trees between Vintage Estates and Copper Valley. Staff noted that there is a street between the two developments.

Chairperson PADEN closed the Public Hearing at 8:12 p.m. and called for a motion.

Motion by Commissioner JOHNSTON, seconded by Commissioner HAM, to adopt Resolution 2018-03 denying Planned Unit Development No. 2017-01, due to an inability to make the required findings, in accordance with Section 17.82.060 A.6. of the Hanford Municipal Code. Motion carried by the following roll call vote:

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

Motion by Commissioner HAM, seconded by Commissioner SANCHEZ, to adopt Resolution 2018-04 denying Tentative Tract 924, due to an inability to make the required findings, in accordance with Section 16.04.010 of the Hanford Subdivision Ordinance and Section 66474 of the Subdivision Map Act. Motion carried by the following roll call vote:

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

GENERAL BUSINESS

Finding of General Plan Consistency for the sale of two portions of APN 011-090-004 located at the northwest corner of 12th and Woodland Drive and finding of ambiguity clarification pertaining to land use and zoning on the two remnant properties.

Chairperson PADEN called for the Staff Report. Community Development Director Mata presented the Staff Report and answered questions of staff. Chairperson PADEN then called for a motion.

Motion by Commissioner HAM, seconded by Commissioner SANCHEZ, to approve Resolution 2018-01, making the following findings: 1. That in accordance with Section 17.06.050, the Planning Commission determines that where the boundary line will be relocated, the remnant properties will be designated the adjacent land use and zoning. 2. That the sale of two remnant portions of APN 011-090-004 is consistent with the General Plan, in accordance with Government Code Section 65402. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

Director Mata reported that staff is updating the Planning application forms to streamline the development process. She also stated that we have not yet received Conditional Use Permit (CUP) applications for the cannabis permits. She then answered questions from the Commissioners.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner PERICO expressed concern about the left-turn traffic light at 12th Avenue and Centennial Drive, stating that it does not stay green long enough. Director Doyel explained the traffic-coordination program along 12th Avenue and stated that they will review that again.

Commissioner JOHNSTON:

1. Asked City Attorney Mizote to clarify the rebuttal policy for public hearings. City Attorney Mizote explained that if someone speaks in opposition to the project and provides additional information, the proponent then has the opportunity for rebuttal;
2. Announced that a Planning Commissioners Academy will be held April 4-6. He has attended before, and recommended that the chairperson and/or vice-chairperson attend, if the City has funds for it. Director Mata replied that all departments have been asked to trim their budgets; but, she will look into that and advise the Commissioners;
3. Asked if he is supposed to take the ethics training this year. Director Mata advised him to check with the City Clerk, if he is unsure.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 8:27 p.m.

Respectfully submitted,

Diana Black
Recording Secretary