



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, February 13, 2018

CALL TO ORDER

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

Bryan Vickers, Worship Pastor, Koinonia Church

FLAG SALUTE

Commissioner HAM 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 January 9, 2018 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, GALVAN, DOUGLAS, PERICO, SANCHEZ, PADEN
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners NONE

PUBLIC HEARING

Vesting Tentative Tract 916: A request to subdivide 7.14 acres into 18 residential lots in the R-L-12 Low-Density Residential zone district. The project is located east of 12th Avenue, south of Bristol Lane (APN 009-050-024, -046, -047, and -063).

Chairperson PADEN opened the Public Hearing and called for the Staff Report. Associate Planner de Silva presented the staff report, recommended approval of the project, and invited questions of staff. There were no questions.

Chairperson PADEN opened Public Comment at 7:07 p.m.

FAVOR

Alex Dwiggin, of Zumwalt-Hansen, representing the developer, reviewed staff's findings, invited questions, and encouraged support of the project.

Developer Scott Daley, of Daley Homes, thanked staff and noted that Daley Homes has done business in Hanford for several years. They look forward to bringing more nice homes into the City. He invited questions and requested support of the project.

OPPOSED

Eddie Reed, neighbor to the project, was not opposed to building the houses. He was concerned about opening Bristol Lane from 12th to Fitzgerald, because it is an S-turn.

Dominic Massey, lives on Bristol, right next to the proposed wall. He is also concerned about the open traffic on that street. There are children in that area, and drivers speed through there. He feels that it will be unsafe if Bristol is open all the way through. He is not opposed to building the houses.

Chairperson PADEN closed Public Comment and opened questions of staff. Director Doyel answered questions regarding traffic calming measures and payment for street improvements.

Chairperson PADEN closed the Public Hearing at 7:17 p.m. and called for a motion.

Motion by Commissioner DOUGLAS, seconded by Commissioner SANCHEZ, to adopt Resolution 2018-05, approving Vesting Tentative Tract 916. Motion carried by the following roll call vote:

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

GENERAL BUSINESS

None.

DIRECTOR'S COMMENTS

Director Mata reported that the cannabis Conditional Use Permits will start coming before the Commission in the next couple months. City Council approved the Bicycle and Pedestrian Plan and the first phase of construction for the bicycle paths.

The Planners Institute will be April 4-6. She is checking to see if there are funds for that and asked that those who have already attended please allow those who have not to go. She asked that anyone interested in attending send her an email. She would like to send one or two commissioners, if possible.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner HAM will attend a meeting in Lemoore February 14, regarding the Kings County Bicycle Plan.

Commissioner JOHNSTON asked what is being done outside the Bastille. Director Doyel responded that they are removing the bricks, which had become uneven and were causing trip hazards. They will be pouring concrete, which will be stamped and colored. It will also be thicker, to accommodate trucks.

Commissioner DOUGLAS noted that they started taking down the old firehouse today.

Chairperson PADEN reminded the Commissioners that Form 700's must be submitted to the City Clerk by April 2.

Director Mata mentioned that staff can provide a map to each of the new commissioners, showing 500' radius from properties they own or have interest in. Contact staff to request.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 7:25 p.m.

Respectfully submitted,

Diana Black
Recording Secretary