



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

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

CALL TO ORDER

Chairperson PADEN 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

Chairperson PADEN gave 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.*

Hanford resident, Rose Shapley, expressed concern for the historic buildings in the City. She would like them to be retained and officially registered as Historic.

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 February 13, 2018 Minutes

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, JOHNSTON, PERICO, SANCHEZ, PADEN
NOES:	Commissioners NONE
ABSTAINS:	Commissioners NONE
ABSENT:	Commissioners NONE

PUBLIC HEARING

Rezone No. 2017-04: A request to rezone approximately 20 acres from R-L-12 Low-Density Residential to R-L-5 Low-Density Residential, in accordance with the General Plan designation for the area, Low-Density Residential. Vesting Tentative Tract 922: A request to subdivide 49.64 acres into 194 residential lots in an area proposed to be zoned R-L-5 Low-Density Residential. Mitigated Negative Declaration No. 2018-03: 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 north of Stagecoach Drive and Mustang Drive, east of 13th Avenue, west of Centennial Drive (APN 009-030-135, -145, and -147).

Chairperson PADEN 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.

There being no questions, Chairperson PADEN then opened Public Comment.

FAVOR

1. Alex Dwiggin, of Zumwalt-Hansen (representing the developer), noted that two Lennar representatives were present. He, and they, were available to answer questions. He encouraged approval of the project.
2. Doug Wisecarver, whose property is on the corner of Stagecoach and 13th Avenue, spoke in favor of the project. He requested that a block wall be required along his rear property line, which is exposed to the rear yards of Lennar homes, to protect his property and privacy. He has one cow and one calf on the property.

Staff responded to Mr. Wisecarver, stating that the City ordinance does not allow them to make that requirement, but he might be able to negotiate an agreement with the developer.

3. Richard Rose, Pioneer School District, stated that the district is very much in favor of the project, but they are concerned about the traffic light at 13th and Grangeville, due to increased traffic from the new homes.

OPPOSED

Rose Shapley asked if there will be a waterway, and if there will still be access to the walking path.

Chairperson PADEN closed Public Comment and opened Commission Discussion. Utilities and Engineering Director Doyel addressed concerns regarding traffic issues and answered Ms. Shapley's questions. Associate Planner de Silva, Mr. Diggins, and the Lennar representatives answered other questions.

Chairperson PADEN called for a brief recess, during which time he consulted with City Attorney Mizote.

RECESS: 7:31 p.m.-7:33 p.m.

Following the recess, Chairperson PADEN recused himself from the project and left Council Chambers. Vice-Chairperson DOUGLAS presided over the remainder of the Public Hearing. Commission Discussion continued.

Vice-Chairperson DOUGLAS closed the Public Hearing at 7:35 p.m. and called for a motion.

Motion by Commissioner PERICO, seconded by Commissioner JOHNSTON, to recommend adoption of Mitigated Negative Declaration No. 2018-03 for the project to the City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner JOHNSTON, seconded by Commissioner PERICO, to adopt Resolution No. 2018-06, recommending approval of Rezone No. 2017-04 to the City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner JOHNSTON, seconded by Commissioner GALVAN, to adopt Resolution 2018-07, recommending approval of Vesting Tentative Tract 922 to the City Council. Motion carried by the following roll call vote:

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

Chairperson PADEN re-entered Council Chambers and presided over the remainder of the meeting.

GENERAL BUSINESS

Finding of General Plan Consistency for the sale of 16.96 acres zoned I-H (Heavy Industrial), located at the northeast corner of 11th Avenue and Energy Street. (APN 018-242-077)

Chairperson PADEN called for the Staff Report. City Attorney Mizote presented the Staff Report, noting a correction: The Agenda and Staff Report indicate that the property is 16.96 acres. That figure was from an old staff report involving a different potential buyer, who also wanted to purchase the roadway. The correct figure is now 16.4 acres. He recommended approval, with that correction.

Chairperson PADEN called for a motion.

Motion by Commissioner PERICO, seconded by Commissioner SANCHEZ, to approve a finding that the sale of 16.4 acres is consistent with the 2035 General Plan, in accordance with Government Code Section 65402. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

Community Development Director Mata was not present. Associate Planner de Silva announced that there are no projects for the March 27, 2018 meeting, so far.

COMMISSIONERS' ITEMS OF INTEREST

Commissioners JOHNSTON and PERICO expressed hope that Lennar and Mr. Wisecarver can reach an agreement regarding the block wall.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 7:48 p.m.

Respectfully submitted,

Diana Black
Recording Secretary