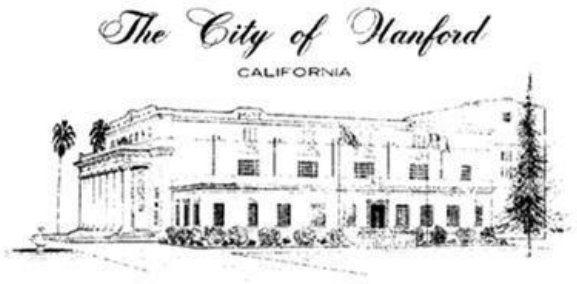

MINUTES

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, August 14, 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

Pastor Lee Reynolds of Evangel Assembly of God, Visalia, led the invocation.

FLAG SALUTE

Chairperson 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 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 July 10, 2018 Meeting

Motion by Commissioner HAM, seconded by Commissioner SANCHEZ, to approve the minutes of the July 10, 2018 meeting. Motion carried by the following roll call vote:

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

PUBLIC HEARING

General Plan Amendment No. 2018-01: A request to change the designation on three parcels, totaling 2.76 acres, from High-Density Residential to Corridor Mixed Use. Rezone No. 2018-01: A request to change the zoning designation on three parcels, totaling 2.76 acres, from R-H High-Density Residential to MX-C Corridor Mixed Use. Mitigated Negative Declaration No. 2018-07: 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 north of Elm Street, east of Greenfield Drive (APN 010-500-004, 010-500-024, and 010-500-024).

Chairperson PADEN opened the Public Hearing at 7:05 p.m. and called for the staff report. Associate Planner de Silva presented the staff report, recommended that the Commission recommend approval to the City Council, and invited questions of staff.

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

FAVOR

Dr. Michael Gage, owner of the adjacent medical office building, expressed appreciation to the City and spoke in favor of the proposed change.

Dr. Wiley Elick, who rents office space from Dr. Gage, would prefer to see offices on the adjacent lot(s), rather than high-density residential. He stated that there was interest in that property for office use, until the zoning issue came up.

OPPOSED

None.

There was no Commission discussion.

Chairperson PADEN expressed appreciation to Drs. Gage and Elick for the medical and dental services they provide for children. He then closed the public hearing at 7:13 p.m. and called for motions.

Motion by Commissioner DOUGLAS, seconded by Commissioner JOHNSTON, to recommend approval to the City Council of Mitigated Negative Declaration No. 2018-07 for the project. Motion carried by the following roll call vote:

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

Motion by Commissioner PERICO, seconded by Commissioner DOUGLAS, to adopt Resolution 2018-18, recommending approval of General Plan Amendment No. 2018-01 to the City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner SANCHEZ, seconded by Commissioner HAM, to adopt Resolution 2018-19, recommending approval of Rezone No. 2018-01 to the City Council. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

In response to Commissioner Johnston's question from a previous meeting, Community Development Director Mata reported that the striping and signage at 12th and Lacey is correct.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner JOHNSTON thanked the City for doing a good job filling in the sewer covers on Fargo, which had presented a problem. He commented on the excellent attendance record of the planning commissioners.

Commissioner DOUGLAS asked what was going in next to Wendy's. Staff replied that it was Planet Fitness.

Chairperson PADEN agreed with Commissioner JOHNSTON regarding the dedication of the planning commissioners. He expressed appreciation for the nice appearance of the new London Properties location, following the remodel and landscaping. He was also pleased with Board and Brush, which recently opened downtown, and he inquired about in-house training for the Commissioners.

There was further discussion regarding the possibility of a Planning Commission study session and review of the Brown Act. Director Mata explained that there are no study sessions for the Planning Commission and that any discussion of the Brown Act, or any topic, would have to be on an agenda as part of a meeting. City Attorney Mizote gave further comment.

Commissioners asked when they are next due for ethics training. The Commission clerk will contact them with that information.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 7:39 p.m.

Respectfully submitted,

Diana Black
Recording Secretary