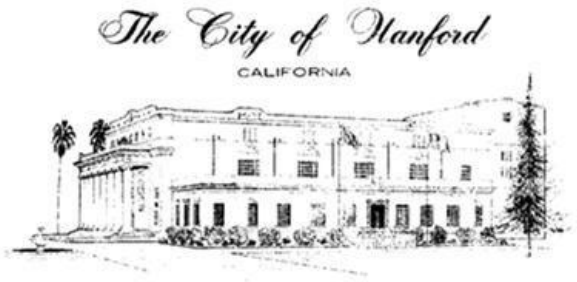

MINUTES

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, August 13, 2019

CALL TO ORDER

Chairperson PADEN called the meeting to order at 7:00 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	
Michael Johnston		Present	6:59 PM
Travis Paden		Present	6:57 PM
Savino Perico		Present	6:56 PM
Angel Vee Galvan		Present	6:57 PM
Jacob Sanchez		Present	6:56 PM
Jason Kemp Van Ee		Absent	

INVOCATION

Chairperson PADEN 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.*

None.

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.

RESULT:	**APPROVED [5 TO 0]**
MOVER:	Jacob Sanchez
SECONDER:	Richard Douglas
AYES:	Douglas, Johnston, Paden, Galvan, Sanchez
ABSTAIN:	Perico
ABSENT:	Kemp Van Ee

Approval of the Minutes of the July 23, 2019 Meeting

PUBLIC HEARING

1. **Planned Unit Development No. 2018-01 Amendment #1: A request to amend previously approved Planned Unit Development No. 2018-01, in order to deviate from the standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street with deviations to the residential street standard, reduced setbacks, reduced street frontage, and reduced lot widths for the development proposed under Vesting Tentative Tract 915 – a 14.29-acre, 66-lot subdivision in the R-L-5 Low-Density Residential zone district. Mitigated Negative Declaration No. 2018-06: An addendum to the previously approved Mitigated Negative Declaration No. 2018-06 has been prepared to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046).**

   Community Development Director Mata announced that the applicant for this project had requested a continuance to a date certain. Director Mata recommended that the Public Hearing be continued to the September 10, 2019 meeting.

   Commissioner GALVAN asked the other Commissioners if they had time to review the 425-page agenda packet. All confirmed that they did.

   Motion to continue the Public Hearing to the September 10, 2019 meeting.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Richard Douglas
SECONDER:	Jacob Sanchez
AYES:	Douglas, Johnston, Paden, Perico, Galvan, Sanchez
ABSENT:	Kemp Van Ee

2. Specific Plan Amendment No. 2019-01: A request to repeal the Downtown East Precise Plan as a regulatory document, adopt the underlying zoning for the plan area, and adopt the Downtown East Precise Plan by resolution as a guidance document. General Plan Amendment No. 2019-01: a) A request to change certain property within the Downtown East Precise Plan area from Downtown Mixed Use to Service Commercial; and b) A request to delete references to the Downtown East Precise Plan from the General Plan Policy Document. Rezone No. 2019-02: A request to repeal the Downtown East Precise Plan and adopt the underlying zoning and change a portion of the underlying zoning from MX-D Downtown Mixed Use to C-S Service Commercial. Zone Text Amendment No. 2019-04: A request to remove reference to the Downtown East Precise Plan from the Hanford Municipal Code Title 17. Mitigated Negative Declaration No. 2019-24: a request to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project pertains to the Downtown East Precise Plan, which is located between Harris Street and 10th Avenue, North of the San Joaquin Valley Railroad tracks, south of the centerline of the alley between Ninth and Tenth Streets.

Chairperson PADEN opened the Public Hearing at 7:08 p.m. and called for the Staff Report.

Senior Planner Myers presented the Staff Report and recommended approval of Mitigated Negative Declaration No. 2019-24 and the resolutions approving the project to City Council.

Chairperson PADEN opened Public Comment:

FAVOR
None

OPPOSED
Hanford resident, Dennis Ham stated that a great deal of work and time went into the Downtown East Precise Plan, and it should not be removed and used just as a guideline.

Chairperson PADEN closed Public Comment, and Senior Planner Myers answered questions from the Commissioners.

Following Public Comment, Chairperson PADEN closed the Public Hearing at 7:34 p.m. and called for a motion.

Motion to recommend approval to the City Council of Mitigated Negative Declaration No. 2019-24 for the project.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Richard Douglas
SECONDER:	Michael Johnston
AYES:	Douglas, Johnston, Paden, Perico, Galvan, Sanchez
ABSENT:	Kemp Van Ee

Motion

Motion to adopt Resolution 2019-12, recommending approval of Specific Plan Amendment No. 2019-01 to the City Council.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Savino Perico
SECONDER:	Richard Douglas
AYES:	Douglas, Johnston, Paden, Perico, Galvan, Sanchez
ABSENT:	Kemp Van Ee

Motion

Motion to adopt Resolution No. 2019-13, recommending approval of General Plan Amendment No. 2019-01 a) to the City Council.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Richard Douglas
SECONDER:	Savino Perico
AYES:	Douglas, Johnston, Paden, Perico, Galvan, Sanchez
ABSENT:	Kemp Van Ee

Motion

Motion to adopt Resolution 2019-14, recommending approval of General Plan Amendment No. 2019-01 b) to the City Council.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Michael Johnston
SECONDER:	Richard Douglas
AYES:	Douglas, Johnston, Paden, Perico, Galvan, Sanchez
ABSENT:	Kemp Van Ee

Motion

Motion to adopt Resolution 2019-15, recommending approval of Rezone 2019-02 to the City Council.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Richard Douglas
SECONDER:	Michael Johnston
AYES:	Douglas, Johnston, Paden, Perico, Galvan, Sanchez
ABSENT:	Kemp Van Ee

Motion

Motion to adopt Resolution No. 2019-16, recommending approval of Zone Text Amendment No. 2019-14 to the City Council.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Richard Douglas
SECONDER:	Savino Perico
AYES:	Douglas, Johnston, Paden, Perico, Galvan, Sanchez
ABSENT:	Kemp Van Ee

DIRECTOR'S COMMENTS

Director Mata announced that a new planner should be in place in the next month or two. She addressed Commissioner GALVAN'S concern about the size of the agenda packets, stating that they can sometimes be quite large. With this particular packet, the pertinent information is contained in the staff report, and the attachments are environmental documents, resolutions, and other information that the Commissioners have already reviewed. She notified the Commissioners that Thursday Night Marketplace has been canceled this week, due to forecasted high temperatures.

Chairperson PADEN asked if staff could notify the Commissioners, of coming projects. Director Mata replied that staff would try to let them know of larger projects.

COMMISSIONERS' ITEMS OF INTEREST

None.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 7:47 p.m.

Respectfully submitted,

Diana Black
Recording Secretary