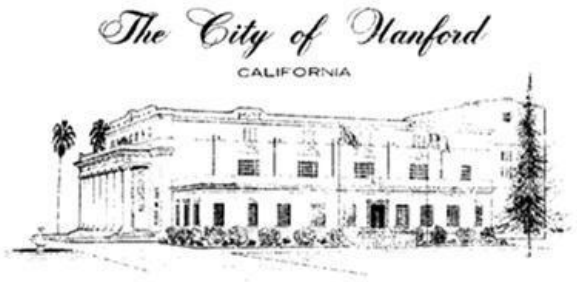

MINUTES

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, November 12, 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	6:26 PM
Michael Johnston		Present	6:29 PM
Travis Paden		Present	6:25 PM
Savino Perico		Present	6:24 PM
Angel Vee Galvan		Present	6:33 PM
Jacob Sanchez		Present	6:23 PM
Jason Kemp Van Ee		Present	6:24 PM

INVOCATION

Tyler Reams, Worship & Media Pastor, Glad Tidings Church, provided the invocation.

FLAG SALUTE

Commissioner JOHNSTON 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.*

Rose Shapley, Hanford resident, stated that the trash enclosure by The Bastille now takes up three parking stalls and it is not being used. She was also recommended that the City consider emergency-response times in planning, as the City grows.

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.

Motion to approve the minutes of the October 22, 2019 meeting.

RESULT:	**APPROVED [6 TO 0]**
MOVER:	Richard Douglas
SECONDER:	Jacob Sanchez
AYES:	Douglas, Paden, Perico, Galvan, Sanchez, Kemp Van Ee
ABSTAIN:	Johnston

Approval of the Minutes of the October 22, 2019 Meeting

PUBLIC HEARING

Annexation No. 156: A request to annex 40.53 acres of unincorporated Kings County land into the City of Hanford, in accordance with the General Plan. Prezone No. 2019-03: A request to prezone the land to be annexed as R-L-5 Low-Density Residential, in accordance with the General Plan designation for the area, Low-Density Residential. Vesting Tentative Tract 929: A request by Woodside Homes to subdivide 39.75 acres into 158 single-family residential lots in an area proposed to be designated R-L-5 Low-Density Residential. Mitigated Negative Declaration No. 2019- 36: An initial study was prepared and it was determined that the project will not result in significant impacts; therefore, Mitigated Negative Declaration 2019-36 has been prepared. The project is located at the northeast corner of Devon Street and 13th Avenue (APN 009-030-042 and 009-030-043).

Chairperson PADEN opened the public hearing at 7:06 p.m. and called for the staff report. Senior Planner Myers presented the staff report, noting the following corrections: Condition 4 on Page 75 of the staff report shall be removed from Resolution No. 2019-28, and Condition 2 on Page 77 shall be amended, deleting reference to Mustang Drive. Utilities and Engineering Director John Doyel provided additional information.

Public Comment:

FAVOR

Alex Dwiggins, representing the applicant, thanked staff and agreed with the findings. He noted that the applicants were present and available to answer questions. He
provided reasons to support each item in the project.

Applicant Matt Smith appreciated staff's comments. He noted that the property owners were present and thanked them for attending. He invited questions.

OPPOSED

None.

Director Doyel answered a question from Chairperson PADEN regarding location of the retention basin.

With no further questions, Chairperson PADEN closed the public hearing at 7:19 p.m. and called for a motion.

Motion to recommend certification of Mitigated Negative Declaration No. 2019-36 for the project to the City Council.

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

Motion to adopt Resolution No. 2019-27, recommending approval of Prezone No. 2019-03 to the City Council.

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

Motion to find Annexation No. 156 consistent with the Hanford General Plan Policies L15 and L17 and forward Annexation 156 consistent with the Hanford General Plan Policies L15 and L17 and forward Annexation No.156 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

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

Motion to adopt Resolution No. 2019-28, as amended, recommending approval of Vesting Tentative Tract 929 to the City Council.

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

DIRECTOR'S COMMENTS

None.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner GALVAN asked if there would be meetings during the holidays. Director Mata stated that she is not sure about the November 26 meeting. There probably will be a December 10 meeting, but the December 24 meeting will be canceled.

Chairperson PADEN asked if Chick-fil-a will be coming to Hanford or if the City has contacted them to come. Director Mata stated that she has not been contacted by them and that Planning staff does not make those types of contacts.

ADJOURNMENT

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

Respectfully submitted,

Diana Black
Recording Secretary