



AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, July 14, 2020

Video teleconference via Zoom. Planning Commissioners will attend remotely.
Zoom meeting information:

<https://us02web.zoom.us/j/84506739742?pwd=QlA2T0hWMXNkQTduLzg5WUV0eHVzZz09>

CALL TO ORDER

ROLL CALL

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.*

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 June 9, 2020 Meeting

PUBLIC HEARING

Vesting Tentative Tract 928: A request by Cal-Clark Farms to subdivide 81.71 acres into 340 single-family residential lots, a 2.25-acre park, and a 4.94-acre basin in the R-L-5 Low-Density Residential zone district. Mitigated Negative Declaration No. 2020-22: An initial study was prepared and it was determined that the project will not result in significant impacts to the environment with the incorporation of mitigation measures; therefore, Mitigated Negative Declaration 2020-22 has been prepared. (Continuation request – continue to August 11, 2020)

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

ADJOURNMENT

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available to public inspection in the Planning Division Office located at 317 N. Douty Street, Hanford, California 93230, during normal business hours. Such documents are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post documents before the meeting.

If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Division's office, 559-585-2580, 317 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}

APPEALS:

Any action of the Planning Commission, which is a final project decision, may be appealed to the City Council by the applicant or any adversely affected person. To file an appeal, an appeal application and filing fee of \$1,000.00 must be submitted to the Community Development Department, 317 N. Douty Street, Hanford, California, within ten (10) days following the date of the final decision of the Planning Commission.



**AGENDA
STAFF REPORT**

MEETING DATE: 7/14/2020	AGENDA SECTION:
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SUBJECT:

Approval of the Minutes of the June 9, 2020 Meeting

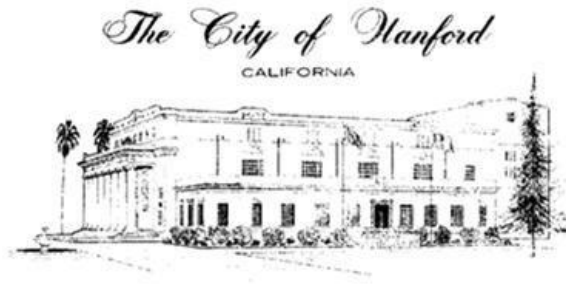
RECOMMENDATION:

Approve the minutes of the June 9, 2020 meeting.

FISCAL IMPACT:

ATTACHMENTS:

06-09-2020



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, June 9, 2020

CALL TO ORDER

Chairperson DOUGLAS called the meeting to order at 5:30 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	
Travis Paden		Present	
Savino Perico		Present	
Angel Vee Galvan		Present	
Roger Snow		Present	
Jacob Sanchez		Present	
Jason Kemp Van Ee		Present	

INVOCATION

Commissioner PADEN provided the invocation.

FLAG SALUTE

Commissioner KEMP VAN EE led the flag salute.

PUBLIC COMMENT

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Prior to Public Comment, Community Development Director Mata explained that because the Hidden Valley Park item was not a public hearing, the Commission could decide to hear public comment for the project at this time or wait until time for the item. Chairperson DOUGLAS preferred to hear comments at the time the item is presented. Any public comments regarding the Capital Improvement Plan (CIP) will be heard at the time of that item.

Bob Ramos, Hanford resident, asked for a re-explanation of why Public Comment for the Hidden Valley Park item is taking place at the time the item is heard, rather than at the beginning of the meeting. Chairperson DOUGLAS replied that it was an option, and he would rather hear comments during the item, following the staff report. Director Mata added that, if someone wanted to speak at this time, then leave, that was within purview to allow that. Mr. Ramos agreed to stay and speak during the item.

Jack Schwartz, Hanford resident, expressed disappointment that the meeting was not also available through Zoom, for those who are not going out during COVID-19.

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 Consent Calendar.

RESULT:	APPROVED [6 TO 0]
MOVER:	Travis Paden
SECONDER:	Roger Snow
AYES:	Douglas, Paden, Galvan, Snow, Sanchez, Kemp Van Ee
ABSTAIN:	Perico

- 1. Approval of the Minutes of the April 28, 2020 Meeting**
- 2. TIME EXTENSION 2020-04, a request to extend the life of Tentative Tract 915 and Planned Unit Development No. 2018-01 (Amendment #1) for 24 months. The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046).**

GENERAL BUSINESS

- 3. Community Development: Review of the Citizen's Initiative submitted by Save Our Parkland, to change the land use and zoning on land adjacent to Hidden Valley Park and in the northwest area of the city to remove future parks.**

Director Mata presented the staff report and invited questions.

Public Comment

- John Zumwalt, Hanford resident, stated that the initiative would: 1) double the size of Hidden Valley Park; 2) eliminate development of two future parks north of Fargo, and: 3) would convert the reserved future park space to the north of Fargo to multifamily, causing an unfixable change. He explained that having multifamily residential in the middle of single-family residential, presents traffic, and other, issues. These would be the only new housing developments without a park.
- Mark Pratter, of Save Our Parkland, stated that the Planning Commission should reserve any comments for the City Council until Save Our Parkland is able to have a professional review. He felt that they were not given enough advance notice to prepare for this meeting.

- Bob Ramos stated that the southwest part of the city was chosen for park space, but that the City decided to put it in the northwest area. He stated that it is not true that expanding Hidden Valley Park means taking away the reserved park space north of Fargo.
- Jack Schwartz - He felt that the staff's report is inadequate and that the motion should be "We have discussed it. There are parts that may or may not be consistent, but it should go to the people for a vote."
- Nathan Odom encouraged the Commission to recommend that City Council defer a decision until the petitioners submit a professional opinion. He stated that the Brown Act allows audio or video recording of public meetings.

Following Public Comment, Director Mata responded to questions from the Commissioners then asked City Attorney Mizote to address the statement regarding multifamily and why it is part of their application.

City Attorney Mizote explained that, per State law, with respect to housing, you cannot eliminate a housing designation. If a housing designation is changed, it must be provided elsewhere in the city. He added that, if the City of Hanford builds out the 18 acres as a park expansion, they would have to look at the expense to build and maintain it. He then answered questions from the Commissioners and provided additional comments.

Commission discussion followed, during which time, Commissioner PADEN asked Mr. Pratter how much time the committee would need to get a professional review of staff's comments. Mr. Pratter felt that they would need two weeks.

Chairperson DOUGLAS called for a motion.

Motion by Commissioner PADEN to recommend to City Council that the initiative be placed on a ballot to be decided on by the people. Commissioner SANCHEZ seconded. Director Mata and City Attorney Mizote reminded the Commissioners that neither the Planning Commission nor City Council can decide whether or not the initiative goes on a ballot. Commissioner PADEN withdrew the motion.

Motion that, having discussed the proposed "Save Our Parkland" initiative, the Planning Commission now forwards to City Council the following comments:

- Commissioners PADEN, KEMP VAN EE, SANCHEZ, and Chairperson DOUGLAS expressed support for placing the initiative on the ballot.
- Chairperson DOUGLAS recognized audience-member Joe Castaneda, of the Parks and Recreation Commission, on which he also previously served. Chairperson DOUGLAS stated that he would like to see some resolution to this issue.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jacob Sanchez
SECONDER:	Jason Kemp Van Ee
AYES:	Douglas, Paden, Perico, Galvan, Snow, Sanchez, Kemp Van Ee

4. Five Year (FY 21-25) Capital Improvement Plan (CIP) Finding of Consistency with the General Plan, in accordance with California Government Code Section 65401.

Senior Planner Myers gave a brief overview of the CIP and the Planning Commissions' role in the Finding of Consistency.

Public Works Director Doyel highlighted significant projects covered in the CIP and responded to the Commissioners' questions.

Chairperson DOUGLAS expressed appreciation for how the City takes care of the Civic.

Commissioner SANCHEZ stated that he was excited to see some of the projects listed, such as Fire Station 4 and an indoor recreation facility.

Chairperson DOUGLAS called for a motion.

Motion to find that the Five-Year (2021-2025) Capital Improvement Plan (CIP) is consistent with the City of Hanford's General Plan, pursuant to Government Code Section 65401.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jacob Sanchez
SECONDER:	Travis Paden
AYES:	Douglas, Paden, Perico, Galvan, Snow, Sanchez, Kemp Van Ee

DIRECTOR'S COMMENTS

Director Mata thanked the Commissioners for their patience with the building set-up for this meeting. She explained the re-opening of the City offices, specifically the Community Development Department.

COMMISSIONERS' ITEMS OF INTEREST

- Commissioner KEMP VAN EE stated that he noticed a liquor license sign at a store near Fire Station 3 and asked if that was permitted. Staff replied that it is permitted for a store in that zone district.
- Commissioner GALVAN expressed gratefulness that everyone there was in good health and able to attend the meeting.
- Commissioner PADEN reported that the flag at the baseball field is cut in half horizontally and needs to be replaced. Director Mata asked him to email the information to her.
- Chairperson DOUGLAS reported that he and Commissioner SNOW attended the Planning Commissioners Academy. A couple sessions of interest were 1) Homelessness and 2) Planning Commissioners' involvement in CEQA. He stated that in the Bay area, Planning Commissioners are involved in clean air issues. He encouraged the other Planning Commissioners to attend the next Academy, if they can. Commissioner SNOW agreed.

ADJOURNMENT

Chairperson DOUGLAS adjourned the meeting at 7:03 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 7/14/2020	AGENDA SECTION:
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SUBJECT:

Vesting Tentative Tract 928: A request by Cal-Clark Farms to subdivide 81.71 acres into 340 single-family residential lots, a 2.25-acre park, and a 4.94-acre basin in the R-L-5 Low-Density Residential zone district. Mitigated Negative Declaration No. 2020-22: An initial study was prepared and it was determined that the project will not result in significant impacts to the environment with the incorporation of mitigation measures; therefore, Mitigated Negative Declaration 2020-22 has been prepared. (Continuation request – continue to August 11, 2020)

See Staff Report, attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - Continuation Request
Attachment 1 - Continuation Request

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, July 14, 2020**

PROJECT: **Vesting Tentative Tract 928:** A request by Cal-Clark Farms to subdivide 81.71 acres into 340 single-family residential lots, a 2.25-acre park, and a 4.94-acre basin in the R-L-5 Low-Density Residential zone district. (continuation request – continue to August 11, 2020)

Mitigated Negative Declaration No. 2020-22: An initial study was prepared and it was determined that the project will not result in significant impacts to the environment with the incorporation of mitigation measures; therefore, Mitigated Negative Declaration 2020-22 has been prepared.

LOCATION: The project is located at the southeast corner of Centennial Drive and Fargo Avenue (APN 009-030-158, -005, and -115).

PLANNER: Gabrielle de Silva, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Continue the Public Hearing for Tentative Tract 928 and Mitigated Negative Declaration No. 2020-22 to the August 11, 2020 Planning Commission meeting.

RECOMMENDED MOTION

1. I move to continue the public hearing item for Tentative Tract 928 and Mitigated Negative Declaration No. 2020-22 to August 11, 2020.

DISCUSSION

The applicant has requested continuance of the item to August 11, 2020, in order to make changes to the tentative tract map and submit a revision. The applicant's engineer has confirmed that changes will result in fewer residential lots. Continuance to a date certain will not require the re-noticing of the public hearing.

The applicant's continuation request is attached as **Attachment 1**.

From: Stuart Clark [mailto:sclark@ccfinc.com]
Sent: Wednesday, July 8, 2020 4:31 PM
To: Gabrielle Myers <GdeSilva@cityofhanfordca.com>; Gabrielle Myers
<GdeSilva@cityofhanfordca.com>
Cc: John Zumwalt <jzumwalt@zumwalt-hansen.com>
Subject: Postpone 928

Dear Gabby:

Per my conversation with John Zumwalt, I request that you postpone our hearing before the planning commission until August 11 to give us time to complete the revisions to our map for tract 928.

Thank you,
Stu Clark

Stuart A. Clark
Cal-Clark Farms, Inc.
P.O. Box 221815
Carmel, CA. 93922
831-622-8313 Office
831-596-8725 Mobile
831-622-8314 Fax
sclark@ccfinc.com

Attachment: Attachment 1 - Continuation Request (Continuation Request TT 928)