



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty Street
5:30 p.m., Tuesday, November 10, 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	4:56 PM
Travis Paden		Present	4:43 PM
Savino Perico		Present	4:42 PM
Angel Vee Galvan		Present	4:44 PM
Roger Snow		Present	4:55 PM
Jacob Sanchez		Present	4:41 PM
Jason Kemp Van Ee		Absent	

INVOCATION

Commissioner PADEN provided the invocation.

FLAG SALUTE

Commissioner 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.

Motion to Approve the Consent Calendar.

RESULT:	APPROVED [5 TO 0]
MOVER:	Travis Paden
SECONDER:	Angel Vee Galvan
AYES:	Douglas, Paden, Perico, Galvan, Snow
ABSTAIN:	Sanchez
ABSENT:	Kemp Van Ee

Approval of the Minutes of the October 27, 2020 Meeting

PUBLIC HEARING

Modifications to Live Oak Development Agreement (Amendment 2): a request to modify the existing Development Agreement for the Live Oak Development and extend the expiration of the Development Agreement for five years. Modifications to Planned Unit Development (PUD) No. 2005-04: a request to modify the PUD/Master Plan to delete requirements for affordable housing units (consistent with Development Agreement Amendment 1), amend the goals and policies of the Live Oak Master Plan, update Municipal Code references to reflect the 2017 Municipal Code, and allow for increased lot density within a portion of the development. Modifications to Vesting Tentative Tract 865, 881, and 912: a request to remove the requirement for affordable housing units from the resolution, consistent with the Live Oak Development Agreement. Modifications to Vesting Tentative Tract 909: a request to remove the requirement for affordable housing units from the resolution, consistent with the Live Oak Development Agreement; modify language regarding park improvements consistent with the Development Agreement; and increase the number of residential lots from 642 to 719 units. The project is generally located in the southwest quadrant of the City of Hanford, east of 13th Avenue, west of 11th Avenue, north of Houston Avenue. APN (011-040-017 to -020; 011-110-016, -022, -029, and 030; 011-540-001 through -099)

Chairperson DOUGLAS opened the public hearing at 5:38 p.m. and called for the staff report. Senior Planner Myers presented the staff report, recommended approval of the resolutions, and invited questions of staff.

Following questions of staff, Chairperson DOUGLAS opened Public Comment

FAVOR

Jim Robinson, of San Joaquin Valley Homes, shared a PowerPoint presentation, requested approval of the resolutions, and invited questions.

Norman Allinder, representing Forebay Farms, noted that he has worked on this project since 2004. He requested approval.

OPPOSED

Alfred Marquez, who lives on Wishon, stated that the real estate agent did not inform him of this project when he purchased his property. He asked if these will be single-family or two-story homes.

Sandy Perez, does not want affordable housing near her property, stating that she has lived at this location for 25 years and will sell her property to move 15 miles out of town.

Mr. Robinson answered questions from Commissioners. Senior Planner Myers replied to Mr. Marquez that the houses can be either single story or two-story.

Chairperson DOUGLAS closed the public hearing at 6:16 p.m. and called for a motion.

Motion to adopt Resolution 2020-15, recommending approval of Planned Unit Development No. 2005-04 Amendment #1 to the City Council.

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

Motion to adopt Resolution 2020-16, recommending approval of an amendment to Tentative Tract 865 to the City Council.

RESULT:	APPROVED [5 TO 1]
MOVER:	Savino Perico
SECONDER:	Jacob Sanchez
AYES:	Douglas, Perico, Galvan, Snow, Sanchez
NAYS:	Paden
ABSENT:	Kemp Van Ee

Motion to adopt Resolution No. 2020-17, recommending approval of an amendment to Tentative Tract 881 to the City Council.

RESULT:	APPROVED [5 TO 1]
MOVER:	Savino Perico
SECONDER:	Jacob Sanchez
AYES:	Douglas, Perico, Galvan, Snow, Sanchez
NAYS:	Paden
ABSENT:	Kemp Van Ee

Motion to adopt Resolution No. 2020-18, recommending approval of an amendment to Tentative Tract 909 to the City Council.

RESULT:	APPROVED [4 TO 2]
MOVER:	Savino Perico
SECONDER:	Jacob Sanchez
AYES:	Douglas, Perico, Galvan, Sanchez
NAYS:	Paden, Snow
ABSENT:	Kemp Van Ee

Motion to adopt Resolution 2020-19, recommending approval of an amendment to Tentative Tract 912 to the City Council.

RESULT:	APPROVED [4 TO 2]
MOVER:	Jacob Sanchez
SECONDER:	Savino Perico
AYES:	Douglas, Perico, Galvan, Sanchez
NAYS:	Paden, Snow
ABSENT:	Kemp Van Ee

DIRECTOR'S COMMENTS

Senior Planner Myers reminded the Commissioners that the November 24, 2020 meeting had been canceled.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner PADEN asked about the upcoming closing of East Lacey and the railroad on Elm. Public Works Director John Doyel stated that East Lacey will be closed for five days, for installation of the 9th Avenue trunk main. The railroad on Elm Street will be closed until November 11. He also stated that Fargo will be closed for a few weeks.

ADJOURNMENT

Chairperson DOUGLAS adjourned the meeting at 6:26 p.m.

Respectfully submitted,

Diana Black
Recording Secretary