



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, August 25, 2015

CALL TO ORDER

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

ROLL CALL

Attendee Name	Title	Status	Arrived
Steve Froberg		Present	
Dennis Ham		Present	
Ajmer Nahal		Present	
Richard Douglas		Present	
Mark Fernandes		Present	
Michael Johnston		Present	
Travis Paden		Present	

FLAG SALUTE

Commissioner Nahal led the flag salute.

INVOCATION

Pastor Cantrell, First Pentecostal Church

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 **five minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

There were no comments given.

DIRECTOR'S COMMENTS

Community Development Director Darlene Mata briefly discussed the new agenda management system.

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.

Commissioner Ham noted a correction to the minutes. He did not call the August 11th meeting to order, but it was done by Chairperson Froberg.

Motion to approve the Consent Calendar with the minutes as amended.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Fernandes
SECONDER:	Travis Paden
AYES:	Froberg, Ham, Nahal, Douglas, Fernandes, Johnston, Paden

Approval of Minutes of the August 11, 2015 Meeting

PUBLIC HEARING

- 1. Planned Unit Development 2015-02 and Tentative Parcel Map 2015-02: Planned Unit Development 2015-02, a request to construct seven retail buildings, totaling 124,050 square feet with shared access and parking and a request to allow a 35-foot pylon sign in the in the "PC" Planned Commercial Zone District. Tentative Parcel Map 2015-02, a proposal to divide one parcel, totaling approximately 9.36 acres (407,733 sq. ft.), into nine parcels. The project is located at the southwest corner of 12th Avenue and Lacey Boulevard (Former APN: 011-020-048). (Negative Declaration 2015-06 is required.)**

Senior Planner Melody Haigh briefly discussed the proposal. Ms. Haigh also provided an overview of the project evaluation and the environmental assessment. Ms. Mata noted that all of the evidence had been submitted with the staff report for their review and consideration in their decision making process. She also discussed the correspondence received from the public pertaining to this item. Ms. Mata responded to questions and comments by the Commissioners.

Chairperson Froberg opened the public comments at 7:30 p.m.

Douglas Sutherland of Hanford Partners spoke on their proposed project and responded to questions by the Commissioners. They have no modifications or changes to the staff's recommendations.

Alex Dwiggins of Zumwalt-Hansen stated they were present to answer any questions.

John Zumwalt of Zumwalt-Hansen spoke in favor of the project.

Chairperson Froberg closed the public comments at 7:42 p.m.

Staff noted that one correction needed to be made to condition number 8 under General Conditions. It should read "That the applicant may develop the non anchor buildings prior to the major anchor building." This amendment will be made to Resolutions 2015-23 and 2015-24.

Motion to adopt Negative Declaration 2015-06 for Planned Unit Development 2015-02 and Tentative Parcel Map No. 2015-02.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dennis Ham
SECONDER:	Mark Fernandes
AYES:	Froberg, Ham, Nahal, Douglas, Fernandes, Johnston, Paden

Planned Unit Development 2015-02 and Tentative Parcel Map 2015-02: Planned Unit Development 2015-02, a request to construct seven retail buildings, totaling 124,050 square feet with shared access and parking and a request to allow a 35-foot pylon sign in the in the “PC” Planned Commercial Zone District. Tentative Parcel Map 2015-02, a proposal to divide one parcel, totaling approximately 9.36 acres (407,733 sq. ft.), into nine parcels. The project is located at the southwest corner of 12th Avenue and Lacey Boulevard (Former APN: 011-020-048). (Negative Declaration 2015-06 is required.)

Motion to adopt Resolution 2015-23 approving Planned Unit Development 2015-02 as amended by staff.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Johnston
SECONDER:	Travis Paden
AYES:	Froberg, Ham, Nahal, Douglas, Fernandes, Johnston, Paden

Planned Unit Development 2015-02 and Tentative Parcel Map 2015-02: Planned Unit Development 2015-02, a request to construct seven retail buildings, totaling 124,050 square feet with shared access and parking and a request to allow a 35-foot pylon sign in the in the “PC” Planned Commercial Zone District. Tentative Parcel Map 2015-02, a proposal to divide one parcel, totaling approximately 9.36 acres (407,733 sq. ft.), into nine parcels. The project is located at the southwest corner of 12th Avenue and Lacey Boulevard (Former APN: 011-020-048). (Negative Declaration 2015-06 is required.)

Motion to adopt Resolution 2015-24 approving Tentative Parcel Map No. 2015-02 as amended by staff.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Douglas
SECONDER:	Ajmer Nahal
AYES:	Froberg, Ham, Nahal, Douglas, Fernandes, Johnston, Paden

GENERAL BUSINESS

Community Development Director Mata introduced Rosa Contreras from her department who will be providing backup to Diana Black at the Planning Commission meetings.

Staff responded to Commissioners' questions on other city related issues.

ADJOURNMENT

Chairperson Froberg adjourned the meeting at 7:52 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk