



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, September 8, 2015

CALL TO ORDER

Chairperson 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	
Michael Johnston		Present	
Travis Paden		Present	

FLAG SALUTE

Led by Commissioner Johnston.

INVOCATION

Chairperson Froberg provided the Invocation.

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.*

Chairperson Froberg announced that, because it had not been properly noticed, Item 3: Finding of Conformity, regarding Hidden Valley Park will be moved to the next Planning Commission meeting. He invited anyone who might not be able to attend the next meeting but would like to comment on the item to do so at this time.

1. Mickey Stoddard, member of the Parks and Recreation Commission and retired City of Hanford Recreation Director, spoke regarding park acreage and urged the Commission to protect this land.
2. Rob Bentley, educator and lifelong Hanford resident, stated that schools are locked to protect students. They are also locked over the weekends. He disagrees with City Council's answer that schools can be counted as park space and feels that they should not consider selling this land.
3. Chad Draxler would rather see quality over quantity--better maintenance of existing parks instead of opening new ones.
4. Maureen Fukuda lives near Hidden Valley Park and enjoys the quiet. Encouraged Planning Commission and City Council to continue the spirit with which the park property was purchased.

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 minutes of August 25, 2015 Planning Commission Meeting.

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

Minutes Approval

1. **Approval of the Minutes of the August 25, 2015 meeting.**

PUBLIC HEARING

2. **VESTING TENTATIVE TRACT MAP 912: a request to subdivide approximately 24 acres into 94 single-family residential lots and 2.59 acres of open space in accordance with the previously approved Live Oak Master Plan (Planned Unit Development 2005-04).**

Commissioner Johnston recused himself, due to a conflict of interest, at 7:20 p.m., before the Public Hearing.

Chairperson Froberg opened the Public Hearing and called for the Staff Report.

Assistant Planner de Silva noted that the Commissioners had been provided a revised Vesting Tentative Tract Map 912, a chart, and an updated resolution. She presented the Staff Report, recommended approval of Resolution 2015-22, then answered questions of staff.

Public Comment:

FAVOR:

1. Tony De Melo, representing the client, thanked the Commission for considering this project and encouraged approval.
2. Chad Draxler encouraged approval.

OPPOSED:

None

Chairperson Froberg closed Public Comment and opened Commission Discussion.

Following Commission Discussion, Chairperson Froberg closed the Public Hearing and called for a motion.

Motion to adopt Resolution 2015-22 approving Vesting Tentative Tract Map 912.

Commissioner Johnston returned to the meeting at 7:40 p.m., after the Public Hearing.

RESULT:	APPROVED [5 TO 0]
MOVER:	Richard Douglas
SECONDER:	Dennis Ham
AYES:	Froberg, Ham, Nahal, Douglas, Paden
RECUSED:	Johnston

GENERAL BUSINESS

3. **Finding of General Plan Consistency for the Sale of City Real Property located at the southwest corner of West Cortner Street and N. 11th Avenue, the westerly 18.1 acres of APN 008-360-006.**

This item was moved to the next Planning Commission meeting to allow proper noticing.

DIRECTOR'S COMMENTS

Community Development Director Mata announced that the next Citizens Advisory Committee meeting (General Plan Update) will be September 9, 2015, at 5:30 p.m., in the Training Room of City Hall. This should be the last meeting of this committee. She would like to schedule a joint meeting with City Council at 5:30 p.m., Tuesday, September 22, to review the draft documents. Commissioner Johnston will be on vacation, but because he is on that committee, he will have seen the documents already.

An appeal was filed on PUD 2015-02/TPM 2015-02. This will probably go to City Council the first meeting in October.

COMMISSIONERS' ITEMS OF INTEREST

There were no items presented.

ADJOURNMENT

Chairperson Froberg adjourned the meeting at 7:42 p.m.

Respectfully submitted,

Diana Black
Community Development Department Secretary