



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, July 12, 2016

CALL TO ORDER

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

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Present	
Ajmer Nahal		Present	
Michael Johnston		Present	
Travis Paden		Absent	
John Draxler		Present	

INVOCATION

The invocation was provided by Chaplain Robert Needham of the Kings County Sheriff's Department.

FLAG SALUTE

Chairperson HAM 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 **five 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.

- 1. Approval of the Minutes of the June 14, 2016 Meeting**
- 2. Approval of the Minutes of the June 15, 2016 Joint Meeting of the Planning Commission and City Council**

Motion by Commissioner JOHNSTON, seconded by Commissioner DRAXLER, to approve the Consent Calendar. Motion carried by the following roll call vote:

AYES: Commissioners JOHNSTON, DRAXLER, NAHAL, HAM
NOES: Commissioners NONE
ABSTAIN: Commissioners NONE
ABSENT: Commissioners PADEN

PUBLIC HEARING

Variance Application No. 2016-01, a request to deviate from the standards of the Municipal Code Section 17.44.050 I. to allow three freestanding area identification signs with signage to exceed the 350 sq. ft. maximum allowed in the “PC” Planned Commercial Zone District for the Hanford Mall. The project is located at the southeast corner of 12th Avenue and Lacey Boulevard, 1675 West Lacey Boulevard (APN 011-060-033 through 011-060-038 and 011-060-040 through 011-060-045).

Chairperson HAM opened the Public Hearing at 7:04 p.m. and called for the staff report. Assistant Planner de Silva presented the staff report and recommended approval of staff's recommendation, which was less signage than the applicant had proposed. She then invited questions of staff.

Following questions of staff, Chairperson HAM opened Public Comment.

FAVOR:

Applicant Joanne Doerter, General Manager of the Hanford Mall, stated that the mall is unique in that it faces three different streets, and there is currently no signage on Mall Drive. The change in the two existing pylons would allow signage for indoor tenants, as well. Tenant space on the pylon sign is a major leasing tool.

Sara, of Signworks, explained that her original calculations included the framing around the signs, which she recently learned should not have been included. Recalculations bring the requested amount of signage to less than 364 square feet per side, which is less than 14 square feet over staff's recommendation. The individual tenant space sections are a standard size.

OPPOSED:

None.

Chairperson HAM closed Public Comment and opened Commission Discussion.

Following Commission Discussion, Chairperson HAM closed the Public Hearing at 7:29 p.m. and called for a motion.

Motion by Commissioner DRAXLER, seconded by Commissioner NAHAL, to adopt Resolution No. 2016-15 approving Variance No. 2016-01, amending the size of the three pylon signs to 364 square feet per side. Motion carried by the following roll call vote:

AYES: Commissioners DRAXLER, NAHAL, JOHNSTON, HAM
NOES: Commissioners NONE
ABSTAIN: Commissioners NONE
ABSENT: Commissioners PADEN

GENERAL BUSINESS

DIRECTOR'S COMMENTS

Community Development Director Mata reminded the commissioners of the next zoning ordinance joint meeting of the Planning Commission and City Council, Wednesday, July 20, 2016, 5:30 p.m., in the Training Room. A Town Hall meeting regarding the zoning ordinance update has been scheduled for Wednesday, July 27, 2016, 6:00 p.m.-8:00 p.m., in the Civic Auditorium. Director Mata also mentioned that the sign ordinance update will be presented at an upcoming joint meeting of the Planning Commission and City Council.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner DRAXLER notified the Commission that he will be unable to attend the July 20 and July 27 meetings, due to physical therapy appointments in Sacramento.

ADJOURNMENT

Chairperson HAM adjourned the meeting at 7:34 p.m.

Respectfully submitted,

Diana Black
Recording Secretary