



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, August 23, 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		Present	
John Draxler		Present	

INVOCATION

Commissioner PADEN provided the invocation.

FLAG SALUTE

The flag salute was led by Chairperson HAM.

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.*

Noor Memon expressed concern for small businesses in the downtown area.

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.

The Consent Calendar items were pulled for separate consideration.

1. Approval of the Minutes of the July 12, 2016 Meeting

Motion by Commissioner DRAXLER, seconded by Commissioner JOHNSTON, to approve the Minutes of the July 12, 2016 meeting. Motion carried by the following roll call vote:

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

2. Approval of the Minutes of the July 20, 2016 City Council and Planning Commission Joint Meeting

Motion by Commissioner PADEN, seconded by Commissioner JOHNSTON, to approve the Minutes of the July 20, 2016 City Council and Planning Commission Joint Meeting. Motion carried by the following roll call vote:

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

PUBLIC HEARING

VARIANCE NO. 2016-02, a request to deviate from the standards of the Hanford Municipal Code Section 17.18.100 to allow a reduction in the front-yard setback from 20 ft. to 18 ft. and a reduction in the rear-yard setback from 25 ft. to 20 ft. 7 in. for a two-story home on an irregular lot. The project is located at 1199 N. Carroll Court (APN 009-390-051).

Chairperson HAM opened the Public Hearing at 7:07 p.m. and called for the Staff Report.

Associate Planner de Silva presented the staff report, recommended approval, and answered questions from Commissioners.

Chairperson HAM opened Commission Discussion. Following Commission Discussion, he opened Public Comment:

FAVOR

Bill Walls, Land Development Manager for Lennar, encouraged approval and answered questions from the Commissioners.

OPPOSED

None.

Chairperson HAM closed the Public Hearing at 7:13 p.m. and called for a motion.

Motion by Commissioner JOHNSTON, seconded by Commissioner NAHAL, to adopt Resolution 2016-16 approving Variance No. 2016-02. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

Community Development Director Mata reminded the Commissioners of the next City Council and Planning Commission Joint Meeting, Wednesday, September 21, 2016, at 5:30 p.m. in the Training Room of City Hall. The Commissioners will receive the last part of the proposed Zoning Ordinance Update the week before the meeting. She informed Commissioner DRAXLER that his emailed comments were presented to the Commissioners.

Director Mata also encouraged the Commissioners to read through the EIR for the General Plan Update, as they will be making decisions based on the body of the document. City Attorney Mizote concurred with Director Mata's recommendation.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner NAHAL inquired about construction at 10th and Fargo, behind Rite-Aid. Director Mata stated that it will be a Dollar Tree store. He asked if there have been any submittals for Costco shopping center. Ms. Mata replied that Panda Express has submitted for site plan review. No other applications have been submitted yet.

Commissioner JOHNSTON stated that he will not be at the next Planning Commission meeting. He asked if Hanford Mall management was satisfied with the Commission's decision on the mall's sign variance. Director Mata replied that there was no appeal filed. Commissioner JOHNSTON also asked about the area where Pizza Hut used to be. Ms. Mata stated that it will be part of the parking lot. He inquired as to when the road work would be completed. Director Mata replied that there is quite a bit of road work right now, and she did not know when it would be completed.

Commissioner PADEN asked about the vacant land west of The Habit. Director Mata replied that both a Planned Unit Development and a Tentative Parcel Map were filed. She had a short email conversation with the developer recently, and he is not ready to announce what business will be going in there.

ADJOURNMENT

Chairperson HAM adjourned the meeting at 7:24 p.m.

Respectfully submitted,

Diana Black
Recording Secretary