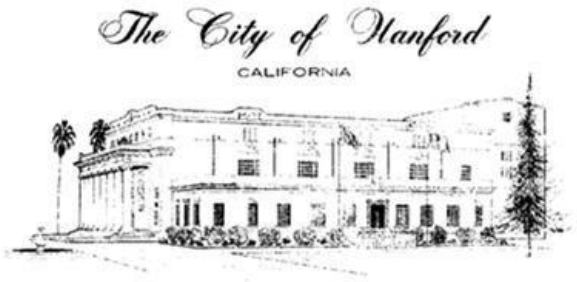

MINUTES

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, June 26, 2018

CALL TO ORDER

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

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Present	
Richard Douglas		Present	
Michael Johnston		Present	
Travis Paden		Present	
Savino Perico		Present	
Angel Vee Galvan		Present	
Jacob Sanchez		Present	

INVOCATION

Cyndy Swift, of Glad Tidings Church, led the invocation.

FLAG SALUTE

Chairperson 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.*

There were no comments.

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.

Approval of the Minutes of the June 12, 2018 Meeting

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

AYES:	Commissioners JOHNSTON, SANCHEZ, GALVAN, DOUGLAS, PERICO, PADEN
NOES:	Commissioners NONE
ABSTAIN:	Commissioners HAM
ABSENT:	Commissioners NONE

PUBLIC HEARING

Item Continued from June 12, 2018 at the request of the applicant. Planned Unit Development No. 2018-01: A request to deviate from the standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street, reduced setbacks, reduced street frontage, and reduced lot widths for the development proposed under Vesting Tentative Tract 915. Vesting Tentative Tract 915: A request to subdivide a 14.29–acre parcel into 66 residential lots in the R-L-5 Low-Density Residential zone district with a planned unit development overlay. Mitigated Negative Declaration No. 2018-06: A request to certify that the project will would not have significant adverse impacts on the environment with the incorporation of mitigation measures. The project is located east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046).

Chairperson PADEN opened the continued Public Hearing at 7:04 p.m. and called for the Staff Report. Associate Planner de Silva presented the Staff Report, recommended approval, and answered questions from the Commissioners.

Chairperson PADEN then opened Public Comment:

FAVOR

Applicant's representative, John Zumwalt, of Zumwalt-Hansen & Associates, thanked the Commission for continuing the Public Hearing to tonight's agenda. He explained why conventional lots would not work in this tract and answered Commissioners' questions.

OPPOSED

None.

There being no further Commission discussion, Chairperson PADEN closed the Public Hearing at 7:20 p.m. and called for a motion.

Motion by Commissioner HAM, seconded by Commissioner JOHNSTON, to adopt Mitigated Negative Declaration No. 2018-06 for the project. Motion carried by the following roll call vote:

AYES:	Commissioners HAM, JOHNSTON, GALVAN, PERICO, SANCHEZ, PADEN
NOES:	Commissioners DOUGLAS

ABSTAIN: Commissioners NONE
ABSENT: Commissioners NONE

Motion by Commissioner GALVAN, seconded by Commissioner HAM, to adopt Resolution No. 2018-15, approving Planned Unit Development No. 2018-01. Motion carried by the following roll call vote:

AYES: Commissioners GALVAN, HAM, JOHNSTON, PERICO, SANCHEZ, PADEN
NOES: Commissioners DOUGLAS
ABSTAIN: Commissioners NONE
ABSENT: Commissioners NONE

Motion by Commissioner PERICO, seconded by Commissioner SANCHEZ, to adopt Resolution No. 2018-16, approving Vesting Tentative Tract 915. Motion carried by the following roll call vote:

AYES: Commissioners PERICO, SANCHEZ, HAM, GALVAN, JOHNSTON, PADEN
NOES: Commissioners DOUGLAS
ABSTAIN: Commissioners NONE
ABSENT: Commissioners NONE

DIRECTOR'S COMMENTS

There were no comments.

COMMISSIONERS' ITEMS OF INTEREST

Community Development Director Mata responded to questions by Commissioner JOHNSTON and Chairperson PADEN regarding tiny houses.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 7:26 p.m.

Respectfully submitted,

Diana Black