



Planning Commission Meeting Agenda

September 23, 2025
5:30 PM – Regular Meeting
Council Chambers
400 N. Douty St.

Planning Commissioners will meet in-person in the Council Chambers. The meeting will also be live streamed on the City's website: <http://livestream.hanford.city/>

ROLL CALL:

INVOCATION:

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.

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.

- A. Community Development: Approval of the June 10, 2025 Minutes
- B. Community Development: Approval of the September 9, 2025 Minutes

PUBLIC HEARING:

- A. Community Development: Zone Text Amendment No. 2025-13, a request to amend:

Table 17.08.030 Commercial, Office, and Industrial Use Table and 17.96.020 Land use definitions in order to allow Banks or Credit Unions in the C-N, C-R, MX-D, MX-C and MX-N Zones.

DIRECTOR'S COMMENTS:

COMMISSIONERS' ITEMS OF INTEREST:

At this time, any Commissioner may ask a question for clarification of matters within the Planning Commission's

jurisdiction, make an announcement, or report briefly on activities in their role as a Planning Commissioner. In addition, subject to the Planning Commissioner's Handbook, Commissioners may request staff to report back to the Planning Commission at a subsequent meeting concerning any matter within the Commissioner's jurisdiction (GC 54954.2).

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available to public inspection in the Planning Division Office located at 317 N. Douty Street, Hanford, California 93230, during normal business hours. Such documents are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post documents before the meeting. If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Division's office, 559-585-2580, 317 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II} APPEALS: Any action of the Planning Commission, which is a final project decision, may be appealed to the City Council by the applicant or any adversely affected person. To file an appeal, an appeal application and filing fee of \$1,100.00 must be submitted to the Community Development Department, 317 N. Douty Street, Hanford, California, within ten (10) days following the date of the final decision of the Planning Commission.



AGENDA STAFF REPORT

MEETING DATE: 9/23/2025	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Approval of the June 10, 2025 Minutes

RECOMMENDATION:

Approve the minutes of the June 10, 2025 meeting.

ATTACHMENTS:

1. 06-10-25 Minutes



**Planning Commission Regular Meeting
Minutes**

**June 10, 2025 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
NELSON CURTIS NORRIS DOUGLAS HAM	Alternate Commissioner MAREZ

INVOCATION:

Diana Black led the invocation.

FLAG SALUTE:

Commissioner CURTIS led the flag salute.

PUBLIC COMMENT:

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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.

A. Community Development: Approval of the Minutes of the May 27, 2025 Meeting

Motion to approve the Consent Calendar.

RESULT: (UNANIMOUS)
MOVER: DOUGLAS
SECONDER: NORRIS
AYES: DOUGLAS, NORRIS, NELSON, CURTIS, HAM

PUBLIC HEARING:

- A. Community Development: Variance No. 0023-25, a request to deviate from the standards set forth in Section 17.20.060 of the Hanford Municipal Code, in order to locate a drive-thru lane 4' 10" within the required setback area and landscaping area for an automatic car wash facility in the C-S Service Commercial zone district. The project is located at 1726 Glendale Avenue (APN 011-030-012).

Chair HAM opened the public hearing and called for the staff report. Associate Planner Manha presented the staff report, recommended approval, and invited questions of staff.

Chair HAM asked for clarification of the location of the drive-thru lane. Mr. Manha pointed out that it was moved slightly south into the easement. Chair HAM then referred to another variance for this project that is nearing its expiration date. Since they are moving a lot of dirt at the location, and it appears that they will begin building soon, will that variance still be in effect. Mr. Manha replied that it would be.

Chair HAM opened Public Comment. There were no comments.

Chair HAM invited questions from Commissioners. There being none, he called for a motion.

Motion to adopt Resolution No. 2025-23, approving Variance No. 0023-25.

RESULT: (UNANIMOUS)
MOVER: NORRIS
SECONDER: DOUGLAS
AYES: NORRIS, DOUGLAS, NELSON, CURTIS, HAM

DIRECTOR'S COMMENTS:

Director Waters stated that the outreach for the Environmental Justice and Objective Design Standards began with a booth at Thursday Night Marketplace last week. It will also be advertised on social media and on the website. He will notify the Commissioners and encourage them to take the surveys.

COMMISSIONERS' ITEMS OF INTEREST:

At this time, any Commissioner may ask a question for clarification of matters within the Planning Commission's jurisdiction, make an announcement, or report briefly on activities in their role as a Planning Commissioner. In addition, subject to the Planning Commissioner's Handbook, Commissioners may request staff to report back to the Planning Commission at a subsequent meeting concerning any matter within the Commissioner's jurisdiction (GC 54954.2).

None.

ADJOURNMENT:

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Chair HAM adjourned the meeting at 5:42 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



**Planning Commission Regular Meeting
Minutes**

**September 9, 2025 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
Nelson Curtis Norris Douglas Ham Alternate Commissioner Marez	None

INVOCATION:

Diana Black led the invocation.

FLAG SALUTE:

Chair 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 three 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.

None.

PUBLIC HEARING:

A. Community Development: Zone Text Amendment No. 2025-10, a request to amend:

17.56.230 Wall mural placement and design criteria: in order to comply with free speech requirements and establish new application process.

Chair HAM opened the public hearing and called for the staff report. Director Waters presented the staff report, recommended approval of the resolution, and invited questions of staff.

Commissioner NORRIS asked for the definition of "obscene". City Attorney Mizote stated that the definition is defined by case law, and the Supreme Court decision is that obscene content is not protected. The closest we can get is to define elements that the Supreme Court has considered as obscene. If something is questioned by staff, it would be referred to the City Attorney's office for review.

Director Waters added that property-owner approval would be required.

Chair HAM asked if there would be a definition of mural size, noting that the Kings Art Center mural covers almost the entire building. He also asked if this location was zoned MX-D (Downtown Mixed Use). Director Waters replied that it is outside MX-D, but it was compliant with the municipal code at that time and was approved.

Chair HAM opened Public Comment:

IN FAVOR
None.

OPPOSED
Muralist and Hanford resident Jennifer Butts spoke in opposition to the Amendment, due to the restriction to MX-D only. She presented photos of murals of various sizes and styles from other jurisdictions. She also referred to a letter she had written to City Council asking the city to reconsider the restriction, and she listed some benefits of murals (e.g. murals tend to discourage graffiti).

Mr. Butts suggested a "Yes" (but guided) to murals.

Commissioner CURTIS asked if this passed, would schools be required to remove their murals. Director Waters: "No."

Commissioner NORRIS asked if there is a possibility of getting this expanded to include other zone districts, if it is approved as is today. Director Waters noted that the mural at The Plunge was approved (outside MX-D) before this direction was given. He added that staff will relate Planning Commission's comments and Public Comments to City Council.

Chair HAM asked if someone could paint a mural on their fence in a residential zone. Director Waters stated that they could not. Chair HAM then asked if the Commission could approve this, with a recommendation to add other zones outside of MX-D. City Attorney Mizote stated the Commission's is doing this evening is deciding if the proposed amendment meets the required findings and providing input. He added that they could recommend changes to the proposed ordinance.

Chair HAM closed the public hearing and called for a motion.

Motion to adopt Resolution 2025-24, recommending approval of Zone Text Amendment No. 2025-10 to the City Council, with a recommendation that the restriction to MX-D be removed, allowing murals in all zone districts.

RESULT:	(UNANIMOUS)
MOVER:	NORRIS
SECONDER:	DOUGLAS
AYES:	NORRIS, DOUGLAS, NELSON, CURTIS, HAM

B. Community Development: Zone Text Amendment No. 2025-11, a request to amend:

17.56.050, 17.56.150, 17.56.155, and 17.56.310 Temporary and Portable Signs: in order to establish the placement, size and materials for portable signs.

Chair HAM opened the public hearing and called for the staff report. Director Waters presented the staff report, recommended approval, and invited questions of staff.

Chair HAM reported that CVS at 11th & Lacey has many feather flags and other types of signage.

Chair HAM opened Public Comment. There being no comments, he called for a motion.

Motion to adopt Resolution No. 2025-24, recommending approval of Zone Text Amendment No. 2025-11 to the City Council.

RESULT: (UNANIMOUS)
MOVER: CURTIS
SECONDER: NELSON
AYES: CURTIS, NELSON, NORRIS, DOUGLAS, HAM

C. Community Development: Zone Text Amendment No. 2025-12, a request to amend:

17.56.200 Property maintenance and add Chapter 9.12 – Graffiti: in order to regulations for abatement of graffiti on public and private property.

Chair HAM opened the public hearing and called for the staff report. Director Waters presented the staff report, recommended approval, and invited questions of staff.

Commissioner CURTIS asked if this applies only within city limits. Director Waters confirmed that it only applies to city limits.

Alternate Commissioner MAREZ asked if there would be assistance with liens or fines for disabled or low-income property owners. Director Waters replied that there are no fines, only reimbursement to the city for the cost of abatement. Alternate Commissioner MAREZ asked if those owners would be offered information regarding agencies that might abate graffiti at no cost to them. Director Waters stated that any such services would be posted.

Commissioner NORRIS asked how quickly the city is required to have graffiti abated from city property. Director Waters replied that, if the city is notified, the complaint is addressed as quickly as possible; however, a time limit was not included in the ordinance. Commissioner NORRIS suggested the city should be held to the same standard to responding for graffiti as private property owners. Director Waters added that the city responds to complaints as they are received; however, there are sometimes limitations.

Chair HAM referred to Page 18 of the Staff Report: "The proposed amendment includes: 2. Restricting the sale and possession of aerosol paint containers and wide-tipped markers by minors," stating he thought this was already in place. Director Waters replied that it is a state law. Chair HAM then referred to the proposed timelines stated in the handout from staff: **9.12.070 Removal General A. General** which states that "Any person applying graffiti. . . shall remove it within twenty-four hours. . ." and **C. Private Property--Notice and Removal**. Director Waters clarified the different applications of the requirement and stated the requirements were directed by City Council.

Chair HAM opened Public Comment.

IN FAVOR

None

OPPOSED

Hanford resident Onan Champi stated that he is a graffiti victim. He owns 400 feet short of a mile of privacy fence that gets graffitied frequently and stated that he would not remove it nor would he pay the fines, because the criminals are doing the graffiti, not the property owners.

Director Waters clarified that there is no fine. It is recovery of the cost to abate. The decision is will graffiti be allowed or not: A. Buildings get tagged; City of Hanford does nothing, or B. The city says, "You need to clean up your property." The city does not make money. We can have city enforcement or none.

Commissioner NORRIS stated that he cannot see penalizing the victims. Director Waters mentioned that the city could allow waivers if the property owner cannot afford abatement. That was presented to the City Council. Commissioner NORRIS felt it was unfair that there was no timeframe to hold the city accountable. Commissioner NELSON agreed, stating that citizens get a deadline, and the city does not. Director Waters again mentioned that the Planning Commission could suggest a hardship waiver, consistent with other sections of the Municipal Code. Chair HAM asked if the city could provide information about how to report graffiti. Director Waters suggested it be kept broad and not be included in the ordinance, since various reporting mechanisms are accepted. City Attorney Mizote reminded the Commissioners that if they vote against this, the existing ordinance remains in effect. Director Waters added that this amendment would remove

the fines.

Director Waters suggested that they adopt the resolution, with recommendations. City Attorney Mizote added that if they do not approve, they must identify which findings cannot be made to approve.

Chair HAM closed the public hearing and called for a motion:

Motion to adopt Resolution No. 2025-26, recommending approval of Zone Text Amendment No. 2025-12 to the City Council, with recommendations to add a hard-set timeframe for the City of Hanford to comply with graffiti abatement to align with property owner requirements and a hardship waiver for abatement costs.

RESULT: PASSED
MOVER: NORRIS
SECONDER: DOUGLAS
AYES: NORRIS, DOUGLAS, NELSON, HAM
NAYS: NONE
ABSTAIN: CURTIS

DIRECTOR'S COMMENTS:

None.

COMMISSIONERS' ITEMS OF INTEREST:

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Commissioner CURTIS asked if staff had any updates on the High Speed Rail. He had heard that the state is making changes in building homes. Director Waters replied that the state is pausing building codes and many things are coming, but he had no updates on High Speed Rail. He also noted that a hardship must be measurable, including what constitutes a hardship (government assistance, utilities shut-off notice, etc.)

ADJOURNMENT:

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Chair HAM adjourned the meeting at 6:37 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 9/23/2025

AGENDA SECTION: PUBLIC HEARING

SUBJECT:

Zone Text Amendment No. 2025-13, a request to amend:

Table 17.08.030 Commercial, Office, and Industrial Use Table and 17.96.020 Land use definitions in order to allow Banks or Credit Unions in the C-N, C-R, MX-D, MX-C and MX-N Zones.

RECOMMENDATION:

Recommendation: Adopt Resolution No. 2025-26, recommending approval of Zone Text Amendment No. 2025-13 to the City Council.

BACKGROUND:

City staff have evaluated the need to amend the Hanford Municipal Code to address limitations on where banks and credit unions may establish branches. Under the current regulations, the main branch of a bank or credit union must be located within the MX-D (Mixed Use – Downtown) zoning district, while secondary branches are permitted within the C-N (Neighborhood Commercial), MX-D, MX-C (Mixed Use – Community), and MX-N (Mixed Use – Neighborhood) zoning districts.

This restriction has created challenges due to the limited availability of suitable sites within the MX-D zone, which has constrained the ability of banks to locate and serve the community effectively. The lack of available sites has limited opportunities to provide banking services to residents and businesses in areas outside the downtown core.

To address this issue, staff are proposing an amendment to the Municipal Code that would allow all banks and credit unions to locate in the C-N, C-R (Regional Commercial), MX-D, MX-C, and MX-N zoning districts. Expanding the list of permitted zones would significantly increase the number of viable locations for banks in the community.

This change would support economic development policies in the Hanford General Plan by encouraging investment in business growth, while still maintaining the intent of the City's zoning framework. Applicable General Plan policies that support the change include:

Policy E5 Business Growth and Retention Program

Develop and support a business growth and retention program that promotes, encourages, and assists existing businesses in Hanford.

Policy E11 Business-Friendly City

Strengthen the reputation of Hanford's city government as one that is service-oriented and business

friendly.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Proposed Bank Ordinance
2. Notice of Exemption
3. Resolution No. 2025-26 (ZTA 2025-13)

Table 17.08.030

Commercial, Office, and Industrial Use Table

Land Uses	Service uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	I-O	I-L	I-H	AP	PF	CO
J2	Bank or credit union, main branch	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>	P							
J3	Bank or credit union, secondary branch	P				P	P	P							

17.96.020 Land use definitions.

The following land use definitions apply to this title. The item number in parenthesis at the end of the definition is not a part of the definition, but refers to the line item of that land use in Table 17.18.020 and Table 17.18.030.

"Bank or credit union, ~~main branch~~" means an institution providing retail banking services that is ~~the main branch~~ in the City. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding a payday lender or check-cashing establishment. For administration, headquarters, or other offices of banks and credit unions without retail banking services with on-site circulation of money see Office, professional or commercial. (J2)

~~"Bank or credit union, secondary branch" means an institution providing retail banking services that is a secondary or satellite branch in the City and either does not provide loan officers on site or only provides merchant bank services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding a payday lender or check-cashing establishment. For administration, headquarters, or other offices of banks and credit unions without retail banking services with on-site circulation of money see Office, professional or commercial. (J3)~~

Notice of Exemption 2025-XX

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

☒ County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

From: City of Hanford
317 North Douty Street
Hanford, CA 93230

Project Title: Zone Text Amendment No. 2024-01

Project Location – City of Hanford

Project Location – City: Hanford

Project Location – County: Kings County

Description of Nature, Purpose and Beneficiaries of Project: Zone Text Amendment No. 2025-13, a request to amend: Table 17.08.030 Commercial, Office, and Industrial Use Table and 17.96.020 Land use definitions in order to allow Banks or Credit Unions in the C-N, C-R, MX-D, MX-C and MX-N Zones.

Name of Public Agency Approving Project: City of Hanford, Planning Division

Name of Person or Agency Carrying Out Project: City of Hanford

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☐ Categorical Exemption: State type and section number:
☒ Statutory Exemption. State code number: 15061(b)(3) General Rule

Reasons why project is exempt:

The proposed ordinance is exempt under Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed project is a text amendment that is not associated with a physical development; therefore, there are no physical impacts that will result from the project.

Lead Agency

Contact Person: Jason Waters Area Code/ Telephone: (559) 585-2590

Signature: _____ Date: September 23, 2025 Title: Deputy City Manager

☒ Signed by Lead Agency Date received for filing at OPR: _____
☐ Signed by Applicant

RESOLUTION NO. 2025-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF ZONE TEXT AMENDMENT NO. 2025-13, A REQUEST BY THE CITY OF HANFORD TO AMEND TABLE 17.08.030 COMMERCIAL, OFFICE, AND INDUSTRIAL USE TABLE AND 17.96.020 LAND USE DEFINITIONS IN ORDER TO ALLOW BANKS OR CREDIT UNIONS IN THE C-N, C-R, MX-D, MX-C AND MX-N ZONES.; TO THE CITY COUNCIL OF THE CITY OF HANFORD.

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on September 23, 2025, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, a proposal to amend Table 17.08.030 Commercial, Office, and Industrial Use Table and 17.96.020 Land use definitions in order to allow Banks or Credit Unions in the C-N, C-R, MX-D, MX-C and MX-N Zones as attached in **Exhibit A**, was presented to the Planning Commission; and

WHEREAS, on September 23, 2025, the Planning Commission of the City of Hanford conducted a public hearing, in accordance with Section 17.70.070 of the Hanford Municipal Code pertaining to Zone Text Amendment 2025-13, and,

WHEREAS, comprehensive zoning regulations on the use of land and property lie within the City's police powers; and,

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of September 23, 2025; and,

WHEREAS, Section 15061(b)(3) of the California Environmental Quality Act Guidelines categorically exempts the proposed project under the "General Rule"; and

THEREFORE, BE IT RESOLVED, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing on September 23, 2025, the Planning Commission hereby is able to make the following recommendation in accordance with the required findings in Section 17.86.030:

1. The amendment is internally consistent with the goals, objectives, and policies of the General Plan and this title;

ANALYSIS: That according to General Plan Policy E5 and E11, the City of Hanford shall support business growth and retention. The revision of the Hanford Municipal Code is consistent with the policies of the General Plan, as it continues the support of local arts activities that may enrich residents' lives and strengthen a sense of community.

2. The amendment would not be detrimental to the public health, safety, or welfare of the community;

ANALYSIS: That the revision of the Hanford Municipal Code is not detrimental to the public health, safety, or welfare of the community.

3. The amendment would maintain the appropriate balance of land uses within the City;

ANALYSIS: That the amendment will not affect the balance of land uses within the City of Hanford. The zone text amendment pertains to mural regulations, only.

4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses;

ANALYSIS: That the zone text amendment applies would be compatible with existing and future surrounding uses.

BE IT FURTHER RESOLVED that pursuant to Section 17.70 of the City of Hanford Zoning Ordinance, the Planning Commission forward to the City Council a recommendation that Zone Text Amendment No. 2025-13, be approved.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 9th day of September, by the following vote:

AYES:	Commissioners
NOES:	Commissioners
ABSTAIN:	Commissioners
ABSENT:	Commissioners

I, **Jason Waters**, Acting Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the **23rd day of September 2025**.

Jason Waters, Secretary

Exhibit A

Table 17.08.030

Commercial, Office, and Industrial Use Table

Land Uses	Service uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	I-O	I-L	I-H	AP	PF	CO
J2	Bank or credit union, main branch	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>	P							
J3	Bank or credit union, secondary branch	<u>P</u>				<u>P</u>	<u>P</u>	<u>P</u>							

17.96.020 Land use definitions.

The following land use definitions apply to this title. The item number in parenthesis at the end of the definition is not a part of the definition, but refers to the line item of that land use in Table 17.18.020 and Table 17.18.030.

"Bank or credit union, ~~main branch~~" means an institution providing retail banking services that is ~~the main branch~~ in the City. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding a payday lender or check-cashing establishment. For administration, headquarters, or other offices of banks and credit unions without retail banking services with on-site circulation of money see Office, professional or commercial. (J2)

~~"Bank or credit union, secondary branch" means an institution providing retail banking services that is a secondary or satellite branch in the City and either does not provide loan officers on site or only provides merchant bank services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding a payday lender or check-cashing establishment. For administration, headquarters, or other offices of banks and credit unions without retail banking services with on-site circulation of money see Office, professional or commercial. (J3)~~