



**Planning Commission Regular Meeting
Minutes**

**September 23, 2025 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
Commissioner Garry Curtis Commissioner Gunther Norris Vice-Chair Richard Douglas Chair Dennis Ham	Commissioner Jim Nelson Alternate Commissioner Bernardo Marez

INVOCATION:

Pastor Abel Aguilar, New Hope Community Church

FLAG SALUTE:

Commissioner CURTIS 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.

A. Community Development: Approval of the June 10, 2025 Minutes

B. Community Development: Approval of the September 9, 2025 Minutes

Motion to approve the Consent Calendar.

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

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.

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

Chair HAM

- If an existing bank opened another branch in a different zone, would that be considered a second branch? Director Waters: It would just be considered a bank. There would be no differentiation.
- Would an ATM within another business, such as Walmart or Target, count as a bank, or does this amendment only include full-service banks? Director Waters: ATMs are treated differently. The ordinance would pertain to full-service banks.
- Does the change require the bank to be a stand-alone building? Director Waters: It is not restricted to stand-alone buildings. It would have to be compatible with the zone district.

Chair HAM opened Public Comment. There being none, he called for a motion.

Motion to adopt Resolution No. 2025-26, recommending approval of Zone Text Amendment No. 2025-13 to the City Council.

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

DIRECTOR'S COMMENTS:

Director Waters announced that there will be an Environmental Justice meeting tomorrow, at KCAO, 1130 N. 11th Avenue, from 6:00-8:00 p.m., and the Commissioners are welcome to attend.

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).

Chair HAM announced that he, and others, have been reappointed to the Planning Commission. Director Waters added that Commissioner Nelson had also been reappointed.

Chair HAM mentioned that the Planning Commission sometimes looks at the Housing Element and asked if they ever review the Airport Master Plan. Director Waters stated that he would have to review the approval process for the Airport Master Plan.

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.

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

Respectfully submitted,

Diana Black
Recording Secretary