



Planning Commission Meeting Agenda

December 9, 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:

Pastor Tom King, New Testament Baptist Church

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.

PUBLIC HEARING:

- A. Community Development: Conditional Use Permit No. 0055-25: a request to locate a tattoo studio in an existing suite in the MX-C Corridor Mixed Use zone district. The project is located at 580 S. 11th Ave. (APN 012-332-014).

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: 12/9/2025

AGENDA SECTION: PUBLIC HEARING

SUBJECT:

Conditional Use Permit No. 0055-25: a request to locate a tattoo studio in an existing suite in the MX-C Corridor Mixed Use zone district. The project is located at 580 S. 11th Ave. (APN 012-332-014).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2025-36, approving Conditional Use Permit No. 0055-25.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2025-36, approving Conditional Use Permit No. 0055-25.

PROJECT DESCRIPTION

The project is a request to locate a tattoo studio in an existing suite in the MX-C Corridor Mixed Use zone district. A tattoo studio requires the approval of a conditional use permit in the MX-C Corridor Mixed Use zone district. As shown on the plans provided (see **Attachment 1**), the suite will include a greeting counter and waiting area at the suite entrance, work stations, a stencil area, a handwash station, a storage room, and a restroom. The proposed hours of operation are 10 a.m. – 10 p.m. on Monday – Sunday. The business will be located entirely inside the existing building and no activities will occur outside of the enclosed permanently fixed structure. Any site modifications will be required to be consistent with California Building Code and Fire Code standards. Review of the business by the Kings County Department of Public Health will be required before operations may begin, to ensure conformance with the Safe Body Art Act.

Project Location

The proposed project is located at 580 S. 11th Ave. (APN 012-332-014) (see Figure 1, below) within an existing shopping center at the northwest corner of Davis Street and 11th Avenue. The site was formerly utilized as a tax office. The General Plan designates the property as Corridor Mixed Use (see Figure 2, below). The property is zoned MX-C Corridor Mixed Use, which corresponds with the General Plan designation (see Figure 3, below).

Figure 1:
Land Use (property outlined in red, suite outlined in green)

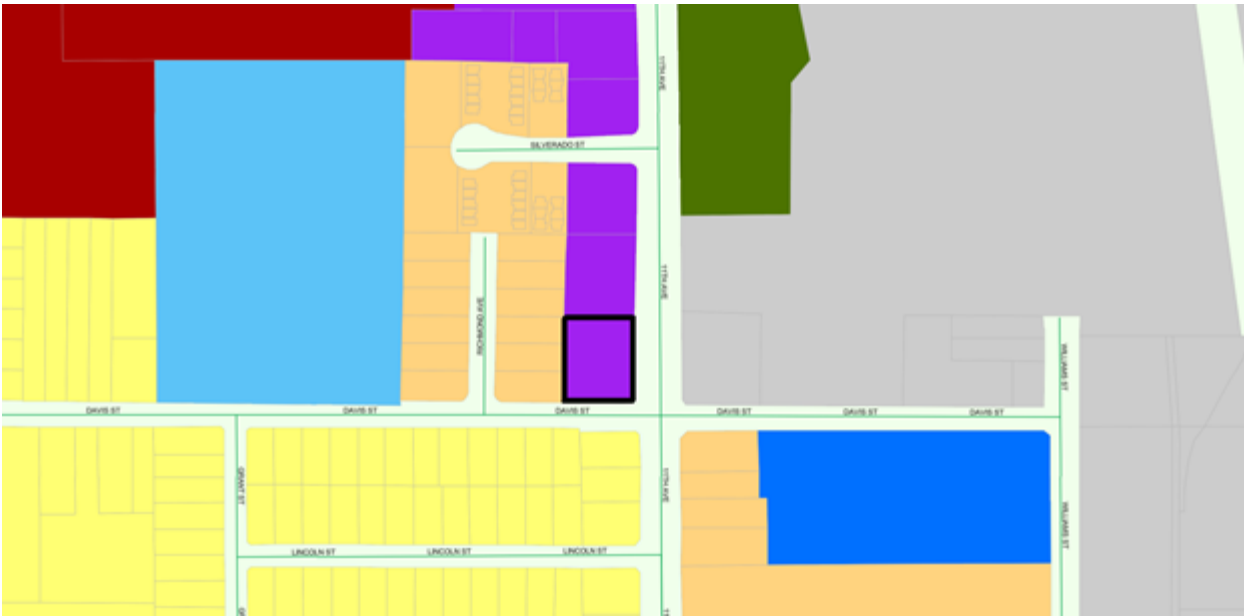


BACKGROUND INFORMATION

General Plan Designation

The General Plan designates the property as Corridor Mixed Use (see Figure 2, below). In accordance with General Plan Policy L65, Hanford shall establish the Corridor Mixed Use land use designation to promote a mix of commercial, office, and multifamily residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. The proposal supports this policy, as it maintains a mix of uses along transportation corridors with the intent to maintain a pedestrian-friendly environment that encourages walking between uses. In accordance with General Plan Policy L66, Hanford shall define the uses allowed in the Corridor Mixed Use land use designation to include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The proposal supports this policy, as it is a small commercial business similar to other existing permitted uses in the MX-C Corridor Mixed Use zone district.

Figure 2:
General Plan Designation (property outlined in bold)
Corridor Mixed Use



Zoning Designation

The property is zoned MX-C Corridor Mixed Use, which corresponds with the General Plan designation (see Figure 3, below). The applicant seeks to allow a tattoo studio in the MX-C Corridor Mixed Use zone district. A tattoo studio is classified as a “Tattooing or body art” use in the Hanford Zoning Ordinance. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, tattooing or body art requires a Conditional Use Permit in the MX-C Corridor Mixed Use zone district (see Figure 4, below). “Tattooing or body art” means an establishment that provides tattooing, body piercing, and other forms of body art allowed by the California Health and Safety Code, except that body art involving ear piercing and permanent cosmetic application are not included and are considered ancillary uses in other establishments. This use does not include any use that is more specifically defined in Section 17.62.020.

Figure 3:
Zoning Designation (property outlined in bold)
MX-C Corridor Mixed Use

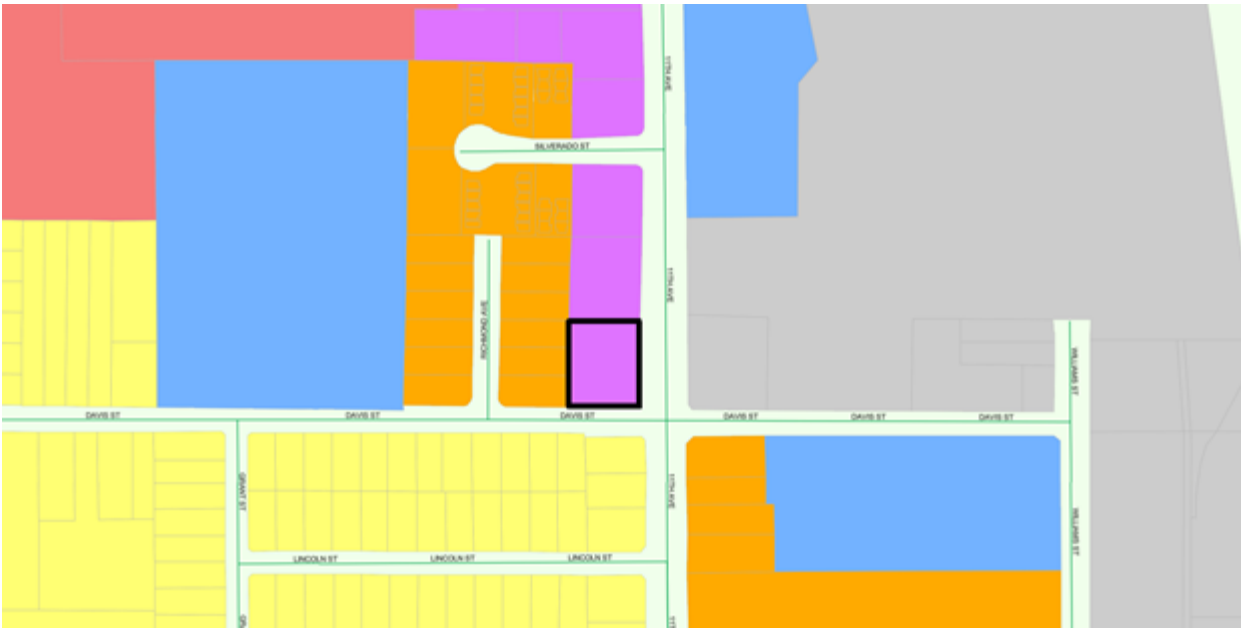


Figure 4:
Land Use Table

Commercial, Office, and Industrial Zone Use Table															
P = Use Is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use Is Not Allowed															
Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See Identified Section)
	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
J35 Tattooing or body art			C			C	P								

PROJECT EVALUATION

Conformance with the standards of the MX-C Corridor Mixed Use zone district

17.26.030 Site Area

In the MX-C Corridor Mixed Use zone district, the minimum lot area shall be 5,000 square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80. The subject property is a 29,058-square-foot existing and developed site. The property exceeds the site area requirement for the MX-C Corridor Mixed Use zone district.

17.26.040 Lot Dimensions

In the MX-C Corridor Mixed Use zone district, the minimum lot frontage shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder’s office. The project site has approximately 155 feet of street frontage along Sixth Street and approximately 187 feet of street frontage along 11th Avenue. The property exceeds the lot

dimension requirement for the MX-C Corridor Mixed Use zone district.

17.26.050 Coverage

The maximum coverage of the lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. All required building setbacks, landscaping, off-street parking, and loading requirements were evaluated and mandated as part of the plan review process.

17.26.060 Building Setback Area

No structure is permitted to be placed within a building setback area.

Front-Building Setback

In the MX-C Corridor Mixed Use zone district, the front building setback area shall be 15 feet. On corner lots, the property line adjoining the shorter street frontage shall be the front property line. In this case, Davis Street is the shorter side of the corner lot; therefore, the property line adjoining Davis Street is the front. The building setback is 15 feet from the front property line along Davis Street, which satisfies the requirement of the MX-C Corridor Mixed Use zone district.

Side-Building Setback

The side building setback area shall be zero feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the side building setback shall be 15 feet. Since the side lot line abuts a public street along 11th Avenue and properties in the R-M Medium Density Residential zone district, the side setback area requirement is 15 feet. The building setback is approximately 96 feet from the street-side property line along 11th Avenue. The building setback is approximately 8 feet, 3 inches from the interior side property line adjacent to properties in the R-M Medium Density Residential zone district, which does not meet the side setback requirement. However, the setback is legally existing, non-conforming since the site was approved and developed under different zoning regulations. According to Section 17.90.040(A) of the Hanford Municipal Code, "a structure shall be deemed nonconforming if it was lawfully erected prior to the adoption or amendment of this title, but which now does not meet all of the provisions, standards, and requirements of this title applicable to structures." The applicant does not propose to bring the site into further non-conformance. As an existing structure, the building may remain, as is.

Rear-Building Setback

The rear building setback area may be zero feet from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the rear building setback shall be 15 feet. Since the rear lot line is not adjacent to a public street or any of the stated zone districts, the rear setback area requirement is zero feet. The rear setback is approximately 16.5 feet from the rear lot line, which satisfies the requirement for the MX-C Corridor Mixed Use zone district.

17.26.070 Distances Between Structures

The minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code. There are no residential structures on site.

17.26.080 Height of Structures

The maximum height of structures in the MX-C Corridor Mixed Use zone district is 50 feet. The existing building is approximately 21 feet in height. There are no changes proposed to the existing building height. The structure does not exceed the zone district height limitations.

17.26.090 Driveways

In the MX-C Corridor Mixed Use zone district, wherever possible, developments shall share driveways to minimize the number of driveways on public streets. The site is fully developed and is located within an existing integrated shopping center. There are three existing driveways on site. There are no changes proposed to the existing driveways; therefore, the driveway requirements have been satisfied.

17.26.100 Off-Street Parking

There are approximately 32 parking spaces provided for the shopping center. In accordance with Section 17.54.040, all integrated shopping centers shall provide parking at a ratio of one space per 350 square feet of building space. The building square footage is approximately 7,600 square feet. There is also one residential unit on site, which requires a minimum of two parking spaces, at least one of which shall be covered. Based on the ratio, the current parking total exceeds the requirement.

Calculation:

$$7,600 \text{ square feet} \div 350 \text{ square feet} = 21.7$$

$$21.7 + 2 \text{ parking spaces for the residence} = 23.7$$

23.7 rounds up to 24 parking spaces minimum

The proposed business will occupy approximately 628 sq. ft. The applicant does not propose an increase to the existing square footage; therefore, additional parking is not required. The current number of parking spaces exceeds the number of parking spaces required.

17.26.110 Usable Open Space

New developments with a site area over one acre shall provide a common outdoor, shaded sitting area for use by customers. This is not a new development; therefore, no additional usable open space is required.

17.26.120 Landscaping

Landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street. All building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped. There is only one tree provided within the parking area on site. No landscaping is provided within the required setback areas along each adjoining street, which does not meet the landscaping requirement. Additional space for landscaping along the street is limited due to the location of the existing parking spaces and drive aisle within the setback areas. However, the landscaping is legally existing, non-conforming since the site was approved and developed under different zoning regulations. According to Section

17.90.040(A) of the Hanford Municipal Code, “a structure shall be deemed nonconforming if it was lawfully erected prior to the adoption or amendment of this title, but which now does not meet all of the provisions, standards, and requirements of this title applicable to structures.” The applicant does not propose to bring the site into further non-conformance. As existing, the landscaping may remain, as is.

17.26.130 Screening, Fences, and Walls

Properties in the MX-C Corridor Mixed Use zone district shall meet the screening, fences, and walls standards of Sections 17.26.130 and 17.50.110 of the Hanford Municipal Code. A block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district. The interior side lot line adjoins properties in the R-M Medium Density Residential zone district. No block wall exists along the interior side lot line. However, the site is legally existing, non-conforming since the site was approved and developed under different zoning regulations. According to Section 17.90.040(A) of the Hanford Municipal Code, “a structure shall be deemed nonconforming if it was lawfully erected prior to the adoption or amendment of this title, but which now does not meet all of the provisions, standards, and requirements of this title applicable to structures.” Due to the existing site configuration, placement of a wall along the interior side lot line would inhibit access to the back of the building, including the existing trash enclosure on site. No fence or wall shall be placed in front of or within any landscaped area located next to a street. There are no existing or proposed fences or walls within any landscaped areas located adjacent to the street. No hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty percent (50%) or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director. There is no existing or proposed fencing along a front or street side property line. The applicant does not propose to bring the site into further non-conformance. As existing, the site may remain, as is.

17.26.140 Signs

All signage shall meet the standards of Hanford Municipal Code Chapter 17.56. For permanent building signs, there is no limit to the number of signs allowed for each business; the allowed square footage per building frontage is cumulative. Establishments with a primary building frontage less than 300 feet may have a permanent sign with a size of two square feet per one lineal foot up to a maximum of 350 square feet along the primary frontage, with 50 square feet allowed regardless of frontage length. Secondary building frontages may have a permanent sign with a size of one square foot per lineal foot up to a maximum of 200 square feet per secondary frontage, with 35 square feet allowed regardless of frontage length. For permanent freestanding signs, a maximum of one sign is allowed per establishment. The face of the sign may be a maximum of 40 square feet, with a height of: six feet if set back 10 feet from the property line, five feet if set back five feet from the property line, and four feet if set back zero feet from the property line. An additional freestanding sign is permitted on sites within an integrated shopping center. This additional sign may be up to 350 square feet in size, with a maximum height not greater than 1.5 times the average height of the building.

Signage requires a separate application and will be evaluated at the time of submittal.

17.26.150 General Provisions and Standards

In the MX-C Corridor Mixed Use zone district, all businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where

specifically permitted by this title. The proposed business will operate entirely within the existing building.

All requirements of the MX-C Corridor Mixed Use zone district, prescribed by Chapter 17.26 of the Hanford Municipal Code, are satisfied, except for those items that are legally non-conforming.

FINDINGS FOR APPROVAL: CONDITIONAL USE PERMIT NO. 0055-25

Conditional Use Permit No. 0055-25

In taking action on a Conditional Use Permit, the Planning Commission must make the appropriate findings, in accordance with Section 17.80.030 of the Hanford Municipal Code:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;

ANALYSIS: The proposed use will occupy an existing building and not impair the integrity and character of the MX-C Corridor Mixed Use zone district. The site is consistent with the regulations set forth in Chapter 17.26 of the Hanford Municipal Code for the MX-C Corridor Mixed Use zone district, except for those items that are legally existing, non-conforming, but will not be brought into further non-conformance. A tattoo studio is classified as a tattooing or body art use, which is listed as a permitted use with the approval of a Conditional Use Permit in the MX-C Corridor Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030. A different tattoo studio, O7 Ink Lounge, was approved to locate within the MX-C Corridor Mixed Use zone district under CUP0053-25.

2. The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located;

ANALYSIS: The proposed use is compatible with existing and future permitted land uses in the MX-C Corridor Mixed Use zone district. The business will occupy an existing suite within an integrated shopping center. The site is consistent with the regulations set forth in Chapter 17.26 of the Hanford Municipal Code for the MX-C Corridor Mixed Use zone district, except for those items that are legally existing, non-conforming, but will not be brought into further non-conformance. A tattooing or body art use is listed as a permitted use, with the approval of a Conditional Use Permit, in the MX-C Corridor Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030. Conditions of approval will ensure public health, safety, and welfare are maintained for the use and surrounding uses. A different tattoo studio, O7 Ink Lounge, was approved to locate within the MX-C Corridor Mixed Use zone district under CUP0053-25.

3. The proposed use is consistent with the General Plan;

ANALYSIS: In accordance with General Plan Policy L65, Hanford shall establish the Corridor Mixed Use land use designation to promote a mix of commercial, office, and multifamily residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. The proposal supports this policy, as it maintains a mix of uses along transportation corridors with the intent to maintain a pedestrian-friendly environment that encourages walking between uses. In accordance with General Plan Policy L66, Hanford shall define the uses allowed in the Corridor Mixed Use land use designation to include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical

mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The proposal supports this policy, as it is a small commercial business similar to other existing permitted uses in the MX-C Corridor Mixed Use zone district.

4. There will not be significant effects upon the quality of the environment and natural resources;

ANALYSIS: This project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 2**.

5. The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience, or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

ANALYSIS: This application has been reviewed by various City departments and evaluated for conformity with the requirements of Chapter 17.26 of the Hanford Municipal Code. The use of a tattoo studio is compliant with the Hanford Municipal Code. Any improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in the resolution.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on November 28, 2025 and mailed to property owners within 300 feet of the project site on November 25, 2025. No comments were received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 2**.

CONDITIONS OF APPROVAL

Project approval shall be subject to the conditions below, as well as conditions from the Building Division in the resolution:

Conditional Use Permit No. 0055-25:

1. Use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in Chapter 17.08 of the Hanford Municipal Code. The proposed use shall operate in conformance with the "tattooing or body art" definition in Chapter 17.96 of the Hanford Zoning Ordinance. Modification of the use of the site may require an amendment to this application.

2. No expansion of the use or structures which would tend to increase the projected scale of operations beyond the scope and nature described in this Conditional Use Permit shall be permitted

except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

3. Approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

4. Any site construction and operations shall comply with all applicable sections of the California Building and Fire Codes. Any plumbing, electrical, mechanical, or structural work performed shall require review and approval of a building permit with the City of Hanford before construction commences. All sales areas, accessible pathways, and areas shall conform to Chapter 11B of the CBC for Accessibility Standards.

5. The use shall be in compliance with all requirements of the Kings County Department of Public Health and the Safe Body Art Act.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2025-36, approving Conditional Use Permit No. 0055-25.

Applicant:

Ernesto Medina
580 S. 11th Ave.
Hanford, CA 93230

Property Owner:

Hashim Numi
596 S. 11th Ave.
Hanford, CA 93230

ATTACHMENTS:

1. Resolution No. 2025-36
2. Attachment 1 - Floor Plan
3. Attachment 2 - Notice of Exemption No. 2025-81
4. Assessor's Map

RESOLUTION NO. 2025-36

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING CONDITIONAL USE PERMIT NO. 0055-25, A REQUEST TO LOCATE A TATTOO STUDIO IN AN EXISTING SUITE IN THE MX-C CORRIDOR MIXED USE ZONE DISTRICT. THE PROJECT IS LOCATED AT 580 S. 11TH AVE. (APN 012-332-014).

At a regular meeting of the City of Hanford Planning Commission duly called and held on December 9, 2025 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 0055-25, a request to locate a tattoo studio in an existing suite in the MX-C Corridor Mixed Use zone district, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.80 of the Hanford Municipal Code; and

WHEREAS, the project is located at 580 S. 11th Ave. (APN 012-332-014); and

WHEREAS, staff, the various governmental departments, and the Planning Commission have given careful consideration to this conditional use permit and have made recommendations thereon; and

WHEREAS, the project is exempt from environmental review, per Section 15301 Existing Facilities of the California Environmental Quality Act of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.80.030 of the Hanford Municipal Code:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;

ANALYSIS: The proposed use will occupy an existing building and not impair the integrity and character of the MX-C Corridor Mixed Use zone district. The site is consistent with the regulations set forth in Chapter 17.26 of the Hanford Municipal Code for the MX-C Corridor Mixed Use zone district, except for those items that are legally existing, non-conforming, but will not be brought into further non-conformance. A tattoo studio is classified as a tattooing or body art use, which is listed as a permitted use with the approval of a Conditional Use Permit in the MX-C Corridor Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030. A different tattoo studio, O7 Ink Lounge, was approved to locate within the MX-C Corridor Mixed Use zone district under CUP0053-25.

2. The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located;

ANALYSIS: The proposed use is compatible with existing and future permitted land uses in the MX-C Corridor Mixed Use zone district. The business will occupy an existing suite within an integrated shopping center. The site is consistent with the regulations set forth in Chapter 17.26 of the Hanford Municipal Code for the MX-C Corridor Mixed Use zone district, except

for those items that are legally existing, non-conforming, but will not be brought into further non-conformance. A tattooing or body art use is listed as a permitted use, with the approval of a Conditional Use Permit, in the MX-C Corridor Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030. Conditions of approval will ensure public health, safety, and welfare are maintained for the use and surrounding uses. A different tattoo studio, O7 Ink Lounge, was approved to locate within the MX-C Corridor Mixed Use zone district under CUP0053-25.

3. The proposed use is consistent with the General Plan;

ANALYSIS: In accordance with General Plan Policy L65, Hanford shall establish the Corridor Mixed Use land use designation to promote a mix of commercial, office, and multifamily residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. The proposal supports this policy, as it maintains a mix of uses along transportation corridors with the intent to maintain a pedestrian-friendly environment that encourages walking between uses. In accordance with General Plan Policy L66, Hanford shall define the uses allowed in the Corridor Mixed Use land use designation to include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The proposal supports this policy, as it is a small commercial business similar to other existing permitted uses in the MX-C Corridor Mixed Use zone district.

4. There will not be significant effects upon the quality of the environment and natural resources;

ANALYSIS: This project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared.

5. The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

ANALYSIS: This application has been reviewed by various City departments and evaluated for conformity with the requirements of Chapter 17.26 of the Hanford Municipal Code. The use of a tattoo studio is compliant with the Hanford Municipal Code. Any improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in the resolution.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 0055-25 be approved, subject to the conditions presented in **Exhibit B**, and the conditions below:

1. Use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in Chapter 17.08 of the Hanford Municipal Code. The proposed use shall operate in conformance with the "tattooing or body art" definition in Chapter 17.96 of the

Hanford Zoning Ordinance. Modification of the use of the site may require an amendment to this application.

2. No expansion of the use or structures which would tend to increase the projected scale of operations beyond the scope and nature described in this Conditional Use Permit shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
3. Approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
4. Any site construction and operations shall comply with all applicable sections of the California Building and Fire Codes. Any plumbing, electrical, mechanical, or structural work performed shall require review and approval of a building permit with the City of Hanford before construction commences. All sales areas, accessible pathways, and areas shall conform to Chapter 11B of the CBC for Accessibility Standards.
5. The use shall be in compliance with all requirements of the Kings County Department of Public Health and the Safe Body Art Act.

EXPIRATION

That this Conditional Use Application Permit become null and void two (2) years after the effective date of approval, unless, prior to the expiration, the use for which the permit was approved has commenced. Prior to expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension will be taken to the Planning Commission, who may extend the expiration of the permit by one year.

PASSED AND ADOPTED at a regular meeting of the Hanford City Planning Commission by the following vote:

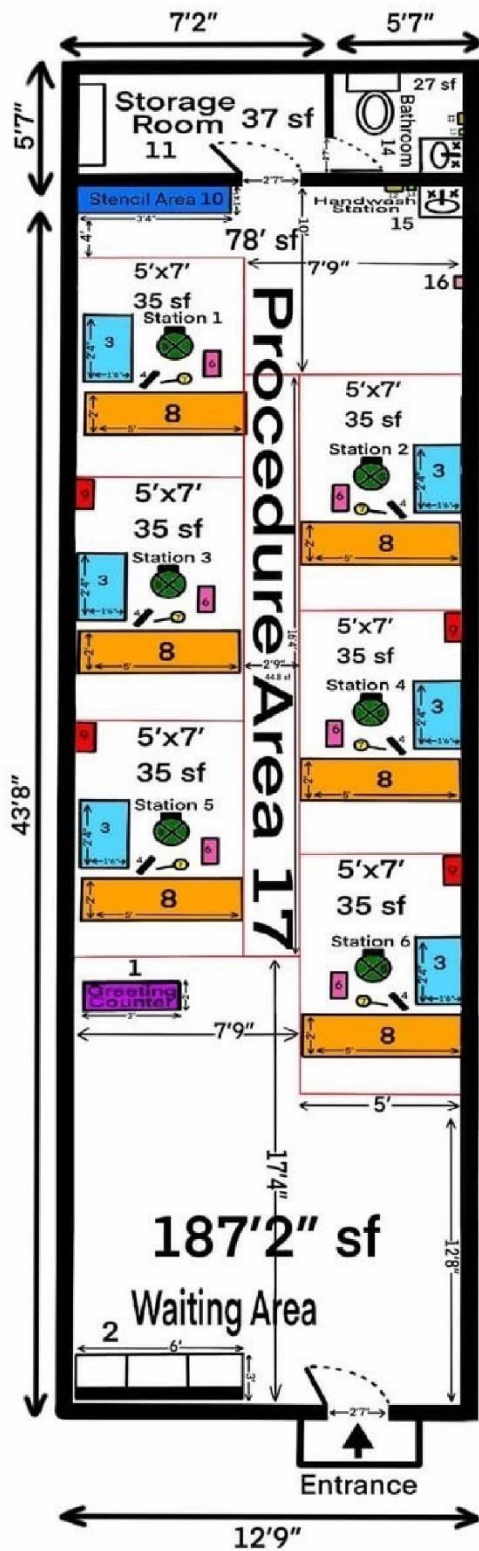
AYES:	Commissioners
NOES:	Commissioners
ABSTAIN:	Commissioners
ABSENT:	Commissioners

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, **Jason Waters**, Secretary of the City of Hanford Planning Commission, 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 9th day of December 2025.

Jason Waters, Secretary

Exhibit A
Floor Plan



1	Greeting counter
2	Waiting Area
3	Toolbox
4	Armrest
5	Artist Chair
6	Work station tray
7	Light/Lamp
8	Procedure Bed/Chair
9	Sharps Container
10	Stencil Area
11	Storage Room
12	Single-Use Paper Towel Dispenser
13	Liquid Soap
14	Bathroom
15	Handwash Station
16	Fire Extinguisher
17	Procedure Area

Exhibit B
Kings County Department of Public Health - Conditions of Approval

Kings County Department of Public Health

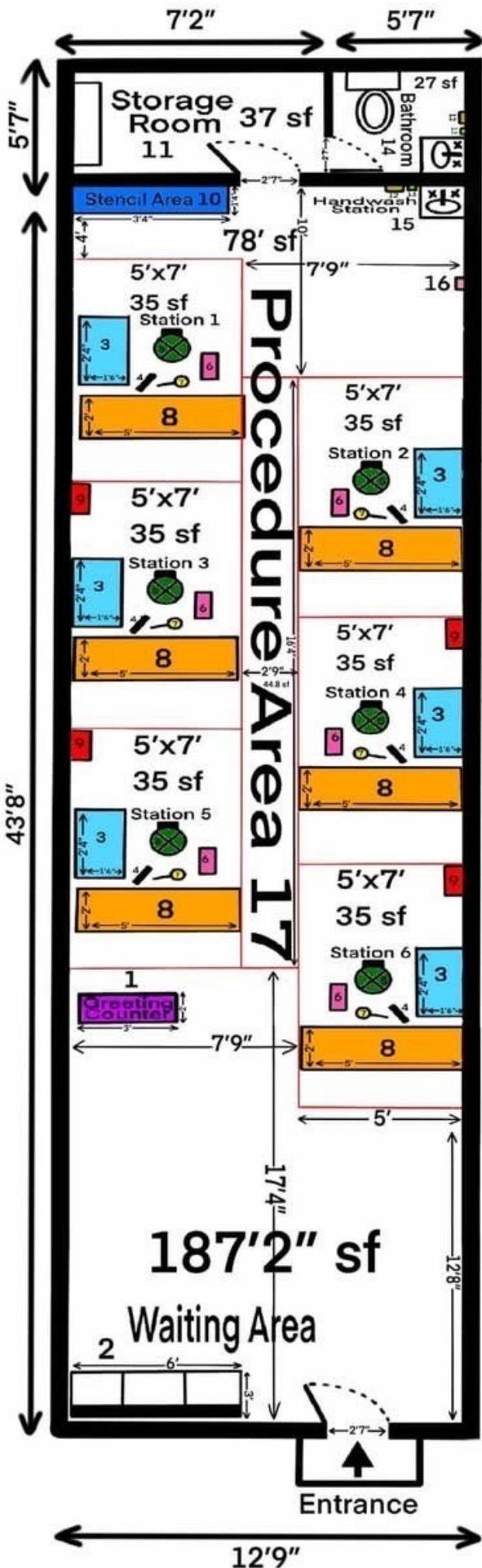
Kings County Environmental Health Services (KCEHS):

All California body art facilities must comply with the Safe Body Art Act (California Health & Safety Code, Division 104, Part 15, Chapter 7). Please visit our website at <https://www.kcdph.com/bodyart> for required forms.

The facility must have a valid operating permit from our department, which requires annual registering and inspection. All body artists must also individually register with our office.

A new or remodeled facility, or a facility that was not previously in use as a body art facility, must submit a plan check application with three (3) complete sets of plans. Plans must be approved prior to construction and/or operation. Review the plan check guidelines at the EHS county website noted above.

With any questions, please contact Lindsay Hullinger at (559) 852-4654 during regular business hours 8AM-5PM Monday through Thursday, and 8AM-12PM on Fridays. You may also contact me via email at Lindsay.hullinger@co.kings.ca.us.



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Notice of Exemption 2025-81

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: Conditional Use Permit 0055-25

Project Location – 580 S. 11th Ave. (APN 012-332-014)

Project Location – City: Hanford Project Location – County: Kings County

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 0055-25: a request to locate a tattoo studio in an existing suite in the MX-C Corridor Mixed Use zone district.

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

Name of Person or Agency Carrying Out Project/Project Applicant: Ernesto Medina

Exempt Status: **(check one)**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269 (a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption: State type and section number: 15301 Existing Facilities
- Statutory Exemption. State code number:

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. Section 15301 states that Class 1 exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project involves the permitting of an existing private structure, involving negligible or no expansion.

Lead Agency

Contact Person: Mark Manha Area Code/ Telephone: (559) 585-2583

Signature: _____ Date: December 9, 2025 Title: Associate Planner

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



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
JANUARY, 1996

KINGS COUNTY ASSESSOR'S MAP

12-33

KINGS CASTLE SUBDIVISION

PORTION SE 1/4 SEC.35-18-21

