



**Planning Commission Regular Meeting
Minutes**

**October 28, 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:

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: Variance No. 0027-25: a request to deviate from the standards of the Hanford Municipal Code Section 17.60.150(A), in order to allow an ice and water vending machine to be located 141' from an existing building, where no separation is permitted, in the C-N Neighborhood Commercial zone district. The project is located at 1736 N. 10th Ave. (APN 008-270-032).

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.

Commissioner CURTIS asked how long the project will take to complete. Associate Planner Manha replied that it should not take long, but there is no specific timeframe.

Chair HAM stated that the proposed structure is a little larger than the existing structure, but it appears to be pretty much the same. Mr. Manha confirmed that that is correct.

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

Motion to adopt Resolution No. 2025-34, approving Variance No. 0027-25.

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

B. Community Development: (Continued from October 14, 2025)

Annexation165: a request to annex approximately 141.85 acres into the City of Hanford City Limits from the Kings County Jurisdiction. The annexation area is a combination of the Project Site (83.61 acres) and an area to the north, not proposed to be developed at this time (58.24 acres).

General Plan Amendment No. 0009-24: a request to change the land use designation from a combination of Low- and Medium-Density Residential to Medium-Density Residential (78.16 acres) and Neighborhood Mixed Use (5.45 acres) for 83.61 acres of the project site.

Prezone No. 0013-24: a request to prezone the properties as a R-M Medium-Density Residential (78.16 acres) and MX-N Neighborhood Mixed Use (5.45 acres), consistent with the proposed General Plan Amendment and R-L-5 Low-Density Residential (51.92 acres) and C-N Neighborhood Commercial (6.32 acres), consistent with the General Plan Designation.

Tentative Subdivision Map 00012-24: a request to subdivide 83.61 acres of the annexation area into a **650-unit multi-family (300 units) and single-family (350 units) residential subdivision** and a 5.45-acre Neighborhood Mixed Use site with a planned unit development overlay.

Planned Unit Development No. 0037-24: a request to allow various deviations from the regulation of the R-M Medium-Density Residential zone district for the mixed use subdivision, proposed under Tentative Tract 945, including reduced lot size, lot width, lot depth, site area per dwelling unit requirements, setbacks, open space dimensions, and allow removal of the block wall requirement between MX-N Neighborhood Mixed Use and R-M Medium-Density Residential.

Mitigated Negative Declaration No. 2025-73 (SCH #2024121093): a request to certify that the project will have a less than significant adverse impacts on the environment with the incorporation of mitigation measures

LOCATION: The Project site is located north of Grangeville Boulevard and east of 9 ¼

Avenue. The development site includes two parcels, comprising 83.61 acres (APNs 014-143-069 and 014-143-078). The additional Annexation Area encompasses 58.24 acres (APNs 014-143-022, 014-830-011, 014-830-010, 014-830-013, 014-830-014, 014-830-015, 014-830-016, 014-830-017, 014-830-018).

Chair HAM read the staff recommendations. Senior Planner Myers reported that staff is still working through some issues. The next Planning Commission meeting would have been Tuesday, November 11; however, that is Veteran's Day, and there will not be a meeting on that holiday. The next meeting will be Tuesday, November 25, and staff recommends that the public hearing be continued to that meeting. Chair HAM polled the Commissioners, to see if there would be a quorum for November 25. All five Commissioners confirmed that they would be able to meet.

Motion to continue the Public Hearing to November 25, 2025.

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

DIRECTOR'S COMMENTS:

Director Waters reminded the Commissioners of the Transit-Oriented Development (TOD) project near High Speed Rail, which City Council will discuss at their meeting next week--Tuesday, November 4, 2025. He encouraged them to attend, if they are interested in knowing more about it.

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:

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 5:45 p.m.

Respectfully submitted,

Diana Black
Recording Secretary