



Planning Commission Meeting Agenda

January 13, 2026
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:

STUDY SESSION:

- A. Community Development:
Objective Design Standards for Single-Family Development Outreach Summary and Project Presentation

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 November 25, 2025 Minutes
- B. Community Development: Approval of the December 9, 2025 Minutes

PUBLIC HEARING:

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: 1/13/2026

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of the November 25, 2025 Minutes

RECOMMENDATION:

Approve the minutes of the November 25, 2025 meeting.

ATTACHMENTS:

1. 11_25_25 Minutes



**Planning Commission Regular Meeting
Minutes**

**November 25, 2025 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
CURTIS	NELSON
NORRIS	ALTERNATE COMMISSIONER MAREZ
DOUGLAS	
HAM	

INVOCATION:

There was no 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.

There were no public 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.

A. Community Development: Approval of the October 28, 2025 Minutes

Commissioner CURTIS noted that his name is listed twice in the vote section for Public Hearing A. Variance No. 0027-25 and asked that it be corrected.

Motion to accept the minutes of the October 28, 2025 meeting, as corrected.

RESULT: (UNANIMOUS)
MOVER: CURTIS
SECONDER: DOUGLAS

AYES: CURTIS, DOUGLAS, NORRIS, HAM

PUBLIC HEARING:

- A. Community Development: Conditional Use Permit No. 0054-25: a request to allow an indoor virtual golf facility with a Type 40 ABC liquor license for the on-site sale of beer within an existing building in the MX-D Downtown Mixed Use zone district. The project is located at 410 W. Seventh St. Unit 101 (APN 012-063-007).

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 opened Public Comment:

IN FAVOR

Applicant and Hanford resident Mark Keeton spoke in favor of the project.

Chair HAM asked what the hours of operation and type of food to be provided would be. Hours of operation will begin at 10 a.m., at the earliest, and they will be serving tap/craft beers. Premade food will be available for purchase.

Commissioner NORRIS asked if the applicant plans to have segregated hours for minors. He answered that he does not, but the plan is to make this a family-friendly environment.

OPPOSED

None.

Motion to adopt Resolution No. 2025-35, approving Conditional Use Permit No. 0054-25.

RESULT: (UNANIMOUS)
MOVER: CURTIS
SECONDER: DOUGLAS
AYES: CURTIS, DOUGLAS, NORRIS, 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 65013-unit multi-family (300226 units) and single-family (35087 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

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 opened the public hearing and called for the staff report. Senior Planner Myers asked the Commissioners if they would like her to provide the full staff report that was presented at the October 14 meeting, or if they prefer she just cover the changes. Chair HAM asked her to cover the changes only. Ms. Myers presented the changes, recommended approval of the project, and invited questions of staff:

Commissioner CURTIS asked how many exits are on this development plan to the residential area. Ms. Myers indicated the locations of the exits on the map (two on 9 1/4 Avenue, one on Leland, and two on 9th Avenue.) He then asked if there is a City- or State-required number of exits fo large subdivisions. Ms. Myers replied that the Fire Department reviews each of these plans, and they require at least two.

Commissioner NORRIS asked City Attorney Mizote if he is satisfied with the concerns from the previous meeting. City Attorney Mizote reported that two major issues have been addressed: 1) Farmland conversion for this project was addressed with the General Plan Update in 2002. The EIR for the project did not mention any mitigation measures. The City can proceed, based on that document. 2) The Vehicle Miles Traveled (VMT) issue has been resolved.

Chair HAM opened Public Comment:

IN FAVOR

Applicant/Developer Greg Nunley thanked staff and City Attorney Mizote for their work on this project and encouraged approval of the project.

OPPOSED

None.

There being no further comments, Chair HAM called for a motion.

Motion to recommend certification of Mitigated Negative Declaration No. 2025-73 (SCH# 2024121093) for the project to the City Council.

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

Motion to find that the proposed Annexation No. 165 is consistent with the Hanford General Plan Policies L15 and L17 and forward Annexation No. 165 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

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

Motion to adopt Resolution No. 2025-30, recommending approval of General Plan Amendment No. 0009-24 to the City Council.

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

Motion to adopt Resolution No. 2025-31, recommending approval of Prezone No. 0013-24 to the City Council.

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

Motion to adopt Resolution No. 2025-32, recommending approval of Tentative Subdivision No. 0012-24 (TT 945) to the City Council.

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

Motion to adopt Resolution No. 2025-33, recommending approval of Planned Unit Development No. 0037-24 to the City Council.

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

DIRECTOR'S COMMENTS:

None.

COMMISSIONERS' ITEMS OF INTEREST:

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Chair HAM asked if there would be any items for the next meeting. Ms. Myers replied that there would be one item for the December 9 meeting. Vice-Chair DOUGLAS announced that he had turned in his resignation. Ms. Myers expressed appreciation for his service.

ADJOURNMENT:

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Chair HAM wished everyone a Happy Thanksgiving and adjourned the meeting at 6:01 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 1/13/2026

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of the December 9, 2025 Minutes

RECOMMENDATION:

Approve the minutes of the December 9, 2025 meeting.

ATTACHMENTS:

1. 12-09-25 Minutes



**Planning Commission Regular Meeting
Minutes**

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

ROLL CALL:

Present:	Absent:
NELSON	CURTIS
NORRIS	Alternate MAREZ
DOUGLAS	
HAM	

INVOCATION:

Pastor Tom King, New Testament Baptist Church

FLAG SALUTE:

Vice-Chair DOUGLAS led the flag salute.

PUBLIC COMMENT:

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Hanford resident Rose Shapley suggested that the City add a year-round indoor ice-skating rink. She also expressed concern that the chalk marks from the Turkey Trot route caused directional confusion for Christmas parade viewers. The chalk marks are still there, and the Rudolph Run is coming up. She also stated that loose dogs and other people vaping interfere with her walks.

Chair HAM replied that those issues are not within the purview of the Planning Commission.

CONSENT CALENDAR:

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There were no items.

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).

Chair HAM opened the public hearing and called for the staff report. Associate Planner Mark Manha presented the staff report, recommended approval, and invited questions of staff. Chair HAM had a question regarding Mr. Manha's comment about partial non-conformance: Since it is an existing building that they are just going to occupy, is that an issue with this project? Mr. Manha replied that it is legally existing, since that is how it was approved. If it involved a major development, which is not part of this project, staff would look at zoning standards.

There being no further questions, Chair HAM opened Public Comment:

IN FAVOR

Applicant Ernesto Medino shared information about his background in tattoo art, which began in 2008. He enjoys providing meaningful tattoos to his clients, and encouraged approval of the project.

OPPOSED.

None.

There were no questions and no further discussion. Chair HAM called for a motion.

Motion to adopt Resolution No. 2025-36, approving Conditional Use Permit No. 0055-25.

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

DIRECTOR'S COMMENTS:

Director Jason Waters expressed staff's appreciation to Commissioner DOUGLAS for his years of service on the Commission and for his willingness to serve into January, if needed. Director Waters also announced that we have three vacancies to fill for Planning Commission. He encouraged the commissioners to let people know.

COMMISSIONERS' ITEMS OF INTEREST:

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Chair HAM asked if we would be able to meet a quorum, with three commissioners leaving. Director Waters replied that we have five Commissioners plus one Alternate Commissioner. One of the vacancies is the Alternate Commissioner, so we only need three for a quorum. Director Waters further explained that our Alternate Commissioner, Bernardo Marez had a new work situation that made it difficult for him to attend the meetings, and Commissioner Curtis's term expires the end of this year. He can reapply. It is anticipated that City Council will take action on these vacancies in January.

ADJOURNMENT:

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Chair HAM adjourned the meeting at 5:46 p.m.

Respectfully submitted,

Diana Black
Recording Secretary