



**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:

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.

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:

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.

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:

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 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:

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 5:46 p.m.

Respectfully submitted,

Diana Black
Recording Secretary