



Planning Commission Meeting Agenda

March 10, 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:

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.

INTRODUCTION OF NEW PLANNING COMMISSIONERS:

ELECTION OF THE 2026 PLANNING COMMISSION CHAIR AND VICE-CHAIR:

GENERAL BUSINESS:

- A. Community Development: Finding of General Plan Consistency for the acquisition of real properties located at the southeast corner of S Harris Street and E 7th Street, comprised of approximately 56,228 square feet, located in the City of Hanford, County of Kings, State of California, consisting of Kings County Assessor's Parcel Numbers 012-046-006, 012-046-007, 012-045-004, 012-045-005, and 012-045-010, in accordance with Government Code Section 65402.

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 January 13, 2026 minutes
- B. Community Development: Approval of the January 27, 2026 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: 3/10/2026	AGENDA SECTION: GENERAL BUSINESS
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SUBJECT:

Finding of General Plan Consistency for the acquisition of real properties located at the southeast corner of S Harris Street and E 7th Street, comprised of approximately 56,228 square feet, located in the City of Hanford, County of Kings, State of California, consisting of Kings County Assessor's Parcel Numbers 012-046-006, 012-046-007, 012-045-004, 012-045-005, and 012-045-010, in accordance with Government Code Section 65402.

RECOMMENDATION:

Recommendation: Staff recommends that the Planning Commission find that the acquisition of the property is consistent with the 2035 General Plan, adopted April 24, 2017, in accordance with Government Code Section 65402.

Recommended Motion: I move to find the acquisition of the property is consistent with the General Plan, adopted April 24, 2017, in accordance with Government Code Section 65402.

BACKGROUND:

The subject property is located at the southeast corner of S Harris Street and E 7th Street, comprised of approximately 56,228 square feet, located in the City of Hanford, County of Kings, State of California, consisting of Kings County Assessor's Parcel Numbers 012-046-006, 012-046-007, 012-045-004, 012-045-005, and 012-045-010 See the property aerial, shown in Figure 1.

The City intends to purchase the site from the current property owner and utilize the property to construct a public safety building, as approved in Measure H.

In accordance with Government Code Section 65402, in order for the City to acquire the property, the Planning Commission must find that the acquisition is in conformance with the General Plan, relative to its purpose, location and extent.

The site is designated in the General Plan as Downtown Mixed Use (see Figure 2) and zoned MX-D Downtown Mixed Use (see Figure 3), in accordance with the General Plan.

General Plan Consistency

California Government Code Section 65402 requires that the Planning Commission make a General Plan Finding of Consistency for the acquisition of the property for City use.

The following goals and policies are excerpts from the 2035 General Plan, adopted April 24, 2017.

They are applicable with respect to the proposed property acquisition and support the acquisition of the property for use as a government building.

2.1 Principles Related to Economic Development and City Growth:

Downtown as the physical, cultural, civic, and commercial center of Hanford.

2.6 Downtown

Downtown Hanford is the historic center for Hanford’s commercial activity as well as its hub for public gathering and interaction. It is the focal point of community activity and pride. A healthy, active downtown provides a foundation for the community, and conveys a positive message to prospective businesses about Hanford’s quality of life. Downtowns are typically the most dynamic areas of a city, and they continually evolve to meet the needs of changing culture over years and decades. The City of Hanford continues to engage in numerous efforts to make a place where businesses successfully operate, cultural and entertainment opportunities are enjoyed, and people can interact with each other.

Downtown Hanford Goals

Policy L70 Typical Uses in Downtown Mixed Use Land Use Designation

Define the uses allowed in the Downtown Mixed Use land use designation to include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. Vertical and horizontal mixed-use developments are encouraged.

Policy L73 Offices in Downtown

Encourage local-serving offices to locate in the Downtown.

Policy L124 Downtown Mix of Uses

Encourage mixed-use, local serving offices and commercial development projects in the Downtown mixed with multi-family residential development.

Policy L126 Downtown Government Offices

Locate new local, State, and federal offices in the Downtown area to the greatest extent possible.

Analysis: The proposed acquisition of the property for use as City offices is consistent with the above listed goals and policies, since the Downtown Mixed Use designation is intended to be the civic center of the City and provide local-serving offices.

Government offices, local, state, and federal, are a permitted use in the MX-D Downtown Mixed Use zone district, in accordance with the Commercial, Office, and Industrial Land Use Table presented in Section 17.08.030 of the Hanford Municipal Code.

6.7 Law Enforcement

The Hanford Police Department provides police protection services within the City of Hanford. The goal of the Department is to reduce the impact of crime and the fear it causes to victims of those crimes. The Department supports a policing philosophy that promotes and supports organizational strategies to address the causes of crime and social disorder through problem solving tactics and community/police partnerships. The Police Department operates out of a single station located at 425 North Irwin Street.

Analysis: Should the City Council move forward with the development of the specified property for construction of a new public safety facility, upon completion of the facility, a General Plan Amendment would be necessary in order to update the address of the new facility, or strike its reference, completely.

Law Enforcement Goals

Goal P8: Crime prevention and reduction throughout the community.

Goal P9: Functional public buildings to adequately house police protection personnel and equipment.

Analysis: The proposed acquisition of the site is for the development of a new public safety building to house the Police Department. The proposed acquisition is intended to satisfy Goal P9 by creating a functional public building to adequately house police protection personnel and equipment. Through the creation of the new public safety building, the Police Department can utilize the facility to address goal P8, in order to prevent and reduce crime throughout the community.

6.7.1 Law Enforcement Facilities

Policy P34 Police Station

Provide for additional structures and acquire additional land as needed for an expanded police station with adequate police vehicle parking to maintain acceptable response times to meet new population growth.

Analysis: The proposed acquisition makes land available for an expanded police station, which will accommodate adequate police vehicle parking, in order to maintain acceptable response times to meet the growing population.

Policy P36 Vehicles and Safety Equipment

Provide for police equipment needs including vehicles and safety equipment as public safety services are expanded to meet new population growth.

Analysis: The proposed acquisition makes land available for an expanded police station, which will accommodate adequate police vehicle parking and safety equipment, in order to maintain acceptable response times to meet the growing population.

Policy P37 Impact Fees for Police Facilities

Require new development to provide funding to meet the cost of providing vehicles, equipment, and structures, to meet the needs of new population growth.

Analysis: The acquisition proposed will be funded by tax dollars provided by Measure H. New development is subject to police impact fees, to off-set the effect of new development of public services, including police.

PROCESS

In accordance with Government Code Section 65402 (a), If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof.

FUTURE REVIEWS AND ACTIONS

A Planning Commission finding that acquisition of the property is consistent with the General Plan in no way serves as any prior/pre-approval or commitment to future approvals or purchase of the property. The role of the Planning Commission is to find the acquisition the property is consistent with the 2035 General Plan, in accordance with Government Code Section 65402, it is not approval or recommendation of approval to purchase or lease the property.

ENVIRONMENTAL ASSESSMENT

In accordance with CEQA, the City acknowledges that the use of the site as a future police station will require CEQA review. CEQA permits the agency (City) to designate a preferred site for CEQA review and may enter into land acquisition agreements when the agency has conditioned the agency's future use of the site on CEQA compliance. Therefore, the City commits to reviewing the project for environmental effects, in accordance with the requirements of the California Environmental Quality Act (CEQA) guidelines.

FISCAL IMPACT:

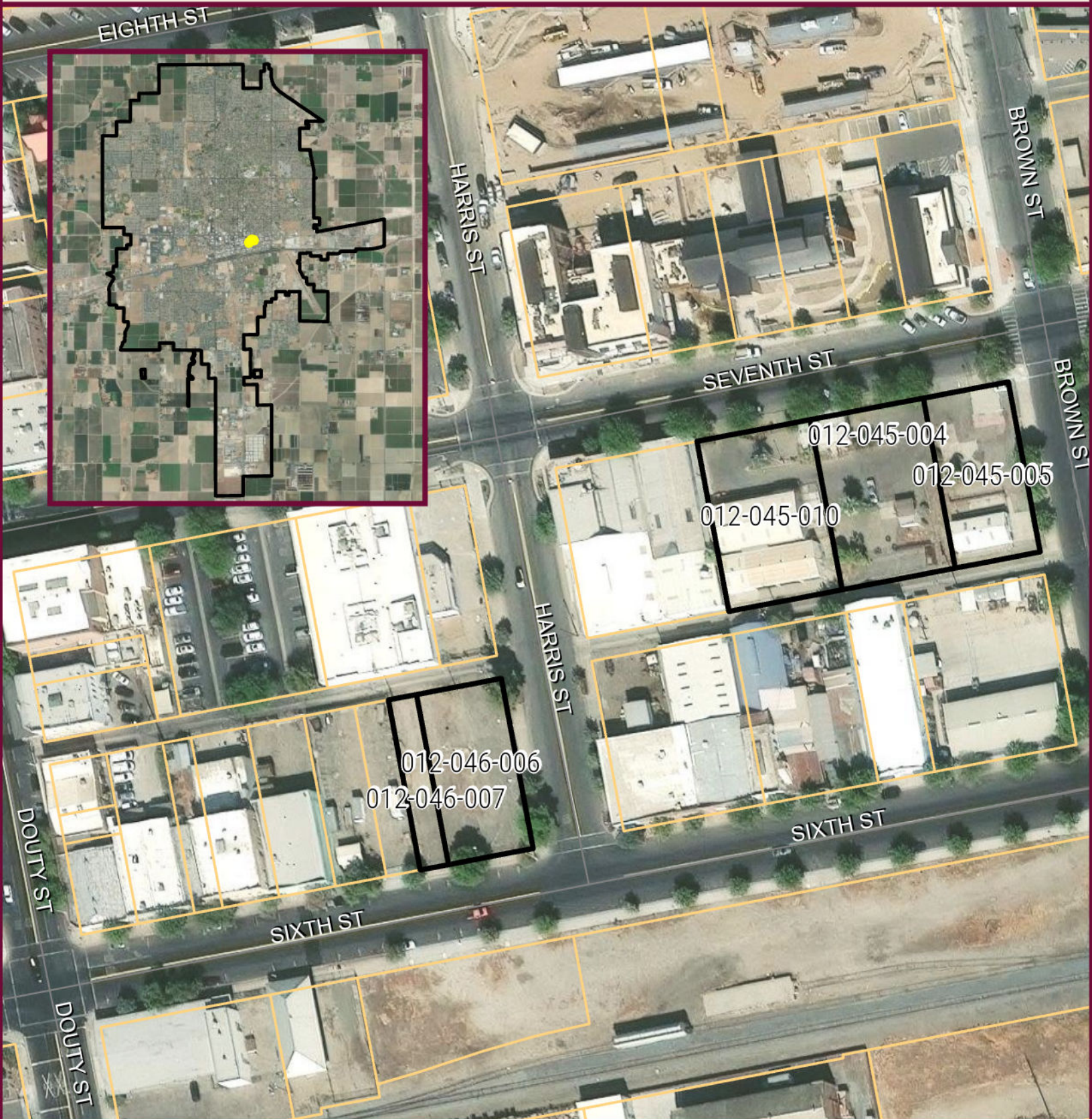
The finding of consistency does not have a fiscal impact.

ATTACHMENTS:

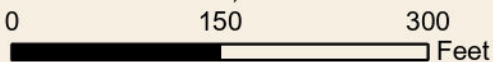
- 1. Figure 1 - Location Map
- 2. Figure 2 - Land Use Map
- 3. Figure 3 - Zoning Map

Location of Sites

012-046-006 & 007, 012-045-010, 004, & 005



Map Prepared by Maddison Faria
March 4, 2026
317 N Douty St
Hanford, Ca 93230



Legend

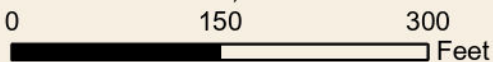
-  Selected Sites
-  Parcels

Land Use

012-046-006 & 007, 012-045-010, 004, & 005



Map Prepared by Maddison Faria
March 4, 2026
317 N Douty St
Hanford, Ca 93230



Legend

- Selected Sites
- MUD- Downtown Mixed Use
- Parcels

Zoning of Sites

012-046-006 & 007, 012-045-010, 004, & 005



Map Prepared by Maddison Faria
March 4, 2026
317 N Douty St
Hanford, Ca 93230



Legend

- Selected Sites
- MX-D Downtown Mixed Use
- Parcels



**Planning Commission Regular Meeting
Minutes**

**January 13, 2026 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

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

INVOCATION:

Pastor Michael Hopper led the invocation.

FLAG SALUTE:

Chair HAM led the flag salute.

STUDY SESSION:

A. Community Development:

Objective Design Standards for Single-Family Development Outreach Summary and Project Presentation

Director Jason Waters introduced Consultants Brenton Gibbons and Hannah Woolsey, of Mintier Harnish. He noted that staff has been working with them for the past several months on several things, one of which is the objective Design Standards to potentially guide development in the City of Hanford.

Ms. Woolsey gave the presentation, including next steps, and concluded with a discussion with the Planning Commission. City Attorney Mizote referred to the comments on CEQA issues, and asked Ms. Woolsey how these design standards would avoid an EIR [Environmental Impact Report]? He noted that the presentation included issues such as VMT [Vehicle Miles Traveled], which would trigger some type of environmental review. Ms. Woolsey replied that issues would not be addressed in the design standards. These are additional issues heard during the stakeholder-interview process that they decided to bring forward to the Planning Commission. Mr. Gibbons then added that they would not be able to circumvent an EIR through the design standards. Some of the stakeholders had mentioned that they would like to ease the environmental requirements. It was mentioned in the presentation in an effort to be transparent with the Commission. Director Waters mentioned that, given the opportunity, developers would want to request relaxed environmental requirements.

Commissioner NORRIS mentioned that the goal was to increase affordable housing, and he asked how this would do

that. Ms. Woolsey replied that there would be back-and-forth discussion between the developer(s) and the city, with increased time involved, which can add to the expenses of the overall development project. If the city can draft a set of objective standards, it creates more consistency and reliability of what a developer can expect from the city's permitting process and can decrease the amount of time and reduce their overall budget. This ultimately is passed along to future homebuyers. Director Waters added the staff has seen a trend in requests for very small lot sizes. The city does not have a mechanism to approve those. We have to require PUDs [Planned Unit Developments] and/or other applications. This means additional fees and additional reviews. If the city could allow it, with certain standards, then developers are able to bypass those extra reviews, time, and expenses.

Chair HAM expressed concerns that these small lots will mean very small houses. Decreased setbacks for houses with no roof overhangs would mean houses would be very close to one another, which would be a development of condominiums. He asked, if these standards are adopted, would any deviations be allowed, or would they be required to go through a PUD, or other application, if they want to do something different? Director Waters stated that we would avoid additional fees by allowing standards for smaller-lot developments. If the application is for larger lots, they would be subject to the zoning ordinance. He mentioned that fire-code setback requirements must be met. Mr. Gibbons added that every project has to comply with building and fire codes. These comments are not solidified. The purpose of the study session was to bring forth the concepts that were brought to them and have them vetted through the Planning Commission, so when they go to draft something, they are meeting the expectations. Director Waters added that if the small lot sizes are allowed, the city can offset some other concerns with certain measures (e.g., the houses face a certain way, the sidewalks are in a certain place).

City Attorney Mizote then asked what environmental assessment will occur to affect these standards. Mr. Gibbons stated that they would have to go back to their scope to see what exact environmental document would be prepared, but it is not an EIR. Mr. Mizote stated that it seems that these are General Plan-level environmental issues. The city will want an environmental document to tie off of. Mr. Gibbons replied that they would discuss that with city staff and the city attorney to find the best path to move forward. Director Waters stated that they will talk and determine what is appropriate. Chair HAM expressed concerns regarding increased traffic. Mr. Gibbons said they will talk with the city and look at different CEQA routes.

Commissioner NORRIS had parking concerns regarding single-family homes with multiple family members and an increase in the number of vehicles. Director Waters noted that there has been discussion about parking concerns with smaller lot sizes. Staff is looking at possible solutions--possibly requiring developers to provide a parking area. Ms. Woolsey stated that once they will take the Planning Commission's feedback and bring an initial draft to them in May.

PUBLIC COMMENT:

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None.

CONSENT CALENDAR:

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Commissioner CURTIS asked that Item A be pulled, for separate consideration:

Motion to approve the minutes of the November 25, 2025 meeting

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

Motion to approve the minutes of the December 9, 2025 meeting

RESULT: (PASSED)
MOVER: NORRIS
SECONDER: DOUGLAS
AYES: NORRIS, DOUGLAS, HAM

NAYS: NONE
ABSTAIN: CURTIS

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

PUBLIC HEARING:

None.

DIRECTOR'S COMMENTS:

Director Waters announced that the Planning Commissioner application date has closed. City Council plans to screen and interview candidates this month, make their selections, then announce the new commissioners at the first City Council meeting in February.

COMMISSIONERS' ITEMS OF INTEREST:

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Chair HAM asked if Vice-Chair DOUGLAS will be at the next Planning Commission meeting, since the new commissioners will not yet be in place. Vice-Chair DOUGLAS said he will be there, if needed..

ADJOURNMENT:

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Chair HAM adjourned the meeting at 6:13 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



**Planning Commission Regular Meeting
Minutes**

**January 27, 2026 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
NELSON CURTIS NORRIS DOUGLAS HAM	NONE

INVOCATION:

Pastor Bud Haskell, Grace Bible Church

FLAG SALUTE:

Vice-Chair DOUGLAS led the flag salute.

PUBLIC COMMENT:

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None.

CONSENT CALENDAR:

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None

PUBLIC HEARING:

- A. Community Development: **Vesting Tentative Tract Map No. 947 Amendment #1:** A request by applicant Steven Macias, to amend the previously approved tentative tract with 14 single-family residential lots and an 11,594 square foot-open space lot into a 17-lot single-family residential subdivision on a 3.62-acre parcel in the R-L-5 Low-Density Residential zone district. The amendment proposes the removal of the former open-

space lot, increases the residential lot count from 14 to 17, and utilizes the provisions of Section 17.10.100 to allow three lots under 5,000 square feet. **LOCATION:** The project is located at the southern end of the intersection of Harrison Avenue and Grangeville Boulevard, APN 014-171-067.

Chair HAM opened the public hearing and called for the staff report. Principal Planner Myers presented the staff report, recommended approval, and invited questions of staff.

Chair HAM noted a correction on page 36 of the agenda packet: 300 ft.should be 300 sq. ft.

There being no further comments/questions of staff, Chair HAM opened Public Comment:

FAVOR

Applicant and Tulare resident Steve Macias thanked staff, stating they had been very helpful. He also thanked the Planning Commission for their trust in approving this project last year, and he encouraged approval of this amendment. Another developer is purchasing the property and requested this amendment. Mr. Macias and the developer were available to answer questions.

OPPOSED

Hanford resident Pam Kitcher, who lives on Bass Street, stated that, if the street goes through, it would create traffic issues and would be crowded.

Principal Planner Myers stated that when the tract was originally proposed in the 1970's, it was planned for Bass Street to go through, and that is a requirement. Chair HAM asked staff if he understood correctly that the project was already approved and this is just an amendment to add three lots. Staff confirmed that was correct.

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

Motion to adopt Resolution No. 2026-01, approving Vesting Tentative Tract Map No. 947 Amendment #1.

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

DIRECTOR'S COMMENTS:

Director Waters reported that staff will take the report of Objective Standards, including the Commission's comments, to City Council next month.

Chair HAM inquired about the interview process for the new Planning Commissioners. Director Waters replied that City Council organized a subcommittee to arrange the interviews, The committee conducted interviews last night. There were 12 candidates. The scoring will be completed soon, and the number will decrease. City Council will interview the remaining candidates and make a decision. Chair HAM asked if we might have the new commissioners in place for the next meeting. Director Waters replied that we should have them in place by the first meeting in February. Chair HAM then asked if the alternate commissioner position has been officially vacated. Director Waters replied that it has. Chair HAM asked if it has been budgeted to send the new commissioners to training. Director Waters stated that it is budgeted for new commissioners.

COMMISSIONERS' ITEMS OF INTEREST:

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None.

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Chair HAM adjourned the meeting at 5:48 p.m.

Respectfully submitted,

Diana Black
Recording Secretary