



**Planning Commission Regular Meeting  
Minutes**

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

**ROLL CALL:**

<b>Present:</b>	<b>Absent:</b>
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:**

*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.*

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:**

*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 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:**

*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](http://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 6:13 p.m.

Respectfully submitted,

Diana Black  
Recording Secretary