



**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:

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: **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:

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 5:48 p.m.

Respectfully submitted,

Diana Black
Recording Secretary