



## Planning Commission Meeting Agenda

March 24, 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.*

### **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.*

### **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 on the north side of E Sixth Street, west of Brown Street, comprised of approximately 12,000 square feet, located in the City of Hanford, County of Kings, State of California, consisting of Kings County Assessor's Parcel Numbers APNs 012-045-006 and 012-045-007, in accordance with Government Code Section 65402.

### **PUBLIC HEARING:**

- A. Community Development: Conditional Use Permit No. 0058-26: a request to locate a massage therapy business in the O-R Office Residential zone district. The project is located at 804 N. Irwin St. Unit C (APN 010-185-014).

- B. Community Development: **Continuation Request: Staff requests that the Planning Commission continue the public hearing to Tuesday, April 14, 2026, in order to allow for the 30-day State review period to end.**

**Tentative Tract 949:** A request by N & M Capital, LLC, to subdivide a 30.9-acre site into a 211 unit single-family subdivision with a 0.66-acre open space site with a planned unit development overlay in the R-L-5 Low-Density Residential zone district. **Planned Unit Development No. 47-25:** A request to deviate from the standards of the R-L-5 Low-Density Residential zone district, in order to allow reduced lot sizes, width, depth, setbacks, and a deviation to the standard open-space dimension for the proposed subdivision. **Mitigated Negative Declaration No. 2026-12 (SCH #2026030252):** a request to certify that the project will have a less-than-significant impact on the environment with the incorporation of mitigation measures. **Location:** The project is located south of Lacey Boulevard, west of 12 ½ Avenue (Aquifer Drive) APN 011-010-010.

#### **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](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.*