



**Planning Commission Regular Meeting
Minutes**

**March 24, 2026 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
ESPARZA	
GILL	
NELSON (arrived at 5:38 p.m.)	
NORRIS	
HAM	
McILWAINE	

INVOCATION:

There was no invocation.

FLAG SALUTE:

Commissioner NELSON 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.

No items.

- A. Community Development: Approval of the March 24, 2026 Planning Commission Minutes

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

Chair HAM opened the nominations and deferred to City Attorney Ty Mizote. Attorney Mizote explained the nominating procedure and called for nominations for the Planning Commission Chair position.

Motion to elect Commissioner HAM.

RESULT: (UNANIMOUS)
MOVER: NORRIS
AYES: NORRIS, NELSON, ESPARZA, GILL, HAM

Attorney Mizote called for nominations for the Vice-Chair position.

Motion to elect Commissioner NELSON.

RESULT: (UNANIMOUS)
MOVER: NORRIS
AYES: NORRIS, ESPARZA, GILL, NORRIS, HAM

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.

Attorney Mizote recused himself from this item, as he owns property within 500 feet of the project, and he left the chambers. Director Jason Waters presented the staff report and invited questions. There being no questions, Chair HAM called for a motion.

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

RESULT: (UNANIMOUS)
MOVER: NORRIS
SECONDER: NELSON
AYES: NELSON, NORRIS, ESPARZA, GILL, HAM

Following the vote, City Attorney Mizote returned to the chambers and resumed his place at the dais.

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).

Chair HAM opened the public hearing and called for the staff report. Associate Planner Manha presented the staff report, recommended approval, and invited questions of staff. There being no questions, Chair HAM opened Public Comment:

FAVOR

Applicant Johnathan Quair introduced himself and provided information about his business.

OPPOSED

None

Chair HAM called for a motion.

Motion to adopt Resolution No. 2026-04, approving Conditional Use Permit No. 0058-26.

RESULT: (UNANIMOUS)

MOVER: NELSON
SECONDER: NORRIS
AYES: NELSON, NORRIS, ESPARZA, GILL, HAM

- 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.

Principal Planner Gabrielle Myers explained that, although the proper noticing was completed on time, technical issues in uploading the environmental documents to CEQAnet (California Environmental Quality Act) caused a change to the required noticing dates. Staff requested that the public hearing be continued to Tuesday, April 14, 2026, in order to allow for the 30-day State review period to end.

Motion to continue the public hearing to April 14, 2026, to allow for the 30-day State review period to end.

RESULT: (UNANIMOUS)
MOVER: NORRIS
SECONDER: NELSON
AYES: NORRIS, NELSON, ESPARZA, GILL, HAM

DIRECTOR'S COMMENTS:

Director Waters thanked the Commissioners for agreeing to the special meeting with City Council on May 12. He stated that the time of the meeting may have to be adjusted, to accommodate schedules. Mr. Waters will notify them of the time shortly. The purpose of the meeting is to go over the work that Mintier-Harnish have been working on regarding Environmental Justice and Objective Design Standards.

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).

Director Waters welcomed the new Alternate Planning Commissioner Lisa McIlwaine.

There were no Commissioners' items of interest.

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 5:25 p.m.