



Planning Commission Meeting Agenda

August 11, 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.

PUBLIC HEARING:

A. Community Development: Zone Text Amendment No. 0013-26

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.

CITY OF HANFORD PLANNING COMMISSION

STAFF REPORT

Tuesday, August 11, 2026

PROJECT: **Zone Text Amendment No. 0013-26**, a request to amend Title 15 Buildings and Construction of the Hanford Municipal Code, by adding Chapter 15.57, in order to implement a new Expedited Electric Vehicle Charging Station Permitting Ordinance and create a streamlined EV charging station permitting process, in accordance with Assembly Bills 1236 and 970

PLANNER: Maddison Faria, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2026-14, recommending approval of Zone Text Amendment No. 0013-26 to the City Council.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2026-14, recommending approval of Zone Text Amendment No. 0013-26 to the City Council.

BACKGROUND

As of January 1, 2023, all California cities and counties are required to comply with AB 1236 and AB 970.

Zoning Text Amendment 0013-26 would streamline electric vehicle charging station permits under AB 1236 and AB 970. Electric Vehicle Charging Stations which qualify for expedited permit processing, pursuant to Government Code Section 65850.7, shall be subject to the administrative permitting procedures set forth in the City's Electric Vehicle Charging Station Permit Expediting Ordinance.

PROJECT DESCRIPTION

The project is a request to amend Title 15 Buildings and Construction of the Hanford Municipal Code, by adding Chapter 15.57, in order to implement a new Electric Vehicle Charging Station Permit Expediting Ordinance and create a streamlined EV charging station permitting process, in accordance with Assembly Bills 1236 and 970

Zone Text Amendment

Staff recommends adoption of the following ordinance:

Chapter 15.57

ELECTRIC VEHICLE CHARGING STATION PERMIT EXPEDITING ORDINANCE

Sections

- 15.57.010 Title, words, and phrases.
- 15.57.020 Expedited electric vehicle charging station permitting.
- 15.57.030 Expedited review process.
- 15.57.040 Electronic submittals.
- 15.57.050 Association approval.
- 15.57.060 Permit application processing.
- 15.57.070 Technical review.
- 15.57.080 Inconsistencies
- 15.57.090 Partial invalidity.

15.57.010 Title, words, and phrases

This Ordinance shall be known as the City of Hanford Electric Vehicle Charging Station Permit Streamlining Ordinance. The purpose of this Ordinance is to establish an expedited, streamlined, and nondiscretionary permitting process for electric vehicle charging stations in accordance with Government Code Sections 65850.7 and 65850.71, as may be amended. Accordance with the definitions contained in Government Code Sections 65850.7 and 65850.71, except where specifically defined by the Ordinance.

15.57.020 Expedited electric vehicle charging station permitting.

Electric Vehicle Charging Stations applications qualifying for expedited administrative review pursuant to Government Code Sections 65850.7 and 65850.71, shall be subject to the administrative permitting procedures set forth in the City's Electric Vehicle Charging Station Permit Expediting Ordinance.

15.57.030 Expedited review process.

Consistent with Government Code Section 65850.7, the Building Official shall implement an expedited administrative permit review process for electric vehicle charging stations, and adopt a checklist of all requirements with which electric vehicle charging stations shall comply with in order to be eligible for expedited review. The expedited administrative permit review process and checklist may refer to the recommendations in the checklist prescribed by the most current electric vehicle charging station permitting guidance or successor guidance published by the Governor's Office of Business and Economic Development (GO-Bix), California Building Officials (CALBO), or another applicable State agency.

15.57.040 Electronic submittals.

Consistent with Government Code Section 65850.7, the Building Official shall allow for electronic submittal of permit applications covered by this Ordinance and associated supporting documentation. In accepting such permit applications, the Building Official shall also accept electronic signatures on all forms, applications, and other documentation in lieu of a wet signature by any applicant.

15.57.050 Association approval.

Consistent with Government Code Section 65850.7, the Building Official shall not condition the approval for any electric vehicle charging station permit on the approval of such a system by an association, as that term is defined by Civil Code Section 4080.

15.57.060 Permit application processing.

- A. A permit application that satisfies the information requirements contained in the City's adopted Electric Vehicle Charging Station Permit Checklist shall be accepted for review and processed in accordance with Government Code Sections 65850.7 and 65850.71. "A permit application that satisfies the information requirements contained in the City's adopted Electric Vehicle Charging Station Permit Checklist shall be accepted for review and processed in accordance with Government Code Sections 65850.7 and 65850.71.
- B. Upon determining that a permit application and supporting documentation satisfy the requirements of the City's adopted checklist and comply with applicable provisions of state and local law, the Building Official shall administratively approve the application and issue all required permits. If the Building Official determines that the permit application is incomplete, the Building Official shall provide the applicant with one written correction notice identifying all known deficiencies in the application and any additional information required to complete the review. Upon resubmittal, the Building Official shall review the revised application in accordance with the timeframes established by Government Code Sections 65850.7 and 65850.71.
- C. Issuance of a permit under this Ordinance does not authorize the charging station to be energized or placed into service until all required inspections have been completed and final approval has been granted by the Building Official.

15.57.070 Technical Review.

It is the intent of this Ordinance to encourage the installation of electric vehicle charging stations by removing obstacles to permitting for charging stations so long as the action does not supersede the Building Official's authority to address higher priority life-safety situations. If the Building Official makes a finding based on substantial evidence that the electric vehicle charging station could have a specific adverse impact upon the public health or safety, as defined in Government Code 65850.7, the City may require the applicant to apply for a use permit. The City shall not require discretionary review unless specifically authorized by Government Code Section 65850.7 and 65850.71.

15.57.080 Inconsistencies.

Any provision of the City of Hanford Municipal Code or appendices thereto, inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, are hereby repealed or modified to that extent necessary to affect the provisions of this Ordinance.

15.57.090 Partial invalidity.

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every Section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

The proposed ordinance is attached as **Attachment 1**.

Application Process

Utilizing the AB -1236/AB 970 Checklist for Permitting Electric Vehicle Service Stations (EVCS) for Residential and Non-Residential, staff integrated the checklist items into two separate applications (Residential and Non-Residential) to be accessed by the applicant through City of Hanford's Citizen Self Service Portal. This portal is the existing system used by applicants for the permit application process. The new checklist and permitting timeline will bring Hanford into compliance with AB 1236 and AB 970.

The proposed checklist for permitting EV service stations is attached as **Attachment 2**.

PROJECT EVALUATION

The ordinance was developed based on AB 1236 Sample Ordinance Template – Small Jurisdictions. It was determined that the ordinance needed to be adopted in order to comply with AB 1236 and AB 970. The ZTA also establishes criteria that outline the new streamlined application process through the adopted checklist.

The adoption to Section 15.57 is consistent with the General Plan, specifically Policy T95, which states, “promote and encourage the installation and use of electric vehicle (EV) charging stations and remove obstacles to their use as well as minimizing costs of permitting.”

FINDINGS FOR APPROVAL

Zone Text Amendment No. 0013-26

In taking action on a Zone Text Amendment, the Planning Commission must make the appropriate findings, in accordance with Section 17.86.030 of the Hanford Municipal Code:

1. The amendment is internally consistent with the goals, objectives, and policies of the General Plan and this title;

ANALYSIS: That according to General Plan Policy T95, the City of Hanford shall promote and encourage the installation and use of electric vehicle (EV) charging stations and remove obstacles to their use as well as minimizing costs of permitting. The adoption of Section 15.57 of the Hanford Municipal Code is consistent with the policies of the General Plan, as it promotes and encourages the installation of EV charging stations and streamlines the permitting process.

2. The amendment would not be detrimental to the public health, safety, or welfare of the community;

ANALYSIS: That the adoption of Section 15.57 of the Hanford Municipal Code is not detrimental to the public health, safety, or welfare of the community. Specifically, Section 15.57 identifies the intent of the ordinance to encourage the installation of electric vehicle charging stations by removing obstacles to permitting for charging stations, so long as the action does not supersede the Building Official's authority to address higher priority life-safety situations. If the Building Official makes a finding based on substantial evidence that the electric vehicle charging station could have a specific adverse impact upon the public health or safety, as defined in Government Code 65850.7, the City may require the applicant to apply for a use permit. The language ensures the amendment would not be detrimental to the public health, safety, or welfare of the community.

3. The amendment would maintain the appropriate balance of land uses within the City;

ANALYSIS: That the amendment will not affect the balance of land uses within the City of Hanford. The zone text amendment pertains to EV permitting processes, only.

4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses;

ANALYSIS: That the zone text amendment applies to EV permitting processes in all zone districts. EV charging stations are allowed in all zone districts, in accordance with AB1236 and 970. The adoption of the ordinance ensures that the use will not create a significant adverse impact on public health and safety. Public health and safety impacts, as defined in Government Code 65850.7, will be considered when addressing land use compatibility.

PUBLIC COMMENTS

Noticing of the public hearing for the Zone Text Amendment was published in the newspaper on July 22, 2026. The City of Hanford has not received comments on the project as of the preparation of this report.

ENVIRONMENTAL ASSESSMENT

Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) guidelines, the project is exempt from environmental review. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2026-14, recommending approval of Zone Text Amendment No. 0013-26

Project Applicant:

City of Hanford
317 N. Douty St.
Hanford, CA 93230

Chapter 15.57

ELECTRIC VEHICLE CHARGING STATION PERMIT EXPEDITING ORDINANCE

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15.57.020 Expedited electric vehicle charging station permitting.

Electric Vehicle Charging Stations applications qualifying for expedited administrative review pursuant to Government Code Sections 65850.7 and 65850.71, shall be subject to the administrative permitting procedures set forth in the City's Electric Vehicle Charging Station Permit Expediting Ordinance.

15.57.030 Expedited review process.

Consistent with Government Code Section 65850.7, the Building Official shall implement an expedited administrative permit review process for electric vehicle charging stations, and adopt a checklist of all requirements with which electric vehicle charging stations shall comply with in order to be eligible for expedited review. The expedited administrative permit review process and checklist may refer to the recommendations in the checklist prescribed by the most current electric vehicle charging station permitting guidance or successor guidance published by the Governor's Office of Business and Economic Development (GO-Bix), California Building Officials (CALBO), or another applicable State agency.

15.57.040 Electronic submittals.

Consistent with Government Code Section 65850.7, the Building Official shall allow for electronic submittal of permit applications covered by this Ordinance and associated supporting documentation. In accepting such permit applications, the Building Official shall also accept electronic signatures on all forms, applications, and other documentation in lieu of a wet signature by any applicant.

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Consistent with Government Code Section 65850.7, the Building Official shall not condition the approval for any electric vehicle charging station permit on the approval of such a system by an association, as that term is defined by Civil Code Section 4080.

15.57.060 Permit application processing

- A. A permit application that satisfies the information requirements contained in the City's adopted Electric Vehicle Charging Station Permit Checklist shall be accepted for review and processed in accordance with Government Code Sections 65850.7 and 65850.71. "A permit application that satisfies the information requirements contained in the City's adopted Electric Vehicle Charging Station Permit Checklist shall be accepted for review and processed in accordance with Government Code Sections 65850.7 and 65850.71.
- B. Upon determining that a permit application and supporting documentation satisfy the requirements of the City's adopted checklist and comply with applicable provisions of state and local law, the Building Official shall administratively approve the application and issue all required permits. If the Building Official determines that the permit application is incomplete, the Building Official shall provide the applicant with one written correction notice identifying all known deficiencies in the application and any additional information required to complete the review. Upon resubmittal, the Building Official shall review the revised application in accordance with the timeframes established by Government Code Sections 65850.7 and 65850.71.
- C. Issuance of a permit under this Ordinance does not authorize the charging station to be energized or placed into service until all required inspections have been completed and final approval has been granted by the Building Official.

15.57.070 Technical review.

It is the intent of this Ordinance to encourage the installation of electric vehicle charging stations by removing obstacles to permitting for charging stations so long as the action does not supersede the Building Official's authority to address higher priority life-safety situations. If the Building Official makes a finding based on substantial evidence that the electric vehicle charging station could have a specific adverse impact upon the public health or safety, as defined in Government Code 65850.7, the City may require the applicant to apply for a use permit. The City shall not require discretionary review unless specifically authorized by Government Code Section 65850.7 and 65850.71.

15.57.080 Inconsistencies.

Any provision of the City of Hanford Municipal Code or appendices thereto, inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, are hereby repealed or modified to that extent necessary to affect the provisions of this Ordinance.

15.57.090 Partial invalidity.

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every Section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.



CITY OF HANFORD

RESIDENTIAL AND NON-RESIDENTIAL

AB -1236/AB 970 CHECKLIST FOR PERMITTING ELECTRIC VEHICLE SERVICE STATIONS (EVCS)

Please complete the following information related to permitting and installation of Electric Vehicle Supply Equipment (EVSE) as a supplement to the application for a building permit. This checklist is limited to health and safety requirements only, in accordance with Government Code §§ 65850.7 and 65850.71.

Applications will be reviewed for completeness within 5 business days (1-25 stations) or 10 business days (26+ stations). A decision on the application will be issued within 20 business days (1-25 stations) or 40 business days (for 26+ stations, unless a specific adverse impact on public health or safety is identified).

Job Address:	Permit No.
☐ Single-Family ☐ Multi-Family (Apartment) ☐ Multi-Family (Condominium) ☐ Commercial (Single Business) ☐ Commercial (Multi-Businesses) ☐ Mixed-Use ☐ Public Right-of-Way	
Location and Number of EVSE to be Installed: Garage _____ Parking Level(s) _____ Parking Lot _____ Street Curb _____	
Description of Work: 	

Applicant Name:	
Applicant Phone & email:	
Contractor Name:	License Number & Type:
Contractor Phone & email:	

Owner Name:

Owner Phone & email:

Required Documents

- ☐ Completed permit application
- ☐ Manufacturer specifications and cut sheets for EVSE
- ☐ Electrical plan or single-line diagram
- ☐ Load calculation or panel schedule (per California Electrical Code Article 220)
- ☐ Site plan showing EVSE location
- ☐ Accessibility documentation (if subject to CBC Chapter 11B)

EVSE Information:

EVSE Charging Level: ☐ Level 1 (120V) ☐ Level 2 (240V) ☐ Level 3 (480V)

Maximum Rating (Nameplate) of EV Service Equipment = _____ kW

Voltage EVSE = _____ V

Manufacturer of EVSE:

Mounting of EVSE: ☐ Wall Mount ☐ Pole Pedestal Mount ☐ Other

Electrical Service Information

System Voltage:

- ☐ 120/240V, 1 ϕ , 3W ☐ 120/208V, 3 ϕ , 4W ☐ 120/240V, 3 ϕ , 4W
☐ 277/480V, 3 ϕ , 4W ☐ Other _____

Rating of Existing Main Service = _____ Amps

Rating of Panel Supplying EVSE (if not directly from Main Service) = _____ Amps

Proposed Circuit Rating for EVSE: _____ Amps / _____ Poles

EVSE Continuous Load Calculation (Branch Circuit Sizing)

EVSE Rating _____ Amps X 1.25 = _____ Amps = minimum
Ampacity of EVSE Conductors = # _____ AWG or kcmil

AIC Rating of EVSE Circuit Breaker (if not Single Family, 400A) = _____

A.I.C.

(or verify with Inspector in field)

Existing Electrical Load and Capacity

Select one method:

☐ Documented Maximum Demand Load (from utility) = _____ Amps

☐ Calculated Load using CEC Article 220 Optional Method (220.82 or 220.83) = _____ Amps

☐ Connected Load of existing panel/service = _____ Amp

Specify Either Connected, Calculated or Documented Demand Load of Existing Panel:

For Single Family Dwellings only:

If existing load data is not available from the utility or other approved methods, submit a load calculation per California Electrical Code Article 220 using either the Optional Calculation for Dwelling Units (220.82 or 220.83) or the Determining Existing Loads method (220.87). The EVSE shall be calculated as a continuous load, and the calculation must show adequate service capacity for all loads.

Total Load (Existing plus EVSE Load) = _____ Amps

I hereby acknowledge that the information presented is a true and correct representation of existing conditions at the job site and that any causes for concern as to life-safety verifications may require further substantiation of information.

Signature of Permit Applicant: _____ Date: _____

Notice of Exemption 2026-46

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

☒ County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

From: City of Hanford
317 North Douty Street
Hanford, CA 93230

Project Title: Zone Text Amendment No. 0013-26

Project Location – City of Hanford

Project Location – City: Hanford

Project Location – County: Kings County

Description of Nature, Purpose and Beneficiaries of Project: Zone Text Amendment No. 0013-26: a request to amend Title 15 Buildings and Construction of the Hanford Municipal Code, by adding Chapter 15.57, in order to implement a new Expedited Electric Vehicle Charging Station Permitting Ordinance and create a streamlined EV charging station permitting process, in accordance with Assembly Bills 1236 and 970.

Name of Public Agency Approving Project: City of Hanford, Planning Division

Name of Person or Agency Carrying Out Project: City of Hanford

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☐ Categorical Exemption: State type and section number:
☒ Statutory Exemption. State code number: 15061(b)(3) General Rule

Reasons why project is exempt:

The proposed ordinance is exempt under Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed project is a text amendment that is not associated with a physical development; therefore, there are no physical impacts that will result from the project.

Lead Agency

Contact Person: Maddison Faria Area Code/ Telephone: (559) 415-7183

Signature: _____ Date: August 11, 2026 Title: Assistant Planner

☒ Signed by Lead Agency Date received for filing at OPR: _____
☐ Signed by Applicant

RESOLUTION NO. 2026-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF ZONE TEXT AMENDMENT NO. 0013-26, A REQUEST TO AMEND TITLE 15 OF THE HANFORD MUNICIPAL CODE BY ADDING 15.57, IN ORDER TO IMPLEMENT A NEW EXPEDITED ELECTRIC VEHICLE CHARGING STATION PERMITTING ORDINANCE AND CREATE A STREAMLINED EV CHARGING STATION PERMITTING PROCESS.

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on August 11, 2026, on motion of Commissioner ____, seconded by Commissioner ____, and duly carried, the following resolution was adopted:

WHEREAS, a proposal to amend Title 15 Buildings and Construction of the Hanford Municipal Code, by adding Chapter 15.57, in order to implement a new Expedited Electric Vehicle Charging Station Permitting Ordinance and create a streamlined EV charging station permitting process, in accordance with Assembly Bills 1236 and 970, as attached in **Exhibit A**, was presented to the Planning Commission; and

WHEREAS, on August 11, 2026, the Planning Commission of the City of Hanford conducted a public hearing, in accordance with Section 17.70.070 of the Hanford Municipal Code pertaining to Zone Text Amendment 0013-26, and,

WHEREAS, comprehensive zoning regulations on the use of land and property lie within the City's police powers; and,

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of August 11, 2026; and,

WHEREAS, Section 15061(b)(3) of the California Environmental Quality Act Guidelines categorically exempts the proposed project under the "General Rule"; and

THEREFORE, BE IT RESOLVED, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing on August 11, 2026, the Planning Commission hereby is able to make the following recommendation in accordance with the required findings in Section 17.86.030:

1. The amendment is internally consistent with the goals, objectives, and policies of the General Plan and this title;

ANALYSIS: That according to General Plan Policy T95, the City of Hanford shall promote and encourage the installation and use of electric vehicle (EV) charging stations and remove obstacles to their use as well as minimizing costs of permitting. The adoption of Section 15.57 of the Hanford Municipal Code is consistent with the policies of the General Plan, as it promotes and encourages the installation of EV charging stations and streamlines the permitting process.

2. The amendment would not be detrimental to the public health, safety, or welfare of the community;

ANALYSIS: That the adoption of Section 15.57 of the Hanford Municipal Code is not detrimental to the public health, safety, or welfare of the community. Specifically, Section 15.57 identifies the intent of the ordinance to encourage the installation of electric vehicle charging stations by removing obstacles to permitting for charging stations, so long as the action does not supersede the Building Official's authority to address higher priority life-safety situations. If the Building Official makes a finding based on substantial evidence that the electric vehicle charging station could have a specific adverse impact upon the public health or safety, as defined in Government Code 65850.7, the City may require the applicant to apply for a use permit. The language ensures the amendment would not be detrimental to the public health, safety, or welfare of the community.

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4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses;

ANALYSIS: That the zone text amendment applies to EV permitting processes in all zone districts. EV charging stations are allowed in all zone districts, in accordance with AB1236 and 970. The adoption of the ordinance ensures that the use will not create a significant adverse impact on public health and safety. Public health and safety impacts, as defined in Government Code 65850.7, will be considered when addressing land use compatibility.

BE IT FURTHER RESOLVED that pursuant to Section 17.70 of the City of Hanford Zoning Ordinance, the Planning Commission forward to the City Council a recommendation that Zone Text Amendment No. 0013-26, be approved.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 11th day of August, by the following vote:

AYES:	Commissioners
NOES:	Commissioners
ABSTAIN:	Commissioners
ABSENT:	Commissioners

I, Jason Waters, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the **11th day of August 2026**.

Jason Waters
Secretary

Exhibit A

Draft Ordinance – 15.57

Chapter 15.57

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- C. Issuance of a permit under this Ordinance does not authorize the charging station to be energized or placed into service until all required inspections have been completed and final approval has been granted by the Building Official.

15.57.070 Technical review.

It is the intent of this Ordinance to encourage the installation of electric vehicle charging stations by removing obstacles to permitting for charging stations so long as the action does not supersede the Building Official's authority to address higher priority life-safety situations. If the Building Official makes a finding based on substantial evidence that the electric vehicle charging station could have a specific adverse impact upon the public health or safety, as defined in Government Code 65850.7, the City may require the applicant to apply for a use permit. The City shall not require discretionary review unless specifically authorized by Government Code Section 65850.7 and 65850.71.

15.57.080 Inconsistencies.

Any provision of the City of Hanford Municipal Code or appendices thereto, inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, are hereby repealed or modified to that extent necessary to affect the provisions of this Ordinance.

15.57.090 Partial invalidity.

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every Section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.