



**Planning Commission Regular Meeting
Minutes**

**July 14, 2026 5:30 PM
Council Chambers
400 N. Douty St.**

ROLL CALL:

Present:	Absent:
JUAREZ	McILWAINE
ESPARZA	NELSON
GILL	
HAM	

INVOCATION:

Pastor King, New Testament Baptist Church

FLAG SALUTE:

Chair HAM 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.

PUBLIC HEARING:

There were no public hearings.

GENERAL BUSINESS:

- A. Community Development: Finding of General Plan Consistency, in accordance with Public Resources Code Section 21151.2 and Government Code Section 65402, for the acquisition of a future elementary school site by the Pioneer Union Elementary School District. The project is located within the future Fargo Village Mixed Use Master Plan area, north of Fargo Avenue, east of 12th Avenue, occupying a 16.44-acre (gross), 14.01-acre (net), portion of APNs 007-010-031-000, 007-360-018-000

Chair HAM called for the staff report. Principal Planner Gabrielle Myers presented the staff report, recommended approval, and invited questions of staff.

Citing Title 5, California Code of Regulations, Section 14010.d, which requires a safety study if a school site is within 1,500 feet of a railroad track easement, Commissioner GILL noted that there is a railroad which seems to be within 1,500 feet of the proposed school site.

Commissioner JUAREZ asked when the Commission will see the master plan for the project. Ms. Myers replied that they are still working on an associated development agreement, and they expect that will be presented within the next few months. He then asked if it would be better to delay approval of the proposed school site until after the master plan is presented. Ms. Myers explained that the acquisition is separate from the development approval. Even with this plan, the school district will likely present a site plan for staff to review. Schools are able to exempt themselves from the city's typical procedures. However, in accordance with this government code and the Public Resources Code, the Commission must make this finding within 30 days of the school district's request. What is being approved at this time is the acquisition of the site and finding it consistent with the General Plan.

Chair HAM recognized the representatives of the project and invited them to speak. Matt Smith, Woodside Homes' Vice President of Land Acquisition, expressed appreciation for their relationship with City of Hanford and noted some of their previous projects within the City. In response to Commissioner GILL'S concerns about the distance from the railroad, Mr. Smith stated that he believes it is just outside 1,500 feet; he will verify that. He shared highlights of the proposed project, including a walking trail, parks, and connectivity to commercial. He invited questions. Commissioner GILL asked if there will be any sidewalks outside the subdivision. Mr. Smith replied that there will be a block wall, sidewalk, and landscaping.

Motion to adopt Resolution No. 2026-12, finding the acquisition of the future elementary school site by the Pioneer Union Elementary School District consistent with the General Plan and exempt from CEQA, pursuant to Section 15061 (b)(3).

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

DIRECTOR'S COMMENTS:

None.

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:

- He noticed an upcoming gaming event at the courthouse posted on social media and asked if this is something the Planning Commission would need to approve. Ms. Myers was not familiar with it and asked Chair HAM to forward the information to her. It may be something through Parks & Community Services.
- He stated that Planning Commissioners are supposed to maintain a good attendance record for the meetings and are to notify staff if they need to be absent. He noted that the Vice-Chair has missed several meetings and requested that staff review his attendance record. If it becomes necessary to vote in a new Vice-Chair, he recommends some training for that position, as the other Planning Commissioners are new. Ms. Myers stated that she can check into next steps with Jason, when he returns to the office.

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 6:00 p.m.

Respectfully submitted,

Diana Black
Recording Secretary