



**Planning Commission Regular Meeting  
Minutes**

**July 28, 2026 5:30 PM  
Council Chambers  
400 N. Douty St.**

**ROLL CALL:**

Chair HAM called the meeting to order at 5:30 p.m.

| <b>Present:</b> | <b>Absent:</b> |
|-----------------|----------------|
| JUAREZ          | NONE           |
| McILWAINE       |                |
| ESPARZA         |                |
| GILL            |                |
| NELSON          |                |
| HAM             |                |

**INVOCATION:**

There was no invocation.

**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.*

A. Community Development: Approval of the July 14, 2026 Minutes

Motion to approve the minutes of the July 14, 2026 meeting.

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

## **PUBLIC HEARING:**

### **A. Community Development:**

Amended Annexation 165: a request to reduce the previous proposed annexation boundary, in order to annex approximately 86.4 acres into the City of Hanford City Limits from the Kings County Jurisdiction. Amended Prezone No. 0013-24: a request to amend the previous prezone scope, in order to coincide with the amended annexation boundary. The prezone will apply to the properties proposed to be annexed as a R-M Medium-Density Residential (80.95 acres) and MX-N Neighborhood Mixed Use (5.45 acres), consistent with previously approved General Plan Amendment No. 0009-24. The amended project area is located north of Grangeville Boulevard and east of 9 ¼ Avenue. The development site includes two parcels, comprising 83.61 acres (APNs 014-143-069 and 014-143-078). An additional parcel (APN 014-143-022) is also proposed to be annexed and prezoned as part of the project scope.

Chair HAM opened the public hearing and called for the staff report. Principal Planner Gabrielle Myers presented the staff report (including updates provided before the meeting), recommended approval of the project, and invited questions of staff.

Chair HAM confirmed that, before the meeting, the Commissioners were provided with an amended annexation map and a signed Consent to Annex form, with 100% approval to annex. Referring to the map on the screen, Ms. Myers pointed out the difference in the annexation border from the original map to the amended map.

Commissioner McILWAINE:

- In the staff report, the annexation is 83.61 acres; on the screen, it is shown as 86.4 acres. Ms. Myers: It may have been misrepresented in the staff report; however, 86.4 acres is correct. The project site is 83.61 acres.
- Will removing the prezone area create a County island? Ms. Myers: It could, however, LAFCO recommended that it be eliminated.

Commissioner GILL:

- Asked for clarification regarding different acreage figures: 78.16 General Plan Designation Low- and Medium-Density Residential to Medium-Density Residential; 80.95 R-M Amended Prezone acreage; 72.92 acres of Low-Density Residential to Medium-Density Residential. Ms. Myers indicated the differences on the screen: The original GPA didn't take in the entire project. There was a portion that was already designated as Medium-Density Residential. Director Waters: The site is bigger, but the area that required the General Plan Amendment is smaller.
- One place cites MND 2025-78. Everywhere else it is MND 2025-73. Ms. Myers: The MND should be MND 2025-73.
- Property owner/applicant was L&M Tulare, instead of Quest Equity LLC on MND. Ms. Myers: The applicant name when received was L & M Tulare LLC. Quest Equity may be a different LLC.
- Which school district serves the site? Ms. Myers did not know, but she offered to check. Does the school district have funds to serve the school, or do we rely solely on the impact fees? Ms. Myers: We rely on the impact fees. There is a government code that says that schools govern themselves. They can choose their sites, but the city makes them aware of their plans. The city collects the impact fees. Mr. Waters: The schools are aware of how many units are coming in and the amount of funds per unit.

- What control crossing is being provided for children's safety? Ms. Myers: Those concerns were addressed through the tentative subdivision map Engineering conditions of approval. For this meeting, the annexation is being considered.
- Is the job/housing ratio specific or from the General Plan? Ms. Myers and Director Waters replied that it is a General Plan housing balance.

Chair HAM opened Public Comment:

#### IN FAVOR

Applicant Greg Nunley owns N & M Tulare LLC, which is now N & M Capital LLC. He also owns Quest Equity and hired the study through that LLC.

#### OPPOSED

None.

Chair HAM called for a motion.

Motion to find that the proposed Annexation No. 165 (as amended) is consistent with the Hanford General Plan Policies L15 and L17 and forward Annexation No. 165 to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

**RESULT:** (UNANIMOUS)  
**MOVER:** GILL  
**SECONDER:** McILWAINE  
**AYES:** GILL, McILWAINE, EPARZA, NELSON, HAM

Motion to adopt Resolution No. 2026-13, recommending approval of Amended Prezone No. 0013-24 to the City Council.

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

#### **DIRECTOR'S COMMENTS:**

In response to Chair HAM's question at the last meeting, Director Waters reported that the Turnstile does have a business license, but it is for another location, not the Civic Auditorium. Staff is checking the business license to be sure they are compliant.

#### **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](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.*

Chair HAM adjourned the meeting at 5:59 p.m.

Respectfully submitted,

Diana Black  
Recording Secretary