MCFARLAND PLANNING COMMISSION

Regular Meeting Notice and Agenda

Council Chambers
103 W. Sherwood Ave, Mcfarland, CA
Website: https://www.mcfarlandcity.org/

Wednesday, April 9, 2025
6:00 PM

Commissioner, **Jose Hernandez**
Commissioner, **David Soto**
Commissioner, **Juan Munguia**
Commissioner, **Victor Oropeza**
Commissioner, **Jim White**

HOW TO SUBMIT PUBLIC COMMENTS: The meetings of the Planning Commission are open to the public. At regularly scheduled meetings, members of the public may address the city on any item listed on the agenda, or on any non-listed matter over which the city has jurisdiction. At special or emergency meetings, members of the public may only address the city on items listed on the agenda.

There is a time limitation of two minutes per person. For any item that is not on the agenda and within the jurisdiction or interest of the city, please come to the podium at this time. The Brown Act does not permit any action or discussion on items not listed on the agenda. If you wish to speak regarding a scheduled agenda item, please come to the podium when the item number and subject matter are announced, and the Chairman opens Public Comment on the item. When recognized, please begin by providing your name and address for the record (optional). Anyone wishing to submit written information at the meeting needs to furnish ten (10) copies to the City Clerk in advance to allow for distribution to Planning Commission, staff, and the media. Willful disruption of the meeting shall not be permitted. If the Chairman finds that there is in fact willful disruption of any Planning Commission Meeting, he/she may order the disrupting parties out of the room and subsequently conduct the Commission's business without them present.

PUBLIC ACCOMMODATIONS: The City of McFarland does not discriminate based on disability and complies with the provisions of the Americans with Disabilities Act (ADA). If you need special assistance to participate in this meeting, please contact the City Clerk's Office at (661) 792-3091 at least 48 hours prior to the meeting to make reasonable arrangements to ensure accessibility to this meeting.

INTERPRETATION: If you need an interpretation of your communications to the City Council from Spanish into English, please contact the City Clerk Department at 661-792-3091 ext 2135 or via email at cityclerk@mcfarlandcity.org. Subject to availability, notifying at least 48 hours before will usually enable the City to make arrangements.

CALL TO ORDER: Chairman Hernandez

ROLL CALL:
Commissioner, Jose Hernandez
Commissioner, David Soto
Commissioner,Juan Munguia
Commissioner, Victor Oropeza
Commissioner, Jim White

PLEDGE OF ALLEGIANCE:

INVOCATION:

PRESENTATIONS, INTRODUCTIONS, AND AWARDS

1. Swearing in Ceremony- David Soto

CONSENT AGENDA: The Consent Agenda consists of items that in staff's opinion are routine and non-controversial. These items are approved in one motion unless the Planning Commission removes a particular item.

PUBLIC HEARINGS

2. General Plan Conformity - City Suplus Land

DEPARTMENT REQUESTS (NON-PUBLIC HEARING ITEMS)

3. Staff Update for Future Agenda Items

PUBLIC COMMENT: At regularly scheduled meetings, members of the public may address the city on any item listed on the agenda, or on any non-listed matter over which the city has jurisdiction. Commissioners may respond briefly to statements made or questions posed. They may ask a question for clarification; may refer the item to staff for further study or for placement on a future agenda. Speakers are limited to two minutes for each person. Please state your name and address for the record prior to making a presentation. Fifteen minutes total will be allowed for any one subject.

COMMISSIONER COMMENTS:
On their own initiative, commission members may make an announcement or a report on their own activities. they may ask a question for clarification, make referral to staff, or take action to have staff place a matter of business on a future agenda (government code section 54954.2(a)).

ADJOURNMENT

This is to certify this agenda was posted at McFarland City Hall on April 3, 2025.

Erika De La Cruz

Erika De La Cruz, City Clerk

The Next Regular Planning Commission Meeting: May 14, 2025

The City of McFarland does not discriminate based on disability and complies with the provisions of the Americans with Disabilities Act (ADA). If you need special assistance to participate in this meeting, please contact the City Clerk's Office at (661) 792-3091 at least 48 hours prior to the

meeting to make reasonable arrangements to ensure accessibility to this meeting. Special meeting needs hour change

All agenda item and/or supporting documentation is available for public review on the city website at www.mcfarlandcity.org and the office of the City Clerk of the City of McFarland, at 401 W, Kern Ave. McFarland, CA 93250 during regular business hours of 8:00 am – 5:00 pm Monday through Friday, following the posting of the agenda. Any supporting documentation related to an agenda item for an open session of any regular meeting that is distributed after the agenda is posted and prior to the meeting will also be available for review at the same location and available at the meeting.

City of McFarland

Planning Commission Meeting

STAFF REPORT

Agenda Item No. 2.
Section: PUBLIC HEARINGS
Meeting Date: April 9, 2025

TO: HonorableChairman & Members of the Commission

FROM: Paul Saldaña , Economic Development Manager

SUBJECT: General Plan Conformity - City Suplus Land

SUMMARY:

California Government Code § 65402(a) provides that if a general plan has been adopted, no real property shall be acquired or disposed of by the City until the location, purpose, and extent of such disposal has been submitted to and reported upon by the planning agency as to the conformity the adopted general plan. The City seeks a determination at this time that the proposed disposal of the subject properties are consistent with the McFarland General Plan. The General Plan land use designation of the proposed properties is Residential and Commercial.

The proposed land swap would facilitate the development of affordable housing, mixed use commercial and public parking facilities. Pursuant to attached General Plan Policy, such uses would be consistent with the General Plan for the following reasons:
• GP Goal LU1: A well balanced mix of uses
• GP Goal LU2: Compact urban form
• GP Goal HO2: Equal housing opportunities for all community members
• GP Goal ED2: An appealing place to live and work
• GP Goal CD1: An attractive and uniform city

California Government Code §65402 requires that the acquisition and/or disposal of real property be reviewed by the Planning Agency for consistency with the jurisdiction's General Plan. After careful review, staff has determined that the proposed acquisition and disposal of the subject properties is consistent with all applicable elements of the McFarland General Plan.

Staff will present a list of properties that the City is proposing to declare surplus.

FINANCIAL IMPACT:

RECOMMENDATION:

That the Planning Commission Adopt Resolution No. 2025-01 A RESOLUTION OF THE CITY OF MCFARLAND PLANNING COMMISSION DETERMINING THAT THE PROPOSED DISPOSAL OF REAL PROPERTY IS CONSISTENT WITH THE CITY OF MCFARLAND GENERAL PLAN

ATTACHMENTS:

1. Exhibit A Surplus Land

RESOLUTION N0. 2025-2

A RESOLUTION OF THE CITY OF MCFARLAND PLANNING COMMISSION DETERMINING THAT THE PROPOSED DISPOSAL OF REAL PROPERTY IS CONSISTENT WITH THE CITY OF MCFARLAND GENERAL PLAN

WHEREAS, Section 65402 of the California Government Code requires that the acquisition of real property be reviewed by the Planning Agency for consistency with the jurisdiction's general plan; and

WHEREAS, the City of McFarland Planning Commission has reviewed the City of McFarland General Plan elements relevant to the disposition of a properties as shown on Exhibit "A" within the City of McFarland to allow the City to facilitate affordable housing, mixed use and public parking; and

WHEREAS, City staff, upon review of available literature and pertinent information regarding the proposed acquisition and disposal of real property, have recommended that the project be found to be consistent with the City of McFarland General Plan; and

WHEREAS, the proposed acquisition and disposal of real property is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15061 and 15312 since there is no possibility that the proposed activity may have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED, that the City of McFarland Planning Commission hereby finds the proposed disposal of real property, as shown on Exhibit "A," attached hereto and incorporated herein, to be consistent with all applicable elements of the McFarland General Plan.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of McFarland on April 9, 2025 by the following vote:

	Aye	**Nae**	**Abstain**	**Absent**
Jose Hernandez				
David Soto				
Juan Munguia				
Victor Oropeza				
Jim White				

BY ORDER OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND.

ATTEST: APPROVED:

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Erika De La Cruz, City Clerk Jose Hernandez, Chairman

Exhibit A

City Proposed Surplus Land

201-604-03-0	778 Taylor Avenue Taylor Well Site
200-180-09-9	200 Harlow
201-031-04	Frontage Road property
201-140-23	Mt. Arbor Well Site
201-140-24	Mt. Arbor Well Site
201-083-23	Richards Road Well Site