

**CITY OF MCFARLAND
PLANNING COMMISSION AGENDA
October 29, 2021**

**SPECIAL MEETING
CITY COUNCIL CHAMBERS
103 W. SHERWOOD AVE, MCFARLAND, CA**

10:00 AM

In Person Meeting

How to submit public comments:

The meetings of the Planning Commission and all municipal entities, commissions, and boards (“the City”) 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.

Americans with Disabilities Act:

In compliance with the ADA, if you need special assistance to participate in a city meeting or other services offered by the City, please contact the City Clerk’s office, at (661) 792-3091 ext. 2135. Notification of at least 48 hours prior to the meeting, or time when services are needed, will assist the city staff in assuring those reasonable arrangements can be made to provide accessibility to the meeting or services.

CALL TO ORDER: Chairman Marco Martinez

ROLL CALL:

Chairman, Marco Martinez
Vice Chairman, Jose Hernandez Jr.
Commissioner, Jose “Jay” Hernandez
Commissioner, Luis Sarabia
Commissioner, Jim White

PLEDGE OF ALLEGIANCE:

INVOCATION:

PRESENTATIONS:

None

PUBLIC COMMENT: This Portion of The Meeting Is Reserved for Persons Desiring to Address the Commission on Any Matter NOT on This Agenda and Over Which the Commission Has Jurisdiction.

Speakers Are Limited to Two (2) Minutes. Please State Your Name and Address for The Record Before Making Presentation.

No Action or Discussion Shall Be Taken on Any Item Not Appearing on The Agenda, Except That Any Planning Commissioner May Briefly Respond to Statements Made, Or Questions Posed, By Members of The Public. Concerns Or Complaints Will Be Referred to The Community Development Director's Office.

PUBLIC HEARINGS:

None

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.

1. Approval of June 15, 2021 Planning Commission Minutes.

PLANNING DISCUSSION ITEMS:

2. The staff recommends approval of **Resolution No. 2021-0011** for the recordation of the previously approved Parcel Map Waiver No. 21-01.

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 **October 28, 2021.**

Francisca Alvarado

Francisca Alvarado, City Clerk

The Next Planning Commission is scheduled on **November 16, 2021, at 6:00 P.M.**

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.

CITY OF MCFARLAND REGULAR PLANNING COMMISSION MINUTES
In Person Meeting

June 15, 2021

CALL TO ORDER

Chairman Jose Hernandez called the meeting to order at 6:00 p.m.

ROLL CALL

Commissioners Present: Hernandez (Chairman), Nunez, J.L. Hernandez, Martinez, White (via Zoom)

Commissioners Absent: None

OFFICIALS PRESENT

City Clerk Alvarado, Acting Community Development Director Ronk, City Planner De Leon, City Manager Maria Lara

PLEDGE OF ALLEGIANCE

Commissioner J. L. Hernandez

INVOCATION

Commissioner Martinez

PRESENTATIONS AND PROCLAMATIONS

1. LAFCo gave presentation on the process of an Annexation.
 - a. A Q & A was held to answer any questions from the Planning Commission and Public.

PUBLIC COMMENTS

None

CONSENT AGENDA

2. Motion was made by Nunez Approval of the Minutes of Regular Planning Commission Meeting of May 18, 2021; 2nd by Martinez.

Vote: 5-0

Ayes: Nuñez, Martinez, J.L. Hernandez, White (via zoom), Hernandez (Chairman)

Nays: None

Absent: None

Abstentions: None

3. Motion was made by Nunez to Approval of the Minutes of Special Planning Commission Meeting of June 1, 2021; 2nd by Martinez.

Vote: 5-0

Ayes: Nuñez, Martinez, J.L. Hernandez, White (via zoom), Hernandez (Chairman)

Nays: None

Absent: None

Abstentions: None

PUBLIC HEARINGS

None

ADMINISTRATIVE AGENDA

4. Motion was made by: Commissioner Martinez to approve Vesting Tentative Tract Map 7393 for Leora LLC Development and Conditions of Approval; 2nd by: Vice Chairman Nunez.

Vote: 5-0

Ayes: Martinez, Nunez, J.L. Hernandez, White (via zoom), Hernandez (Chairman)

Nays: None

Absent: None

Abstentions: None

5. Motion was made by: Vice Chairman Nunez to approve Vesting Tentative Tract Map 7394 for Leora LLC Development and Conditions of Approval; 2nd by: Commissioner Martinez.

Vote: 5-0

Ayes: Nunez, Martinez, J.L. Hernandez, White (via zoom), Hernandez (Chairman)

Nays: None

Absent: None

Abstentions: None

6. Motion was made by: Chairman Hernandez to approve the recommendation to present to City Council to amend chapters 17.04.340, 17.123.020, 17.04.350, and adopt chapters 17.153.010 through 17.153-070 of the McFarland Municipal Code Zoning Ordinance Home Occupation; 2nd by: Commissioner Martinez.

Vote: 5-0

Ayes: Hernandez (Chairman), Martinez, J.L. Hernandez, Nunez, White (via zoom),

Nays: None

Absent: None

Abstentions: None

7. Motion was made by: Vice Chairman Nunez to approve Parcel Map waiver **No. 21-01** for Sherwood Milestone Apartment Project; 2nd by Commissioner Martinez.

Vote: 5-0

Ayes: Nunez, Martinez, J.L. Hernandez, White (via zoom), Hernandez (Chairman)

Nays: None

Absent: None

Abstentions: None

COMMISSIONER COMMENTS:

Vice Chairman Nunez – No comments.

Commissioner White – No comments.

Commissioner Martinez- No comments.

Commissioner J.L. Hernandez- No comments.

Chairman Hernandez- commented that new commissioners have not received their Planning Commission uniforms.

City Manager Lara responded to Chairman Hernandez asking him to provide staff with the sizes needed and they would order them as soon as possible. She also asked Planning Commissioners to check their new city emails for updates and information.

ADJOURNMENT

Motion was made by: **Commissioner Martinez** to adjourn meeting 2nd by: **Vice Chairman Nunez**.

Vote: 5-0

Ayes: Martinez, Nunez, White (via Zoom) J.L. Hernandez, Hernandez (Chairman)

Nays: None

Absent: None

Abstentions: None

Meeting adjourned at 7:30 p.m.

Francisca Alvarado, City Clerk



PLANNING COMMISSION STAFF REPORT

October 28, 2021

TO: Chair and Planning Commissioners

FROM: Brianahi De Leon
City Planner
Larry Ronk
Acting Community Development Director

DATE: October 28, 2021

DEVELOPER: Mile stone Housing Group, LLC

PROJECT DESCRIPTION: Parcel Map Waiver

ENVIRONMENTAL DOCUMENT: Exempt

APPLICANT: Milestone Housing Group, LLC

OWNER: El Buen Pastor Church Inc.

APN: 200-010-36-00-6

ADDRESS: Sherwood Ave.

SIZE OF SITE: 3.137 acres

GENERAL PLAN DESIGNATION: Residential R-4

ZONE DISTRICT: R-4

Agenda Item	
Presentation	
Consent	x
Unfinished Business	x
New Business	
Public Hearing	
Other	
Action Requested	
Ordinance	
Resolution	x
Motion	
Other	

STAFF RECOMMENDATION

The staff recommends approval of Resolution No. 2021-0011 for the recordation of the previously approved Parcel Map Waiver No. 21-01.

PROJECT DESCRIPTION

The parcel is located West of El Buen Pastor Church on Sherwood Avenue. The property is designated as R-4 and will remain that zone. The existing parcel will be divided and recorded. Once divided, parcel 1 will consist of 3.137 acres. Parcel Map Waiver No. 21-01 would bring

forth four multi-family residential apartment buildings, a laundry building barbeque area, community garden, and sufficient parking. The site plan review for the apartment complex will be brought to the Planning Commission at a future meeting for review. The Parcel Map Waiver went through a plan check from the City Planning Department, the City Engineer, and Public Works. June 15, 2021, the Parcel Map Waiver 21-01 was approved. It has been included in the agenda once more to have the resolution approved for the recordation of the Parcel Map Waiver.

ENVIRONMENTAL REVIEW

The proposed Parcel Map project is categorically exempt from the requirements of the California Environmental Quality Act subject to Section 15315.

Section 15315 therefore it is categorically exempt in the Minor Land Divisions CEQA guidelines states "division of property into four or fewer parcels when the division is in conformance with the general plan and zoning, no other variances or exceptions requiring environmental review are required, and all required services and access to the proposed parcels to local standards are available."

FINDINGS

The proposed Parcel Map Waiver No. 21-01 is consistent with the general plan. The zoning will remain as an R-4 (Multi-Family residential).

ACTION

The staff recommends approval of Resolution No. 2021-0011 for the recordation of the previously approved Parcel Map Waiver No. 21-01.

Attachment 1 – Resolution

Attachment 2 – Staff Report from June 15, 2021



RESOLUTION NO. 2021- 0011-PC
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND
RECOMMENDING APPROVAL OF PARCEL MAP WAIVER NO. 21-01

WHEREAS, Milestone Housing Group, LLC, filed an application requesting a Parcel Map Waiver of the City of McFarland. Once divided, the parcel will consist of approximately 3.137 acres and located on Sherwood Avenue West of El Buen Pastor Church; and

WHEREAS, the project is a request to divide and record an existing parcel. The property is designated as R-4 Multi-Family Residential and will remain that zone; and

WHEREAS, the Project is currently designated as Residential Medium-Density on the City of McFarland General Plan Land Use map; and

WHEREAS, The proposed parcel map project is categorically exempt from the requirements of the California Environmental Quality Act subject to Section 15315 which states that it is categorically exempt in the Minor Land Divisions CEQA conformance with the general plan and zoning, no other variances or exceptions requiring environmental review are required, and all required services and access to the proposed parcels to local standards are available; and

WHEREAS, the Planning Commission, through its clerk, did set Friday October 29, 2021, at the hour of 10:00 a.m. in the Council Chambers located at 103 W. Sherwood Ave, McFarland California as the time and place for approval of the recordation of Resolution No. 2021-0011 and Parcel Map Waiver No. 21-01; and

WHEREAS, the Planning Commission considered all written and oral testimony on Parcel Map Waiver No. 21-01; and

NOW THEREFORE BE IT RESOLVED, by the Planning Commission of the City of McFarland that it hereby finds and determines as follows:

- 1) The foregoing recitals are true and correct.
- 2) The proposed project is consistent with the City of McFarland's General Plan Land Use and Zoning Map designation;
- 3) The proposed project will assist the City in satisfying the required Regional Housing Needs Allocation;
- 4) The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315. All provisions of CEQA, the State Guidelines have been followed.
- 5) Parcel Map Waiver No. 21-01 is hereby approved, subject to the Exhibit A

I hereby certify that the foregoing is a full, true and correct copy of the resolution of the Planning Commission of the City of McFarland at a special meeting held on Friday October 29, 2021, moved by _____ and seconded by _____ duly adopted and passed by the following

Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Attest:

Approved:

Francisca Alvarado, City Clerk

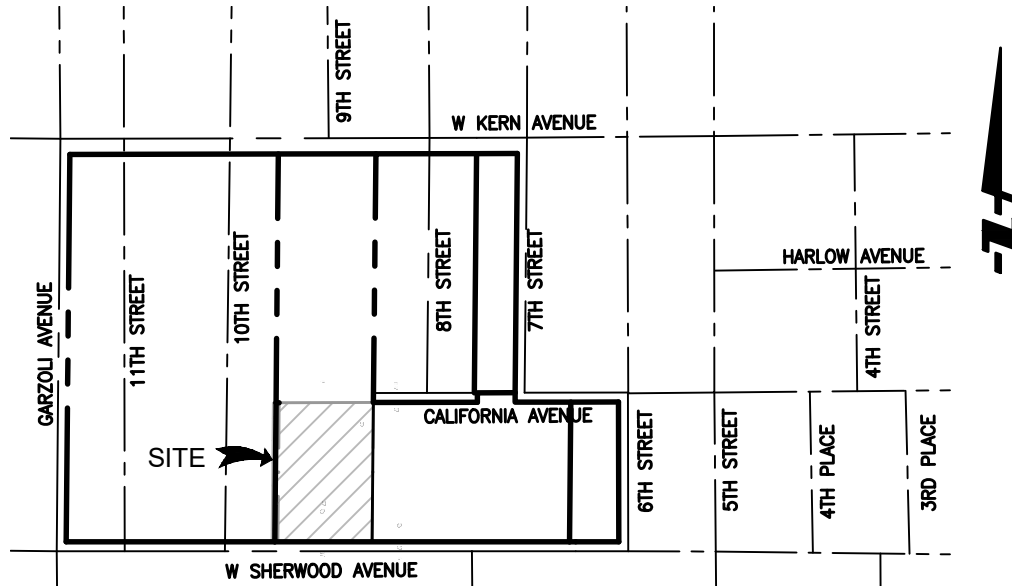
Marco Martinez, Chairman

Exhibits: A. Parcel Map Waiver

PARCEL MAP WAIVER NO. 21-01

EXHIBIT 'B'

IN THE CITY OF MCFARLAND, COUNTY OF KERN, STATE OF CALIFORNIA
DIVISION OF PARCEL "B" OF LOT LINE ADJUSTMENT RECORDED FEBRUARY 27, 2006,
ALSO BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 26,
SOUTH, RANGE 25 EAST M.D.M
TITLE SHEET



VICINITY MAP

SCALE: 1" = 600'

OWNER:

EL BUEN PASTOR CHURCH, INC. A CALIFORNIA CORPORATION
700 W SHERWOOD AVE, MCFARLAND, CA 93250
661.792.3232

SURVEYOR:

KURT R. TROXELL, L.S. 7854
FUSCOE ENGINEERING, INC.
16795 VON KARMAN, SUITE 100, IRVINE, CA 92606
949.474.1960

LEGAL DESCRIPTIONS:

EXISTING LEGAL DESCRIPTION:

SEE EXHIBIT 'B', SHEET 2

PROPOSED LEGAL DESCRIPTION:

SEE EXHIBIT 'B', SHEET 5

PROJECT STATISTICS:

TOTAL SITE AREA (EXISTING PARCEL 'B')
TOTAL PROJECT SITE AREA (PROPOSED PARCEL 1)
NUMBER OF EXISTING LOTS:
PARCEL 1 (GROSS)
PARCEL 1 (AREA IN EASEMENT 8)
PARCEL 2 (NOT-A-PART)

9.593 ACRES (417,871 SF)
3.036 ACRES (132,244 SF)
1
3.137 ACRES
0.101 ACRES
3.036 ACRES

EXISTING LAND USE:
PROPOSED LAND USE:
EXISTING ZONE:
PROPOSED ZONE:

MEDIUM DENSITY RESIDENTIAL
HIGH DENSITY RESIDENTIAL
R-4
R-4

EXISTING GENERAL PLAN:
PROPOSED GENERAL PLAN:
SOURCE OF WATER (DOMESTIC AND FIRE)
SEWAGE DISPOSAL

2011
HOUSING ELEMENT 2015-2023
EXISTING 8" WATER MAIN IN SHERWOOD AVENUE
EXISTING 12" SEWER MAIN IN SHERWOOD AVENUE

SURVEYOR'S STATEMENT:

PREPARED BY ME OR UNDER MY DIRECTION

Kurt R. Troxell
6/4/2021

KURT R. TROXELL, LS 7854

DATE



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Los Angeles, California 90017
tel 213.988.8802 • fax 213.988.8803
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SHEET 1 OF 7

PARCEL MAP WAIVER NO. 21-01

EXHIBIT 'B'

IN THE CITY OF MCFARLAND, COUNTY OF KERN, STATE OF CALIFORNIA

EXISTING LEGAL DESCRIPTION:

ASSESSOR PARCEL NO. 200-010-36-00-6

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MC FARLAND, COUNTY OF KERN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL "B" OF LOT LINE ADJUSTMENT RECORDED FEBRUARY 27, 2006 OF KERN COUNTY RECORDS

BEING A PORTION OF THE DESIGNATED REMAINDER OF TRACT NO. 5776, RECORDED IN BOOK 42 OF MAPS AT PAGE 176 IN THE KERN COUNTY RECORDER'S OFFICE, AND PARCEL 1 OF PARCEL MAP NO. 3326, RECORDED IN BOOK 18 OF PARCEL MAPS AT PAGE 73 IN THE KERN COUNTY RECORDER'S OFFICE; ALSO BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 25 EAST, M.D.M., CITY OF MCFARLAND, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID DESIGNATED REMAINDER, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SHERWOOD AVENUE; THENCE N01°01'56"E, ALONG THE WEST LINE OF SAID DESIGNATED REMAINDER, 441.46 FEET; THENCE S89°37'16"E, ALONG THE WESTERLY PROLONGATION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CALIFORNIA AVENUE, 309.34 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 5776; THENCE S89°37'16"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 330.00 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 1; THENCE N01°00'58"E, ALONG SAID WEST LINE, 30.00 FEET TO A POINT ON THE CENTERLINE OF SAID CALIFORNIA AVENUE AND THE NORTH LINE OF SAID PARCEL 1; THENCE S89°37'43"E, ALONG SAID CENTERLINE AND NORTH LINE, 120.00 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 1; THENCE S01°02'24"W, ALONG THE EASTERLY LINE OF SAID PARCEL, 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CALIFORNIA AVENUE AND THE NORTH LINE OF SAID PARCEL 1; THENCE S89°37'43"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND NORTH LINE, 176.92 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE S01°00'58"W, ALONG THE EASTERLY LINE OF SAID PARCEL, 443.58 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF SHERWOOD AVENUE AND THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE N89°29'39"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID PARCEL, 936.35 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM 1/2 OF ALL OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES AND MINERALS WITHIN OR UNDERLYING SAID LAND, WITH THE RIGHT TO ENTER THEREUPON FOR THE PURPOSE OF EXPLORING FOR AND REMOVING THEREFROM SAID HYDROCARBONS OR MINERAL AS RESERVED BY HARTMANN CORPORATION, A CORPORATION IN DEED RECORDED MARCH 20, 1959 IN BOOK 3102, PAGE 135 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL REMAINING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS WITHIN OR UNDERLYING SAID LAND OR WHICH MAY BE PRODUCED AND SAVED THEREFROM; PROVIDED, HOWEVER, GRANTORS HEREIN, THEIR SUCCESSORS AND ASSIGNS, SHALL NOT CONDUCT DRILLING OR OTHER OPERATIONS ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND. NOTHING HEREIN CONTAINED SHALL BE DEEMED TO PREVENT GRANTORS THEIR SUCCESSORS AND ASSIGNS FROM EXTRACTING OR CAPTURING SAID MINERALS, OIL, GAS AND HYDROCARBONS BY DRILLING ON ADJACENT OR NEIGHBORING LANDS SO AS NOT TO DISTURB THE SURFACE 500 FEET OR ANY IMPROVEMENTS ON THE ABOVE DESCRIBED LAND BEING RESERVED BY JACK WILLIAMS AND ELIZABETH N. WILLIAMS, AS CO-TRUSTEES OF J.W.R., INC., PENSION PLAN AND TRUST RECORDED OCTOBER 18, 1983 IN BOOK 5598, PAGE 923 OF OFFICIAL RECORDS.



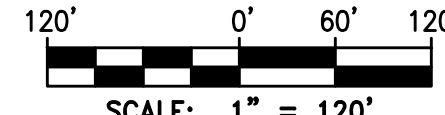
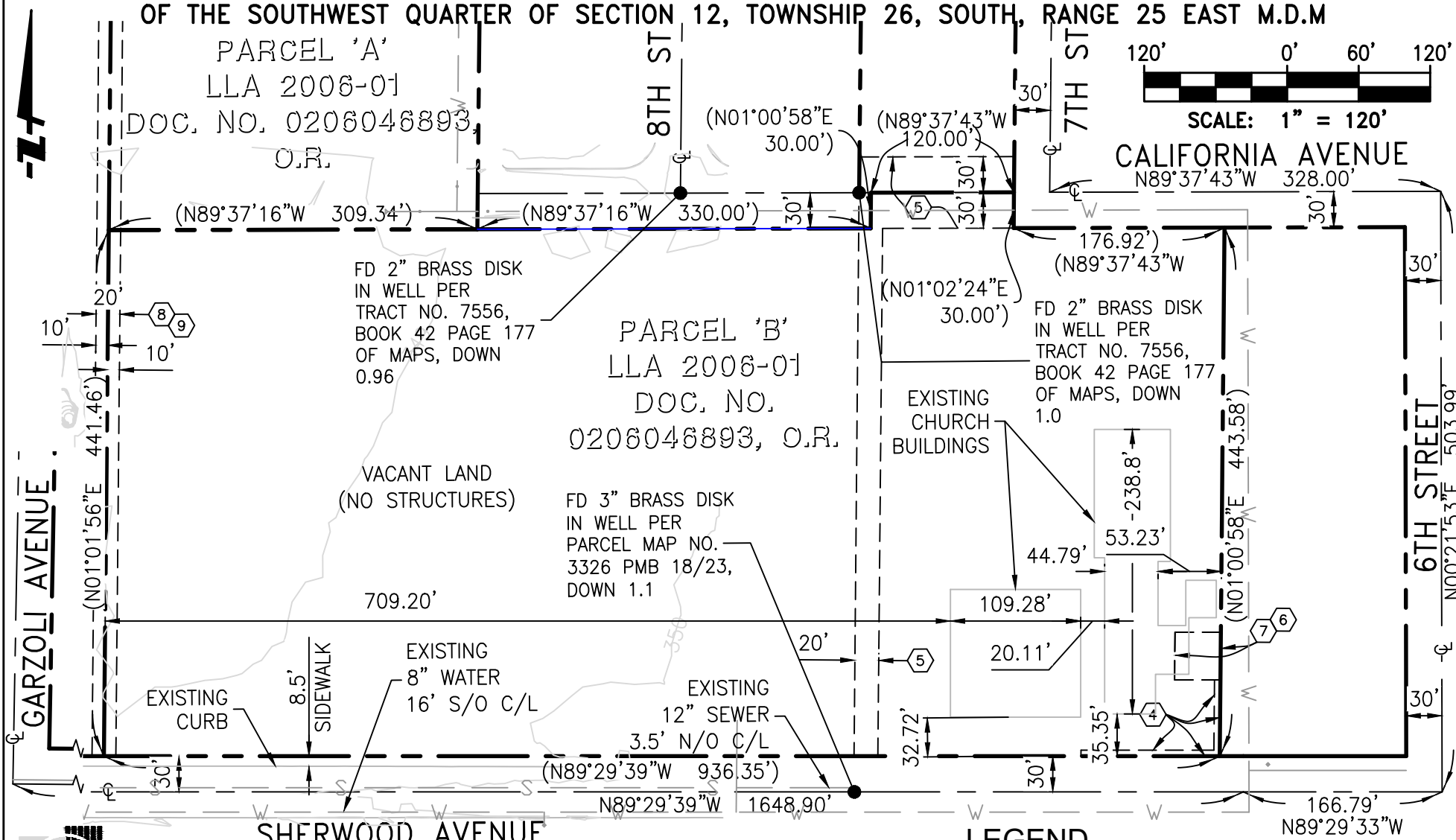
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PARCEL MAP WAIVER NO. 21-01

EXHIBIT 'B'

IN THE CITY OF MCFARLAND, COUNTY OF KERN, STATE OF CALIFORNIA

DIVISION OF PARCEL "B" OF LOT LINE ADJUSTMENT RECORDED FEBRUARY 27, 2006, ALSO BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 26, SOUTH, RANGE 25 EAST M.D.M



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NOTES:

- PARCEL 'B' AREA: 9.593 ACRES (417,871 SF)
- THERE ARE NO EXISTING DRAINAGE STRUCTURES IN THE AREA
- EXISTING EASEMENTS CAN BE FOUND ON SHEET 4

EXISTING MAP

LEGEND

- — — — — RIGHT-OF-WAY/PROPERTY LINE
- — — — — STREET CENTER LINE
- - - - - EASEMENT LINE
- — — — — EXISTING TOPOGRAPHY
- — — — — EXISTING CONTOURS

PARCEL MAP WAIVER NO. 21-01

EXHIBIT 'B'

IN THE CITY OF MCFARLAND, COUNTY OF KERN, STATE OF CALIFORNIA

EXISTING EASEMENT NOTES:

- 4 AN EASEMENT AS RESERVED IN A DOCUMENT BY M.B MCFARLAND & SONS, INC. FOR PIPELINES PURPOSES WITH RIGHTS OF INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO RECORDED MARCH 14, 1968, BOOK 4140, PAGE 980, OF OFFICIAL RECORDS
- 5 AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR STREETS, ALLEYS AND HIGHWAYS RECORDED FEBRUARY 2, 1977, BOOK 5005, PAGE 1214, OF OFFICIAL RECORDS
- 6 AN EASEMENT GRANTED TO MCFARLAND LAND COMPANY FOR USE OF AND ACCESS TO AN EXISTING WATER WELL AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED APRIL 8, 1977, BOOK 5019, PAGE 1138, OF OFFICIAL RECORDS
- 7 AN EASEMENT RESERVED BY: M.B. MCFARLAND & SONS, INC. FOR WATER WELL, INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RECORDED JUNE 24, 1977, BOOK 5036, PAGE 1163, OF OFFICIAL RECORDS
- 8 AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR INGRESS, EGRESS AND ROAD PURPOSES RECORDED AUGUST 6, 1987, BOOK 6035, PAGE 261, OF OFFICIAL RECORDS
- 9 EASEMENTS FOR FUTURE ALLEY PURPOSES AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT.



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PARCEL MAP WAIVER NO. 21-01

EXHIBIT 'B'

IN THE CITY OF MCFARLAND, COUNTY OF KERN, STATE OF CALIFORNIA

PROPOSED LEGAL DESCRIPTION:

PARCEL 1

BEING A DIVISION OF PARCEL "B" OF LOT LINE ADJUSTMENT LLA 2006-01, IN THE CITY OF MCFARLAND, COUNTY OF KERN, STATE OF CALIFORNIA, RECORDED FEBRUARY 27, 2006 AS DOCUMENT NO. 0206046893, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL "A" OF SAID LOT LINE ADJUSTMENT;

THENCE PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL "B" SOUTH 01°01'56" WEST, 442.15 FEET TO THE SOUTH LINE OF PARCEL "B";

THENCE ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY LINES OF SAID PARCEL "B" THE FOLLOWING COURSES:

NORTH 89°29'39" WEST, 309.33 FEET.

NORTH 01°01'56" EAST, 441.46 FEET;

SOUTH 89°37'16" EAST, 309.34 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 136,659 SF OR 3.137 ACRES MORE OR LESS

PARCEL 2

BEING A DIVISION OF PARCEL "B" OF LOT LINE ADJUSTMENT LLA 2006-01, IN THE CITY OF MCFARLAND, COUNTY OF KERN, STATE OF CALIFORNIA, RECORDED FEBRUARY 27, 2006 AS DOCUMENT NO. 0206046893, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL "A" OF SAID LOT LINE ADJUSTMENT;

THENCE PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL "B" SOUTH 01°01'56" WEST, 442.15 FEET TO THE SOUTH LINE OF PARCEL "B" OF SAID LOT LINE

ADJUSTMENT;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID PARCEL "B", THE FOLLOWING COURSES:

SOUTH 89°29'39" EAST, 627.02 FEET.

NORTH 01°00'58" EAST, 443.58 FEET.

NORTH 89°37'43" WEST, 176.92 FEET.

NORTH 01°02'24" EAST, 30.00 FEET.

NORTH 89°37'43" WEST, 120.00 FEET.

SOUTH 01°00'58" WEST, 30.00 FEET.

NORTH 89°37'16" WEST, 330.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 281,236 SF OR 6.456 ACRES MORE OR LESS

SUMMARY OF AREAS:

PARCEL 1 (GROSS)	-	3.137 ACRES
PARCEL 1 (AREA IN EASEMENT 8)	-	0.101 ACRES
PARCEL 1 (NET, PROJECT SITE)	-	3.036 ACRES
PARCEL 2 (NOT-A-PART)	-	6.456 ACRES
PARCEL 'B' (PARCEL 1 + PARCEL 2)	-	9.593 ACRES



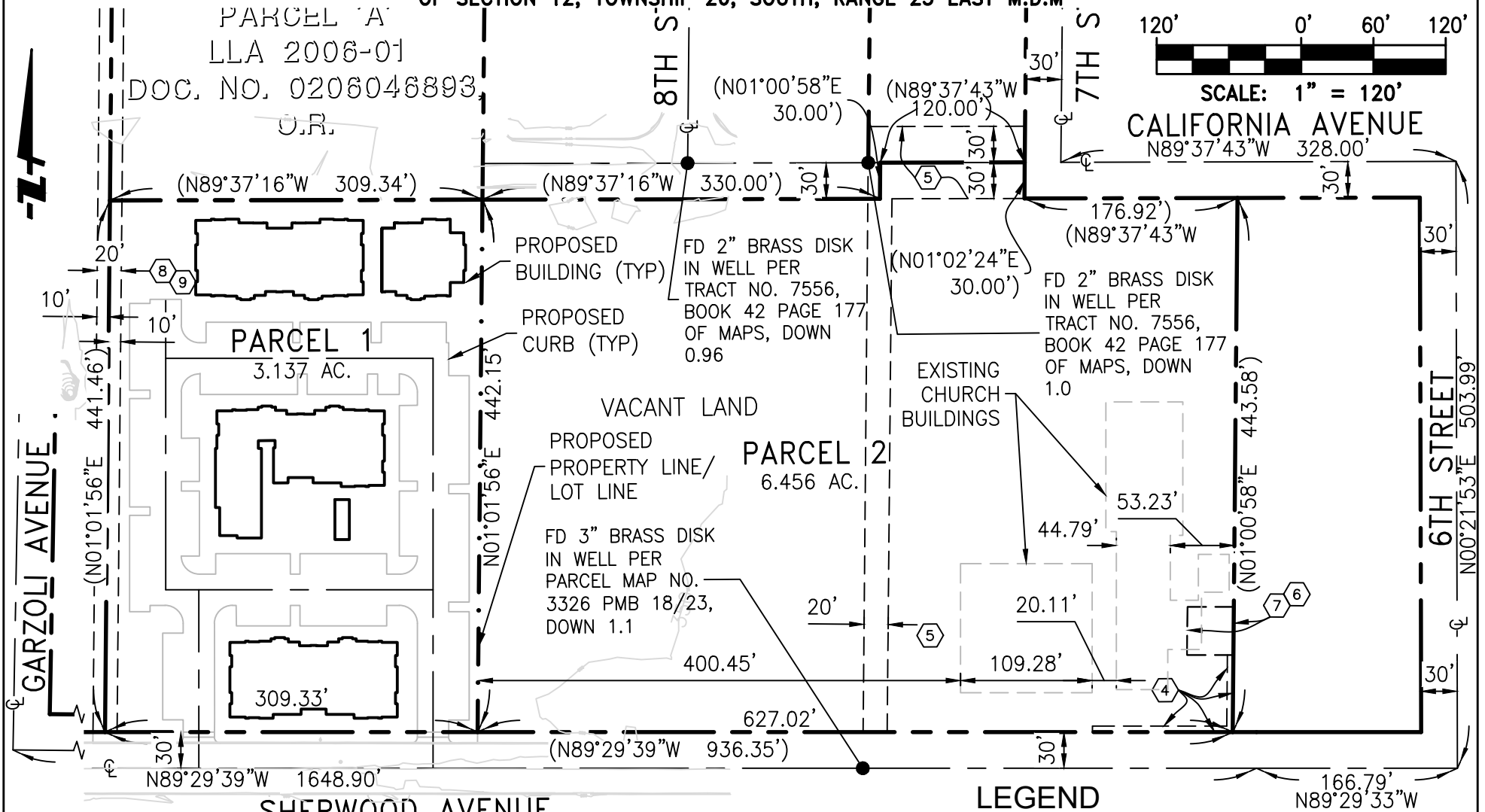
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PARCEL MAP WAIVER NO. 21-01

EXHIBIT 'B'

IN THE CITY OF MCFARLAND, COUNTY OF KERN, STATE OF CALIFORNIA

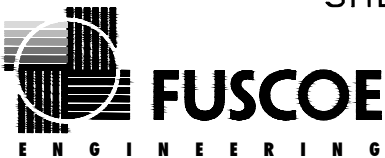
DIVISION OF PARCEL "B" OF LOT LINE ADJUSTMENT RECORDED FEBRUARY 27, 2006, ALSO BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 26, SOUTH, RANGE 25 EAST M.D.M



NOTES:

PROPOSED MAP

- THERE ARE NO EXISTING DRAINAGE STRUCTURES IN THE AREA
- EXISTING EASEMENTS CAN BE FOUND ON SHEET 4
- DRY UTILITY EASEMENTS SHALL BE DETERMINED AT A LATER DATE BY A DRY UTILITY CONSULTANT AND/OR UTILITY COMPANIES IF THESE ARE REQUIRED.
- THERE ARE NO PROPOSED MONUMENTS, AND NO PROPOSED RECORD OF SURVEY AT THIS TIME



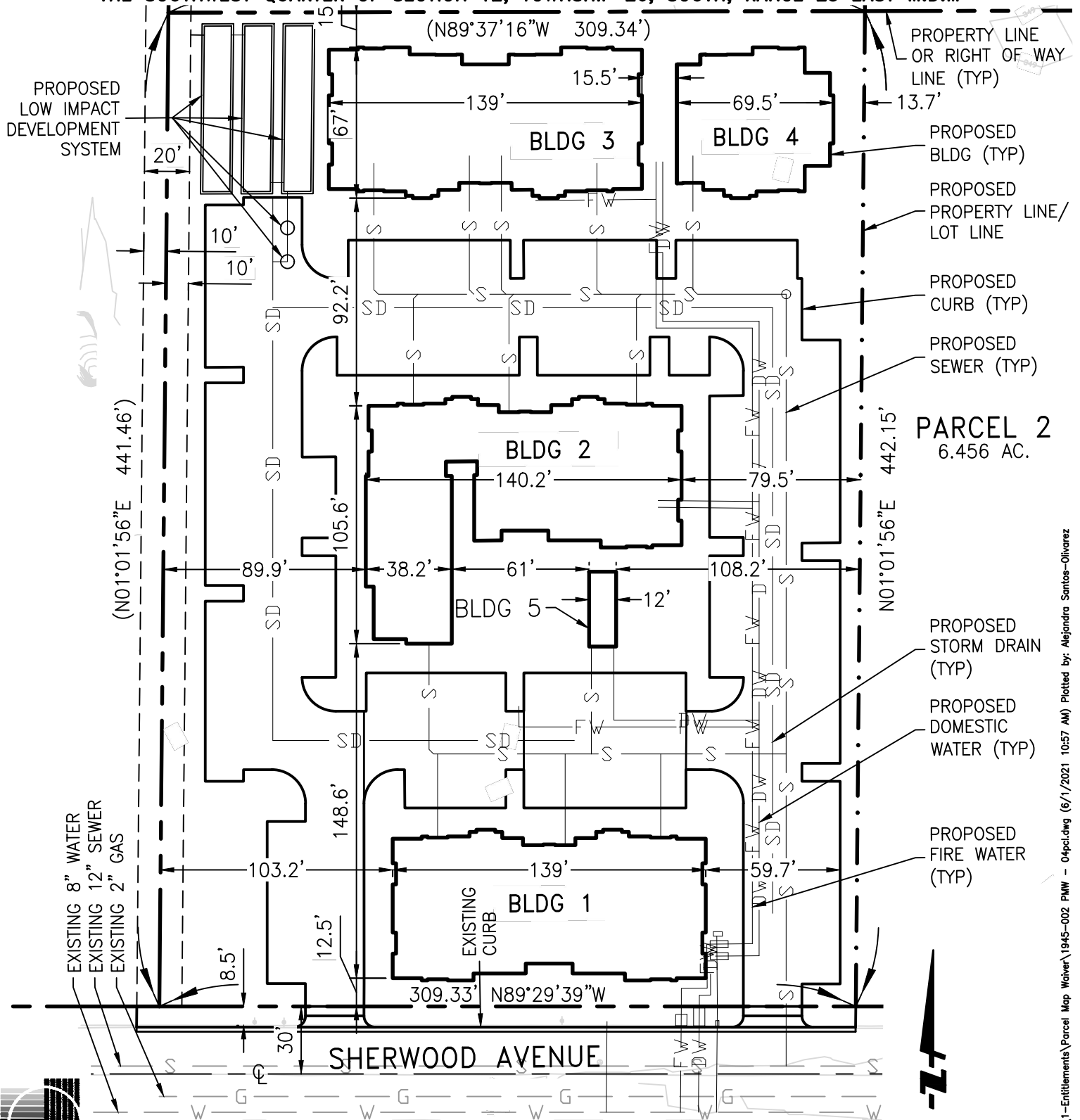
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PARCEL MAP WAIVER NO. 21-01

EXHIBIT 'B'

IN THE CITY OF MCFARLAND, COUNTY OF KERN, STATE OF CALIFORNIA

DIVISION OF PARCEL "B" OF LOT LINE ADJUSTMENT RECORDED FEBRUARY 27, 2006, ALSO BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 26, SOUTH, RANGE 25 EAST M.D.M



DETAIL FOR PROPOSED PARCEL 1 LAYOUT

3.137 AC.

60' 0' 30' 60'

SCALE: 1" = 60'
SHEET 7 OF 7



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F:\Projects\1945\002\Plans\1-Entitlements\Parcel Map Waiver\1945-002 PMW - 04p.dwg (6/1/2021 10:57 AM) Plotted by: Alejandra Santos-Olivarez



PLANNING COMMISSION STAFF REPORT

June 15, 2021

TO: Chair and Planning Commissioners
FROM: Brianahi De Leon
City Planner
Larry Ronk
Acting Community Development Director

DATE: June 15, 2021

DEVELOPER: Milestone Housing Group, LLC

PROJECT DESCRIPTION: Parcel Map Waiver

ENVIRONMENTAL DOCUMENT: Exempt

APPLICANT: Milestone Housing Group, LLC

OWNER: El Buen Pastor Church Inc.

APN: 200-010-36-00-6

ADDRESS: Sherwood Ave.

SIZE OF SITE: 3.137 acres

GENERAL PLAN DESIGNATION: Residential R-4

ZONE DISTRICT: R-4

Agenda Item	
Presentation	
Consent	
Unfinished Business	
New Business	
Public Hearing	x
Other	
Action Requested	
Ordinance	
Resolution	x
Motion	
Other	

STAFF RECOMMENDATION

The staff recommends approval of Parcel Map Waiver No. 21-01.

PROJECT DESCRIPTION

The parcel is located West of El Buen Pastor Church on Sherwood Avenue. The property is designated as R-4 and will remain that zone. The existing parcel will be divided and recorded. Once divided, parcel 1 will consist of 3.137 acres. If approved, Parcel Map Waiver No. 21-01 would bring forth four multi-family residential apartment buildings, a laundry building

barbeque area, community garden, and sufficient parking. The site plan review for the apartment complex will be brought to the Planning Commission at a future meeting for review. The Parcel Map Waiver went through a plan check from the City Planning Department, the City Engineer, and Public Works.

ENVIRONMENTAL REVIEW

The proposed Parcel Map project is categorically exempt from the requirements of the California Environmental Quality Act subject to Section 15315.

Section 15315 therefore it is categorically exempt in the Minor Land Divisions CEQA guidelines states *“division of property into four or fewer parcels when the division is in conformance with the general plan and zoning, no other variances or exceptions requiring environmental review are required, and all required services and access to the proposed parcels to local standards are available.”*

FINDINGS

The proposed Parcel Map Waiver No. 21-01 is consistent with the general plan. The zoning will remain as an R-4 (Multi-Family residential).

ACTION

Approve Parcel Map Waiver No. 21-01

Attachment 1 – Vicinity Map

Attachment 2 – Aerial Photograph

Attachment 3 – Proposed Parcel Map Waiver No. 21-01

ATTACHMENT 1

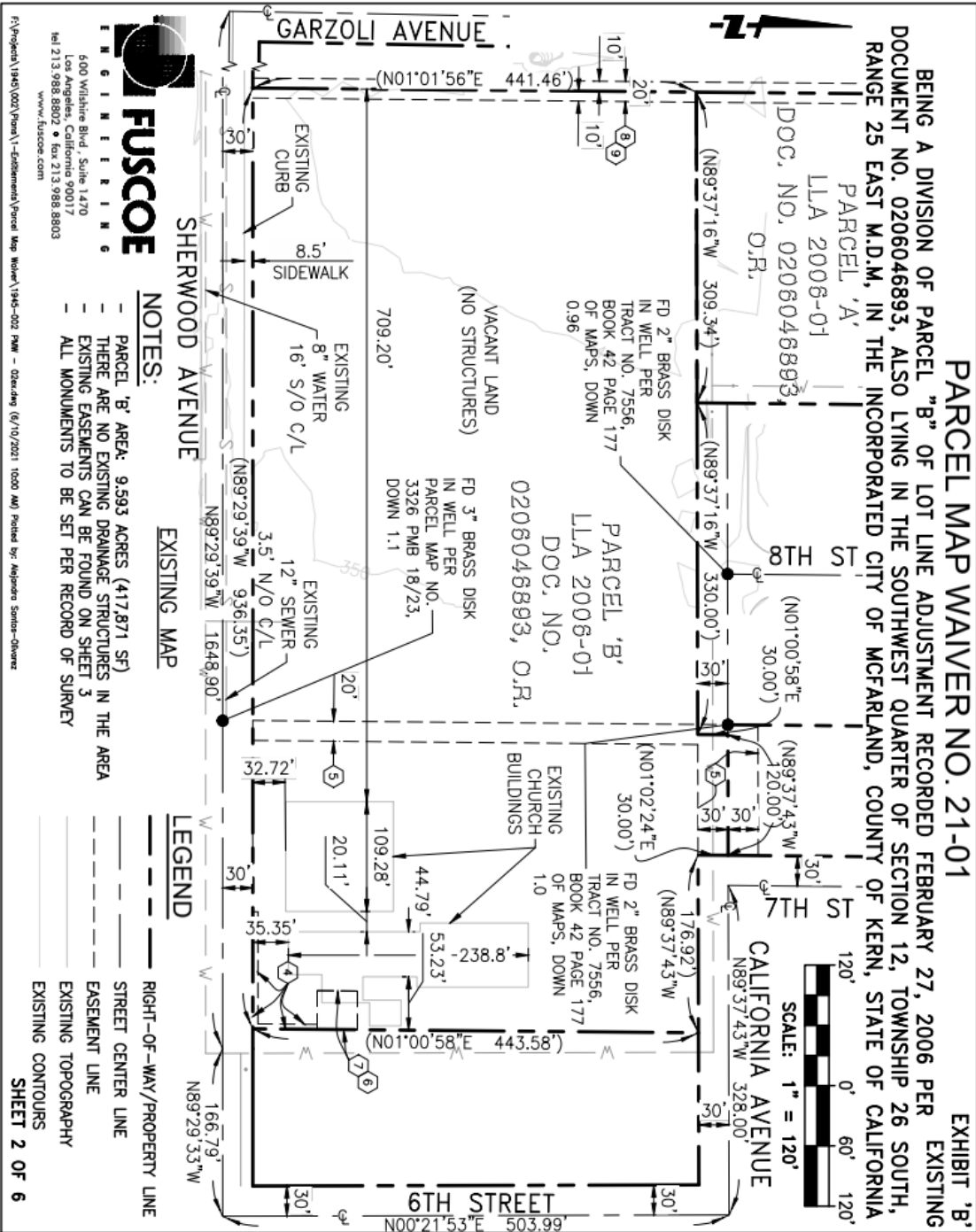
Vicinity Map



Aerial photograph



Parcel Map Waiver



ATTACHMENT 3
Proposed Site Development

