

**CITY OF MCFARLAND  
PLANNING COMMISSION AGENDA**

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

**November 16, 2021  
6:00 PM**

---

**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:**

1. Presentation: The Planning Process

**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 ITEMS:** 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.

2. Approval Of October 19, 2021, Regular Planning Commission Meeting Minutes.
3. Approval Of October 29, 2021, Special Planning Commission Meeting Minutes.

**PLANNING DISCUSSION ITEMS:**

None

**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 **November 10, 2021**.

*Francisca Alvarado*

Francisca Alvarado, City Clerk

*Kenneth Williams*

Kenneth Williams, Interim City Manager/Chief of Police

The Next Planning Commission Meeting is **December 21, 2021**.

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.



## PLANNING COMMISSION STAFF REPORT November 16, 2021

**TO:** Chair and Planning Commissioners

**FROM:** Brianahi De Leon  
City Planner

**DATE:** November 16, 2021

**PROJECT NAME:** The Planning Process

**ENVIRONMENTAL DOCUMENT:** None

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

### **PROJECT DESCRIPTION**

The Planning Process

### **BACKGROUND**

Ron Brummett will be presenting a PowerPoint on the process of planning. The presentation will run through General Plan elements, California Environmental Review, zoning, and the roles of staff and agencies.

### **FISACL IMPACT:**

There are no fiscal impacts.

### **STAFF RECOMMENDATION**

The staff recommends the Planning Commission take notes and ask any questions.

### **ATTACHMENTS**

Attachment A – The Planning Process PowerPoint



# THE PLANNING PROCESS

CITY OF MCFARLAND  
PLANNING COMMISSION  
NOVEMBER 16, 2021



# THE PLANNING PROCESS

## State Planning Requirements

- Future demand for public services
- Sewer, water, roads, fire protection
- Saves on infrastructure
- Sets expectations
- Improves economic development and quality of life
- Provides a forum for reaching consensus
- Protects property values
- Reduces environmental damage and conserves resources

# THE PLANNING PROCESS

## The Planning Process

- California Planning Law
- Planning Commission
- General Plan
- Zoning Code
- Subdivision Ordinance
- Environmental Review

# THE PLANNING PROCESS

## General Plan

- Legal Document
- Guide for Land Use Decisions
- Reflects Community Priorities
- May not be amended more than three times a year
- Must be internally consistent

# THE PLANNING PROCESS

## General Plan Elements

- Seven Mandatory Elements
- Each Element Addresses a Specific Topic
- Additional Elements Required for Special Designated Areas
- McFarland Has 14 Elements
  - 7 Mandatory Elements
  - 3 Special Elements
  - 4 Optional Elements

# THE PLANNING PROCESS

## Mandatory Elements

- Land Use
- Circulation
- Housing
- Open Space
- Noise
- Safety
- Conservation

# THE PLANNING PROCESS

## Special Elements

- Environmental Justice
  - Agriculture
  - Air Quality
- ❖ Same legal standing as mandatory elements

# THE PLANNING PROCESS

## Optional Elements

- Economic Development
  - Healthy Communities
  - Climate Change
  - Community Design
- ❖ Same legal standing as mandatory elements



# THE PLANNING PROCESS

## Zoning Ordinance

- Written Regulations and Laws
- Defines how property may be used
- Defines development standards
- Lot size, structure heights, sign size and placement, parking standards



# THE PLANNING PROCESS

## California Environmental Review

- California Environmental Quality Act (CEQA)
- Requires local agencies to review all projects prior to approval
- Inform decision makers and public of potential impacts
- Options
  - Categorically Exempt
  - Negative Declaration
  - Mitigative Negative Declaration
  - Environmental Impact Report (EIR)



# THE PLANNING PROCESS

## Federal Environmental Review

- National Environmental Policy Act (NEPA)
- Requires review all projects with Federal funds prior to approval
- Inform decisionmakers and public of potential impacts
- Require
  - Environmental Impact Statement (EIS)
  - Mitigation of impacts



# THE PLANNING PROCESS

## **Role of Planning Department**

- Administrative
- Zoning Map Amendment
- Plan Review
- Subdivision Review
- Authority



# THE PLANNING PROCESS

## **Public Works and City Engineer**

- Street Maintenance
- Waste Water Collection and Treatment
- Inspects private contractor in road rights-of-ways
- City Engineer – Consultant
- Reviews development plans and new city facilities and utility extensions



# THE PLANNING PROCESS

## Planning Commission

- Planning for growth
- Future demand for public services
- Sewer, water, roads, fire protection
- Saves on infrastructure
- Sets expectations
- Improves economic development and quality of life
- Provides a forum for reaching consensus
- Protects property values
- Reduces environmental damage and conserves resources
- Other issues

# THE PLANNING PROCESS

## City Council

- Identify needs of the city and residents
- Enacts laws and ordinances
- Promotes safety of the community



# THE PLANNING PROCESS

## Building Official

- Reviews building construction plans
- Issue building permits
- Permitted field inspections
- Coordinates with Planning Department, City Engineer, Public Works



# THE PLANNING PROCESS

## Other Agencies That Effect City Planning

- McFarland Parks and Recreation District
- McFarland Unified School District
- County of Kern
- Kern Council of Governments
- San Joaquin Valley Air Pollution Control District
- Kern Groundwater Authority
- Local Agency Formation Commission
- California Department of Transportation
- Other agencies



## THE PLANNING PROCESS

Comments and Question

## **PUBLIC HEARINGS**

None

## **PLANNING DISCUSSION ITEMS**

None

## **COMMISSIONER COMMENTS**

None

## **ADJOURNMENT**

**Meeting adjourned at 7:01 p.m.**

---

*Francisca Alvarado, City Clerk*

# **CITY OF MCFARLAND SPECIAL PLANNING COMMISSION MINUTES**

## **In Person Meeting**

**October 29, 2021**

### **CALL TO ORDER**

Chairman Marco Martinez called the meeting to order at 10:02 a.m.

### **ROLL CALL**

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

Commissioners Absent: Hernandez Jr.

### **OFFICIALS PRESENT**

City Planner De Leon, Interim City Clerk Drake, Interim Community Development Director Ronk (via Zoom)

### **PLEDGE OF ALLEGIANCE**

Commissioner White

### **INVOCATION**

Chairman Martinez

### **PRESENTATIONS AND PROCLAMATIONS**

None

### **PUBLIC COMMENTS**

None

### **PUBLIC HEARINGS**

None

### **CONSENT AGENDA**

1. Motion was made by: Chairman Martinez (Chairman) to approve the June 15, 2021 Planning Commission minutes; 2<sup>nd</sup> by Commissioner White.

**Vote: 4-0**

**Ayes: Martinez (Chairman), White, J. Hernandez, Sarabia**

**Nays: None**

**Absent: Hernandez Jr.**

**Abstentions: None**

## **PLANNING DISCUSSION ITEMS:**

2. Motion was made by: Commissioner White to approve Resolution No. 2021-0011 for the recordation of the previously approved Parcel Map Waiver No. 21-01.

**Vote: 4-0**

**Ayes: White, J. Hernandez, Sarabia, Martinez (Chairman)**

**Nays: None**

**Absent: Hernandez Jr.**

**Abstentions: None**

## **COMMISSIONER COMMENTS:**

Chairman Martinez- No comments.

Vice Chairman Hernandez Jr.- No comments.

Commissioner White- No comments.

Commissioner Martinez- No comments.

Commissioner J. Hernandez- No comments.

## **ADJOURNMENT**

Meeting adjourned at 10:10 a.m.

**Next Meeting will be a Regular Meeting November 16, 2021.**

---

Sarah Drake, Interim City Clerk

---

Marco Martinez, Chairman