



MCFARLAND PLANNING COMMISSION

Regular Meeting Notice and Agenda

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

Tuesday, July 22, 2025
6:00 PM

Commissioner, **Jose Hernandez**
Commissioner, **David Soto**
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

ROLL CALL:

Commissioner, Jose Hernandez
Commissioner, David Soto
Commissioner, Victor Oropeza
Commissioner, Jim White

PLEDGE OF ALLEGIANCE: Planning Commissioner Oropeza

INVOCATION: Chairman Jose Hernandez

APPROVE AGENDA AS TO FORM

PRESENTATIONS

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.

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

1. Approval of Resolution No. 2025-3PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING SIGN REVIEW
2. Approval of Resolution No. 2025-4PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING TENTATIVE PARCEL MAP 12605
3. Approval of Resolution No. 2025-4PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND RECOMMENDING APPROVING THE AMENDMENT OF MCFARLAND MUNICIPAL CODE CHAPTERS 17.153.030, 17.153.050, AND 17.153.070

DEPARTMENT REQUESTS (NON-PUBLIC HEARING ITEMS)

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 July 18, 2025.

Erika De La Cruz

Erika De La Cruz, City Clerk

The Next Regular Planning Commission Meeting: August 6, 2025

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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. 1.
Section: PUBLIC HEARINGS
Meeting Date: July 22, 2025

TO: Honorable Planning Commissioner and Planning Commission Members

FROM: Brianahi De Leon, Senior City Planner
Megan Snyder, Community Development Director

SUBJECT: Approval of Resolution No. 2025-3PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING SIGN REVIEW

SUMMARY:

Applicant Bakersfield Signs submitted an application for the installation of two signs for Periodt Medical Center. The site is located South of Elmo Highway and West of Davis Avenue. The property is identified by APN 201-332-02 and is addressed as 221 Elmo Hwy Suite 300 in McFarland. The proposed sign installation will include two (2) internally illuminated channel letter signs. One sign will be facing Elmo Hwy and the other facing Kendrea Street. Each sign will be 138" by 36". The application submitted by Bakersfield Signs states that the illumination of the sign will be on for less than 1-hour during the day.

Based on the review of Section 17.142.050 of the Municipal Code, the proposed signs were not exempt from the permit requirements; therefore, the proposed sign must be approved by the Planning Commission in order to be installed.

ENVIRONMENTAL REVIEW

The proposed Site Plan is categorically exempt from the requirements of the California Environmental Quality Act subject to Section 15268. This project meets all of these conditions.

Section 15268; therefore, it is categorically exempt in the Ministerial Projects which states: *"Ministerial projects are exempt from the requirements of CEQA. The determination of what is "ministerial" can most appropriately be made by the particular public agency involved based upon its analysis of its own laws, and each public agency should make such determination either as a part of its implementing regulations or on a case-by-case basis.*

FINDINGS

Chapter 17.142 of the Municipal code states the review process for Planning Commission's approval. In it, it states:

1. The planning commission shall determine whether or not the sign comports with the purpose of the city's sign ordinance and the neighborhood surrounding its location and may limit the size and location of the sign to achieve the purpose of the sign ordinance.
2. The sign may be illuminated upon approval of the planning commission provided that the illumination does not adversely affect neighboring properties or streets.

FINANCIAL IMPACT:

NONE

RECOMMENDATION:

The staff recommends the Planning Commission consider and approve Sign Plan Review Resolution No. 2025-108 allowing the installation of two (2) new internally illuminated channel letter signs mounted to the wall, all located at 221 Elmo Hwy Suite 300.

ATTACHMENTS:

1. ATTACHMENT 1
2. ATTACHMENT 2
3. ATTACHMENT 3

RESOLUTION NO. 2025-3PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
MCFARLAND APPROVING SIGN PLAN REVIEW RESOLUTION NO. 2024-3PC A
REQUEST TO ALLOW FOR THE INSTALLATION OF TWO NEW INTERNALLY
ILLUMINATED LOGO CHANNEL LETTER SIGNS, ON PROJECT SITE LOCATED
AT 221 ELMO HWY SUITE 300, SOUTH OF ELMO HWY, WEST OF DAVIS AVENUE
AS REFLECTED IN EXHIBIT A AND EXHIBIT B.**

WHEREAS, Bakersfield Signs LLC has filed an application for a Sign Plan Review to install and operate (2) two internally illuminated logo channel letter signs; and

WHEREAS, the project is generally located at 221 Elmo Highway, South of Elmo Highway, and West of Davis Avenue; and

WHEREAS, the project site is identified by Assessor's Parcel Number 201-332-02; and

WHEREAS, pursuant to Section 17.142.040 the proposed signage was required to be approved by the City of McFarland Planning Commission in order to be installed; and

WHEREAS, the applicant is required to obtain a building permit for the installation of the approved signs; and

WHEREAS, the applicant is required to pay the sign plan review deposit; and

WHEREAS, the (2) two internally illuminated logo channel letter signs are to be constructed to be 138" by 36" and installed as demonstrated in Exhibit B; and

WHEREAS, said application and Public Hearing has been made in the form and manner prescribed by Title 17 of the McFarland Municipal Code and said Public Hearing was duly and timely conducted; and

WHEREAS, it has been determined that Sign Plan Review Resolution No. 2025-108 is exempt from the California Environmental Quality Act (CEQA) per Section 15268 Ministerial Project; and

WHEREAS, the Planning Commission, through its Clerk, did set Tuesday July 22, 2025, at the hour of 6:00 PM in the Council Chambers located at 103 W. Sherwood Avenue, McFarland California as the time and place for Sign Plan Review Resolution No. 2025-108; and

WHEREAS, the Planning Commission received both written and oral testimony on Sign Plan Review 2025-3; 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 exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15268 Ministerial Project.
3. Sign Plan Review is approved with the condition that a building permit is obtained to install and operate the two (2) new internally illuminated logo signs.
4. Sign Plan Review Resolution No. 2025-108 is consistent with the goals and policies of the City of McFarland General Plan and with the uses, density, and intensity standards of the General Plan land use designation.
5. Sign Plan Review Resolution No. 2025-108 will not be detrimental to the health, safety and welfare of the citizens of McFarland.
6. Any decision by the Planning Commission shall be final unless within fifteen (15) days of the date of the decision, unless the applicant or any other person appeals the Planning Commission decision in the matter set forth in Section 17.148.100(b) of the McFarland Municipal Code.

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 meeting held on Tuesday, July 22, 2025, moved by Commissioner _____ and seconded by Commissioner _____ duly adopted and passed by the following vote.

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

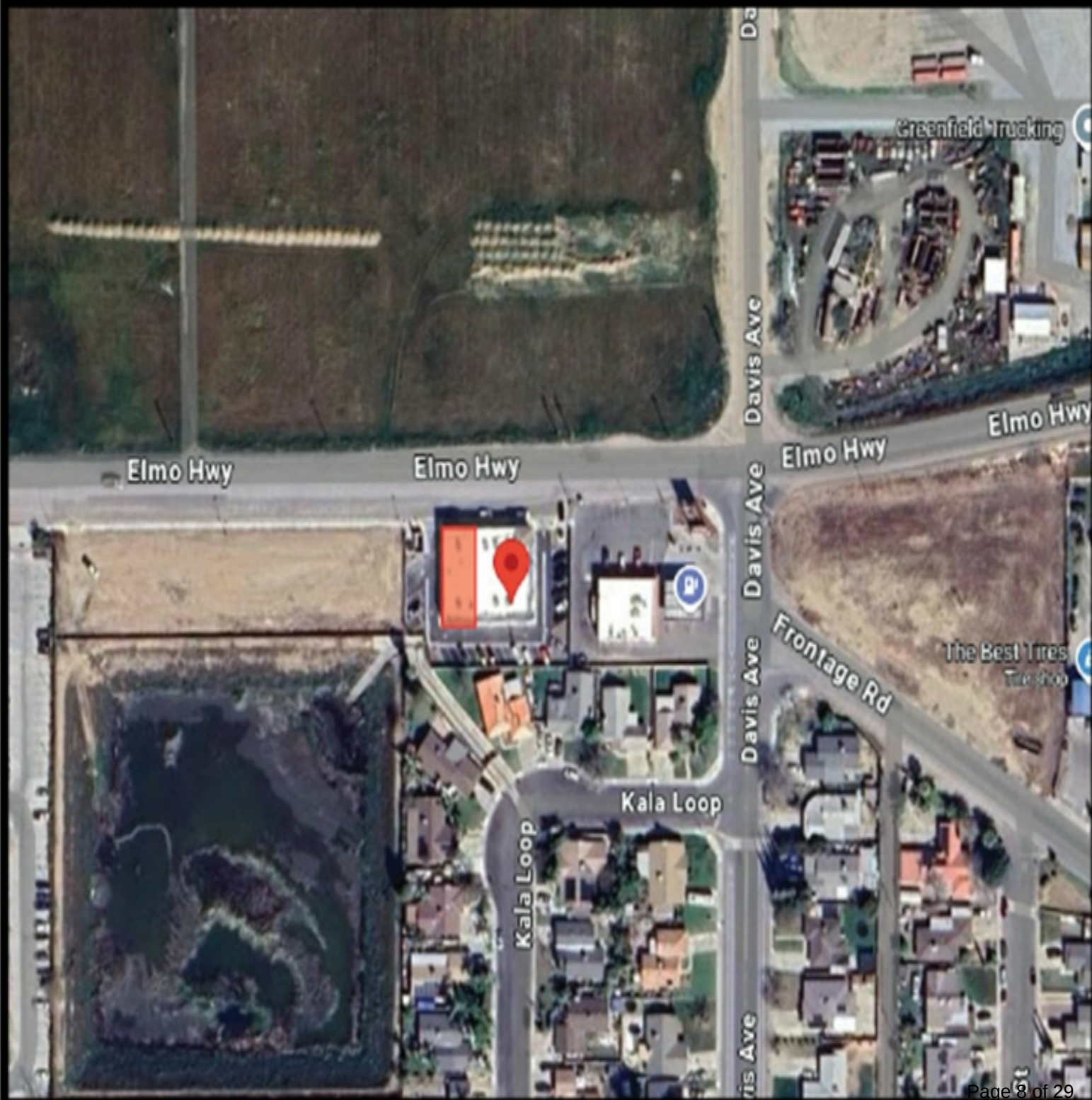
BY ORDER OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND.

Attest:

Approved:

Erika De La Cruz, City Clerk

Jose Hernandez, Chairman





West Elevation - Front Lit Channel Letters

Sign Type: **E-01**

Scale: Not to Scale

Saved to R: Drive



North Elevation - Front Lit Channel Letters

Sign Type: **E-02**

Scale: Not to Scale



City of McFarland

Planning Commission Meeting

STAFF REPORT

Agenda Item No. 2.
Section: PUBLIC HEARINGS
Meeting Date: July 22, 2025

TO: Honorable Mayor and Council Members

FROM: Brianahi De Leon, Senior City Planner
Megan Snyder, Community Development Director

SUBJECT: Approval of Resolution No. 2025-4PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING TENTATIVE PARCEL MAP 12605

SUMMARY:

Applicant Steve Milicic Trust submitted an application for a Tentative Parcel Map. The proposed project site is located South of Perkins Avenue, East of Garzoli Avenue, and North of Sherwood Avenue. The property is identified by APN 060-420-14 and does not have an address connected to the site yet. The property was brought into the City through Annexation 19 and was pre-zoned C-2 (Commercial), R-1 (Residential), and R-4 (Residential). In order to divide the properties for future development, the applicant is proposing a Tentative Parcel Map. The proposed Tentative Parcel Map includes conditions of approval that are based on adopted City guidelines and policies, those determined through site plan review and environmental assessment essential to mitigate adverse effects on the environment, including the health, safety and welfare of the community, and recommended conditions for development that are not essential to the health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment. While Parcel Maps are generally limited to four parcels, this project qualifies for an exception because Parcels C, D, and E are being rezoned to commercial as part of the Tentative Map approval.

Parcel A – Residential, 17.89 acres
Parcel B – Residential, 6.76 acres
Parcel C – Commercial, 4.62 acres
Parcel D – Commercial, 1.65 acres
Parcel E – Commercial, 5.48 Acres

ENVIRONMENTAL REVIEW

An environmental study of the project was completed. Reference to the previous Negative Declaration for Annexation 19 was made. It was found that this project plan and maps were referenced in that Negative Declaration and the same conclusion remains; therefore, no additional environmental declaration will be necessary.

FINDINGS

The proposed tentative parcel map is consistent with the general plan and zoning.

FINANCIAL IMPACT:

NONE

RECOMMENDATION:

The staff recommends Planning Commission to consider and approve Tentative Parcel Map 12605 subject to the Conditions of Approval and allowing the division of 36.4 ac into (5) five parcels.

ATTACHMENTS:

1. ATTACHMENT 1 - Conditions of Approval
2. ATTACHMENT 2 - Tentative Parcel Map 12605
3. ATTACHMENT 3 - Site Location

RESOLUTION NO. 2025-4

RESOLUTION OF THE PLANNING COMMISSION IN THE CITY OF MCFARLAND APPROVING TENTATIVE PARCEL MAP 12605 RESOLUTION NO. 2025-4

WHEREAS, Steve Milicic Trust, filed an application requesting a Tentative Parcel Map of the City of McFarland. Once divided, the parcel will consist of five (5) separate parcels. While Parcel Maps are generally limited to four parcels, this project qualifies for an exception because Parcels C, D, and E are being rezoned to commercial as part of the Tentative Map approval; and

WHEREAS, the project is a request to divide and record five (5) parcels; and

WHEREAS, the project is consistent with the General Plan Land Use and Zoning Maps; and

WHEREAS, an environmental study of the project was completed. Reference to the previous Negative Declaration for Annexation 19 was made. It was found that this project plan and maps were referenced in that Negative Declaration and the same conclusion remains so no additional environmental declaration will be necessary; and

WHEREAS, the Planning Commission, through its City Clerk, did set Tuesday July 22, 2025 at the hour of 6:00 PM in the Council Chambers located at 103 W. Sherwood Avenue, McFarland California as the time and place for a public hearing on Tentative Parcel Map No. 12605; and

WHEREAS, a Notice of Public Hearing was given in a manner provided in Title 17 of the McFarland Municipal Code and said public hearing was duly and timely conducted, during which the proposal was explained by a representative of the Planning Department and all persons desiring were duly heard; and

WHEREAS, the Planning Commission considered all written and oral testimony on Parcel Map No. 12605; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council 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 divide the parcel into five (5) parcels;
4. The negative declaration for Annexation 19 was referenced as the project was included in the report;

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 meeting held on Tuesday, July 23, 2025, moved by Commissioner _____ and seconded by Commissioner _____ duly adopted and passed by the following vote.

	AYE	NAE	ABSTAIN	ABSENT
JOSE HERNANDEZ				
DAVID SOTO				
JIM WHITE				
VICTOR OROPEZA				

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

Attest:

Approved:

Erika De La Cruz, City Clerk

Jose Hernandez, Chairman

CONDITIONS OF APPROVAL

1. This map is conditioned upon the Developer defending, indemnifying and holding harmless the City, its agents, officers, consultants, and /or employees.
2. The safety and security of the project must satisfy Local, County, State, Federal ordinances, California Building Code, and California Occupational Safety and Health Association (CAL/OSHA).
3. This map is subject to applicable District, Local, City, County, State, And Federal statutes, ordinances, regulations, standards and policies.
4. All improvements to comply with American with Disabilities Act standards and regulations (ADA).
5. The applicant must provide documentation from the Division of Oil and Gas confirming no abandoned wells near the project site. If abandoned wells are present, the applicant needs written approval from the Division for any road construction close to these wells. Habitable structures must comply with setback requirements set by the Division.
6. Utilities shall be installed underground in accordance with each of the utility company requirements and with the City requirements.
7. The Developer is required to allocate public utility easements within the development as specified by the City and affected utilities.
8. All parcels are required to retain on-site storm water runoff for the 10-year, 5-day storm event in accordance with Kern County Standards. The City Engineer must review and approve all storm drainage facility plans and relevant calculations.
9. Each parcel must have grading and drainage plans that include on-site storm water retention.
10. With the grading plan the developer shall prepare a SWPPP/BMP's and retain copy at the construction site to follow all SWPPP and BMP's practices.
 - Projects which disturb one (1) acre or more of land: The Developer shall provide a Storm Water Pollution Prevention Plan (SWPPP) that has been designed, specific to its site, conforming to the State Storm water NPDES Construction Permit. The plan shall be prepared by a Qualified SWPPP Developer/Practitioner. **State permit is required to submit to the SMARTS system.** The SWPPP shall be submitted to the City for review and approval.
 - Projects which disturb less than one (1) acre of land shall prevent the loss of soil or pollution of stormwater runoff from construction activities through site-specific best management practices

(BMPs). No grading shall be done until an Erosion Control Plan with BMP's has been reviewed by the enforcement agency (City of McFarland).

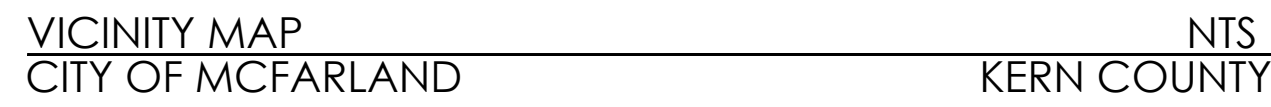
11. All structures that are inconsistent with planned development—such as fencing, concrete installations, irrigation lines, or power poles—located within the 55-foot right of way on Garzoli Avenue and within the 45-foot right of way on Perkins Avenue must be removed or relocated prior to the commencement of development activities.
12. The applicant shall comply with the latest California Building and Development codes as adopted by the City of McFarland, the current City of McFarland Subdivision Ordinance, and all other applicable codes, ordinances, regulations and development standards in effect at the time of issuances of relative permits.
13. All public improvements shall conform to the City of McFarland Improvement Standards. Improvement plans and associated fees shall be submitted to the City of McFarland for review and approval prior to recordation of any map and/or construction of any improvements. Improvement plans shall include:
 - a. Complete street improvements to the centerline on West Perkins Ave and Garzoli Avenue include curb, gutter, sidewalk, curb ramps in accordance with ADA and City Standards.
 - b. All parcels must connect to water and sewer when available.
14. Street pavement sections will be designed based on R values provided by the developer's engineer and approved by the City Engineer.
15. The developer shall be responsible for the installation of street signs, street stripes, markings, stop signs, or any other traffic safety devices as required by the City of McFarland Standards and City Engineer.
16. Before streetlights are accepted for maintenance, they must be tested and approved by the city/utility company using a power source provided by the contractor. The City of McFarland will own the poles, and PG&E will supply the electricity. The developer is responsible for covering the cost of electricity for the streetlights until the improvements are accepted by the City Council.
17. The Developer shall ensure continuous access for fire and law enforcement services, including paved areas for vehicle turnarounds and emergency entry.
18. Developers must build potable water systems for each created parcel or lot according to City standards and policies, with approved water improvement plans and hydrants.
19. Developers must build sanitary sewers and connections for each dwelling unit, parcel, or lot they create, according to the standards, conditions, and policies of the city. Sewer improvement plans and specifications must be reviewed and approved by the city.

20. Provide copies of complete set of Civil on-site and off-site improvement plans signed by a California Registered Civil Engineer.
21. Provide complete Engineer's Cost Estimate per the project's improvement plans signed by a California Registered Civil Engineer. Use current Kern County Development Standards Division Seven Sec. 701-1 to Sec. 702-9.
22. All public improvements must be installed or bonded prior to recording the final map, or sufficient security as determined by the City must be provided in accordance with the Subdivision Map Act, the City of McFarland Subdivision Ordinance, and a Subdivision Improvement Agreement approved by the City Council.
23. All monuments shall be of a permanent type and constructed of, or contain, ferrous or other magnetic material that will be responded to metal detectors employed by surveying professionals. All lot corners in subdivisions and parcel maps shall be monumented.
24. Any monument or point set by a licensed land surveyor to mark or reference a point on a property or land line, shall be permanently visibly marked or tagged with the certificate number of the surveyor or civil engineer setting it.
25. The applicant shall provide an electronic version of the plans to the Planning and Engineering Departments in current AutoCAD format.
26. The property shall have all liens cleared from title prior to recording of the final parcel map if applicable.
27. The developer shall meet all regulations of the San Joaquin Valley Air Pollution Control District (Regulation VIII) concerning dust suppression during construction of the project. Methods include, but are not limited to; use of water or chemical stabilizer/suppressants to control dust emission from disturbed area, stock piles, and access ways; covering or wetting materials that are transported off-site; limit construction-related speed to 15 mph on all unpaved areas/washing of construction vehicles before they enter public streets to minimize carryout/track out; and cease grading and earth moving during periods of high winds (20 mph or more).
28. If artifacts from prehistoric or historic periods are found during development, construction must stop until a qualified archaeologist evaluates the site and recommends preservation or documentation. If human remains are discovered, immediately cease all construction or development activities in the area and promptly contact the local police or sheriff's department. Notify the Local or State Historic Preservation Office (SHPO): If the remains are potentially of historical or cultural significance.
29. California law requires that people applying for development projects review a listing of all hazardous waste sites. As part of this application, you must indicate whether your project site is included on the list of hazardous waste sites. Provide verification for the Planning Department.

30. Survey Conditions of Approval for Tentative Parcel Map 12605

- I. In accordance with Section 66465 of the Subdivision Map Act, a title guarantee dated within 30 days of recordation of the parcel map shall be submitted to the Advisory Agency.
- II. In accordance with Section 66464, 66492, and 66493 of the Subdivision Map Act, a Tax Collectors Certificate, Assessors Tax Estimate, and security (if necessary) shall be submitted to the City of McFarland Engineer/Surveyor, prior to recording the final map.
- III. The parcel map must contain an owner's statement, signed and acknowledged by all persons having any right, title, or interest in and to the property being divided. A request for the waivers of the signatures of parties owning right-of-way, easements, or interest which cannot ripen into fee must also accompany the final map in accordance with Section 66445(f) of the Subdivision Map Act. Owner's statement may be recorded on a separate document rather than appear on the map, provided the recording information appears on the map.
- IV. In accordance with Section 66436(A)(i) of the Subdivision Map Act, any public entity or public utility owning rights-of-way, easements, or other interests which cannot ripen into fee must be advised by certified mail of the division of the property. The Advisory Agency will require a letter from these parties stating that the development will not unreasonably interfere with the free complete exercise of the right-of-way or easement within the boundaries of this development.
- V. The final Parcel Map shall be based on a field survey in conformity with the Land Surveyor's Act and shall show all existing easement of record on the map.
- VI. In accordance with Section 66434.2 of the Subdivision Map Act, Information required by the conditions of approval shall be in the form of an additional map sheet.
- VII. The final map shall show all Record Bearing and Distances parenthesized and source of record data identified with Map Bk & Pg. or deed Bk & Pg.
- VIII. Final Map Shall show the Distinctive border line (which does not obscure any text) around the exterior boundary of the land being subdivided, on the interior side of subdivision boundary (66434e).
- IX. Notation or reference to additional information required by 66434.2 and 66434f.
- X. Show and list all Irrevocable Offers of Dedication on Parcel Map 12605 and record by separate document.
 - a. Additional 25-foot Irrevocable Offer of Dedication along Garzoli Avenue for the entire property frontage.
 - b. Additional 15-foot Irrevocable Offer of Dedication along West Perkins Avenue for the entire property frontage.

- XI. Show and list the Easements shown on the map and recorded by separate document.
 - a. 30' Access Easement along the South boundary of the property boundary



REAL PROPERTY IN THE INCORPORATED AREA OF THE
OF THE COUNTY OF KERN, STATE OF CALIFORNIA,
DESCRIBED AS FOLLOWS

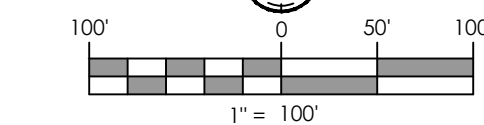
OWNER:	CITY
STEVE MILICIC TRUST 9620 MARSEILLES CT. BAKERSFIELD, CA 93312	CITY OF MCFARLAND 401 WEST KERN AVENUE MCFARLAND, CALIFORNIA 93250 661-792-3091

AGENT:	NOTES:
AW ENGINEERING 810 W. ACEQUIA AVE. VISALIA, CA. 93291 (559) 713-6139	BOUNDARY LINES SHOWN HERON IS CALCULATED FROM RECORD AND ARE APPROXIMATE IN NATURE

AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED MAY 26, 1952
AS BOOK 1944 PAGE 401 OF OFFICIAL RECORDS

EXISTING ZONING:	A
PROPOSED ZONING:	R-1 & R-4
EXISTING USE:	AGRICULTURE
PROPOSED USE:	RETAIL COMMERCIAL
TOTAL AREA:	36.41 Ac.
TOTAL PARCELS:	5
FLOOD ZONE:	ZONE-X PANEL # 06029C0740E
STORM WATER:	CITY OF MCFARLAND
SEWAGE DISPOSAL:	CITY OF MCFARLAND
WATER SUPPLY:	CITY OF MCFARLAND
REFUSE:	CITY OF MCFARLAND
ELECTRICITY:	PG & E
GAS:	SOUTHER CALIFORNIA GAS CO
TELEPHONE:	AT&T
APN:	060-420-014
IMPROVEMENTS:	TYPE "A" PER CITY STANDARDS ALONG GARZOLI AVENUE

 SECTION LINE
 LIMITS OF DIVISION
 PARCEL LINE



060-012-04

060-42

060-420-26

060-420-11

Perkins Ave

Costa

Ensenat

La Paz Ct

W

060-420-14

10th St

9th St

8th St

Coker Ave

060-012-22

060-420-21

060-420-20

W Kern Ave

060-420-24

060-420-23

McFarland

060-420-16

060-420-18

060-420-17

Garzoli Ave

11th St

200-010-34

200-010-37

200-010-38



Sherwood Ave

W Sherwood Ave

ff Ave



City of McFarland

Planning Commission Meeting

STAFF REPORT

Agenda Item No. 3.
Section: PUBLIC HEARINGS
Meeting Date: July 22, 2025

TO: Honorable Mayor and Council Members

FROM: Brianahi De Leon, Senior City Planner
Megan Snyder, Community Development Director

SUBJECT: Approval of Resolution No. 2025-4PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND RECOMMENDING APPROVING THE AMENDMENT OF MCFARLAND MUNICIPAL CODE CHAPTERS 17.153.030, 17.153.050, AND 17.153.070

SUMMARY:

On June 11th 2025, City staff presented to City Council a proposal for a new Home Occupation. The home occupation was for a barber station at a residential property. This proposal brought up a conversation on the types of uses and number of uses permitted. Mayor Saul Ayon made a request to City staff that an amendment be made to Chapter 17.153 of the McFarland Municipal Code. This request was to expand the uses permitted and create a limit of the number of permits per type of use. By implementing these changes to the Home Occupation Ordinance, staff is establishing consistency, uniformity, and clarity on the necessary standards, and the approval process. Expanding the uses permitted, staff is creating economic opportunity for both the City and the residents.

FINANCIAL IMPACT:

NONE

RECOMMENDATION:

The staff recommends the Planning Commission recommend City Council to consider and adopt the proposed Ordinance to amend Chapter 17.153.030, 17.153.050, and 17.153.070 of Title 17 Zoning that will regulate Home Occupation uses permitted and create a clear procedure in the McFarland Municipal Code to the City Council.

ATTACHMENTS:

1. ATTACHMENT 1 - CITY COUNCIL ORDINANCE

RESOLUTION NO. 2025-5PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND
RECOMMENDING APPROVING THE AMENDMENT OF MCFARLAND MUNICIPAL
CODE CHAPTERS 17.153.030, 17.153.050, AND 17.153.070 OF TITLE 17 ZONING**

WHEREAS, the City of McFarland ("City") desires to amend, clarify, and codify its Municipal Code Chapter related to Home Occupation; and

WHEREAS, the ordinance updates the Municipal Code to amend Section 17.153 of Title 17;
and

WHEREAS, adoption of this resolution will assist in providing uniformity and consistency to the regulations and standards related to Home Occupation applications; and

WHEREAS, on July 22, 2025, following notice duly and regularly given as required by law, the Planning Commission of the City of McFarland held a public hearing to consider the approval of the recommendation for the City Council to adopt the amendment to the Municipal Code. The Planning Commission received a report from City Staff, oral and written testimony from the public, and deliberated on the project; and

WHEREAS, all legal prerequisites to the adoption of this resolution have occurred; and

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 meeting held on Tuesday, July 22, 2025, moved by Commissioner _____ and seconded by Commissioner _____ duly adopted and passed by the following vote.

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

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

Attest:

Approved:

Erika De La Cruz, City Clerk

Jose Hernandez, Chairman

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY OF MCFARLAND
AMENDING TITLE 17, CHAPTERS 17.153.030, 17.153.050,
and 17.153.070 OF THE MCFARLAND MUNICIPAL CODE.**

Section 1. Recitals

WHEREAS, The City of McFarland (“City”) desires to amend, clarify and codify its Municipal Code Chapter related to Home Occupation;

WHEREAS, Adoption of this Ordinance amendment will provide uniform and clarity to the standards related to Title 17, Chapters 17.153.030, 17.153.050, and 17.153.070 of the McFarland Municipal Code.

WHEREAS, Adoption of this Ordinance amendment is in furtherance of the City’s goals and objectives while reducing the potentially negative impacts arising from potentially deficient and/or incomplete/incompatible Municipal Code Chapters.

WHEREAS, the City of McFarland held a public hearing to consider the approval of the recommendation for the City Council to adopt the amendment to the Municipal Code. The City of McFarland City Council received a report from City Staff, oral and written testimony from the public, and deliberated on the project.

WHEREAS, all legal prerequisites to adoption of this resolution have occurred.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MCFARLAND DOES ORDAIN
AS FOLLOWS:

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of McFarland as follows:

Section 2. Chapter 17.153 of the McFarland Municipal Code is hereby amended to read
as Follows:

Chapter 17.153 HOME OCCUPATION PERMIT

17.153.030 - Permitted uses.

Home Occupations may include, but are not limited to, the following:

Table 1:

ACTIVITY	INCLUDED OCCUPATION
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On-site professional service and/or consultation – by appointment only	Architect, broker, consultant, engineer, insurance agent, land surveyor, bookkeeper, accountant, typist, barber, cosmetologist, esthetician, manicurist, or similar use as determined by the community development director.
Off-site personal services requiring home office	Gardening and landscaping service, locksmith, and other uses where storage in vehicle is required, or similar use as determined by the community development director.
Sales – no door-to-door sales, delivery to customers only	Sales representative (including jewelry, cosmetics, products of domestic consumption), Cottage Food Operations, catalog and telephone sales only or similar use as determined by the community development director.
Artisan studio	Artist, sculptor, photography studio, author, composer, weaver, crafts, rug and blanket weaving, lapidary or similar use as determined by the community development director.
Group instructional (income producing activities)	Small day care or similar use as determined by the community development director.

Section 3. Chapter 17.153.050 of the McFarland Municipal Code is hereby amended to read as follows:

17.153.050 – Operating Standards

- A. There shall be no displays or advertising signs on the premises.
- B. There shall be no signs other than the address and name of the resident.
- C. There shall be no advertising which identifies the home occupation by street name.
- D. The home occupation shall be confined completely to one room located within the dwelling. It shall not occupy more than twenty-five percent of the gross area of one floor of the residence. No portion of any garage, carport or other accessory structure shall be used for home occupation purposes, other than for storage which does not impair required parking in the garage.
- E. Only one vehicle no larger than a three-fourth-ton truck may be used by the occupant directly or indirectly in connection with a home occupation.
- F. Subject to Municipal Code 17.153.070, no external alterations or construction features can be made to accommodate a home occupation, nor can any change be made which would change the fire rating of the structure or the fire district in which the structure is located.
- G. There shall be no use or storage of material or mechanical equipment, either indoor or outdoor, not recognized as being part of a normal household or hobby use.
- H. Activities conducted and equipment or material used shall not change the fire safety or occupancy classifications of the premises. Utility consumption shall not exceed normal residential usage.
- I. No home occupation use shall create or cause noise, dust, light, vibration, odor, gas, fumes, toxic/hazardous materials, smoke, glare, electrical interference or other hazards or nuisances.

- J. Employees engaged in the home occupation shall only be members of the resident family and shall be occupants of the dwelling. No outside employees.
- K. The home occupation shall not require the services of commercial carrier freight deliveries at the site in a frequency greater than what is normally found in a residential area.
- L. The home occupation shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the land use district in which it is located.
- M. No business license shall be issued until a home occupation permit is obtained, pursuant to the McFarland municipal code.
- N. A home occupation permit is not transferable.
- O. There shall be no more than one home occupation per APN.
- P. If the home occupation is to be conducted on rental property, the property owner's written authorization for the proposed use shall be obtained prior to the submittal of a home occupation permit.
- Q. There is a limit of three (3) Home Occupation permits allowed per type of Barber and Cosmetology business per fiscal year will be issued.
- R. Each Barber, Cosmetology, Aesthetician, Manicurist, or similar use Home Occupation is limited to one (1) chair per APN.
- S. Dependent on the use proposed, additional permits and licenses may be required.
 - i. Barber, Cosmetology, Aesthetician, Manicurist, or similar use services will require licenses, permits, and inspections by the Board of Cosmetology and remain in good standing.
 - ii. Food or drink products sold will require a Kern County Cottage Food Permit issued by Kern County Environmental Health.

Section 4. Chapter 17.153.070 of the McFarland Municipal Code is hereby amended to read as follows:

17.153.070 – Process in Acquiring Home Occupation Permit

Resident seeking a home occupation addition to their home shall apply for a Conditional Use Permit (CUP) & Home Occupation permit. Once the application, along with site plans and design have been submitted to the City, the application will go into the process of review. Application will then go to the Planning Commission and a public hearing will be conducted. The Planning Commission may then grant the permit along with any terms and conditions pertaining to occupation. No home occupation shall be established until an application for a home occupation permit has been submitted and approved as being consistent with the requirements of this section. No building license shall be applied for until after approval of the home occupation. Dependent on the use proposed, additional permits and licenses may be required. A probational one (1) year period is held to ensure that all terms and conditions are being met. After the probational period, the occupational permit shall be subject to annual review and will consist of an annual renewal.

Section 5. Notice. The City clerk shall certify to the passage and adoption of this ordinance and shall cause this Ordinance to be posted within 15 days after its passage, in accordance with Section 36933 of the Government Code.

Section 6. **Severability.** If any section, subsection, sentence, clause, phrase, or word of this Ordinance is, for any reason, deemed or held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, or preempted by legislative enactment, such decision or legislation shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of McFarland hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or word thereof, regardless of the fact that any one or more sections, subsections, clauses, phrases, or word might subsequently be declared invalid or unconstitutional or preempted by subsequent legislation.

Section 7. **Effective Date.** This Ordinance shall take effect thirty days after its adoption pursuant to California Government Code section 36937.

Section 8. **Certification; Publication.** The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted according to law.

INTRODUCED, PASSED AND ADOPTED at a regular meeting of the City Council of the City of McFarland, California on the 23rd day of July, 2025, by the following vote:

	Aye	Nae	Abstain	Absent
Saul Ayon				
Ricardo Cano				
Maria Perez				
Anita Gonzalez				
Martin Gutierrez				

Saul Ayon, Mayor

I hereby certify that the foregoing Ordinance was duly and regularly adopted by the City Council of the City of McFarland by a regular meeting thereof held on, July 23, 2025.

ATTEST:

Erika De La Cruz, City Clerk

APPROVED AS TO FORM:

Nathan M. Hodges, City Attorney