



MCFARLAND PLANNING COMMISSION

Special Meeting Notice and Agenda

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

Wednesday, October 15, 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

ROLL CALL:

Commissioner, Jose Hernandez Jr.
Commissioner, Jose "Jay" Hernandez
Commissioner, Juan Mungia
Commissioner, Victor Oropeza
Commissioner, Jim White

APPROVE AGENDA AS TO FORM**PLEDGE OF ALLEGIANCE:****INVOCATION:**

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 Resolution No. 2025-6 PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING SIGN PERMIT FOR 221 ELMO HWY (ELMO PEDIATRICS)

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)).

DEPARTMENT REQUESTS (NON-PUBLIC HEARING ITEMS)**ADJOURNMENT**

This is to certify this agenda was posted at McFarland City Hall on October 15, 2025.

Erika De La Cruz

Erika De La Cruz, City Clerk

The Next Regular Planning Commission Meeting: November 5, 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. 1.
Section: CONSENT AGENDA
Meeting Date: October 15,
2025

TO: Honorable Planning Commission Chairman and Planning Commission Members

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

SUBJECT: Approval of Resolution No. 2025-6 PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING SIGN PERMIT FOR 221 ELMO HWY (ELMO PEDIATRICS)

SUMMARY:

The site is located South of Elmo Hwy, West of Davis Avenue, and East of Garzoli Avenue. The property is identified as APN 201-332-02 and has been addressed as 221 Elmo Hwy in McFarland. The proposed sign installation is for Elmo Pediatrics and Family Walk-in Clinic. The proposed sign is an acrylic LED Channel Letter sign attached to the stucco façade with metal screws and plastic anchors. 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 Planning Commission in order to be installed. The proposal was reviewed by the Planning Department to ensure it met the requirements of Ordinance 17.142.030.

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:

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.

RECOMMENDATION:

City staff recommends the Planning Commission to consider and approve Sign Plan Review Resolution No. 2025-141 allowing the installation of a new LED Channel Letter Sign at 221 Elmo Hwy / APN 201-332-02.

ATTACHMENTS:

1. PC Resolution No. 2025-141
2. Exhibit A - Aerial Map
3. Exhibit B - Proposed Sign Location
4. Exhibit C - Proposed Sign

**McFARLAND PLANNING COMMISSION
RESOLUTION NO. 2025-141**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF McFARLAND
APPROVING SIGN PLAN REVIEW 2025-141. A REQUEST TO ALLOW FOR THE
INSTALLATION OF A NEW ACRYLIC LED CHANNEL LETTER SIGN ON PROJECT SITE
LOCATED AT 221 ELMO HWY., SOUTH OF ELMO HWY., WEST OF DAVIS AVE., AND
EAST OF GARZOLI AVE. AS REFLECTED IN EXHIBIT A.**

WHEREAS, The Bakersfield Signs has filed an application for a sign plan review to install and operate a new acrylic LED Channel Letter sign on the project site located at 221 Elmo Highway, South of Elmo Highway, West of Davis Avenue, and East of Garzoli Avenue; and

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

WHEREAS, the project site is located on 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 sign; and

WHEREAS, the LED Channel Letter Sign is to be constructed at 42" high by 128" wide and installed on the building frontage along Davis Avenue as reflected by Exhibit B and Exhibit C; and

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

WHEREAS, it has been determined that Sign Plan Review 2025-141 is exempt from the California Environmental Quality Act (CEQA) per Section 15268 Ministerial Project; and

WHEREAS, the Planning Commission, through its clerk, did set Wednesday October 15, 2025, at the hour of 6:00 PM in the Council Chambers located at 103 W. Sherwood Ave., McFarland California as the time and place for Sign Plan Review 2025-141; and

WHEREAS, the Planning Commission received both written and oral testimony on Sign Plan Review 2025-141.

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 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 LED Channel Letter Sign.
4. Sign Plan Review 2025-141 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 2025-141 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 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 Wednesday, October 15, 2025, moved by Commissioner _____ and seconded by Commissioner _____, duly adopted and passed by the following vote:

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

By order of the planning commission of the City of McFarland.

ATTEST:

Erika De La Cruz, City Clerk

APPROVED:

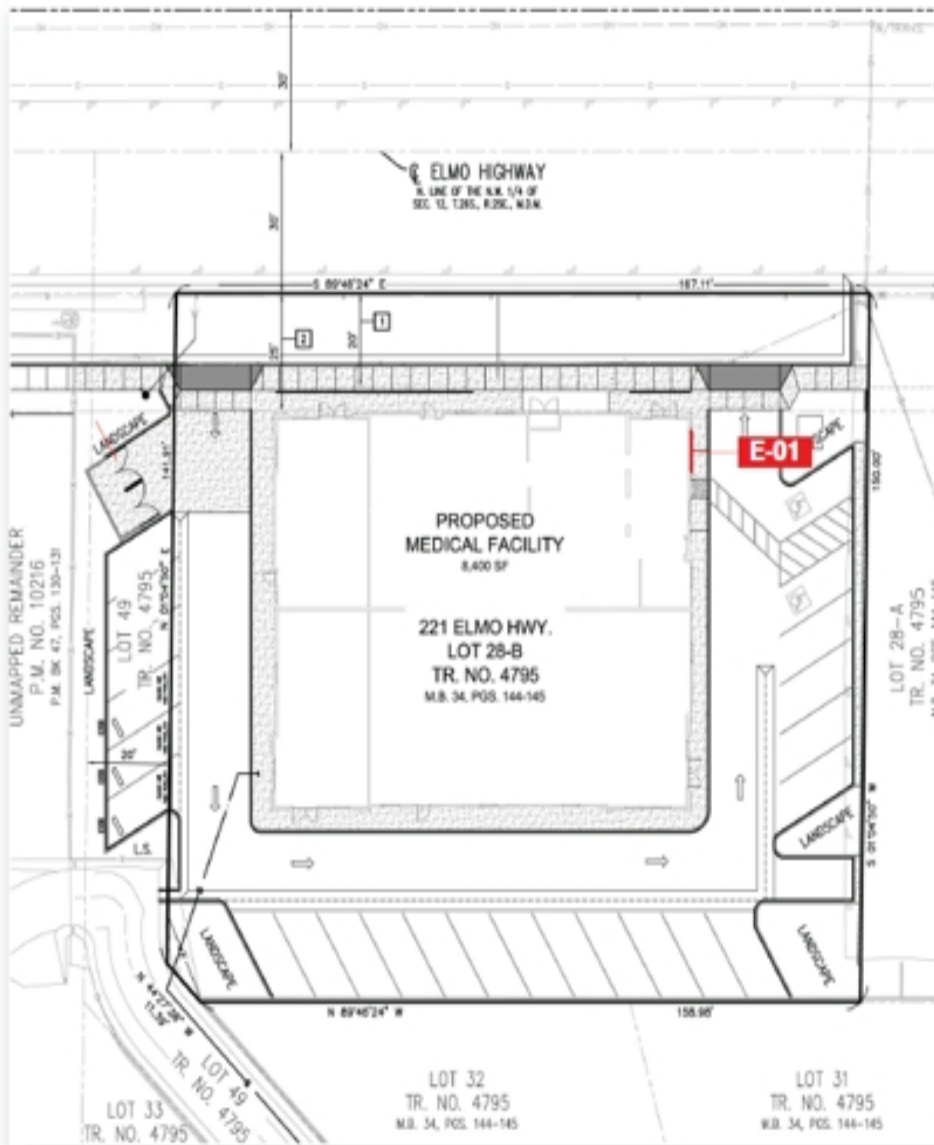
Jose Hernandez, Chairman

EXHIBIT A

Aerial Map



Proposed Sign Location



Site Plan

Sign Type: **E-01**

Scale: Not to Scale

EXHIBIT C

Proposed Sign



East Elevation - Front Lit Channel Letters

Sign Type: **E-01**

Scale: Not to Scale



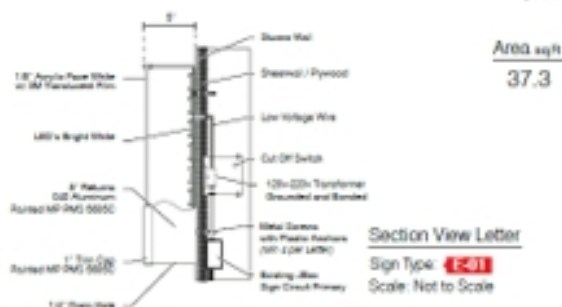
Channel Letters - Store Front

Sign Type: **E-01**

Scale: Not to Scale

General Description

- Front Lit Channel Letters
- 040 Aluminum Backer
- 040 Aluminum Returns 5" Depth White
- 1" Trim Cap White
- 1/8" Acrylic White
- 3M Vinyl Film Translucent Film Various
- LEDs Bright White
- Transformer 120V-240V
- UL Listed



Area sqft
37.3

Section View Letter

Sign Type: **E-01**

Scale: Not to Scale

Note: Signs and related lighting system components for outdoor use, unless noted otherwise, shall be constructed of materials and finishes suitable for outdoor use. All signs shall be constructed of materials and finishes suitable for outdoor use. All signs shall be constructed of materials and finishes suitable for outdoor use. All signs shall be constructed of materials and finishes suitable for outdoor use.