



MCFARLAND PLANNING COMMISSION

Regular Meeting Notice and Agenda

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

Wednesday, February 4, 2026
6:00 PM

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

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

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

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

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

CALL TO ORDER: Chairman Hernandez

ROLL CALL:

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

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

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 December 3, 2025, Regular Meeting Minutes

PUBLIC HEARINGS

2. Approval of Resolution No. 2026-1PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING A REQUEST TO ALLOW FOR THE ZONE CHANGE AND GENERAL PLAN AMENDMENT FOR PARCELS IN THE CITY OF MCFARLAND

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.

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

This is to certify this agenda was posted at McFarland City Hall on January 23, 2026.

Erika De La Cruz

Erika De La Cruz, City Clerk

The Next Regular Planning Commission Meeting: March 4, 2026

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.

REGULAR PLANNING COMMISSION MINUTES

IN-PERSON MEETING

December 3, 2025

MCFARLAND CITY COUNCIL
MCFARLAND SUCCESSOR AGENCY
MCFARLAND PUBLIC FINANCE AUTHORITY
MCFARLAND IMPROVEMENT AUTHORITY
MCFARLAND PARKING AUTHORITY

CALL TO ORDER

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

ROLL CALL

Commissioners Present: Chairman Jose Hernandez, Planning Commissioner David Soto, Planning Commissioner Jim White, Planning Commissioner Victor Oropeza

Commissioners Absent: Planning Commissioner Juan Munguia

OFFICIALS PRESENT

Community Development Director Snyder, Senior City Planner De Leon, and Grant Manager Rosa

APPROVE AGENDA AS TO FORM

*Motion by Commissioner White, Second by Commissioner Oropeza to Approve the Agenda as to Form at the meeting of December 3, 2025. **Motion Approved** by 4/0 Roll-Call Majority Vote.*

Roll Call Vote:

AYES: J. Hernandez, D. Soto, J. White, V. Oropeza

NOES: None

ABSENT: J. Munguia

ABSTAIN: None

PASSED: 4-0

PLEDGE OF ALLEGIANCE

Offered by Chairman Hernandez

INVOCATION

Offered by Chairman Hernandez

CONSENT AGENDA

1. Approval of October 15, 2025, Special Meeting Minutes

*Motion by Commissioner Soto, Second by Commissioner Oropeza to Approve the Consent Agenda Item at the meeting of December 3, 2025. **Motion Approved** by 4/0 Roll-Call Majority Vote.*

Roll Call Vote:

AYES: J. Hernandez, D. Soto, J. White, V. Oropeza

NOES: None
ABSENT: J. Munguia
ABSTAIN: None
PASSED: 4-0

ADMINISTRATIVE AGENDA

2. Approval of Resolution No. 2025-7 PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING TENTATIVE PARCEL MAP 12606

*Motion by Commissioner White, Second by Commissioner Soto for the Approval of Resolution No. 2025-7PC at the meeting of December 3, 2025. **Motion Approved** by 4/0 Roll-Call Majority Vote.*

Roll Call Vote:

AYES: J. Hernandez, D. Soto, J. White, V. Oropeza
NOES: None
ABSENT: J. Munguia
ABSTAIN: None
PASSED: 4-0

PUBLIC HEARINGS

None

PUBLIC COMMENT

None

COMMISONER COMMENTS

- Commissioner White provided an update on the City Council meeting approving the new Police Department facility at Mast and Taylor. The project is expected to take approximately 14 months.
- Announced that the Girls' and Boys' Cross Country teams won the Valley Championships.
- Noted that the Christmas Parade will take place on Sunday, December 6, with the parade route along Second and Third Streets.

DEPARTMENT REQUESTS (NON-PUBLIC HEARING ITEMS)

None

ADJOURNEMENT

*Motion by Commissioner Oropeza, seconded by Commissioner Soto, to adjourn the meeting of December 3, 2025, at 6:20 p.m. **Motion Approved** by 4/0 Roll-Call Majority Vote.*

Roll Call Vote:

AYES: J. Hernandez, D. Soto, J. White, V. Oropeza
NOES: None
ABSENT: J. Munguia
ABSTAIN: None
PASSED: 4-0

CITY OF MCFARLAND

Erika De La Cruz, City Clerk



City of McFarland

Planning Commission Meeting

STAFF REPORT

Agenda Item No. 2.
Section: PUBLIC HEARINGS
Meeting Date: February 4,
2026

TO: Honorable Mayor and Council Members

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

SUBJECT: Approval of Resolution No. 2026-1PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING A REQUEST TO ALLOW FOR THE ZONE CHANGE AND GENERAL PLAN AMENDMENT FOR PARCELS IN THE CITY OF MCFARLAND

SUMMARY:

The City of McFarland is initiating a General Plan Amendment and Zone Change to facilitate the development of four parcel sites to be consistent with R-3 development standards. This would effect two in-fill parcels on the West side of McFarland (portion of APN 201-031-04) and two in-fill parcels on the East side of McFarland (APN 200-060-13 & 200-081-17). The combined General Plan Amendment and Zone Change serve primarily to implement the city's certified Housing Element, promote internal general plan consistency, and ultimately to increase residential capacity on appropriate infill parcels.

The Housing Element is a mandatory component of the General Plan under Government Code §65302(c). Per the Housing Element, the City is required to increase multi-family zoning capacity, rezone under-utilized commercial parcels, facilitate in-fill housing, remove any governmental constraints, and provide adequate sites to meet RHNA.

The policies and programs that specifically support this action:

Pol-1.1: Designate adequate housing sites to meet RHNA.

Pol-1.2: Avoid unnecessary regulatory barriers that increase housing costs.

Pol-1.10: Locate multifamily housing where adequate facilities exist.

Prg-1.1: Maintain an inventory of vacant and underutilized parcels for RHNA compliance.

Prg-1.3: Update zoning to increase density and allow up to 30 du/ac.

Prg-1.6 & Prg-1.11: Expand R-3 zoning to allow additional housing types.

Prg-1.10: Streamline housing approvals and reduce regulatory delays.

The General Plan Amendment updates the land use designations for the subject parcels to High-density Residential, ensuring consistency with the proposed R-3 zoning. The existing land use designations (Commercial and Low-Density Residential) do not provide sufficient capacity to meet RHNA or implement Housing Element programs.

The policies, objectives, programs, and goals that specifically support this action:

Goal LU 1: Promote a well-balanced mix of uses.

Objective LU 1.1: Provide a full range of housing types, densities, and locations.

Policy LU 1.1.1: Expand the range of allowable housing types.

- Program LU 1.1.1.1: Allow increased density near commercial centers.
- Program LU 1.1.1.3: Remove regulatory obstacles that make housing uneconomical.

Objective LU 1.4: Prioritize infill development.

- Program LU 1.4.1.2: Direct growth to areas that can accommodate infill.

Goal LU 2: Promote compact urban form.

- Policy LU 2.1.1: Increase infill development.
 - Program LU 2.1.1.2: Streamline permitting for infill.
- Objective LU 2.2: Increase density around transit and services.

Goal LU 3: Ensure compatible land uses.

- Policy LU 3.1.1: Reduce conflicts between land uses.

FINANCIAL IMPACT:

The proposed Zone Change and General Plan Amendment are expected to have no fiscal impact and are likely to produce a modest long-term fiscal-benefit through increased property tax revenue, development fees, and efficient use of existing infrastructure.

Environmental Impact:

The proposed Zone Change and Zone Change are categorically exempt from the requirements of the California Quality Act subject to CEQA Guidelines §15332. This project meets all of the conditions under the Class 32 Infill Development Exemption:

- The parcels are within city limits and surrounded by development
- Each parcel is less than 5 acres
- The project is consistent with the General Plan and zoning
- The parcels are served by existing utilities
- The sites contain no sensitive habitat
- The project will not result in significant environmental impacts
- There are no cumulative impacts

Findings:

- A. The GPA and rezoning are consistent with the General Plan as they implement Housing Element programs and promote internal consistency.
- B. The GPA and rezoning promote public health, safety, and welfare as they provide

needed housing, reduce sprawl, and support efficient land use.

- C. The GPA and rezoning support RHNA compliance through providing opportunity for increase in multifamily capacity on appropriate infill parcels.
- D. The GPA and rezoning remove governmental constraints through conversion of underutilized commercial and low-density residential land into productive housing.
- E. The GPA and rezoning qualify for CEQA Class 32 exemption as they meet all criteria for infill development.

RECOMMENDATION:

City Staff recommends that the Planning Commission review and approve the Zone Change and General Plan Amendments for APN 200-060-13, 200-081-17, and a portion of 201-081-17.

ATTACHMENTS:

1. AERIAL MAP

RESOLUTION NO. 2026-1PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND
RECOMMENDING THAT THE CITY COUNCIL OF MCFARLAND CONSIDER AND
APPROVE A REQUEST TO ALLOW FOR THE ZONE CHANGE AND GENERAL PLAN
AMENDMENT FOR FOUR PARCELS IN THE CITY OF MCFARLAND**

WHEREAS, the City of McFarland initiated a Zone Change and General Plan Amendment, a proposal to complete a zone change and land use for four parcels; and

WHEREAS, two of the parcels located on the West side of McFarland and are identified as partials of APN 201-031-04 will go from Commercial C-2 to Residential R-3; and

WHEREAS, two of the parcels located on the East side of McFarland are identified as APN 200-060-13 and 200-081-17 will go from Two-Family Residential R-2 to Limited Multi-Family Residential R-3; and

WHEREAS, APN 201-031-04 is generally located East of 3rd Street, North of Hail Lane, and West of Frontage Road; and

WHEREAS, APN 200-060-13 and 200-081-17 are generally located East of Industrial Street, West of San Juan Street, North of E Sherwood Avenue, and South of B Street; and

WHEREAS, said application has been made in the form and manner prescribed by Title 17 Zoning of the McFarland Municipal Code; and

WHEREAS, it has been determined that the Zone Change is exempt from the California Environmental Quality Act (CEQA) per Class 32 Infill Development Exemption; and

WHEREAS, the Planning Commission, through its Clerk, did set Wednesday, February 4, 2026, 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 the Zone Change and General Plan Amendment; 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 Class 32 Infill Development Exemption.
3. The Zone Change and General Plan Amendment are consistent with the goals, policies, and programs of the City of McFarland Housing Element.
4. The Zone Change and General Plan Amendment are hereby recommended for approval by the City Council of City of McFarland.
5. Any decision by the Planning Commission shall be final unless within fifteen (15) days of the date of the decision the applicant or any other persons appeals the Planning Commission decision in the matter set forth in Section 17.148.100(b) of the McFarland Municipal Code.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of McFarland on February 4, 2026 by the following vote:

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

CITY OF MCFARLAND

Chairman Hernandez

ATTEST:

Erika De La Cruz, City Clerk

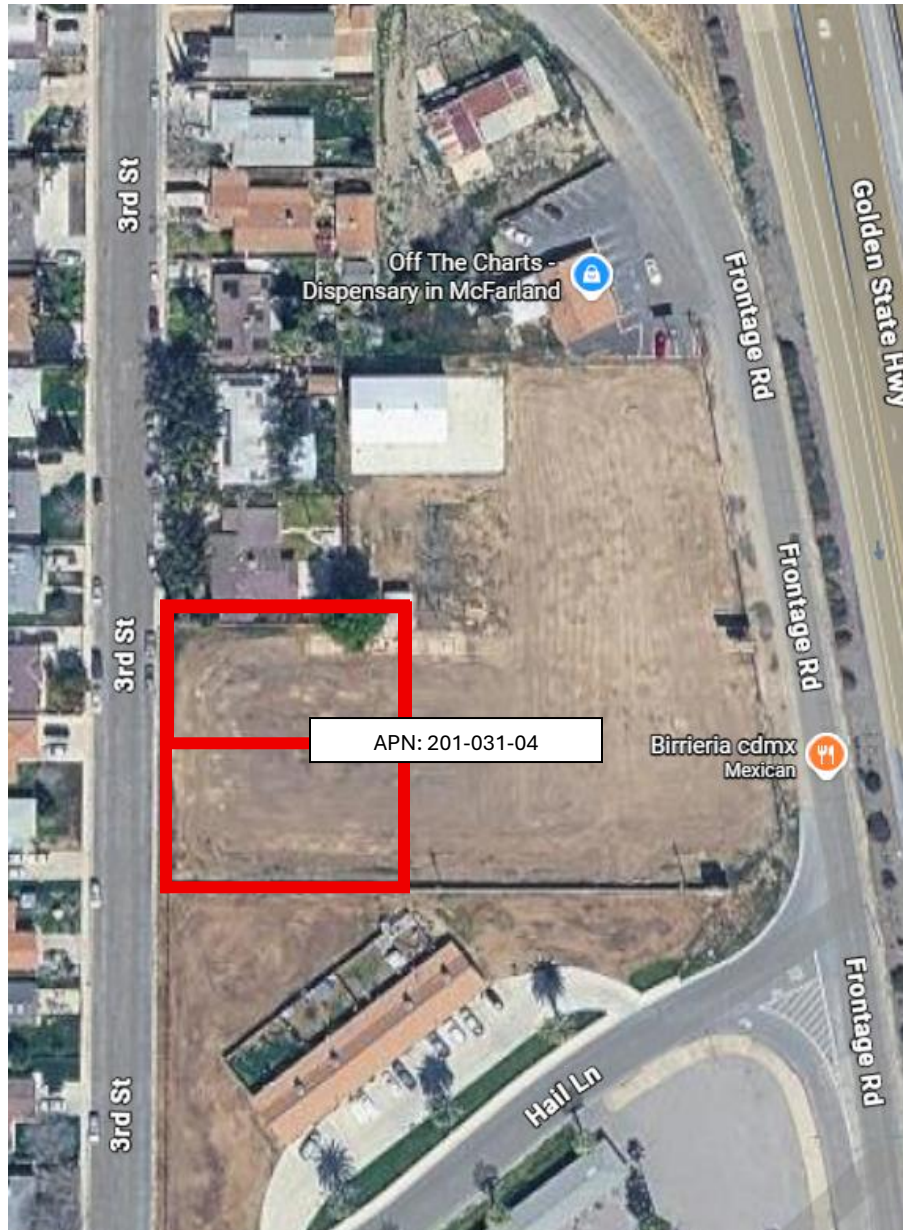
I, _____, City Clerk of the City of McFarland, California, DO HEREBY CERTIFY that the foregoing resolution is a true and accurate copy of the Resolution passed and adopted by the City Council of the City of McFarland on the date and by the vote indicated herein.

AERIAL MAP

PARCEL 1 & 2 –

Existing Zoning: C-2 (General Commercial)

Proposed Zoning: R-3 (High-Density Residential)



PARCEL 2 & 3 –

Existing Zoning: R-2 (Multi-Family Residential)

Proposed Zoning: R-3 (Limited Multi-Family Residential)

