



McFARLAND PLANNING COMMISSION

Regular Meeting Notice and Agenda

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

**Wednesday, April 1, 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 March 4, 2026, Regular Planning Commission Meeting Minutes

PUBLIC HEARINGS

2. Approval of Resolution No.2026-3PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA APPROVING A VARIANCE PROPOSAL FOR A DECREASE IN REQUIRED LOT SIZE FOR AN R-1 ZONING LOCATED WEST OF GARZOLI AVENUE, SOUTH OF PERKINS AVENUE, AND NORTH OF SHERWOOD AVENUE, AND AS REFLECTED IN EXHIBIT A AND EXHIBIT B

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 March 26, 2026.

Erika De La Cruz

Erika De La Cruz, City Clerk

The Next Regular Planning Commission Meeting: June 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

March 4, 2026

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

CALL TO ORDER

Planning Commissioner Oropeza called the meeting to order at 6:03p.m.

ROLL CALL

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

Commissioners Absent: Chairman Jose Hernandez, Planning Commissioner Juan Munguia

OFFICIALS PRESENT

Community Development Director Megan Snyder, Senior City Planner Brianahi De Leon, and City Clerk Erika De La Cruz

PLEDGE OF ALLEGIANCE

Offered by Planning Commissioner Soto

INVOCATION

Offered by Planning Commissioner White

APPROVE AGENDA AS TO FORM

*Motion by Commissioner Soto, Second by Commissioner White to Approve the Agenda as to Form at the meeting of March 4, 2026. **Motion Approved** by 3/0 Roll-Call Majority Vote.*

Roll Call Vote:

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

NOES: None

ABSENT: J. Hernandez, J. Munguia

ABSTAIN: None

PASSED: 3-0

CONSENT AGENDA

1. Approval of February 4, 2026, Regular Meeting Minutes

*Motion by Commissioner White, Second by Commissioner Soto to Approve the Consent Agenda Item at the meeting of March 4, 2026. **Motion Approved** by 3/0 Roll-Call Majority Vote.*

Roll Call Vote:

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

NOES: None

ABSENT: J. Hernandez, J. Munguia

ABSTAIN: None

PASSED: 3-0

PUBLIC HERINGS

2. Approval of Resolution No. 2026-2PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING A PROPOSAL REQUEST TO CONSTRUCT 4 DUPLEXES LOCATED EAST OF INDUSTRIAL STREET AND NORTH OF E. KERN AVENUE

*Motion by Commissioner Soto, Second by Commissioner White for the Approval of Resolution No. 2026-2PC at the meeting of March 4, 2026. **Motion Approved** by 3/0 Roll-Call Majority Vote.*

Roll Call Vote:

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

NOES: None

ABSENT: J. Hernandez, J. Munguia

ABSTAIN: None

PASSED: 3-0

PUBLIC COMMENT

None

DEPARTMENT REQUESTS (NON-PUBLIC HEARING ITEMS)

None

ADJOURNEMENT

*Motion by Commissioner Soto, seconded by Commissioner White, to adjourn the meeting of March 4, 2026, at 6:19p.m. **Motion Approved** by 3/0 Roll-Call Majority Vote.*

Roll Call Vote:

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

NOES: None

ABSENT: J. Hernandez, J. Munguia

ABSTAIN: None

PASSED: 3-0

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: April 1, 2026

TO: Honorable Mayor and Council Members

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

SUBJECT: Approval of Resolution No.2026-3PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA APPROVING A VARIANCE PROPOSAL FOR A DECREASE IN REQUIRED LOT SIZE FOR AN R-1 ZONING LOCATED WEST OF GARZOLI AVENUE, SOUTH OF PERKINS AVENUE, AND NORTH OF SHERWOOD AVENUE, AND AS REFLECTED IN EXHIBIT A AND EXHIBIT B

SUMMARY:

The variance proposal is a request from Milicic Investments to allow for the parceling of smaller lots at approximately 2,800 to 4,000 square feet for a 950 to 1,150 square foot home. These smaller lots will only be a small portion of the residential development. The project site is designated R-1 zoning and is currently identified as APN 060-420-14. It is located West of Garzoli Avenue, South of Perkins Avenue, and South of Sherwood Avenue. The standard minimum lot size for a property zoned R-1 is 6,000 square feet. If approved the applicant will return with a Tentative Tract Map that includes a designated area of smaller lots with smaller tract homes.

FINANCIAL IMPACT:

There is no financial impact.

ENVIRONMENTAL REVIEW:

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act subject to Section 150661 (b)(3). This project meets all of these conditions.

Section 150661 therefore it is categorically exempt in the “Common Sense” which states, “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

FINDINGS:

The applicant will still be required to meet the remaining development standards and set-backs.

RECOMMENDATION:

The staff recommends planning commission approve a variance for approval of a decrease in lot size at APN 060-420-14.

ATTACHMENTS:

1. EXHIBIT 1_ AERIAL MAP
2. EXHIBIT 2_ TENTATIVE LAYOUT
3. EXHIBIT 3_ LETTER FROM APPLICANT_Redacted

RESOLUTION NO. 3PC

RESOLUTION NO. 2026-34 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING A VARIANCE PROPOSAL FOR A DECREASE IN REQUIRED LOT SIZE FOR AN R-1 ZONING LOCATED WEST OF GARZOLI AVENUE, SOUTH OF PERKINS AVENUE, AND NORTH OF SHERWOOD AVENUE, AND AS REFLECTED IN EXHIBIT A AND EXHIBIT B

WHEREAS, the applicant submitted a request for a variance to allow for a reduced minimum lot size in order to accommodate smaller tract homes; and

WHEREAS, the applicable zoning regulations require a minimum lot size of 6,000 square feet, and the applicant proposes a lot size of 2,800 to 4,000 square feet; and

WHEREAS, the proposed development otherwise complies with all applicable zoning and development standards; and

WHEREAS, public notice of the hearing was provided in compliance with the McFarland Municipal Code; and

WHEREAS, the City of McFarland Planning Commission has reviewed the staff report, application materials, and recommendations and finds that the requested variance is minor in nature and will not be materially detrimental to the public welfare or injurious to surrounding properties; and

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

- 1. Approve requested variance for a decrease in minimum lot size standards for the residential development at APN 060-420-14:
 - This variance applies only to the lot size identified herein and does not authorize any other zoning deviation.
 - All plans shall comply with the development standards.
 - The Tentative Tract Map shall go through Planning Commission approval.
 - Any additional modification to the lot size shall be subject to staff review and approval.
- 2. Considers and directs staff to implement the approved variance in accordance with this resolution.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of McFarland on April 1, 2026 by the following vote:

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

CITY OF MCFARLAND

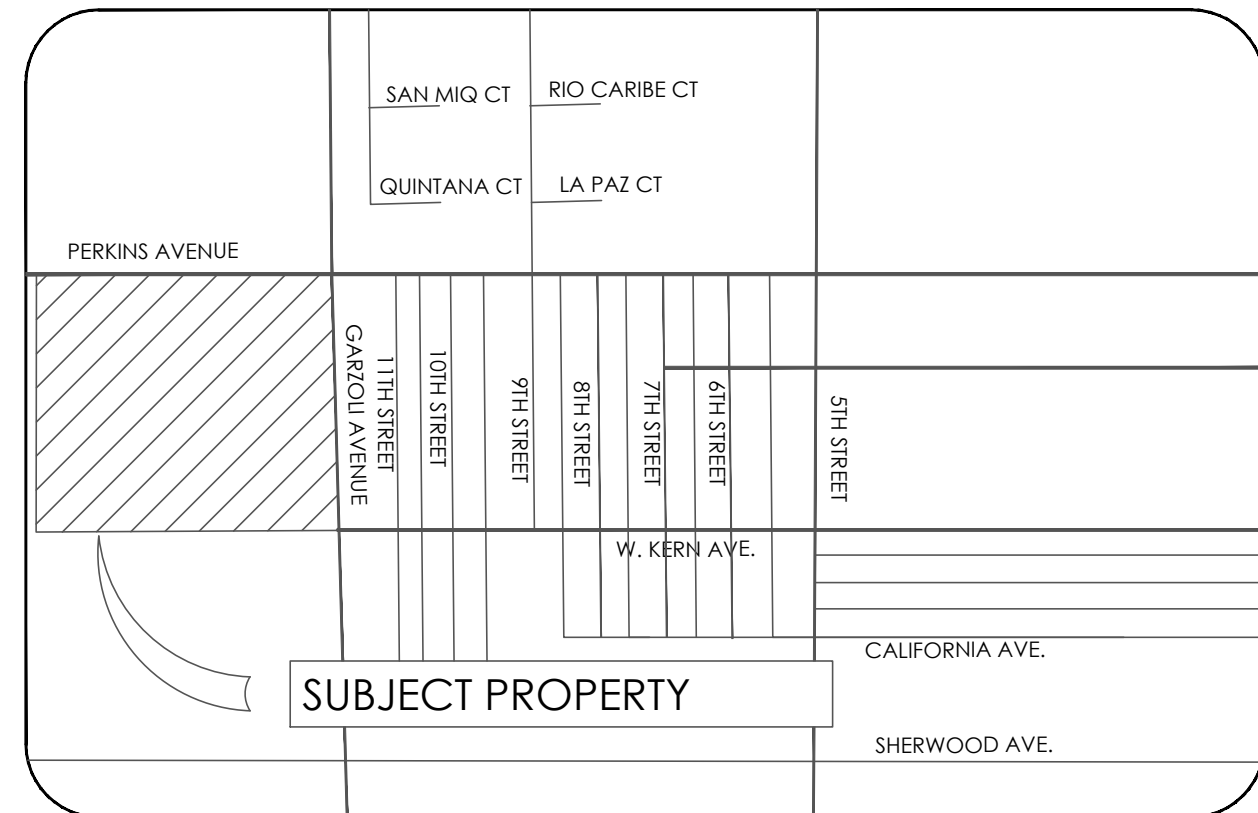
Chairman Hernandez

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.



TENTATIVE TRACT
MAP NO. 7491REAL PROPERTY IN THE INCORPORATED AREA OF THE
OF THE COUNTY OF KERN, STATE OF CALIFORNIA,
DESCRIBED AS FOLLOWSTHE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION
11, TOWNSHIP 26 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE
AND MERIDIAN, BEING IN THE INCORPORATED AREA OF THE
CITY OF MCFARLAND IN THE COUNTY OF KERN, STATE OF
CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEROFVICINITY MAP
CITY OF MCFARLANDNTS
KERN COUNTY

OWNER:

STEVE MILICIC TRUST
9420 MERSELLES CT.
BAKERSFIELD, CA 93312

BENCHMARK

CITY OF MCFARLAND BENCHMARK 06-GK
SET FLUSH IN THE SIDEWALK ON THE SOUTH SIDE
OF THE EAST ABUTMENT OF THE OVERCROSSING
ELEV. = 374.40

AGENT:

AW ENGINEERING
810 W. ACEQUIA AVE.
VISALIA, CA. 93291
(559) 713-6139

NOTES:

ALL IMPROVEMENTS TO MEET CITY STANDARDS & CONDITIONS OF APPROVAL

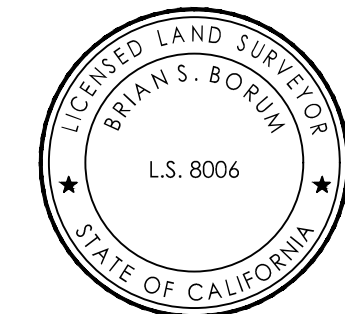
BOUNDARY LINES SHOWN HEREON IS CALCULATED
FROM RECORD AND ARE APPROXIMATE IN NATUREALL SEWER UNLESS NOTED OTHERWISE TO BE AN 8" SEWER LINE SIZE.
ALL WATER UNLESS NOTED OTHERWISE TO BE AN 8" WATER LINE SIZE.THIS MAP ALLOWS FOR THE DIVISION OF THE NOTED PARCELS.
SUBSEQUENT TENTATIVE SUBDIVISION MAP WILL FOLLOW
APPROVAL OF TENTATIVE PARCEL MAP. IMPROVEMENTS WILL BE
MADE AFTER APPROVALS BY THE CITY FOR THE TENTATIVE
SUBDIVISION MAP, FINAL MAP, FRONTAGE IMPROVEMENTS,
AND IMPROVEMENT PLANS.

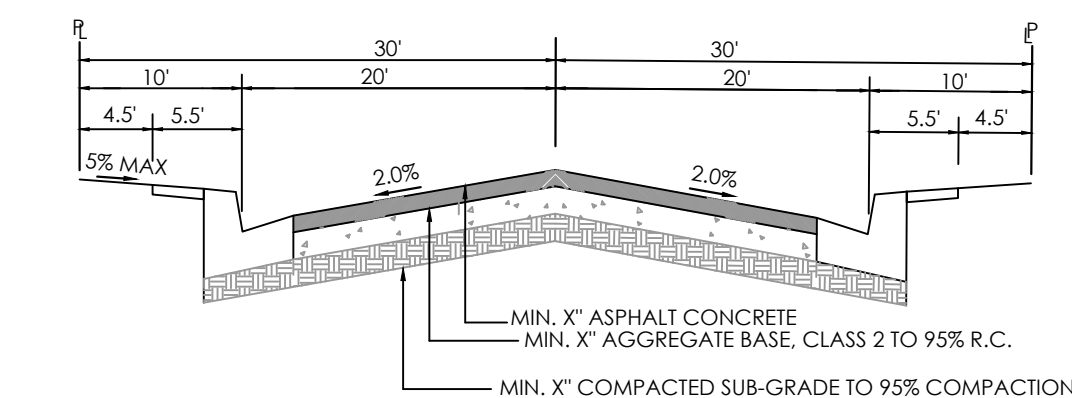
CITY

CITY OF MCFARLAND
401 WEST KERN AVENUE
MCFARLAND, CALIFORNIA 93250
661-792-3091

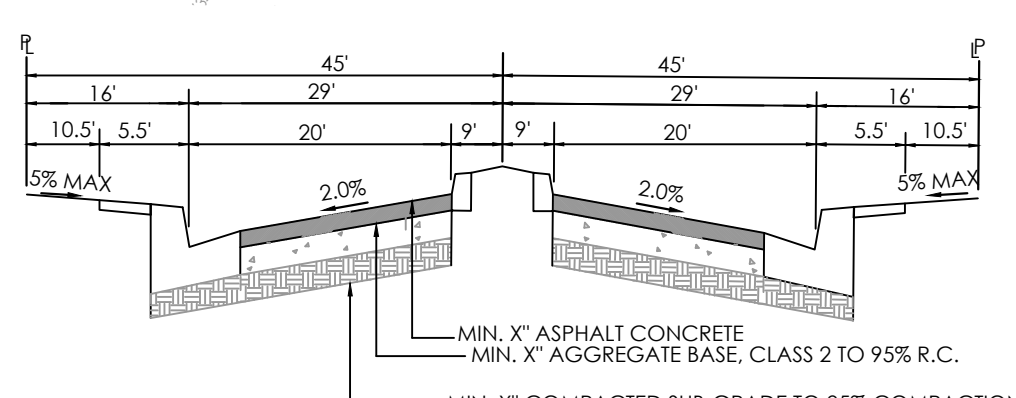
SITE INFORMATION:

EXISTING ZONING:	A
PROPOSED ZONING:	R-1 & R-4
EXISTING USE:	AGRICULTURE
PROPOSED USE:	RESIDENTIAL, MULTIFAMILY
TOTAL AREA:	29.76 Ac.
TOTAL LOTS:	105
DENSITY:	3.53
FLOOD ZONE:	ZONE-X PANEL #0629C0740E
STORM WATER:	CITY OF MCFARLAND
SEWAGE DISPOSAL:	CITY OF MCFARLAND
WATER SUPPLY:	CITY OF MCFARLAND
REFUSE:	CITY OF MCFARLAND
ELECTRICITY:	PG & E
GAS:	SOUTHERN CALIFORNIA GAS CO.
TELEPHONE:	AT&T
APN:	060-420-14 & 060-420-20
IMPROVEMENTS:	TYPE "A" PER CITY STANDARDS

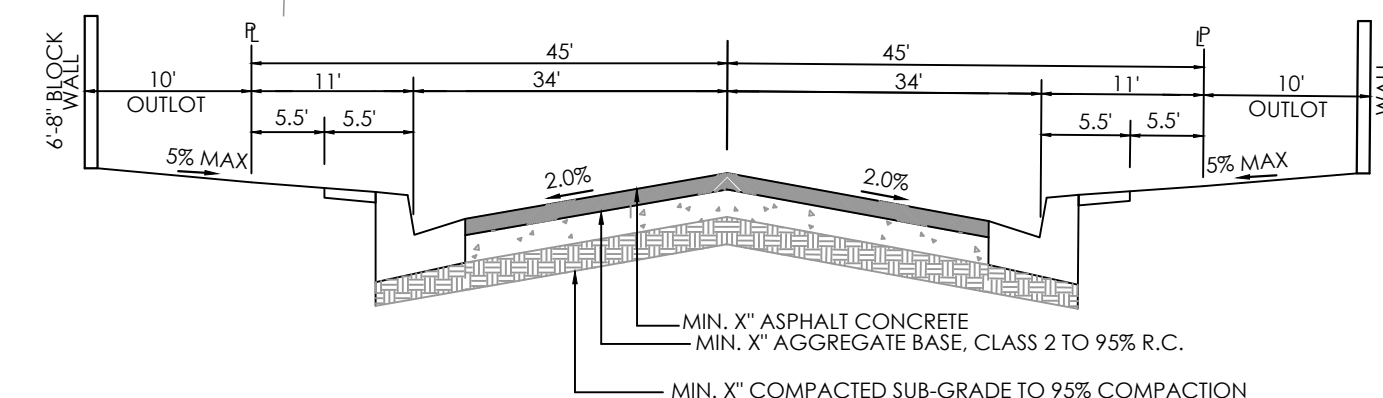
THIS MAP HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION

BRIAN S. BORUM L.S. 8006

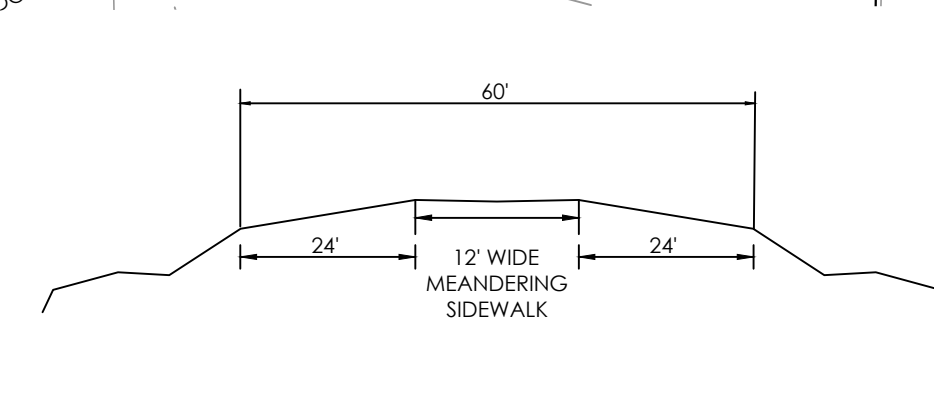
INTERIOR STREETS, WEST KERN AVENUE, RD 144

T.I. = TBD, R-VALUE = TBD X" A.C. / X" A.B.
PER CITY STANDARD AT TIME OF DEVELOPMENT

MILICIC FARMS PARKWAY

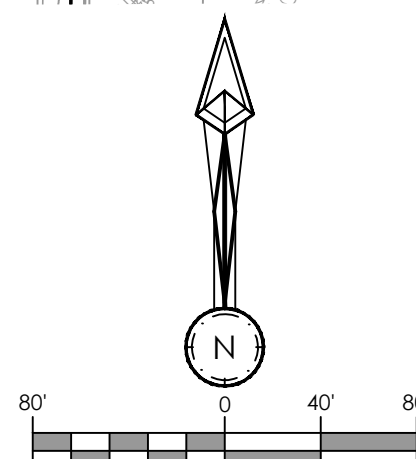
T.I. = TBD, R-VALUE = TBD X" A.C. / X" A.B.
PER CITY STANDARD AT TIME OF DEVELOPMENT

WEST PERKINS, RANCH PARKWAY

T.I. = TBD, R-VALUE = TBD X" A.C. / X" A.B.
PER CITY STANDARD AT TIME OF DEVELOPMENT

TRAIL EASEMENT

A-A





P.O. Box 490
32344 Sherwood Ave, McFarland, CA 93250
(661) 792-2616 • Fax (661) 792-6546

03/10/2026

To whom it may concern,

Milicig Investments is asking the City of McFarland to add an additional residential zone for smaller lots, approximately 2,800 – 4,000 square feet for a 950 – 1,150 square foot home. The single-family developers we've been in contact with are currently using this concept design.

Sincerely,



Neil Mendrin