



# MCFARLAND PLANNING COMMISSION

## Regular Meeting Notice and Agenda

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

**Wednesday, July 1, 2026  
6:00 PM**

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

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**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@cityofmcfarland.ca.gov](mailto:cityclerk@cityofmcfarland.ca.gov). Subject to availability, notifying at least 48 hours before will usually enable the City to make arrangements.

**CALL TO ORDER:** Chairman

**ROLL CALL:**

Chariman, Jose “Jay” Hernandez  
Commissioner, David Soto  
Commissioner, Juan Mungia  
Commissioner, Victor Oropeza  
Commissioner, Jim White

**PLEDGE OF ALLEGIANCE:**

**INVOCATION:**

**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.

1. Approval of May 21, 2026, Special Planning Commission Meeting Minutes
2. Approval of June 3, 2026, Regular Planning Commission Meeting Minutes

**PUBLIC HEARINGS**

3. Approval of Resolution No. 2026-8PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING SIGN PLAN REVIEW 2026-8, A REQUEST TO ALLOW FOR THE INSTALLATION OF A NEW ILLUMINATED LED CABINET (BOX) SIGN ON PROJECT SITE LOCATED AT 406 2ND STREET, NORTH OF KERN AVENUE AND EAST OF 2ND STREET AS REFLECTED IN EXHIBIT A
4. Approval of Resolution No. 2026-9PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, APPROVING A VARIANCE FOR SETBACKS ON AN ACCESSORY UNIT AT 220 CEDAR GROVE
5. Approval of Resolution No. 2026-10PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, APPROVING A VARIANCE FOR HEIGHT AND SETBACKS ON A BLOCK WALL PROPOSAL AT 392 MARIA COURT AS REFLECTED IN EXHIBIT A

**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 June 25, 2026.

*Erika De La Cruz*

Erika De La Cruz, City Clerk

**The Next Regular Planning Commission Meeting: August 5, 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](http://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.

**SPECIAL PLANNING COMMISSION MINUTES**

**IN-PERSON MEETING**

**May 21, 2026**

**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**

Senior City Planner Brianahi De Leon and City Clerk Erika De La Cruz

**PLEDGE OF ALLEGIANCE**

Offered by Planning Commissioner David Soto

**INVOCATION**

Offered by Chairman Jose Hernandez

**APPROVE AGENDA AS TO FORM**

*Motion by Commissioner White, Second by Commissioner Soto to Approve the Agenda as to Form at the meeting of May 21, 2026. **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*

**CONSENT AGENDA**

1. Approval of April 1, 2026, Regular Meeting Minutes

*Motion by Commissioner Oropeza, Second by Commissioner White to Approve the Consent Agenda at the meeting of May 21, 2026. **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 HERINGS**

2. Resolution recommending City Council approve General Plan Amendment (GPA 2026-02) and Initial Study and Negative Declaration (Resolution No. 2026-5), Pre-Zoning Ordinance (1-2026), and approve initiation of proceedings for Annexation 21 (Resolution No. 2026-4) with the Local Agency Formation Commission of Kern County.

- a. Approval of Resolution No. 2026-4PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA REQUESTING CITY COUNCIL APPROVE THE INITIATION OF PROCEEDINGS FOR ANNEXATION OF TERRITORY TO THE CITY OF MCFARLAND TO BE IDENTIFIED AS ANNEXATION NO. 21

*Motion by Commissioner White, seconded by Commissioner Soto, to approve Resolution No. 2026-4PC at the meeting of May 21, 2026. **Motion Failed** by a 2-2 roll-call vote.*

**Roll Call Vote:**

*AYES: J. White, V. Oropeza*

*NOES: J. Hernandez, D. Soto*

*ABSENT: J. Munguia*

*ABSTAIN: None*

- b. Approval of Resolution No. 2026-5PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA REQUESTING CITY COUNCIL APPROVE THE INITIAL STUDY AND NEGATIVE DECLARATION SHOWN IN EXHIBIT "A" AND PREPARED FOR GENERAL PLAN AMENDMENT (GPA 2026-2) AS REFLECTED IN EXHIBIT "B"

*Motion by Commissioner Soto, seconded by Commissioner White, to approve Resolution No. 2026-5PC at the meeting of May 21, 2026. **Motion Failed** by a 2-2 roll-call vote.*

**Roll Call Vote:**

*AYES: J. White, V. Oropeza*

*NOES: J. Hernandez, D. Soto*

*ABSENT: J. Munguia*

*ABSTAIN: None*

- c. Approval of Resolution No. 2026-7PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL AMEND THE OFFICIAL ZONING MAP FOR ASSESSOR'S PARCELS 060-030-12 AND 060-030-08

*Motion by Commissioner Soto, seconded by Commissioner White, to approve Resolution No. 2026-7PC at the meeting of May 21, 2026. **Motion Failed** by a 2-2 roll-call vote.*

**Roll Call Vote:**

*AYES: J. White, V. Oropeza  
NOES: J. Hernandez, D. Soto  
ABSENT: J. Munguia  
ABSTAIN: None*

3. Approval of Resolution No. 2026-6PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA APPROVING HOME OCCUPATION 2026-001 AT 315 7TH STREET

*Motion by Commissioner Oropeza, Second by Commissioner Soto for the Approval of Resolution No. 2026-6PC at the meeting of May 21, 2026. **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 COMMENT**

None

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

None

**ADJOURNEMENT**

*Motion by Commissioner Oropeza, seconded by Commissioner White, to adjourn the meeting of May 21, 2026, at 6:27p.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

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Erika De La Cruz, City Clerk



**REGULAR PLANNING COMMISSION MINUTES**

**IN-PERSON MEETING**

**June 3, 2026**

**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 6:03p.m.

**ROLL CALL**

**Commissioners Present:** Chairman Jose “Jay” Hernandez, Planning Commissioner David Soto, Planning Commissioner Jim White, Planning Commissioner Victor Oropeza, Planning Commissioner Juan Munguia

**Commissioners Absent:**

**OFFICIALS PRESENT**

City Manager Diego Viramontes, Senior City Planner Brianahi De Leon, City Clerk Erika De La Cruz

**PLEDGE OF ALLEGIANCE**

Offered by Planning Commissioner David Soto

**INVOCATION**

Offered by Commissioner Jim White

**APPROVE AGENDA AS TO FORM**

*Motion by Commissioner Soto, Second by Commissioner Oropeza to Approve the Agenda as to Form at the meeting of June 3, 2026. **Motion Approved** by 5/0 Roll-Call Majority Vote.*

**Roll Call Vote:**

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

*NOES: None*

*ABSENT:*

*ABSTAIN: None*

*PASSED: 5-0*

**CONSENT AGENDA**

**PUBLIC HERINGS**

1. Resolution recommending City Council approve General Plan Amendment (GPA 2026-02) and Initial Study and Negative Declaration (Resolution No. 2026-5), Pre-Zoning Ordinance (1-2026), and approve initiation of proceedings for Annexation 21 (Resolution No. 2026-4) with the Local Agency Formation Commission of Kern County.

- a. Approval of Resolution No. 2026-4PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA REQUESTING CITY COUNCIL APPROVE THE INITIATION OF PROCEEDINGS FOR ANNEXATION OF TERRITORY TO THE CITY OF MCFARLAND TO BE IDENTIFIED AS ANNEXATION NO. 21

*Motion by Commissioner Soto, seconded by Commissioner Oropeza, to approve Resolution No. 2026-4PC at the meeting of June 3, 2026. **Motion Approved** by 5/0 Roll-Call Majority Vote.*

**Roll Call Vote:**

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

*NOES: None*

*ABSENT: None*

*ABSTAIN: None*

- b. Approval of Resolution No. 2026-5PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA REQUESTING CITY COUNCIL APPROVE THE INITIAL STUDY AND NEGATIVE DECLARATION SHOWN IN EXHIBIT "A" AND PREPARED FOR GENERAL PLAN AMENDMENT (GPA 2026-2) AS REFLECTED IN EXHIBIT "B"

*Motion by Commissioner Oropeza, seconded by Commissioner Soto, to approve Resolution No. 2026-5PC at the meeting of June 3, 2026. **Motion Approved** by 5/0 Roll-Call Majority Vote.*

**Roll Call Vote:**

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

*NOES: None*

*ABSENT: None*

*ABSTAIN: None*

- c. Approval of Resolution No. 2026-7PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL AMEND THE OFFICIAL ZONING MAP FOR ASSESSOR'S PARCELS 060-030-12 AND 060-030-08

*Motion by Commissioner White, seconded by Commissioner Oropeza, to approve Resolution No. 2026-7PC at the meeting of May 21, 2026. **Motion failed** by a 2-2 roll-call vote.*

**Roll Call Vote:**

*AYES: J. White, V. Oropeza*

*NOES: J. Hernandez, D. Soto*

*ABSENT: J. Munguia,*

*ABSTAIN: None*

**PUBLIC COMMENT**

1. Saul Ayon

## **COMMISSIONER COMMENTS**

### **Commissioner Soto**

Expressed appreciation for all participants and emphasized the importance of providing opportunities for everyone in the community.

### **Commissioner Munguia**

Wished all participants success and expressed his desire to see the community continue to grow and prosper.

### **Commissioner Oropeza**

Encouraged continued community involvement and participation in the City's growth. He emphasized the importance of transparency, communication, and long-term planning, and wished all participants success in their future endeavors.

### **Commissioner White**

Council Member White congratulated Mr. Saul on advancing in the State Assembly primary election and wished him success moving forward. He also thanked all attendees, developers, and participants for their involvement and commitment to the community.

### **Chairman Hernandez**

Commended Mr. Saul for his inspiring business presentation and encouraged continued engagement between the community and City leadership.

## **ADJOURNEMENT**

*Motion by Chairman Hernandez, seconded by Commissioner Oropeza, to adjourn the meeting of June 3, 2026, at 6:37p.m. **Motion Approved** by 5/0 Roll-Call Majority Vote.*

### ***Roll Call Vote:***

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

*NOES: None*

*ABSENT: None*

*ABSTAIN: None*

*PASSED: 5-0*

CITY OF MCFARLAND

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Erika De La Cruz, City Clerk



# City of McFarland

## Planning Commission Meeting

### STAFF REPORT

Agenda Item No. 3.  
Section: PUBLIC HEARINGS  
Meeting Date: July 1, 2026

**TO:** Honorable Planning Commission Chairman and members of Planning Commission

**FROM:** Diego Viramontes, City Manager  
Brianahi De Leon, Senior City Planner

**SUBJECT:** Approval of Resolution No. 2026-8PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING SIGN PLAN REVIEW 2026-8, A REQUEST TO ALLOW FOR THE INSTALLATION OF A NEW ILLUMINATED LED CABINET (BOX) SIGN ON PROJECT SITE LOCATED AT 406 2ND STREET, NORTH OF KERN AVENUE AND EAST OF 2ND STREET AS REFLECTED IN EXHIBIT A

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#### **SUMMARY:**

The site is located north of Kern Avenue and east of 2nd Street. The property is identified as APN 200-140-17 and is addressed as 406 2nd Street in McFarland. The proposed sign installation is for New Era Nutrition. The proposed sign is an illuminated 3' x 8' LED box with a translucent plastic vinyl decal. The sign is to be attached to the stucco façade with 8 anchors. Based on the review of Section 17.142.080 of the Municipal Code, the proposed sign is not exempt from the permit requirements; therefore, the proposed sign must be approved by the Planning Commission in order to be installed. The proposal was reviewed by the Planning Department to ensure it met the requirements of Section 17.142.030 of the Municipal Code.

#### Findings:

Chapter 17.142 of the Municipal Code states that the review process includes a required presentation and approval by the Planning Commission. The McFarland Municipal Code 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:**

All plan check fees are paid by the applicant.

#### **Environmental:**

The proposed Sign Permit is categorically exempt from the requirements of the California Environmental Quality Act Subject to Section 15268. The 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 agency of its own laws, and each public agency should make

**RECOMMENDATION:**

City staff recommends the Planning Commission to consider and approve Sign Plan Review Resolution No. 2026-8PC allowing the installation of a new sign for New Era Nutrition at 406 2nd Street, APN 200-140-17.

**ATTACHMENTS:**

1. EXHIBIT A: SIGN PLAN REVIEW
2. EXHIBIT B: FACADE SIGN PLACEMENT
3. EXHIBIT C: SITE LOCATION

**RESOLUTION NO. 2026-8PC**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING SIGN PLAN REVIEW 2026-8. A REQUEST TO ALLOW FOR THE INSTALLATION OF A NEW ACRYLIC LED CHANNEL LETTER SIGN ON PROJECT SITE LOCATED AT 406 2ND STREET, NORTH OF KERN AVENUE AND EAST OF 2ND STREET AS REFLECTED IN EXHIBIT A**

**WHEREAS**, Gerardo Vergara has filed an application for a sign plan review to install and operate a new illuminated 3' x 8' LED box with a translucent plastic vinyl decal on the project site located at 406 2nd Street, North of Kern Avenue, and East of 2nd Street; and

**WHEREAS**, the project location is 406 2nd Street; and

**WHEREAS**, the Assessor's Parcel Number for the site is 200-140-17; and

**WHEREAS**, pursuant to Section 17.142.040, the proposed signage is required to go through Planning Commission for approval prior to installation; and

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

**WHEREAS**, the illuminated LED box with a translucent plastic vinyl decal is to be 3' by 8' and installed with 8 anchors along the facade of the building along 2nd Street as reflected by 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 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 July 1, 2026 at the hour of 6:00PM in the Council Chambers located at 103 E. Sherwood Avenue, McFarland California as the time and place for Sign Plan Review 2026-8; and

**WHEREAS**, the Planning Commission received both written and oral testimony on Sign Plan Review 2026-8.

**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 illuminated LED box sign.
4. Sign Plan Review 2026-8 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 2026-8 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.

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

|                      | <b>Aye</b> | <b>Nae</b> | <b>Abstain</b> | <b>Absent</b> |
|----------------------|------------|------------|----------------|---------------|
| David Soto           |            |            |                |               |
| Jose "Jay" Hernandez |            |            |                |               |
| Juan Munguia         |            |            |                |               |
| Victor Oropeza       |            |            |                |               |
| Jim White            |            |            |                |               |

CITY OF MCFARLAND

\_\_\_\_\_  
Jose "Jay" Hernandez, Chairman

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.



- 3' x 8' illuminated box (LED lights inside)
- Plastic face is PolyCarbonate plastic, white color with a 3 mil translucent vinyl decal.
- Box weight is 60 lbs. Made of aluminum sheet.
- Box will be attach with 8 anchors (screws) to the wall (see attachment picture)
- Light box will be connect to a 110 electrical outlet existing from preview sign.

Contractors State License # 1005045

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|--|--|--|
| <b>SPD - Printing</b>  |  | Color Copies / Carbon Copies<br>Envelopes / Fax / Embroidery               |
| <b>ACCURATE SIGNS</b>  |  | Vinyl Signs / T-Shirts<br>Banners / Vehicle Decals                         |
| 1124 High Street<br>Delano, CA 93215<br>www.spd-printing.com |  | Phone 661.725.5570<br>Phone 661.721.2023<br>email: spdprinting93@gmail.com |

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**KLEAN CUTS**  
BARBERSHOP  
EST. 2011



Lockwood Ave

Lockwood Ave

2nd St

2nd St

Fay Yin | Chinese Food Restaurant  
Chinese



153

432

453

Basic Essentials

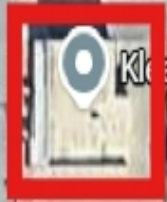


225

217



Klean Cuts Barbershop



La Espiga Market



Rosa Silvestre Restaurant  
Mexican



Maria's Pizza  
Pizza



Rite Aid Pharmacy  
Temporarily closed

162

W Kern Ave

W Kern Ave

Beauty Salon  
Temporarily closed



ATM



LOPEZ BARBER SHOP



# **City of McFarland**

## **Planning Commission Meeting**

### **STAFF REPORT**

Agenda Item No. 4.  
Section: PUBLIC HEARINGS  
Meeting Date: July 1, 2026

**TO:** Honorable Chairman and members of Planning Commission

**FROM:** Diego Viramontes, City Manager  
Brianahi De Leon, Senior City Planner

**SUBJECT:** Approval of Resolution No. 2026-9PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, APPROVING A VARIANCE FOR SETBACKS ON AN ACCESSORY UNIT AT 220 CEDAR GROVE

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#### **SUMMARY:**

The applicant Veronica Mojarra is requesting for a variance to allow for the installation of a 16' by 12' storage unit on the property located at 220 Cedar Grove Street. The property is also identified as APN 201-523-11. Section 17.12.080 of the McFarland Municipality Code, requires a set back of 6 feet between structures and a side and rear-yard setback of 5 feet. Because the applicant has a small yard, they are requesting a variance to the setbacks. Their request states, " Complying with the strict zoning requirements creates an unnecessary hardship that prevents me from utilizing my property in the same manner as my neighbors". They are requesting approval for a setback of 4 feet between structures and a setback of about 3 to 4 feet for the side and rear-yard setbacks. The applicants letter is found in exhibit C for reference.

#### **FINANCIAL IMPACT:**

The applicant paid a non-refundable Variance fee of \$1,500 and will be required to pay a Building Permit Fee of about \$700

#### **RECOMMENDATION:**

City staff recommends Planning Commission consider and give direction of the requested variance, based on the findings presented in this report.

#### **ATTACHMENTS:**

1. EXHIBIT A: SITE LOCATION
2. EXHIBIT B: SITE MAP
3. EXHIBIT C APPLICANT LETTER-Redacted

**RESOLUTION NO. 2026-9PC**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND,  
APPROVING A VARIANCE FOR SETBACKS ON AN ACCESSORY UNIT AT 220 CEDAR  
GROVE**

**WHEREAS**, the applicant Veronica Mojarra submitted a request for a variance to allow a reduction in setback requirements to accommodate a 16' by 12' storage unit at the property located at 220 Cedar Grove Street; and

**WHEREAS**, the applicable zoning regulations require a minimum setback of six (6) feet between structures, and a five (5) feet between structure and side and rear-yard; and

**WHEREAS**, the applicant is proposing a setback of 4 feet between structures and a side-yard and rear-yard setback of 3-4 feet; and

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

**WHEREAS**, the 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.

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

1. Approval of the requested variance is for a reduction in minimum setback standards for the property located at 220 Cedar Grove Street and is subject to the following conditions:
  - a. The project shall be installed in substantial conformance with the plans approved.
  - b. This variance applies only to the setbacks identified herein and does not authorize any other zoning deviation.
  - c. All construction shall comply with applicable building and fire codes.
  - d. Any modification to the approved plans 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 July 1, 2026 by the following vote:

|                      | <b>Aye</b> | <b>Nae</b> | <b>Abstain</b> | <b>Absent</b> |
|----------------------|------------|------------|----------------|---------------|
| David Soto           |            |            |                |               |
| Jose "Jay" Hernandez |            |            |                |               |
| Juan Munguia         |            |            |                |               |
| Victor Oropeza       |            |            |                |               |
| Jim White            |            |            |                |               |

CITY OF MCFARLAND

\_\_\_\_\_  
Jose "Jay" Hernandez, Chairman

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.

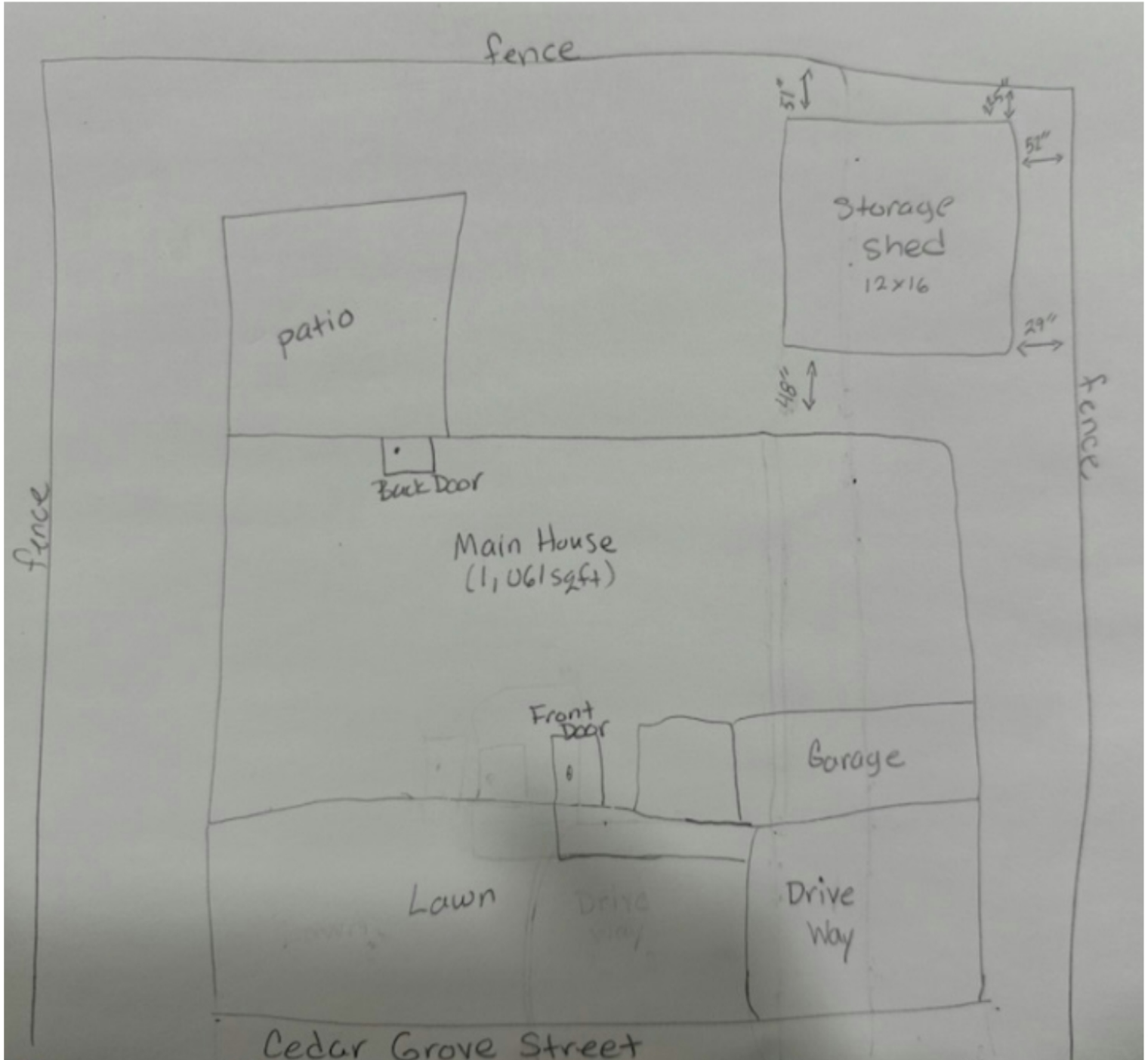
# EXHIBIT A:

## SITE LOCATION



# EXHIBIT B:

## SITE MAP



# EXHIBIT C:

## LETTER FROM APPLICANT

**Veronica Mojarra**

220 Cedar Grove  
McFarland, CA 93250

06.16.26

**City of McFarland**

Community Development Department – Planning Division  
401 W. Kern Avenue  
McFarland, CA 93250

**Subject: Request for Zoning Variance for [Property Address, or Parcel Number]**

Dear Members of the Planning Commission and Zoning Administrator,

I am writing to formally request a variance from the City of McFarland Municipal Code to allow the construction of a 16x12 storage unit on my property located at 220 Cedar Grove Street.

Specifically, I am seeking relief from Section 17.12.080 of the municipal code, which requires a minimum set back of 6 feet between buildings and a side-yard and rear-yard setback of 5 feet. This variance is necessary due to the exceptionally small footprint of my lot. Because of this unique physical constraint, complying with the strict zoning requirements creates an unnecessary hardship that prevents me from utilizing my property in the same manner as my neighbors.

Thank you for your consideration.

Sincerely,

Veronica Mojarra



# **City of McFarland**

## **Planning Commission Meeting**

### **STAFF REPORT**

Agenda Item No. 5.  
Section: PUBLIC HEARINGS  
Meeting Date: July 1, 2026

**TO:** Honorable Chairman and members of Planning Commission

**FROM:** Diego Viramontes, City Manager  
Brianahi De Leon, Senior City Planner

**SUBJECT:** Approval of Resolution No. 2026-10PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, APPROVING A VARIANCE FOR HEIGHT AND SETBACKS ON A BLOCK WALL PROPOSAL AT 392 MARIA COURT AS REFLECTED IN EXHIBIT A

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#### **SUMMARY:**

The applicant David Heredia is requesting for a variance to allow an increase in allowable height for a block wall along Browning Road and for a reduction in the required setbacks. The property is located at 392 Maria Court and also identified as APN 201-380-10. Section 17.12.050 of the McFarland Municipal Code states that the side yard setbacks for a corner lot shall be not less than 10 feet. Section 17.136.180 states that no rear or side yard fence, wall, or hedge shall exceed a height of six (6) feet. Currently Heredia has a wooden fence along the Northern part of his fence at a height of 6 feet and a metal fence along Browning Road and Maria Court at a height of 4 feet. The metal fence was installed without a permit and is installed along the landscape and utilities easement. The Public Works Department confirmed that a water meter is located on this easement. Heredia is requesting a variance to install a block wall where the original metal fence was installed and at a height of 8 feet along Browning Road versus the required minimum of 6 feet as reflected in exhibit B. Their request states "I am asking for approval on a 8 feet tall block wall, as my house sits 2 feet higher". The full letter is attached and reflected in exhibit C.

#### **FINANCIAL IMPACT:**

All fees and permits are paid by the applicant. The applicant paid a non-refundable variance fee of \$1,500

#### **RECOMMENDATION:**

City staff recommends Planning Commission consider and give direction of the requested variance based on the findings presented in this report.

#### **ATTACHMENTS:**

1. EXHIBIT A: SITE LOCATION
2. EXHIBIT B: PROPOSAL
3. EXHIBIT C: APPLICANT LETTER
4. EXHIBIT D: EXISTING FENCE



**RESOLUTION NO. 2026-10PC**  
**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND,**  
**APPROVING A VARIANCE FOR HEIGHT AND SETBACKS ON A BLOCK WALL**  
**PROPOSAL AT 392 MARIA COURT AS REFLECTED IN EXHIBIT A**

**WHEREAS**, the applicant David Heredia submitted a request for a variance to allow an increase in allowable height for a block wall along Browning Road and for a reduction in the required setbacks; and

**WHEREAS**, the property location is at 392 Maria Court; and

**WHEREAS**, also identified as APN 201-380-10; and

**WHEREAS**, the applicable zoning regulations require a maximum of six (6) feet fence or wall and a setback minimum of ten (10) feet; and

**WHEREAS**, the applicant is requesting a eight (8) feet tall block wall to be placed along the landscape and utilities easement; and

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

**WHEREAS**, the 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.

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

1. Approval of the requested variance is for an extension in the maximum height standards and a reduction in the minimum setback standards for the property located at 392 Maria Court and is subject to the following conditions:
  - a. The project shall be installed in substantial conformance with the plans approved.
  - b. This variance applies only to the setbacks identified herein and does not authorize any other zoning deviation.
  - c. All construction shall comply with applicable building and fire codes.
  - d. Building permits must be applied for and approved prior to construction.
  - e. Any modification to the approved plans shall be subject to staff review and approval.
  - f. Access to all utilities must be given.
  - g. If a street expansion is implemented by the City, the resident must remove the wall or fence.
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 July 1, 2026 by the following vote:

|                      | <b>Aye</b> | <b>Nae</b> | <b>Abstain</b> | <b>Absent</b> |
|----------------------|------------|------------|----------------|---------------|
| David Soto           |            |            |                |               |
| Jose “Jay” Hernandez |            |            |                |               |
| Juan Munguia         |            |            |                |               |
| Victor Oropeza       |            |            |                |               |
| Jim White            |            |            |                |               |

CITY OF MCFARLAND

\_\_\_\_\_  
 Jose “Jay” Hernandez, Chairman

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.

# EXHIBIT A:

## SITE LOCATION



# EXHIBIT B:

## COMPARISON



**REQUIRED**



**PROPOSAL**

# EXHIBIT C:

LETTER FROM APPLICANT

May 4, 2026

To Whom it may concern,

I am asking for approval on a 8 feet tall block wall, as my house sits 2 feet higher. I'm putting new block wall behind my house which will be 6ft tall and it will look awkward with a 6ft tall connected to it.

Sincerely,  
David Gaudin

# EXHIBIT D:

## EXISTING FENCE

