



# MCFARLAND PLANNING COMMISSION

## Special Meeting Notice and Agenda

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

**Tuesday, May 21, 2024**  
**5:00 PM**

Chairman, Marco Martinez  
Vice Chairman, Jose Hernandez Jr.  
Commissioner, Jose "Jay" Hernandez  
Commissioner, Luis Sarabia  
Commissioner, Jim White

---

**HOW TO SUBMIT PUBLIC COMMENTS:** The meetings of the Planning Commission and all municipal entities, commissions, and boards ("the City") 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 [falvarado@mcfarlandcity.org](mailto:falvarado@mcfarlandcity.org). Subject to availability, notifying at least 48 hours before will usually enable the City to make arrangements.

**CALL TO ORDER:** Chairman Marco Martinez

**ROLL CALL:**

Chairman, Marco Martinez  
Vice Chairman, Jose Hernandez Jr.  
Commissioner, Jose "Jay" Hernandez  
Commissioner, Luis Sarabia  
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.

**PUBLIC HEARINGS**

1. General Plan Conformity Determination

**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 May 17, 2024.



Paul Saldana, Community Development Director

**The Next Regular Planning Commission Meeting: June 18, 2024.**

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.

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.



# **City of McFarland**

## **Planning Commission Meeting**

### **STAFF REPORT**

Agenda Item No. 1.  
Section: PUBLIC HEARINGS  
Meeting Date: May 21, 2024

**TO:** Chairman & Members of the Commission  
**FROM:** Paul Saldaña , Community Development Director  
**SUBJECT:** General Plan Conformity Determination

---

#### **SUMMARY:**

Alberto Duran (“Duran”) owns 2.34 acres of property located at Frontage Avenue (the “Duran Parcel”). The City of McFarland (“City”) is the owner of 5 acres of property located at Elmo Highway and 5 acres of property located at Elmo Highway of which an approximate 200 square foot portion of that property would be subject to this proposed Resolution (“City Parcels”).

The City and Duran have been discussing the exchange of the Parcels, which would take place pursuant to a future agreement governing the exchange and would require the approval of the City Council at a later meeting.

The City has undertaken master planning of the community and enclosed as Attachment 1 to this report is the most recent plan. The contemplated exchange of the City Parcels and Duran Parcel would significantly improve the layout of the City and aid in the implementation of the most recent plan. Thus, the Duran Parcel to be acquired by the City could be utilized more effectively than the City Parcels to be disposed of.

California Government Code § 65402(a) provides that if a general plan has been adopted, no real property shall be acquired or disposed of by the City until the location, purpose, and extent of such disposal has been submitted to and reported upon by the planning agency as to the conformity the adopted general plan. On May 21, 2024, the City of McFarland Planning Commission considered the proposed disposal of the City Parcels and acquisition of the Duran Parcel by the City of McFarland and determined that said actions were consistent with and conform with the McFarland General Plan.

The City seeks a determination at this time that the proposed acquisition and disposal of the subject properties are consistent with the McFarland General Plan. The General Plan land use designation of the Duran Parcel is Residential and Commercial and the designation of the City Parcels is Commercial.

The proposed land swap would facilitate the development of affordable housing, mixed use commercial and public parking facilities. Pursuant to attached General Plan Policy, such uses would be consistent with the General Plan for the following reasons:

- GP Goal LU1: A well balanced mix of uses
- GP Goal LU2: Compact urban form

- GP Goal HO2: Equal housing opportunities for all community members
- GP Goal ED2: An appealing place to live and work
- GP Goal CD1: An attractive and uniform city

California Government Code §65402 requires that the acquisition and/or disposal of real property be reviewed by the Planning Agency for consistency with the jurisdiction's General Plan. After careful review, staff has determined that the proposed acquisition and disposal of the subject properties is consistent with all applicable elements of the McFarland General Plan.

**FINANCIAL IMPACT:**

**RECOMMENDATION:**

That the Planning Commission Adopt Resolution No. 2024-64 A RESOLUTION OF THE CITY OF MCFARLAND PLANNING COMMISSION DETERMINING THAT THE PROPOSED ACQUISITION AND DISPOSAL OF REAL PROPERTY IS CONSISTENT WITH THE CITY OF MCFARLAND GENERAL PLAN

**ATTACHMENTS:**

None

**RESOLUTION NO. 2024-64**

**A RESOLUTION OF THE CITY OF MCFARLAND PLANNING COMMISSION  
DETERMINING THAT THE PROPOSED ACQUISITION AND DISPOSAL OF REAL  
PROPERTY IS CONSISTENT WITH THE CITY OF MCFARLAND GENERAL PLAN**

**WHEREAS**, Section 65402 of the California Government Code requires that the acquisition of real property be reviewed by the Planning Agency for consistency with the jurisdiction’s general plan; and **WHEREAS**, the City of McFarland Planning Commission has reviewed the City of McFarland General Plan elements relevant to the acquisition of a roughly 2.34-acre vacant parcel (Assessor’s Parcel Number 201-031-04) and the disposal of a roughly 5-acre vacant parcel (Assessor’s Parcel Number 060-030-25-1) and a roughly 200 square foot portion of a vacant parcel (Assessor’s Parcel Number 201-01-36) within the City of McFarland, as shown on Exhibit “A,” to allow the City to facilitate affordable housing, mixed use and public parking; and **WHEREAS**, City staff, upon review of available literature and pertinent information regarding the proposed acquisition and disposal of real property has recommended that the project be found to be consistent with the City of McFarland General Plan; and **WHEREAS**, the proposed acquisition and disposal of real property is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15061 and 15312 since there is no possibility that the proposed activity may have a significant effect on the environment.

**NOW, THEREFORE, BE IT RESOLVED** that the City of McFarland Planning Commission hereby finds the proposed acquisition and disposal of real property, as shown on Exhibit “A,” attached hereto and incorporated herein, to be consistent with all applicable elements of the McFarland General Plan.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of McFarland on May 21, 2024 by the following vote:

	<b>Aye</b>	<b>Nae</b>	<b>Abstain</b>	<b>Absent</b>
Marco Martinez				
Jose Hernandez Jr.				
Jose L. Hernandez				
Luis Sarabia				
Jim White				

CITY OF MCFARLAND

\_\_\_\_\_  
Marco Martinez, Chairman

ATTEST:

\_\_\_\_\_  
Paul Saldana, Deputy 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.

\_\_\_\_\_  
Paul Saldana, Deputy City Clerk