



MCFARLAND PLANNING COMMISSION

Regular Meeting Notice and Agenda

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

**Wednesday, December 4, 2024
6:00 PM**

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

PLEDGE OF ALLEGIANCE: Planning Commissioner Oropeza

INVOCATION: Planning Commissioner Hernandez Jr.

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. Meeting Minutes - November 20, 2024

PUBLIC HEARINGS

DEPARTMENT REQUESTS (NON-PUBLIC HEARING ITEMS)

2. Tentative Parcel Map 12585

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 November 27, 2024.

Erika De La Cruz

Erika De La Cruz, City Clerk

The Next Regular Planning Commission Meeting: January 8, 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.

PLANNING COMMISSION MINUTES

IN-PERSON MEETING

November 20, 2024

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

CALL TO ORDER

Chairman Jose “Jay” Hernandez called this meeting to order at 6:00pm

ROLL CALL

Commissioners Present: Jose Hernandez Jr., Jose “Jay” Hernandez, Juan Munguia, Victor Oropeza, Jim White

Commissioners Absent: None

OFFICIALS PRESENT

Community Development Director Saldana, Senior City Planner De Leon, City Clerk De La Cruz

PLEDGE OF ALLEGIANCE

Offered by Chairman Hernandez

INVOCATION

Offered by Commissioner Hernandez Jr.

PRESENTATIONS

None

PUBLIC COMMENT

None

CONSENT AGENDA

None

PUBLIC HEARINGS

1. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING A REQUEST TO ALLOW FOR THE INSTALLATION OF THREE NEW INTERNALLY ILLUMINATED LOGO WALL SIGNS WITH A 4" ALUMINUM LETTER RETURNS, ON PROJECT SITE LOCATED AT 201 W. PERKINS AVENUE

Public Comment: None

*Motion by Commissioner White, Second by Commissioner Hernandez Jr. to Approve A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING A REQUEST TO ALLOW FOR THE INSTALLATION OF THREE NEW INTERNALLY ILLUMINATED LOGO WALL SIGNS WITH A 4" ALUMINUM LETTER RETURNS, ON PROJECT SITE LOCATED AT 201 W. PERKINS AVENUE for the meeting of November 20, 2024. Motion **Approved** by 5/0 Roll-Call Majority Vote.*

Roll Call Vote:

AYES: J. Hernandez Jr. J. Hernandez, J. Munguia, V. Oropeza, J. White

NOES: None

ABSENT: None

PASSED: 5-0

DEPARTMENT REQUESTS (NON-PUBLIC HEARING ITEMS)

None

COMMISSIONER COMMENTS:

None

ADJOURNMENT

Meeting adjourned at 6:07



Erika De La Cruz, City Clerk



City of McFarland

Planning Commission Meeting

STAFF REPORT

Agenda Item No. 2.
Section: DEPARTMENT
REQUESTS (NON-PUBLIC
HEARING ITEMS)
Meeting Date: December 4,
2024

TO: Chairman & Members of the Commission

FROM: Brianahi De Leon, Senior City Planner
Paul Saldaña , Community Development Director

SUBJECT: Tentative Parcel Map 12585

SUMMARY:

PROJECT DESCRIPTION

The site is located North of Perkins Avenue, West of Garzoli Avenue, and South of Hail Lane. The property is identified by APN 060-420-27 and contains two addresses - 805 Garzoli Avenue and 809 Garzoli Avenue. The property is zoned R-1 and only allows for 1 single-family residential. In order to accommodate an additional single-family dwelling, applicant is proposing a Tentative Parcel Map. The total acres being split is 2.20 acres. Once divided, will consist of 2 separate parcels. Parcel 1 with 55,643 square feet gross and Parcel 2 with 40,278 square feet gross.

The TPM 12585 went through a plan check from the City Planning Department and the City Engineer. The proposed project will include conditions of approval that are based on adopted City guidelines and policies, those determined through the site plan review, and the environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community, and recommended conditions for development that are not essential to the health, safety and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Total acres ~ 2.20 acres
Parcel 1 – 55,643 square feet gross
Parcel 2 – 40,278 square feet gross

ENVIRONMENTAL REVIEW

The proposed Parcel Map project is categorically exempt from the requirements of the California Environmental Quality Act subject to Section 15315.

Section 15315 therefore it is categorically exempt in the Minor Land Divisions CEQA guidelines states *“division of property into four or fewer parcels when the division is in conformance with the general plan and zoning, no other variances or exceptions requiring environmental review are required, and all required services and access to the proposed parcels to local standards are available.”*

FINDINGS

The proposed Tentative Parcel Map 12585 is consistent with the McFarland General Plan and Zoning map.

FINANCIAL IMPACT:

not applicable

RECOMMENDATION:

The staff recommends the Planning Commission to consider and approve Tentative Parcel map 12585 subject to the Conditions of Approval and allowing the division of 2.20 acres into (2) two parcels.

ATTACHMENTS:

1. PC Resolution_tentative parcel map 12585

RESOLUTION NO. 2024-____-PC
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND
RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP 12585.

WHEREAS, Jorge Duran, filed an application requesting a Tentative Parcel Map of the City of McFarland. Once divided, the parcel will consist of 2 separate parcels. Parcel 1 with 55,643 Square feet gross, Parcel 2 with 40,278 square foot gross and located North of Perkins Avenue, West of Garzoli Avenue, and South of Hail Lane; and

WHEREAS, the project is a request to divide and record 2 parcels. The property is designated as R-1, Residential and will remain that zone; and

WHEREAS, the Project is currently designated as Residential on the City of McFarland General Plan Land Use map; and

WHEREAS, The proposed parcel map project is categorically exempt from the requirements of the California Environmental Quality Act subject to Section 15315 which states that it is categorically exempt in the Minor Land Divisions CEQA conformance with the general plan and zoning, no other variances or exceptions requiring environmental review are required, and all required services and access to the proposed parcels to local standards are available; and

WHEREAS, the Planning Commission, through its clerk, did set Wednesday November 21, 2024, at the hour of 6:00 p.m. in the Council Chambers located at 103 W. Sherwood Ave, McFarland California as the time and place for a public hearing on Parcel Map No. 12585; and

WHEREAS, a Notice of Public Hearing was given in a manner provided in Title 17 of the McFarland Municipal Code and said public hearing was duly and timely conducted, during which the proposal was explained by a representative of the Planning Department and all persons desiring were duly heard; and

WHEREAS, the Planning Commission considered all written and oral testimony on Parcel Map No. 12585; 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 consistent with the City of McFarland's General Plan Land Use and Zoning Map designation;
- 3) The proposed project will split the 2.20 ac. Parcel into 2 parcels.
- 4) The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315. All provisions of CEQA, the State Guidelines have been followed.

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, December 4, 2024, moved by Commissioner _____ and seconded by Commissioner _____ duly adopted and passed by the following vote:

AYES:

NOES:
ABSENT:
ABSTAIN:

BY ORDER OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND.

Attest:

Approved:

Erika De La Cruz, City Clerk

Jose Hernandez, Chairman

Exhibits:

- A. Conditions of Approval
- B. Proposed Parcel Map

EXHIBIT A
CONDITIONS OF APPROVAL

1. This map is conditioned upon the Developer defending, indemnifying and holding harmless the City, its agents, officers, consultants, and /or employees.
2. The safety and security of the project must satisfy Local, County, State, Federal ordinances, California Building Code, and California Occupational Safety and Health Association (CAL/OSHA).
3. This map is subject to applicable District, Local, City, County, State, And Federal statutes, ordinances, regulations, standards and policies.
4. All improvements to comply with American with Disabilities Act standards and regulations (ADA).
5. Provisions for transit systems shall be incorporated into the development design including designation of bus stop locations at regular intervals so areas adjacent to transit lines can be served.
6. The applicant shall provide written documentation from the Division of Oil and Gas that there are no abandoned wells in the proximity of the project site. If there are abandoned wells in the area, the applicant should obtain written approval from the Division of Oil and Gas for the construction of any roadway over or in the proximity to an abandoned well location. Any habitable structures shall be set back per the requirements of the Division of Oil and Gas.
7. Utilities shall be installed underground in accordance with each of the utility company requirements and with the City requirements.
8. The Developer shall dedicate public utility easements within the development where required by the City and affected utilities.
9. All parcels shall retain storm water runoff for the 10-year 5-day storm event per Kern County Standards. All storm drainage facilities plan, and pertinent calculations shall be reviewed and approved by the City Engineer.
10. On site storm water retention is required. Grading and drainage plans reflecting on-site retention of stormwater will be required for each lot.
11. With the grading plan the developer shall prepare a SWPPP/BMP's and retain copy at the construction site to follow all SWPPP and BMP's practices.
 - Projects which disturb one (1) acre or more of land: The Developer shall provide a Storm Water Pollution Prevention Plan (SWPPP) that has been designed, specific to its site, conforming to the State Storm water NPDES Construction Permit. The plan shall be

prepared by a Qualified SWPPP Developer/Practitioner. **State permit is required to submit to the SMARTS system.** The SWPPP shall be submitted to the City for review and approval.

- Projects which disturb less than one (1) acre of land shall prevent the loss of soil or pollution of stormwater runoff from construction activities through site-specific best management practices (BMPs). No grading shall be done until an Erosion Control Plan with BMP's has been reviewed by the enforcement agency (City of McFarland).

12. Any structures including but not limited to fencing, concrete or power poles that may be in the 55-foot right of way on Garzoli Avenue shall be removed and or relocated prior to recordation of the final map.

13. The applicant shall comply with the latest California Building and Development codes as adopted by the City of McFarland, the current City of McFarland Subdivision Ordinance, and all other applicable codes, ordinances, regulations and development standards in effect at the time of issuances of relative permits.

14. All public improvements shall conform to the City of McFarland Improvement Standards. Improvement plans and associated fees shall be submitted to the City of McFarland for review and approval prior to recordation of any map and/or construction of any improvements. Improvement plans shall include:

- a) Full street improvements to centerline on Garzoli Avenue including curb, gutter and sidewalk in accordance with ADA and City Standards.
- b) Water and sewer plans to serve all lots. Private sewers will not be permitted.
- c) Street light plans including underground electrical plans showing power connection to the streetlights. Street light locations as determined and approved by the City of McFarland Public Works Department shall be shown on the improvement plans.

15. Street pavement sections shall be engineered based on R values provided by the developer's engineer and as approved by the City Engineer.

16. The developer shall be responsible for the installation of street signs, street striping, stop signs, or any other traffic safety devices as required by the City of McFarland Standards and City Engineer.

17. Prior to acceptance of streetlights for maintenance, the lights shall be tested to the satisfaction of the City/utility company with a power source provided by the contractor. The City of McFarland will own the poles and PG&E will provide the electricity. The developer shall be fully responsible for paying the cost of the electricity for the streetlights until such time as the improvements are accepted by the City Council.

18. The Developer shall provide access for all facilities required by the fire department and law enforcement for continuous service of the parcel map which shall include, but are not limited to, paved access for vehicle turnaround areas and emergency access.

19. Developers shall construct potable water systems for each parcel or lot created, per the standards, conditions and policies of the City, and shall have water improvement plans, hydrants, and specifications approved by the City.

20. Developers shall construct sanitary sewers and connections for each dwelling unit, parcel or lot created, per the standards, conditions and policies of the City, and shall have sewer improvement plans and specifications reviewed and approved by the City.

21. Provide copies of complete set of Civil on-site and off-site improvement plans signed by a California Registered Civil Engineer.

22. Provide complete Engineer's Cost Estimate per the project's improvement plans signed by a California Registered Civil Engineer. Use current Kern County Development Standards Division Seven Sec. 701-1 to Sec. 702-9.

23. All public improvements shall be installed or bonded for prior to recordation of the final map or security as deemed sufficient by the City shall be provided in accordance with the Subdivision Map Act, the City of McFarland Subdivision Ordinance and a Subdivision Improvement Agreement approved by the City Council.

24. In accordance with Section 66465 of the Subdivision Map Act, a title guarantee dated within 30 days of recordation of the parcel map shall be submitted to the Advisory Agency.

25. In accordance with Section 66464, 66492, and 66493 of the Subdivision Map Act, a Tax Collectors Certificate, Assessors Tax Estimate, and security (if necessary) shall be submitted to the City of McFarland Engineer/Surveyor, prior to recordation of the final map.

26. The parcel map must contain an owners' statement, signed and acknowledged by all persons having any right, title, or interest in and to the property being divided. A request for the waivers of the signatures of parties owning right-of-way, easements, or interest which cannot ripen into fee must also accompany the final map in accordance with Section 66445(f) of the Subdivision Map Act. Owner's statement may be recorded on a separate document rather than appear on the map, provided the recording information appears on the map.

27. In accordance with Section 66436(A)(i) of the Subdivision Map Act, any public entity or public utility owning rights-of-way, easements, or other interests which cannot ripen into fee must be advised by certified mail of the division of the property. The Advisory Agency will require a letter from these parties stating that the development will not unreasonably interfere with the free complete exercise of the right-of-way or easement within the boundaries of this development.

28. In accordance with Section 66434.2 of the Subdivision Map Act, Information required by the conditions of approval shall be in the form of an additional map sheet.

29. Final map shall show all Record Bearing and Distances parenthesized and source of record data identified with Map Bk & Pg. or deed Bk & Pg.

30. Final Map Shall show the Distinctive border line (which does not obscure any text) around the exterior boundary of the land being subdivided, on the interior side of subdivision boundary (66434e).

31. All monuments shall be of a permanent type and constructed of, or contain, ferrous or other magnetic material that will be responded to metal detectors employed by surveying professionals. All lot corners in subdivisions and parcel maps shall be monumented.

32. Any monument or point set by a licensed land surveyor to mark or reference a point on a property or land line, shall be permanently and visibly marked or tagged with the certificate number of the surveyor or civil engineer setting it.

33. Notation or reference to additional information required by 66434.2 and 66434f.

34. Per Section 66475 of the Subdivision Map Act, please show and list and show all Irrevocable Offers of Dedication on Parcel Map 12585.

- a) Additional 25-foot dedication along Garzoli Avenue for the entire property frontage.
(East Boundary of Property)

35. The owner shall record the Irrevocable Offer of Dedication for the additional 25-foot right of way as a separate document to be reviewed and that shall be recorded concurrently with Parcel Map 12585.

36. The owner shall provide a Covenant of Easement Agreement for review for the 10-foot wall and Carport Maintenance Easement Agreement which shall record concurrently with Parcel Map 12585.

37. The applicant shall provide an electronic version of the plans to the Planning and Engineering Departments in current AutoCAD format.

38. The property shall have all liens cleared from title prior to recording of the final parcel map if applicable.

39. The developer shall meet all regulations of the San Joaquin Valley Air Pollution Control District (Regulation VIII) concerning dust suppression during construction of the project. Methods include, but are not limited to; use of water or chemical stabilizer/suppressants to control dust emission from disturbed area, stock piles, and access ways; covering or wetting materials that are transported off-site; limit construction-related speed to 15 mph on all unpaved areas/washing of construction vehicles before they enter public streets to minimize

carryout/track out; and cease grading and earth moving during periods of high winds (20 mph or more).

40. If, during development and construction, artifacts of prehistoric or historic occupation are discovered, construction activities which might disturb or destroy such artifacts, or evidence shall be ceased until the development/construction site can be evaluated by a qualified archaeologist and a recommendation made as to their preservation and/or recordation.

EXHIBIT B
PROPOSED PARCEL MAP

