

AGENDA
MCFARLAND REGULAR PLANNING COMMISSION
MCFARLAND SUCCESSOR AGENCY
MCFARLAND PUBLIC FINANCE AUTHORITY
MCFARLAND IMPROVEMENT AUTHORITY
MCFARLAND PARKING AUTHORITY

SPECIAL MEETING
CITY COUNCIL CHAMBERS
103 W. SHERWOOD AVE, MCFARLAND, CA

June 22, 2021
6:00 PM

In Person Meeting

How to Submit Public Comments:

The meetings of the City Council 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 mayor 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 City Council, staff, and the media. Willful disruption of the meeting shall not be permitted. If the Mayor finds that there is in fact willful disruption of any City Council Meeting, he/she may order the disrupting parties out of the room and subsequently conduct the City’s business without them present.

Americans with Disabilities Act:

In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by the City, please contact the City Clerk’s office, at (661) 792-3091 ext. 2135. Notification of at least 48 hours prior to the meeting, or time when services are needed, will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or services.

CALL TO ORDER: Chairman Jose Hernandez

ROLL CALL:

Chairman, Jose Hernandez
Vice Chairman, Rudy Nuñez
Commissioner, Marco Martinez
Commissioner, Jim White
Commissioner, Jose “Jay” Hernandez

PLEDGE OF ALLEGIANCE:

INVOCATION:

PRESENTATIONS, INTRODUCTIONS AND AWARDS

None

PUBLIC COMMENT: This portion of the meeting is reserved for persons desiring to address the Commission on any matter NOT on this agenda and over which the Commission has jurisdiction.

Speakers are limited to two (2) minutes. Please state your name and address for the record before making presentation.

No action or discussion shall be taken on any item not appearing on the agenda, except that any Planning Commissioner may briefly respond to statements made, or questions posed, by members of the public. Concerns or complaints will be referred to the Community Development Director's office

CONSENT AGENDA: These are items scheduled before the Planning Commission which are being recommended for approval by the staff and the applicant has been informed of any special conditions and has no objections. The hearing on these items may be expedited if no member of the Commission or audience wishes to comment or ask questions on the case.

None

PUBLIC HEARINGS

None

ADMINISTRATIVE ITEMS:

1. Report, Discussion, and Possible Approval of Conditions of Approval, Exception of CEQA, and Site Plan for Convenience Store and Fast Food Restaurant at (APN: 201-070-04, 59,& 60).

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 18, 2021**.

Francisca Alvarado

Francisca Alvarado, City Clerk

The next Planning Commission schedule will be **July 20, 2021**.

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.



PLANNING COMMISSION STAFF REPORT
June 15, 2021

TO: Chair and Planning Commissioners
FROM: Brianahi De Leon
 City Planner
 Larry Ronk
 Acting Community Development Director

DATE: June 15, 2021

DEVELOPER: Countryside Corp., A CA Corporation

PROJECT DESCRIPTION: Site Plan Review

ENVIRONMENTAL DOCUMENT: Exempt

APPLICANT: Cornerstone Engineering

OWNER: Countryside Corp.

APN: 201-070-04, 59, & 60

ADDRESS: South of E Sherwood Ave. and East of the railroad and Hwy-99

SIZE OF SITE: 1.43 acres

GENERAL PLAN DESIGNATION: Commercial

ZONE DISTRICT: C-2

Agenda Item	
Presentation	
Consent	
Unfinished Business	
New Business	x
Public Hearing	
Other	
Action Requested	
Ordinance	
Resolution	
Motion	x
Other	

STAFF RECOMMENDATION

The staff recommends planning commission approve conditions of approval, exemption of CEQA, and site plan.

PROJECT DESCRIPTION

The project site is located South of E Sherwood Ave. and East of the railroad and Hwy-99. The property is designated C-2 and will remain that zone. The development will consist of a 3500 square foot convenience store with 10 fuel pumps and a 1950 square foot fast food restaurant.

The corner area will be leased out to a company for a monopole and a block wall will be installed along the back end of the project to block out noise and view of Hwy-99.

ENVIRONMENTAL REVIEW

The proposed Site Plan is categorically exempt from the requirements of the California Environmental Quality Act subject to Section 15332 This project meets all of these conditions.

Section 15332 therefore it is categorically exempt in the In-Fill Development Projects which states *“Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.(c) The project site has no value, as habitat for endangered, rare or threatened species.(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.(e) The site can be adequately served by all required utilities and public services.”*

FINDINGS

The proposed Site Plan is consistent with the general plan. The zoning will remain as a C-2 (Commercial Zoning).

The Community Development Department has issued a Joint Parking that reduces the parking requirement for the project by 9 parking spaces. The Community Development Department finds that due to the restaurant being drive-thru and the gas station fuel pumps being a possible parking spot, the 59 proposed parking spaces will suffice.

ACTION

The staff recommends planning commission approve conditions of approval, exemption of CEQA, and site plan.

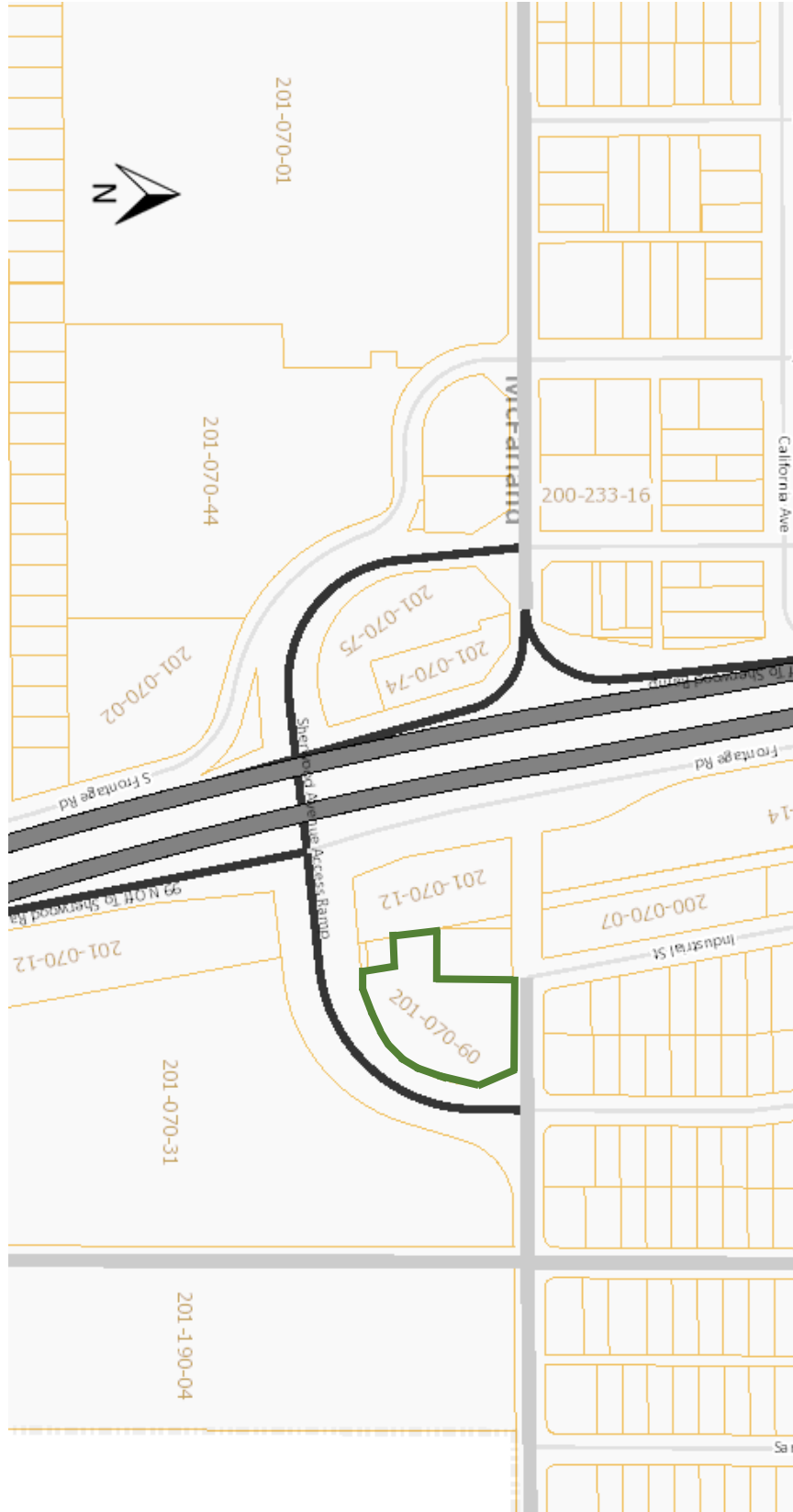
Attachment 1 – Vicinity Map

Attachment 2 – Aerial Photograph

Attachment 3 – Proposed Site Plan

ATTACHMENT 1

Vicinity Map



ATTACHMENT 2

Aerial photograph



ATTACHMENT 3

Proposed Site Plan

