

# CITY OF MCFARLAND

## PLANNING COMMISSION AGENDA

Please Note: The City of McFarland City Council Chambers complies with the provisions of the Americans with Disabilities Act (ADA). Anyone needing special assistance should contact the City of McFarland City Hall at (661) 792-3091, at least one (1) business day prior to the meeting so that we may accommodate you.

**LOCATION OF MEETING:** City Council Chambers  
McFarland Veterans Community Center  
103 W. Sherwood Avenue  
McFarland CA 93250

**DATE/TIME:** Tuesday, January 21, 2020 at 6:00 p.m.

**ROLL CALL:** Chairman Dave Borcky, Jr.  
Vice Chairman Jose Hernandez  
Commissioner Lettie Blanchard  
Commissioner Rudy Nuñez

**PLEDGE OF ALLEGIANCE:**

**INVOCATION:**

**APPROVAL OF THE MINUTES OF REGULAR AND / OR SPECIAL PLANNING COMMISSION MEETING:** held on December 17, 2019

**PUBLIC COMMENTS:**

At this time, any member of the public may address the Planning Commission on items of interest to the public that are within the jurisdiction of the Planning Commission which **are not** already on the agenda this evening. Speakers shall be limited in time so please be brief and to the point. 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 Planning Director's office.

**ADMINISTRATIVE ITEMS:**

None

**PUBLIC HEARINGS:**

- 1) Discussion of the new Commercial Residential Mixed Use (CRMU) Zoning Ordinance.
  - a. The proposed ordinance is to create opportunities within the City to provide for a compatible mix of land uses, including residential, retail, and offices. The Commercial Residential Mixed Use (CRMU) Zoning District allows properties to be developed with a mix of commercial retail, office and residential uses. The allowable residential density ranges from twenty (20) to thirty – five (35) dwelling units per acre. The CRMU zoning district is consistent with the mixed use land use designation of the General Plan.
  - b. The City of McFarland Planning Commission to consider a proposed Pre-Zoning project related to the proposed annexation of 2200 acres generally bound by the north by the City's limit, on the west by Garzoli Ave, to the south by Whisler Road and to the east by Driver Road.
  
- 2) The Geo Group, Inc. as owner of the Facilities has requested amendments to its CUP Nos. 01-96 and 02-96 as amended

- a. This is a presentation to inform the Commission and the public of the applications and to assist staff in its processing of the applications by taking public testimony regarding the proposals to amend Conditional Use Permit No.01-96 to allow the **Golden State Modified Community Correctional Facility Located at 611 Frontage Road** and Conditional Use Permit No. 02-96 to allow the **Central Valley Modified Community Correctional Facility located at 254 Taylor Avenue**, to be repurposed to house federal inmates and detainees, male and/or female. No action will be taken on the applications at this meeting. This public hearing of the Planning Commission is intended to comply with the provisions of California Civil Code Section 1670.9(d) which requires the city to solicit public comments on the proposals in at least two separate public- meetings.

**CITY OF MCFARLAND PLANNER UPDATE:**

Alexander Lee, City Planner

**COMMISSIONER COMMENTS:**

**ADJOURNMENT:**

Next Meeting: Regular Planning Commission Meeting is scheduled for Tuesday, February 18, 2020.