

**CITY OF MCFARLAND
PLANNING COMMISSION AGENDA**

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

**JULY 19, 2022
6:00 PM**

In Person Meeting

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.

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 those reasonable arrangements can be made to provide accessibility to the meeting or services.

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:

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 ITEMS: 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.

NONE

PUBLIC HEARINGS:

NONE

PLANNING DISCUSSION ITEMS:

1. Report, Discussion, and Possible Approval of **Resolution No. 2022-0013PC**, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING SIGN PLAN REVIEW 2022-002 A REQUEST TO ALLOW FOR THE INSTALLATION OF A NEW LED PYLON SIGN ON PROJECT SITE LOCATED ON THE CORNER OF ROBERTSON AVENUE AND SECOND STREET, WEST OF THE HWY-99 AS REFLECTED IN EXHIBIT A AND EXHIBIT B.

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 **August 16, 2022**.

Kenneth Williams, City Manager/ Chief of Police

Francisca Alvarado, City Clerk

The Next Planning Commission is scheduled on **July 19, 2022**, at **6:00 P.M.**

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
July 19, 2021

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

DATE: July 19, 2022

DEVELOPER: McFarland Unified School District

PROJECT DESCRIPTION: Sign Review

ENVIRONMENTAL DOCUMENT: Exempt

APPLICANT: Fresno Neon Sign Co.

OWNER: McFarland Unified School District

APN: 200-023-20

ADDRESS: 601 Second Street

SIZE OF SITE:

GENERAL PLAN DESIGNATION: Commercial

ZONE DISTRICT: C-2

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

STAFF RECOMMENDATION

The staff recommends planning commission approve Sign Plan Review 2022-0001 allowing the installation of a new LED pylon sign on the corner of Robertson Ave. and Second St.

PROJECT DESCRIPTION

The site is located at the corner of Robertson Avenue and Second Street at the McFarland Unified School District. Trees that were located on the corner will be removed along with roots and debris. The proposed sign installation will include a new LED pylon sign on a single pole

column with concrete footing. Based on the review of section 17.142.050 of the Municipal Code, the proposed sign was not exempt from the permit requirements; therefore, the proposed sign must be approved by Planning Commission in order to be installed.

ENVIRONMENTAL REVIEW

The proposed Site Plan is categorically exempt from the requirements of the California Environmental Quality Act subject to Section 15268. This 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 analysis of its own laws, and each public agency should make such determination either as a part of its implementing regulations or on a case-by-case basis.

FINDINGS

Chapter 17.142 of the Municipal code states the review process for Planning Commission’s approval. In it, it 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 effect neighboring properties or streets.

ACTION

The staff recommends planning commission approve Sign Plan Review 2022-0001 allowing the installation of a new LED pylon sign on the corner of Robertson Ave. and Second St.

Attachment 1 – Vicinity Map

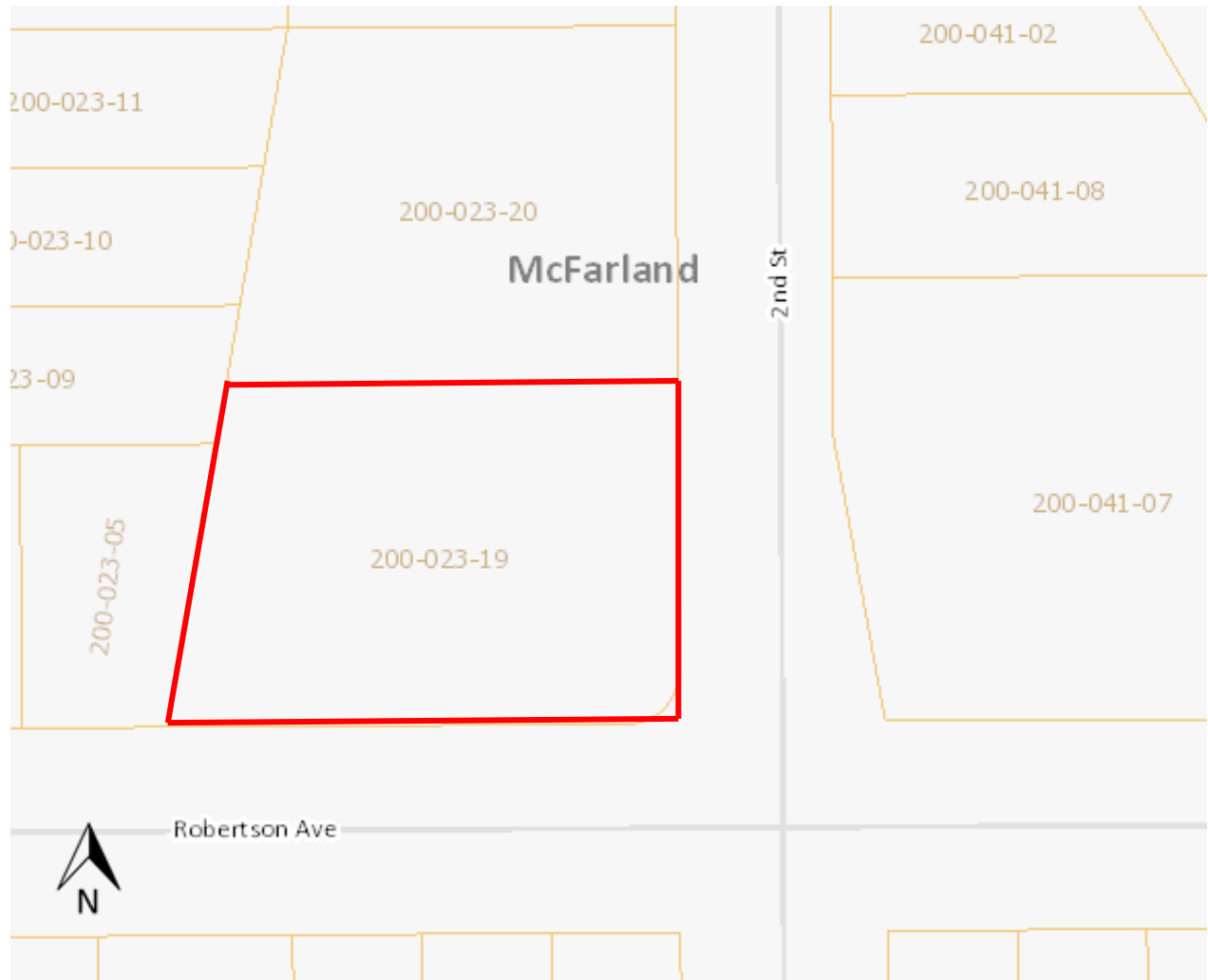
Attachment 2 – Aerial Photograph

Attachment 3 – Proposed Sign/Site Plan

Attachment 4 – Proposed sign

ATTACHMENT 1

Vicinity Map

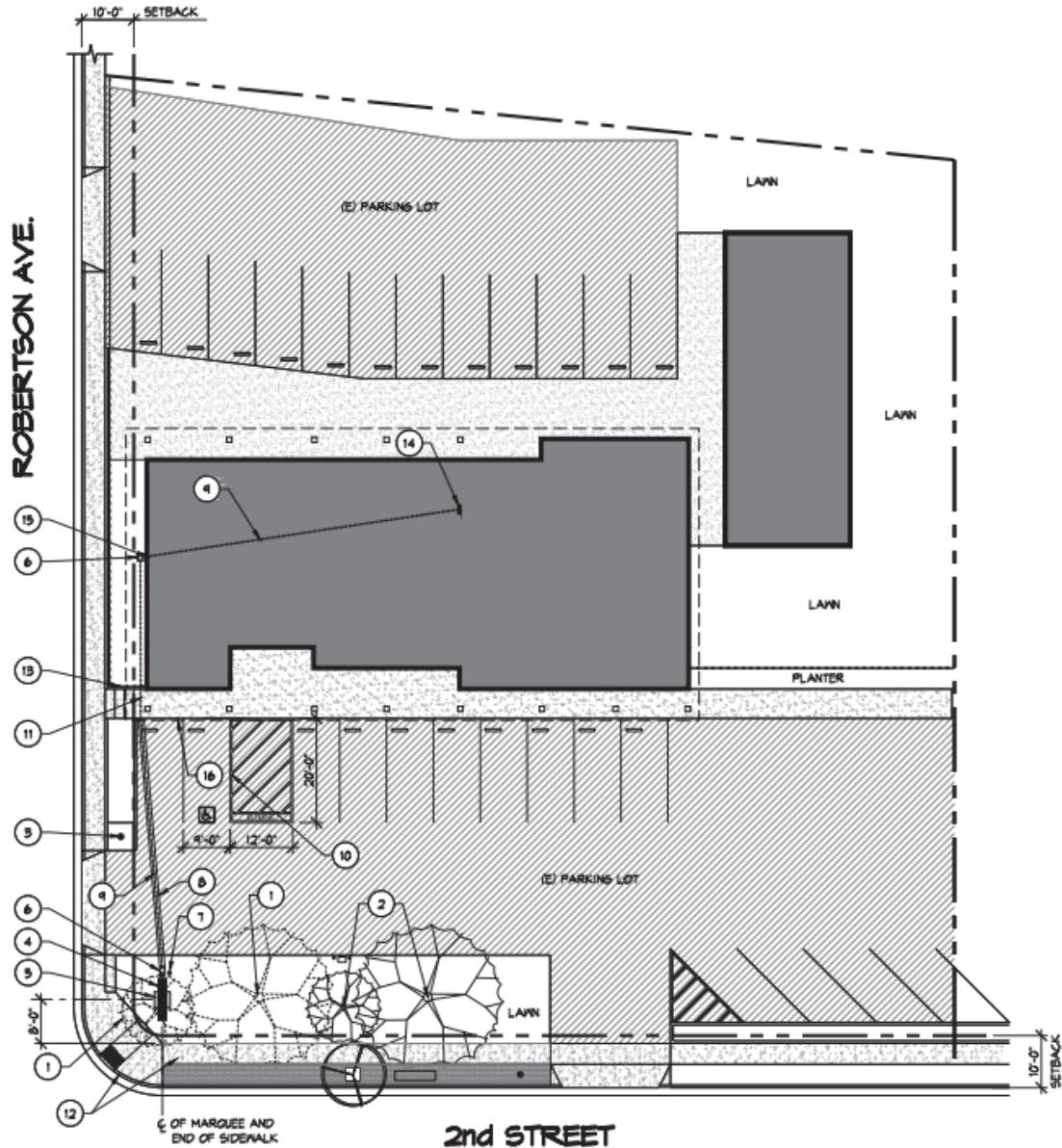


ATTACHMENT 2
Aerial photograph



ATTACHMENT 3

Proposed Sign/Site Plan



SITE PLAN
SCALE: 1" = 20'



ATTACHMENT 4

Proposed Sign

LED MESSAGE CENTER PYLON SIGN // ILLUMINATED HEADER CABINET

3/16" WHITE SG ACRYLIC FACE PANELS
(3M) #73 RED TRANSLUCENT VINYL FILM
(3M) #22 SATIN BLACK VINYL FILM
SATIN BLACK ACRYLIC POLYURETHANE
SATIN RED ACRYLIC POLYURETHANE
FAUX STACKED STONE POLE COVER

DRAWING NUMBER: MUSD-LED

DATE: 2/22/2022
SCALE: 3/4" = 1'

UL / NEC TITLE 24 COMPLIANCE
 Sign Fabricator is a UL and NEC listed company.
 All materials are UL and NEC listed.
 The sign complies with all applicable codes.
 (2019 UL 2074, 2019 NEC 605.4, 2019 NEC 605.4.1)
 Manufactured in an authorized UL listed plant.

THIS DESIGN IS THE PROPERTY OF FREEMAN SIGN CO., INC.
 ALL RIGHTS RESERVED.
 REPRODUCTION IS ALLOWED.

PROPERTY OWNER APPROVAL: _____ DATE: _____
CUSTOMER APPROVAL: _____ DATE: _____

PROJECT: McFarland Unified School District
ADDRESS: 602 1st St. McFarland, CA
SALES PERSON: KC BISHOP

5007 E. Clinton Ave.
Fresno, CA 93727
F (510) 292-2880
sales@freemansign.com
www.freemansign.com

Details:
 Manufacture & install (1) new double sided LED Message Center Pylon Sign. Upper cabinet fabricated out of .125 sheet aluminum with a square tube aluminum frame. Exterior will have a smooth satin acrylic polyurethane paint finish. Faces will be fabricated out of 3/16" white acrylic decorated with (3M) vinyl films. Cabinet lighting will be high intensity white LED modules. Lower cabinet will be a Full color RGB LED message center painted satin black with perforated filters. Pole cover will have a faux stacked stone finish with reveal. Display installed on a single pole column with a direct bury concrete footing. Fabrication, electrical & install done according to UL & NEC requirements.

3' 1-13/16" x 7' 10-1/2" 16MM RGB LED | 60x150 DISPLAY MATRIX | CELLULAR COMMUNICATION

RESOLUTION NO. 2022-0013 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING SIGN PLAN REVIEW 2022-0001 A REQUEST TO ALLOW FOR THE INSTALLATION OF A NEW LED PYLON SIGN ON PROJECT SITE LOCATED ON THE CORNER OF ROBERTSON AVENUE AND SECOND STREET, WEST OF THE HWY-99 AS REFLECTED IN EXHIBIT A AND EXHIBIT B

WHEREAS, Fresno Neon Sign Co. has filed an application for a Sign Plan Review to install and operate a new LED pylon sign on the corner of the McFarland Unified School District site, and

WHEREAS, the project location is generally located on the corner of Robertson Avenue and Second Street and West of the railroad and hwy-99; and

WHEREAS, the project site is located on Assessor's Parcel Number 200-023-20.

WHEREAS, pursuant to Section 17.142.040 the proposed signage was required to be approved by the City of McFarland Planning Commission in order to be installed; and

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

WHEREAS, The site plan, dimensions, and setbacks were approved by the City Engineer as reflected in Exhibit C and Exhibit D; and

WHEREAS, The sign is to be constructed at 8' behind sidewalk and no larger than 3' 1-13/16" x 7' 10-1/2" as reflected in Exhibit C and Exhibit D; 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 2022-0001 is exempt from the California Environmental Quality Act (CEQA) per Section 15268 Ministerial Project; and

WHEREAS, the Planning Commission, through its clerk, did set Tuesday July 19, 2022, 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 Sign Plan Review 2022-0001; and

WHEREAS, the Planning Commission received both written and oral testimony on Sign Plan Review 2022-0001.

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 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 LED pylon sign.
- 4) Sign Plan Review 2022-0001 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 Residential land use designation.
- 5) Sign Plan Review 2022-0001 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 the 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.

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 Tuesday, July 19, 2022, moved by _____ and seconded by _____ 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:

Kenny Williams
City Manager

Marco Martinez
Chairman

EXHIBIT A
Vicinity Map

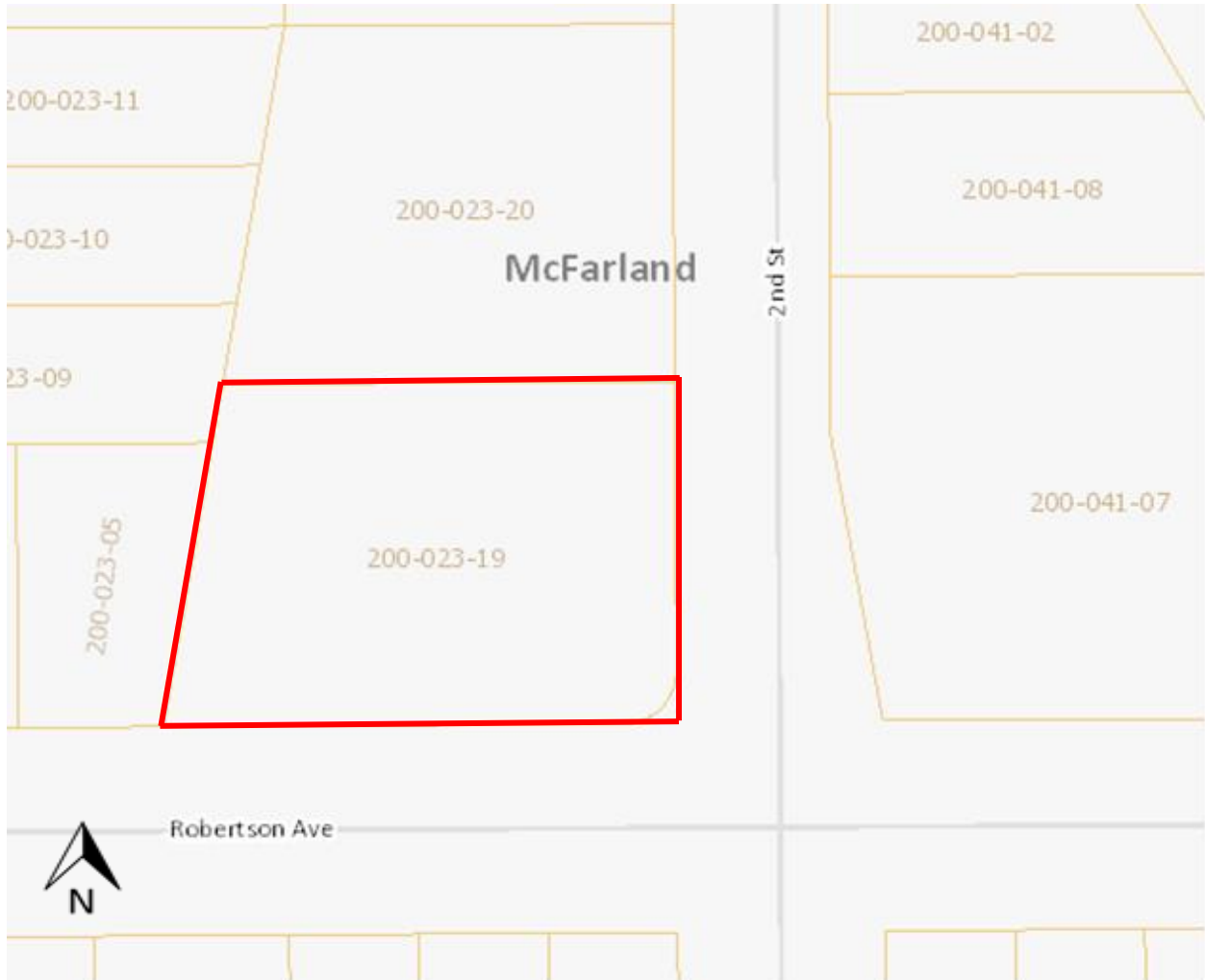
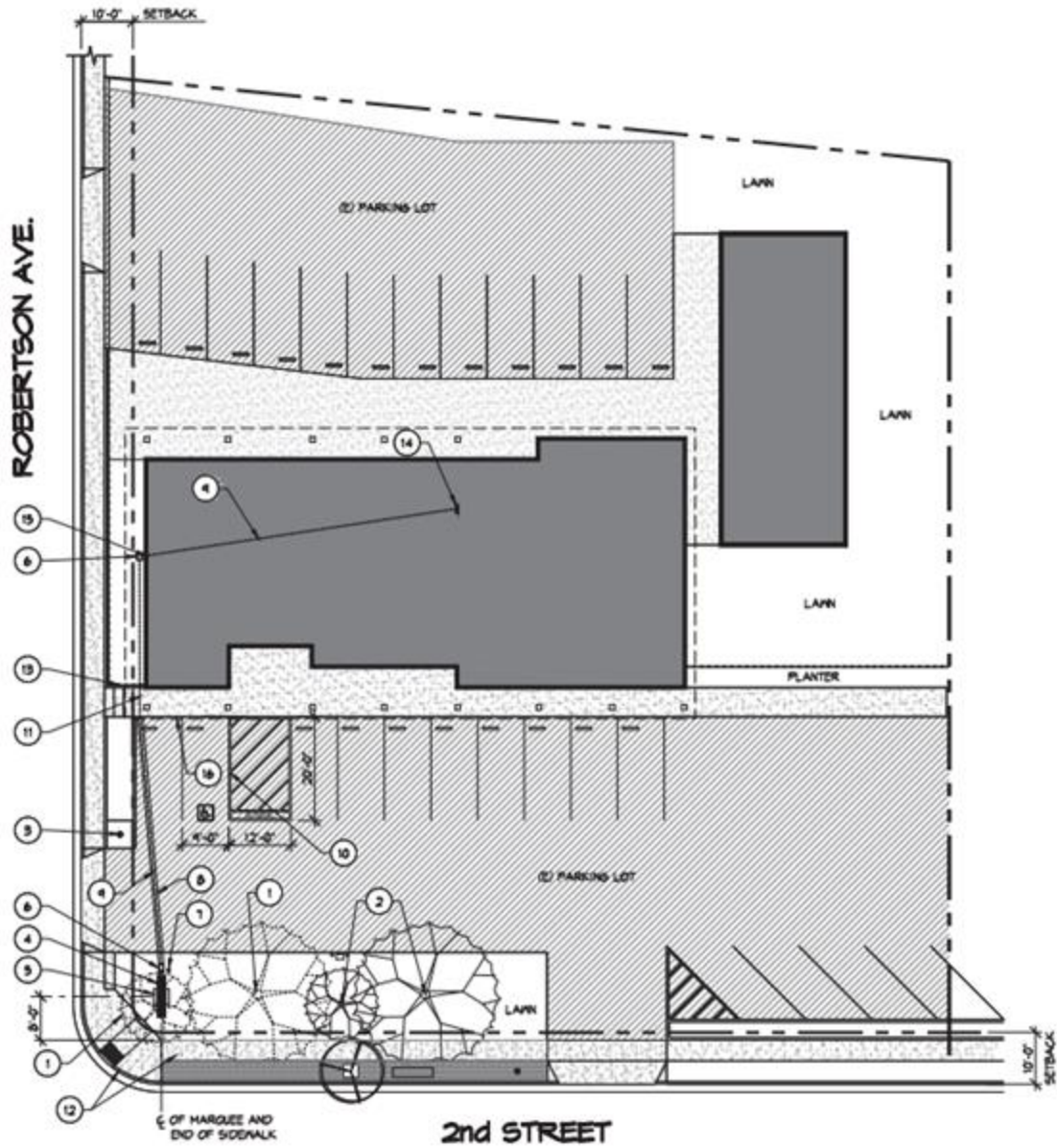


EXHIBIT B
Aerial photograph



EXHIBIT C
Proposed Sign/Site Plan



SITE PLAN
SCALE : 1" = 20'



EXHIBIT D

Proposed Sign

7'-10.5"

1'-8"

14'-6"

2'-0"

3'-1.813"

9'-4.18"

**McFARLAND
UNIFIED
SCHOOL DISTRICT**

LED MESSAGE CENTER PYLON SIGN // ILLUMINATED HEADER CABINET

<p>3/16" WHITE SG ACRYLIC FACE PANELS</p> <p>3M #73 RED TRANSLUCENT VINYL FILM</p> <p>3M #22 SATIN BLACK VINYL FILM</p>	<p>SATIN BLACK ACRYLIC POLYURETHANE</p> <p>SATIN RED ACRYLIC POLYURETHANE</p> <p>FLUX STACKED STONE POLE COVER</p>	<p>DATE: 2/22/2022</p> <p>SCALE: 3/4"=1'</p> <p>DRAWING NUMBER: MUSD-LED</p>
<p>THIS DESIGN IS THE PROPERTY OF FRESH MESS SIGN CO. INC. NO UNAUTHORIZED USE OR REPRODUCTION IS ALLOWED.</p>		
<p>UL / NEC / TITLE 24 COMPLIANCE</p> <p>Signs fabricated in the USA and are made with sustainable materials. All signs are made with high quality materials. All signs are made with high quality materials. All signs are made with high quality materials.</p>		
<p>PROPERTY OWNER APPROVAL:</p> <p>DATE:</p>	<p>CUSTOMER APPROVAL:</p> <p>DATE:</p>	<p>PROJECT: <u>McFarland Unified School District</u></p> <p>ADDRESS: <u>661 Ave. S. McFarland, CA</u></p> <p>Sales Person: <u>JC Bishop</u></p>
<p>9001 E. Clinton Ave. Fresno, CA 93727 P (559) 202-2800 sales@freshmess.com www.freshmess.com</p>		

Details:

Manufacture & install (1) new double sided LED Message Center Pylon Sign. Upper cabinet fabricated out of .125 sheet aluminum with a square tube aluminum frame. Exterior will have a smooth satin acrylic polyurethane paint finish. Faces will be fabricated out of 3/16" white acrylic decorated with (3M) vinyl films. Cabinet lighting will be high intensity white LED modules. Lower cabinet will be a Full color RGB LED message center painted satin black with perforated filters. Pole cover will have a flux stacked stone finish with reveal. Display installed on a single pole column with a direct bury concrete footing. Fabrication, electrical & install done according to UL & NEC requirements.

3' 1-13/16" x 7' 10-1/2" 16MM RGB LED | 60x150 DISPLAY MATRIX | CELLULAR COMMUNICATION