

**CITY OF MCFARLAND
PLANNING COMMISSION AGENDA**

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

**October 18, 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.

1. Approval of the September 20, 2022, Meeting Minutes.

PUBLIC HEARINGS:

2. Consideration and Adoption of Resolution NO. 2022-0015PC, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING CONDITIONAL USE PERMIT 2022-0003 AND HOME OCCUPATION PERMIT #22-02 A REQUEST TO ALLOW FOR A PARTY DECORATING BUSINESS TO BE OPERATED FROM HOME LOCATED WEST OF CEDAR GROVE STREET AND NORTH OF HAYDEN AVENUE, WEST OF THE HWY-99 AS REFLECTED IN EXHIBIT A AND EXHIBIT B.
 - A. Staff Report- Brianahi De Leon, City Planner
 - B. Open Public Hearing and Receive Public Testimony:
Close Public Hearing:
 - C. Motion to Approve Resolution NO. 2022-0015PC, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING CONDITIONAL USE PERMIT 2022-0003 AND HOME OCCUPATION PERMIT#22-02 A REQUEST TO ALLOW FOR A PARTY DECORATING BUSINESS TO BE OPERATED FROM HOME LOCATED WEST OF CEDAR GROVE STREET AND NORTH OF HAYDEN AVENUE, WEST OF THE HWY-99 AS REFLECTED IN EXHIBIT A AND EXHIBIT B.

PLANNING DISCUSSION ITEMS:

None

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 **October 13, 2022.**



Francisca Alvarado, City Clerk

Peter Cosentini, Assistant City Manager



Kenneth Williams, City Manager/ Chief of Police

Next Meeting: **November 15, 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 October 18, 2022

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

DATE: October 18, 2022

DEVELOPER: Sylvia Pimentel

PROJECT DESCRIPTION: Conditional Use Permit 2022-0003/Home Occupation Permit #22-02

ENVIRONMENTAL DOCUMENT: Exempt

APPLICANT: Sylvia Pimentel / Party Decorating Business

OWNER: Rogelio Bravo Rios

APN: 201-592-08

ADDRESS: 762 Hayden Ave.

SIZE OF SITE: 0.14 acres

GENERAL PLAN DESIGNATION: Residential

ZONE DISTRICT: R-1

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

STAFF RECOMMENDATION

Staff recommends that Planning Commission review, discuss, and approve the adoption of the Resolution 2022-0015PC approving Conditional Use Permit 2022-0003 and Home Occupation Permit #22-02.

PROJECT DESCRIPTION

Conditional Use Permit 2022-0003 is a request by Sylvia Pimentel to allow for the establishment

of a business from her home. The type of activity and occupation conducted is referred to as an “off-site personal service requiring home office”. Community Development Department has reviewed her application and proposal for a Home Occupation. The department has found it to be appropriate as it complies with the definition and requirements of Title 17. Applicant is proposing a party decorating business. Preparation of decorations will occur at the home and delivered to the venue scheduled. Products will be delivered, and no door-to-door sales will be conducted. No sound or visibility of the occupation will be seen or heard beyond the premise. Hours of operation will be based on client needs and by appointment. Business hours will be Monday-Thursday 5:30pm-7:30pm, Friday 5:30pm-8:00pm, and Saturday 2:00pm-6:00pm. Applicant also received written authorization from the property owner, prior to the submittal of the application, to conduct business in the home. Attached is the written approval from the homeowner.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act subject to Section 15061 (b)(3). This project meets all of these conditions.

Section 150661 therefore it is categorically exempt in the “Common Sense” which states, “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

FINDINGS

The applicant filed for a Home Occupation. Applicant must follow the Home Occupation ordinance and conditions written out in the resolution. Per the letter attached by applicant, all business operations will be based on appointments and the home occupation will not generate pedestrian or vehicular traffic in excess of that customarily associated with the residential use.

ACTION

Staff recommends that Planning Commission review, discuss, and possible approval of Resolution 2022-0015PC approving Conditional Use Permit 2022-0003 and Home Occupation Permit.

Attachment 1 – Vicinity Map

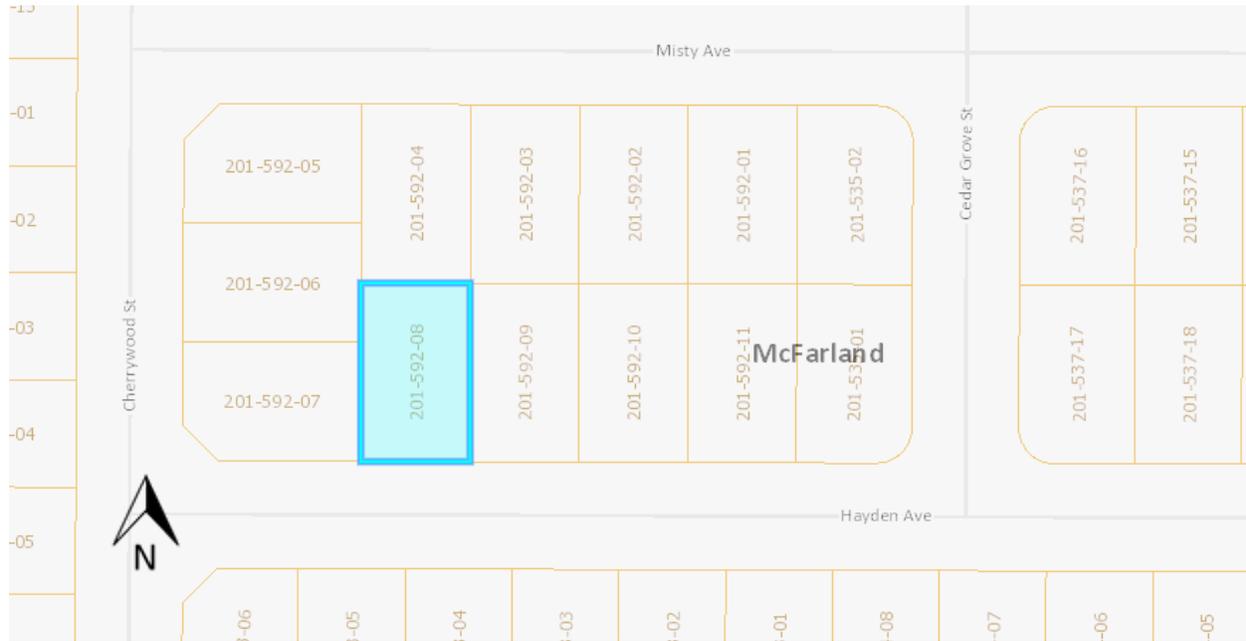
Attachment 2 – Letter from applicant

Attachment 3 – Letter of authorization from property owner

Attachment 4 – Conditions of Approval

ATTACHMENT 1

Vicinity Map



ATTACHMENT 3

Letter from applicant

August 31, 2022

Sylvia Pimentel, Owner
762 Hayden Avenue
McFarland, CA 93250

To Whom It May Concern,

My name is Sylvia Pimentel, owner of a party decorating business. The plan is for all the preparation of the decorations used for the special events will take place at home. Once prepared I will deliver all items needed to the venue and set up. Item(s) used, but not limited to will be the following depending on the client(s) requests:

- Backdrops
- Flowers (artificial and natural)
- Table clothes
- Chair Covers
- Charter plates and plates
- Glassware

The hours of operation will be based on client needs. I will conduct business with appointments only.

- Monday – Thursday 5:30 pm – 7:30 pm
- Friday – 5:30 pm – 8:00 pm
- Saturday – 2:00 pm – 6:00 pm
 - If a planned event, no client appointments will be booked
- Sunday – Will depend on personal plans

Respectfully,



Sylvia Pimentel
(661) 458-1199

ATTACHMENT 4

Letter of authorization from property owner

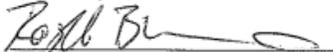
August 31, 2022

Rogelio Bravo
762 Hayden Avenue
McFarland, CA 93250

To Whom it May Concern,

I, Rogelio Bravo give Sylvia Pimentel (resident) permission to conduct her home occupation from our residence at 762 Hayden Avenue McFarland, CA 93250. Should you have any questions, please contact me at (661) 375-6807.

Respectfully,



Rogelio Bravo

ATTACHMENT 5

Conditions of Approval

PART A – PROJECT INFORMATION

1. Assessor's Parcel Number 201-592-08
2. Job Address: 762 Hayden Ave.
3. Existing General Plan: Residential
4. Existing Zoning: R-1 / Single Family Residential
5. Project Description: Allow for the operation of an office at the property located above.

PART B – CONDITIONS OF APPROVAL

The conditions of approval are based on adopted City plans and policies, those determined through site plan review and 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.

Conditions of approval may be appealed within fifteen (15) calendar days from the date of the approval. However, conditions based on the City of McFarland Municipal Code are mandatory and may be modified by variance, provided findings pursuant to the McFarland Municipal Code Section 17.148 can be made. Should an appeal of a mandatory condition of approval be received, an application for a variance and the associated fee must be submitted for consideration.

GENERAL CONDITIONS AND REQUIREMENTS

- 1) No uses of land, buildings, or structures other than those specifically approved pursuant to this special permit or previously approved permits shall be submitted.
- 2) Any proposed changes to the operation of the proposed business shall require review by the City of McFarland Planning Commission.
- 3) No door-to-door sales.
- 4) Proposed business shall not have any on-site sales. Services shall be delivered and conducted at the venue locations.
- 5) Hours of operation will be Monday-Thursday 5:30pm-7:30pm, Friday 5:30pm-8:00pm, and Saturday 2:00pm-6:00pm. Hours of operation will be based on client needs and by appointment.

- 6) Business shall not be seen or heard from outside the home.
- 7) There shall be no displays or advertising signs on the premises.
- 8) There shall be no signs other than the address and name of the resident.
- 9) There shall not be advertising which identifies the home occupation by street name.
- 10) The home occupation shall be confined completely to one room located within the dwelling. It shall not occupy more than twenty-five percent of the gross area of one floor of the residence. No portion of any garage, carport, or other accessory structure shall be used for home occupation purposes, other than for storage which does not impair required parking in the garage.
- 11) Only one vehicle no larger than a three-fourth-ton truck may be used by the occupant directly or indirectly in connection with a home occupation.
- 12) Subject to Municipal Code 17.153.070, no external alterations or construction features can be made to accommodate a home occupation, nor can any change be made which would change the fire rating of the structure or the fire district in which the structure is located.
- 13) There shall be no use or storage of material or mechanical equipment, either indoor or outdoor, not recognized as being part of a normal household or hobby use.
- 14) Activities conducted and equipment or material used shall not change the fire safety or occupancy classifications of the premises. Utility consumption shall not exceed normal residential usage.
- 15) No home occupation use shall create or cause noise, dust, light, vibration, odor, gas, fumes, toxic/hazardous materials, smoke, glare, or electrical interference or other hazards or nuisances.
- 16) Employees engaged in the home occupation shall only be members of the resident family and shall be occupants of the dwelling. No outside employees.
- 17) The home occupation shall not require the services of commercial carrier freight deliveries at the site in a frequency greater than what is normally found in a residential area.
- 18) The home occupation shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the land use district in which it is located.
- 19) No business license shall be issued until a home occupation permit is obtained, pursuant to the municipal code.
- 20) A home occupation permit is not transferable.
- 21) There shall be no more than one home occupation in any dwelling unit.

22) If the home occupation is to be conducted on rental property, the property owner's written authorization for the proposed use shall be obtained prior to the submittal of a home occupation permit.

RESOLUTION NO. 2022-0015 PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING
CONDITIONAL USE PERMIT 2022-0003 AND HOME OCCUPATION PERMIT #22-02 A REQUEST
TO ALLOW FOR A PARTY DECORATING BUSINESS TO BE OPERATED FROM HOME LOCATED
WEST OF CEDAR GROVE STREET AND NORTH OF HAYDEN AVENUE, WEST OF THE HWY-99 AS
REFLECTED IN EXHIBIT A AND EXHIBIT B**

WHEREAS, Sylvia Pimentel has filed an application for Home Occupation to operate a proposed party decorating business that includes a home office and services conducted at the off-site venue, and

WHEREAS, the home occupation location is generally located West of Cedar Grove Street and North of Hayden Avenue and West of the railroad and hwy-99; and

WHEREAS, the project site is located on Assessor's Parcel Number 201-592-08.

WHEREAS, said party decorating business ran by Sylvia Pimentel shall operate Monday-Thursday 5:30pm-7:30pm, Friday 5:30pm-8:00pm, and Saturday 2:00pm-6:00pm but largely dependent on appointments.

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 Conditional Use Permit 2022-0003 is exempt from the California Environmental Quality Act (CEQA) per Section 15061(b)(3) the General Rule; and

WHEREAS, the Planning Commission, through its clerk, did set Tuesday October 18, 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 Conditional Use Permit 2022-0003; and

WHEREAS, the Planning Commission received both written and oral testimony on Conditional Use Permit 2022-0003.

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 15601(b)(3) the General Rule.
 - a) The Conditional Use Permit granted shall be subject to conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the zone in which the subject property is located.
 - b) The granting of the Conditional Use Permit will not be detrimental to the public health, safety, convenience, and welfare or injurious to property improvements in the vicinity

where the property is located.

- c) The Conditional Use Permit does not allow a use or activity which is not expressly authorized by the regulations governing the subject parcel. The proposed party decorating business is allowed if granted along with a Home Occupation Permit, business license, and Conditional Use Permit.

Conditional Use Permit 2022-0003 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.

- 3) Conditional Use Permit 2022-0003 is hereby approved, subject to the conditions in exhibit B.
- 4) Conditional Use Permit 2022-0003 will not be detrimental to the health, safety and welfare of the citizens of McFarland.
- 5) 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, October 18, 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:

Francisca Alvarado
City Clerk

Marco Martinez
Chairman

EXHIBIT A

Vicinity Map

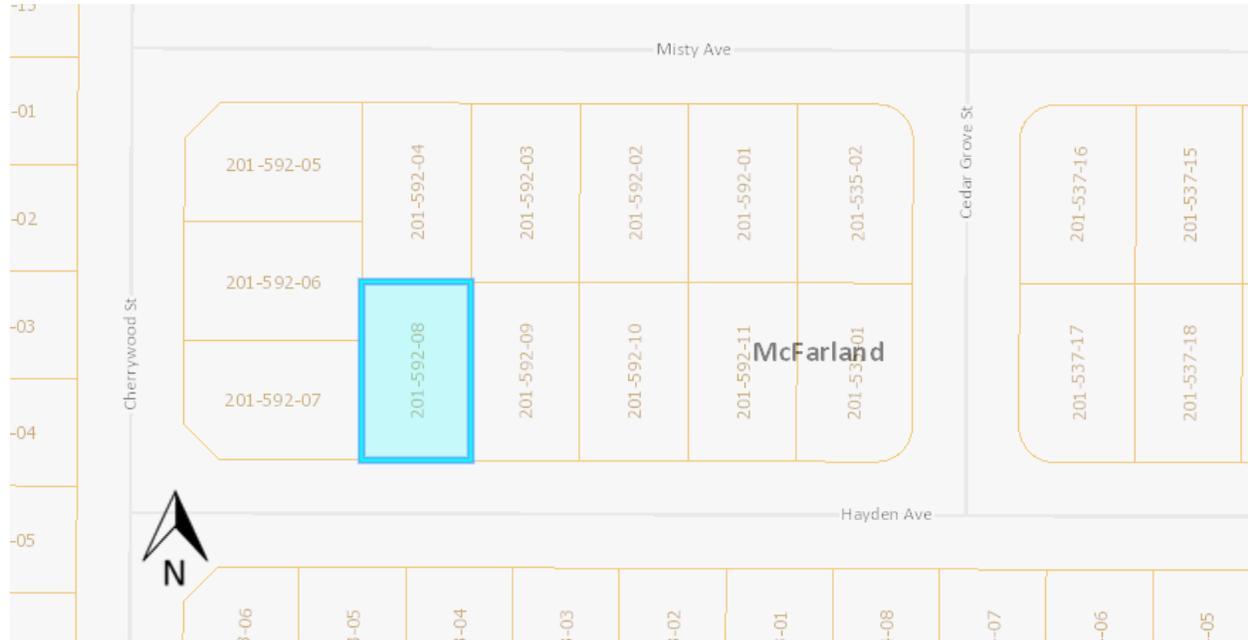


EXHIBIT B
Aerial photograph



EXHIBIT C
LETTER FROM APPLICANT

August 31, 2022

Sylvia Pimentel, Owner
762 Hayden Avenue
McFarland, CA 93250

To Whom It May Concern,

My name is Sylvia Pimentel, owner of a party decorating business. The plan is for all the preparation of the decorations used for the special events will take place at home. Once prepared I will deliver all items needed to the venue and set up. Item(s) used, but not limited to will be the following depending on the client(s) requests:

- Backdrops
- Flowers (artificial and natural)
- Table clothes
- Chair Covers
- Charter plates and plates
- Glassware

The hours of operation will be based on client needs. I will conduct business with appointments only.

- Monday – Thursday 5:30 pm – 7:30 pm
- Friday – 5:30 pm – 8:00 pm
- Saturday – 2:00 pm – 6:00 pm
 - If a planned event, no client appointments will be booked
- Sunday – Will depend on personal plans

Respectfully,



Sylvia Pimentel
(661) 458-1199

EXHIBIT D

LETTER OF AUTHORIZATION FROM PROPERTY OWNER

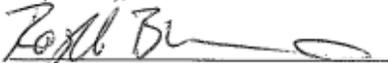
August 31, 2022

Rogelio Bravo
762 Hayden Avenue
McFarland, CA 93250

To Whom it May Concern,

I, Rogelio Bravo give Sylvia Pimentel (resident) permission to conduct her home occupation from our residence at 762 Hayden Avenue McFarland, CA 93250. Should you have any questions, please contact me at (661) 375-6807.

Respectfully,

A handwritten signature in black ink, appearing to read "Rogelio Bravo", written over a horizontal line.

Rogelio Bravo

EXHIBIT E
Conditions of Approval

PART A – PROJECT INFORMATION

1. Assessor's Parcel Number 201-592-08
2. Job Address: 762 Hayden Ave.
3. Existing General Plan: Residential
4. Existing Zoning: R-1 / Single Family Residential
5. Project Description: Allow for the operation of an office at the property located above.

PART B – CONDITIONS OF APPROVAL

The conditions of approval are based on adopted City plans and policies, those determined through site plan review and 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.

Conditions of approval may be appealed within fifteen (15) calendar days from the date of the approval. However, conditions based on the City of McFarland Municipal Code are mandatory and may be modified by variance, provided findings pursuant to the McFarland Municipal Code Section 17.148 can be made. Should an appeal of a mandatory condition of approval be received, an application for a variance and the associated fee must be submitted for consideration.

GENERAL CONDITIONS AND REQUIREMENTS

- 1) No uses of land, buildings, or structures other than those specifically approved pursuant to this special permit or previously approved permits shall be submitted.
- 2) Any proposed changes to the operation of the proposed business shall require review by the City of McFarland Planning Commission.
- 3) No door-to-door sales.
- 4) Proposed business shall not have any on-site sales. Services shall be delivered and conducted at the venue locations.
- 5) Hours of operation will be Monday-Thursday 5:30pm-7:30pm, Friday 5:30pm-8:00pm, and Saturday 2:00pm-6:00pm. Hours of operation will be based on client needs and by appointment.
- 6) Business shall not be seen or heard from outside the home.

- 7) There shall be no displays or advertising signs on the premises.
- 8) There shall be no signs other than the address and name of the resident.
- 9) There shall not be advertising which identifies the home occupation by street name.
- 10) The home occupation shall be confined completely to one room located within the dwelling. It shall not occupy more than twenty-five percent of the gross area of one floor of the residence. No portion of any garage, carport, or other accessory structure shall be used for home occupation purposes, other than for storage which does not impair required parking in the garage.
- 11) Only one vehicle no larger than a three-fourth-ton truck may be used by the occupant directly or indirectly in connection with a home occupation.
- 12) Subject to Municipal Code 17.153.070, no external alterations or construction features can be made to accommodate a home occupation, nor can any change be made which would change the fire rating of the structure or the fire district in which the structure is located.
- 13) There shall be no use or storage of material or mechanical equipment, either indoor or outdoor, not recognized as being part of a normal household or hobby use.
- 14) Activities conducted and equipment or material used shall not change the fire safety or occupancy classifications of the premises. Utility consumption shall not exceed normal residential usage.
- 15) No home occupation use shall create or cause noise, dust, light, vibration, odor, gas, fumes, toxic/hazardous materials, smoke, glare, or electrical interference or other hazards or nuisances.
- 16) Employees engaged in the home occupation shall only be members of the resident family and shall be occupants of the dwelling. No outside employees.
- 17) The home occupation shall not require the services of commercial carrier freight deliveries at the site in a frequency greater than what is normally found in a residential area.
- 18) The home occupation shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the land use district in which it is located.
- 19) No business license shall be issued until a home occupation permit is obtained, pursuant to the municipal code.
- 20) A home occupation permit is not transferable.
- 21) There shall be no more than one home occupation in any dwelling unit.

22) If the home occupation is to be conducted on rental property, the property owner's written authorization for the proposed use shall be obtained prior to the submittal of a home occupation permit.

NOTICE OF PUBLIC HEARING

Conditional Use Permit for APN 201-592-08 at City Council Chambers (103 W Sherwood Ave, McFarland)

Notice is hereby given that the Planning Commission of the City of McFarland will conduct a public hearing, at which time you may be heard to consider the following:

Consideration and Adoption of a Resolution Recommending the Planning Commission of the City of McFarland Approve the proposed Conditional Use Permit request for the property located West of Cedar Grove Street and North of Hayden Avenue (APN: 201-592-08). Applicant Sylvia Pimentel.

Regular McFarland Planning Commission Public Hearing Information

Date: October 18, 2022

Time: 6:00 PM

Place: City of McFarland Council Chambers, 103 W. Sherwood
Avenue, McFarland, CA 93250

Join on-line: Facebook Webpage at:
<https://www.facebook.com/cityofmcfarland/>

These meetings shall be held in person at the City of McFarland Council Chambers, located at 103 W. Sherwood Avenue, McFarland, CA 93250. Additionally, these meetings shall be broadcasted for listening and/or viewing purposes only via Facebook. To access the meetings for viewing or listening purposes only, please use the following information:

(via web for listening purposes only)

Join on-line: Facebook webpage
<https://www.facebook.com/cityofmcfarland/>

Members of the public are encouraged to participate by providing public comment at the meetings. The agenda of the Regular McFarland Planning Commission Meeting will be posted at least 72 hours prior to the meeting. The agenda of the Regular City Council Meeting will be posted at least 72 hours prior to the meeting. The meeting the agendas will be posted at <https://www.mcfarlandcity.org/AgendaCenter>. Please check the agendas for any modifications to how the meetings may be conducted and for ways in which the public can participate.

Description of the Project:

Conditional Use Permit 2022-02 is a request by Sylvia Pimentel to allow for the establishment of a business from her home. The type of activity and occupation conducted is referred to as an “off-site personal service requiring home office”. Community Development Department has reviewed her application and proposal for a Home Occupation. The



department has found it to be appropriate as it complies with the definition and requirements of Title 17. Applicant is proposing a party decorating business. Preparation of decorations will occur at the home and delivered to the venue scheduled. Products will be delivered, and no door-to-door sales will be conducted. No sound or visibility of the occupation will be seen or heard beyond the premise. Hours of operation will be based on client needs and by appointment. Business hours will be Monday-Thursday 5:30pm-7:30pm, Friday 5:30pm-8:00pm, and Saturday 2:00pm-6:00pm. Applicant also received written authorization from the property owner, prior to the submittal of the application, to conduct business in the home. Attached is the written approval from the homeowner.

Additional information on the proposed project and proposed environmental finding may be obtained from the City of McFarland, City Hall, 401 W. Kern Avenue, McFarland, CA 93250, or the City’s web site at www.mcfarlandcity.org.

Environmental Determination: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act subject to Section 150661 (b)(3). This project meets all of these conditions.

Section 150661 therefore it is categorically exempt in the “Common Sense” which states, “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

As such, no further assessment is required.

All persons interested in this topic who have questions, would like to provide feedback, or who have comments are invited to attend. If you challenge the approval or denial of these matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk, at or prior to, the public hearing. Address any communications or comments regarding the project to Francisca Alvarado, City Clerk, at 401 W. Kern Avenue, McFarland, CA 93250, (661) 792-3091, falvarado@mcfarlandcity.org