

**CITY OF MCFARLAND
PLANNING COMMISSION AGENDA**

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

**November 29, 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.

DEPARTMENTAL REPORTS

- City Manager/Chief of Police K. Williams- Update on Enforcement Signs for Truck Route Parking.

PUBLIC HEARINGS:

1. It is Recommended that the Planning Commission Conduct a Public Hearing to Receive Public Input of the Consideration and Adoption of Resolution NO. 2022-0017 PC, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND RECOMMENDING CITY COUNCIL TO APPROVE AND ADOPT THE 6TH CYCLE 2023-2031 MCFARLAND HOUSING ELEMENT TO REPLACE THE 2015-2023 HOUSING ELEMENT AND THE ACCOMPANYING INITIAL STUDY AND NEGATIVE DECLARATION. AS REFLECTED IN EXHIBIT A AND EXHIBIT B.
 - a. Staff Report- City Planner Brianahi De Leon
 - b. Open the Public Hearing and Receive Public Testimony:
 - c. Close Public Hearing.
 - d. Motion to Approve Resolution NO. 2022- 0017PC, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND RECOMMENDING CITY COUNCIL TO APPROVE AND ADOPT THE 6TH CYCLE 2023-2031 MCFARLAND HOUSING ELEMENT TO REPLACE THE 2015-2023 HOUSING ELEMENT AND THE ACCOMPANYING INITIAL STUDY AND NEGATIVE DECLARATION. AS REFLECTED IN EXHIBIT A AND EXHIBIT B.

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.

2. Approval of November 1, 2022, Special Planning Commission Meeting Minutes.

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 **November 23, 2022.**



Francisca Alvarado, City Clerk

Peter Cosentini, Assistant City Manager



Kenneth Williams, City Manager/ Chief of Police

The Next Regular Planning Commission is scheduled on December 20, 2022.

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 ext. 2135 at least 48 hours prior to the meeting to make reasonable arrangements to ensure accessibility to this meeting.

CITY OF MCFARLAND SPECIAL PLANNING COMMISSION MINUTES

In Person Meeting

November 1, 2022

CALL TO ORDER

Chairman Marco Martinez called the meeting to order at 4:02 p.m.

ROLL CALL

Commissioners Present: M. Martinez (Chairman), J. Hernandez Jr., J. White, Jay L. Hernandez

Commissioners Absent: L. Sarabia

OFFICIALS PRESENT

City Manager/Chief of Police Williams, City Planner De Leon, Community Development Director Ronk, City Clerk Alvarado

Officials Absent: None

PLEDGE OF ALLEGIANCE

Commissioner J. Hernandez Jr.

INVOCATION

Chairman M. Martinez

PRESENTATIONS AND PROCLAMATIONS

None

PUBLIC COMMENTS

Opened at 4:03 p.m.

Closed at 4:05 p.m.

No comments from the public were presented.

PUBLIC HEARINGS

1. The Planning Commission Conducted a Public Hearing to Receive Public Input of the Consideration and Adoption of Resolution NO. 2022-0016PC, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING VARIANCE 2022-0002 A PROPOSAL FOR A DECREASE IN THE REQUIRED FRONT-YARD SETBACK FOR A RESIDENTIAL SINGLE-FAMILY HOME LOCATED ALONG COSTA ALYSSA DRIVE AT EAST OF GARZOLI AVE. AND NORTH OF HAIL LN. AND WEST OF THE RAILROAD AND HWY-99 AS REFLECTED IN EXHIBIT A AND EXHIBIT B.

- a. Staff Report- City Planner Brianahi De Leon
- b. Chairman Martinez opened the Public Hearing and Receive Public Testimony:
4:07 p.m.

Mr. Gordon Downs was present to answer any questions.

No questions or comments were presented from the public.

Mr. Downs thanked the Planning Commission for holding the Special Meeting.

- c. Chairman Martinez closed the Public Hearing; 4:10 p.m.
- d. Motion was made by: Commissioner J. White to Approve Resolution NO.2022-0016PC, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING VARIANCE 2022-0002 A PROPOSAL FOR A DECREASE IN THE REQUIRED FRONT-YARD SETBACK FOR A RESIDENTIAL SINGLE-FAMILY HOME LOCATED ALONG COSTA ALYSSA DRIVE AT EAST OF GARZOLI AVE. AND NORTH OF HAIL LN. AND WEST OF THE RAILROAD AND HWY-99 AS REFLECTED IN EXHIBIT A AND EXHIBIT B; 2nd by: J. Hernandez Jr.

Roll call vote 4/0

Commissioner J. White- Aye

Commissioner Jay L. Hernandez- Aye

Commissioner J. Hernandez Jr. – Aye

Chairman M. Martinez- Aye

Commissioner L. Sarabia- Absent

****Reduced set back approved from 25 feet (per ordinance) to 15 feet.***

Motion was approved at 4:11 p.m.

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.

2. Approval of June 21, 2022, Regular Planning Commission Meeting Minutes.
3. Approval of September 20, 2022, Regular Planning Commission Meeting Minutes.
4. Approval of October 18, 2022, Regular Planning Commission Meeting Minutes.

Motion was made by: Commissioner Jay L. Hernandez to approve the Consent Agenda 2nd by:
Commissioner J. Hernandez Jr.

Roll call vote 4/0

Commissioner J. White- Aye

Commissioner Jay L. Hernandez- Aye

Commissioner J. Hernandez Jr. – Aye

Chairman M. Martinez- Aye

Commissioner L. Sarabia- Absent

PLANNING DISCUSSION ITEMS

None

COMMISSIONER COMMENTS

Commissioner J. Hernandez Jr. – Meeting Minutes.
Commissioner J. White- Trucks Parking on Mast.

ADJOURNMENT

Meeting adjourned at 4:16 p.m.

Francisca Alvarado, City Clerk



PLANNING COMMISSION STAFF REPORT
November 29, 2022

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

DATE: November 29, 2022

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

DEVELOPER: -

PROJECT DESCRIPTION: Approval of 6th Cycle 2023-2031 McFarland Housing Element

ENVIRONMENTAL DOCUMENT: Negative Declaration

APPLICANT: -

OWNER: -

APN: -

ADDRESS: -

SIZE OF SITE: -

GENERAL PLAN DESIGNATION: Housing Element

ZONE DISTRICT: -

STAFF RECOMMENDATION

The staff recommends Planning Commission to recommend to the City Council the approval and adoption of the 6th Cycle 2023-2031 McFarland Housing Element to replace the 2015-2023 Housing Element and to hold an additional public hearing on December 8, 2022, on the 6th Cycle 2023-2031 McFarland Housing Element. Refer to Attachment 3 for the Resolution for Planning Commission to approve the recommendation of the Housing Element and the accompanying Initial Study and Negative Declaration.

PROJECT DESCRIPTION

In compliance with State of California law, the 6th Cycle 2023-2031 McFarland Housing Element presents a comprehensive assessment of housing needs in the City and lays out goals, objectives, policies, and programs to assist the City in meeting its housing needs. The Housing Element also describes how the City plans to accommodate its Regional Housing Needs Assessment (RHNA) of 244 units divided into four income groups to satisfy households in lower and upper income brackets including those with special needs.

McFarland's 6th Cycle 2023 to 2031 Housing Element narrowed its focus on the location of new housing development onto the downtown and immediate vicinities as the most accessible and most location-efficient areas for relatively short-term development of additional housing. The analysis points to the conclusion that the number of units possible in the downtown area, the location of sites, and the affordability of units to build can accommodate lower, moderate, and above moderate income RHNA allocations and result in a favorable assessment of fair housing in McFarland. Refer to **Attachment 1** for the Housing Element.

This report reaffirms the importance for McFarland to remain compliant with the Housing Element. Potential benefits are far-reaching for the City as follows:

- The updated housing element would open doors for grant applications through California Department of Housing and Community Development (HCD) especially for community development block grant (CDBG) funds.
- The preparation of an update to the McFarland General Plan, which comprehensively covered 14 elements and the associated Environmental Impact Review (EIR) have paved the way for timely update of this 6th Cycle Housing Element. Together with the adopted 2040 McFarland General Plan, the City has updated vital planning documents to guide many facets of its growth and development

ENVIRONMENTAL REVIEW

CEQA Guidelines § 15152 and § 21083.3 of the Public Resources Code allow a Negative Declaration to be adopted when an EIR has previously been prepared for a program, policy, plan or ordinance with which the later project is consistent. The policies and programs of the Housing Element (the later project) and its CEQA documentation derive from the adopted McFarland General Plan and its Final Program EIR.

Following OPR's (Governor's Office of Planning and Research) Technical Advice, the City prepared an Initial Study & Negative Declaration, which tiers upon the Program EIR of the adopted 2040 McFarland General Plan. The policies and programs of the 6th Cycle 2023 to 2031 Housing Element are consistent with the General Plan programs and actions and the Housing Element contains no new proposals which would result in any significant effects that were not examined in the General Plan EIR. Refer to **Attachment 2** for the CEQA

Documentation on the Housing Element.

FINDINGS

Fiscal Benefits

- With an adopted and accepted Housing Element, the City stands to gain tremendously with its enhanced ability to apply for various grant funds and remain compliant with State regulations on housing and land use planning. These can result in millions of dollars of investment in the City to address economic, housing, social and public facility needs.
- The policy documents are guides for policy implementation in the future, which may include updates to the zoning regulations and preparation of specific plans, which would, in turn, facilitate responsible development to help protect, enhance, and build up the City of McFarland. Potential upgrades to City infrastructure to serve future housing projects and additional property tax revenues from future housing development could have positive fiscal impacts on the City's general fund revenues.

Benefits

- Can help advance the Council's housing production goals including the building of 244 RHNA allocated housing units over the next 8 years. By maintaining a compliant and State-certified Housing Element, the City will remain eligible and competitive for State grant funding opportunities that can ultimately help in implementing the housing strategy enshrined in the new Housing Element.

ACTION

The staff recommends Planning Commission to recommend to the City Council the approval and adoption of the 6th Cycle 2023-2031 McFarland Housing Element to replace the 2015-2023 Housing Element and to hold an additional public hearing on December 8, 2022, on the 6th Cycle 2023-2031 McFarland Housing Element. Refer to Attachment 3 for the Resolution for Planning Commission to approve the recommendation of the Housing Element and the accompanying Initial Study and Negative Declaration.

Attachment 1 – Housing Element

Attachment 2 – CEQA Documentation

Attachment 3 – Resolution 2022-0017PC



RESOLUTION NO. 2022-0017PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND
RECOMMENDING CITY COUNCIL TO APPROVE AND ADOPT THE 6TH CYCLE 2023-2031
MCFARLAND HOUSING ELEMENT TO REPLACE THE 2015-2023 HOUSING ELEMENT AND THE
ACCOMPANYING INITIAL STUDY AND NEGATIVE DECLARATION. AS REFLECTED IN EXHIBIT A
AND EXHIBIT B**

WHEREAS, California Government Code Sections 65580-65589.9 require cities to prepare a Housing Element as a component of each city's General Plan and to revise it regularly on a schedule set forth by the California Department of Housing and Economic Development (HCD); and

WHEREAS, the City Council initiated an update to the Housing Element of the General Plan and prepared proposed revisions to the Housing Element for the 2022-2031 Cycle (entitled "6th Cycle 2023-2031 McFarland Housing Element"), which replaces the Housing Element that covered the period 2015 to 2023; and

WHEREAS, the 6th Cycle 2023-2031 McFarland Housing Element sets forth the housing policies for the City, facilitated the preservation and development of housing, and established programs to accommodate the City's share of the regional housing need in Kern County, California; and

WHEREAS, the 6th Cycle 2023-2031 McFarland Housing Element complies with the requirements of State law; and

WHEREAS, in accordance with Government Code Section 65583, the City finds that the 6th Cycle 2023-2031 McFarland Housing Element complies with the duty to Affirmatively Further Fair Housing; and

WHEREAS, the City of McFarland has been assigned an allocation of 244 new housing units as its share of the regional housing need assessment (RHNA) in Kern County, California; and

WHEREAS, in accordance with Government Code Section 65583.2, the City finds, based on the assessment in the 6th Cycle 2023-2031 McFarland Housing Element that there are no impediments to additional residential development during the period covered by the housing element on proposed housing sites identified in the site inventory to accommodate the lower income RHNA allocations; and

WHEREAS, the 6th Cycle 2023-2031 McFarland Housing Element conforms to the purposes, intent, and provisions of all the Elements of the City's General Plan; and

WHEREAS, the 6th Cycle 2023-2031 McFarland Housing Element conforms with the public necessity, convenience, and general welfare and will not have an adverse impact on the General Plan or any other plans being created by the City; and

WHEREAS, the McFarland Planning Commission conducted a public hearing on November 29, 2022 as a supplement to six previous public participation events during preparation of the General Plan

and General Plan EIR in which public discussions covered housing needs, issues, people's aspirations, and potential solutions; and

WHEREAS, the McFarland Planning Commission, on November 29, 2022 recommended that the City Council approve and adopt the 6th Cycle 2023-2031 McFarland Housing Element to replace the 2015-2023 Housing Element; and

WHEREAS, the City Council plans to hold an additional public hearing on December 8, 2022 on the 6th Cycle 2023-2031 McFarland Housing Element;

NOW THEREFORE BE IT RESOLVED, that the McFarland Planning Commission recommends to the McFarland City Council the approval and adoption of the 6th Cycle 2023-2031 McFarland Housing Element.

- 1) The Housing Element is in the best interest of the City.
- 2) The Housing Element will assist the City in satisfying the requirements and be in compliance with the State California Law.
- 3) The 6th Cycle 2023-2031 McFarland Housing Element is hereby adopted and put into effect.
- 4) The City Clerk shall certify to the passage and adoption of this resolution.
- 5) This resolution is effective immediately.

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, November 29, 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

