



# CITY OF MENDOTA

*"Cantaloupe Center Of The World"*

JUAN LUNA  
Chair  
CARLOS QUINTANAR  
Vice-Chair  
ALBERT ESCOBEDO  
MARTIN GAMEZ  
JOSHUA GARCIA

## CITY OF MENDOTA PLANNING COMMISSION AGENDA

City Council Chambers  
Mendota, CA 93640  
SPECIAL MEETING  
November 23, 2015  
5:30 P.M.

VINCE DiMAGGIO  
City Manager  
CRISTIAN GONZALEZ  
Public Works/Planning Director  
JEFF O'NEAL  
City Planner

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The Mendota City Planning Commission welcomes you to its meetings, which are scheduled for the 3rd Tuesday every month. Your interest and participation are encouraged and appreciated. Notice is hereby given that Planning Commissioners may discuss and/or take action on any or all of the items listed on this agenda. **Please turn your cell phone off. Thank you for your respect and consideration.**

Any public writings distributed by the City of Mendota to at least a majority of the Planning Commission regarding any item on this regular meeting agenda will be made available at the front counter at City Hall located at 643 Quince Street Mendota, CA 93640, during normal business hours.

### CALL TO ORDER

### ROLL CALL

### FLAG SALUTE

### FINALIZE THE AGENDA

1. Adoption of final Agenda.

### MINUTES AND NOTICE OF WAIVING OF READING

1. Approval of the minutes of the special meeting of June 8, 2015.
2. Notice of waiving the reading of all resolutions introduced and/or adopted under this agenda.

**PUBLIC HEARING**

1. Public Hearing to adopt **Resolution No. PC 15-06**, approving Application No. 14-06, a conditional use permit to authorize construction of a new Catholic Church.
  - a. *Receive report from Public Works/Planning Director Gonzalez*
  - b. *Inquiries from Commissioners to staff*
  - c. *Chair Luna opens the public hearing*
  - d. *Once all comment has been received, Chair Luna closes the public hearing*
  - e. *Planning Commission adopts Resolution No. PC 15-06*

**PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE AGENDA**

The public is invited to speak to the Planning Commission at this time about any item that is not on the Agenda. Please limit your comments to five (5) minutes. Please note that the Planning Commission cannot take action on any item not listed on the agenda.

**PLANNING DIRECTOR UPDATE**

**PLANNING COMMISSIONERS' REPORTS**

**ADJOURNMENT**

**CERTIFICATION OF POSTING**

I, Celeste Cabrera, Deputy City Clerk of the City of Mendota, do hereby declare that the foregoing agenda for the Mendota Planning Commission Special Meeting of Monday, November 23, 2015 was posted on the outside bulletin board of City Hall, 643 Quince Street on Friday, November 20, 2015 at 2:00 p.m.

  
Celeste Cabrera, Deputy City Clerk



## CITY OF MENDOTA PLANNING COMMISSION MINUTES

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**Special Meeting**

**Monday, June 8, 2015**

**6:30 p.m.**

**Meeting called to order by Chairperson Luna at 6:47 PM.**

### **Roll Call**

**Commissioners Present:** Chairperson Luna, Vice-Chairperson Quintanar (at 7:00 p.m.), Commissioners Joshua Garcia and Martin Gamez.

**Commissioners Absent:** Commissioner Escobedo and Quintanar.

**Staff Present:** Jeff O'Neal, City Planner; Matt Flood, Planning & Economic Development Manager; and Celeste Cabrera, Deputy City Clerk.

**Flag Salute led by Chairperson Luna.**

### **FINALIZE THE AGENDA**

1. Adoption of final Agenda.

A motion was made by Commissioner Garcia to adopt the agenda, seconded by Commissioner Gamez; unanimously approved (3 ayes, absent: Escobedo and Quintanar).

### **MINUTES AND NOTICE OF WAIVING OF READING**

1. Approval of the Minutes of the regular meeting of May 19, 2015.
2. Notice of waiving the reading of all resolutions introduced and/or adopted under this agenda.

A motion to approve items 1 and 2 was made by Commissioner Garcia, seconded by Commissioner Gamez; unanimously approved (3 ayes, absent: Escobedo and Quintanar).

## PUBLIC HEARING

1. Public Hearing to adopt **Resolution No. PC 15-04**, approving Application No. 15-04 to authorize construction and operation of a retail parts store at APNs 012-904-21 & -62.

Chairperson Luna introduced the item and City Planner O'Neal summarized the report including the location of the proposed retail parts store being at the northwest corner of Belmont and Derrick Avenues; Tentative Parcel Map No. 14-01 has not been recorded yet but once it is recorded it will conform the parcels on the property; the request from the applicant to reduce the square-footage for parking; the physical characteristics of the store; the types of items that the store will be selling; the number of employees that the store will employ and the store's hours of operation; the facility having access from Derrick and Belmont Avenues and each street having a separate drive approach and Auto Zone requesting to build an additional drive approach on Derrick Avenue; the distance between the existing drive approach and the proposed drive approach not meeting Caltrans drive approach separation standards; various discussions that were held between Caltrans and City Planner O'Neal in which Auto Zone would be able to move the proposed drive approach further north however it having a conflict with an existing drive way on the adjacent parcel; Caltrans allowing Auto Zone to construct the drive approach since the conflicting drive approach is non-permitted and does not serve a use; prior to development of the adjacent parcel, the City make a condition of approval that the drive approach be closed; the facility will connect to existing water and sewer lines in Derrick Avenue and/or Belmont Avenue; clarified that information in regards to decorative structures does not apply to Auto Zone; (at 7:00 p.m. Vice-Chairperson Quintanar entered the Council Chambers) the development impact fees being reduced since the business is within the Economic Development Zone; requested that the Planning Commission open the hearing to the public; and requested that the Planning Commission adopt Resolution No. PC 15-04 with the modification to condition #10 to include the correspondence with Caltrans regarding the drive approach.

At 7:03 p.m. Chairperson Luna opened the hearing to the public and, seeing no one present wishing to comment, closed it within the same minute.

Discussion was held on the City implementing a condition of approval for the owner of the property just north of the proposed Auto Zone to close the non-permitted drive approach when a future development on the property occurs.

A motion was made by Commissioner Garcia to adopt Resolution No. PC 15-04 with the inclusion of the modification to condition #10, seconded by Commissioner Gamez; unanimously approved (4 ayes, absent: Escobedo).

2. Public Hearing to adopt **Resolution No. PC 15-05**, recommending that the Mendota City Council approve zoning text amendments to comply with the provisions of California Senate Bill 2.

Chairperson Luna introduced the item and City Planner O'Neal reported that the City is currently updating its Housing Element which is part of the General Plan; the Housing Planning Commission Minutes

Element is subject to review and certification by the State Department of Housing and Community Development; new laws that require cities to make provisions for the operation of supportive housing and transitional housing within all residential districts and amend at least one zone district to allow for emergency shelters; the state will not consider certifying the Housing Element unless the Senate Bill 2 provisions are adopted; explained the purposes of supportive housing, transitional housing, and emergency shelters; stated that emergency shelters would be permitted in the M-1 (Light Manufacturing) zones since the City does not have S-C (Special Commercial) zones; reported that the proposed ordinance amendment is exempt from CEQA statutes; and requested that the Planning Commission adopt Resolution No. PC 15-05.

At 7:13 p.m. Chairperson Luna opened the hearing to the public and, seeing no one present wishing to comment, closed it within the same minute.

A motion was made by Commissioner Garcia to adopt Resolution No. PC 15-05, seconded by Commissioner Gamez; unanimously approved (4 ayes, absent: Escobedo).

### **PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE AGENDA**

None offered

### **PLANNING DIRECTOR UPDATE**

Planning & Economic Development Manager Flood reported on the upcoming Multi-Jurisdictional Housing Element (MJHE) work/study session which will be held on June 9<sup>th</sup> and reported on the recently established Mendota 501(c)(3) organization which allows individuals to donate funds for youth scholarships.

City Planner O'Neal reported that adopting a Housing Element is a General Plan Amendment so it has to go before the Planning Commission prior to the City Council; the consultant that is preparing the MJHE; reported that McDonalds application was approved by staff; and the timeline of the construction of McDonalds and Auto Zone.

### **PLANNING COMMISSIONERS' REPORTS**

No reports.

### **ADJOURNMENT**

At the hour of 7:18 p.m. with no more business to be brought before the Planning Commission, a motion for adjournment was made by Vice-Chairperson Quintanar, Commissioner Garcia; unanimously approved (4 ayes, absent: Escobedo).

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Juan Luna, Chairperson

ATTEST:

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Matt Flood, City Clerk

**DATE:** November 23, 2015

**TO:** City of Mendota Planning Commission

**FROM:** Cristian Gonzalez, Public Works/Planning Director

**SUBJECT:** Application No. 14-06, a request for a conditional use permit to authorize the construction of a new 9,195 square foot Catholic Church (Our Lady of Guadalupe) and parking site improvements located at 1073 Naples on APN 013-152-26S.

### **Background**

For several years, Our Lady of Guadalupe Catholic Church has sought to relocate from its current location on Quince Street to provide parishioners with an expanded and more modern church. In April 2014, efforts began in earnest to accomplish this goal with the submittal of the current CUP application. Discussions between the church and Stamoules Produce Company have resulted in an arrangement whereby Stamoules will construct the church on the site of the former Stamoules Produce Company on Naples Street and dedicate/donate the improved property to the Fresno Diocese.

The originally submitted plans envisioned a church, a soccer field, and a multi-purpose hall. At a meeting held in May 2014, it was indicated to staff that it was the intention of Stamoules Produce to dedicate the church to the diocese and the soccer field and multi-purpose hall to the City of Mendota. Several months later these plans were changed by Stamoules. Several different iterations of the site plan have been submitted by the applicant's architect throughout this process, each reflecting various changes to the plans made either by the applicant or at the request of the church.

Unfortunately, the various changes to the site plan have resulted in some confusion over what exactly the applicant and the church would like to see on the site. Each time new changes were proposed, staff had to analyze them and communicate to the applicant and other involved parties the ramifications these could have. For that reason, and in order to move this project forward, staff is bringing forth the application at this juncture with only the church and associated parking lot. Subsequent development of the site will need to be decided by separate agreement between the applicant and Diocese (which will result in more costs for any future applicants) and any approved CUP would need to be amended in the future with the additional proposed development reflected at that time.

### **Project Proposal & Discussion**

<u>Owner:</u>	Stamoules Produce Company
<u>Applicant:</u>	Stamoules Produce Company
<u>Location:</u>	1073 Naples Street, APN 013-152-26S
<u>Site Size:</u>	7.23 ± Acres
<u>Zoning:</u>	M-1, Light Manufacturing Industrial District
<u>General Plan:</u>	Light Industrial
<u>Existing Use:</u>	Previous use was light industrial
<u>Adjacent Uses:</u>	Northeast – Light Industrial Northwest – Light Industrial M-1 Southwest – Commercial; C-3 Southeast – Mobile Home Park; M-P

Street Access: Naples Street, & 11<sup>th</sup> Street

According to the City of Mendota Municipal Code, a church is permissible on the proposed site with an approved conditional use permit. A conditional use permit is used in cases when a proposed land use is generally compatible with the underlying zoning district, but may require additional conditions in order to ensure compliance with various city standards, compliance with other external agency requirements, or general compatibility with surrounding land uses.

For example, in this particular case, Caltrans, which is responsible for traffic volume and control on Oller Street (which is State Route 180) is requiring a traffic study. The applicant disagreed with this finding. City staff cannot waive a requirement from a state agency, so a condition of approval has been added to ensure that, prior to the issuance of building permits, the applicant consult with Caltrans on any requirements that they are legally able to impose on the project.

Additionally, and in accordance with state law, the site needs to a way to deal with retaining on-site drainage caused by the large amount of impervious surfaces being added as part of the development, i.e., the parking lot. To that end, and as shown by the applicant's site plan, provisions have been made for an on-site detention basin. The basin shown on the plans currently is illustrative in nature; the exact size of the basin needed will be determined in the future and will need to be provided prior to final occupancy.

Members of the church's building committee have indicated a desire to add (at some future date) a rectory, a hall, and other associated uses. However, it is not clear whether the applicant is agreeable to constructing these additional uses or when. As such they are not included as part of this proposal.

The remaining development standards, such as yards, parking, open space, and lot coverage are consistent with the underlying development standards and/or the requirements of the conditional use permit process. Any future modifications to the site plan or structure(s) are subject to review and approval by the Planning Commission, and any interior modifications subject to approval and inspection by the Building Department.

In conclusion, this is not a typical presentation of a project to the Planning Commission. Typically, requirements from other state and/or regional agencies, outside the control of the city, are dealt with by the applicant submitting revised plans that conform to the outside agency(ies) requirements. Because the applicant has indicated to staff, through church representatives, that the project will be withdrawn if a traffic study, drainage basin, or other state or regional requirements are imposed, staff is bringing the project to the Planning Commission now, with all requirements of outside agencies included as conditions of approval, in an effort to preserve the project for the community.

### **Environmental Assessment**

The project is a Class 32 Categorical Exemption under Section 15332 of the California Environmental Quality Act Guidelines. No further environmental review is required.

### **Planning Commission Findings**

Section 17.08.050 of the Mendota Municipal Code requires that the following findings be made prior to approval of a conditional use permit:



**FINDING No. 1: THAT THE SITE FOR THE PROPOSED USE IS ADEQUATE IN SIZE AND SHAPE TO ACCOMMODATE SUCH USE AND ALL YARDS, SPACES, WALLS AND FENCES, PARKING, LOADING, LANDSCAPING, AND OTHER FEATURES REQUIRED BY THIS CHAPTER TO ADJUST SUCH USE WITH THE LAND AND USES IN THE NEIGHBORHOOD.**

Staff believes that the proposed use is compatible with the surrounding uses. The structure does not encroach into any required yard setback. Onsite parking has been provided to adequately address the anticipated number of vehicles, as well as provide compliance with the Americans with Disabilities Act. The addition of trees and landscaped areas will further enhance the appearance of the site and provide additional aesthetic compatibility with adjacent uses.

**FINDING No. 2: THAT THE SITE FOR THE PROPOSED USE RELATES TO STREETS AND HIGHWAYS ADEQUATE IN WIDTH AND PAVEMENT TYPE TO CARRY THE QUANTITY AND KIND OF TRAFFIC GENERATED BY THE PROPOSED USE.**

The site is situated one block east of Oller between 10<sup>th</sup> and 11<sup>th</sup> Street, behind the Drip 2000 building. Historically, there have been no complaints related to traffic, and the proposed use does not act to further intensify existing conditions during peak hours. The site's relationship to adjacent streets is adequate for the proposed use. It is important however in order to achieve a positive finding that due to Oller's status as a state highway under the jurisdiction of Caltrans, the Planning Commission require the applicant to consult with and implement the conditions of approval that may be placed upon the project by Caltrans.

**FINDING No. 3: THAT THE PROPOSED USE WILL HAVE NO ADVERSE EFFECT ON ABUTTING PROPERTY OR THE PERMITTED USE THEREOF.**

The site has historically been used as an industrial site. The change to a much less intensive land use will represent an overall positive impact on its relationship to surrounding land uses and represents an important redevelopment opportunity. The affect on both surrounding and adjacent land uses is seen as positive.

**FINDING No. 4: THAT THE CONDITIONS STATED IN THE RESOLUTION ARE DEEMED NECESSARY TO PROTECT THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.**

The conditions of approval will serve to accommodate the proposed use while protecting the health, safety, and welfare of the public. Conditions of approval are based upon standards contained within the Mendota General Plan and the Mendota Municipal Code, and upon precedent established through review and approval of similar projects. Further, the proposed conditions will serve to implement the goals and objectives of the General Plan, which itself is intended to provide for logical and orderly development of the City in a manner beneficial to its residents.

**Recommendation**

It is recommended that the Mendota Planning Commission adopt Resolution No. PC 15-06, approving Application No. 14-06, subject to the following conditions of approval:

1. The conditional use permit detailed within Application No. 14-06 shall expire one (1) year following the date of its approval unless, prior to expiration, a building permit for the requested site modifications is issued by the City of Mendota and construction is commenced and being diligently pursued. At the discretion of the Planning Commission, and upon valid request prior to its expiration, this conditional use permit may be extended for a period or periods not to exceed two (2) additional years in the aggregate.
2. Following any changes made to the site plan as a result of these conditions or other commentary, correspondence, or official requirement, and prior to issuance of a certificate of occupancy, the applicant shall submit a copy of the final site plan to the Building/ Planning Department for inclusion in the project file.
3. Development of the project site shall be in substantial conformance with the attached revised site plan dated December 18, 2014. The City Planner or the Public Works Director shall determine the extent to which incremental or minor changes to the site plan and/or proposed operation meet this requirement.
4. Following any changes made to the site plan as a result of these conditions or other commentary, correspondence, or official requirement, and prior to issuance of a certificate of occupancy, the applicant shall submit a copy of the final site plan to the Building/Planning Department for inclusion in the project file.
5. The owner/operator of the facility shall be responsible for the ongoing and long-term maintenance of required improvements and landscaping to ensure that nuisance complaints are not received by the City. Any changes to landscaping and on/off site improvements throughout the life of the structure cannot be made without prior permission from the Building/Planning Department.
6. All City development fees and costs shall be paid in full to the City prior to issuance of any Certificate of Occupancy from the Building/Planning Department.
7. Construction drawings (Building and Improvement Plans, including site grading, drainage, utility and verification of accessibility) shall be submitted to the Building Department and to the City Engineer for review and approval. A building permit shall be acquired prior to start of any construction activities.
8. Any work within the public right-of-way shall require an encroachment permit, including payment of all associated fees.
9. The applicant shall prepare an irrigation plan for review and approval by the City Engineer.
10. The applicant shall prepare a site lighting plan for review and approval by the City Engineer. All exterior lights shall be shielded or otherwise oriented to prevent disturbance to surrounding or neighboring properties or traffic on 11<sup>th</sup> Street, Naples Street, and the adjacent alley.
11. All signage must be approved pursuant to the standards and guidelines of the Sign Ordinance prior to installation.

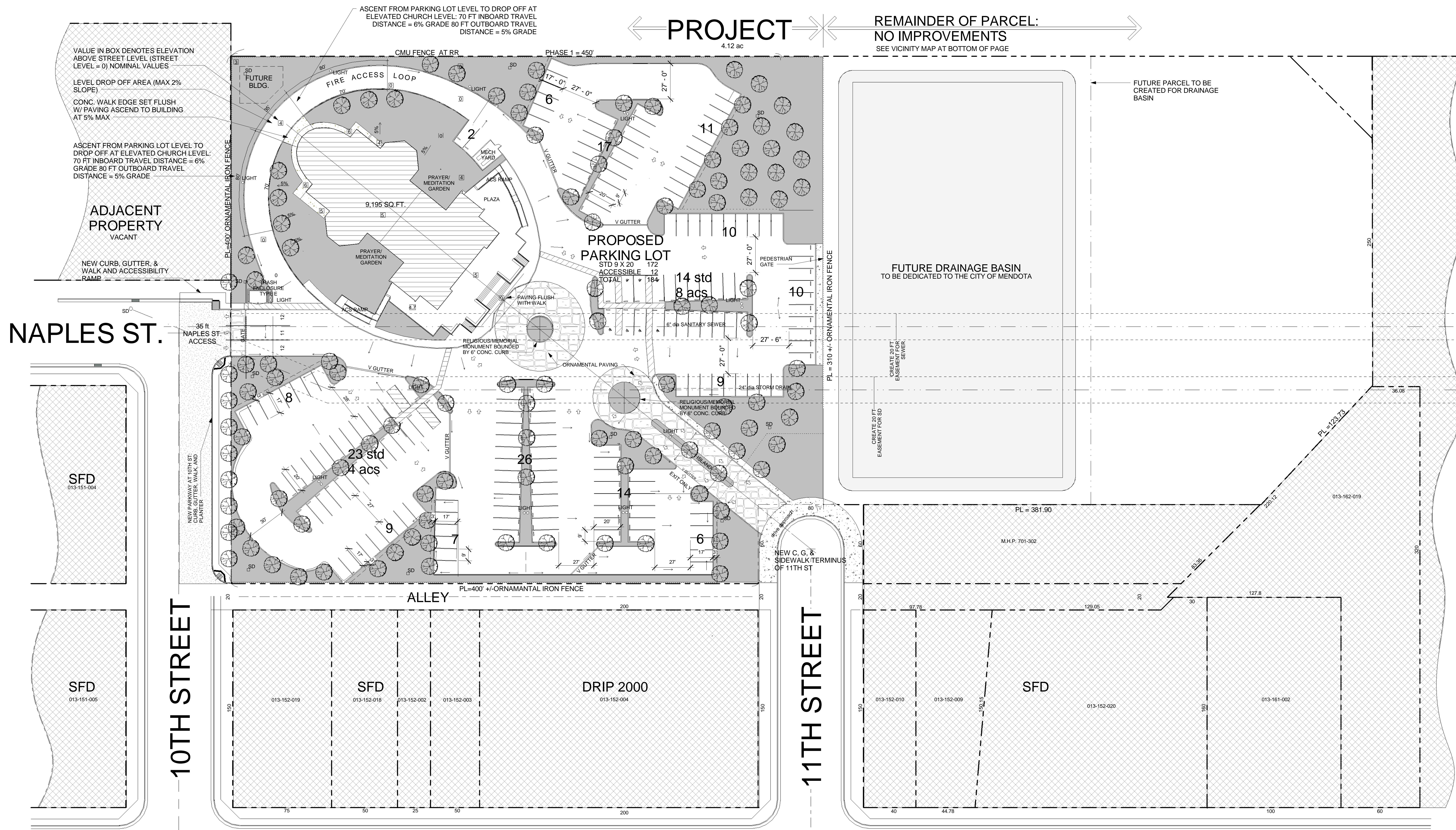
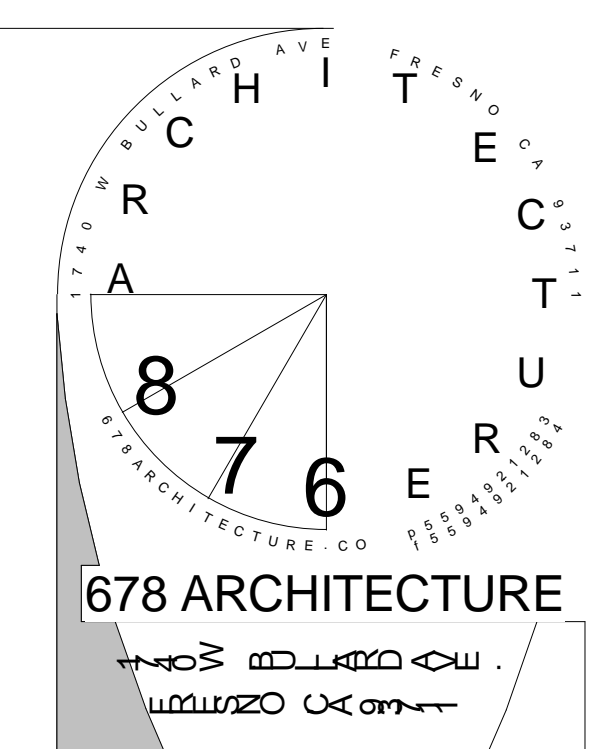
12. Prior to issuance of a certificate of occupancy, all conditions of approval shall be verified as complete by the Building and Planning Department. Any discrepancy or difference in interpretation of the conditions between the owner/applicant and the Building/Planning Department shall be subject to review and determination by the Planning Commission.
13. The applicant shall comply with any conditions of approval from the Fresno County Fire Protection District.
14. The applicant shall comply with the San Joaquin Valley Air Pollution Control District.
15. Any modifications to the parking requirements shall be subject to review and approval by the Public Works Director.
16. The project water supply shall be taken from the existing six (8)-inch water main in Naples Street or to an existing 6" line in the adjacent alley.
17. The project sanitary sewer service shall be connected to either the existing eight (6)-inch sewer line in Naples Street and/or to the existing eight (6)-inch sewer line in the adjacent alley. Final determination of the connection point(s) shall be made by the City Engineer and may depend on design factors unknown at this time.
18. The project sites storm drain runoff shall be contained on site. Hydraulic calculations must be submitted to and approved by the City Engineer prior to the issuance of a building permit.
19. The trees and shrubs shall be selected from the list provided in Appendix C of the *City of Mendota Design Guidelines for the Highway 33, Seventh Street, and Oller Street Corridors* (Subsection 1(B)). Deviation from the guidelines with Public Works Director/Planning Director approval only.
20. Color schemes of all onsite structures shall conform to the color palettes contained within Appendix F of the *City of Mendota Design Guidelines for the Highway 33, Seventh Street, and Oller Street Corridors*. Deviation from the guidelines with Public Works Director/Planning Director approval only
21. Trash enclosure(s) are required and must be approved by Mid Valley Disposal in regards to size and capacity. Trash bin(s) shall be stored entirely within the enclosure.
22. A residential sidewalk pattern consistent with City Standard Drawing No. ST-4 (alternate must be approved by either Public Works Director or City Engineer) shall be constructed along the entirety of the 10<sup>th</sup> Street frontages along with street reconstruction from centerline of the road to curbside on the entirety of the 10th Street frontages.
23. Street trees shall be planted pursuant to City Standard Drawing No. M-13, except as may be modified at the discretion of the City Planner or Public Works Director to provide enhanced consistency with the approved site plan for the planned development.

24. The proposed drive approaches on Naples and 11th Streets are to be designed and constructed consistent with City Standards or per approval of Public Works Director or City Engineer.
25. Fencing for the project is to be per City Standard. Alternative style of fencing may be approved at the discretion of the Public Works Director or the City Engineer.
26. Construction drawings (Building and Improvement Plans, including grading and verification of accessibility) shall be submitted to the Building Department and to the City Engineer for review and approval. A building permit shall be acquired prior to start of any construction activities.
27. Use of the facility in a manner other than that listed in the operational statement shall be subject to review by the Planning Department, and a temporary use permit may be required at the discretion of the City Manager.
28. Applicant shall comply with CALFIRE requirements.
29. Applicant shall comply with all conditions from the California Department of Transportation, (CAL-TRANS) and provide evidence of such compliance prior to the issuance of a building permit.
30. Applicant shall comply with all conditions from the Fresno County Health Department and provide a copy of those conditions to City staff prior to the issuance of a Certificate of Occupancy.
31. Applicant shall provide a property title report showing ownership as well as any transfer of ownership occurring as part of the implementation of this permit.

**Staff Further Recommends:**

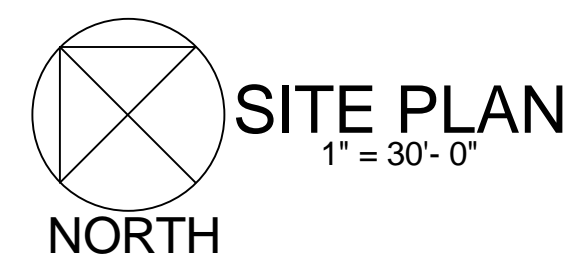
1. That the Planning Commission Chair request a report from staff, and ask for any clarification as needed by the Commission;
2. That the Chair open a public hearing, requesting any public comments in favor of, opposed to, or otherwise regarding the proposed project. Upon conclusion of testimony, ask the Commission for a consensus that sufficient information has been obtained to close the public portion of the hearing. The Chair may then close the public hearing.
3. That the Chair ask the Commission for action on the application. The Commission may then render a decision based on the merits of the proposal, staff comments, and any public testimony received. A resolution containing the conditions of approval is attached.

EXISTING TRACKS



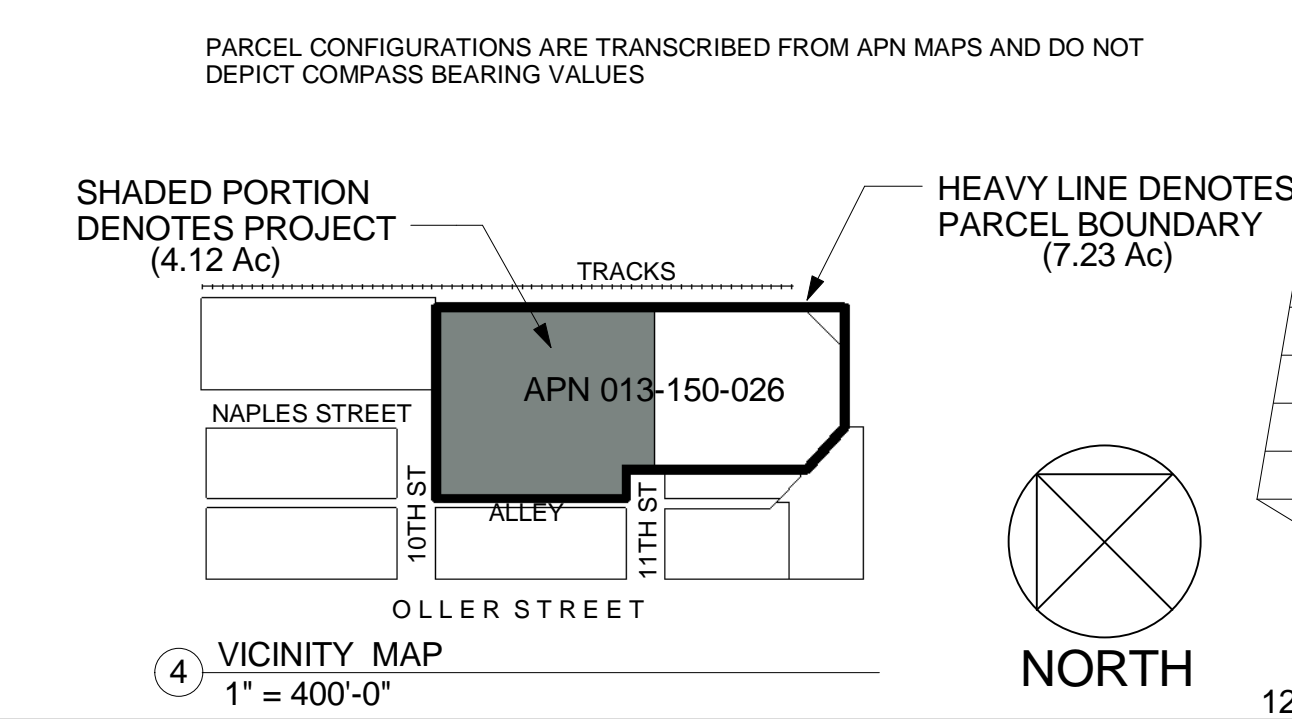
SITE APN: 013-150-026  
SITE ADDRESS: 7.23 AC  
PROJECT: CHURCH SITE 4.12 AC

PRIOR USE: PACKING SHED  
TOPOGRAPHY: PERDOMINATELY LEVEL AND FLAT, ON PLANE OF SURROUNDING NEIGHBORHOODS, NO SIGNIFICANT TOPOGRAPHIC FEATURES  
PROPOSED USE: NEW CATHOLIC CHURCH 9,195 SQ.FT. BUILDING (SEATING CAPACITY 500 OCCUPANTS) SEE ATTACHED OPERATION STATEMENT.



# OLLER STREET

## OUR LADY OF GUADALUPE CATHOLIC CHURCH MENDOTA, CA



No.	Description	Date
A	SPR	6/17/14
B	SPR EDITS	9/22/14
C	PROJECT ONLY	12/16/14
D	REVISIONS PER 1.15 EMAIL	12/16/14

**SITE PLAN**

Project number: \_\_\_\_\_  
Date: 5.14.14  
Drawn by: Articia  
Checked by: Thom

### SPR-1.1

12.16.2014

**PLANNING COMMISSION  
OF THE CITY OF MENDOTA  
FRESNO COUNTY, CALIFORNIA**

**RESOLUTION No. PC 15-06**

**A RESOLUTION OF THE CITY OF MENDOTA PLANNING COMMISSION APPROVING  
APPLICATION No. 14-06, A CONDITIONAL USE PERMIT TO AUTHORIZE CONSTRUCTION OF A NEW  
9,195 SQUARE FOOT CATHOLIC CHURCH LOCATED AT 1073 NAPLES STREET**

**WHEREAS**, at a regular meeting on November 23, 2015, the Mendota Planning Commission did conduct a public hearing to consider Application No. 14-06; and

**WHEREAS**, the Proposed Catholic Church is located at 1073 Naples Street, Assessor's Parcel Number 013-152-26S, in the M-1, Light Manufacturing zoning district; and

**WHEREAS**, said church at this time wishes to construct a new 9,195 square foot church, parking lot and site improvements; and

**WHEREAS**, on June 27, 2014 the Planning Department accepted an application for a conditional use permit filed by Thom Black on behalf of Stamoules Produce, for the construction of the proposed improvements; and

**WHEREAS**, the project was determined to be categorically exempt from the California Quality Act under CEQA Guidelines §15332; and

**WHEREAS**, a notice of public hearing was placed in the November 13, 2015, all surrounding property owners within a 300-foot radius of the project site were notified by United States Postal Service delivery, and a copy of the notice of public hearing was posted on the Mendota City Hall bulletin window; and

**WHEREAS**, the Mendota Planning Commission made the following findings pursuant to §17.08.050 of the Mendota Municipal Code:

1. That the site for the proposed use is adequate in size and shape to accommodate such use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to adjust such use with the land and uses in the neighborhood;
2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
3. That the proposed use will have no adverse effect on abutting property or the permitted use thereof; and
4. That the conditions stated in the resolution are deemed necessary to protect the public health, safety, and general welfare.

**NOW, THEREFORE BE IT RESOLVED** that the Mendota Planning Commission does hereby approve Application No. 14-06, subject to the following conditions of approval:

1. The conditional use permit detailed within Application No. 14-06 shall expire one (1) year following the date of its approval unless, prior to expiration, a building permit for the requested site modifications is issued by the City of Mendota and construction is commenced and being diligently pursued. At the discretion of the Planning Commission, and upon valid request prior to its expiration, this conditional use permit may be extended for a period or periods not to exceed two (2) additional years in the aggregate.
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20. Color schemes of all onsite structures shall conform to the color palettes contained within Appendix F of the *City of Mendota Design Guidelines for the Highway 33, Seventh Street, and Oller Street Corridors*. Deviation from the guidelines with Public Works Director/Planning Director approval only
21. Trash enclosure(s) are required and must be approved by Mid Valley Disposal in regards to size and capacity. Trash bin(s) shall be stored entirely within the enclosure.
22. A residential sidewalk pattern consistent with City Standard Drawing No. ST-4 (alternate must be approved by either Public Works Director or City Engineer) shall be constructed along the entirety of the 10<sup>th</sup> Street frontages along with street reconstruction from centerline of the road to curbside on the entirety of the 10th Street frontages.
23. Street trees shall be planted pursuant to City Standard Drawing No. M-13, except as may be modified at the discretion of the City Planner or Public Works Director to provide enhanced consistency with the approved site plan for the planned development.



24. The proposed drive approaches on Naples and 11th Streets are to be designed and constructed consistent with City Standards or per approval of Public Works Director or City Engineer.
25. Fencing for the project is to be per City Standard. Alternative style of fencing may be approved at the discretion of the Public Works Director or the City Engineer.
26. Construction drawings (Building and Improvement Plans, including grading and verification of accessibility) shall be submitted to the Building Department and to the City Engineer for review and approval. A building permit shall be acquired prior to start of any construction activities.
27. Use of the facility in a manner other than that listed in the operational statement shall be subject to review by the Planning Department, and a temporary use permit may be required at the discretion of the City Manager.
28. Applicant shall comply with CALFIRE requirements.
29. Applicant shall comply with all conditions from the California Department of Transportation, (CAL-TRANS) and provide evidence of such compliance prior to the issuance of a building permit.
30. Applicant shall comply with all conditions from the Fresno County Health Department and provide a copy of those conditions to City staff prior to the issuance of a Certificate of Occupancy.
31. Applicant shall provide a property title report showing ownership as well as any transfer of ownership occurring as part of the implementation of this permit.

**PASSED AND ADOPTED** by the Planning Commission of the City of Mendota at a regular meeting held on the 23<sup>th</sup> day of November, 2015, upon a motion by Commissioner \_\_\_\_\_, a second by Commissioner \_\_\_\_\_, and by the following vote:

**AYES:**  
**NOES:**  
**ABSTAIN:**  
**ABSENT:**

ATTEST:

\_\_\_\_\_  
Juan Luna, Chair

\_\_\_\_\_  
Matt Flood, City Clerk