



CITY OF MENDOTA

"Cantaloupe Center Of The World"

JUAN LUNA
Chair
CARLOS QUINTANAR
Vice-Chair
ALBERT ESCOBEDO
RAMIRO ESPINOZA
MARTIN GAMEZ
JONATHAN LEIVA
Alternate Commissioner

CITY OF MENDOTA PLANNING COMMISSION AGENDA

City Council Chambers
Mendota, CA 93640
REGULAR MEETING
June 21, 2016
6:30 P.M.

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

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.

SWEARING IN

1. Deputy City Clerk Cabrera to swear in Alternate Planning Commissioner Jonathan Leiva.

MINUTES AND NOTICE OF WAIVING OF READING

1. Approval of the minutes of the regular meeting of April 19, 2016.
2. Notice of waiving the reading of all resolutions introduced and/or adopted under this agenda.

PUBLIC HEARING

1. Consideration and proposed action on a resolution recommending that the City Council of the City of Mendota Adopt an Amendment to the City of Mendota General Plan, Modify the Land Use Designation and City Zoning Map Relating to the Properties Identified as Fresno County Assessor's Parcel Nos. 013-141-02S and 013-152-27S.
 - a. *Receive report from Director of Public Works & Planning Gonzalez*
 - b. *Inquiries from Planning Commissioners to staff*
 - c. *Commission continue item to July 19, 2016, Regular Planning Commission Meeting*

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.

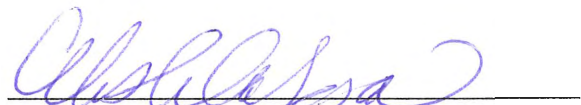
PLANNING DIRECTOR UPDATE

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 Regular Meeting of Tuesday, June 21, 2016 was posted on the outside bulletin board of City Hall, 643 Quince Street on Friday, June 17, 2016 at 12:35 p.m.



Celeste Cabrera, Deputy City Clerk



CITY OF MENDOTA PLANNING COMMISSION MINUTES

Regular Meeting

Tuesday, April 19, 2016

6:30 p.m.

Meeting called to order by Chairperson Luna at 6:38 PM.

Roll Call

Commissioners Present:

Chairperson Juan Luna, Vice-Chairperson Carlos Quintanar, Commissioners Albert Escobedo, Ramiro Espinoza (at 6:41 p.m.), and Martin Gamez.

Commissioners Absent:

Commissioner Joshua Garcia.

Staff Present:

John Kinsey, City Attorney; Matt Flood, 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 Vice-Chairperson Quintanar to adopt the agenda, seconded by Commissioner Escobedo; unanimously approved (4 ayes, absent: Garcia).

MINUTES AND NOTICE OF WAIVING OF READING

1. Approval of the minutes of the regular meeting of March 15, 2016.
2. Notice of waiving the reading of all resolutions introduced and/or adopted under this agenda.

At 6:41 p.m. Commissioner Espinoza entered the Council Chambers and took a seat on the dais.

A motion to approve items 1 and 2 was made by Vice-Chairperson Quintanar, seconded by Commissioner Escobedo; unanimously approved (5 ayes, absent: Garcia).

PUBLIC HEARING

1. Consideration and proposed action on a resolution recommending that the City Council of the City of Mendota Adopt an Amendment to the City of Mendota General Plan, Modify the Land Use Designation and City Zoning Map Relating to the Properties Identified as Fresno County Assessor's Parcel Nos. 013-141-02S and 013-152-27S.

Chairperson Luna introduced the item and City Attorney Kinsey summarized the report including the property rezoning provisions contained within the settlement agreement; the rezoning consisting of a General Plan amendment, as well as other approvals; the timeline of rezoning the properties; the City needing to establish the plot lines for each parcel; legal requirements that the City needs to comply with in order to amend the General Plan; the location of the properties; and staff's recommendation to continue the item to the June 21st Planning Commission meeting.

Discussion was held on the location of the properties; who determines the boundary line; the boundary following what the settlement agreement states; and the motion that the Commission will be making.

A motion was made to continue the item to the June 21st meeting by Vice-Chairperson Quintanar, seconded by Commissioner Gamez; unanimously approved (5 ayes, absent: Garcia).

PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE AGENDA

None offered.

PLANNING DIRECTOR UPDATE

Economic Development Director Flood thanked the Commissioners who attended the McDonald's ribbon cutting ceremony and reported that the Autozone ribbon cutting ceremony would be held in the near future.

PLANNING COMMISSIONERS' REPORTS

Chairperson Luna reported on the role that the Commissioners have within the community and the importance of the Commissioners thinking about their actions.

Commissioner Gamez inquired as to whether horseback riding is permitted within the City.

Discussion was held on horseback riding within the City not being prohibited; the guidelines and laws that riders need to follow when horseback riding within the City; and the Mendota Municipal Code prohibiting the harboring of non-domesticated animals within the City.

ADJOURNMENT

At the hour of 7:08 p.m. with no more business to be brought before the Planning Commission, a motion for adjournment was made by Vice-Chairperson Quintanar, seconded by Commissioner Escobedo; unanimously approved (5 ayes, absent: Garcia).

Juan Luna, Chairperson

ATTEST:

Matt Flood, City Clerk

AGENDA ITEM-STAFF REPORT

TO: HONORABLE MEMBERS OF THE PLANNING COMMISSION
FROM: CRISTIAN GONZALEZ, PUBLIC WORKS/PLANNING DIRECTOR
SUBJECT: CONSIDERATION AND PROPOSED ACTION ON A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF MENDOTA ADOPT AN AMENDMENT TO THE CITY OF MENDOTA GENERAL PLAN, MODIFY THE LAND USE DESIGNATION AND CITY ZONING MAP RELATING TO THE PROPERTIES IDENTIFIED AS FRESNO COUNTY ASSESSOR'S PARCEL NOS. 013-141-02S AND 013-152-27S
DATE: JUNE 21, 2016

BACKGROUND:

In February 2016, the City entered into a settlement agreement, which contains provisions contemplating the re-zoning of two properties identified as Assessor's Parcel Numbers 013-141-02S and 013-152-27S (collectively, the "Subject Properties") from M-1 (Light Manufacturing) to M-2 (Heavy Manufacturing).

To effectuate the rezoning, the City would need to consider an amendment to the City's existing General Plan, as well as other approvals.

At its March 22, 2016, meeting, the City Council adopted a resolution declaring its intention (the "Resolution of Intention") to, *inter alia*, propose amendments to the City's General Plan to accommodate the rezoning and other approvals, and requesting that the Secretary schedule a public hearing before the Planning Commission on those issues.

DISCUSSION:

The City's Municipal Code requires the Planning Commission to conduct a public hearing on the General Plan Amendment and rezoning of the property no less than ten (10) days nor more than forty (40) days after the City Council's adoption of the Resolution of Intention. However, in order for the Planning Commission to meet its obligations under the California Environmental Quality Act, Pub. Resources Code, § 21000, *et seq.* ("CEQA"), the City must first consider the potential environmental effects if the proposed approvals.

City staff anticipates that it will complete the environmental review process under CEQA for the proposed approvals within approximately 45 days. As such, City staff requests that the Planning Commission continue the hearing on the rezoning, the General Plan

Amendment, and the related approvals to the Planning Commission's July 19, 2016, meeting.

RECOMMENDED ACTION:

Continue the hearing on the Planning Commission's proposed recommendation that the City Council of the City of Mendota Adopt an Amendment to the City of Mendota General Plan, Modify the Land Use Designation and City Zoning Map Relating to the Properties Identified as Fresno County Assessor's Parcel Nos. 013-141-02S and 013-152-27S, to the July 19, 2016, regular Planning Commission meeting.