



CITY OF MENDOTA

"Cantaloupe Center Of The World"

JOSE GUTIERREZ
LIBERTAD LOPEZ
JUAN LUNA
JOSHUA PEREZ
JESSICA SANCHEZ
JONATHAN LEIVA
Alternate Commissioner

CITY OF MENDOTA PLANNING COMMISSION AGENDA

City Council Chambers
Mendota, CA 93640
REGULAR MEETING
February 16, 2021
6:30 P.M.

CRISTIAN GONZALEZ
City Manager
Public Works/Planning Director
JEFFREY 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.

In compliance with the Americans with Disabilities Act, those requiring special assistance to participate at this meeting please contact the City Clerk at (559) 655-3291. Notification of at least forty-eight hours prior to the meeting will enable staff to make reasonable arrangements to ensure accessibility to the meeting.

If you would like to participate at this meeting via Zoom, please use the following information:

Dial-in number: 1(669) 900-6833 Meeting ID: 963 3439 4752 Password: 081625

<https://zoom.us/j/96334394752?pwd=NWRGeVVlSVNnVFILaUtzNytXemhodz09>

CALL TO ORDER

ROLL CALL

FLAG SALUTE

FINALIZE THE AGENDA

1. Adjustments to Agenda
2. Adoption of final Agenda

SWEARING IN

1. City Clerk Cabrera-Garcia to swear in Commissioners Jonathan Leiva, Libertad Lopez, Joshua Perez, and Jessica Sanchez.

REORGANIZATION OF THE PLANNING COMMISSION

1. City Clerk Cabrera-Garcia to conduct the Commission reorganization proceedings and accept nominations for the following offices:
 - a) Chairperson
 - b) Vice-Chairperson

Planning Commission Agenda

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February 16, 2021

MINUTES AND NOTICE OF WAIVING OF READING

1. Approval of the minutes of the regular Planning Commission meeting of December 15, 2020, and the minutes of the special Planning Commission meetings of December 22, 2020 and December 29, 2020.
2. Notice of waiving the reading of all resolutions introduced and/or adopted under this agenda.

WORKSHOP

1. City staff to give brief presentations on the role of the Planning Commission and various planning policies, processes, and functions.

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-Garcia, City Clerk of the City of Mendota, do hereby declare that the foregoing agenda for the Mendota Planning Commission Regular Meeting of Tuesday, February 16, 2021 was posted on the outside bulletin board of City Hall, 643 Quince Street on Thursday, February 11, 2021 at 2:00 p.m.



Celeste Cabrera-Garcia, City Clerk



CITY OF MENDOTA PLANNING COMMISSION MINUTES

Regular Meeting

Tuesday, December 15, 2020

6:30 p.m.

Meeting called to order by Chairperson Luna at 6:30 PM.

Roll Call

Commissioners Present: Chairperson Juan Luna, Vice-Chairperson Albert Escobedo (at 6:49 p.m.), Commissioners Jose Gutierrez, Jonathan Leiva (at 6:31 p.m.), and Kevin Romero

Commissioners Absent: None

Staff Present: Cristian Gonzalez, City Manager; Jeffrey O'Neal, City Planner, and Celeste Cabrera-Garcia, City Clerk

Flag Salute led by Chairperson Luna

FINALIZE THE AGENDA

1. Adjustments to Agenda
2. Adoption of final Agenda

A motion was made by Commissioner Leiva to adopt the agenda, seconded by Commissioner Gutierrez; unanimously approved (4 ayes, absent: Escobedo).

MINUTES AND NOTICE OF WAIVING OF READING

1. Approval of the minutes of the regular Planning Commission meeting of November 17, 2020.
3. 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 Romero, seconded Commissioner Gutierrez; unanimously approved (4 ayes, absent: Escobedo).

PUBLIC HEARING

1. Commission discussion and consideration of **Resolution No. PC 20-03**, approving modifications to the conditional use permit approved as part of Application No. 17-43, and **Resolution No. PC 20-04**, recommending that the City Council approve amendments to the Development Agreement enacted pursuant to Ordinance No. 18-02.

Chairperson Luna introduced the item and City Planner O'Neal summarized the report.

Discussion was held on the item.

At 6:43 p.m. Chairperson Luna opened the hearing to the public and, hearing no one present willing to comment, closed it in that same minute.

City Clerk Cabrera-Garcia conducted a roll call vote for the approval of Resolution No. PC 20-03, approving modifications to the conditional use permit approved as part of Application No. 17-43.

Chairperson Luna: Yes; Vice-Chairperson Escobedo: Absent; Commissioner Gutierrez: Yes; Commissioner Leiva: Yes; and Commissioner Romero: Yes.

Resolution No. PC 20-03 was approved by a unanimous vote of four (4) ayes (absent: Escobedo).

City Clerk Cabrera-Garcia conducted a roll call vote for the approval of Resolution No. PC 20-04, recommending that the City Council approve amendments to the Development Agreement enacted pursuant to Ordinance No. 18-02.

Chairperson Luna: Yes; Vice-Chairperson Escobedo: Absent; Commissioner Gutierrez: Yes; Commissioner Leiva: Yes; and Commissioner Romero: Yes.

Resolution No. PC 20-04 was approved by a unanimous vote of four (4) ayes (absent: Escobedo).

2. Commission discussion and consideration of making a determination pursuant to the California Environmental Quality Act, approving a conditional use permit, making a determination of General Plan consistency for the disposal of real property, and making a recommendation to the City Council regarding a general plan amendment, rezone, and development agreement in the matter of Application No. 20-23, the Valley Agricultural Holdings, LLC project.

Chairperson Luna introduced the item and City Planner O'Neal stated that staff requests that the Commission continue the public hearing to a special meeting in order to allow outside agencies to provide their comments on the project.

Discussion was held on scheduling a special Planning Commission meeting to hold the public hearing.

Vice-Chairperson Escobedo entered the meeting at 6:49 p.m.

City Clerk Cabrera-Garcia conducted a roll call vote to approve continuing the item to a special Planning Commission meeting to be scheduled for December 22, 2020 at 12 p.m.

Chairperson Luna: Yes; Vice-Chairperson Escobedo: Yes; Commissioner Gutierrez: Yes; Commissioner Leiva: Yes; and Commissioner Romero: Yes.

The action of continuing the item to a special Planning Commission meeting to be scheduled for December 22, 2020 at 12p.m. was approved by a unanimous vote of five (5) ayes.

PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE AGENDA

Commissioner Gutierrez commented on the Christmas tree at the roundabout.

Discussion was held on the possibility of decorating the tree with ornaments that are donated by the community.

PLANNING DIRECTOR UPDATE

City Manager Gonzalez commented on the Christmas tree at the roundabout; the Left Bank Holdings project; and a new car dealership that will be coming to Mendota.

Discussion was held on the information provided by City Manager Gonzalez.

City Planner O'Neal provided an update on the acquisition and annexation of land located west of Rojas-Pierce Park.

Discussion was held on a potential housing subdivision near Rojas-Pierce Park.

PLANNING COMMISSIONERS' REPORTS

None offered.

ADJOURNMENT

At the hour of 7:03 p.m. with no more business to be brought before the Planning Commission, a motion for adjournment was made by Commissioner Romero, seconded by Commissioner Gutierrez; unanimously approved (5 ayes).

Juan Luna, Chairperson

ATTEST:

Celeste Cabrera-Garcia, City Clerk



CITY OF MENDOTA PLANNING COMMISSION MINUTES

Special Meeting

Tuesday, December 22, 2020

12:00 p.m.

Meeting called to order by Chairperson Luna at 12:01 PM.

Roll Call

Commissioners Present: Chairperson Juan Luna, Vice-Chairperson Albert Escobedo, Commissioners Jose Gutierrez (at 12:09 p.m.), Jonathan Leiva, and Kevin Romero

Commissioners Absent: None

Staff Present: Jeffrey O'Neal, City Planner, and Celeste Cabrera-Garcia, City Clerk

Flag Salute led by Chairperson Luna

FINALIZE THE AGENDA

1. Adjustments to Agenda
2. Adoption of final Agenda

A motion was made by Commissioner Romero to adopt the agenda, seconded by Vice-Chairperson Escobedo; unanimously approved (4 ayes, absent: Gutierrez).

PUBLIC HEARING

1. Commission discussion and consideration of making a determination pursuant to the California Environmental Quality Act, approving a conditional use permit, making a determination of General Plan consistency for the disposal of real property, and making a recommendation to the City Council regarding a general plan amendment, rezone, and development agreement in the matter of Application No. 20-23, the Valley Agricultural Holdings, LLC project.

Chairperson Luna introduced the item and City Planner O'Neal requested that the Commission continue the public hearing to a special meeting in order to allow outside agencies to provide their comments on the project.

Discussion was held on scheduling a special Planning Commission meeting to hold the public hearing.

A motion was made by Vice-Chairperson Escobedo to continue the item to a special Planning Commission meeting to be scheduled for January 29th at 12 p.m., seconded by Commissioner Romero.

City Clerk Cabrera-Garcia conducted a roll call vote to confirm the action taken.

Chairperson Luna: Yes; Vice-Chairperson Escobedo: Yes; Commissioner Gutierrez: Yes; Commissioner Leiva: Yes; and Commissioner Romero: Yes.

The action of continuing the item to a special Planning Commission meeting to be scheduled for January 29th at 12 p.m. was approved by a unanimous vote of five (5) ayes.

PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE AGENDA

None offered.

PLANNING DIRECTOR UPDATE

City Planner O'Neal commented on updates to the Brown Act.

Chairperson Luna commented on Commissioners posting items on social media.

Discussion was held on Chairperson Luna's comments.

PLANNING COMMISSIONERS' REPORTS

Commissioner Romero wished everyone a happy holiday season.

ADJOURNMENT

At the hour of 12:13 p.m. with no more business to be brought before the Planning Commission, a motion for adjournment was made by Commissioner Romero, seconded by Vice-Chairperson Escobedo; unanimously approved (5 ayes).

Juan Luna, Chairperson

ATTEST:

Celeste Cabrera-Garcia, City Clerk

Chairperson Luna introduced the item and City Planner O'Neal and Assistant City Attorney Castro provided the report.

Discussion was held on the item.

At 12:30 p.m. Chairperson Luna opened the hearing to the public and, hearing no one present willing to comment, closed it in that same minute.

Discussion was held on the item.

A motion was made by Commissioner Romero to adopt Resolution Nos. PC 20-05, PC 20-06, and PC 20-07, seconded by Vice Chairperson Escobedo; unanimously approved (5 ayes).

City Clerk Cabrera-Garcia conducted a roll call vote to confirm the action taken.

Chairperson Luna: Yes; Vice-Chairperson Escobedo: Yes; Commissioner Gutierrez: Yes; Commissioner Leiva: Yes; and Commissioner Romero: Yes.

The action of adopting Resolution Nos. PC 20-05, PC 20-06, and PC 20-07 was approved by a unanimous vote of five (5) ayes.

A motion was made by Vice Chairperson Escobedo to adopt Resolution No. PC 20-08 with the modifications suggested by Assistant City Attorney Castro and City Planner O'Neal relating to the public benefit fee and the conveyance of the parcels, seconded by Commissioner Romero; unanimously approved (5 ayes).

City Clerk Cabrera-Garcia conducted a roll call vote to confirm the action taken.

Chairperson Luna: Yes; Vice-Chairperson Escobedo: Yes; Commissioner Gutierrez: Yes; Commissioner Leiva: Yes; and Commissioner Romero: Yes.

The action of adopting Resolution No. PC 20-08 with the modifications suggested by Assistant City Attorney Castro and City Planner O'Neal relating to the public benefit fee and the conveyance of the parcels was approved by a unanimous vote of five (5) ayes.

PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE AGENDA

None offered.

PLANNING DIRECTOR UPDATE

City Manager Gonzalez thanked the Commission for their work.

City Planner O'Neal thanked the Commission for their work.

PLANNING COMMISSIONERS' REPORTS

Vice-Chairperson Escobedo thanked Mayor Castro, Westside Youth, Inc. Mendota Youth Recreation, and Stamoules Produce for providing toys to children.

Chairperson Luna reported on a lack of lighting on Highway 33 near the intersection of Bass Avenue and Highway 33.

Commissioner Romero commented on the Commission's work throughout the year.

Commissioner Leiva thanked the Commission and staff for their work for the Planning Commission, and for staff's work on the Ornament Drive.

ADJOURNMENT

At the hour of 12:42 p.m. with no more business to be brought before the Planning Commission, a motion for adjournment was made by Commissioner Romero, seconded by Vice-Chairperson Escobedo; unanimously approved (5 ayes).

Juan Luna, Chairperson

ATTEST:

Celeste Cabrera-Garcia, City Clerk