



CITY OF MENDOTA

“Cantaloupe Center Of The World”

ALBERT ESCOBEDO
Chairperson
ALICIA ESCOBEDO
ALEX GARCIA
JOSE GUTIERREZ
JESSICA SANCHEZ
Vacant
Alternate Commissioner

AGENDA MENDOTA PLANNING COMMISSION

City Council Chambers
643 Quince Street
Mendota, CA 93640
Regular Meeting
July 16, 2024
6:30 PM

CRISTIAN GONZALEZ
City Manager
Public Works/Planning Director
JEFFREY O’NEAL
City Planner

The City of Mendota 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.

CALL TO ORDER

ROLL CALL

FLAG SALUTE

FINALIZE THE AGENDA

1. Adjustments to Agenda
2. Adoption of final Agenda

REORGANIZATION OF THE PLANNING COMMISSION

1. Deputy City Clerk Pizano to conduct the Commission reorganization proceedings and accept nominations for the following office:
 - a) Vice-Chairperson

MINUTES AND NOTICE OF WAIVING OF READING

1. Approval of the minutes of the Planning Commission meeting of June 18, 2024.
2. Notice of waiving the reading of all resolutions introduced and/or adopted under this agenda.

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.

BUSINESS

1. Commission discussion and consideration of **Resolution No. PC 24-09**, relating to the time of regular Planning Commission meetings.
 - a. *Receive report from Deputy City Clerk Pizano*
 - b. *Inquiries from Planning Commission to staff*
 - c. *Chairperson Escobedo opens the floor to receive any comment from the public*
 - d. *Planning Commission considers the adoption of Resolution No. PC 24-09*

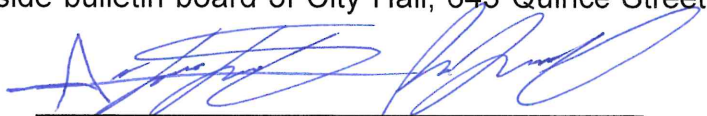
PLANNING DIRECTOR UPDATE

PLANNING COMMISSIONERS' REPORTS

ADJOURNMENT

CERTIFICATION OF POSTING

I, Antonio Pizano, Deputy City Clerk of the City of Mendota, do hereby declare that the foregoing agenda for the Mendota Planning Commission Regular Meeting of Tuesday, July 16, 2024, was posted on the outside bulletin board of City Hall, 643 Quince Street on Friday, July 12, 2024, by 5:00 p.m.



Antonio Pizano, Deputy City Clerk



CITY OF MENDOTA PLANNING COMMISSION MINUTES

Regular Meeting

Tuesday, June 18, 2024

6:30 p.m.

Meeting called to order by Chairperson Escobedo at 6:30 p.m.

Roll Call

Commissioners Present: Chairperson Albert Escobedo and Commissioners Alex Garcia, Jose Gutierrez and Jessica Sanchez

Commissioners Absent: Vice Chairperson Joshua Perez

Staff Present: Wyatt Czesinski, Assistant City Planner; Celeste Cabrera-Garcia, City Clerk and Antonio Pizano, Deputy City Clerk

Flag Salute led by Chairperson Escobedo

FINALIZE THE AGENDA

1. Adjustments to Agenda
2. Adoption of final Agenda

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

MINUTES AND NOTICE OF WAIVING OF READING

1. Approval of the minutes of the regular Planning Commission meeting of April 16, 2024
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 Sanchez, seconded by Commissioner Gutierrez; unanimously approved (4 ayes, absent Perez).

PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE AGENDA

None offered

PUBLIC HEARING

1. Commission discussion and consideration of **Resolution No. PC 24-06**, forwarding a recommendation to the City Council to approve an exemption under the California Environmental Quality Act and approve Rezone 24-01 (Assessor's Parcel Number 013-105-18).

Chairperson Escobedo introduced the item and Assistant City Planner Czesinski provided the report.

Discussion was held on the report provided by Assistant City Planner Czesinski.

Chairperson Escobedo opened the public hearing and seeing no one willing to comment closed it within the same minute.

A motion was made by Commissioner Gutierrez to adopt Resolution No. PC 24-06, seconded by Commissioner Garcia; unanimously approved (4 ayes, absent: Perez).

2. Commission discussion and consideration of **Resolution No. PC 24-07**, forwarding a recommendation to the City Council to approve an exemption under the California Environmental Quality Act and approve Rezone 24-02 (Assessor's Parcel Number 013-105-19).

Chairperson Escobedo introduced the item and Assistant City Planner Czesinski provided the report.

Chairperson Escobedo opened the public hearing and seeing no one willing to comment closed it within the same minute.

A motion was made by Commissioner Sanchez to adopt Resolution No. PC 24-07, seconded by Commissioner Garcia, unanimously approved (4 ayes, absent: Perez).

3. Commission discussion and consideration of **Resolution No. PC 24-08**, recommending that the City Council amend Mendota Municipal Code section 17.24.080 and finds that such activities are exempt from further environmental analysis pursuant to California Environmental Quality Act Guidelines section 15061(b)(3).

Chairperson Escobedo introduced the item and Assistant City Planner Czesinski provided the report.

Discussion was held on the report provided by Assistant City Planner Czeshinski; on the need for housing in the City; and the need for mobile trailer homes to meet all building requirements in order to be permitted.

Chairperson Escobedo opened the public hearing at 6:45 p.m.

Benjamin Escobar commented on a building permit he submitted to install a mobile trailer home, including the permit not being approved due to the mobile trailer home being 20 days older than what is permitted under the Mendota Municipal Code (“MMC”); inquired into whether the City may possibly allow him to install the mobile trailer home due to it only being older by 20 days of what is permitted under the MMC and commented on his willingness to go through the building permit process.

Discussion was held on the comments made by Mr. Escobar; the City’s building permit requirements; and the need for the City Council to approve the proposed amendment to MMC section 17.24.080 in order for the mobile trailer home to be permitted.

Chairperson Escobedo closed the public hearing at 6:52 p.m.

A motion was made by Commissioner Gutierrez to adopt Resolution No. PC 24-08, seconded by Commissioner Sanchez; unanimously approved (4 ayes, absent: Perez).

PLANNING DIRECTOR UPDATE

None offered

PLANNING COMMISSIONERS’ REPORTS

Commissioner Garcia requested an update on the proposed Starbucks.

Discussion was held on the inquiry made by Commissioner Garcia.

Chairperson Escobedo commented on the upcoming Mendota Fireworks Spectacular.

Discussion was held on the comment made by Chairperson Escobedo.

ADJOURNMENT

At the hour of 6:53 p.m. with no more business to be brought before the Planning Commission, a motion for adjournment was made by Commissioner Sanchez, seconded by Commissioner Gutierrez; unanimously approved (4 ayes, absent: Perez).

Albert Escobedo, Chairperson

ATTEST:

Antonio Pizano, Deputy City Clerk

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

RESOLUTION NO. PC 24-09

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENDOTA
RELATING TO THE TIME OF REGULAR PLANNING COMMISSION MEETINGS**

WHEREAS, the Mendota Planning Commission currently holds its regular meetings on the third Tuesday of each month at 6:30 p.m.; and

WHEREAS, at a regular meeting on June 25, 2024, the City Council of the City of Mendota introduced and waived the first reading of Ordinance No. 24-03, which would schedule regular City Council meetings on the first and third Tuesday of each month; and

WHEREAS, at a regular meeting on July 9, 2024, the City Council of the City of Mendota waived the second reading and adopted Ordinance No. 24-03, which would schedule regular City Council meetings on the first and third Tuesday of each month; and

WHEREAS, as a matter to avoid conflicting days and times, the Mendota Planning Commission wishes to modify its regular meeting schedule, such that it would not interfere with the regular City Council meetings; and

WHEREAS, pursuant to Mendota Municipal Code (“MMC”) Section 2.36.025, the Planning Commission shall, by resolution, set the day and time of its regular meetings; and

WHEREAS, at this time, the Planning Commission intends to modify its meeting schedule according to the requirement of MMC Section 2.36.025.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Mendota hereby sets the day and time of its regular meetings as the _____ of each month at _____.

Albert Escobedo, Chairperson

ATTEST:

I, Celeste Cabrera-Garcia, City Clerk of the City of Mendota, do hereby certify that the foregoing resolution was duly adopted and passed by the Planning Commission at a regular meeting of said Commission, held at Mendota City Hall on the 16th day of July, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Celeste Cabrera-Garcia, City Clerk