



CITY OF MENDOTA

“Cantaloupe Center Of The World”

ALBERT ESCOBEDO
Chairperson

JOSHUA PEREZ
Vice Chairperson

ALEX GARCIA

JOSE GUTIERREZ

JESSICA SANCHEZ

ALICIA ESCOBEDO
Alternate Commissioner

AGENDA MENDOTA PLANNING COMMISSION

City Council Chambers
643 Quince Street
Mendota, CA 93640
Regular Meeting
June 18, 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

MINUTES AND NOTICE OF WAIVING OF READING

1. Approval of the minutes of the Planning Commission meeting of April 16, 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.

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).
 - a. *Receive report from City Planner O'Neal*
 - b. *Inquiries from Planning Commission to staff*
 - c. *Chairperson Escobedo opens the public hearing*
 - d. *Once all comment has been received, Chairperson Escobedo closes the public hearing*
 - e. *Commission provides input and considers adoption of Resolution No. PC 24-06*

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).
 - a. *Receive report from City Planner O'Neal*
 - b. *Inquiries from Planning Commission to staff*
 - c. *Chairperson Escobedo opens the public hearing*
 - d. *Once all comment has been received, Chairperson Escobedo closes the public hearing*
 - e. *Commission provides input and considers adoption of Resolution No. PC 24-07*

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).
 - a. *Receive report from City Planner O'Neal*
 - b. *Inquiries from Planning Commission to staff*
 - c. *Chairperson Escobedo opens the public hearing*
 - d. *Once all comment has been received, Chairperson Escobedo closes the public hearing*
 - e. *Commission provides input and considers adoption of Resolution No. PC 24-08*

PLANNING DIRECTOR UPDATE

PLANNING COMMISSIONERS' REPORTS

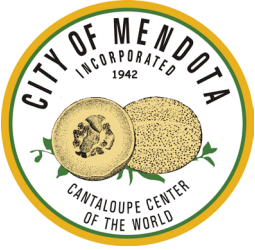
ADJOURNMENT

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, June 18, 2024, was posted on the outside bulletin board of City Hall, 643 Quince Street on Friday, June 14, 2024, by 5:00 p.m.



Antonio Pizano, Deputy City Clerk



CITY OF MENDOTA PLANNING COMMISSION MINUTES

Regular Meeting

Tuesday, April 16, 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, Jessica Sanchez and Alicia Escobedo

Commissioners Absent: Vice Chairperson Joshua Perez and Commissioner Jose Gutierrez

Staff Present: Jeffrey O'Neal, City Planner and Antonio Pizano, Deputy City Clerk

Flag Salute led by Chairperson Escobedo

Chairperson Escobedo welcomed Commissioner Escobedo.

FINALIZE THE AGENDA

1. Adjustments to Agenda
2. Adoption of final Agenda

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

MINUTES AND NOTICE OF WAIVING OF READING

1. Approval of the minutes of the special Planning Commission meeting of April 3, 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 Escobedo, seconded by Commissioner Garcia; unanimously approved (4 ayes, absent: Gutierrez and Perez).

CONSENT CALENDAR

1. Proposed adoption of **Resolution No. PC 24-03**, forwarding a recommendation to the City Council to approve an exemption under the California Environmental Quality Act and approve Tentative Parcel Map No. 24-01.
2. Proposed adoption of **Resolution No. PC 24-04**, forwarding a recommendation to the City Council to approve an exemption under the California Environmental Quality Act and approve Tentative Parcel Map No. 24-02.
3. Proposed adoption of **Resolution No. PC 24-05**, forwarding a recommendation to the City Council to approve an exemption under the California Environmental Quality Act and approve Tentative Parcel Map No. 24-03.

A motion was made by Commissioner Sanchez to approve items 1 through 3 of the Consent Calendar, seconded by Commissioner Garcia; unanimously approved (4 ayes, absent: Gutierrez and Perez).

PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE AGENDA

Jennifer Jasso provided information on a community schools advisory council meeting scheduled for April 17th and provided information on what the purpose of the community schools advisory council is.

PLANNING DIRECTOR UPDATE

City Planner O'Neal stated he had nothing to report.

PLANNING COMMISSIONERS' REPORTS

Chairperson Escobedo welcomed Commissioner Escobedo to the Planning Commission.

ADJOURNMENT

At the hour of 6:36 p.m. with no more business to be brought before the Planning Commission, a motion for adjournment was made by Commissioner Garcia, seconded by Commissioner Escobedo; unanimously approved (4 ayes, absent: Gutierrez and Perez).

Albert Escobedo, Chairperson

ATTEST:

Antonio Pizano, Deputy City Clerk

AGENDA ITEM – STAFF REPORT

TO: HONORABLE CHAIRPERSON AND COMMISSIONERS
FROM: JEFFREY O’NEAL, AICP, CITY PLANNER
VIA: WYATT CZESHINSKI, ASSISTANT CITY PLANNER
SUBJECT: REZONE 24-01
DATE: JUNE 18, 2024

ISSUE

Shall the Planning Commission adopt Resolution No. PC 24-06, forwarding a recommendation to the City Council to approve an exemption under the California Environmental Quality Act (“CEQA”) and approve Rezone 24-01 (“REZ”)?

BACKGROUND

The Planning and Building Department has received an application for a REZ which proposes to change the zoning designation of Assessor’s Parcel Number (“APN”) 013-105-18, a 0.172-acre site, from R-2 (Multiple Family Medium High Density Residential – Min. 3,000 SQ. FT. per lot) to R-1 (Single Family Medium Density Residential – Min. 6,000 SQ. FT. per lot). The site is currently vacant and undeveloped. At this time, no new development is being proposed.

<u>Applicant:</u>	Peter Moua, Moua Engineering & Surveying LLC
<u>Location:</u>	(APN 013-105-18) Marie Street and Seventh Street See Attachment 1
<u>Site Size:</u>	0.172 acres (7,500 square feet)
<u>General Plan:</u>	Medium Density Residential See Attachment 2
<u>Zoning:</u>	R-2 (Multiple Family Medium High Density Residential – Min. 3,000 SQ. FT. per lot) See Attachment 3
<u>Existing Use:</u>	Vacant
<u>Surrounding Uses:</u>	Northeast – Residential; R-1 Southeast – Vacant; R-2 Southwest – Railroad; M-1 Northwest – Vacant; R-2
<u>Street Access:</u>	Marie Street, Public Alleyway

ANALYSIS

A tentative parcel map, pursuant to Senate Bill 9 (“SB9”), was recently approved by the City Council for APN 013-105-18. Staff correspondence with the California Department of Housing and Urban Development (“HCD”) has indicated that HCD interprets SB9 to apply to Single Family zone districts that are exclusively for single family housing. APN 013-105-18 is located within the R-2 zone district, a zone district that allows for both single family and multi-family

housing development. In order to align with HCD’s interpretation of SB9, APN 013-105-18 has been proposed to be rezoned to R-1. The R-1 zone district is consistent with the site’s Medium Density Residential land use designation.

ENVIRONMENTAL

The first step in complying with the California Environmental Quality Act (CEQA) is to determine whether the activity in question constitutes a “project” as defined by CEQA (Public Resources Code Section 21000, et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Section 15000, et seq.). A “project” consists of the whole of an action (i.e., not the individual pieces or components) that may have a direct or reasonably foreseeable indirect effect on the environment. The second step is to determine whether the project is subject to or exempt from the statute. This proposal qualifies as a project under CEQA because it involves an amendment to the zoning ordinance as described in CEQA Guidelines Section 15378(a)(1).

The REZ does not authorize any particular activity. Any proposed future development would be subject to CEQA analysis if subject to discretionary approvals. The site would be rezoned to be consistent with the site’s existing General Plan land use designation. Therefore, staff supports the filing of a Notice of Determination utilizing the City’s General Plan and General Plan Environmental Impact Report, absolving the Project of further environmental analysis pursuant to CEQA Guidelines section 15183.

PUBLIC NOTICE

Notice of the public hearing was published in the June 7, 2024, edition of *The Business Journal*, posted at City Hall and the City’s website, and sent to property owners within 300 feet of the subject site via US Mail.

FISCAL IMPACT

Review and processing of REZs are paid for by the applicant, and the project is responsible for payment of all applicable development impact fees. No development has been proposed. Any future development would be responsible for payment of fees consistent with the appropriate standards at the time of application.

RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolutions No. PC 24-06, recommending that the City Council approves the filing of a notice of exemption under CEQA and approving Rezone 24-01.

Attachments:

1. Aerial Map
2. General Plan Land Use Map
3. Existing Zoning Map
4. Rezone Map
5. Resolution No. PC 24-06

Attachment 1: Aerial Map



Attachment 2: General Plan Land Use Map



Attachment 3: Existing Zoning Map



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Attachment 4: Rezone Map



Attachment 5: Resolution No. PC 24-06

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

RESOLUTION NO. PC 24-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENDOTA FORWARDING A RECOMMENDATION TO THE MENDOTA CITY COUNCIL TO APPROVE AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVE REZONE 24-01 (ASSESSOR'S PARCEL NUMBER 013-105-18)

WHEREAS, on May 14, 2024, the Mendota City Council approved Tentative Parcel Map 24-01, approving the subdivision of APN 013-105-18 pursuant to Senate Bill 9 (SB9); and

WHEREAS, staff correspondence with the California Department of Housing and Urban Development ("HCD") has indicated that HCD interprets SB9 to require urban lot splits pursuant to SB9 to apply exclusively to sites zoned for only single family residential; and

WHEREAS, APN 013-105-18 is located within the R-2 (Multiple Family Medium High Density Residential – Min. 3,000 SQ. FT. per lot), a zone district that allows both single family and multi-family housing; and

WHEREAS, to align with HCD's interpretation of SB9, APN 013-105-18 has been proposed to be rezoned to R-1 (Single Family Medium Density Residential – Min. 6,000 SQ. FT. per lot), a zone district that allows for single family housing, but not multi-family housing; and

WHEREAS, the R-1 zone district is consistent with the site's General Plan land use designation of Medium Density Residential; and

WHEREAS, the City has determined that the Project is consistent with the City's previously adopted General Plan and certified General Plan Environmental Impact Report, absolving it of further environmental analysis pursuant to California Environmental Quality Act ("CEQA") Guidelines section 15183 (Cal. Code Regs., tit. 14, § 15183); and

WHEREAS, at a regular meeting on June 18, 2024, the Mendota Planning Commission considered Rezone 24-01; and

WHEREAS, notice of said public hearing was published in the June 7, 2024, edition of *The Business Journal*, posted at City Hall and the City's website, and sent to property owners within 300 feet of the subject site via US Mail; and

WHEREAS, under Title 17 of the Mendota Municipal Code, the City Council has the authority to approve rezones; and

WHEREAS, the Planning Commission serves as a recommending body in regard to rezones.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Mendota hereby recommends that the Mendota City Council takes the following actions:

1. Finds that Rezone 24-01 is absolved of further environmental analysis pursuant to CEQA Guidelines section 15183.
2. Approves Rezone 24-01, amending the City of Mendota's Official Zoning Map to designate APN 013-105-18 as R-1.

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 18th day of June, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Celeste Cabrera-Garcia, City Clerk

AGENDA ITEM – STAFF REPORT

TO: HONORABLE CHAIRPERSON AND COMMISSIONERS
FROM: JEFFREY O’NEAL, AICP, CITY PLANNER
VIA: WYATT CZESHINSKI, ASSISTANT CITY PLANNER
SUBJECT: REZONE 24-02
DATE: JUNE 18, 2024

ISSUE

Shall the Planning Commission adopt Resolution No. PC 24-07, forwarding a recommendation to the City Council to approve an exemption under the California Environmental Quality Act (“CEQA”) and approve Rezone 24-02 (“REZ”)?

BACKGROUND

The Planning and Building Department has received an application for a REZ which proposes to change the zoning designation of Assessor’s Parcel Number (“APN”) 013-105-19, a 0.172-acre site, from R-2 (Multiple Family Medium High Density Residential – Min. 3,000 SQ. FT. per lot) to R-1 (Single Family Medium Density Residential – Min. 6,000 SQ. FT. per lot). The site is currently vacant and undeveloped. At this time, no new development is being proposed.

<u>Applicant:</u>	Peter Moua, Moua Engineering & Surveying LLC
<u>Location:</u>	(APN 013-105-19) Marie Street and Seventh Street See Attachment 1
<u>Site Size:</u>	0.172 acres (7,500 square feet)
<u>General Plan:</u>	Medium Density Residential See Attachment 2
<u>Zoning:</u>	R-2 (Multiple Family Medium High Density Residential- Min. 3,000 SQ. FT. per lot) See Attachment 3
<u>Existing Use:</u>	Vacant
<u>Surrounding Uses:</u>	Northeast – Residential; R-1 Southeast – Residential; R-2 Southwest – Railroad; M-1 Northwest – Vacant; R-2
<u>Street Access:</u>	Marie Street, Public Alleyway

ANALYSIS

A tentative parcel map, pursuant to Senate Bill 9 (“SB9”), was recently approved by the City Council for APN 013-105-19. Staff correspondence with the California Department of Housing and Urban Development (“HCD”) has indicated that HCD interprets SB9 to apply to Single Family zone districts that are exclusively for single family housing. APN 013-105-19 is located within the R-2 zone district, a zone district that allows for both single family and multi-family

housing development. In order to align with HCD’s interpretation of SB9, APN 013-105-19 has been proposed to be rezoned to R-1. The R-1 zone district is consistent with the site’s Medium Density Residential land use designation.

ENVIRONMENTAL

The first step in complying with the California Environmental Quality Act (“CEQA”) is to determine whether the activity in question constitutes a “project” as defined by CEQA (Public Resources Code Section 21000, et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Section 15000, et seq.). A “project” consists of the whole of an action (i.e., not the individual pieces or components) that may have a direct or reasonably foreseeable indirect effect on the environment. The second step is to determine whether the project is subject to or exempt from the statute. This proposal qualifies as a project under CEQA because it involves an amendment to the zoning ordinance as described in CEQA Guidelines Section 15378(a)(1).

The REZ does not authorize any particular activity. Any proposed future development would be subject to CEQA analysis if subject to discretionary approvals. The site would be rezoned to be consistent with the site’s existing General Plan land use designation. Therefore, staff supports the filing of a Notice of Determination utilizing the City’s General Plan and General Plan Environmental Impact Report, absolving the Project of further environmental analysis pursuant to CEQA Guidelines section 15183.

PUBLIC NOTICE

Notice of the public hearing was published in the June 7, 2024, edition of *The Business Journal*, posted at City Hall and the City’s website, and sent to property owners within 300 feet of the subject site via US Mail.

FISCAL IMPACT

Review and processing of REZs are paid for by the applicant, and the project is responsible for payment of all applicable development impact fees. No development has been proposed. Any future development would be responsible for payment of fees consistent with the appropriate standards at the time of application.

RECOMMENDATION

Staff recommends that the Planning Commission adopts Resolution No. PC 24-07, recommending that the City Council approves the filing of a notice of exemption under CEQA and approving Rezone 24-02.

Attachments:

1. Aerial Map
2. General Plan Land Use Map
3. Existing Zoning Map
4. Rezone Map
5. Resolution No. PC 24-07

Attachment 1: Aerial Map



Attachment 2: General Plan Land Use Map



Attachment 3: Existing Zoning Map



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Attachment 4: Rezone Map



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Attachment 5: Resolution PC No. 24-07

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

RESOLUTION NO. PC 24-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENDOTA FORWARDING A RECOMMENDATION TO THE MENDOTA CITY COUNCIL TO APPROVE AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVE REZONE 24-02 (ASSESSOR'S PARCEL NUMBER 013-105-19)

WHEREAS, on May 14, 2024, the Mendota City Council approved Tentative Parcel Map 24-02, approving the subdivision of APN 013-105-19 pursuant to Senate Bill 9 ("SB9"); and

WHEREAS, staff correspondence with the California Department of Housing and Urban Development ("HCD") has indicated that HCD interprets SB9 to require urban lot splits pursuant to SB9 to apply exclusively to sites zoned for only single family residential; and

WHEREAS, APN 013-105-19 is located within the R-2 (Multiple Family Medium High Density Residential – Min. 3,000 SQ. FT. per lot), a zone district that allows both single family and multi-family housing; and

WHEREAS, to align with HCD's interpretation of SB9, APN 013-105-19 has been proposed to be rezoned to R-1 (Single Family Medium Density Residential – Min. 6,000 SQ. FT. per lot), a zone district that allows for single family housing, but not multi-family housing; and

WHEREAS, the R-1 zone district is consistent with the site's General Plan land use designation of Medium Density Residential; and

WHEREAS, the City has determined that the Project is consistent with the City's previously adopted General Plan and certified General Plan Environmental Impact Report, absolving it of further environmental analysis pursuant to California Environmental Quality Act ("CEQA") Guidelines section 15183 (Cal. Code Regs., tit. 14, § 15183); and

WHEREAS, at a regular meeting on June 18, 2024, the Mendota Planning Commission considered Rezone 24-02; and

WHEREAS, notice of said public hearing was published in the June 7, 2024, edition of *The Business Journal*, posted at City Hall and the City's website, and sent to property owners within 300 feet of the subject site via US Mail; and

WHEREAS, under Title 17 of the Mendota Municipal Code, the City Council has the authority to approve rezones; and

WHEREAS, the Planning Commission serves as a recommending body in regard to rezones.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Mendota hereby recommends that the Mendota City Council takes the following actions:

1. Finds that Rezone 24-02 is absolved of further environmental analysis pursuant to CEQA Guidelines section 15183.
2. Approves Rezone 24-02, amending the City of Mendota's Official Zoning Map to designate APN 013-105-19 as R-1.

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 18th day of June, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Celeste Cabrera-Garcia, City Clerk

AGENDA ITEM – STAFF REPORT

TO: HONORABLE CHAIRPERSON AND COMMISSIONERS
FROM: JEFFREY O’NEAL, AICP, CITY PLANNER
BY: WYATT CZESHINSKI, ASSISTANT CITY PLANNER
SUBJECT: APPLICATION 24-30, ESCOBAR ZONING TEXT AMENDMENT
DATE: JUNE 18, 2024

ISSUE

Shall the Planning Commission adopt Resolution No. PC 24-08, recommending that the City Council amends Mendota Municipal Code section 17.24.080 and finding that such activities are exempt from further environmental analysis pursuant to California Environmental Quality Act (“CEQA”) Guidelines section 15061(b)(3)?

BACKGROUND

The Community Development Department has received an application from Benjamin Escobar requesting to amend the Mendota Municipal Code (“MMC”). The request seeks to eliminate subsection G of Mendota Municipal Code section 17.24.080, which reads as follows:

“The date of manufacture of all manufactured housing and mobilehomes shall be no more than ten years from the date of the application for issuance of a building permit.”

This standard applies to all single family manufactured homes and mobilehomes within the R-1 (Single Family/Medium Density Residential) zone district.

ANALYSIS

Elimination of MMC Section 17.24.080(G) would allow owners of property within the R-1 zone district to utilize manufactured homes and mobilehomes that were manufactured more than 10 years prior to the date on which a building permit application was made. The State, in response to its declared Housing Crisis, has made housing availability a priority and the elimination of this provision in the Mendota Municipal Code would reduce restrictions on housing, aligning with the goals of the State. If this Zoning Text Amendment were to be approved manufactured homes and mobilehomes provided in Mendota which have been manufactured 10 or more years prior to building permit application will still be required to meet a local and State regulations, such as the California Building Code, the California Health and Safety Code, and all applicable City development standards.

ENVIRONMENTAL

The first step in complying with the California Environmental Quality Act (“CEQA”) is to determine whether the activity in question constitutes a “project” as defined by CEQA, Public Resources Code Section 21000, et seq. and the CEQA Guidelines, California Code of Regulations Section 15000, et seq. The second step is to determine whether the project is subject

to or exempt from the statute. This proposal qualifies as a project under CEQA because it involves the issuance to a person of a “lease, permit, license, certificate, or other entitlement for use” as described in CEQA Guidelines Section 15378. However, the proposed ordinance amendment does not approve or otherwise authorize any specific activity that could result in a physical change to the environment; it is solely an amendment to regulations. In cases where it can be shown with certainty that the project being considered has no possibility of causing a significant impact to the environment, the project is not subject to CEQA as indicated in Guidelines Section 15061(b)(3). Further, any future activity taken pursuant to the code as amended would be ministerial in nature (i.e., a building permit) and not subject to CEQA on its own.

PUBLIC NOTICE

In accordance with MMC Section 17.08.040(F), a Notice of Public Hearing was published in *The Business Journal* on June 7, 2024. It was also posted at City Hall and on the City’s website.

FISCAL IMPACT

Costs for processes initiated by applicants are paid for through application fees. There is no impact to the General Fund or other City funds.

RECOMMENDATION

Staff recommends that the Planning Commission adopts Resolution No. PC 24-08, recommending that the City Council initiates an ordinance amending section 17.24.080 of the Mendota Municipal Code and finding that the project is exempt from further environmental analysis pursuant to CEQA Guidelines Section 15061(b)(3).

Attachment:

1. Resolution No. PC 24-08

Attachment 1: Resolution No. PC 24-08

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

RESOLUTION NO. PC 24-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENDOTA 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 10561(B)(3)

WHEREAS, Benjamin Escobar submitted Application No. 24-30, which includes a Zoning Text Amendment, seeking to amend Title 17 of the Mendota Municipal Code; and

WHEREAS, the Zoning Text Amendment requests the elimination of Subdivision (G) of Mendota Municipal Code section 17.24.080, which states, “The date of manufacture of all manufactured housing and mobilehomes shall be no more than ten years from the date of the application for issuance of a building permit”; and

WHEREAS, approval of the Zoning Text Amendment proposed under Application No. 24-30 would eliminate the age restriction for applicants wishing to secure building permits for manufactured homes or mobilehomes in the R-1 (Single Family/Medium Density Residential) zone district; and

WHEREAS, the State of California has declared a Housing Crisis; and

WHEREAS, elimination of Subdivision (G) from Mendota Municipal Code section 17.24.080 removes local restrictions on housing within the City of Mendota, better aligning the City’s zoning code with the State’s housing goals; and

WHEREAS, all manufactured homes and mobilehomes remain required to meet all regulations governing such use, including the California Building Code, the California Health and Safety Code, and all applicable City development standards; and

WHEREAS, the City has determined that this project is exempt under the California Environmental Quality Act (“CEQA”) in accordance with CEQA Guidelines section 15061(b)(3) (Cal. Code Regs., tit. 14, § 15061, subd. (b)(3)), Common Sense Exemption, and that no additional environmental analysis is required; and

WHEREAS, at a regular meeting on June 18, 2024, the Mendota Planning Commission conducted a public hearing to consider Application 24-30; and

WHEREAS, notice of said public hearing was published in the June 7, 2024, edition of *The Business Journal*, posted at City Hall and the City’s website; and

WHEREAS, the Planning Commission has reviewed and considered the staff report, CEQA exemption, and all evidence presented at the Planning Commission’s

regular meeting on June 18, 2024, including oral and written public testimony on the project and the CEQA exemption, incorporated herein by reference; and

WHEREAS, pursuant to Mendota Municipal Code section 17.08.040, the Planning Commission is a recommending body on zoning ordinance amendments and shall forward their recommendation to the City Council via Resolution.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Mendota hereby recommends that the Mendota City Council:

1. Initiates an ordinance amending Title 17 of the Mendota Municipal Code, eliminating Subdivision (G) from Mendota Municipal Code section 17.24.080.
2. Finds that the proposed Zoning Text Amendment is exempt from further environmental analysis pursuant to CEQA Guidelines section 15061(b)(3).

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 18th day of June, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Celeste Cabrera-Garcia, City Clerk