

**REGULAR MEETING MINUTES
ARVIN PLANNING COMMISSION**

JUNE 20, 2023

CALL TO ORDER @ 6:04PM

PLEDGE OF ALLEGIANCE

ROLL CALL: PC Prado absent; All others present. One seat vacant.

1. Approval of Agenda As To Form.

Motion to approve the Agenda with the following update:

- Change order of the Public Hearing Agenda Items to be considered in the following order: 4D, 4E, 4A, 4B, 4C, and 4F.

Motion PC Gonzalez Second PC Carmona Vote 3-0

2. PUBLIC COMMENTS

This portion of the agenda is reserved for persons wishing to address the Planning Commission. At regularly scheduled meetings, members of the public may address the Planning Commission on any matter that is not listed for review on the agenda. At special or emergency meetings, members of the public may only address the Planning Commission on matters that are listed for review on the agenda. Individuals must give their name and limit their comments to two minutes. Issues raised during Public Comments are informational only and the Planning Commission cannot take action at this time. All comments shall be directed towards the Chairperson and not to individual Commissioners or staff.

NONE

3. CONSENT AGENDA ITEM(S)

A. Approval of the Minutes of the Special Meeting of May 02, 2023.

Staff recommends approval of the Minutes of the Special Meeting of May 02, 2023.

Motion to approve the Minutes of the Special Meeting of May 02, 2023.

Motion PC Carmona Second PC Gonzalez Vote 3-0

4. PUBLIC HEARING ITEM(S)

A. A Public Hearing to Consider Approval of A Resolution of the Planning Commission of the City of Arvin Recommending that the City Council Amend Chapter 17.05 Uses Permitted Subject to Administrative Approval; Add Chapter 17.055 Multiple Family Residential Design Review Ministerial Permit; Amend Chapter 17.10 R-2 Two-Family Dwelling Zone; Amend Chapter 17.12 R-3 Limited Multiple-Family Dwelling Zone; Amend Chapter 17.14 R-4 Multiple-

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Family Zone; Amend Chapter 17.60 Site Development Permits; Add Chapter 17.72 Multiple-Family Residential Design Review; and Accept CEQA Determination of A Mitigated Negative Declaration of the California Environmental Quality Act (CEQA).

Staff recommends to open the hearing, allow for public testimony, close the hearing, and approve the Resolution.

Hearing opened.

Public testimony: One member of the public spoke in favor of this agenda item.

Hearing closed.

Motion to approve the Resolution.

Motion PC Gonzalez Second PC Carmona Vote 3-0

Resolution No. APC 2023-08

B. A Public Hearing to Consider Approval of A Resolution of the Planning Commission of the City of Arvin Recommending that the City Council Adopt the Land Use Element 2023 Update, An Element to the General Plan, Exhibit A and Accept CEQA Determination of A Mitigated Negative Declaration of the California Environmental Quality Act (CEQA).

Staff recommends to open the hearing, allow for public testimony, close the hearing, and approve the Resolution.

Hearing opened.

No public testimony received.

Hearing closed.

Motion to approve the Resolution.

Motion PC Carmona Second PC Gonzalez Vote 3-0

Resolution No. APC 2023-09

C. A Public Hearing to Consider Approval of A Resolution of the Planning Commission of the City of Arvin Recommending City Council Approval of the Attached Resolution Adoption of the Associated Mitigated Negative Declaration and Mitigation Monitoring Reporting and Applicable Programs for GPA-CA 2023-03 for the 2023 Land Use Element Update and Various Additions and Amendments to Title 17 Zoning.

Staff recommends to open the hearing, allow for public testimony, close the hearing, and approve the Resolution.

Hearing opened.

No public testimony received.

Hearing closed.

Motion to approve the Resolution.

Motion PC Gonzalez Second PC Carmona Vote 3-0

Resolution No. APC 2023-10

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D. A Public Hearing to Consider Approval of:

- 1) A Resolution of the Planning Commission of the City of Arvin Approving, Subject to Conditions, SDP 2022-1701-1777 Comanche Drive – Quick Service Restaurant – Drive Thru and Convenience Grocery Store of Approximately 5,200 Square Feet, Fueling Station with Canopy Consisting of 13 Vehicle Fueling Positions – Including One Diesel Pump and Auto Repair Shop – 4,000 Square Feet; Exhibit A – Conditions of Approval, Exhibits B-1 through B-4 Site Plan and Elevations and Accept and Adopt Mitigated Negative Declaration; and

Resolution No. APC 2023-11

- 2) A Resolution of the Planning Commission of the City of Arvin Adopting the Mitigation Monitoring and Reporting Program for Site Development Permit 2022-1701 and 1777 Comanche Drive – Kooner Project.

Resolution No. APC 2023-12

Staff recommends to open the hearing, allow for public testimony, close the hearing, and approve the Resolution.

Hearing opened.

No public testimony received.

Hearing closed.

Motion to approve the following 2 Resolutions:

A Resolution of the Planning Commission of the City of Arvin Approving, Subject to Conditions, SDP 2022-1701-1777 Comanche Drive – Quick Service Restaurant – Drive Thru and Convenience Grocery Store of Approximately 5,200 Square Feet, Fueling Station with Canopy Consisting of 13 Vehicle Fueling Positions – Including One Diesel Pump and Auto Repair Shop – 4,000 Square Feet; Exhibit A – Conditions of Approval, Exhibits B-1 through B-4 Site Plan and Elevations and Accept and Adopt Mitigated Negative Declaration.

Resolution No. APC 2023-11

A Resolution of the Planning Commission of the City of Arvin Adopting the Mitigation Monitoring and Reporting Program for Site Development Permit 2022-1701 and 1777 Comanche Drive – Kooner Project.

Resolution No. APC 2023-12

Motion PC Gonzalez

Second PC Carmona

Vote 3-0

- E. A Public Hearing to Consider Approval of A Resolution of the Planning Commission of the City of Arvin Recommending that the City Council Accept the Draft 2023-2031 General Plan Housing Element, Exhibit A, Authorizing Staff to Forward the Housing Element to the State of California Department of Housing and Community Development for Review (GPA 2023-04) and Accept CEQA Determination of A Notice of Exemption of the California Environmental Quality Act (CEQA).

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Staff recommends to open the hearing, allow for public testimony, close the hearing, and approve the Resolution.

Hearing opened.

No public testimony received.

Hearing closed.

Motion to approve the Resolution.

Motion PC Carmona Second PC Gonzalez Vote 3-0

Resolution No. APC 2023-13

- F. A Public Hearing to Consider Approval of A Resolution of the Planning Commission of the City of Arvin Recommending Revocation of Uncodified Ordinance No. 446 An Uncodified Ordinance of the City Council of the City of Arvin for A Third Amendment to the Development Agreement with Westminster Capital, Inc. and Termination of Development Agreement No. 2018-12 Between the City of Arvin and Westminster Capital Inc. Recorded October 3, 2018 – Doc# 218143949 – APN'S 189-353-01 (8.53 Acres) and 189-353-03 (10.67 Acres).

Staff recommend to open the hearing, allow for public testimony, and continue the hearing to the following regular meeting of July 18, 2023.

Hearing opened.

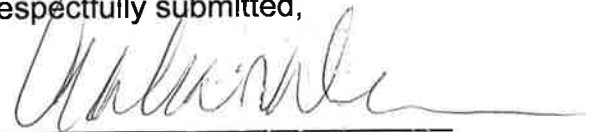
No public testimony received.

Motion to continue the hearing to the regular meeting of July 18, 2023.

Motion PC Gonzalez Second PC Carmona Vote 3-0

5. ADJOURNED @ 7:15PM

Respectfully submitted,



Cecilia Vela, Secretary