



**August 5, 2025
MINUTES**

COMMISSION MEMBERS PRESENT:

Sergio Alvarado, Albert Cendejas, Linda Faust, Tim Conklin

COMMISSION MEMBERS ABSENT:

Estevan Benavides

STAFF MEMBERS PRESENT:

Vasquez, Schoettler, Santillan

1. OPENING CEREMONIES

1.1. Welcome and Call to Order

Chair Alvarado called the meeting to order at 6:30 pm.

1.2. Invocation

The invocation was given by Commissioner Faust.

1.3. Pledge of Allegiance

Vice Chair Conklin led the flag salute.

2. ROLL CALL

Faust, Conklin, Alvarado, Cendejas all present.

3. AGENDA CHANGES OR DELETIONS

To better accommodate members of the public or convenience in the order of presentation, items on the agenda may not be presented or acted upon in the order listed. Additions to Agenda may be added only pursuant to California Government Code section 54954.2(b).

None.

4. REQUEST TO ADDRESS COMMISSION

This portion of the meeting is reserved for any person who would like to address the Planning Commission on any item that is not on the agenda. Please be advised that State law does not allow the Planning Commission to discuss or take any action on any issue not on the agenda. The Planning Commission may direct staff to follow up on such item(s). Speakers may be limited to three (3) minutes. If there is any person wishing to address the Planning Commission at this time please approach the podium and state your name and nature of the request.

Resident, Felipe Martinez and Melissa Martinez came up to the podium to speak about concerns on how residents are notified about items on the agenda.

5. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the audience or a Commission Member may request an item be removed from the Consent Calendar and it will be considered separately.

5.1. SUBJECT

Planning Commission Meeting Minutes March 4, 2025

RECOMMENDATION

Planning Commission approve the Planning Commission meeting minutes for March 4, 2025.

A motion was made by Linda Faust, seconded by Albert Cendejas to approve the minutes for March 4, 2025.

Ayes: Faust, Alvarado, Cendejas Conklin
Absent: Benavides

6. PUBLIC HEARING

6.1. SUBJECT

Application 2025-06 (Variance)

RECOMMENDATION

It is recommended the Commission conduct a public hearing and consider adoption of Resolution No. 1159 (Attachment "A").

Schoettler presented variance for reduced yard setbacks for two proposed Accessory Dwelling Units on the lot at 220 S. P Street. The site is zoned RM-3, which is generally intended for multifamily use. There is an existing home on the lot. Both units would share a common wall and each unit would be 591 sq. feet. The applicant is requesting a reduction in the setback requirement on Kern St and P St frontage. The setbacks being requested are 10 feet on Kern and 5 ft from P ft. The current requirement would be a 10 ft setback on P Street and 15 ft on Kern. In order to grant a variance, the Dinuba Municipal Code requires the Planning Commission to be able to make six findings contained in the section of the Municipal Code. There are several issues that come together to make the requested variance worth considering, including the site is in an older neighborhood with a number of parcels with setbacks that are not to the current code, the subject parcel is small and difficult to develop, and state laws require cities to permit Accessory Dwelling Units by right. Discussion was made between the Commissioners and Shoettler.

Public Hearing Opened:

Resident Felipe Martinez and his wife, Melissa Martinez, approached the podium with concerns about the allowance of the setbacks. They requested clarification on the allowance of building two ADUs. They had concerns about an over-crowded lot with two proposed ADUs and an already existing home and potentially causing safety issues in the neighborhood.

Property owner Beatrice and plan submitter Frank Gomez, approached the podium to clarify the proposed project and justifications for the requested allowance.

Public Hearing Closed:

Alvarado closed the public hearing.

A motion was made by Commissioner Cendejas, second by Chair Alvarado, to approve variance 2025-06 allowing the construction of two Accessory Dwelling Units (ADU's) with reduced setbacks at 220 S. P Street.

Ayes: Alvarado, Cendejas, Conklin, Faust
Absent: Benavides

7. COMMISSION REPORTS

None.

8. STAFF COMMUNICATIONS

Schoettler informed Commissioners there will be upcoming projects coming forward to the Planning Commission.

Commissioners requested an update on the restripping on El Monte.

Chair Alvarado commented on the lack of handicap parking at Merchantile Row.

Commissioner Cendejas addressed the lack of focus on Downtown businesses/buildings.

9. ADJOURNMENT

Chair Alvarado adjourned the meeting at 7:23 pm.

[MIN_SIGNATURES]