



**September 2, 2025  
MINUTES**

**COMMISSION MEMBERS PRESENT:**

Alvarado, Cendejas, Faust, Conklin

**COMMISSION MEMBERS ABSENT:**

Benavides

**STAFF MEMBERS PRESENT:**

Schoettler, Vasquez

**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.

None.

## **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 August 5, 2025**

#### **RECOMMENDATION**

Planning Commission approve the Planning Commission meeting minutes for August 5, 2025

A motion was made by Vice Chair Conklin, seconded by Commissioner Cendejas to approve the minutes for August 5, 2025.

Ayes: Faust, Alvarado, Cendejas, Conklin

Absent: Benavides

## **6. PUBLIC HEARING**

### **6.1. SUBJECT**

Application 2025-10: A Conditional Use Permit for establishment of vocational training/adult day care facility for developmentally disabled adults, at 152 N. K Street.

#### **RECOMMENDATION**

It is recommended the Planning Commission conduct a public hearing and consider adoption of Resolution No. 1160 approving the Conditional Use Permit (CUP) request.

Schoettler presented an application for a conditional use permit for address 152 N K St. The address is zoned C-2. The site is fully developed and was previously a PG&E office. The parcel contains 11,250 sq feet. The parking lot to the rear includes 14 parking spaces. The applicant would like to have about 30 clients with 13 staff members with operations hours being Monday- Friday from 7am to 4 pm. Five vans will be available onsite for client transportation. Applicants are planning to remodel the building to suit their needs. Staff did have a concern about street parking being taken all day. A condition was added by staff to keep vans in rear parking to not occupy street parking.

#### **Public Hearing Opened:**

Susan Lamheart and Sherry Lopez of Social Vocational Services approached the podium to elaborate. They stated the program is community based. Although they will be licensed for 30 clients, they will not reach the max limit. They usually serve about 15 clients at a time based on other facilities. They are in and out of the building most of the day completing activities with clients.

Discussion was made by Commissioners and Lamheart about street parking.

Commissioner Faust had concerns about the building plans submitted. Lamheart shared plans were designed per code.

#### **Public Hearing Closed:**

Alvarado closed the public hearing.

A motion was made by Commissioner Cendejas, seconded by Vice Chair Conklin to approve reso. 1160 approving the Conditional Use Permit to establish a vocational training facility for developmentally disabled adults at 152 N K St.

Ayes: Faust, Alvarado, Cendejas, Conklin

Absent: Benavides

## **6.2. SUBJECT**

Public Hearing to consider Application 2025-09 (Parcel Map). The Parcel map will create two parcels from one existing parcel located on the east side of Crawford Avenue, north of Lauren Avenue.

## **RECOMMENDATION**

It is recommended the Commission conduct a public hearing and adopt Resolution No. 1161 (Attachment "A") to approve the Parcel Map.

Schoettler presented Reso 1161. This resolution is to divide a lot containing 3.86 acres into two parcels. This parcel is zoned R1-6. The site is located on the east side of Crawford and north of Lauren Ave. There is an existing home on one parcel and the applicant is wishing to build a home on the second parcel. One condition of the application is to dedicate some additional land along the frontage of the site so that the street width is equal to what exists at the north end to the south. By dedicating the additional width, it will bring the sidewalk to the street right of way.

**Public Hearing Opened:** Alondra Lopez from Central Valley Engineering approached the podium to summarize the applicant's request. She offered to answer any pending questions.

Eza Nino, the applicant's daughter, approached the podium. She approached the podium to ask who would now be responsible for the dirt path along the sidewalks. Karl stated he would follow up with the city engineer and advise their engineering team.

## **Public Hearing Closed:**

Alvarado closed the public hearing.

A motion was made by Commissioner Cendejas, seconded by Vice Chair Conklin, to approve a parcel map creating two parcels from one existing parcel located at APN 013-120-001 adopting Reso. 1161.

Ayes: Faust, Alvarado, Cendejas, Conklin

Absent: Benavides

## **7. COMMISSION REPORTS**

None.

## **8. STAFF COMMUNICATIONS**

Schoettler updated Commissioners on questions and concerns presented at the previous meeting.

## **9. ADJOURNMENT**

Chair Alvarado adjourned the meeting at 7:06 pm.

[MIN\_SIGNATURES]