



**October 7, 2025  
MINUTES**

**COMMISSION MEMBERS PRESENT:**

Alvarado, Faust, Benavides, Cendejas

**COMMISSION MEMBERS ABSENT:**

Conklin

**STAFF MEMBERS PRESENT:**

Vasquez, Schoettler

**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**

Commissioner Benavides led the flag salute.

**2. ROLL CALL**

Faust, Cendejas, Alvarado, Benavides 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 September 2, 2025**

#### **RECOMMENDATION**

Planning Commission approve the Planning Commission meeting minutes for September 2, 2025.

A motion was made by Commissioner Cendejas, seconded by Commissioner Faust to approve the minutes for September 2, 2025.

Ayes: Aust, Alvarado, Cendejas, Benavides

Absent: Conklin

## 6. PUBLIC HEARING

### 6.1. SUBJECT

#### **Public hearing for adoption of amendments to the Dinuba Housing Element**

#### **RECOMMENDATION**

It is recommended the Commission receive a staff report on revisions to the draft Dinuba Housing Element and vote to recommend approval of the revisions by adopting Attachment "A" (Resolution No. 1162).

Schoettler presented the Housing Element for final approval. The Housing Element Draft was approved in March. The state had 4 rounds of comments and Commissioners were presented with the latest Dinuba Housing Element and the Tulare County Regional Housing Element. In total, there were four chapters in the Dinuba Housing Element that were adopted and three from the Tulare County Housing Element. One of the main chapters with revisions was the Housing Plan. The Housing Plan are requirements the city will have moving forward. This includes promoting affordable housing, promoting energy conservation, promoting economic development and promoting ADUs.

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

Chair Alvarado opened the public hearing.

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

Chair Alvarado closed the public hearing.

A motion was made by Commissioner Cendejas, seconded by Commissioner Faust, to approve the revisions and adopt the Dinuba Housing Element.

Ayes: Alvarado, Cendejas, Benavides, Faust

Absent: Conklin

### 6.2. SUBJECT

#### **Public hearing for adoption of amendments to the text of the Dinuba**

**Zoning Ordinance, to implement the Dinuba Housing Element as well as several "cleanup" amendments to the ordinance**

**RECOMMENDATION**

It is recommended the Planning Commission conduct a public hearing and vote to adopt amendments to the Dinuba Housing Element to implement action plans contained within the Dinuba Housing Element, as well as to implement several "cleanup" amendments to the Zoning Ordinance.

Schoettler presented amendments to the Dinuba Zoning Ordinance. The Housing Elements has a number of action plans to promote the development of housing that is obtainable to all income groups. A big part of that action plan are amendments to the Zoning Ordinance. There are eight chapters that are being amended. These include, multi-family zones, permitted uses in residential zones, permitted uses in commercial zones, special uses, parking, parking and loading, site plan review/ condition use permit, and definitions. One amendment to note is that in chapter thirty-three we are now required to permit low barrier navigation center in a C-2 and C-4 zone. In chapter forty-nine, we are required to reduce parking requirements in housing types like senior homes, nursing homes, and convalescent homes to make the idea of building that housing type less difficult. The state also required to change or add definitions in chapter sixty-seven. The cleanup amendments are amendments made to the comprehensive zoning update that were missed or overlooked.

**Public Hearing Opened:**

Alvarado opened the public hearing.

**Public Hearing Closed:**

Alvarado closed the public hearing.

A motion was made by Benavides, seconded by Faust to adopt the amendments made to the Dinuba Housing Element to implement action plans contained within the Dinuba Housing Element and implant amendments to the Zoning Ordinance.

**7. COMMISSION REPORTS**

None.

**8. STAFF COMMUNICATIONS**

Schoettler informed the Planning Commission of a new subdivision coming forward next month.

**9. ADJOURNMENT**

Chair Alvarado adjourned the meeting at 6:44 pm.

[MIN\_SIGNATURES]



**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**

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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]