



**November 4, 2025
MINUTES**

COMMISSION MEMBERS PRESENT:

Alvarado, Faust, Cendejas, Conklin

COMMISSION MEMBERS ABSENT:

Benavides

STAFF MEMBERS PRESENT:

Vasquez, Schoettler, James

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, Cendejas, Conklin, Alvarado 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 Minutes October 7, 2025

RECOMMENDATION

Planning Commission approve the Planning Commission meeting minutes for October 7, 2025

A motion was made by Commissioner Cendejas, seconded by Commissioner Faust to approve the minutes for October 7, 2025.

Ayes: Conklin, Alvarado, Cendejas, Faust

Absent: Benavides

6. PUBLIC HEARING

6.1. SUBJECT

Public Hearing to consider an application for a Tentative Subdivision Map to create 173 single family residential lots on a site containing a total of 44± acres, located on the north side of Nebraska Avenue and the east side of Alta Avenue.

RECOMMENDATION

It is recommended the Commission conduct a public hearing and adopt the following:

1. Attachment "A": Resolution No. 1164 approving adoption of an environmental finding for the project.
2. Attachment "B": Resolution No. 1165 approving a Tentative Subdivision Map to create 173 single family residential lots and a storm drainage basin on the site.

Schoettler presented a tentative subdivision map for 173 single-family residential lots and a storm drain basin. The location is on the north side of Nebraska Ave and connects to Alta Ave. The current use is typically agricultural with an urban use to the south, and agricultural to the east and west. There is a corner on the bottom left side of the site that is not currently part of the presented tentative map but is added with the potential of the current owner selling and creating 5 extra lots. There would be two main phases, with the first being on the east side and the northern being the second. The lot sizes would range from 5,000 sq ft to 11,773 sq ft, with the average being 6843 sq ft. The basin would be on the upper northern side and would cover about 4.4 acres that will accommodate this site as well as future development. No parks are designated for this site as Nebraska park is relatively close by. There would be two street connections down to Nebraska and one connection over to Alta Ave. The street frontages along Nebraska and Alta would be widened with the project, along with masonry soundproof wall and landscape buffing along those frontages. The subdivision has been designed

with an internal street pattern with strong street connectivity which is favored by policies in the general plan, and a couple of mini-roundabouts to tame traffic and avoid speeding. There are also street stubs designed that would allow this subdivision to allow access to future developments to the east, west and south. In terms of utilities, there are water and sewer lines adjacent to both sides of the site that the project would tee into. The city engineer did identify a sewer lift station would be needed along the development. In regard to environmental analysis, the city did an addendum study to the general plan that found that this project would not have any new significant impact. The zone for this site is currently R-1-7.5, but the zoning would need to be changed to R-1-5 to accommodate the smaller lots. This would happen when the final site map comes back for approval.

Public Hearing Opened:

Dana Rager came up to the podium. He had concerns about exits going out of the development as well as street width. Schoettler assured that the street size would comply with city standard.

Public Hearing Closed:

Chair Alvarado closed the public hearing.

A motion was made by Vice Chair Conklin, seconded by Chair Alvarado to approve resolutions No. 1164 and No. 1165 adopting the environmental findings for this project and approving a tentative subdivision map to create 173 single-family residential lots and a storm drainage basin with the condition of eliminating one lot to create bigger lot sizes.

7. COMMISSION REPORTS

None.

8. STAFF COMMUNICATIONS

Schoettler shared that there are a couple of subdivisions in the works, but no application submittals yet.

9. ADJOURNMENT

Chair Alvarado adjourned the meeting at 7:03 pm.

[MIN_SIGNATURES]