



**December 2, 2025
MINUTES**

COMMISSION MEMBERS PRESENT:

Alvarado, Faust, Cendejas, 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

Commissioner Cendejas led the flag salute.

2. ROLL CALL

Alvarado, Cendejas, Faust, Conklin

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 November 4, 2025

RECOMMENDATION

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

A motion was made by Commissioner Cendejas, seconded by Commissioner Faust approve the minutes for November 4, 2025.

Ayes: Alvarado, Faust, Cendejas

Absent: Benavides, Conklin

6. PUBLIC HEARING

6.1. SUBJECT

Application 2025-05 (Findley)

RECOMMENDATION

It is recommended the Planning Commission conduct a public hearing and consider adoption of the following resolutions:

- Attachment A: Resolution No. 1166, recommending approval to the City Council of the General Plan Amendment and zone change request.
- Attachment B: Resolution No. 1167, approving a Variance for the creation of parcels that are narrower than required by the R-1-6 zone.
- Attachment C: Resolution No. 1168, approving a Parcel Map to create four parcels and a remainder lot.

Shoettler present a multi permit at 1023 Euclid that involves a general plan amendment, a variance, and a parcel map. The site contains just under two acres. The surrounding plan-uses are mostly residential with some vacant land to the north. It is currently zoned R-A, the R-A zone has a large minimum lot size and the parcel map the applicant submitted triggers a zone change to rezone the site to R1-6. The proposal for this site is to divide it into four lots. Three of the parcels will have frontage on Timothy Ave and the remaining lot with frontage on Euclid. The range of lot size is 40, 510 square feet to 7425 square feet. The variance that is being requested goes with the parcel map because the proposed lot widths are narrower than what the R1-6 requires. Staff believes this variance request can be supported due to past variances being approved, and all proposed lots meeting the minimum lot size required in a R1-6 zone.

Public Hearing Opened:

Discussion was made between Commissioners and Schoettler.

Public Hearing Closed:

Chair Alvarado closed the public hearing.

A motion was made by Commissioner Cendejas, seconded by Commissioner Faust to approve Reso. 1166, Reso. 1167 and Reso 1168 approving the General Plan Amendment, Zone change, and Variance and a Parcel Map for 1023 Euclid Ave.

7. COMMISSION REPORTS

Commission Faust informed the Commission it was her last meeting.

8. STAFF COMMUNICATIONS

8.1. Review of R-1-5 Zone garage setback requirement.

Schoettler presented the discussion of a garage setback requirement for R-1-5 zone lots. In 2024, the city adopted a new zoning code of R 1-5. This is a single-family residential that allows lots as small as 5000 square feet. Up until now, the ordinance required four on-site parking spaces for new single-family lots, two spaces in the driveway and two spaces in the garage to ensure adequate space for two vehicles. The code requires the garage be set back from the front property line at least 20 feet. For multiple reasons of concern expressed by the Planning Commission, City Council and the public about small lot subdivisions and the lack of parking in those neighborhoods, the new zoning ordinance stipulates that the garage for homes in R1-5 lots be set back 40 feet to accommodate parking for four vehicles in the driveway and two in the garage. Since the new rule, staff has received pushback from developers who do not wish to build to this standard. Schoettler presented the Planning Commission with a range of options to mediate, including requiring only a percentage of lots within the R 1-5 subdivision to be the setback, allowing gated projects to avoid the requirement, reducing the garage setback to 36 feet, keeping the 40-foot garage setback but allowing reduced front yard setbacks, changing the requirement so that the 40-foot garage setback only applies to lots smaller than 5500 square feet, eliminating the setback but requiring R 1-5 subdivisions to provide additional parking or keeping the ordinance as is with no change.

Discussion was made by Commissioners and Schoettler.

Public discussion opened:

Ken Turner, a developer, came up to the podium to discuss developers' concerns in regard to the set-back requirement.

Discussion was made by Commissioners and Turner.

Public discussion closed:

Chair Alvarado closed the public hearing.

9. ADJOURNMENT

Chair Alvarado adjourned the meeting at 7:29 pm.

[MIN_SIGNATURES]