



**February 3, 2026
MINUTES**

COMMISSION MEMBERS PRESENT:

Alvarado, Cendejas, Faust, Conklin

COMMISSION MEMBERS ABSENT:

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

1.3. Pledge of Allegiance

Chair Alvarado led the flag salute.

2. ROLL CALL

Alvarado, Cendejas, Conklin, Benavides

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 December 2, 2025

RECOMMENDATION

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

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

Ayes: Alvarado, Cendejas, Benavides, Conklin

6. PUBLIC HEARING

6.1. SUBJECT

- **Zoning Text Amendment to amend the Dinuba Zoning Ordinance regarding "By-Right Housing" and "Replacement Housing" standards.**

RECOMMENDATION

It is recommended the Planning Commission conduct a public hearing and vote to adopt Resolution No. 1169 to amend the Dinuba Zoning Ordinance regarding regulations related to "By-Right Housing" and "Replacement Housing".

Schoettler presented two amendments to the zoning code. One of the amendments relates to "By-Right Housing," which had already been adopted and submitted to the state but was returned with comments requesting additional definitions and revisions to improve clarity and context. The second amendment addresses "Replacement Housing". This means that if a development project requires the demolition of existing low-income housing, the developer must replace it with an equivalent number of units.

Public Hearing Opened: Chair Alvarado opened the public hearing.

Public Hearing Closed: Chair Alvarado closed the public hearing.

A motion was made by Commissioner Benavides, seconded by Commissioner Cendejas, to approve adoption of Resolution No. 1169 to amend the Dinuba Zoning Ordinance regarding regulations related to "By Right Housing" and "Replacement Housing".

Ayes: Alvarado, Cendejas, Conklin, Benavides

7. COMMISSION REPORTS

None

8. STAFF COMMUNICATIONS

8.1. Public Works Update

Schoettler presented the Engineering update, outlining current and upcoming City projects. Discussion was made between Commissioners and Schoettler.

9. ADJOURNMENT

Chair Alvarado adjourned the meeting at 6:59 pm.

[MIN_SIGNATURES]