



**April 7, 2026
MINUTES**

COMMISSION MEMBERS PRESENT:

Alvarado, Cendejas, Benavides

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

1.3. Pledge of Allegiance

Commissioner Benavides led the flag salute.

2. ROLL CALL

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 February 3, 2026

RECOMMENDATION

Planning Commission approve the Planning Commission meeting minutes for February 3, 2026.

A motion was made by Commissioner Cendejas, seconded by Commissioner Benavides to approve the minutes for February 3, 2026.

Ayes: Alvarado, Cendejas, Benavides

Absent: Conklin

6. PUBLIC HEARING

6.1. SUBJECT

Application 2026-01 (Los Prados East project)

RECOMMENDATION

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

Resolution No. 1170 (Attachment "A") adopting an environmental finding for the project.

Resolution No. 1171 (Attachment "B") approving a General Plan amendment and rezoning for the site.

Resolution No. 1172 (Attachment "C") approving a Tentative Subdivision Map to create 177 single family residential lots, a 2.3-acre park, 3-acre stormwater basin and an outlot for future commercial development.

Shoettler presented the annexation, General Plan Amendment, zone change and Tentative Subdivision Map to create 177 single-family residential homes. The existing parcel is primarily vacant and is currently outside the city limits but is designated for various land uses by the land use map of the Dinuba General Plan. There is a designation of a park and ponding basin which is consistent with the city's stormwater master plan. The proposed subdivision proposes 177 single family lots, a park, and a stormwater basin. All lots will be 6000 square feet or larger. The project will connect to existing water, sewer, and storm drain lines. An addendum was made to the Environmental impact report and the analysis indicated no impacts. Part of the project will require a general plan amendment to align the general plan designations with the subdivision map.

Public Hearing Opened:

Chair Alvarado opened the public hearing.

Resident Robert Cervantes approached the podium with questions about lot sizes, flooding in the area, and the designated basin. He approved of the development of the area.

Resident Louie Aguilar approached the podium with concerns about the project and comments on fencing behind his property.

Pat Cambell approached the podium to notify there is a sale in the works with developers on purchasing the abandoned orchards where development will take place.

Public Hearing Closed: Chair Alvarado closed the public hearing.

A motion was made by Commissioner Benavides, seconded by Commissioner Cendejas, to approve adoption of Resolutions 1170, 1171, and 1172.

Ayes: Alvarado, Benavides, Cendejas

7. COMMISSION REPORTS

Chair Alvarado notified staff of a commercial owner complaint. Commissioner Cendejas would like commercial owners to keep up with landscaping.

8. STAFF COMMUNICATIONS

Schoettler notified the Commissioner of a zone change coming forward next month.

9. ADJOURNMENT

Chair Alvarado adjourned the meeting at 7:00 PM

[MIN_SIGNATURES]