



PLANNING COMMISSION AGENDA

Tuesday, May 5, 2026 / 6:30 PM / City Hall / 405 East El Monte Way, Dinuba

District 1	District 2	District 3	District 4	District 5
Sergio Alvarado Chair	Albert Cendejas Commissioner	Vacant Commissioner	Estevan Benavides Commissioner	Tim Conklin Vice Chair

All attendees are advised that electronic devices should be placed on silent upon entering the Council Chambers.

The Board will take action on all items listed on the agenda.

1. OPENING CEREMONIES

1.1. Welcome and Call to Order

1.2. Invocation

1.3. Pledge of Allegiance

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).

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.

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 April 7, 2026

RECOMMENDATION

Planning Commission approve the Planning Commission meeting minutes for April 7, 2026.

6. PUBLIC HEARING

6.1. SUBJECT

Application 2026-10 (zone change and General Plan Amendment at 42760 N. Alta Avenue)

RECOMMENDATION

It is recommended the Commission conduct a public hearing and consider adoption of Resolution No. 1173 (Attachment "A") recommending approval to the City Council of the General Plan Amendment and zone change request.

7. COMMISSION REPORTS

8. STAFF COMMUNICATIONS

9. ADJOURNMENT

This agenda was posted at least 72 hours prior to the regular meeting per GC Section 54954.2(a). A Citizens' Packet regarding this meeting is available at the City Clerk's Office located at City Hall, 405 East El Monte Way, Dinuba CA 93618.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in the meeting, please contact the City Clerk's Office at 559-591-5900. Please provide at least 48 hours notification prior to the meeting to allow staff to make reasonable arrangements. (28 CFR 35.102-35.104 ADA Title II)

559.591.5900 / FAX 559.591.5902 . e-mail address: info@dinuba.ca.gov.
www.dinuba.org



Planning Commission Staff Report

Department: PUBLIC WORKS

May 5, 2026

To: Planning Commission
From: George Avila, Public Works Director
By: Lesli Vasquez
Subject: Planning Commission Meeting Minutes April 7, 2026

RECOMMENDATION:

Planning Commission approve the Planning Commission meeting minutes for April 7, 2026.

EXECUTIVE SUMMARY:

The Planning Commission (PC) held a meeting on April 7, 2026, and minutes for said meeting are attached for approval by the PC.

OUTSTANDING ISSUES:

None.

DISCUSSION:

The Planning Commission (PC) held a meeting on April 7, 2026, and minutes for said meeting are attached for approval by the PC.

FISCAL IMPACT:

None.

PUBLIC HEARING:

None.

ATTACHMENTS:

1. Planning Commission Minutes April 7, 2026



**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]



Planning Commission Staff Report

Department: PLANNING

May 5, 2026

To: Planning Commission
From: Schoettler Karl, City Planner
By:
Subject: Application 2026-10 (zone change and General Plan Amendment at 42760 N. Alta Avenue)

RECOMMENDATION:

It is recommended the Commission conduct a public hearing and consider adoption of Resolution No. 1173 (Attachment "A") recommending approval to the City Council of the General Plan Amendment and zone change request.

EXECUTIVE SUMMARY:

Public Hearing to consider Application 2026-10 - a request for approval of a zone change and General Plan Amendment for one parcel on the east side of Alta Avenue between Peony Drive and Union Avenue.

OUTSTANDING ISSUES:

None.

DISCUSSION:

The application is a request to change the zoning and land use designations on one parcel located on the east side of Alta Avenue between Peony Drive and Union Avenue, in the north part of Dinuba. Attachment "B" shows the Location Map and Attachment "C" shows an Aerial Photo of the site.

This portion of the City was annexed from the County in 2007 and the subject site has been used for a commercial business since then (most recently an auto glass shop and thrift shop). When the site was annexed into the City, for unknown reasons the City applied Single Family Residential zoning, specifically the "R-1-7.5" zone.

Because a business was operating at the site when the City's residential zoning was applied, the business was allowed to keep operating (as a "legal, nonconforming use"). However, the zoning code provides that if a business is discontinued for a period of 90 days or more, that any subsequent use of the property must conform to standards of the

zone that applies to the site. In this case, the applicable zoning is the “R-1-7.5” zone – so any subsequent use must be one that is allowed in that zone. Single family homes are the most prevalent use that is permitted in this zone; an auto glass shop or thrift store is not permitted.

The property owner was notified of the non-conforming status and has requested the zoning be changed to the “C-4” zone (General Commercial). This zone allows for a wide variety of commercial uses, including stores and auto repair businesses, among others. This would allow the property owner to resume business at the site. In the short term the property owner has indicated interest in continuing a thrift store at the site.

Staff believes that when the City annexed the site, that the application of residential zoning may have been an error/oversight, and staff feels that the zone change (and General Plan amendment) are warranted and will allow for the resumption of commercial use of the property.

ENVIRONMENTAL ANALYSIS

Staff is recommending the action be exempted from environmental review under CEQA (California Environmental Quality Act). The site is already fully developed with a building and other improvements. No new development is proposed.

CONSULTATION/PUBLIC COMMENT

As required by municipal code, the City mailed notices of the proposed use and public hearing to property owners within 300 feet of the site, and tenants within 100 feet of the site. As of the writing of this staff report, no inquiries had been made.

FINDINGS

The application complies with the required Findings of the Dinuba Municipal Code for approval of a Zone Change/General Plan Amendment contained in the attached resolution.

BACKGROUND INFORMATION

APPLICANT

Patricia Hernandez
42760 Road 80
Dinuba, CA 93618

LOCATION: East side of N. Alta Avenue between Peony Drive and Union Avenue.

ASSESSOR PARCEL NUMBER: 013-040-001.

SITE SIZE: 5,100± square feet.

ZONING: Existing: “R-1-7.5” (Single Family Residential); Proposed: “C-4” (General Commercial)

GENERAL PLAN: Existing: “Medium Low Density Residential”; Proposed: “General Commercial”

EXISTING LAND USE: Thrift shop.

ADJACENT LAND USES, ZONING, AND GENERAL PLAN DESIGNATIONS

Direction	Current Use	Zoning	General Plan
North	Former railroad right-of-way and auto repair business	“M-1” (Light Industrial)	“Light Industrial”
South	Single family homes	“R-1-7.5” (Single Family Residential)	“Medium-Low Density Residential”
East	Single family homes	R-1-7.5” (Single Family Residential)	“Medium-Low Density Residential”
West	Industrial (container manufacturing)	“M-1” (Light Industrial)	“Light Industrial”

FISCAL IMPACT:

None.

PUBLIC HEARING:

A public hearing notice was published in the Midvalley Times at least ten days before the hearing.

ATTACHMENTS:

1. A. Resolution
2. B. Location Map
3. C. Aerial Photo

ATTACHMENT "A"

RESOLUTION NO 1173

**BEFORE THE PLANNING COMMISSION
CITY OF DINUBA
COUNTY OF TULARE, STATE OF CALIFORNIA**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DINUBA
RECOMMENDING APPROVAL OF
APPLICATION 2026-10 (GENERAL PLAN AMENDMENT AND ZONE CHANGE
AMENDMENT AT 42760 N. ALTA AVENUE (HERNANDEZ))**

WHEREAS, an application for a General Plan amendment and zone change was submitted by Patricia Hernandez, 42760 N. Alta Avenue, Dinuba, CA 93618, for one parcel located on the east side of Alta Avenue between Peony Drive and Union Avenue. The Assessor Parcel Number of the site is 013-040-001, and

WHEREAS, the subject site is currently zoned "R-1-7.5" (Single Family Residential) and the applicant is requesting the site be classified "C-4" (General Commercial). Further, the Proposed Land Use Map of the Dinuba General Plan designates the site "Medium-Low Density Residential" and the requested designation is "General Commercial", and

WHEREAS, the purpose of the request is to facilitate commercial use of the site, which has occurred in the past, including under Tulare County jurisdiction, and

WHEREAS, property owners within 300 feet and occupants within 100 feet of the subject parcels were notified of the Planning Commission's meeting and a public hearing notice was published ten (10) days prior to the Planning Commission's meeting, and

WHEREAS, the Planning Department has prepared a staff report and environmental finding, and

WHEREAS, the Planning Commission held a public hearing on this action and accepted testimony.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating these actions:

1. The proposed actions are consistent with the goals, objectives and policies of the Dinuba General Plan.

2. The City has determined the project will have no significant impacts on the environment and is exempt from review, consistent with Section 15061 b. 3. ("General Exemption") of the Guidelines of the California Environmental Quality Act (CEQA).

3. The proposed actions will not have an adverse impact on the health, safety and welfare of residents in the neighborhood or community.

NOW, THEREFORE BE IT RESOLVED THAT Application 2026-10 (including a General Plan Amendment and Zone Change, as shown in Exhibit "A") is hereby recommended by the Dinuba Planning Commission for approval.

The foregoing resolution was adopted upon a motion of Commission member _____, second by Commission member _____, at a regular meeting of the Dinuba Planning Commission on the 5th day of May, 2026, by the following roll call vote:

AYES:

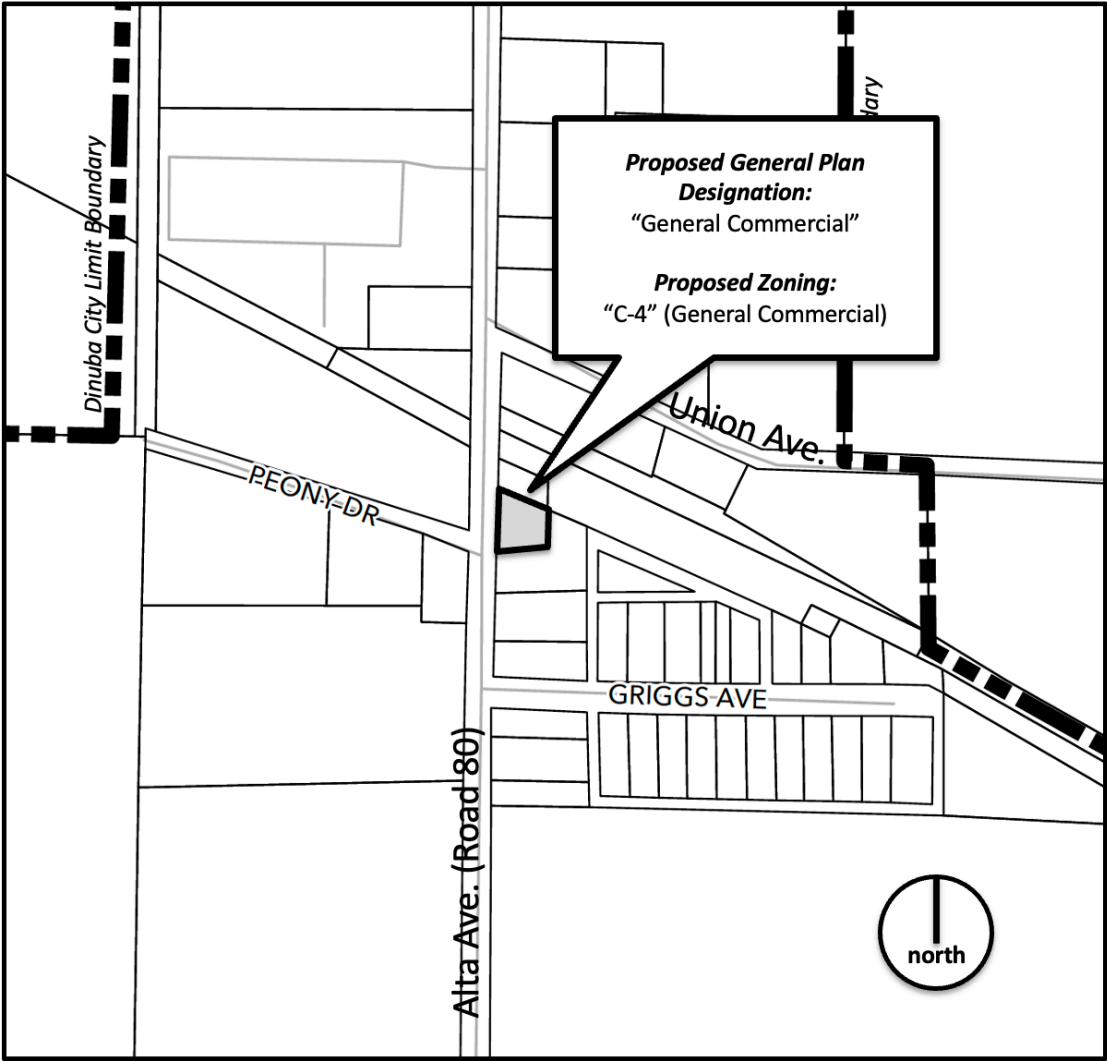
NOES:

ABSTAIN:

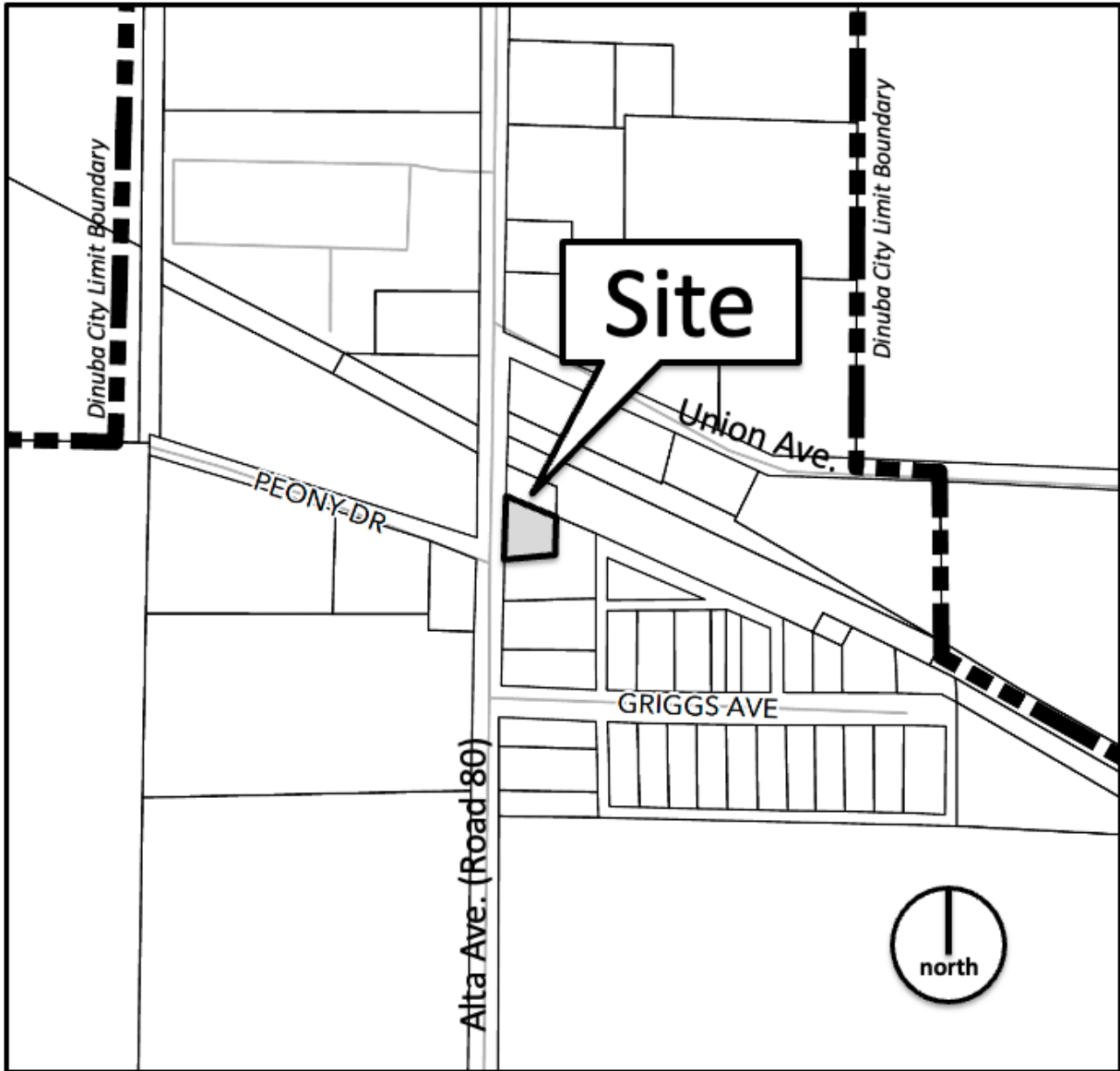
ABSENT:

Secretary, Dinuba Planning Commission

Exhibit "A": Proposed Zoning and Land Use Designations



Attachment "B": Location Map



Attachment "C": Aerial Photo

