



**May 5, 2026
MINUTES**

COMMISSION MEMBERS PRESENT:

Cendejas, Benavides, Conklin

COMMISSION MEMBERS ABSENT:

Alvarado

STAFF MEMBERS PRESENT:

Schoettler, Patino

1. OPENING CEREMONIES

1.1. Welcome and Call to Order

Vice Chair Conklin called the meeting to order at 6:45 PM.

1.2. Invocation

The invocation was given by staff member Patino.

1.3. Pledge of Allegiance

Commissioner Benavides led the flag salute.

2. ROLL CALL

Cendejas, Benavides and Conklin 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).

There were no agenda changes or deletions.

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.

There were no requests to address the Commission.

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.

A motion was made by Commissioner Cendejas, seconded by Commissioner Benavides approve the minutes for April 7, 2026.

Ayes: Cendejas, Benavides, Conklin
Absent: Alvarado

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.

Shoettler presented application 2026-10 regarding 42760 N Alta for Zone Change and General Plan Amendment. This parcel was annexed from the county in 2007 with an existing commercial use. When the site was annexed into the city limits, it was rezoned residential. The property owner was notified of the non-conforming status for a business change 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. Staff believes that when the City annexed the site the designation of residential zoning may have been an oversight. Staff feels that the zoning changes are warranted.

Public Hearing Opened: Vice Chair Conklin opened the hearing for public comment.

Patricia Hernandez and Jesus Hernandez, owners of the parcel, approached the podium.

Public Hearing Closed: Chair Conklin closed the hearing.

Chair Conklin had questions in regard to parking, setbacks and curb gutters.

A motion was made by Commissioner Cendejas, seconded by Commissioner

Benavides, to approve adoption of Resolution No. 1173 recommendation to move forward for approval to City Council.

Ayes: Benavides, Cendejas, Conklin

Absent: Alvarado

7. COMMISSION REPORTS

Commissioners had questions on new projects and street work around town.

8. STAFF COMMUNICATIONS

Schoettler notified the Commissioner a new subdivision being brought forward soon.

9. ADJOURNMENT

Vice Chair Conklin adjourned the meeting at 7:05 PM.

[MIN_SIGNATURES]