



## CITY OF MENDOTA PLANNING COMMISSION MINUTES

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**Special Meeting**

**Monday, November 23, 2015**

**5:30 p.m.**

**Meeting called to order by Chairperson Luna at 5:31 PM.**

### **Roll Call**

**Commissioners Present:** Chairperson Juan Luna, Vice-Chairperson Carlos Quintanar (at 6:19 p.m.), Commissioners Albert Escobedo and Martin Gamez, and Alternate Commissioner Ramiro Espinoza.

**Commissioners Absent:** Commissioner Joshua Garcia.

**Staff Present:** Cristian Gonzalez, Public Works/Planning Director; Matt Flood, Planning & Economic Development Manager; and Celeste Cabrera, Deputy City Clerk.

**Flag Salute led by Chairperson Luna.**

### **FINALIZE THE AGENDA**

1. Adoption of final Agenda.

A motion was made by Commissioner Escobedo to adopt the agenda, seconded by Alternate Commissioner Espinoza; unanimously approved (4 ayes, absent: Garcia and Quintanar).

### **MINUTES AND NOTICE OF WAIVING OF READING**

1. Approval of the minutes of the special meeting of June 8, 2015.

Deputy City Clerk Cabrera reported that Commissioner Quintanar attended the special Planning Commission meeting of June 8, 2015.

A motion to approve item 1 was made by Commissioner Escobedo, seconded by Alternate Commissioner Espinoza; unanimously approved (4 ayes, absent: Garcia and Quintanar).

2. Notice of waiving the reading of all resolutions introduced and/or adopted under this agenda.

A motion to approve item 2 was made by Commissioner Escobedo, seconded by Alternate Commissioner Espinoza; unanimously approved (4 ayes, absent: Garcia and Quintanar).

## **PUBLIC HEARING**

1. Public Hearing to adopt **Resolution No. PC 15-06**, approving Application No. 14-06, a conditional use permit to authorize construction of a new Catholic Church.

Chairperson Luna introduced the item and Public Works Director Gonzalez summarized the report including that the applicant is requesting the approval of a Conditional Use Permit (CUP) for the construction of a new catholic church; the location of the proposed catholic church; specific conditions that are included in the CUP; conditions that were required by Caltrans and are included in the CUP; and that staff will verify that all conditions included in the CUP are met before any permits are released to the applicant.

Discussion was held on whether the drainage basin that is included in the site plan is necessary; the CUP requiring that the project provide on-site drainage; flooding issues in the area; and the possibility that the storm drain line that runs under the property may not be able to accommodate new developments in the area.

At 5:35 p.m. Chairperson Luna opened the hearing to the public.

**Robert Rasmussen (230 McCabe Avenue)** – stated that there are several conditions included in the proposed resolution that individuals from Our Lady of Guadalupe Church do not agree with such as the development of the drainage basin, the paving of a section of 10<sup>th</sup> Street, the church having to have approval from the Building/Planning Department prior to making changes to landscaping, and the church wanting to choose what color the new church will be and stated that the City is taking advantage of the applicant by making it a condition that a drainage basin needs to be developed on the property.

**Steve Alfieris (404 S. Lyon Avenue)** – introduced himself as general counsel for Stamoules Produce; provided a background of the project including that Tom Stefanopoulos and the corporate management wanted to give back to the community by building a new Our Lady of Guadalupe Catholic Church on a property that once had a Stamoules packing shed; reported on the fees that have been paid to the City so far; reported on the initial plan to create a larger church with more parking; the current catholic church not being able to accommodate large crowds during mass; inquired as to ways for the applicant to efficiently fund the project; and stated that the development of a drainage basin may not allow further development on the property.

**S. Leo Capuchino (390 K Street)** – explained that the project has been slowly progressing; reported on efforts that were made in the past to construct a new catholic

church; the church having various fundraisers in order to fund the construction of the new church; explained the importance of using funds efficiently; reported on the potential costs that will be made to comply with the conditions in the CUP; the proposed drainage basin being to large; reported that a study needs to be done in order to verify that the drainage pond is necessary; and the development of the drainage pond limiting future developments.

**Douglas DuRivage (Diocese of Fresno)** – stated that he represents the Catholic Diocese of Fresno; provided a background of the project; and requested that the Planning Commission offer discretion to the project; and stated that the church is a public good and a public benefit.

**Jesus Zavala (291 Holmes Street)** – stated that church will benefit the residents of Mendota; stated that bars within the City have been decreasing and that attendance at mass has been increasing; fundraisers that have been held in order to raise funds to construct the new church; stated that the project is a team effort; and thanked the Planning Commission for their assistance.

**Jesse Maldonado (936 Lolita Street)** – stated that he wanted clarification as to who is requiring that a CUP be adopted for the proposed Catholic Church and whether Caltrans conditions need to be met if the Church decided not to have 11<sup>th</sup> Street as an entrance.

Discussion was held on the City requiring the CUP; one of the conditions on the proposed CUP being that the applicant complies with all Caltrans regulations; and a traffic study needing to be done in order to see how the church development will impact traffic in the area.

**Jorge Barajas** – requested that the Planning Commission give discretion in regards to developing the Catholic Church so that it can benefit the youth within the City and thanked the City for their assistance in regards to constructing the project.

**David Vasquez** – stated that the construction of the new Catholic Church is beneficial to the community and the size of the current Catholic Church not being able to accommodate large crowds during mass.

**Saira Martinez (Garcia Street)** – spoke in favor of the project.

**Jose Hernandez (Quince Street)** – spoke in favor of the project.

**Modesto Puentes (643 I Street)** – spoke in favor of the project.

**Chuck Dees** – stated that he is speaking on behalf of Tom Stefanopoulos; explained that Mr. Stefanopoulos is excited to construct a new Catholic Church; stated Mr. Stefanopoulos not wanting to take the complete financial burden to develop the church; and requested everyone's cooperation in order to make the project a reality.

**Karina Rivas (291 L Street)** – provided her background; explained the positive things that Father Gaspar Bautista does for the community; the construction of a new Catholic Church will allow for more programs and services that will benefit the community; and reported on the lack of drug and alcohol programs within the City.

**Angelina Saldana (300 Rios Street)** – spoke in favor of the project.

**Father Gaspar Bautista (Our Lady of Guadalupe Catholic Church)** – stated that the development of a new Catholic Church and parking lot is a big blessing and thanked the City for its assistance.

**Jesse Maldonado (936 Lolita Street)** – inquired as to whether this item will go before the City Council at a future meeting if the Planning Commission decides to deny the resolution (at 6:19 p.m. Vice-Chairperson Quintanar entered the Council Chambers).

At 6:19 p.m. Chairperson Luna closed the hearing to the public.

Discussion was held on whether the development of drainage basin is necessary; the storm drain system that exists on the property also takes water from Naples Street; a study be done in order to determine whether the storm drain system that exists on the property is able to accommodate storm water from the development; the City and the applicant needing to come up with the best course of action in regards to how to handle storm water that accumulates on the property; the possibility of creating a drainage basin on a different property; why the drainage basin being dedicated to the City; flooding that occurs in certain areas in and around Mendota; and the clause in the resolution regarding the drainage being reworded to say that if a study finds that the drainage basin is required that it will be developed.

At 6:34 p.m. Chairperson Luna announced that there would be a recess.

At 6:41 p.m. the Commission reconvened in open session.

Discussion was held on the Commission having the discretion of giving the applicant a timeline to reconstruct a portion of 10<sup>th</sup> Street; the Commission's discretion to add or remove certain conditions in the resolution; the timeline of developing the church; removing the drainage basin but making some accommodation for storm water runoff; the reconstruction of certain part of 10<sup>th</sup> Street being needed since it will be heavily used as a result of the development; various modifications that the Commission wishes to make to the resolution; and the extent of the reconstruction of 10<sup>th</sup> Street that is included in the resolution.

**Araceli Perez (503 I Street)** – explained that the church is funded by community fundraisers and the financial burden that the Church will have if they are required to reconstruct a portion of 10<sup>th</sup> Street.

Discussion was held on the possibility of tabling the item until a future meeting.

At 7:11 p.m. Chairperson Luna announced that there would be a recess.

At 7:25 p.m. the Commission reconvened in open session.

Planning & Economic Development Manager Flood summarized the wish of the Commission as striking conditions 19, 20, and 22 from the proposed resolution, striking the landscaping requirement from condition 5, and rewriting condition 18 to require storm drain measurements consistent with the actual need created by construction of the project; and asked for any clarifications in case this was not the will of the Planning Commission.

Discussion was held on the possibility of making minor changes to the site plan in the future.

A motion was made to adopt Resolution No. PC 15-05 with the modified conditions by Commissioner Escobedo, seconded by Vice-Chairperson Quintanar; unanimously approved (5 ayes, absent: Garcia).

#### **PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE AGENDA**

None offered

#### **PLANNING DIRECTOR UPDATE**

Director of Public Works Gonzalez provided a summary of the meeting; an update on the McDonald's project; the issues that Caltrans has had in regards to the project; challenges related to development of multi-parcel commercial projects; the amount of money the applicant has spent on those projects; a project on 6th and Oller Streets that proposes to have commercial buildings; being contacted by Dollar Tree; and the status of the AMOR clinic.

Commissioner Gamez inquired about a streetlight near the Mendota Elementary School and Public Works Director summarized the safe routes to school project near that school; reported on painting water hydrants to classify how many gallons per minute they put out; and reported on the flash flood that occurred in July.

#### **PLANNING COMMISSIONERS' REPORTS**

Vice-Chairperson Quintanar reported on the second annual toy drive that he is hosting together with Westside Youth Inc.

**ADJOURNMENT**

At the hour of 7:50 p.m. with no more business to be brought before the Planning Commission, a motion for adjournment was made by Vice-Chairperson Quintanar, seconded by Commissioner Espinoza; unanimously approved (5 ayes, absent: Garcia).

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Juan Luna, Chairperson

ATTEST:

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Matt Flood, City Clerk