Public advisory: Face masks are recommended. The City Council chamber is open and accessible to the public.

ACCESSIBILITY: In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in the Planning Commission meeting, please contact the Deputy City Clerk Department at 661-758-7250 or via email at yotinajero@cityofwasco.org within 48 hours of the meeting or sooner.

The following is provided to assist with public participation:

AGENDA AVAILABILITY: The Planning Commission Agenda is posted on the bulletin board at the entry of City Hall 746 8th Street, Wasco, and at the entrance of 764 E Street Wasco. The agenda packet, meeting minutes, and archived Planning Commission meetings are available on the City’s website at www.cityofwasco.org.

Agenda Materials: Planning Commission agenda materials are released no later than 72 hours prior to a meeting and are available to the public at the City Clerk’s Office, 746 8th Street, Wasco, CA, in a public binder at each Planning Commission meeting, and on the City’s website at https://www.cityofwasco.org/AgendaCenter.

PUBLIC COMMENTS: All public comments are subject to a 2-minute limit, and a maximum of Thirty (30) minutes will be allowed for any subject. To provide your comments to the Planning Commission members regarding matters, not on the agenda or a specific item on the agenda, you may address your comments IN PERSON. Before making your presentation, you will be asked to state your name for the record. If you would like to submit a written public comment, please email the Deputy City Clerk at yotinajero@cityofwasco.org no later than 4:00 p.m. April 10, 2023. Please clearly indicate which agenda item number your comments pertain to. Every effort will be made to read your comment into the record; If a comment is received after the specific time mentioned above, but before the meeting is adjourned, the comment will still be included as a part of the record of the meeting. Still, it will not be read into the record.

Please be advised that communications directed to the Planning Commission are public records and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under the applicable law.
Communications will NOT be edited for redactions and will be printed/posted as submitted.

SPANISH INTERPRETATION: If you need an interpretation of your communications to the Planning Commission from Spanish into English, please contact the Deputy City Clerk Department at 661-758-7250 or via email at yotinajero@cityofwasco.org. Subject to availability, notifying at least 48 hours will usually enable the City to make arrangements.

INTERPRETACIÓN EN ESPAÑOL: Si necesita una interpretación de sus comunicaciones a la Comisión de Planificación del español al inglés, comuníquese con el Departamento del Secretario de la Ciudad al 661-758-7250 o por correo electrónico a yotinajero@cityofwasco.org. La notificación de al menos 48 horas generalmente permitirá a la Ciudad hacer arreglos. Sujeto a disponibilidad.

GETTING TO KNOW YOUR AGENDA

Agenda Sections:  
CONSENT CALENDAR Items are routine items that are not expected to prompt discussion. All items are considered for approval at the same time with one vote. Planning Commission members, staff, and the public may request items be removed, and members of the public may comment on an item. Items removed from the Consent Calendar are discussed after the vote on the remaining Consent Calendar items.

PUBLIC COMMENT provides the public with an opportunity to address the Planning Commission on any matter not listed on the agenda that is within the jurisdiction of the Planning Commission. In compliance with the Brown Act, the Planning Commission cannot take action on matters not listed on the agenda.

PUBLIC HEARINGS are held on matters specifically required by law. The Chairman will ask for presentations from the staff, the proponent, or the applicant involved (if applicable) in the matter under discussion. Following the Chairman will open the public hearing and ask for public comments. Following the questions from the Planning Commission members. The Chairman closes the hearing, and the Planning Commission may discuss and take action.

DEFERRED ITEMS: these are items that were postponed or delayed for specific reasons and are brought back to the Planning Commission for consideration. These items are expected to cause discussion and/or action by the Planning Commission. Staff may make a presentation, and Planning Commission may ask questions of staff and involved parties before the Chairman invites the public to provide input.

NEW BUSINESS: these are items that are expected to cause discussion and/or action by the Planning Commission but do not legally require a Public Hearing. Staff may make
a presentation, and Planning Commission members may ask questions of staff and the involved parties before the Chairman invites the public to provide input.

**CLOSED SESSION:** may only be attended by members of the Planning Commission, support staff, and/or legal counsel. The most common purpose of a Closed Session is to avoid revealing confidential information that may prejudice the legal or negotiation position of the City or compromise the privacy interests of employees. Closed sessions may be held only as specifically authorized by law.

**Planning Commission Actions:**

**RESOLUTIONS** are formal expressions of opinion or intention of the Planning Commission and are usually effective immediately.

**ORDINANCES** are laws adopted by the City Council. The Planning Commission makes recommendations to the Wasco City Council on certain Planning and Zoning Related Ordinances.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS:** CEQA is intended to inform government decision-makers and the public about the potential environmental effects of proposed activities and to prevent significant, avoidable environmental damage.

**PROCLAMATIONS** and **RECOGNITIONS** are issued by the City to honor significant achievements by community members, highlight an event, promote awareness of community issues, and recognize City employees.

**REGULAR MEETING – 6:00 pm**

1) **CALL TO ORDER:** Chairman Pallares

2) **ROLL CALL:** Chairman Pallares, Vice Chairman Clendenen, Commissioners: Rueda, Skeels, Torres

3) **FLAG SALUTE:** Chairman Pallares

4) **INVOCATION:**

5) **PRESENTATIONS AND AWARDS:**
   a. Wasco Housing Element Update Workshop 6th Cycle 2023-2031 (Infrastructure Engineers)

6) **PUBLIC COMMENTS:**
This portion of the meeting is reserved for persons desiring to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. Speakers are limited to two (2) minutes.

**BROWN ACT REQUIREMENTS:** The Brown Act does not allow action or Discussion on items, not on the agenda (subject to narrow exceptions). This will limit a Commissioner’s response to questions and requests made during this comment period.

Should your comments require further consideration by the Planning Commission; the item will be agendized for a report and discussed at a future Planning Commission meeting. Please state your name for the record before making a presentation.

**PLANNING COMMISSION BUSINESS:**

7) **CONSENT CALENDAR:**

The Consent Calendar consists of items that, in the staff’s opinion, are routine and non-controversial. These items are approved in one motion unless a Commissioner or member of the public requests removal of a particular item.

    a. Approval of Planning Commission Regular Meeting Minutes for March 13, 2023

8) **PUBLIC HEARINGS:**

    a. To adopt a Resolution of the Planning Commission of the City of Wasco recommending approval of Zoning Ordinance Text Amendment and Zone Change 23-01 and find that this project is compliant with the California Environmental Quality Act of 1970 (CEQA), pursuant to an adopted Mitigated Negative Declaration (SCH #2023010548). (Cobb)

9) **DEFERRED BUSINESS:** NONE

10) **NEW BUSINESS:** NONE

11) **REPORTS FROM THE DIRECTOR:**

12) **REPORTS FROM COMMISSIONERS:**

13) **ADJOURNMENT:**

This is to certify that this agenda was posted at Wasco City Hall on April 6, 2023, on/or before 6:00 pm. The agenda is also available on the City website at www.cityofwasco.org

Yolanda Tinajero, Deputy City Clerk
All agenda item supporting documentation is available for public review in the city website www.cityofwasco.org and the office of the Community Development Department, 764 E Street, Wasco, CA 93280 during regular business hours, 8: am – 4:30 pm Monday through Thursday and 8:30 am – 4:30 pm Friday (closed alternate Friday’s), following the posting of the agenda. Any supporting documentation related to an agenda item for an open session of any regular meeting that is distributed after the agenda is posted and prior to the meeting will also be available for review at the same location and available at the meeting. Please remember to turn off all cell phones, pagers, or electronic devices during Planning Commission meetings.

The City of Wasco does not discriminate on the basis of disability in the access to, provision of, or employment in its programs and activities pursuant to 29 United States Code Section 12132 and California Civil Code Section 54. Information regarding the rights provided under the Americans with Disabilities Act (ADA) may be obtained from the City Clerk’s Office.

If you need special assistance to participate in this meeting, please contact the Deputy City Clerk’s Office at (661) 758-7250 to make reasonable arrangements to ensure accessibility to this meeting. Telephone (661) 758-7250 Requests for assistance should be made at least two (2) days in advance whenever possible.
AGENDA

1. What is a Housing Element?
2. Why is a Housing Element Important?
3. What's included in a Housing Element?
4. Regional Housing Needs Assessment (RHNA)
5. Affirmatively Furthering Fair Housing (AFFH)
6. Sites Inventory
7. City of Wasco Housing Principles
8. How to get Involved
9. Timeline
10. Q & A
WHAT IS A HOUSING ELEMENT?

A **Housing Element** is a **legally required** Element of the City of Wasco’s General Plan.

A Housing Element provides an analysis of a community's housing needs for all income levels, and strategies to respond to and provide for those housing needs.

California Department of Housing and Community Development (HCD) is the State Agency responsible for the Certification of Housing Elements.

Facilitates the process of establishing goals, policies, objectives and programs all aimed at addressing current and future housing needs.
### WHY IS A HOUSING ELEMENT IMPORTANT?

| A HCD certified Housing Element enables the City to be eligible for various State and Federal grants and funding sources. | Provides the City with a plan to address current and future housing needs for all income levels. | Identifying strategies to solve local problems in housing. |

---
WHAT IS INCLUDED IN A HOUSING ELEMENT?

Housing Needs Assessment

Sites Inventory

Housing Resources

Analysis of Previous Element

Constraints Analysis
WHAT IS THE REGIONAL HOUSING NEEDS ALLOCATION? (a.k.a The RHNA)

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan.

Kern County Council of Government (Kern County COG) is the local COG that works with HCD in the development of Wasco’s RHNA.

RHNA quantifies the need for housing within each jurisdiction during specified planning periods.
- The 6th Cycle is the 2023-2031 Housing Element

Cities such as Wasco must revise its Housing Element every 8 years to accommodate this allocation.

It is NOT a building quota, but rather a mandated Planning Tool.

This mandates that the City adequately plan to meet the needs for housing demand.
#### RHNA AND THE CITY OF WASCO SITES INVENTORY

<table>
<thead>
<tr>
<th>Income Category</th>
<th>Total Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low Income</td>
<td>127</td>
</tr>
<tr>
<td>Low Income</td>
<td>82</td>
</tr>
<tr>
<td>Moderate Income</td>
<td>242</td>
</tr>
<tr>
<td>Above Moderate Income</td>
<td>645</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1086</strong></td>
</tr>
</tbody>
</table>
WHAT IS AFFIRMATIVELY FURTHERING FAIR HOUSING? (a.k.a. AFFH)

Affirmatively Furthering Fair Housing (AFFH), is a policy implemented by the U.S. Department of Housing and Urban Development (HUD) to address and encourage housing for all groups and income levels.

AFFH discourages communities from becoming pockets of concentrated poverty.

Affirmatively Furthering Fair Housing consists of four goals:

1. Addressing disparities in housing needs and in access to opportunity.
2. Replacing segregated living patterns with truly integrated and balanced living patterns.
3. Transforming racially and ethnically concentrated areas of poverty into areas of opportunity.
4. Fostering and maintaining compliance with civil rights and fair housing laws.
A site inventory is a comprehensive list of all potentially developable sites within a city or county. It includes information about the location, size, and zoning of each site. Site inventories are used to identify available land suitable for residential, commercial, and industrial development. Site inventories help ensure that there is enough land available to meet the community's needs for housing, jobs, and services. They are also used to monitor progress towards meeting state and regional planning goals.
WASCO HOUSING PRINCIPLES

1. Conservation of existing housing
   - Removal of unnecessary Governmental Constraints
2. Providing adequate sites to achieve a variety and diversity of housing
3. Development of New Housing Opportunities for ALL Income Groups by assisting in the development of new affordable housing
4. Promote equal housing opportunities
HOW TO GET INVOLVED

Wasco Housing Needs Survey

Draft Housing Element Public Review and Comment Period
TIMELINE FOR HOUSING ELEMENT UPDATE

- Public Workshop: April 10th, 2023
- Draft Document Review: Summer 2023
- City Adoption: Fall 2023
- HCD Certification: Winter 2023-2024
Thank You
Any questions?
Housing Needs Survey

The City of Wasco is conducting a Housing Element Update to plan for the 2023-2031 planning cycle. We encourage residents and interested parties to fill out the below survey and engage in the development of the Housing Element. All surveys are anonymous.

childebrand@infengr.com

1. Which best describes you?
   - Resident in Wasco
   - Business Owner in Wasco
   - Both

www.cityofwasco.org

Encuesta de necesidades de vivienda de Wasco

La Ciudad de Wasco está llevando a cabo una Actualización del Elemento de Vivienda para planificar el ciclo de Planificación 2023-2033. Alentamos a los residentes y a otras personas interesadas a completar la siguiente encuesta y participar en el desarrollo de este Elemento de Vivienda. Todas las encuestas son anónimas.

childebrand@infengr.com

* Required

Email *

20 of 38
REGULAR MEETING – 6:00 pm

1) CALL TO ORDER:
Chairman Pallares called the meeting to order at 6:00 pm.

2) ROLL CALL:
Present: Chairman Pallares, Vice-Chairman Clendenen, Commissioners: Rueda, Skeels, Torres
Staff present: Deputy City Clerk Tinajero, Assistant City Manager Lara, Assistant Planner Murillo

3) FLAG SALUTE: Chairman Pallares

4) INVOCATION: Moment of Silence; dedicated to Rob Cobb

5) PRESENTATIONS AND AWARDS: NONE

6) PUBLIC COMMENTS: NONE

Deputy City Clerk Tinajero mentioned there are no email comments for the agenda.

PLANNING COMMISSION BUSINESS:

7) CONSENT CALENDAR:
The Consent Calendar consists of items that, in the staff’s opinion, are routine and non-controversial. These items are approved in one motion unless a Commissioner or member of the public requests removal of a particular item.

   a. Approval of Planning Commission Regular Meeting Minutes for February 13, 2023

Motion by Vice-Chairman Clendenen, Seconded by Commissioner Rueda, to approve the consent calendar by the following roll call vote:

   AYES: PALLARES, CLENDENEN, RUEDA, SKEELS, TORRES
   NOES: NONE
   ABSTAIN: NONE
   ABSENT: NONE
8) **PUBLIC HEARINGS:**
   
a. Adopt a Resolution of the Planning Commission of the City of Wasco approving Tentative Parcel Map 12481.
   
   **Reso#2023-0002**

   PowerPoint presentation by Assistant Planner Murillo.
   
   Oral presentation by Assistant Planner Murillo.
   
   Chairman Pallares opened the public hearing at 6:12 pm.
   
   No public comments.
   
   Chairman Pallares closed the public hearing at 6:12 pm.
   
   **Motion** by Vice-Chairman Clendenen, **Seconded** by Commissioner Skeels, to adopt a Resolution approving Tentative Parcel Map 12481 by the following roll call vote:
   
   AYES: PALLARES, CLENDENEN, RUEDA, SKEELS, TORRES
   NOES: NONE
   ABSTAIN: NONE
   ABSENT: NONE

   b. Adopt a Resolution of the Planning Commission of the City of Wasco approving Tentative Parcel Map 12490.
   
   **Reso#2023-0003**

   Oral presentation by Assistant Planner Murillo.
   
   Chairman Pallares opened the public hearing at 6:23 pm.
   
   No public comments.
   
   Chairman Pallares closed the public hearing at 6:23 pm.
   
   **Motion** by Commissioner Rueda, **Seconded** by Commissioner Torres, to adopt a Resolution approving Tentative Parcel Map 12490 by the following roll call vote:
   
   AYES: PALLARES, CLENDENEN, RUEDA, SKEELS, TORRES
   NOES: NONE
   ABSTAIN: NONE
   ABSENT: NONE

9) **DEFERRED BUSINESS:** NONE

10) **NEW BUSINESS:** NONE
11) REPORTS FROM THE DIRECTOR:

Assistant City Manager:
• First workshop for the Housing Element on April 10, 2023

12) REPORTS FROM COMMISSIONERS:

Vice-Chairman Clendenen:
No reports

Commissioner Rueda:
No reports

Commissioner Skeels:
No reports

Commissioner Torres:
• Attended the Institute for Local Government’s Planning Commissioner’s Training in Fresno on March 3, 2023
• Thanked the staff for sending him to the training

Chairman Pallares:
• Attended the Institute for Local Government’s Planning Commissioner’s Training in Fresno on March 3, 2023
• Thanked the staff for sending him to the training

13) ADJOURNMENT:

Chairman Pallares adjourned the meeting at 6:28 pm.
TO: Chair and Planning Commissioners
FROM: Keri Cobb, Community Development Director
        Evelyn Murillo
        Assistant Planner
DATE: April 10, 2023
PROJECT NAME: Zoning Ordinance Text Amendment 23-01 and Zone Change 23-01
PROJECT DESCRIPTION: Zone change for 19.13 acres located at the Southeast corner of Central Avenue and Filburn Avenue, zoned R-1-6 Single-Family Residential and various Zoning Ordinance Text Amendments as described in the report below.
APPLICATION(S): Zoning Ordinance Text Amendment and Zone Change 23-01
ENVIRONMENTAL DOCUMENT: A Mitigated Negative Declaration (IS/MND) was prepared for the Water System Improvement and Treatment Project which included the zoning action on the subject property. The MND was adopted at the City Council’s March 21, 2023 meeting.
APPLICANT: The City of Wasco
OWNER(S): The City of Wasco
APN: 490-020-21, 22 and 23
ADDRESS/LOCATION: Southeast corner of Filburn and Central Avenues
GENERAL PLAN DESIGNATION: Low Density Residential
ZONE DISTRICT: R-1-6 (Low Density Residential 6,000 sq. ft. minimum lot size)
STAFF RECOMMENDATION

Staff recommends that the Planning Commission move to adopt Resolution No. 2023-0004 recommending the City Council adopt the proposed rezoning and Zoning Code text amendments.

PROJECT BACKGROUND/ANALYSIS

In 2022 the City of Wasco initiated a project to address long term provision of potable water to the city. This project is called the Water System Improvement & Treatment Project which includes drilling four new municipal wells to replace existing water supply wells that exceed State of California maximum concentration levels for 1,2,3-TCP and Nitrate.

One of these new wells, designated Well No. 17, is to be located at the southeast corner of Central and Filburn Avenues. In order to implement this new well the City had to purchase land for the well as property at this location was privately owned. In considering how much land to purchase City staff felt that this location could also be a good location to accommodate the relocation of other city functions that had constrained locations making functional growth difficult and/or impossible. As a result, staff believed additional property could be acquired for relocation of the animal control facility and the Public Works Yard. The existing land owner was open to a purchase but was concerned about possible impacts to eventual residential development of his remaining property. All of the property under discussion at this location is currently zoned R-1-6 Single-Family Residential. Discussions regarding possible city functions impacting future residential development resulted in an agreement with the seller for the City to include additional property in the purchase that would provide a buffer between city operations and future residential homes. The buffer area was intended to contain low impact uses that would have minimal to no impact on future homes adjacent to it. Such uses might include storage facilities and storm water retention that would have minimal activity.

To implement this plan to accommodate a location for proposed Well No. 17, relocation for the Animal Control Facility, the Public Works Yard, and create a buffer to future adjoining residential development, the City purchased approximately 19 acres at the southeast corner of Central and Filburn and created two parcels of city ownership, a 11.36-acre parcel immediately abutting the corner of Central and Filburn, and a 7.47-acre buffer parcel which fronts to Filburn.
PROJECT DESCRIPTION

The project is a combination of rezoning the City owned property at the southeast corner of Central and Filburn to a P-F Public Facilities zone and text amendments to four Zoning Code (ZC) sections, as described below. These text amendments are intended to provide additional tools in managing development within the buffer parcel portion of the City’s two parcels at Central and Filburn. The proposed changes are as follows:

1. Rezone 18.83 acres (APN 490-020-21, 22 & 23) from R-1-6 Single-Family Residential to P-F Public Facilities.

2. Amend 17.22.050 Table 2-1 Permitted Land Uses: Agriculture, Open Space and Public Facilities Zones to allow Mini Storage under the Services section as a permitted use in the P-F zone.

3. Amend 17.22.055 Table 2-2 General Development Standards Agriculture, Open Space and Public Facilities Zones to add a footnote stating Exceptions to setback requirements may be made on a case by case basis by the Community Development Director provided exceptions do not impact public health, safety or welfare. This footnote to apply to the P-F zone setbacks shown in the table.

4. Amend 17.40.140 Mini-Storage Facilities B. Development Standards as follows:
   2. The site shall be entirely paved except for structures and landscaping (vehicular storage areas may have alternative paving surfacing subject to city approval in industrial zones).
   13. The storage of vehicles including autos, boats and RVs may be permitted subject to approval of a conditional use permit pursuant to Chapter 17.52.

5. Amend 17.30.030 Fences and Walls A. Development Standards as follows:
   5. All fences and walls shall be subject to the height limitations described in Table 3-1, Fence and Wall Heights/Setbacks. The Community Development Director, through the site plan review process, may make exceptions to the height limitations as shown in Table 3-1, based on architectural design and compatibility of surrounding development.

The proposed Zone Change and Zoning Ordinance Text Amendments are shown in Exhibit A and Exhibit B of the attached resolution.
COMMENTS RECEIVED
No Comments were received

CEQA
A Mitigated Negative Declaration (IS/MND) was prepared for the Water System Improvement and Treatment Project which included the zoning action on the subject property. The MND was adopted by the Wasco City Council at their March 21, 2023 meeting.

CONCLUSION AND RECOMMENDATION
The rezoning is necessary to allow the development of the new well and city facilities discussed above. Staff believes the ZC text amendments are necessary to allow beneficial management of design and utilization of the buffer parcel to both protect the City’s investment in the potential relocation of city functions, as well as protection of the future development of the property adjoining to east as single-family homes.

Based on this evaluation staff recommends approval of the attached resolution.

ATTACHMENTS
Attachment 1 – Resolution 2023-0004
CITY OF WASCO PLANNING COMMISSION
RESOLUTION NO. 2023-0004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WASCO
RECOMMENDING APPROVAL OF ZONING ORDINANCE TEXT AMENDMENT AND
ZONE CHANGE 23-01

WHEREAS, the City of Wasco Community Development Department has
processed a request for approval of Zoning Ordinance Text Amendment 23-01 and
Zone Change 23-01, proposing Zoning Ordinance Text amendments and rezoning as
follows: 1) Request to amend Table 2-1 of Municipal Code Section 17.22.050 to allow
mini-storage as a permitted use in the P-F Public Facilities zone, 2) Request to amend
Table 2-2 of Municipal Code Section 17.22.055 to allow the Community Development
Director to make exceptions to setbacks for Public Facility zone uses on a case by case
basis, 3) Request to amend development standards under Municipal Code Section
17.40.140 Mini-Storage Facilities to allow alternative surfacing materials for vehicular
storage areas under Sub-section 2 and removal of Sub-section 13 requiring a CUP for
storage of autos, boats, and RVs, 4) Request to amend development standards under
Municipal Code Section 17.30.030 Fences and Walls Sub-section 5 to allow the
Community Development Director to make exceptions to height limitations as shown in
Table 3-1 on a case by case basis, and 5) Request to rezone City owned property at
the southeast corner of Central and Filburn Avenues from R-1-6 Single Family Residential
to P-F Public Facilities; and,

WHEREAS, the proposed Zoning Ordinance Text Amendments and Zone Change
are shown in Exhibit A and Exhibit B attached hereto; and,

WHEREAS, the parcels of said real property affected by this rezoning are APN
490-020-21, 22 & 23; and,

WHEREAS, said application has been made in the form and manner prescribed
by the City of Wasco Municipal Code and is on file with the Community Development
Department and reference is hereby made thereto for further particulars; and,

WHEREAS, the project actions have been addressed in a Mitigated Negative
Declaration which was prepared for the City’s Water System Improvement and
Treatment Project that was adopted by the City Council on March 21, 2023; and,

WHEREAS, the Planning Commission, through its clerk, did set Monday, April 10,
2023 at the hour of 6:00 p.m. in the Council Chambers at 746 8th Street, Wasco,
California as the time and place of a public hearing on the Zoning Ordinance Text
Amendments and Zone Change 23-01; and,

WHEREAS, notice of the public hearing was given in the manner provided in Title
17 of the Wasco Municipal Code; and
WHEREAS, said public hearing was duly and timely conducted, during which the proposal was explained by a representative of the Community Development Department and all persons desiring to were duly heard; and,

WHEREAS, the Commission has considered the report of the Community Development Department and all testimony presented during said public hearing, after which the public hearing was concluded.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Wasco that it hereby finds and determines as follows:

1. That all the foregoing recitals are true and correct.
2. The proposed Zoning Ordinance Text Amendments and Zone Change are consistent with the goals and policies in the City of Wasco General Plan;
3. This action is in compliance with the requirements of the California Environmental Quality Act (CEQA), this chapter, and other applicable codes and ordinances;
4. There will be no potentially significant negative impacts upon environmental quality and natural resources that could not be properly mitigated and monitored;
5. That the Commission hereby recommends that the City Council approve and adopt Zoning Ordinance Text Amendment 23-01 and Zone Change 23-01.

-o0o-
I HEREBY CERTIFY that the foregoing Resolution No. 23-0004 was passed and adopted by the Planning Commission of the City of Wasco at a regular meeting thereof held on April 10, 2023 by the following vote:

COMMISSION MEMBERS: CLENDENEN, PALLARES, RUEDA, SKEELS, TORRES
AYES: ________________________________________________________________
NOES: ________________________________________________________________
ABSTAIN: ________________________________________________________________
ABSENT: ________________________________________________________________

_______________________________
JOHN P. PALLARES,
CHAIR of the Planning
Commission of the City of Wasco

Attest:

YOLANDA TINAJERO
DEPUTY CITY CLERK
EXHIBIT A

Site with existing R-1-6 (Single Family Residential) Zoning

Site with proposed P-F (Public Facilities) Zoning
EXHIBIT B

17.22.050 Agriculture, open space and public facility zone uses.

A. The land uses allowed in each zoning district are listed in Table 2-1, together with the type of planning permit required for each use.

B. Allowable uses for each zone are established by letter designations as follows:

1. “P” represents permitted (allowed) uses;

2. “C” designates uses that are allowed with a conditional use permit (CUP);

3. “T” designates uses that require the approval of a temporary use permit (TUP); and

4. “---” designates uses that are not permitted in the zone.

Table 2-1. Permitted Land Uses: Agriculture, Open Space and Public Facilities Zones

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Allowable Uses By District</th>
<th>Specific Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>A-E</td>
<td>A-L</td>
</tr>
<tr>
<td><strong>SERVICES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Auditoriums</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Bed and breakfast inns</td>
<td>P</td>
<td>---</td>
</tr>
<tr>
<td>Bus, charter</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Christmas tree lot (temporary)</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Hospital – General medical/surgical</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Mini Storage</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Timber/firewood sales</td>
<td>C</td>
<td>---</td>
</tr>
<tr>
<td>Theater – Live performance</td>
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<td>---</td>
</tr>
<tr>
<td>Land Use Type</td>
<td>Allowable Uses By District</td>
<td>Specific Use Regulations</td>
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<tr>
<td></td>
<td>A-E</td>
<td>A-L</td>
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<tr>
<td>ACCESSORY USES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cargo containers (used as storage)</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Cafeteria</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Household pets (up to 6)</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Kiosk vendor (fixed location)</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Public restrooms/shelters</td>
<td>---</td>
<td>---</td>
</tr>
</tbody>
</table>

### Zoning District Symbols

<table>
<thead>
<tr>
<th>A-E</th>
<th>Exclusive Agricultural</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-L</td>
<td>Limited Agricultural</td>
</tr>
<tr>
<td>O-S</td>
<td>Parks, Recreation and Open Space</td>
</tr>
<tr>
<td>P-F</td>
<td>Public Facilities</td>
</tr>
</tbody>
</table>

#### Notes:

1. In conjunction with primary permitted use.

(Ord. 706 § 3 (Exh. A (part)), 2019).

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17.22.055  **Agriculture, open space and public facility zone development standards.**

New structures, alterations to existing structures, and any other improvements to properties in the Agriculture, Open Space and Public Facilities zones shall be designed, constructed, and/or established in compliance with the requirements in Table 2-2, Development Standards for Agriculture, Open Space, and Public Facilities Zones.

**Table 2-2. General Development Standards**  
**Agriculture, Open Space and Public Facilities Zones**

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>A-E</th>
<th>A-L</th>
<th>O-S</th>
<th>P-F</th>
<th>Additional Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Standards</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum lot area (acres)</td>
<td>40</td>
<td>2.5</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Maximum density</td>
<td>1 du/lot</td>
<td>1 du/lot</td>
<td>NA</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td><strong>Minimum Setbacks</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>25 ft.</td>
<td>25 ft.</td>
<td>25 ft.</td>
<td>15 ft.*</td>
<td></td>
</tr>
<tr>
<td>Side – Interior</td>
<td>15 ft.</td>
<td>5 ft.</td>
<td>5 ft.</td>
<td>5 ft.*</td>
<td></td>
</tr>
<tr>
<td>Side – Street</td>
<td>15 ft.</td>
<td>15 ft.</td>
<td>10 ft.</td>
<td>10 ft.*</td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td>15 ft.</td>
<td>15 ft.</td>
<td>15 ft.</td>
<td>15 ft.*</td>
<td></td>
</tr>
<tr>
<td>Rear – Through lot</td>
<td>25 ft.</td>
<td>25 ft.</td>
<td>25 ft.</td>
<td>15 ft.*</td>
<td></td>
</tr>
<tr>
<td>Minimum distance between main structures</td>
<td>10 ft.</td>
<td>10 ft.</td>
<td>10 ft.</td>
<td>10 ft.*</td>
<td></td>
</tr>
<tr>
<td>Minimum distance between main and accessory structures</td>
<td>6 ft.</td>
<td>6 ft.</td>
<td>6 ft.</td>
<td>6 ft.*</td>
<td></td>
</tr>
<tr>
<td>Minimum distance between residential and livestock structures</td>
<td>100 ft.</td>
<td>100 ft.</td>
<td>NA</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td><strong>Building Massing</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum height</td>
<td>35 ft.</td>
<td>35 ft.</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Maximum number of stories</td>
<td>3</td>
<td>3</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td><strong>Accessory Structures</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development Standard</td>
<td>A-E</td>
<td>A-L</td>
<td>O-S</td>
<td>P-F</td>
<td>Additional Requirements</td>
</tr>
<tr>
<td>----------------------</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>-------------------------</td>
</tr>
<tr>
<td>Setbacks</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Height</td>
<td>30 ft.</td>
<td>30 ft.</td>
<td>30 ft.</td>
<td>30 ft.</td>
<td></td>
</tr>
<tr>
<td>Stories</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>

*Exceptions to setback requirements may be made on a case by case basis by the Community Development Director provided exceptions do not impact public health, safety or welfare.

(Ord. 706 § 3 (Exh. A (part)), 2019).

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17.40.140  Mini-storage facilities.

A.  *Purpose and Applicability.* This section provides standards for mini-storage facilities. (*Mini-storage* means a structure containing separate storage spaces of varying sizes leased or rented on an individual basis.)

B.  *Development Standards.* Mini-storage facilities shall comply with all of the following:

1.  The minimum site area shall be twenty thousand square feet.

2.  The site shall be entirely paved, except for structures and landscaping (vehicular storage areas may have alternative paving surfacing subject to city approval in industrial zones only).

3.  All on-site lighting shall be energy efficient, stationary and directed away from adjoining properties and public rights-of-way.

4.  The site shall be completely enclosed within a six-foot high solid decorative masonry wall, except for points of ingress/egress (including emergency fire access) which shall be properly gated. The gates shall be maintained in good working order and shall remain closed except when in use.

5.  No business activity shall be conducted other than the rental of the storage spaces for inactive storage use.

6.  All storage shall be located within a fully enclosed structure(s).

7.  No flammable or otherwise hazardous materials shall be stored on site.

8.  Residential quarters for a manager or caretaker may be provided in the development.

9.  The development shall provide for two parking spaces for the manager/caretaker, and a minimum of two spaces located adjacent to or in a close proximity to the manager’s quarters for customer parking.

10. Aisle width shall be a minimum of twenty feet between buildings to provide unobstructed and safe circulation.

11. Trash receptacles shall be located on the premises in a quantity and manner approved by the city. The trash receptacle shall comply with adopted public works standards and be of sufficient size to accommodate the trash generated. The receptacles shall be screened from...
public view on at least three sides with gate access on the fourth side. All screening devices shall comply with city of Wasco improvement standards for bin enclosures.

12. Storage facilities located adjacent to residential districts shall have their hours of operation restricted to 7:00 a.m. to 9:00 p.m., Monday through Saturday and 9:00 a.m. to 9:00 p.m. on Sundays.

13. The storage of vehicles including autos, boats and RVs may be permitted subject to approval of a conditional use permit pursuant to Chapter 17.52. (Ord. 706 § 3 (Exh. A (part)), 2019).

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17.30.030  Fences and walls.

The following regulations apply to the construction and maintenance of fences and walls:

A.  Development Standards.

1. Fencing or wall materials, colors, textures and design of the fence or wall shall be compatible with on-site development and adjacent properties. The planning director, through the site plan review process, may make exceptions to the use of prohibited materials as shown in subsection (A)(7) of this section, based on architectural design and compatibility with surrounding development.

2. Fence or wall height shall be measured from the lowest adjacent grade to the uppermost part of the fence or wall except as allowed in subsection (A)(3) of this section.

3. Where there is a difference in grade between adjoining property boundaries, a fence or wall height shall be measured from the higher of the two adjoining property grades so that the higher property may still achieve a six-foot to seven-foot fence or wall height. Such condition may require the fence or wall to be combined with a retaining wall (See Figure 3-1).

4. Temporary construction fencing that is of a chain link or wire type may be allowed within the front and street side setback areas with the issuance of a temporary use permit.

5. All fences and walls shall be subject to the height limitations described in Table 3-1, Fence and Wall Heights/Setbacks. The Community Development Director, through the site plan review process, may make exceptions to the height limitations as shown in Table 3-1, based on architectural design and compatibility of surrounding development.

6. The corner lot street side setback for a fence or wall shall be three feet (See Table 3-1, Fence and Wall Heights/Setbacks).

7. Prohibited materials shall include:

   a. Razor or concertina wire in conjunction with a fence or wall.

   b. Barbed wire or electrified fence except in A-E or R-R zones for animal control.

   c. Chain link, except in the I-L (light industrial), I-H (heavy industrial), and C-S (service commercial) zone districts.