The City of Avenal Planning Commission
Special Regular Meeting Agenda
Wednesday, August 12, 2026, 6:00 P.M.
233 E Kings St, Avenal, CA 93204

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Planning Department's Office located at City Hall, 919 Skyline Blvd., Avenal, California, during normal business hours.

Planning Commissioners:
Braulio Zarate – Chairperson
Jose Barrera – Vice Chairperson
Amado Cervantes – Commissioner
Sergio Ramirez – Commissioner
Ericka Bonilla – Commissioner

Ex-Officio Officers / Staff
Alvaro Preciado – Mayor
Javier Andrade, City Engineer
Scott Davis, Public Works Director
Joshua McDonnell, Principal Planner 4Creeks
Teslla Ramirez, Assistant Planner 4Creeks
Maria Ortiz, City Clerk/Community Development Coordinator
Moses Diaz, City Attorney

Last Resolution: 2026-02

AGENDA

1. **CALL TO ORDER:** Chairperson Braulio Zarate

2. **PUBLIC COMMENT/ ANNOUNCEMENTS/ UNSCHEDULED APPEARANCES:**
   Any person may directly address the Planning Commission at this time on items on the agenda or on any other items of interest to the public within the subject matter jurisdiction of the Planning Commission. State Law prohibits any member of the Commission from commenting on or acting on matter not on the agenda. Comment limited to three (3) minutes per person.

3. **PUBLIC HEARINGS:**
   A. Consider Zoning Text Amendment (ZTA)/ Conditional Use Permit (CUP) 2026-02 to Allow Used Automobile Sales Lots within the Community Commercial (CC) Zoning District:
      - Staff Report
      - Public Hearing
      - Approve Resolution (Resolution 2026-03)

   B. Conditional Use Permit (CUP 2026-03) for the new construction of a Taco Bell restaurant location with a drive-thru in the Community Commercial (C-C) zone district.
      - Staff Report
      - Public Hearing
      - Approve Resolution (Resolution 2026-04)

4. **OLD BUSINESS:**
   A. None.

5. **NEW BUSINESS:**
   A. General Plan Consistency Finding for the School District acquisition: Joshua McDonnell, Principal Planner 4Creeks

6. **ECONOMIC DEVELOPMENT OVERSIGHT COMMITTEE COMMENTS:**
NONE

9. **CORRESPONDENCE/ANNOUNCEMENTS/CLOSING COMMENTS:**
   A. Upcoming/Future Agenda Items to be considered.
   B. Planning Commissioners Comments
   C. Staff Comments / Correspondence

10. **ADJOURNMENT – NEXT MEETING: September 1, 2026.**

1) In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office (559) 386-5766. Avenal Theater & Event Center, 233 East Kings Street Avenal, CA 93204. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.02.35.1044 AA Title II].
2) Materials related to an item on this Agenda submitted to the [Commission] after distribution of the agenda packet are available for public inspection in the [City Clerks] office at 919 Skyline Blvd., Avenal, CA 93204 during normal business hours.

I certify this Agenda of the City of Avenal Planning Commission is to be posted at the following locations: 1) City Council Chambers, Avenal Theater 233 E. Kings St.; 2) City Hall, 919 Skyline Blvd.; 3) Aftermath Gym, 600 Skyline Blvd.; and 4) T&T Market, 801 Skyline Blvd. Avenal CA 93204 on, August 10, 2026.

/s/ Karla Curiel
Karla Curiel, Deputy City Clerk

SPECIAL AVENAL PLANNING COMMISSION MEETING
AVENAL THEATER: 233 E. KINGS STREET AVENAL, CA
Wednesday, May 13, 2026
6:00 P.M.

MINUTES

1. **CALL TO ORDER:** Maria Ortiz, City Clerk called the meeting to order at 6:00 p.m.

Commissioners Present: Braulio Zarate, Jose Barrera, Amado Cervantes, Erika Bonilla.

Commissioners Absent: Sergio Ramirez.

Staff Present: City Manager Antony Lopez, City Clerk Maria Ortiz, via zoom: City Attorney Moses Diaz, Joshua McDonnell, Principal Planner 4Creeks.

2. **CALL TO ORDER:** The meeting was called to order by Maria Ortiz, City Clerk at 6:00 p.m.

ADMINISTER THE OATH OF OFFICE: City Clerk Administered the Oath of office to the following: **Braulio Zarate & Erika Bonilla** and welcomed them to the Planning Commission.

3. **REORGANIZATION OF PLANNING COMMISSION:**
   A. The Commission shall:
      - City Clerk open nominations for Chairperson - Appoint a chairperson.

City Clerk Ortiz opened nominations for a chairperson Commissioner Cervantes nominated Braulio Zarate for Chairperson, seconded by Commissioner Bonilla. Motion carried. Commissioner Cervantes motioned to close nominations. Motion carried. **Roll Call Vote**: **Cervates-Yes, Bonilla-Yes, Barrera-Yes, Zarate-Yes and Ramirez-Absent,**

City Clerk Ortiz presented Chair Zarate with the gavel and turned the meeting over to him. Chair Zarate opened nominations for Vice-Chairperson.

- Chairperson open nominations for Vice-Chairperson - Appoint a Vice-Chairperson.

Chair Zarate nominated Jose Barrera for Vice-Chairperson, seconded by Commissioner Cervantes. Motion carried. Commissioner Bonilla motioned to close nominations and nominations were closed.

Roll Call Vote: **Zarate-Yes, Cervates-Yes, Bonilla-Yes, Barrera-Yes, and Ramirez-Absent,**

4. **APPROVAL OF MINUTES:** April 7, 2025 (Discussion/Action).

Vice-Chair Barrera motioned to approve the minutes as submitted, seconded by Commissioner Cervantes. Motion carried.

Roll Call Vote: Barrera-Yes, Cervantes-Yes, Bonilla-Yes, Zarate-Yes, Ramirez-Absent.

City Attorney Diaz reminded the newly appointed commissioners to complete and file their Form 700 Statements of Economic Interests with the City Clerk.

5. **PUBLIC COMMENT/ ANNOUNCEMENTS/ UNSCHEDULED APPEARANCES:** No Public Comments were offered 6:08 p.m.

6. PUBLIC HEARINGS:

A. Consider Adoption of Housing Element:
   - Staff Report: Joshua McDonnell, Principal Planner 4Creeks
   - Public Hearing
   - Approval Resolution (2026-01): Discussion/Action.

Joshua McDonnell, Principal Planner 4Creeks presented the staff report and PowerPoint presentation regarding General Plan Amendment (GPA) No. 2026-01 for adoption of the 2024–2032 Housing Element Update. The Housing Element is a required element of the City's General Plan and establishes policies and programs to address the housing needs of all income levels within the community.

Staff explained that the City of Avenal partnered with Kings County and the Cities of Corcoran and Hanford in preparation of a multi-jurisdictional Housing Element. The presentation included an overview of the Housing Element chapters, including the Housing Needs Assessment, Resources and Opportunities, Constraints, Housing Plan, and Fair Housing Analysis.

The Commission reviewed demographic and housing trends, including population growth, household income data, and housing conditions. Staff reported that Avenal is required to accommodate 277 housing units through the 2024–2032 Regional Housing Needs Allocation (RHNA) cycle. The City's land inventory was reported to have capacity for approximately 1,822 units, exceeding the RHNA requirement.

Staff discussed key housing programs and implementation measures, including future amendments to the Zoning Ordinance to comply with State law concerning Accessory Dwelling Units (ADUs), Density Bonus requirements, farmworker housing, emergency shelters, and supportive housing regulations. Additional discussion included programs supporting affordable housing development, infrastructure improvements, and regional collaboration efforts.

The presentation also included discussion of Affirmatively Furthering Fair Housing (AFFH) requirements, housing opportunity goals, and programs intended to improve housing availability, affordability, and equity throughout the community.

Staff stated that the proposed Housing Element Update is exempt from CEQA review pursuant to CEQA Guidelines Section 15061(b)(3), as the project consists of technical policy changes that would not result in significant environmental impacts. Staff recommends approving Resolution No. 2026-01 recommending that the City Council approve General Plan Amendment No. 2026-01 and adopt the 2024–2032 Housing Element into the Avenal General Plan.

Chair Zarate opened the public hearing 6:08 p.m.

City Manager Antony Lopez addressed the Planning Commission regarding the continued Housing Element item and provided an overview of the City's ongoing efforts to achieve State Housing Element compliance. He explained that the item was continued due to timing and noticing requirements under the Brown Act, as the finalized materials were not available in time for proper public distribution. Mr. Lopez emphasized the importance of ensuring transparency and maintaining the integrity of the public review process.

Mr. Lopez discussed the significant challenges the City of Avenal faces in addressing housing needs, including limited staffing, financial constraints, aging infrastructure, and the community's economic conditions. He noted that many residents face affordability hardships and that the City continues working to identify realistic opportunities for housing growth while balancing water, sewer, and infrastructure capacity limitations.

He further explained that the city has been working closely with consultants and State agencies to revise and strengthen the Housing Element in response to State comments. Mr. Lopez acknowledged the amount of time and effort invested by City staff and consultants throughout the compliance process and stated that the City remains committed to moving the Housing Element forward as quickly as possible.

Mr. Lopez also referenced future development opportunities, including the anticipated Cielito Lindo Phase-III residential expansion by Panda Kaola, as part of the City's long-term strategy to increase housing availability. He emphasized that the City depends heavily on partnerships with private developers and external funding opportunities to support new housing production, as local resources alone are insufficient to meet the community's housing demand.

In closing, Mr. Lopez encouraged continued cooperation and public engagement throughout the process and expressed appreciation to the Planning Commission, staff, consultants, and community members for their ongoing participation and support. Also, as a resident and staff recommend approval of the Housing Element.

Chair Zarate Closed the Public Hearing at 6:18 p.m. City Clerk Ortiz stated that no written comments had been received.

RESOLUTION NO. 2026-01: GENERAL PLAN AMENDMENT NUMBER 2026-01 OF THE AVENAL GENERAL PLAN FOR ADOPTION OF THE 6TH CYCLE HOUSING UPDATE. Vice Chair Barrera made motion to approve resolution 2026-01 with all findings, seconded by Commissioner Bonilla and motion carried.

ROLL CALL VOTE:
AYES: **Barrera, Bonilla, Cervantes, Zarate.**
NOES: **None.**
ABSENT: **Ramirez.**
ABSTAIN: **None.**

B. Consider Zone Text Amendment /Conditional Use Permit (CUP) 2026-01:
   - Staff Report: Teslla Ramirez, Assistant Planner 4Creeks
   - Public Hearing
   - Approval Resolution (2026-02) Discussion/Action.

Joshua McDonnell, Principal Planner 4Creeks present report regarding a request for a Zoning Text Amendment and Conditional Use Permit for development of an off-site parking facility on approximately ±0.75 acres located at the southwest corner of East Tulare Street and South Second Avenue. The proposed project would support parking demand for the nearby Aria Community Health Center.

Staff explained that the Zoning Text Amendment would modify the Avenal Municipal Code to allow "Parking Facility, Off-Site" uses within the Community Commercial (CC) zoning district subject to approval of a Conditional Use Permit. The Conditional Use Permit included development of a 64-space parking facility with covered parking, landscaping, pedestrian pathways, EV-capable spaces, and related site improvements.

Staff stated the project site is currently vacant and consists of four adjoining parcels located at 700 South Second Avenue. The proposed parking facility was found to be compatible with surrounding commercial, and community-serving uses and would provide additional parking opportunities for patients, staff, and visitors of the Aria Community Health Center.

Staff further explained that the Planning Commission serves as the recommending body for the Zoning Text Amendment and review authority for the Conditional Use Permit. Required findings for approval were reviewed, and staff determined the project was consistent with the Avenal General Plan and Municipal Code

and would not be detrimental to the public health, safety, or welfare. Environmental review findings were also presented. Staff stated the Zoning Text Amendment was exempt from CEQA pursuant to Section 15061(b)(3) ("Common Sense" Exemption), and the Conditional Use Permit was exempt pursuant to CEQA Guidelines Section 15332 (Class 32 – In-Fill Development Projects).

Staff noted the project had been routed to applicable City departments and agencies, including Engineering, Building, Public Works, Fire, Caltrans, and PG&E, and that conditions of approval were incorporated into Resolution No. 2026-02.
Following discussion and public hearing, the Planning Commission considered Resolution No. 2026-02 recommending City Council approval of Zoning Text Amendment No. 2026-01 and approving Conditional Use Permit No. 2026-01, subject to conditions of approval and City Council approval of the Zoning Text Amendment.

Chair Zarate opened Public Hearing for Zone Text Amendment /Conditional Use Permit (CUP) 2026-01 at 6:44 p.m.

Chair Zarate Closed Public Hearing for Zone Text Amendment /Conditional Use Permit (CUP) 2026-01 at 6:45 p.m. with no comments from the public. City Clerk Ortiz mentioned that there were no written comments submitted.

RESOLUTION NO. 2026-02: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AVENAL APPROVING CONDITIONAL USE PERMIT (CUP) 2025-01 AND RELATED ENVIRONMENTAL FINDINGS RELATED TO A REQUEST TO ESTABLISH A COMMUNITY GARDEN ON AV ACANT PARCEL THAT IS LOCATED WITHIN THE COMMUNITY COMMERCIAL LAND USE DESIGNATION AND THE CC ZONE DISTRICT. Vice Chair Barrera motioned to approve Resolution 2026-02 recommending City Council approval of Zoning Text Amendment No. 2026-01 and approving Conditional Use Permit No. 2026-01, subject to conditions of approval and City Council approval of the Zoning Text Amendment and motion carried.

ROLL CALL VOTE:
AYES: **Barrera, Cervantes, Bonilla, Zarate.**
NOES: **None.**
ABSENT: **Ramirez.**
ABSTAIN: **None.**

7. **OLD BUSINESS: NONE.**
8. **NEW BUSINESS: NONE**

9. **ECONOMIC DEVELOPMENT OVERSIGHT COMMITTEE COMMENTS: NONE**

10. **CORRESPONDENCE/ANNOUNCEMENTS/CLOSONG COMMENTS:**
    A. Upcoming/Future Agenda Items: none.
    B. Planning Commission Comments: Welcomed new Planning Commissioners.

11. **ADJOURNMENT**

There being no further business the meeting was adjourned at 6:48 p.m.

Respectfully submitted.

Maria Ortiz, Secretary

A V E N A L P L A N I N G C O M M I S S I O N

S T A F F R E P O R T

Date: August 12, 2026
To: Avenal Planning Commission
From: Josh McDonnell, Planning Consultant
Teslla Ramirez, Planning Consultant
Subject: Zoning Text Amendment No. 2026-02 and Conditional Use Permit No. 2026-02 (ZTA/CUP 2026-02) and related environmental finding for the establishment of a used automobile sales business at 203 East Tulare Street (APN: 040-201-011).

SUMMARY/ RECOMMENDTIAONS:
ZTA/CUP 2026-02 proposes a Zoning Text Amendment to Title 9 (Zoning Ordinance) of the Avenal Municipal Code and a Conditional Use Permit for the establishment of a used automobile sales lot on approximately ±0.43 acres located at 203 East Tulare Street (APN: 040-201-011) within the Community Commercial (CC) zoning district.

Under the current provisions of Table 9.08.030-1 of the Avenal Municipal Code, "Automobile and pick-up sales, used only" is not a permitted or conditionally permitted use within the Community Commercial (CC) zoning district. Therefore, the applicant has submitted a Zoning Text Amendment to amend the City's Zoning Ordinance and establish the use as a conditionally permitted use within the CC district.

The Conditional Use Permit proposes the establishment of a used automobile sales lot on a property formerly occupied by an air conditioning and heating service and repair. The Conditional Use Permit is contingent upon City Council approval of Zoning Text Amendment No. 2026-02.

It is recommended that the Planning Commission take the following actions:

1) Ask the City Planner to deliver the staff report;
2) Ask any questions of staff regarding the project;
3) Open the hearing to the public and ask for any public testimony;
4) Ask for a motion to approve ZTA/CUP 2026-02 by adopting **Resolution No. 2026-03** which:
   a) Recommends Approval (to the City Council) of **Zoning Text Amendment No. 2026-02** and the related environmental finding; and
   b) Approves Conditional Use Permit **(CUP) No. 2026-02** to establish a used automobile sales business on the subject property, contingent upon City Council approval of **Zoning Text Amendment No. 2026-02.**

BACKGROUND:

Ruben Maldonado of Avenal Auto Sales submitted applications for Zoning Text Amendment No. 2026-02 and Conditional Use Permit No. 2026-02 to establish a used automobile sales business at 203 East Tulare Street (APN: 040-201-011).

The subject site consists of approximately ±0.43 acres and is located within the Community Commercial (CC) zoning district. The property is developed with an existing steel commercial building, covered parking, and associated paved areas. The site was previously occupied by an air conditioning and heating service and repair business and is currently unoccupied.

The subject site is neighbored primarily by community commercial uses to the east and west, with the Downtown Commercial corridor to the north across the alleyway and an existing single-family residence to the south across the street, as shown below in Table 1.

TABLE 1: SURRONDING LAND USES

	Land Use Designation & Zoning	Existing Land Use
North:	Downtown Commercial	Downtown Commercial Strip.
East:	Community Commercial	Avenal Lube & Tire/Avenal Towing.
South:	Community Commercial	Existing Single-family Residence.
West:	Community Commercial	Aria Community Health Rear Parking Lot.

PROPOSAL AND ANALYSIS:

Zoning Text Amendment (ZTA) 2026-02 requests an amendment to Title 9 (Zoning Ordinance) of the Avenal Municipal Code to establish "Automobile and pick-up sales, used only" as a conditionally permitted use within the Community Commercial (CC) zoning district. The proposed use is not currently identified as a permitted or conditionally permitted use within the Community Commercial (CC) zoning district. Conditional Use Permit (CUP) 2026-02 was concurrently submitted to request approval for the establishment of a used automobile sales business at 203 East Tulare Street.

If recommended for approval by the Planning Commission, the proposed Zoning Text Amendment will be forwarded to the City Council for final consideration. The related Conditional Use Permit would become effective upon City Council approval of the associated Zoning Text Amendment.

Zoning Text Amendment

Avenal Municipal Code (AMC) Chapter 9.84 regulates amendments to the City's Zoning Ordinance. Pursuant to AMC Chapter 9.84, the Planning Commission serves as the recommending body for Zoning Text Amendments, with final action taken by the City Council.

ZTA 2026-02 proposes an amendment to Table 9.08.030-1 (Commercial, Office, and Industrial Zones Land Use Table) of Title 9 (Zoning Ordinance) of the Avenal Municipal Code to allow "Automobile and pick-up sales, used only" uses within the Community Commercial (CC) zoning district subject to approval of a Conditional Use Permit.

Under the current provisions of Table 9.08.030-1, "Automobile and pick-up sales, used only" uses are not permitted within the Community Commercial (CC) zoning district. Therefore, the proposed amendment would modify Line I5 of the Land Use Table to allow the use subject to approval of a Conditional Use Permit. See attached **Exhibit A** for the proposed amendment to Table 9.08.030-1 of the Avenal Municipal Code.

As proposed, the amendment would establish a review process through the Conditional Use Permit process to ensure future "Automobile and pick-up sales, used only" uses are appropriately located, designed, and compatible with surrounding development.

Staff reviewed the proposed amendment and finds that establishing "Automobile and pick-up sales, used only" as a conditionally permitted use, rather than permitting the use outright, ensures that future proposals remain subject to discretionary review. The proposed amendment would require Conditional Use Permit approval for future requests, allowing the Planning Commission to evaluate each proposal based on its site-specific characteristics, operational characteristics, and compatibility with surrounding land uses.

Conditional Use Permit

Avenal Municipal Code (AMC) Chapter 9.80 regulates Conditional Use Permits within the City of Avenal. Pursuant to AMC Chapter 9.80 and Chapter 9.70, the Planning Commission serves as the review authority for Conditional Use Permit applications within city limits.

CUP 2026-02 is a request to establish a used automobile sales business on the currently unoccupied property located at 203 East Tulare Street. The Conditional Use Permit would authorize the proposed land use, which is limited to the retail sale of used automobiles. The applicant has indicated that no vehicle repair or maintenance will occur on-site and that vehicle transportation will be conducted by third-party auto carriers.

Staff reviewed the proposed Conditional Use Permit and determined the proposed used automobile sales business is compatible with the surrounding commercial and community-serving development pattern. The proposed operation is limited to the retail sale of used automobiles, with no vehicle repair or maintenance occurring on-site.

Findings for Zoning Text Amendment and Conditional Use Permit Applications:
Pursuant to AMC Sections 9.84.030 and 9.80.040, specific findings must be made prior to approval of a Zoning Text Amendment and Conditional Use Permit. Staff reviewed ZTA/CUP 2026-02 and determined the proposed project is consistent with the Avenal General Plan and Avenal Municipal Code, compatible with surrounding land uses, and would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.

Staff determined all required findings can be made and attached the findings as **Exhibit B.**

NOTICE OF PLANNING COMMISSION HEARING

On or before July 14, 2026, a Notice of Public Hearing was published in the paper of record. At the time this staff report was written, no comments had been received.

ENVIRONMENTAL FINDINGS

ZTA 2026-02 is exempt from review for environmental impacts as a “common sense” exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines because the proposed Zoning Text Amendment does not authorize physical development and it can be seen with certainty that there is no possibility the amendment would have a significant effect on the environment. Any future development proposals would remain subject to separate discretionary review and environmental analysis, as applicable.

CUP 2026-02 is categorically exempt from CEQA pursuant to Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines. The proposed project consists of the establishment of a used automobile sales business on an existing developed commercial property involving negligible or no expansion of the existing or former use. The project utilizes an existing commercial site and does not authorize substantial physical alterations beyond those that may be separately reviewed and permitted, as applicable.

AGENCY AND DEPARTMENTAL REVIEW

ZTA/CUP 2026-02 was routed to applicable City departments and agencies for review and comment, including Engineering, Public Works Department, Building Department, and utility providers, as applicable. Comments received during the routing process have been incorporated into the Conditions of Approval.

CONCLUSION

Staff reviewed ZTA/CUP 2026-02 for consistency with the Avenal Municipal Code and General Plan. Based on the analysis provided within this staff report, Staff determined the proposed Zoning Text Amendment and Conditional Use Permit are appropriate for the subject site and surrounding area and that all required findings can be made.

Therefore, Staff recommends the Planning Commission recommend approval of ZTA 2026-02 to the City Council and approve CUP 2026-02, subject to approval of the associated Zoning Text Amendment.

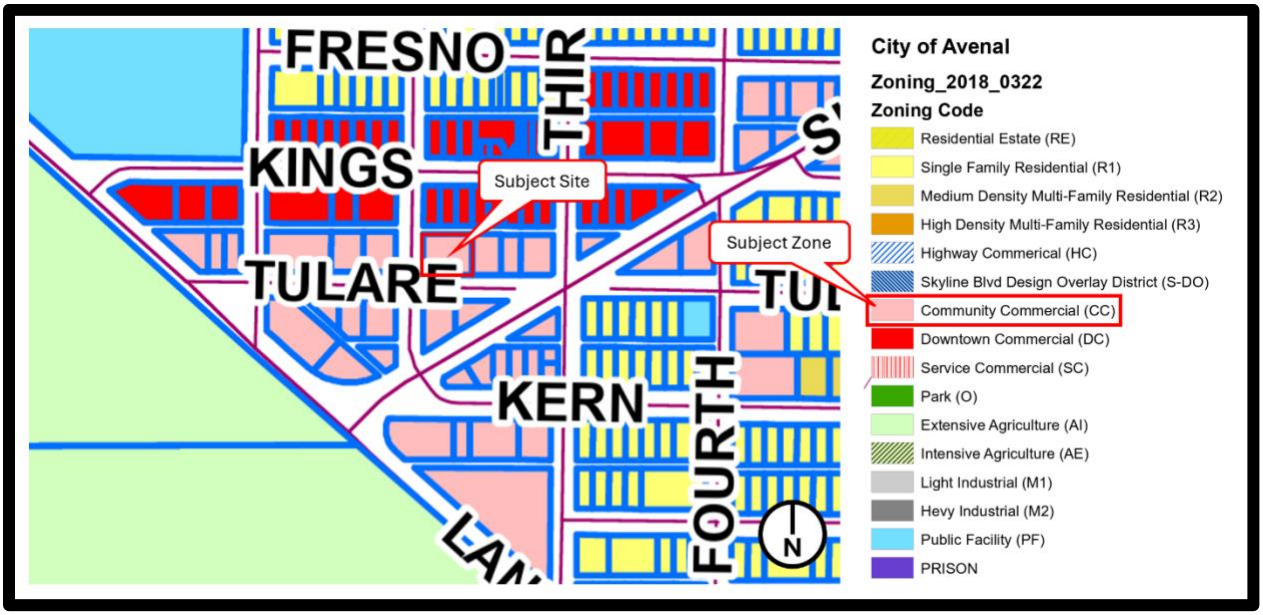
EXHIBITS

A. Proposed Amendment to Table 9.08.030-1
B. Required Findings for **Zoning Text Amendment (ZTA) No. 2026-02** and **Conditional Use Permit (CUP) No. 2026-02**
C. Operational Statement
D. Site Plan
E. Resolution No. 2026-03

PROJECT LOCATION MAP:



ZONING MAP:


FRESNO
KINGS
TULARE
KERN
FOURTH
Subject Site
Subject Zone
N
City of Avenal
Zoning_2018_0322
Zoning Code
Residential Estate (RE)
Single Family Residential (R1)
Medium Density Multi-Family Residential (R2)
High Density Multi-Family Residential (R3)
Highway Commerical (HC)
Skyline Blvd Design Overlay District (S-DO)
Community Commercial (CC)
Downtown Commercial (DC)
Service Commercial (SC)
Park (O)
Extensive Agriculture (AI)
Intensive Agriculture (AE)
Light Industrial (M1)
Hevy Industrial (M2)
Public Facility (PF)
PRISON

BEFORE THE PLANNING COMMISSION OF THE CITY OF AVENAL

IN THE MATTER OF:	**RESOLUTION 2026-03**
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AVENAL RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING TEXT AMENDMENT NO. 2026-02 AND THE RELATED ENVIRONMENTAL FINDING AND APPROVING CONDITIONAL USE PERMIT NO. 2026-02 FOR THE ESTABLISHMENT OF A USED AUTOMOBILE SALES BUSINESS AT 203 EAST TULARE STREET (APN 040-201-011).	

WHEREAS, Ruben Maldonado of Avenal Auto Sales submitted applications for Zoning Text Amendment No. 2026-02 ("ZTA 2026-02") and Conditional Use Permit No. 2026-02 ("CUP 2026-02") pertaining to approximately ±0.43 acres located at 203 East Tulare Street (APN 040-201-011) within the Community Commercial (CC) zoning district; and

WHEREAS, the subject property is identified as Assessor Parcel Number (APN) 040-201-011, commonly known as 203 East Tulare Street; and

WHEREAS, ZTA 2026-02 proposes an amendment to Table 9.08.030-1 of the Avenal Municipal Code to establish "Automobile and pick-up sales, used only" as a conditionally permitted use within the Community Commercial (CC) zoning district, subject to approval of a Conditional Use Permit; and

WHEREAS, CUP 2026-02 requests approval to establish a used automobile sales business on the subject property; and

WHEREAS, pursuant to AMC Section 9.70.070, the Planning Commission serves as the advisory body for Zoning Text Amendments and the review authority for Conditional Use Permits within city limits; and

WHEREAS, under the current provisions of Table 9.08.030-1 of the Avenal Municipal Code, "Automobile and pick-up sales, used only" is not identified as a permitted or conditionally permitted use within the Community Commercial (CC) zoning district and therefore requires approval of ZTA 2026-02 before CUP 2026-02 may become effective; and

WHEREAS, staff reviewed ZTA/CUP 2026-02 in accordance with the requirements of the Avenal Municipal Code and Avenal General Plan and determined the proposed project is

consistent with the applicable provisions of the Avenal Municipal Code and Avenal General Plan; and

WHEREAS, the Planning Commission reviewed the required findings for approval pursuant to AMC Sections 9.84.030 and 9.80.040 and determined all required findings can be made for ZTA/CUP 2026-02; and

WHEREAS, public hearing notice was given in accordance with AMC Section 9.70.100 and applicable State law twenty (20) days prior to the Planning Commission hearing date; and

WHEREAS, in accordance with AMC Chapter 9.70, the Planning Commission held a duly noticed public hearing at which the Commission received a staff report and related information and considered public testimony regarding ZTA/CUP 2026-02; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), ZTA 2026-02 is exempt pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption), and CUP 2026-02 is categorically exempt pursuant to CEQA Guidelines Section 15301 (Class 1 – Existing Facilities).

NOW THEREFORE BE IT RESOLVED, that the Planning Commission finds Zoning Text Amendment No. 2026-02 exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption), and further finds Conditional Use Permit No. 2026-02 categorically exempt pursuant to CEQA Guidelines Section 15301 (Class 1 – Existing Facilities).

BE IT FURTHER RESOLVED, that the following additional findings associated with ZTA 2026-02 and CUP 2026-02 are made:

1. The Planning Commission finds the foregoing recitals to be true, correct, and incorporated herein.
2. The Planning Commission finds ZTA/CUP 2026-02 satisfies the required findings for approval as identified in Sections 9.84 and 9.80 of the Avenal Municipal Code and as outlined in the Staff Report dated August 12, 2026.
3. The Planning Commission finds ZTA 2026-02 satisfies the required findings for approval pursuant to AMC Section 9.84.030 in that:
    a) The amendment is internally consistent with the goals, objectives, and policies of the General Plan and this title.
    b) The amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.
    c) The amendment would maintain the appropriate balance of land uses within Avenal.
    d) The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

e) The proposed amendment will not have a significant impact on the environment.

4. The Planning Commission finds CUP 2026-02 satisfies the required findings for approval pursuant to AMC Section 9.80.040 in that:
   a) The proposed use will comply with the purpose and objectives of this title and the purposes of the district in which the subject site is located.
   b) The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located.
   c) The site for the proposed use is adequate in size, shape, and location to accommodate the use and district for which it is proposed.
   d) The proposed use is consistent with the General Plan.
   e) The proposed use will not have a significant impact on the environment.
   f) The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience, or welfare of Avenal or materially injurious to properties or improvements in the vicinity, and that any incompatible impacts of the proposed use are mitigated by conditions of approval.
5. Conditional Use Permit No. 2026-02 shall not become effective unless and until Zoning Text Amendment No. 2026-02 is approved and becomes effective by action of the Avenal City Council.

BE IT FURTHER RESOLVED, that the Planning Commission hereby recommends the Avenal City Council approve Zoning Text Amendment No. 2026-02 and approves Conditional Use Permit No. 2026-02, subject to the following conditions and further subject to approval of Zoning Text Amendment No. 2026-02 by the Avenal City Council:

Building:

1. No comment from Building if no vehicle repair is done. Any alterations will require permits and will require accessibility (ADA) improvements.

Planning:

1. The project shall comply with all applicable provisions of the Avenal Municipal Code, including development standards of the Community Commercial (CC) zoning district.
2. Any proposed signage shall comply with the City of Avenal Sign Ordinance and shall require a separate sign permit.
3. The project site shall be maintained in a clean and orderly condition at all times.
4. All construction and site improvements shall comply with applicable California Building Code, California Electrical Code, accessibility requirements, and other applicable state and local regulations.

UPON MOTION OF COMMISIONER_____, SECONDED BY COMMISIONER_____, THE FOLLOWING WAS PASSED AND APPROVED BY THE PLANNING COMMISION AT AN OFFICIAL MEETING HELD ON **AUGUST 12, 2026**, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____ ATTEST: _____

Braulio Zarate, Chairperson
CITY OF AVENAL

MARIA A. ORTIZ,
City Clerk
CITY OF AVENAL

Table 9.08.030-1
Commercial, Office, and Industrial Zones Land Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	Agricultural Zones		Commercial and Mixed-Use Zones				Industrial, Public, and Open Space Zones				Specific Land Use Standards (See identified Section)
		A-I	A-E	C-C	C-D	C-S	C-H	M-1	M-2	PF	O	
H18	Residential dwelling located in same building with office or commercial use			P	P	P						
H19	Single-family dwelling, attached	P	P									
H20	Single-family dwelling, detached	P	P									
H21	Single-room occupancy (SRO)	P	P	C	C	C	C					
H22	Supportive housing	P	P	C								
H23	Transitional housing	P	P	C								
	Retail Uses											
I1	Adult entertainment establishment					A	A	A	A			9.62
I2	Auction or sales house					P	P	P	C			
I3	Auction or sales yard		C			C		C	C			
I4	Automobile and pick-up sales, new and used					C	C	C	C			9.60.070
I5	Automobile and pick-up sales, used only			C		C	C	C	C			9.60.070

EXHIBIT B

Required Findings for Zoning Text Amendment No. 2026-02 and Conditional Use Permit No. 2026-02

FINDINGS FOR ZONING TEXT AMENDMENTS – 9.84.030

1. The amendment is internally consistent with the goals, objectives, and policies of the General Plan and this title.
The proposed amendment is internally consistent with the goals, objectives, and policies of the Avenal General Plan and Title 9 (Zoning Ordinance) of the Avenal Municipal Code. The amendment establishes "Automobile and pick-up sales, used only" as a conditionally permitted use within the Community Commercial (CC) zoning district while continuing to require review through the Conditional Use Permit process, ensuring future requests remain subject to discretionary review and applicable development standards.

2. The amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.
The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community in that additional automotive retail facilities would remain subject to Conditional Use Permit review and applicable development standards of the Avenal Municipal Code.

3. The amendment would maintain the appropriate balance of land uses within Avenal.
The proposed amendment would maintain the appropriate balance of land uses within Avenal because the amendment pertains to a use which is a.) not presently in net-positive demand within the community, b.) is in many instances existing non-conforming in other parts of the Community Commercial (CC) zoning district, and c.) subject to Conditional Use Permit review.

4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.
The anticipated used automobile sales lot is substantially compatible with surrounding commercial, and community-serving uses in the area and would be supported by neighboring automotive service uses.

5. The proposed amendment will not have a significant impact on the environment.
The proposed amendment has been reviewed in accordance with CEQA and determined exempt pursuant to Section 15061(b)(3) (“Common Sense” Exemption) of the CEQA Guidelines because the amendment itself does not authorize physical development and it can be seen with certainty that there is no possibility the amendment would have a significant effect on the environment.

FINDINGS FOR CONDITIONAL USE PERMITS – 9.80.040

1. The proposed use will comply with the purpose and objectives of this title and the purposes of the district in which the subject site is located.
The proposed used automobile sales business complies with the purpose and objectives of Title 9 (Zoning Ordinance) by promoting the orderly use of an existing commercially developed property for a commercial retail use. The proposed use is consistent with the commercial development pattern of the Community Commercial (CC) zoning district and applicable provisions of the Avenal Municipal Code.

2. The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located.
The proposed used automobile sales business is compatible with the surrounding commercial development pattern. The subject property is bordered primarily by commercial uses, including downtown commercial and automotive-related businesses, and the proposed operation is limited to the retail sale of used automobiles with no vehicle repair or maintenance occurring on-site.

3. The site for the proposed use is adequate in size, shape, and location to accommodate the use and district for which it is proposed.
The subject site is adequate in size, shape, and location to accommodate the proposed used automotive sales business in that the site is capable of accommodating both covered and uncovered inventory presentations, indoor office space, and alley-loaded access for more elaborate or time-consuming inventory deliveries.

4. The proposed use is consistent with the General Plan.
The proposed used automobile sales business is consistent with the Avenal General Plan given that the project would support existing commercial and community-serving uses within the Community Commercial zoning district while utilizing a presently vacant commercial site within city limits.

5. The proposed use will not have a significant impact on the environment.
The proposed project has been reviewed in accordance with the California Environmental Quality Act (CEQA) and determined to be categorically exempt pursuant to Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines. The project consists of the establishment of a used automobile sales business on an existing commercially developed property involving negligible or no expansion of the existing or former use.

6. The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience, or welfare of Avenal or materially injurious to properties or improvements in the vicinity, and that any incompatible impacts of the proposed use are mitigated by conditions of approval.
The proposed used automobile sales business would not be detrimental to the public interest, health, safety, convenience, or welfare of the community, nor materially injurious to surrounding properties or improvements. The proposed operation is limited to the retail sale of used automobiles, with no vehicle repair or maintenance occurring

on-site. The project will remain subject to the recommended Conditions of Approval to ensure continued compatibility with surrounding land uses and compliance with applicable City standards.

To Whom It May Concern:

This letter is to provide further insight of our business. The purpose of Avenal Auto Sales is to provide quality vehicles at a fair price for buyers. The business will focus on the sales of used vehicles, including cars, trucks, vans, SUVs and commercial/fleet vehicles. In the future, this operation may also provide brokerage services. The business will operate Monday through Friday from 8:00 AM to 5:00 PM. The site will be closed on the weekend.

The site at 203 E Tulare St is currently vacant. It is not being inhabited by any business and is only being used for storage by the current owners. An average of one to two customers per day is expected at the site. Most sales and customer inquiries will be handled by phone and over the internet, so foot traffic will remain minimal. No employees will be needed. At the beginning of the business, only the owners will be on site for sales and any service that needs to be provided. No service or delivery vehicles will be involved. Vehicles will be delivered through a transport company. No hazardous waste will be produced. The business will strictly involve the purchase and sale of used vehicles with no repairs done on site.

This is a brief overview of what we are about. To conduct business in good faith and an overall net benefit to the residents of Avenal. For any further questions please feel free to contact me below.

Thank you,

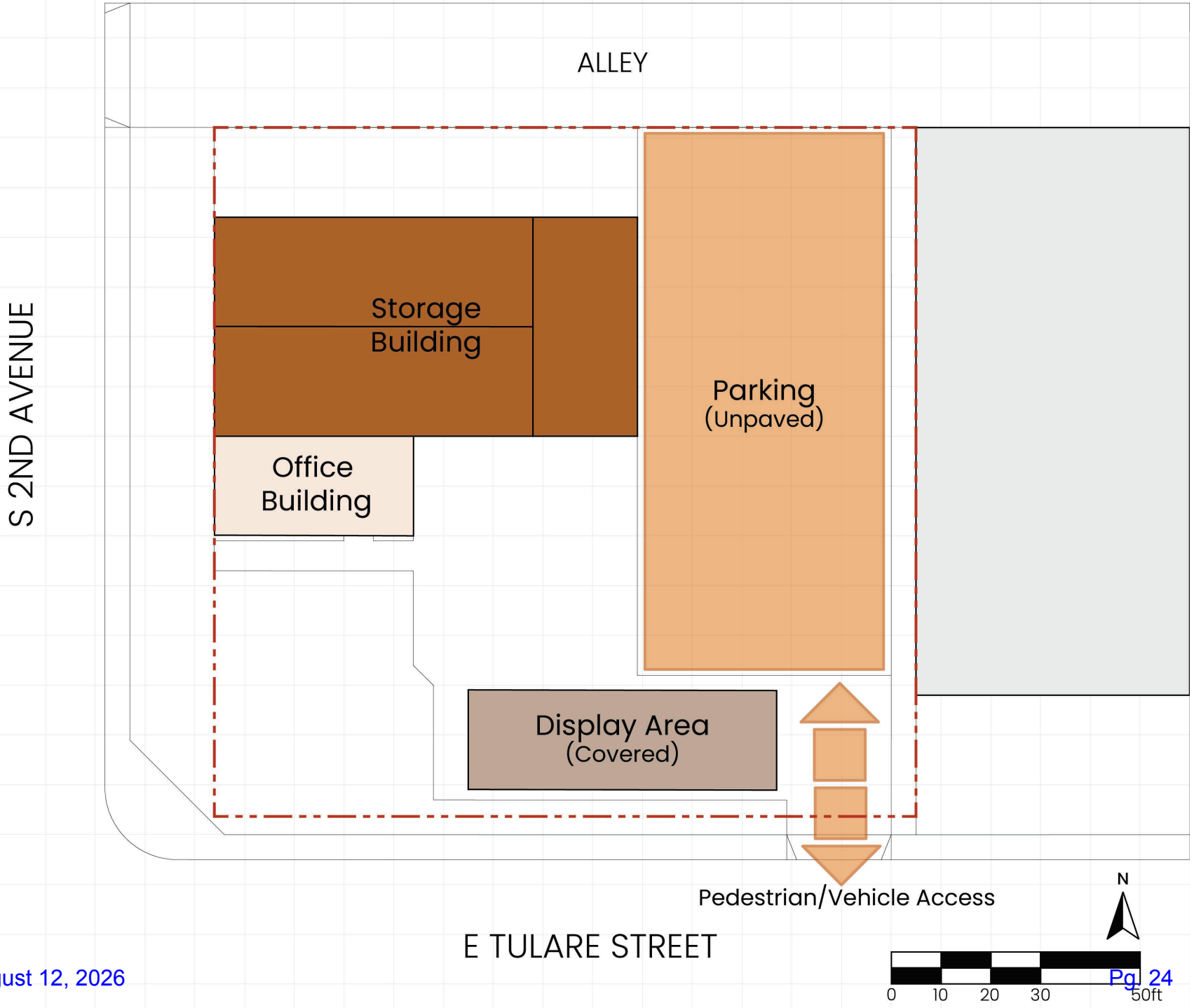
Ruben Maldonado

Avenal Auto Sales

(559)383-8304

avenalautosales@gmail.com

Subject Site: 203 E Tulare St. Avenal, CA, 93204
APN: 040-201-011-000



AVENAL PLANNING COMMISSION

STAFF REPORT

Date: August 12, 2026
To: Avenal Planning Commission
From: Teslla Ramirez, Planning Consultant
Subject: Conditional Use Permit (CUP) No. 2026-03; a request to establish a Taco Bell restaurant with a drive-through at 713 Skyline Boulevard (APNs 040-125-015, 040-125-016, and 040-125-017) in the Community Commercial (CC) Zone District.

RECOMMENDATIONS

Conditional Use Permit (CUP) 2026-03 is a request to establish a Taco Bell restaurant with a drive-through at 713 Skyline Boulevard in the Community Commercial (CC) Zone District. Pursuant to the Avenal Municipal Code (AMC), the proposed project requires approval of a Conditional Use Permit.

It is recommended that the Planning Commission take the following actions:

1) Ask the City Planner to deliver the staff report;
2) Ask any questions of staff regarding the project;
3) Open the hearing to the public and ask for any public testimony;
4) Ask for a motion to approve **CUP 2026-03** by adopting **Resolution 2026-04**

SUMMARY

Taylor Loesch, on behalf of T&K LP/TK Burger, LP, submitted **Conditional Use Permit (CUP) Application No. 2026-**03 requesting approval to establish a new Taco Bell restaurant with a drive-through at 713 Skyline Boulevard, located at the northeast corner of Skyline Boulevard and Seventh Avenue. The project site consists of approximately 0.56 acres and includes Assessor's Parcel Numbers (APNs) 040-125-015, 040-125-016, and 040-125-017 (Figure A). The subject property is designated Community Commercial by the Avenal General Plan, is zoned Community Commercial (CC), and is currently developed with an existing auto sales business. The proposed project consists of a new 2,287-square-foot restaurant with a drive-through, parking, landscaping, outdoor patio seating, trash enclosure, and associated site improvements.

The subject site is surrounded by a mix of commercial and residential land uses. Adjacent land uses include residential uses to the north and Community Commercial uses to the east, south, and west, as summarized in Table 1.

TABLE 1: ADJACENT LAND USES

	Land Use Designation	Zone District	Existing Land Use
North:	Single Family Residential	R-1	Existing Single-Family Residences
East:	Community Commercial	C-C	Existing Church
South:	Community Commercial	C-C	State Foods Supermarket
West:	Community Commercial	C-C	Family Dollar

PROPOSAL AND ANALYSIS

The proposed project consists of the construction and operation of a new 2,287-square-foot Taco Bell restaurant with a single-lane drive-through on an approximately 0.56-acre site located at 713 Skyline Boulevard. The subject site is currently developed with an existing auto sales business. The proposed development includes indoor and outdoor dining areas, drive-through, 18 off-street parking spaces, outdoor patio seating, landscaping, a proposed masonry wall adjacent to the residential neighborhood, a monument sign, a trash enclosure, and associated site improvements. The proposed building elevations incorporate contemporary architectural features and materials consistent with Taco Bell's current corporate design standards, including the company's signature purple accent color. Vehicle access to the site is provided from Skyline Boulevard and the proposed driveway on Seventh Avenue. The proposed Site Plan is provided in Exhibit A.

Zoning:

The subject site is zoned Community Commercial (CC). The CC Zone District is intended to accommodate a variety of commercial uses, including retail, restaurants, offices, and other commercial services that serve the community. The proposed Taco Bell restaurant is consistent with the intent of the CC Zone District. Staff reviewed the proposed development for consistency with the applicable development standards, including, but not limited to, setbacks, off-street parking, landscaping, and site design. Based on this review and the Conditions of Approval incorporated into the project, the proposed development is consistent with the applicable requirements of the CC Zone District. The Zoning Map is included as Figure B.

Conditional Use Permit:

Pursuant to Avenal Municipal Code (AMC) Section 9.08.030-1, limited-service restaurants with drive-through pickup windows that meet the development standards of AMC Section 9.60.120 are permitted subject to Site Plan Review. Where a proposal requires modification of one or more of those standards, review through the Conditional Use Permit process is required pursuant to AMC Chapter 9.80.

The proposed Taco Bell restaurant includes a drive-through and is located within 100 feet of a residential zoning district. Pursuant to AMC Section 9.60.120(hh), drive-through lanes are required to maintain a minimum separation of 100 feet from existing

residential uses and residential zone districts unless otherwise modified through approval of a Conditional Use Permit. Accordingly, the applicant has submitted Conditional Use Permit No. 2026-03 for Planning Commission consideration.

Due to the project's proximity to the adjacent residential zoning district, the proposed development will be subject to Conditions of Approval to ensure compatibility with surrounding land uses. These conditions include, but are not limited to, the installation of a decorative masonry wall, landscaping, and other measures intended to minimize potential impacts associated with the drive-through operation.

General Plan Land Use:
The subject site has a General Plan land use designation of Community Commercial. The Community Commercial designation is intended to accommodate commercial development that serves the community, including retail and service-oriented uses. The proposed Taco Bell restaurant is consistent with the commercial nature of the designation and supports several goals and policies of the Avenal General Plan, including:

- Goal LU-7: Ensure the continued viability of Avenal's existing commercial areas.
- Policy LU-7.3: Prioritize development of commercial land along Skyline Boulevard.
- Policy LU-7.4: Encourage community commercial development in residential areas that serve the needs of the area and include site development standards which minimize negative impacts on adjacent properties.
- Policy LU-7.5: Require high-quality site design standards for commercial land uses, including architecture, landscaping, signage, and lighting.

FINDINGS

Pursuant to Avenal Municipal Code (AMC) Section 9.80.040, approval of a Conditional Use Permit requires specific findings. The required findings have been incorporated into Exhibit B.

NOTICE OF PLANNING COMMISSION HEARING

On or before July 29, 2026, notices were mailed to all property owners within a 300-foot radius of the proposed project and a Notice of Public Hearing was published in the paper of record, pursuant to AMC Section 9.70.100. At the time this staff report was prepared, no comments were received.

ENVIRONMENTAL REVIEW

The proposed project is subject to the California Environmental Quality Act (CEQA) as approval of a Conditional Use Permit is a discretionary action. Staff has reviewed the project under the provisions of CEQA and determined the project was categorically exempt pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill Development) because it meets the criteria of a Class 32 exemption:

a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
c) The project site has no value as habitat for endangered, rare or threatened species.
d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
e) The site can be adequately served by all required utilities and public services.

CONCLUSION

The proposed project has been reviewed by the applicable City departments and reviewing agencies, including, but not limited to, Planning, Engineering, Building, Kings County Environmental Health, and Caltrans. Comments received during the review process, including preliminary comments from Caltrans, have been incorporated into the project's Conditions of Approval, as applicable. The applicant shall comply with all applicable agency and departmental requirements, including any additional requirements identified through the permitting process. Based on the analysis contained in this staff report and the Conditions of Approval, staff recommends approval of Conditional Use Permit No. 2026-03.

EXHIBITS

A. Site Plan
B. CUP Findings **2026-03**
C. Operational Statement
D. Resolution 2026-04

FIGURE A: PROJECT LOCATION

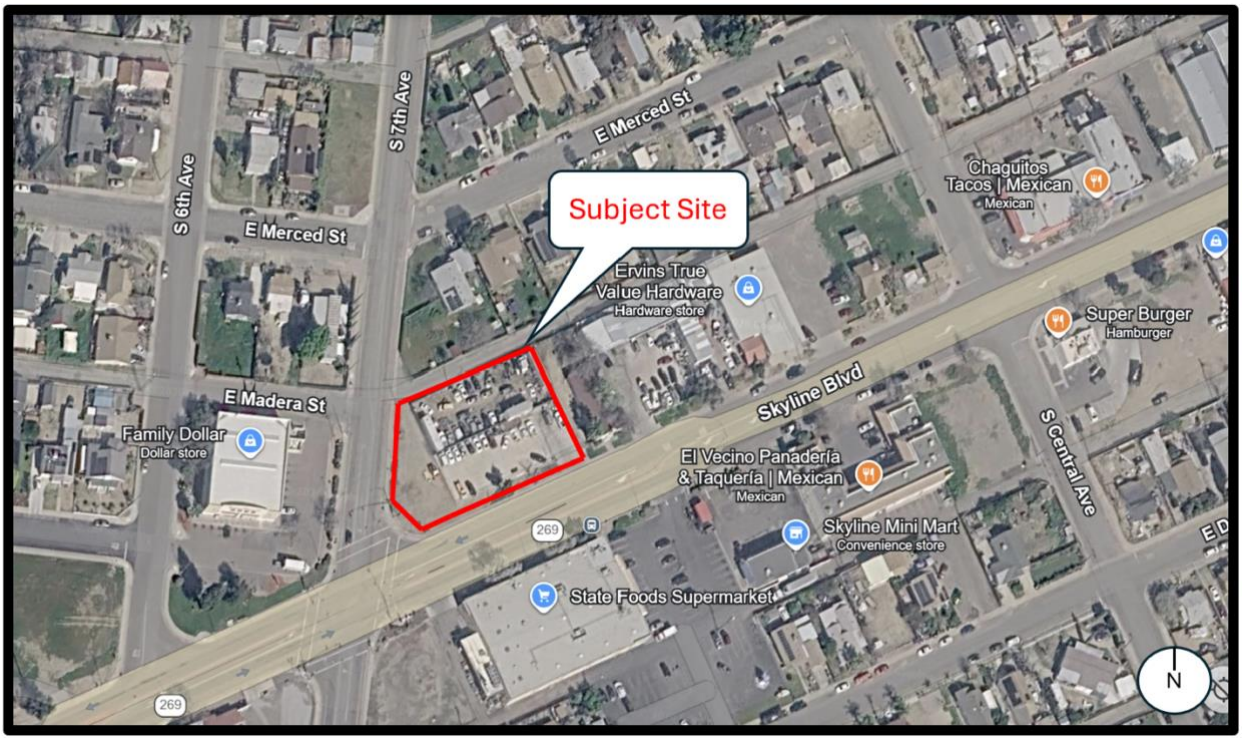
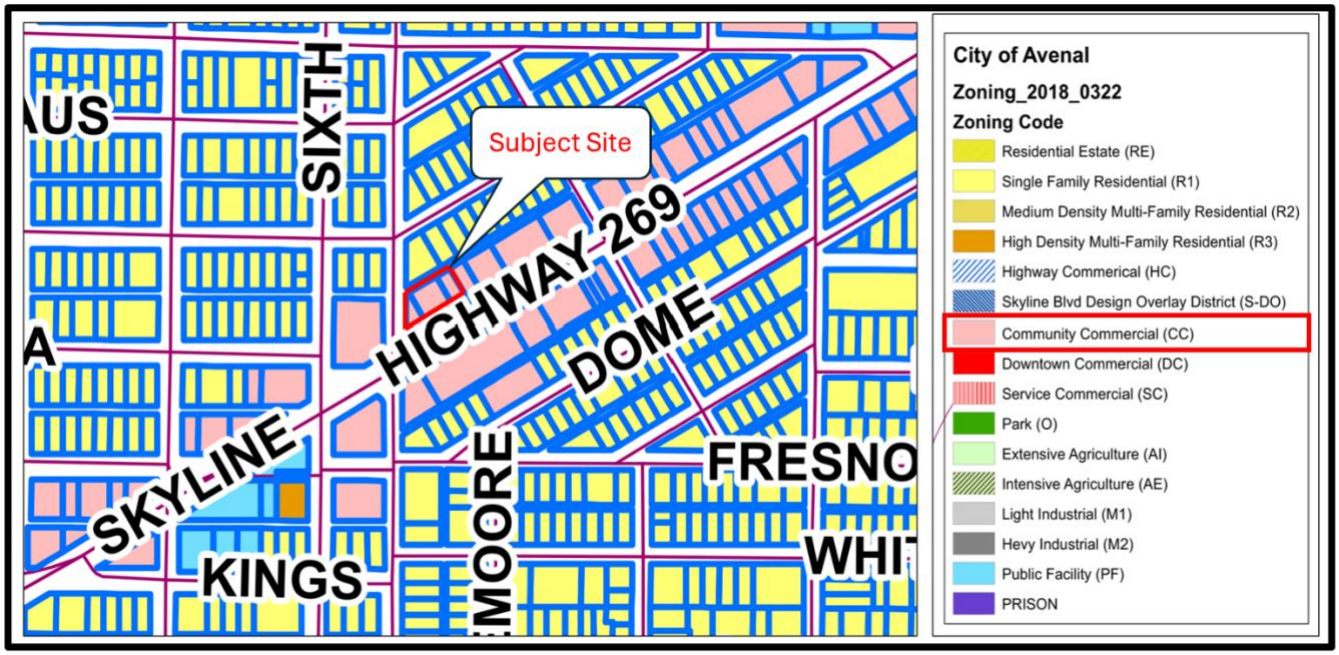


FIGURE B: ZONING MAP



BEFORE THE PLANNING COMMISSION OF THE CITY OF AVENAL

IN THE MATTER OF:	**RESOLUTION 2026-_04_**
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AVENAL APPROVING CONDITIONAL USE PERMIT (CUP) NO. 2026-03 TO ESTABLISH A TACO BELL RESTAURANT WITH A DRIVE-THROUGH AT 713 SKYLINE BOULEVARD (APNs 040-125-015, 040-125-016, AND 040-125-017) IN THE COMMUNITY COMMERCIAL (CC) ZONE DISTRICT.	

WHEREAS, Taylor Loesch, on behalf of T&K LP/TK Burger, LP ("Applicant"), submitted Conditional Use Permit (CUP) Application No. 2026-03 requesting approval to establish a Taco Bell restaurant with a drive-through at 713 Skyline Boulevard (APNs 040-125-015, 040-125-016, and 040-125-017) in the Community Commercial (CC) Zone District; and

WHEREAS, the subject property consists of approximately 0.56 acres and is designated Community Commercial by the Avenal General Plan, zoned Community Commercial (CC), and is currently developed with an existing auto sales business; and

WHEREAS, the proposed project consists of the construction and operation of a new 2,287-square-foot Taco Bell restaurant with a single-lane drive-through, parking, outdoor patio seating, landscaping, a masonry wall adjacent to the residential zoning district, trash enclosure, and associated site improvements; and

WHEREAS, pursuant to Avenal Municipal Code Sections 9.08.030-1 and 9.60.120, the proposed drive-through restaurant requires approval of a Conditional Use Permit because the proposed development is located within 100 feet of a residential zoning district; and

WHEREAS, staff reviewed Conditional Use Permit No. 2026-03 in accordance with the requirements of the Avenal Municipal Code and Avenal General Plan and determined the proposed project is consistent with the applicable provisions of the Avenal Municipal Code and Avenal General Plan; and

WHEREAS, public notice of the Planning Commission hearing was provided in accordance with Avenal Municipal Code Section 9.70.100 and applicable State law; and

WHEREAS, in accordance with Avenal Municipal Code Chapter 9.70, the Planning Commission held a duly noticed public hearing, received the Staff Report and related

information, and considered all public testimony and evidence regarding Conditional Use Permit No. 2026-03; and

WHEREAS, the Planning Commission reviewed the required findings for approval pursuant to Avenal Municipal Code Section 9.80.040 and determined that all required findings can be made for Conditional Use Permit No. 2026-03; and

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Avenal hereby finds the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 – Infill Development).

BE IT FURTHER RESOLVED, that the Planning Commission finds Conditional Use Permit No. 2026-03 satisfies the required findings for approval pursuant to Avenal Municipal Code Section 9.80.040, as follows:

a) The proposed use will comply with the purpose and objectives of this title and the purposes of the district in which the subject site is located. *The proposed Taco Bell restaurant with a drive-through complies with the purpose and objectives of the Avenal Municipal Code and the Community Commercial (CC) Zone District. The CC Zone District is intended to accommodate a variety of commercial uses, including restaurants and other commercial services that serve the community. While the proposed drive-through restaurant requires approval of a Conditional Use Permit due to its proximity to a residential zoning district, the proposed use is consistent with the intent of the CC Zone District. Based on Staff's review and the Conditions of Approval incorporated into the Resolution, the proposed use complies with the purpose and objectives of the Zoning Ordinance.*

b) The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located. *The proposed Taco Bell restaurant is compatible with the existing and future permitted land uses within the Community Commercial (CC) Zone District. The subject property is surrounded primarily by commercial uses, including a supermarket, retail commercial uses, and with residential uses located to the north. The project incorporates site design features and will be subject to Conditions of Approval intended to minimize potential impacts to adjacent residential properties, including landscaping, buffering, and operational requirements. As conditioned, the proposed use is compatible with surrounding land uses.*

c) The site for the proposed use is adequate in size, shape, and location to accommodate the use and district for which it is proposed. *The approximately 0.56-acre project site is adequate in size, shape, and location to accommodate the proposed Taco Bell restaurant and associated site improvements. The proposed development includes a 2,287-square-foot restaurant building, a single-lane drive-through, off-street parking, outdoor patio seating, landscaping, access improvements, and supporting site infrastructure. The project has been designed to comply with the applicable development standards of the Avenal Municipal Code, subject to the Conditions of Approval.*

d) The proposed use is consistent with the General Plan. *The subject property has a General Plan land use designation of Community Commercial. The proposed Taco Bell*

restaurant is consistent with the Community Commercial designation because it provides a commercial use intended to serve the community and is compatible with the planned use of the site. The project supports the applicable commercial land use goals and policies of the Avenal General Plan and does not require a General Plan Amendment.

e) The proposed use will not have a significant impact on the environment. *The project has been reviewed pursuant to the California Environmental Quality Act (CEQA). Staff determined the proposed project is categorically exempt under CEQA Guidelines Section 15332 (Class 32 – Infill Development), as the project is consistent with the applicable General Plan designation and zoning regulations, is located within the city limits on a site of less than five acres surrounded by urban development, has no value as habitat for endangered, rare, or threatened species, will not result in significant impacts relating to traffic, noise, air quality, or water quality, and can be adequately served by existing utilities and public services. Based on Staff's review, the proposed project will not have a significant impact on the environment.*

f) The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience, or welfare of Avenal or materially injurious to properties or improvements in the vicinity, and that any incompatible impacts of the proposed use are mitigated by conditions of approval. *The proposed Taco Bell restaurant is appropriately located within the Community Commercial (CC) Zone District and is compatible with the surrounding commercial development. The project has been designed to provide adequate parking, on-site circulation, landscaping, and access from Skyline Boulevard and Seventh Avenue. Although the project is located adjacent to a residential zoning district, Conditions of Approval have been incorporated into the Resolution to address the interface between the commercial and residential uses, including buffering, landscaping, and other site improvements intended to minimize potential impacts. As conditioned, the proposed project will not be detrimental to the public health, safety, convenience, or welfare, nor materially injurious to surrounding properties.*

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Avenal hereby approves Conditional Use Permit No. 2026-03, subject to the following conditions:
Building:

1. 11B-208.3.1 General- Parking spaces complying with Section 11B-502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with Section 11B-206.4.

Engineering:

2. Submit a dimensioned drive-through queuing exhibit, with vehicles plotted at 20 feet on center along the actual drive-through path. The Parking Data block on Sheet DD1.0 reports drive-through stacking of 101'-7" from the entrance to the order board and 156'0" from the entrance to the pick-up window; neither figure corresponds to the curbed lane as drawn, which measures approximately 80 feet behind the order board. Reconcile the reported stacking with the geometry shown.
3. Coordinate with Caltrans District 6 during final design of the shared Skyline Boulevard driveway. Skyline Boulevard is State Route 269, and drive-through queues exceeding

4. the on-site lane would extend toward that driveway. Any measures Caltrans requires at the driveway, including any interim measures for the opening period, shall be incorporated into the improvement plans.
5. Dimension on Sheet DD1.0 the distance from each driveway edge to the near edge of the crosswalk and to the beginning of the curb return.
6. Provide a sight distance exhibit for both driveways confirming that the monument sign, masonry walls, and landscaping do not obstruct the sight triangles. Landscaping within the sight triangles shall be limited to a mature height of 30 inches or limbed up to 7 feet.
7. Provide turning templates for the design refuse vehicle and for the largest anticipated delivery vehicle, minimum SU-30, demonstrating entry, maneuvering, and exit in a forward direction. Refuse and delivery vehicles shall not back onto or from a public street. No designated loading area is shown on Sheet DD1.0.
8. All work within the City right of way shall conform to the City of Avenal Standard Specifications and Standard Drawings. Improvement plans prepared by a Civil Engineer registered in the State of California shall be submitted for review and approval, an encroachment permit shall be obtained from the City, and security for the public improvements shall be posted in a form and amount acceptable to the City Engineer, all prior to issuance of a building permit.
9. Skyline Boulevard is State Route 269. An encroachment permit from Caltrans District 6 is required for all work within the state right of way, including the shared driveway approach, frontage improvements, sidewalk and curb ramp work, utility connections, and any drainage discharge. Per Comment 2, coordination with Caltrans District 6 is required during final design.
10. Drive approaches shall be constructed per Standard Drawings P-17 and P-18. Curb, gutter, and sidewalk shall be constructed per Standard Drawing P-6. Construction shall conform to Standard Specifications Section 15, Concrete Surface Improvements.
11. The existing sidewalk along both frontages is shown to remain. Verify that the existing sidewalk, driveway approaches, and curb ramps meet current ADA and PROWAG requirements, which govern where more stringent than the Standard Drawings, and provide a cross-slope survey along both frontages. Non-compliant sidewalk, approaches, or ramps along the project frontage shall be removed and replaced at the applicant's expense. The curb ramp at the South Seventh Avenue / Skyline Boulevard corner shall be reconstructed as directional curb ramps per Standard Drawings P-10 and P-19 with detectable warning surfaces per the truncated dome detail in the Standard Drawings.
12. Trench excavation, backfill, and surface restoration within the right of way shall conform to Standard Specifications Section 18 and Standard Drawing P-21. Pavement replacement shall match the structural section required by Standard Drawing P-1 for the applicable street classification.
13. Signing and striping shall conform to Standard Specifications Section 17 and to the California MUTCD. Street name signs, where required, shall conform to Standard Drawings M-6 and M-7. Street lighting, where required by the City Engineer, shall conform to Standard Drawings E-1 through E-6.
14. Street trees within the public right of way shall be installed with root barriers where a tree is within 5 feet of a sidewalk, curb, or driveway approach, and irrigation within

the right of way shall conform to Standard Specifications Section 25. Landscaping generally is subject to the Planning Division's review.

15. Verify existing right-of-way widths on South Seventh Avenue and Skyline Boulevard against the General Plan Circulation Element and dedicate additional right of way or public utility easement if required. Confirm the status of the alley along the north property line and whether the City requires it to remain open and passable. The proposed masonry wall shall be constructed entirely on private property and shall not encroach into the alley right of way.
16. Water services and meters shall be installed per Standard Drawings W-10, W-11, and W-12, and per Standard Specifications Section 21. Provide separate domestic, fire, and irrigation services, each separately metered.
17. Backflow prevention shall be provided on each service. Reduced pressure principle assemblies shall be installed per Standard Drawings W-16, W-17, and W-18 and located on private property.
18. Confirm the size and material of the existing water mains in South Seventh Avenue, Skyline Boulevard, and the alley. Depending on the existing conditions found, and subject to discussion with the City, replacement of the main across the project frontage with C-900 PVC may be required.
19. The sewer lateral shall be installed per Standard Drawing S-2 and Standard Specifications Section 19.06, with cleanout per Standard Drawing S-8. A grease interceptor shall be provided per Standard Drawing S-9, located so that it can be pumped and maintained without blocking the drive-through lane or the drive aisles.
20. Storm drainage facilities connecting to the City system shall conform to Standard Specifications Section 20. No increase in runoff to the alley, to South Seventh Avenue, or to State Route 269 will be permitted; any discharge to the state highway drainage system requires Caltrans approval.
21. Submit a grading and drainage plan prepared by a Civil Engineer registered in the State of California, with a drainage report demonstrating that the increase in storm water runoff is retained on site and that no additional runoff is discharged to the public right of way, to the alley, or onto adjacent property. Confirm that the proposed masonry wall along the north property line does not obstruct existing alley drainage.
22. Submit an erosion and sediment control plan with the grading plan. The disturbed area is approximately 0.56 acre, below the one-acre threshold of the State Construction General Permit unless the project is part of a larger common plan of development or sale. Confirm this determination in writing and, if the permit applies, provide the WDID number and SWPPP prior to grading permit issuance.
23. The application identifies the site as three assessor's parcels, APNs 040-125-015, 040125-016, and 040-125-017, each approximately 50 feet wide along Skyline Boulevard, and the proposed building is 79'-6" long and therefore wider than any one of them. Confirm the current legal configuration of the site with the preliminary title report required by Comment 22. If the site comprises more than one legal parcel, a lot merger shall be recorded prior to issuance of a building permit.
24. Provide a current boundary survey and preliminary title report and show all existing easements and rights of way on the plans. Any easement in conflict with the proposed improvements shall be quitclaimed or relocated prior to building permit issuance.

25. Any shared access at the Skyline Boulevard driveway shall be evaluated with the City and its disposition determined prior to final permit issuance.

Caltrans:

26. The applicant shall obtain all required encroachment permits from the California Department of Transportation (Caltrans) for any work within or affecting the State Route 269 right-of-way.
27. No permanent structures or equipment shall be located within five (5) feet of the existing Caltrans right-of-way, or as otherwise required by Caltrans.
28. The applicant shall coordinate with Caltrans throughout the project review and permitting process and shall comply with all applicable Caltrans requirements, including completion of any safety review determined necessary by Caltrans.
29. The applicant shall coordinate with Caltrans regarding the existing driveway serving State Route 269 and shall implement any modifications required by Caltrans to safely accommodate project-related traffic.

Kings County EHS:

30. Food facilities must obtain a food vending permit from our department. The owner/operator must submit three complete sets of construction plans to our office. Plans must show the kitchen layout, equipment, plumbing, and all other relevant structural details. The plans must meet the minimum submittal criteria outlined in our Plan Check Guidelines, available on our website. A complete plan check package includes the application form, three copies of the plans, and specifications for all equipment that will be used. Plans must demonstrate that the proposed facility will comply with the structural requirements of the California Retail Food Code (H&S Code 113700 et seq.). All plans must be submitted to our office for review and approval prior to beginning construction. The Plan Check Guidelines and plan check cover sheet are available at https://www.kcdph.com/ehs-food-safety.
31. Any facility that stores hazardous materials at or above reportable quantities must submit and maintain a Hazardous Materials Business Plan (HMBP) in the California Environmental Reporting System (CERS). At food facilities, the most commonly reported hazardous material is carbon dioxide, which becomes reportable at 1,000 cubic feet. Operators are required to submit their HMBP in CERS within 30 days of beginning operations that involve hazardous materials. The CERS login portal can be accessed at https://cers.calepa.ca.gov.
32. Each Environmental Health program includes associated regulatory fees, permitting requirements, and ongoing oversight by Environmental Health. The operator is responsible for maintaining compliance and paying all required fees throughout the life of the facility

Planning:

33. The project shall comply with all applicable provisions of the Avenal Municipal Code, including the development standards of the Community Commercial (CC) Zone District and Section 9.60.120 relating to drive-through facilities.
34. Any proposed signage shall comply with the City of Avenal Sign Ordinance and shall require a separate sign permit.
35. A decorative masonry wall shall be installed and maintained along the northern property line adjacent to the residential zoning district, subject to review and approval by the City Planner or designee.
36. Speaker noise associated with the drive-through shall not exceed 65 dB at the property line, or other applicable City noise standards.
37. Drive-through lighting shall be designed and maintained to prevent headlight glare and light spillover onto adjacent residential properties.
38. All on-site lighting shall be designed and maintained to prevent glare and light spillover onto adjacent residential properties.
39. Any modifications to the approved site plan, building elevations, or drive-through configuration shall be subject to review and approval by the Planning Department.
40. The project site shall be maintained in a clean and orderly condition at all times.

UPON MOTION OF COMMISIONER_____, SECONDED BY COMMISIONER_____, THE FOLLOWING WAS PASSED AND APPROVED BY THE PLANNING COMMISION AT AN OFFICIAL MEETING HELD ON **AUGUST 12, 2026**, BY THE FOLLOWING VOTE:

AYES:

NOES:

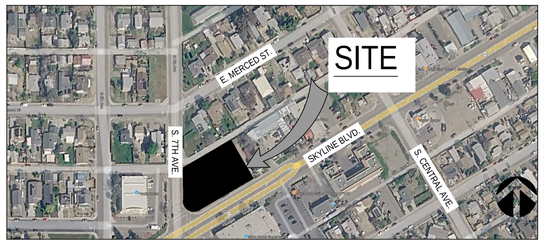
ABSTAIN:

ABSENT:

_____ ATTEST: _____

Braulio Zarate, Chairperson
CITY OF AVENAL

MARIA A. ORTIZ,
City Clerk
CITY OF AVENAL



VICINITY MAP | A

ADJACENT PARCEL
N.I.C.

ALLEY

S. SEVENTH AVE.

+/- (11.6')
+/- (50.0')
+/- (50.0')
+/- (50.0')
+/- (131.1')
+/- (125.0')
+/- (29.5')
+/- (61.5')
+/- (50.0')
+/- (50.0')
+/- (50.0')

MASONRY WALL: STEPPED DOWN TO +/- 8"
MASONRY WALL: STEPPED UP TO +/- 7'-0"
MASONRY WALL: STEPPED DOWN TO +/- 8"
PROPERTY LINE
ACCESSIBLE PATH OF TRAVEL, TYP.
(N) LANDSCAPING, TYP.
BLD'G STEP
MENU BD. SEE 12/DD1.1.
SPEAKER POST
O.C.B. CANOPY, SEE 12/DD1.1.
PICK-UP WINDOW
PROPOSED TACOBELL RESTAURANT 2,287 S.F.
100'-0" DIST. TO RESIDENTIAL
29'-7"
79'-6"
BICYCLE RACKS.
TRASH ENCLOSURE, SEE DETAIL 6/DD1.1.
(OPTIONAL) PREVIEW BOARD
12'-0"
5'-6"
5'-0" BLD'G STEP
EXIT
25'-0" DRIVEWAY ENTRANCE
25'-0" TWO WAY DRIVE AISLE
PATIO SEATING
8'-0"
16'-0"
4'-11"
2'-0"
17'-0"
ACCESSIBLE PATH OF TRAVEL, TYP.
18 COMPACT
MOBILE PICK-UP
MOBILE KICK-UP
FUTURE EV CAPABLE
14 CLEAN AIR/ VANPOOL/ EV
(N) BOLLARDS, TYP. SEE 2/DD1.1.
CLEARANCE BAR, SEE DETAIL 8 & 14/DD1.1
(N) LANDSCAPING, TYP.
DRIVE THRU
PROPERTY LINE
ACCESSIBLE PARKING STALL, SEE 18/DD1.1
FUTURE EV CAPABLE
16'-0" TYP.
6'-0" TYP.
(N) 6" H. CONC. CURBS, TYP.
25'-0" TWO WAY DRIVE AISLE
9'-0" TYP.
17'-0" TYP.
28'-10"
LOT LIGHTING, TYP. FINAL LOCATIONS TO BE DETERMINED BY PHOTOMETRIC PLAN.
(N) MONUMENT SIGN BY SIGN VENDOR. SEE 1/DD1.1.
10'-0" BLD'G STEP
(N) LANDSCAPING, TYP.
PROPERTY LINE
PROPERTY LINE
(E) CITY SIDEWALK TO REMAIN.
ACCESSIBLE PATH OF TRAVEL, TYP.
(E) CITY SIDEWALK TO REMAIN.
35'-10" DRIVEWAY ENTRANCE SHARED CURB CUT TO REMAIN
N
0 5' 10' 20'

SKYLINE BLVD.

ARCHITECTURAL SITE PLAN | SCALE: 1"=10'-0" | D

BUSINESS OWNER

T&K LP / TK BURGER, LP
7888 WREN AVE., SUITE #C-137, GILROY, CA 95020
CONTACT: TAYLOR LOESCH PHONE: (831) 238-6319

ARCHITECT

VMI ARCHITECTURE
2058 NORTH MILLS AVE. #751, CLAREMONT, CA 91711
CONTACT: ELDRICK ALEXANDER, ARCHITECT
PHONE: (415) 451-2500 EX. 115 EMAIL:
EALEXANDER@VMIARCHITECTURE.COM

PARKING DATA

TACO BELL RESTAURANT	2,287 SQ. FT. GROSS
1 SPACE/ 150 SQ. FT.	=15.2 --> 15 SPACES REQUIRED
PROVIDED PARKING:	=18 TOTAL SPACES
	1 ACCESSIBLE STALL
	1 ACCESSIBLE EV CAPABLE SPACE
	2 STANDARD EV CAPABLE SPACE
	1 CLEAN AIR / VANPOOL /EV SPACE
	12 STANDARD SPACES
	1 COMPACT SPACES
DRIVE THRU STACKING:	ENTRANCE TO ORDER: 101'-7"
	ENTRANCE TO PICK UP: 156'-0"
TRASH ENCLOSURE PROPOSED:	= 234 S.F.

LOT DATA

A.P.N.:	040-125-015/016.017-000
PARCEL:	-
ZONING:	CC (COMMUNITY COMMERCIAL)
MIN. LOT SIZE:	6,000 S.F.
MAX. BLD'G HEIGHT:	35'
MAX STORIES:	2 STORIES
FRONT SETBACK:	15'
SIDE SETBACK:	10' (AJOINING STREET) / 5' ELSEWHERE
REAR SETBACK:	15'
WATERSHED AREA:	ARROYO RAMOSO-EL RINCON
GENERAL PLAN:	COMMUNITY COMMERCIAL
CURRENT USE:	AUTO SALES LOT
SITE AREA:	24,571 SF (0.56 AC) - TOTAL SITE
BUILDING:	2,287 GROSS S.F. (2,006 NET)
RESTAURANT CONSTRUCTION:	VB NON-SPRINKLERED
OCCUPANCY:	A2
FLOOR AREA RATIO:	2287/24571 = 0.09
LOT COVERAGE:	2,287 + 234/ 24,571 * 100 = 10.26%
LANDSCAPING:	8,357.8 SQ. FT. (34.0%)
BICYCLE PARKING:	STANDARD: 6 PROVIDED

LIST OF DRAWINGS

DD1.0	SITE PLAN / DATA / VICINITY MAP
DD1.1	SITE DETAILS
DD2.0	FLOOR PLAN
DD2.2	REFLECTED CEILING PLAN
DD3.0	ROOF PLAN
DD4.0	EXTERIOR ELEVATIONS
DD4.1	EXTERIOR ELEVATIONS

PARKING & OWNER DATA | B

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VMI JOB NUMBER
26008

LICENSED ARCHITECT
ELDRICK ALEXANDER
C-35017
REN. 8/31/27
STATE OF CALIFORNIA

RECORD DATES

DD SUBMITTAL	-
BLDG. SUBMITTAL	-
BID SET	-
CONTRACT SET	-

REVISIONS

CLIENT
T&K LP / TK BURGER, LP
7888 WREN AVE, SUITE #C-137
GILROY, CA 95020
PHONE (831) 238-6319
STORE # T.B.D.

PROJECT
TACO BELL NEW BUILD
701/709/713 Skyline Blvd.
Avenal, CA 93204
040-125-015/016/017-000

TACO BELL
ENDEAVOR 2.0
NEW BUILD

SITE PLAN
DD1.0

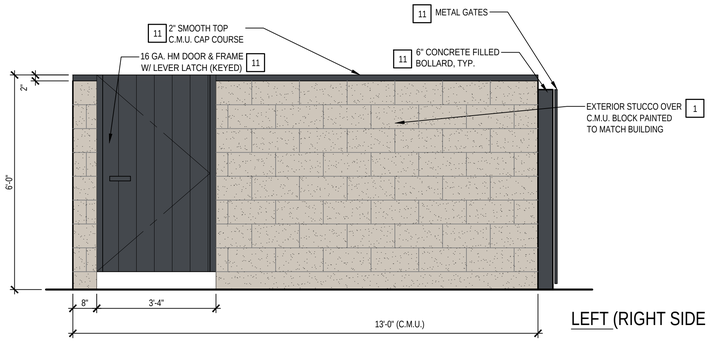
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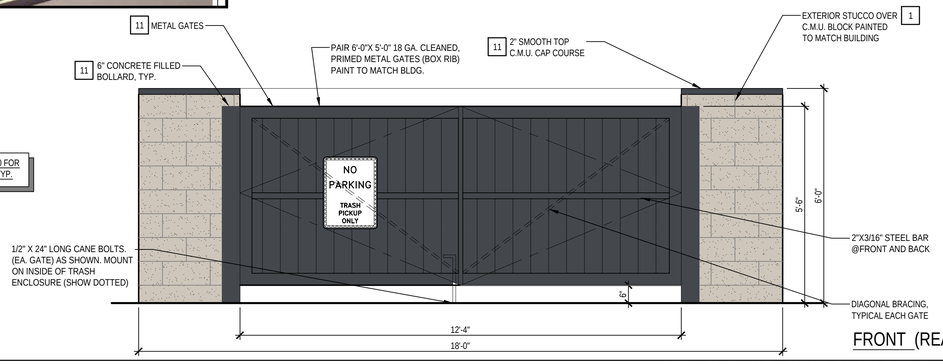
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ENTRY PORTAL N.T.S. 14



LEFT (RIGHT SIDE SIMILAR)



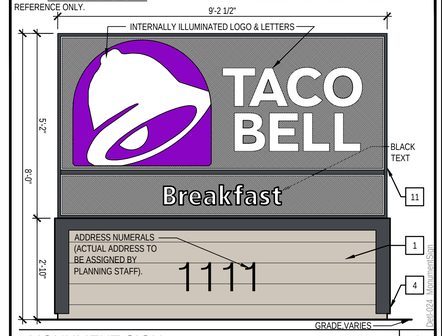
SEE SHEET DD4.0 FOR PAINT COLORS, TYP.

FRONT (REAR SIMILAR)

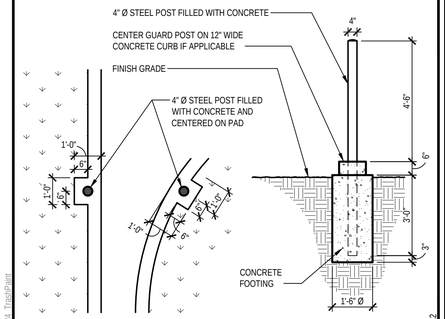
TRASH ENCLOSURE PAINT DETAIL 1/2" = 1'-0" 6

NOTE: MONUMENTSIGN FACE TO BE PERMITTED BY OTHERS UNDER SEPARATE PERMIT. SHOWN FOR REFERENCE ONLY.

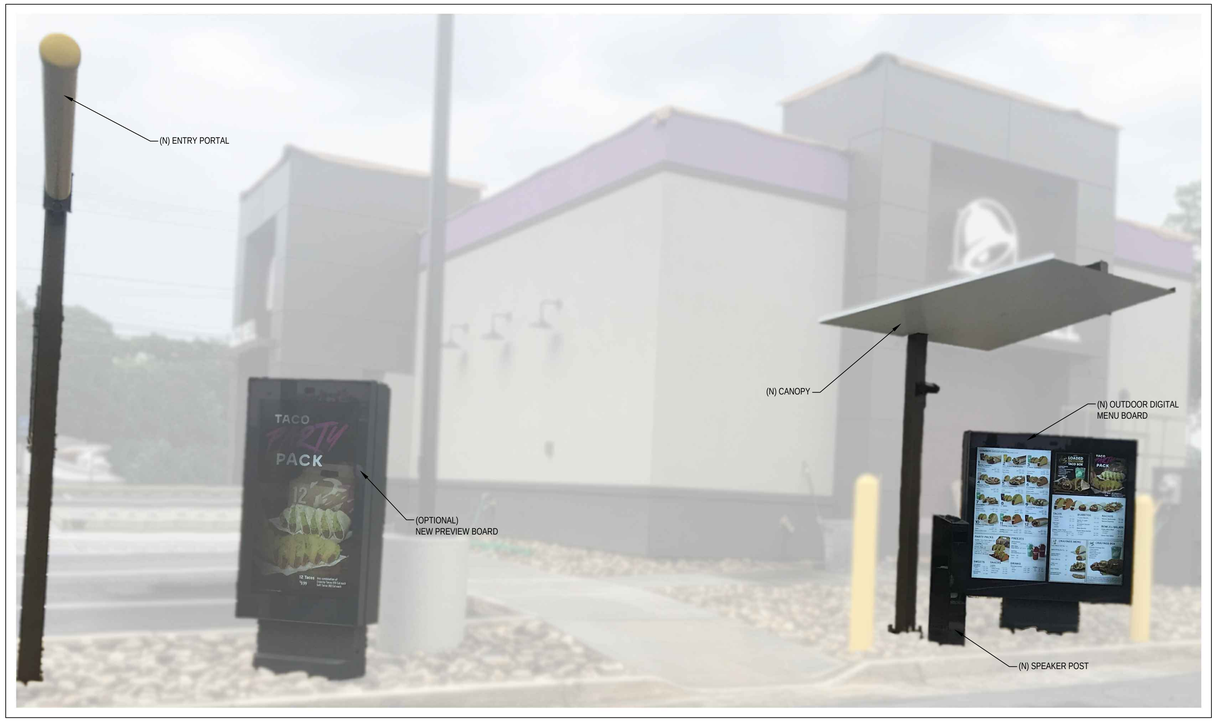
NOTE: REFER TO EXTERIOR ELEVATIONS, SHEETS DD4.0 & DD4.1 FOR EXTERIOR FINISH SPECIFICATIONS.



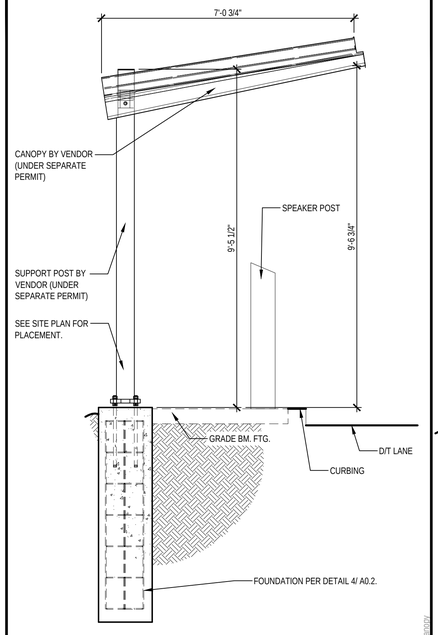
MONUMENT SIGN 1/2" = 1'-0" 1



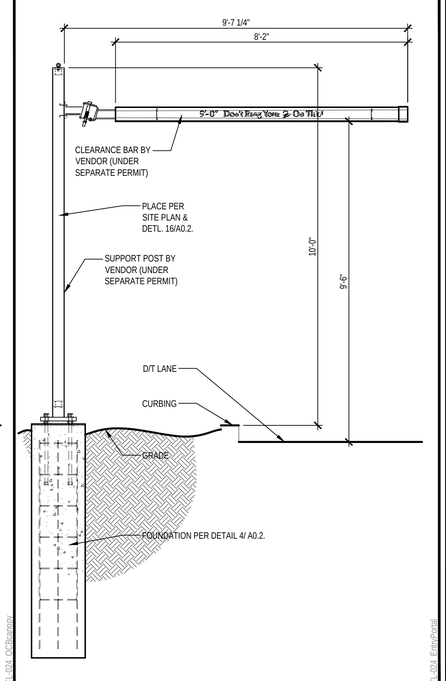
BOLLARD 3/8" = 1'-0" 2



ORDER CONFIRMATION BOARD AND CANOPY N.T.S. 12



OCB CANOPY 1/2" = 1'-0" 12



ENTRY PORTAL 1/2" = 1'-0" 8

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VMI JOB NUMBER
26008

LICENSED ARCHITECT
ELDRICK ALEXANDER
C-35017
REN. 8/31/27
STATE OF CALIFORNIA

RECORD DATES

DD SUBMITTAL	-
BLDG. SUBMITTAL	-
BID SET	-
CONTRACT SET	-

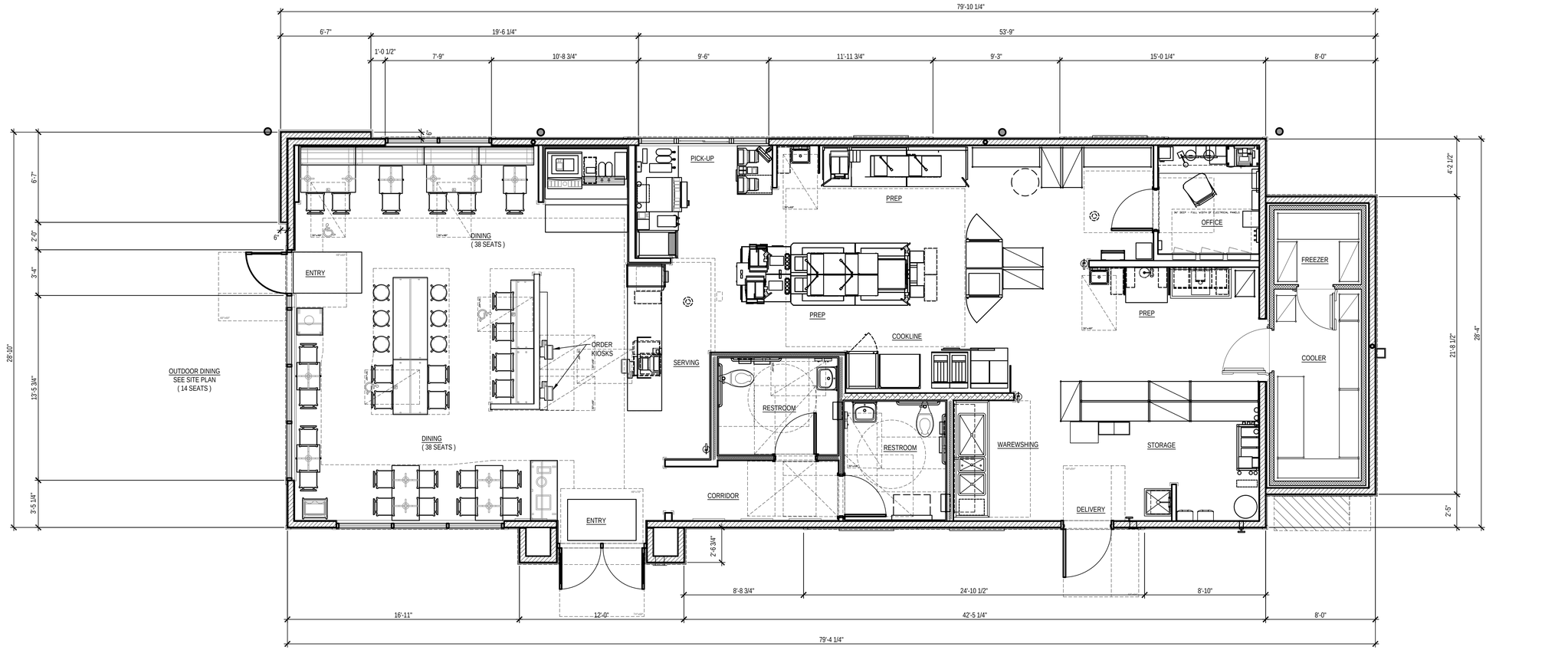
REVISIONS

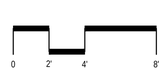
CLIENT
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7888 WREN AVE, SUITE #C-137
GILROY, CA 95020
PHONE (831) 238-6319
STORE # T.B.D.

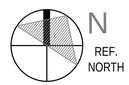
PROJECT
TACO BELL NEW BUILD
701/709/713 Skyline Blvd.
Avenal, CA 93204
040-125-015/016/017-000

TACO BELL
ENDEAVOR 2.0
NEW BUILD

SITE DETAILS
DD1.1







BUILDING DATA

TACO BELL RESTAURANT	2,287 SQ. FT. GROSS
SQUARE FOOTAGE - NET:	2,006 NET
DINING ROOM SQ. FT.:	675 SQ. FT.
SEATS FIXED:	6
SEATS NON-FIXED:	32
SEATS TOTAL:	38
PATIO SQ. FT.:	269 SQ. FT.
SEATS FIXED:	5
SEATS NON-FIXED:	9
SEATS TOTAL:	14
TRASH ENCLOSURE PROPOSED:	= 234 S.F.

PRELIMINARY FLOOR PLAN - 38 SEATS (INTERIOR) , 14 SEATS (OUTDOOR) 1/4" = 1'-0" B

W:\Data\26008_Loesch_Avenal_SkylineBlvd\02_dd_current\100_26008_DD2.0_FloorPlan.dwg By: ELDRICK ALEXANDER Saved on:7/7/2026 9:37:25 AM
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ELDRICK ALEXANDER
C-35017
REN. 8/31/27
STATE OF CALIFORNIA

RECORD DATES

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BLDG. SUBMITTAL	-
BID SET	-
CONTRACT SET	-

REVISIONS

CLIENT
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7888 WREN AVE, SUITE #C-137
GILROY, CA 95020
PHONE (831) 238-6319
STORE # T.B.D.

PROJECT
TACO BELL NEW BUILD
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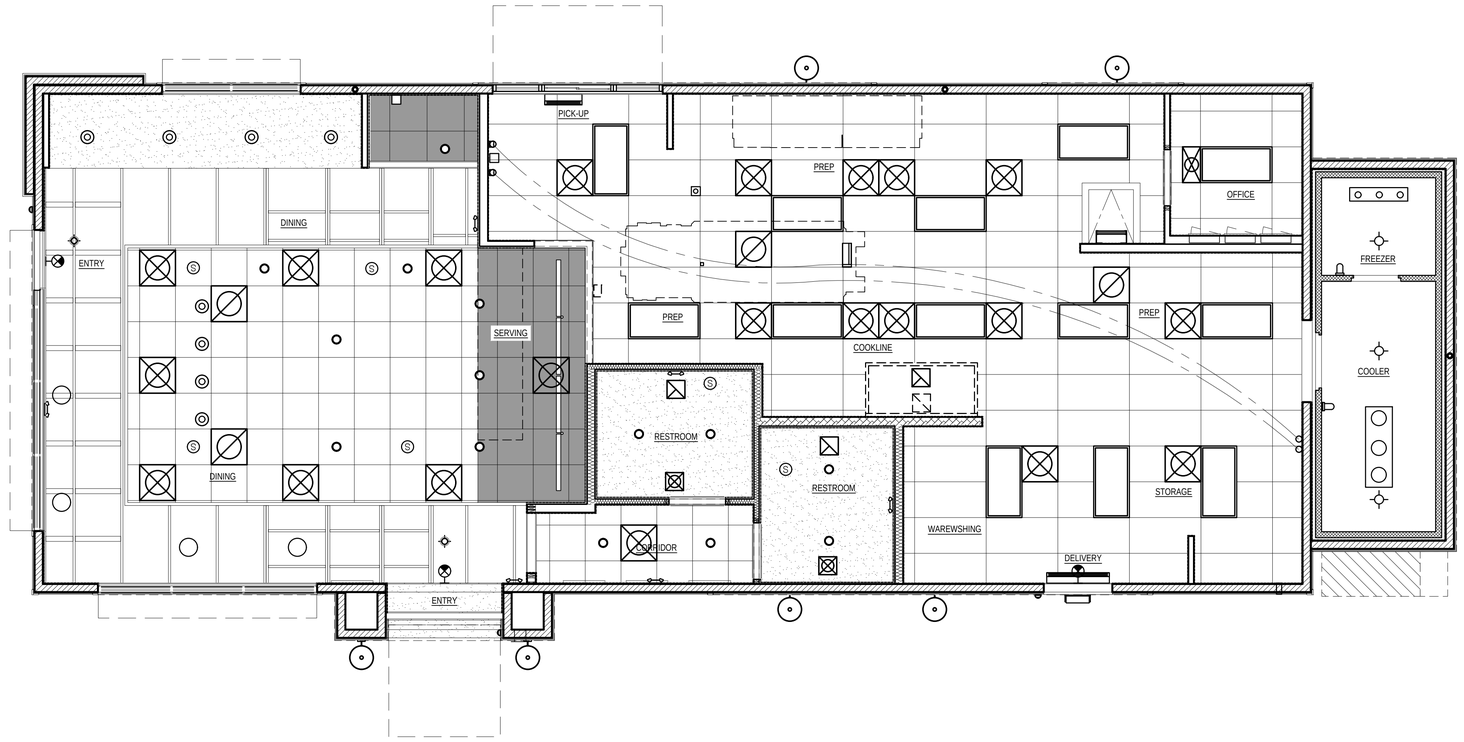
TACO BELL
ENDEAVOR 2.0
NEW BUILD

PROPOSED
FLOORPLAN

DD2.0

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0 2' 4' 8'

N
REF. NORTH

PRELIMINARY REFLECTED CEILING PLAN 1/4" = 1'-0" B

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RECORD DATES
DD SUBMITTAL -
BLDG. SUBMITTAL -
BID SET -
CONTRACT SET -

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PROJECT
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701/709/713 Skyline Blvd.
Avenal, CA 93204
040-125-015/016/017-000

TACO BELL
ENDEAVOR 2.0
NEW BUILD

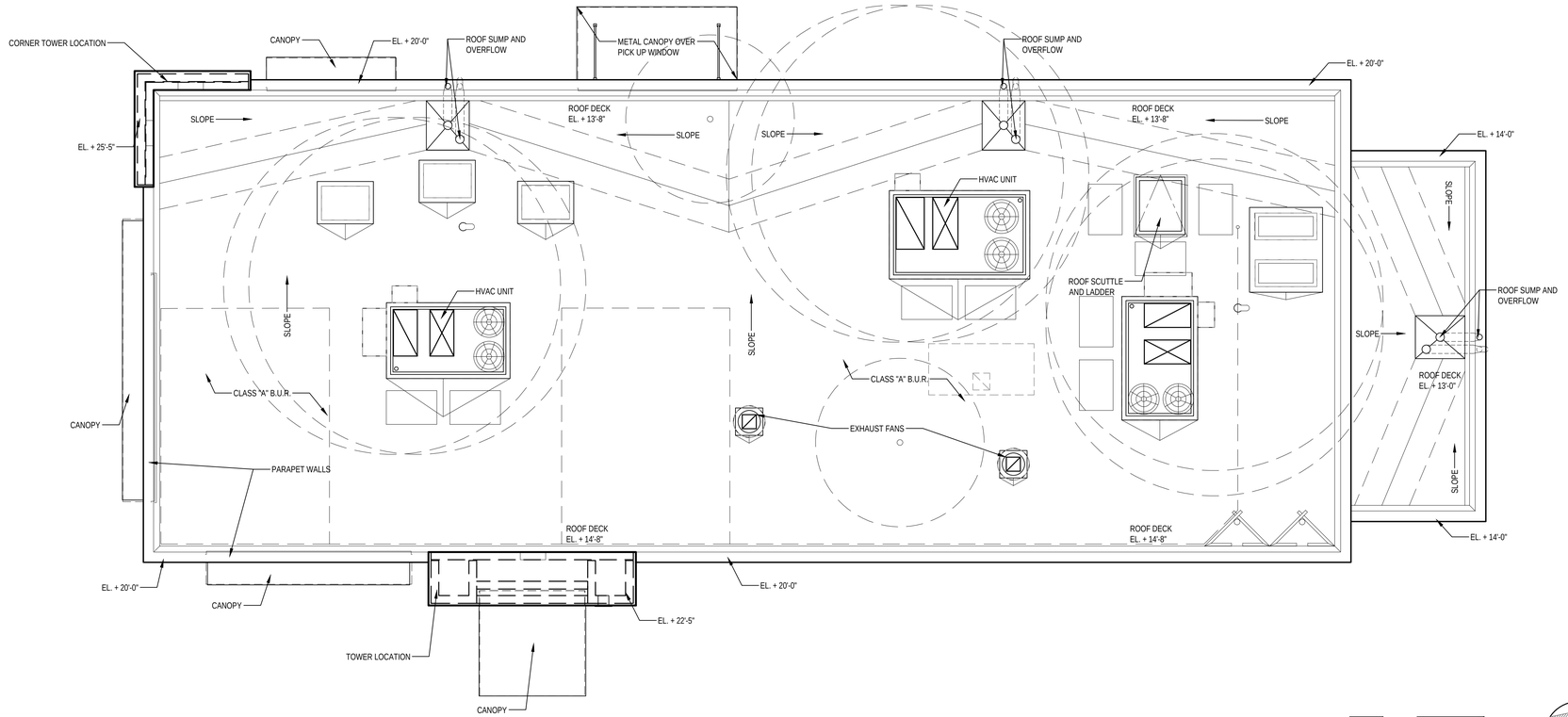
PROPOSED
REFLECTED CEILING PLAN

DD2.2

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PRELIMINARY ROOF PLAN 1/4" = 1'-0" B

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REN. 8/31/27
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RECORD DATES

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BLDG. SUBMITTAL	-
BID SET	-
CONTRACT SET	-

REVISIONS

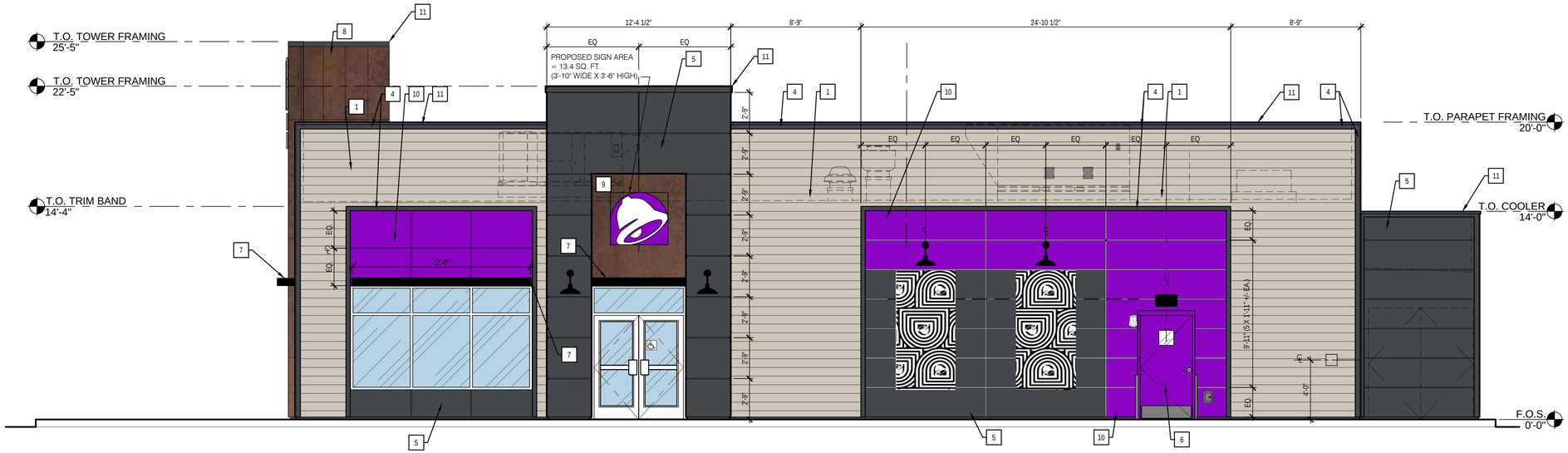
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PROJECT
TACO BELL NEW BUILD
701/709/713 Skyline Blvd.
Avenal, CA 93204
040-125-015/016/017-000

TACO BELL
ENDEAVOR 2.0
NEW BUILD

PROPOSED
ROOF PLAN

DD3.0



PROPOSED SOUTH ELEVATION 1/4" = 1'-0" A

0 2' 4' 8'

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR
1	SIDING	JAMES HARDIE	ARTISAN V-GROOVE RUSTIC 144"L X 8.25"W- 7" EXPOSURE COMES PRIMED FOR PAINT	WORLDLY GRAY (SW7043), SEMI-GLOSS
2	OVERFLOW DISCHARGE / TRASH ENCLOSURE WALLS (EXT.)	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS
3	DOWN SPOUT DISCHARGE	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS
4	HARDIE TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH 1"x5.5"	CYBERSPACE (SW7076), SEMI-GLOSS
5	HARDIE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL SYSTEM	CYBERSPACE (SW7076), SEMI-GLOSS
6	HOLLOW METAL DOOR	-	-	PURPLE (SW/TB2603C)
7	METAL CANOPIES	SIGNAGE VENDOR	-	BLACK (PRE-FINISHED BY SIGN VENDOR)
8	CORNER TOWER	WESTERN STATE	T-GROOVE, 24GA, 18" PAINTED	WEATHERED RUSTIC
9	RECESS OF SIDE ENTRY PORTAL	WESTERN STATE	T-GROOVE, 24GA, 18" PAINTED	WEATHERED RUSTIC
10	HARDIE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL SYSTEM	PURPLE (SW/TB2603C)
11	METAL PARAPET CAP, PATIO COVER/ RAILINGS	-	24GA, GALV.	CYBERSPACE (SW7076) - KYNAR 500 COATING
12	BOLLARD	STREET SMART	1/4" THICK PLASTIC COVER	YELLOW (US.POSTMAN.COM) OR EQUAL
13	TRASH ENCLOSURE GATES	-	-	ENDURING BRONZE (SW7055), SEMI GLOSS

PRELIMINARY PAINT SCHEDULE 1/4" = 1'-0" C



PROPOSE WEST ELEVATION 1/4" = 1'-0" B

0 2' 4' 8'

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VMI JOB NUMBER
26008

LICENSED ARCHITECT
ELDRICK ALEXANDER
C-35017
REN. 8/31/27
STATE OF CALIFORNIA

RECORD DATES
DD SUBMITTAL -
BLDG. SUBMITTAL -
BID SET -
CONTRACT SET

REVISIONS

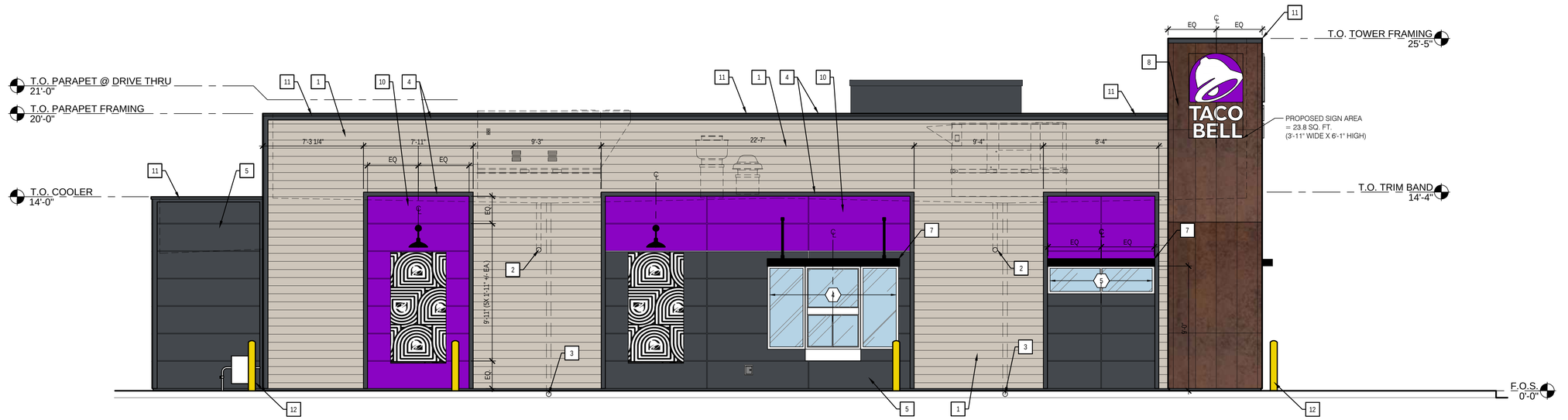
CLIENT
T&K LP / TK BURGER, LP
7888 WREN AVE, SUITE #C-137
GILROY, CA 95020
PHONE (831) 238-6319
STORE # T.B.D.

PROJECT
TACO BELL NEW BUILD
701/709/713 Skyline Blvd.
Avenal, CA 93204
040-125-015/016/017-000

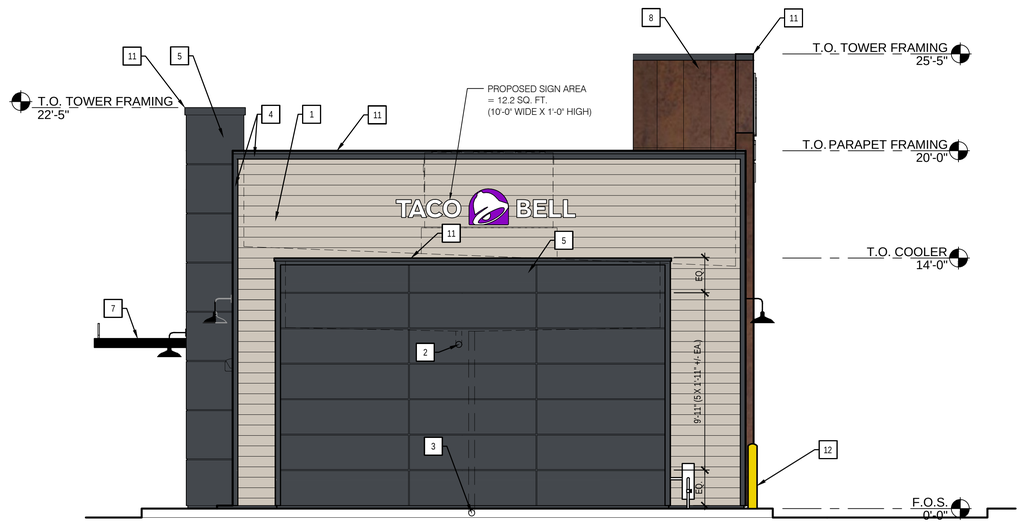
TACO BELL
ENDEAVOR 2.0
NEW BUILD

PROPOSED
EXTERIOR ELEVATIONS
DD4.0

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ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PROJECT ARCHITECT.
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.



PROPOSED NORTH (DRIVE-THRU) ELEVATION 1/4" = 1'-0" A



PROPOSED EAST ELEVATION 1/4" = 1'-0" B

-

C

VMI architecture
Design · Planning · Interiors
2058 N. Mills Ave., #751,
Claremont CA 91711
909-929-0094 415-595-7921 m
www.vmiarchitecture.com

VMI JOB NUMBER
26008

LICENSED ARCHITECT
ELDRICK ALEXANDER
C-35017
REN. 8/31/27
STATE OF CALIFORNIA

RECORD DATES

DD SUBMITTAL	-
BLDG. SUBMITTAL	-
BID SET	-
CONTRACT SET	-

REVISIONS

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7888 WREN AVE, SUITE #C-137
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TACO BELL NEW BUILD
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Avenal, CA 93204
040-125-015/016/017-000

TACO BELL
ENDEAVOR 2.0
NEW BUILD

PROPOSED
EXTERIOR ELEVATIONS
DD4.1

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ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PROJECT ARCHITECT.
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EXHIBIT B

Required Findings for Conditional Use Permit No. 2026-03

FINDINGS FOR CONDITIONAL USE PERMITS – 9.80.040

1. The proposed use will comply with the purpose and objectives of this title and the purposes of the district in which the subject site is located.
The proposed Taco Bell restaurant with a drive-through complies with the purpose and objectives of the Avenal Municipal Code and the Community Commercial (CC) Zone District. The CC Zone District is intended to accommodate a variety of commercial uses, including restaurants and other commercial services that serve the community. While the proposed drive-through restaurant requires approval of a Conditional Use Permit due to its proximity to a residential zoning district, the proposed use is consistent with the intent of the CC Zone District. Based on Staff's review and the Conditions of Approval incorporated into the Resolution, the proposed use complies with the purpose and objectives of the Zoning Ordinance.

2. The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located.
The proposed Taco Bell restaurant is compatible with the existing and future permitted land uses within the Community Commercial (CC) Zone District. The subject property is surrounded primarily by commercial uses, including a supermarket, retail commercial uses, and with residential uses located to the north. The project incorporates site design features and will be subject to Conditions of Approval intended to minimize potential impacts to adjacent residential properties, including landscaping, buffering, and operational requirements. As conditioned, the proposed use is compatible with surrounding land uses.

3. The site for the proposed use is adequate in size, shape, and location to accommodate the use and district for which it is proposed.
The approximately 0.56-acre project site is adequate in size, shape, and location to accommodate the proposed Taco Bell restaurant and associated site improvements. The proposed development includes a 2,287-square-foot restaurant building, a single-lane drive-through, off-street parking, outdoor patio seating, landscaping, access improvements, and supporting site infrastructure. The project has been designed to comply with the applicable development standards of the Avenal Municipal Code, subject to the Conditions of Approval.

4. The proposed use is consistent with the General Plan.
The subject property has a General Plan land use designation of Community Commercial. The proposed Taco Bell restaurant is consistent with the Community Commercial designation because it provides a commercial use intended to serve the community and is compatible with the planned use of the site. The project supports the applicable

commercial land use goals and policies of the Avenal General Plan and does not require a General Plan Amendment.

5. The proposed use will not have a significant impact on the environment.
The project has been reviewed pursuant to the California Environmental Quality Act (CEQA). Staff determined the proposed project is categorically exempt under CEQA Guidelines Section 15332 (Class 32 – Infill Development), as the project is consistent with the applicable General Plan designation and zoning regulations, is located within the city limits on a site of less than five acres surrounded by urban development, has no value as habitat for endangered, rare, or threatened species, will not result in significant impacts relating to traffic, noise, air quality, or water quality, and can be adequately served by existing utilities and public services. Based on Staff's review, the proposed project will not have a significant impact on the environment.

6. The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience, or welfare of Avenal or materially injurious to properties or improvements in the vicinity, and that any incompatible impacts of the proposed use are mitigated by conditions of approval.
The proposed Taco Bell restaurant is appropriately located within the Community Commercial (CC) Zone District and is compatible with the surrounding commercial development. The project has been designed to provide adequate parking, on-site circulation, landscaping, and access from Skyline Boulevard and Seventh Avenue. Although the project is located adjacent to a residential zoning district, Conditions of Approval have been incorporated into the Resolution to address the interface between the commercial and residential uses, including buffering, landscaping, and other site improvements intended to minimize potential impacts. As conditioned, the proposed project will not be detrimental to the public health, safety, convenience, or welfare, nor materially injurious to surrounding properties.

To whom it may concern:

The business proposed will be a quick serve, Mexican style restaurant. We will serve dine-in customers as well as provide a drive-thru pick-up service. Dine-in customers will have the option to pick-up “to-go” orders, eat in the dining room (with 38 available seats) or consume their meals in the exterior patio area (with 14 available seats). There will be in-house accessible restrooms available to customers. There will be a serving area dedicated to dine-in customers, a pick-up area dedicated to drive-thru customers, preparation areas, warewashing, storage, an office, a freezer and a cooler area.

The meals will be prepared on one of two prep lines in the kitchen, and any items that require cooking are prepared using a combination of a Rethermalizer and a dual fryer. All meals will be packaged in single use containers and delivered with the option of single use utensils or no utensils. All ingredients are stored either in the dry storage area, cooler or freezer areas of the structure. The maximum storage rack size is limited to 5-tier, 86” height x72” length x 24” wide. The dry storage areas are limited to +/-9’-0” in height.

The only chemicals stored on the premises are standard household cleaning chemicals, which are held in a dedicated janitorial storage closet.

There are no trucks stored on site. The store will receive regular deliveries of ingredients that will be unloaded and stored within the restaurant as noted above.

The equipment within the restaurant will be standard cooking type equipment (fryer, Rethermalizer), POS equipment, food prep equipment (sinks, prep tables, single prep line, dual prep line), storage equipment (shelves, freezer, cooler) and the like. Hours of operation will be 7 days a week, opening at 8am. Closing hours may range by day, typically at midnight on weekdays, and 1am on weekends. The number of employees may vary slightly as needed up to approx. 20, but a typical shift will consist of up to 7 workers.

This will be all new construction. All proposed improvements are indicated on the proposed site plans, floorplans and exterior elevations included with this submittal. The site is primarily flat, so minimal grading will be required. Full civil (storm and grading) plans will be prepared for submittal to the building department for permit. Our construction schedule is tentative, but we hope to complete construction in late 2026/early 2027.

The provided exterior elevations address our design intent as well as possible signage solutions for the restaurant. The final building signage package will be designed, permitted & constructed by others under separate permit.

Site lighting will be designed via a Photometric plan as the project moves forward. It will be designed to minimize off-site light bleed as well as to be dark-sky compliant as needed. Please also see the provided architectural site plan which illustrates the proposed access/circulation & landscaping for the site.

A V E N A L P L A N N I N G C O M M I S S I O N

S T A F F R E P O R T

Date: August 12, 2026
To: Avenal Planning Commission
From: Josh McDonnell, Planning Consultant
Subject: General Plan Conformity Review for the acquisition of real property by Reef Sunset Unified School District for the potential construction of a school site on approximately ±23.24 acres across three parcels (APNs: 040-280-038, 040-280-039, and 040-280-040) and one 330-foot segment of unimproved, public right-of-way located immediately east of the District Office at 1225 South 7th Street.

RECOMMENDTIAONS:
It is recommended that the Planning Commission take the following actions:

1) Determine that the proposed site acquisition is in conformance with the City General Plan and its Land Use policies; and
2) Direct Staff to prepare a Resolution documenting the Commission's action.

BACKGROUND:
On June 12, 2026, Superintendent Juan Ruiz of Reef Sunset Unified School District submitted a letter to the City providing notice for a General Plan Conformity assessment as required by State law. Subsequent to a request for additional information, a follow up letter was received on July 6, 2026 clarifying to the City the District's intentions for future use of the site, writing that they have "not determined the specific proposed use of the Property," but do foresee an occupation for future educational purposes once the need and financial situation arises.

The subject site, noted in Exhibit 1 on the next page, consists of three parcels identified by Assessor Parcel Numbers (APNs) 040-280-038, 040-280-039, and 040-280-040, as well as the southernmost 330 feet of dedicated right-of-way for South Hanford Avenue immediately west of Tamarack Elementary School's athletic fields. The entirety of the site is presently designated and zoned Single Family Residential (Zone R1).

The subject site is located on the southern edge of substantial urban development in Avenal and is surrounded by fields to the south and east. Residentially designated land surrounds the property to the north, but only one residential development presently abuts the subject site. The aforementioned existing District sites of Tamarack Elementary School and the District Office boarder the site to the north and west respectively, as shown in Table 1.

EXHIBIT 1: LOCATION MAP



TABLE 1: SURROUNDING LAND USES

	Land Use Designation	Existing Land Use
North:	Medium Density Multi-Family Residential (Zone R2), Public Facility (Zone PF)	Tamarack Elementary School.
East:	Single Family Residential (Zone R1)	Farmland.
South:	Light Industrial (M1)	Former airstrip site.
West:	Single Family Residential (Zone R1), High Density Multi-Family Residential (Zone R3)	Reef Sunset Unified School District Office, Hearthstone Village Apartments

PROCEDURAL CONSIDERATION:

Public Resources Code Section 21151.2 requires a school district to notify the local Planning Agency having jurisdiction of its intention to acquire title to property for use as a school site. The Code requires the Planning Agency to investigate and evaluate the proposed acquisition and submit a written report of the investigation, together with recommendations to the Governing Board of the school district within thirty (30) days of the request. If the report does not favor the acquisition of the property for a school site, or for an addition to a present school site, the Governing Board of the school district shall not acquire title to the property until thirty (30) days after the Commission's report has been received.

Similarly, State Government Code Section 65402 requires a school district, prior to authorizing construction of a public building, disposing of any real property, or acquiring property, to submit the location, purpose, and extent of such acquisition, disposition, or public building to the Planning Agency having jurisdiction for its review as to conformity with the local General Plan. Section 65402 further states that the Planning Agency shall render its report as to conformity with said adopted General Plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.

Staff also notes that school sites are exempt from the City's Zoning Code beyond the direct provision of school site locations in said code and adopted General Plan per State Government Code Section 53094. Although the subject site is within the Avenal City Limits and is given a residential land designation (Zone R1), the City of Avenal does not legally specify school sites to the specificity required to overwrite Gov. Code Section 53094.

As of July of 2026, the subject site sits outside of FEMA designated floodways to the southwest, with much of the site above 100-year flood plains (elevations with a 0.2% annual chance of flooding).

ANALYSIS OF GENERAL PLAN CONSISTENCY

TABLE 2: GENERAL PLAN POLICY CONSISTENCY

Relevant Policies	Consistency and Considerations
Policy LU-4.2: Require review of proposed land use changes to or from a residential land use to determine if it will result in a residential land use inventory that is insufficient to meet the City's Regional Housing Needs Allocation.	Should a school be sited here, the applicant can submit a General Plan Amendment for Staff to evaluate the effect a non-residential development may have on Avenal's residential land use inventory.
Policy LU-4.5: Require a fiscal/economic impact analysis for proposed changes in land use to or from a residential land use to ensure that the change is fiscally and economically beneficial to the City.	Should a school be sited here, the applicant can submit a General Plan Amendment for Staff to evaluate the effect of the change in land use.
Policy LU-10.4: Ensure that school facilities are located in areas where there are planned and programmed streets, sewerage, storm drainage systems and other necessary infrastructure.	Buildout of the school site must be contingent on the buildout of surrounding infrastructure. The District is waiting for future adjacent development to determine the exact use of the site.
Policy LU-10.6: Coordinate the location of school sites in the community with the Reef Sunset Unified School District to assist the school district in providing school facilities at the optimum locations and in a timely manner.	The District is waiting for future adjacent development to determine the exact use of the site.
Policy LU-10.7: Coordinate school location and site design with the school district according to the following guidelines to ensure that adequate facilities are available.	The District is waiting for future adjacent development to determine the exact use of the site.
Policy LU-10.8: Work with RSUSD to allow and support public use of school play areas and athletic facilities.	The closure of South Hanford Avenue may limit public accessibility to school play areas, athletic facilities, and other associated uses during off times.
Policy CIR-2.2: Preserve access for emergency vehicles and ensure that the City's program for emergency transportation services is coordinated with other local and regional jurisdictions and incorporates updated procedures and programs as appropriate.	The closure of South Hanford Avenue may limit emergency vehicle accessibility into the center of the school site.
Policy CIR-3.2: Design the street network with multiple connections and relatively direct routes for motorists, as well as pedestrians and bicyclists.	The closure of South Hanford Avenue will limit connections for motorists, pedestrians, and bicyclists to and adjacent to the school site.
Policy PSF-1.1: Plan and coordinate urban development in close proximity to planned urban facilities and services such as schools, parks, sanitary sewer, water, storm drainage, circulation network, transportation facilities, and commercial centers.	The District is waiting for future adjacent development to determine the exact use of the site.
Policy PSF-1.2: Require facilities and services to be provided in a manner that is consistent with the land use goals and policies in this General Plan.	Schools and similar educational uses are compatible with residential land uses. Should a school be sited here, the applicant can submit a General Plan Amendment for Staff to evaluate the effect of the change in land use.

GENERAL PLAN POLICY CONSIDERATIONS:

The specific use of the subject site has not yet been determined by the District, but given the nature and proximity of the District's adjacent uses, it will be assumed for the sake of the analysis that the educational use sited here will be in large part for secondary education. As such, a school sited here will be compatible with surrounding land uses as planned, but further analysis at the time of permitting will be required to determine its impact on Avenal's residentially designated land inventory. Due to the lack of surrounding infrastructure, however, it is in the District's best interests to await a greater buildout of the land south of East Kern Street given the recommendation of Policies LU-10.7 and PSF-1.1.

The acquisition and subsequent abandonment and public closure of South Hanford Avenue is in conflict with the Circulation policies of the City. Should this street be developed as gated, private right-of-way, access to the site for public enjoyment and emergency response will be impeded.

OTHER CONSIDERATIONS

The subject site will be served from the west by the substantial north-south connector South 7th Avenue, and from the north by local South Hanford Avenue. Nearby also exists California State Route 33, near which the California Department of Education advises against the location of a school. However, the highway is 370 feet southwest of the site at its nearest point, and—according to 2024 Annual Average Daily Traffic numbers per CalTrans—does not average more than 4,650 vehicles per day with less than 20% truck traffic. This is the lightest traffic volume the highway receives in an urban area the size of Avenal's.

In addition to the State highway, the subject site also sits directly north of Avenal's former airstrip. Although still designated for public facility, the land has no intention of being reactivated as an airport by the City or the Kings County Council of Governments (KCAG).

It should also be noted that any future development on the proposed acquisition property shall be required to complete any on- and off-site improvements necessary to comply with City infrastructure standards, including street improvements.

CONCLUSION

Staff can find the proposed school site consistent with General Plan policy given the analysis provided above, with the exception of the right-of-way abandonment along the southern 330ft of unimproved South Hanford Avenue. While there have been no direct concerns from fire or public safety involved staff, the abandonment of this small stretch of roadway is ultimately inconsistent with the Circulation policies of the City.

PLANNING COMMISSION MOTIONS

Recommended Motion (Finding of Consistency with Exception)

- Find that the proposed acquisition of Parcels 040-280-038, 040-280-039, and 040-280-040 is in conformance with the Avenal General Plan, but the acquisition and abandonment of the southernmost 330 feet of South Hanford Avenue is not in conformance with the General Plan.
- Sign a Resolution documenting and recording the Commission's action.

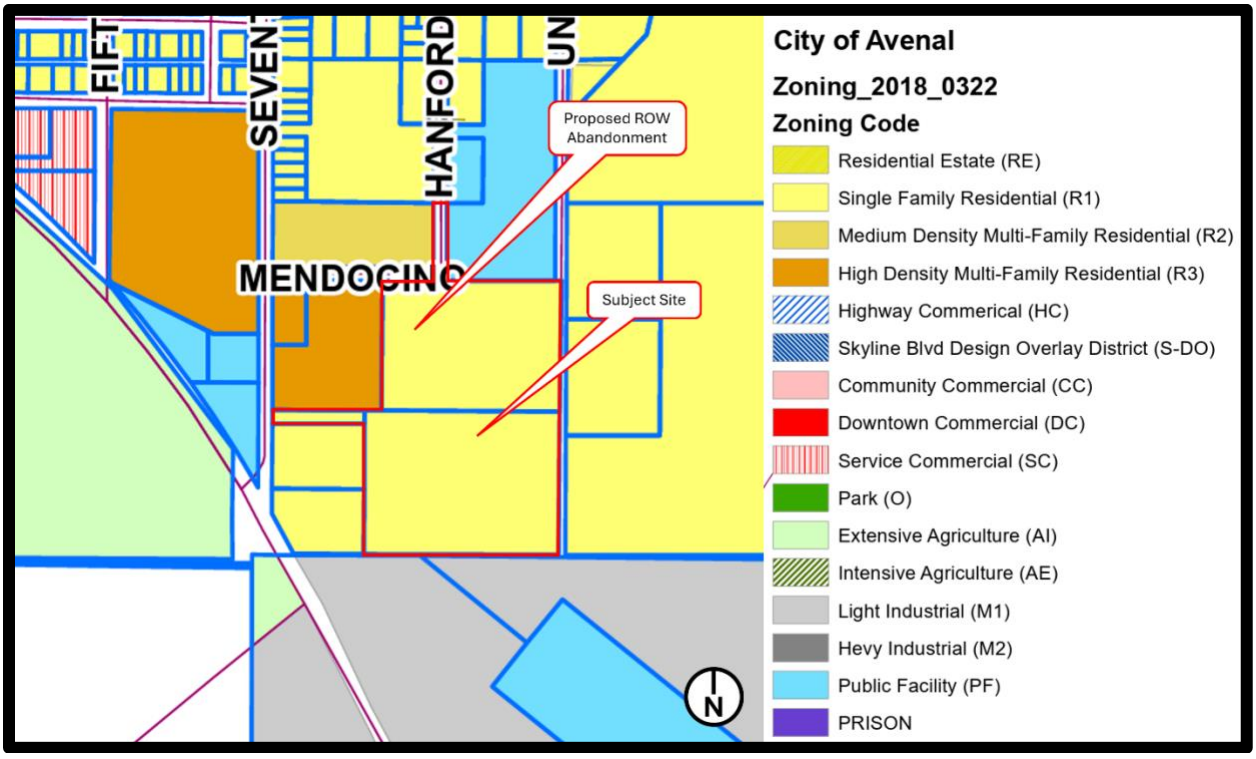
Alternative Motion (Finding of Non-Consistency)

- Find that the entire acquisition as proposed is or entirely is not in conformance with the Avenal General Plan
- Prepare and sign a new Resolution documenting and recording the Commission's action.

EXHIBITS

A. Resolution No. **2026-05**
B. June 12, 2026 Letter from Superintendent Juan Ruiz
C. July 1, 2026 Letter from the City Staff
D. July 6, 2026 Letter from Superintendent Juan Ruiz

ZONING MAP:


FIFT
SEVEN
HANFORD
UN
MENDOCINO
Proposed ROW Abandonment
Subject Site
N
City of Avenal
Zoning_2018_0322
Zoning Code
Residential Estate (RE)
Single Family Residential (R1)
Medium Density Multi-Family Residential (R2)
High Density Multi-Family Residential (R3)
Highway Commerical (HC)
Skyline Blvd Design Overlay District (S-DO)
Community Commercial (CC)
Downtown Commercial (DC)
Service Commercial (SC)
Park (O)
Extensive Agriculture (AI)
Intensive Agriculture (AE)
Light Industrial (M1)
Hevy Industrial (M2)
Public Facility (PF)
PRISON

BEFORE THE PLANNING COMMISSION
OF THE CITY OF AVENAL

IN THE MATTER OF:

GENERAL PLAN CONFORMITY APPLICATION FOR THE ACQUISITION OF REAL PROPERTY BY REEF SUNSET UNIFIED SCHOOL DISTRICT FOR THE POTENTIAL CONSTRUCTION OF A SCHOOL SITE ON APPROXIMATELY ±23.24 ACRES ACROSS THREE PARCELS (APNS: 040-280-038, 040-280-039, AND 040-280-040) AND ONE 330-FOOT SEGMENT OF UNIMPROVED, PUBLIC RIGHT-OF-WAY.

RESOLUTION 2026-05

WHEREAS, Superintendent Juan Ruiz of Reef Sunset Unified School District submitted an application for a General Plan Conformity assessment for the acquisition of real property within the City of Avenal for the purposes of establishing a school site; and

WHEREAS, State Government Code Section 65402 stipulates that prior to the disposition of real property by a government agency, the planning agency of the jurisdiction in which said property is located must first make the finding that the disposition of said real property is in conformity with the adopted General Plan of the local jurisdiction; and

WHEREAS, Public Resources Code Section 21151.2 requires a school district to notify the local Planning Agency having jurisdiction of its intention to acquire title to property for use as a school site. The Code requires the Planning Agency to investigate and evaluate the proposed acquisition and submit a written report of the investigation, together with recommendations to the Governing Board of the school district within thirty (30) days of the request

WHEREAS, on August 12, 2026, the Planning Commission held a duly noticed public hearing and considered all testimony and the staff report regarding the General Plan Conformity assessment of the school site acquisition.

WHEREAS, Planning Commission of the City of Avenal makes the following findings:

1) The proposed acquisition of Parcels identified by APNs 040-280-038, 040-280-039, and 040-280-040 is in conformance with the Avenal General Plan
2) The acquisition and abandonment of the southernmost 330 feet of South Hanford Avenue is not in conformance with the Avenal General Plan.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission of the City of Avenal **DOES HEREBY FIND** that the proposed property acquisition is in conformity with the City's adopted General Plan, with the exception of the right-of-way abandonment along the southern 330 feet of unimproved South Hanford Avenue.

BE IT FURTHER RESOLVED, that any future development on the proposed acquisition property shall be required to complete any on- and off-site improvements necessary to comply with City infrastructure standards, including street improvements.

UPON MOTION OF COMMISSIONER_______, SECONDED BY COMMISSIONER_____, THE FOLLOWING WAS PASSED AND APPROVED BY THE CITY COUNCIL AT AN OFFICIAL MEETING HELD ON **AUGUST 12, 2026**, BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____ ATTEST: _____

Braulio Zarate, Chairperson
CITY OF AVENAL

MARIA A. ORTIZ,
City Clerk
CITY OF AVENAL

* * * * * * * * * * * * * * * * *

REEF SUNSET
UNIFIED SCHOOL DISTRICT

1225 S. 7th Ave.
Avenal, CA 93204
Phone 559-386-9083
www.rsusd.org

June 12, 2026

City of Avenal Planning Commission
c/o Community Development Department
919 Skyline Blvd.
Avenal, CA 93204

Re: Acquisition of three parcels for public school district purposes

Ladies and Gentlemen:

The Reef-Sunset Unified School District is seeking to acquire three (3) parcels of real property located northeast of the intersection of Seventh Avenue and Salem Avenue in Avenal, California (APNs 040-280-038, 040-280-039 and 040-280-040) for public school-related purposes. This letter is to provide you notice under Public Resources Code section 21151.2 and Government Code section 65402 regarding the proposed acquisition of the three parcels for public school-related purposes. A depiction of the parcel is enclosed as Exhibit A.

If you need any further information regarding the properties, please contact me at your convenience at (559) 386-9083, ext. 1027.

Please process this notice in accordance with the above-referenced Code sections, copies of which are enclosed.

Sincerely,

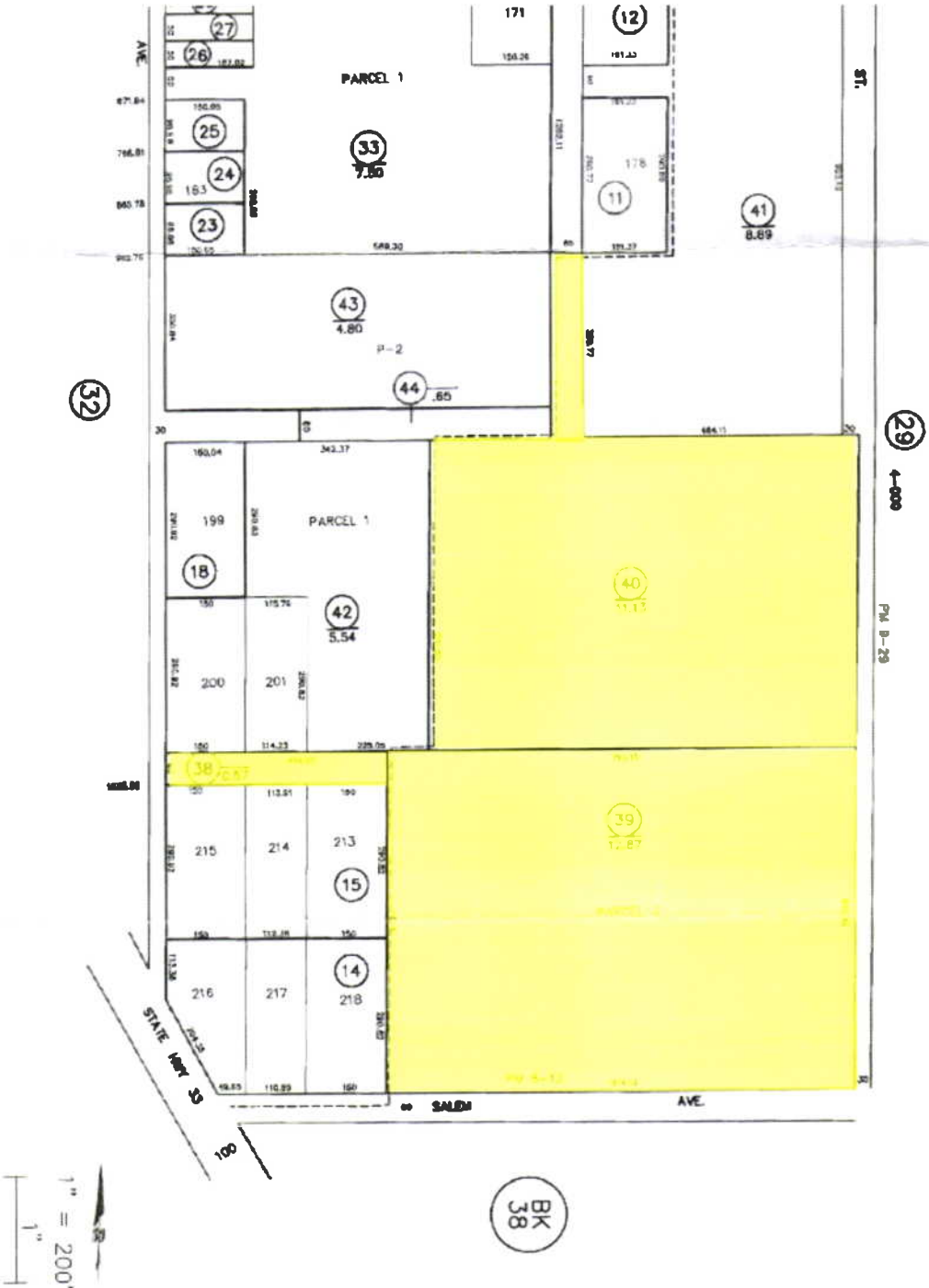
Juan Ruiz
Superintendent

Enclosures: Public Resources Code §21151.2
Government Code §65402

Julia Mendez Area #1 | Antonio Bonilla Area #2 | William Vallem Area #3 | Luis Montoy Area #4 | Precilla Barrera-Lopez Area #5 | Juan Ruiz Superintendent

EXHIBIT A

Property Diagram



CALIFORNIA PUBLIC RESOURCES CODE SECTION 21151.2.

To promote the safety of pupils and comprehensive community planning the governing board of each school district before acquiring title to property for a new school site or for an addition to a present school site, shall give the planning commission having jurisdiction notice in writing of the proposed acquisition. The planning commission shall investigate the proposed site and within 30 days after receipt of the notice shall submit to the governing board a written report of the investigation and its recommendations concerning acquisition of the site.

The governing board shall not acquire title to the property until the report of the planning commission has been received. If the report does not favor the acquisition of the property for a school site, or for an addition to a present school site, the governing board of the school district shall not acquire title to the property until 30 days after the commission's report is received.

CALIFORNIA GOVERNMENT CODE SECTION 65402

65402. (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.

If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonments for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonments for street widening, or alignment projects are of a minor nature.

(b) A county shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another county or within the corporate limits of a city, if such city or other county has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, and a city shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another city or in unincorporated territory, if such other city or the county in which such unincorporated territory is situated has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning

agency having jurisdiction, as to conformity with said adopted general plan or part thereof.

Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. The provisions of this paragraph (b) shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature if the legislative body having the real property within its boundaries so provides by ordinance or resolution.

(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. If the planning agency disapproves the location, purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the local agency.

Local agency as used in this paragraph (c) means an agency of the state for the local performance of governmental or proprietary functions within limited boundaries. Local agency does not include the state, or county, or a city.

July 1, 2026

Juan Ruiz, Superintendent
Reef-Sunset Unified School District
1225 S. 7th Avenue
Avenal, CA 93204

RE: Acquisition of Three Parcels for Public School District Purposes

Dear Superintendent Ruiz:

The City of Avenal has received the District's June 12, 2026 notice regarding the proposed acquisition of APNs 040-280-038, 040-280-039, and 040-280-040 for public school-related purposes pursuant to Government Code Section 65402 and Public Resources Code Section 21151.2.

The City is currently conducting its review of the proposed acquisition. Government Code Section 65402 requires the Planning Agency to evaluate the location, purpose, and extent of the proposed acquisition and report on its consistency with the City's General Plan.

While the District's notice identifies the acquisition as being for public school-related purposes, it does not provide information regarding the specific intended use of the properties or the extent of any future improvements or operational changes that may be associated with the acquisition. Therefore, additional information will be required from the District in order to complete the review and make a consistency finding. Please provide the following information:

1. A detailed description of the intended use of the subject parcels.
2. Whether the acquisition is intended for school expansion, classroom facilities, administrative uses, parking, student drop-off and pick-up circulation, athletic facilities, or other school-related purposes.
3. Any conceptual plans, site layouts, or other documents that depict the anticipated use of the properties.
4. The anticipated timeline for implementation or development.
5. Information regarding anticipated changes to student enrollment, staffing, or school operations associated with the proposed acquisition.
6. Information regarding anticipated vehicle circulation, student drop-off and pick-up operations, pedestrian access, bicycle access, and student safety considerations.
7. Information regarding any roadway, access, utility, drainage, or other infrastructure improvements that may be necessary to support the proposed use.

Any additional information the District believes would assist the City in evaluating General Plan consistency and broader community planning considerations.

The City is seeking this information to facilitate a comprehensive review of the proposed acquisition and its consistency with the City's General Plan, including consideration of land use compatibility, circulation, pedestrian and bicycle access, infrastructure needs, public services, and other community planning considerations. The requested information will assist staff and the Planning Commission in evaluating the location, purpose, and extent of the proposed acquisition as required by Government Code Section 65402.

We appreciate your cooperation and request that the information be provided at your earliest convenience. Should you have any questions regarding this request, please contact me at 559-386-5766 or by email at alopez@cityofavenal.gov.

Sincerely,

Antony V. López, MPA
City Manager
Email: alopez@cityofavenal.gov

cc:
Angie Ortiz, City Clerk
Josh McDonnell, Contract City Planner
Teslla Ramirez, Contract City Planner

REEF SUNSET
UNIFIED SCHOOL DISTRICT

1225 S. 7th Ave.
Avenal, CA 93204
Phone 559-386-9083
www.rsusd.org

July 6, 2026

Via U.S. Mail and Email: alopez@cityofavenal.gov

Antony V. López, MPA
City Manager
City of Avenal
919 Skyline Blvd.
Avenal, CA 93204

RE: Acquisition of Three Parcels for Public School District Purposes

Dear Mr. López,

Thank you for your letter of July 1, 2026 in response to the Government Code section 65402 and Public Resources Code section 21151.2 notice regarding the proposed acquisition of APNs 040-280-038, 040-280-039 and 040-280-040 ("Property") by Reef-Sunset Unified School District ("District").

At this time, the District has not determined the specific proposed use of the Property. However, it is anticipated that the future use will be for educational purposes. The precise use will be determined based on the future needs of the District and available funding sources, and may include future school buildings and/or playing fields. However, there are no specific plans in place at this time. As a result, we are unable to provide detailed answers to the questions numbered 1 through 7 in your letter at this time.

The District will, of course, update the City prior to any specific development of the Property, and it is anticipated that the District will enter into a development agreement with the City during the planning process, and prior to any specific development of the Property.

If you have any questions, or would like to discuss this further, please contact me at (559) 386-9083, ext. 1027 or by email at jruiz@rsusd.org. We appreciate the City's prompt response and cooperation in this process.

Sincerely,

Juan Ruiz
Superintendent

Julia Mendez
Area #1
Antonia Bonilla
Area #2
William Vallem
Area #3
Luis Montoy
Area #4
Precilla Barrera-Lopez
Area #5
Juan Ruiz
Superintendent