

ANNEXATION, PRE-ZONE, AND SITE PLAN REVIEW No. 2019-013

A REQUEST BY SELF-HELP ENTERPRISES

NOVEMBER 18, 2019

E. Dinuba Ave.

Proposal:

Includes:

- Annexation
- Pre-Zoning
- Site Plan Review
- CEQA Initial Study and Draft Mitigated Negative Declaration

General Plan Designation: High Density

Zoning: R-3 (Proposed)



SITE PLAN (COLORED) - SCALE 1" = 50'



PROJECT SUMMARY:

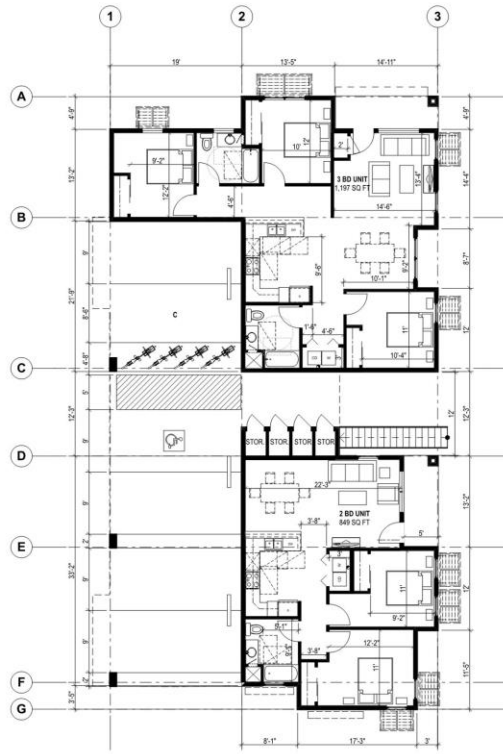
14 BLDGS: EACH (2)1BR, (2)2BR, (2)3BR

TOTAL: 84 UNITS WITH (28)1BR, (28)2BR, (28)3BR

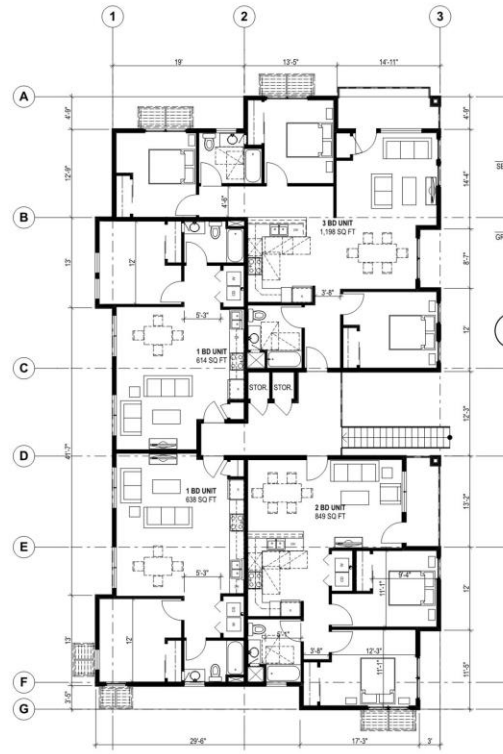
PARKING SPACES: 134 ON-SITE APPROX. / 19 OFF-SITE

BIKE SPACES: 84 COVERED / 4 UNCOVERED

OPEN SPACE: 43.85% (NON-BLDG & AUTO DRIVES - DOES NOT INCLUDE PLANTING STRIP ALONG PUBLIC ROW)



1 FIRST FLOOR PLAN - BLDG A
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN - BLDG A
SCALE: 1/8" = 1'-0"

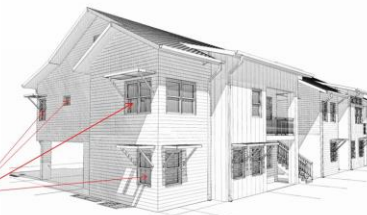


3 FRONT ELEVATION BLDG A SCHEME 1
SCALE: 1/8" = 1'-0"



1 BUILDING A - ELEVATION ONE
SCALE: 1/8" = 1'-0"

REVISION: Translucent glazing on all north facing windows for buildings 7-14.



5 FRONT BLDG A SCHEME 1
SCALE: 1/16"



6 BLDG A SCHEME 1
SCALE: 1/16"

100% design development completed - 05/23/2016 - 10/13/2016 - Design Development - Project: "Building A", 2700 S. 17th Ave.



2 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

board and batten style
fiber cement siding

move solar panel dimensional
composition slightly



3 WEST ELEVATION
SCALE 1/8" = 1'-0"

ventilation tower apron

12'-0"

12'-0"



4 NORTH ELEVATION
SCALE 1/8" = 1'-0"

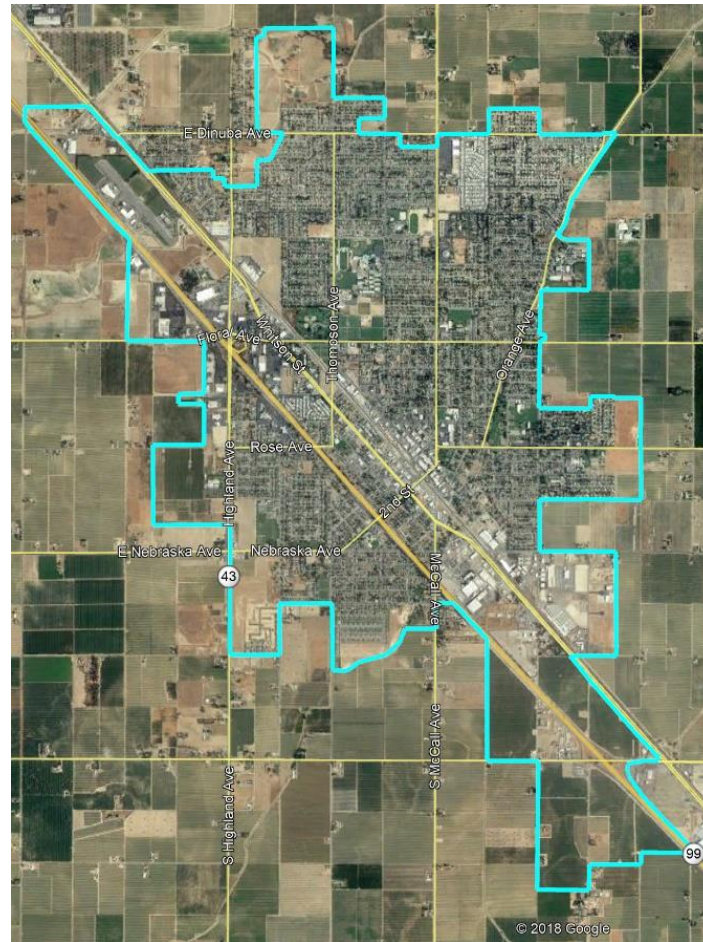
horizontal fiber cement siding

Project
Evaluation

Written
communications

Planning Commission
Hearings

Annexation, Pre-zone,
and Site Plan Review
2019-013



City of Selma
Districting Draft Maps

Nov. 18, 2019

Districting Process

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Date	Description
Nov. 4	Hearing on 4-district map options
Nov. 18	Hearing on 4-district map options. Possible introduction of Ordinance.
Dec. 2	2 nd Reading and Final Adoption of Map ordinance
2020	First two districts hold by-district elections. Separately elected Mayor election.
2021	Map adjusted using 2020 Census data
2022	Remaining two districts hold first by-district elections

Districting Rules and Goals

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Federal Laws

- ❑ Equal Population
- ❑ Federal Voting Rights Act
- ❑ No Racial Gerrymandering

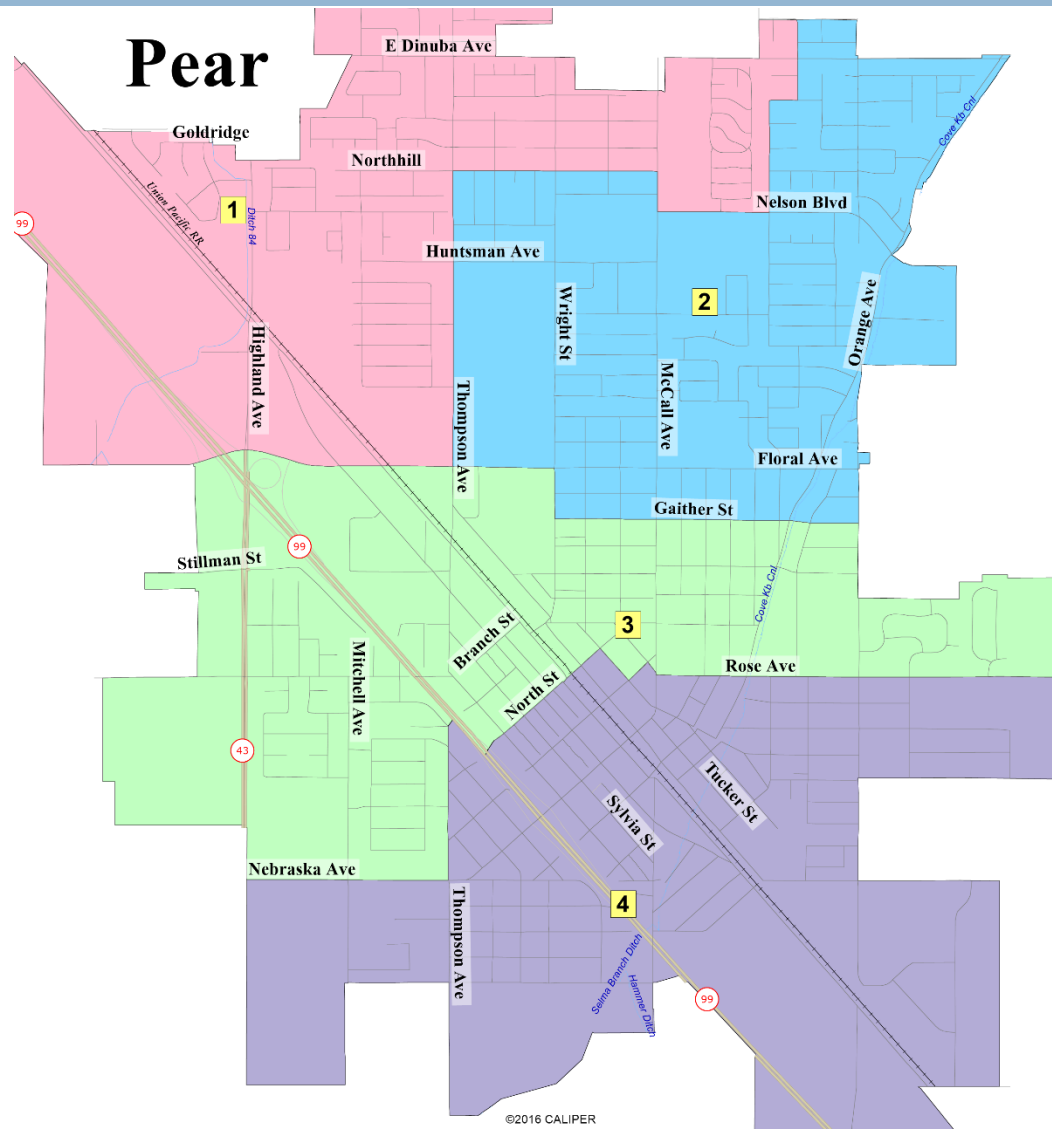
Traditional Redistricting Principles

- ❑ Communities of interest
- ❑ Compact
- ❑ Contiguous
- ❑ Visible (Natural & man-made) boundaries
- ❑ Respect voters' choices / continuity in office
- ❑ *Planned future growth*

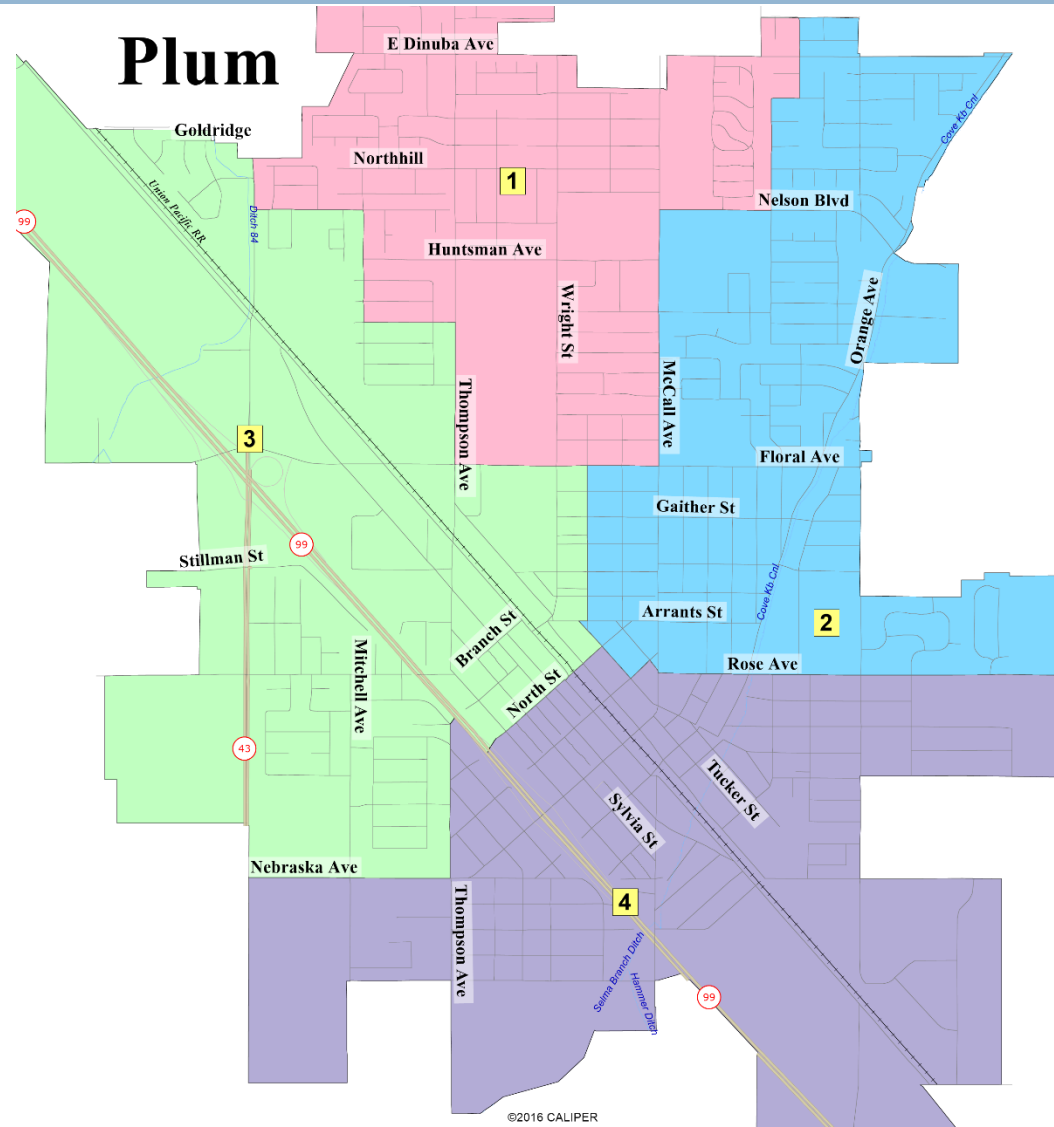


NDC Draft Pear

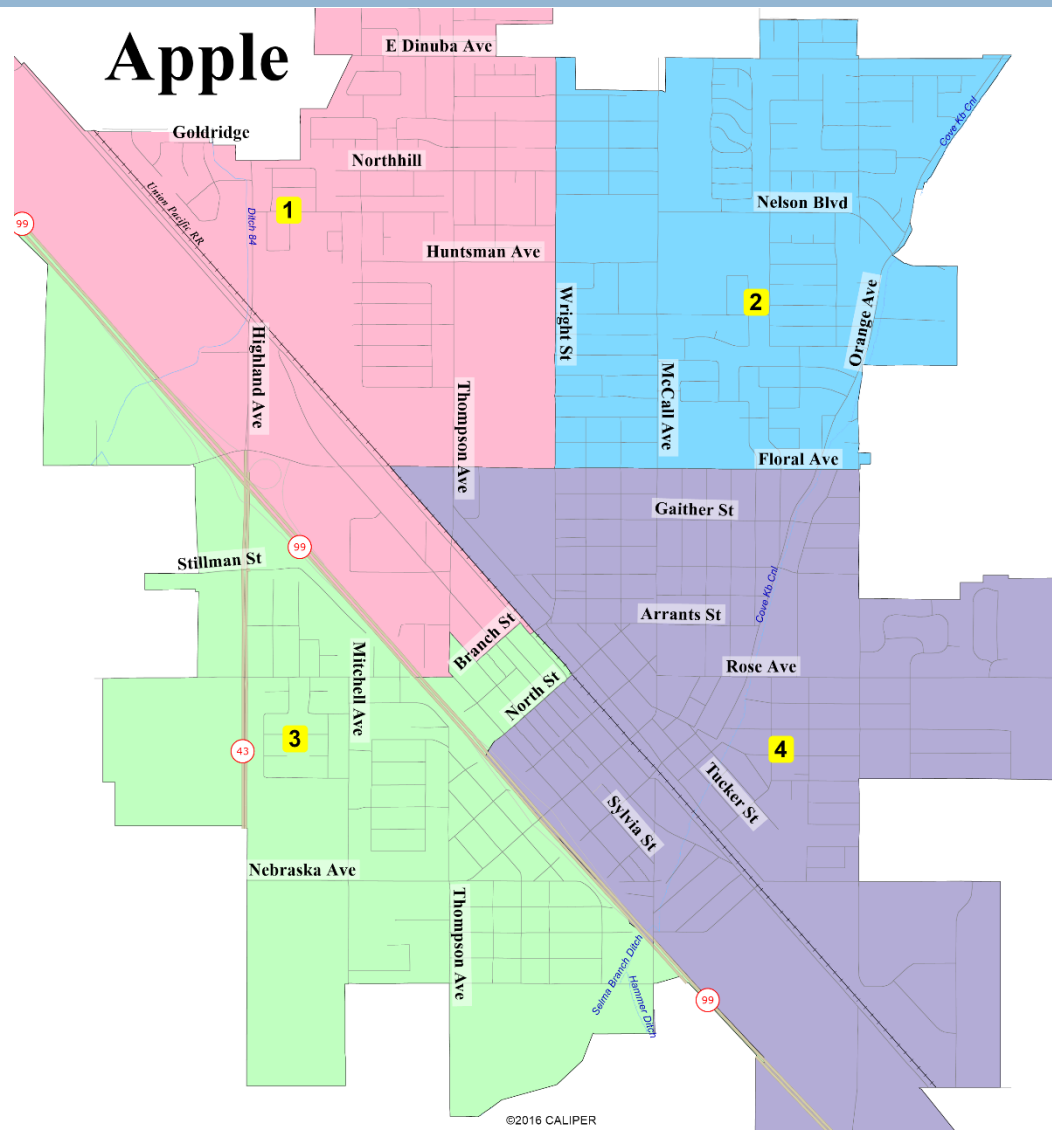
Horizontal districts, to the extent possible, with most neighborhoods (including downtown) having multiple representatives.



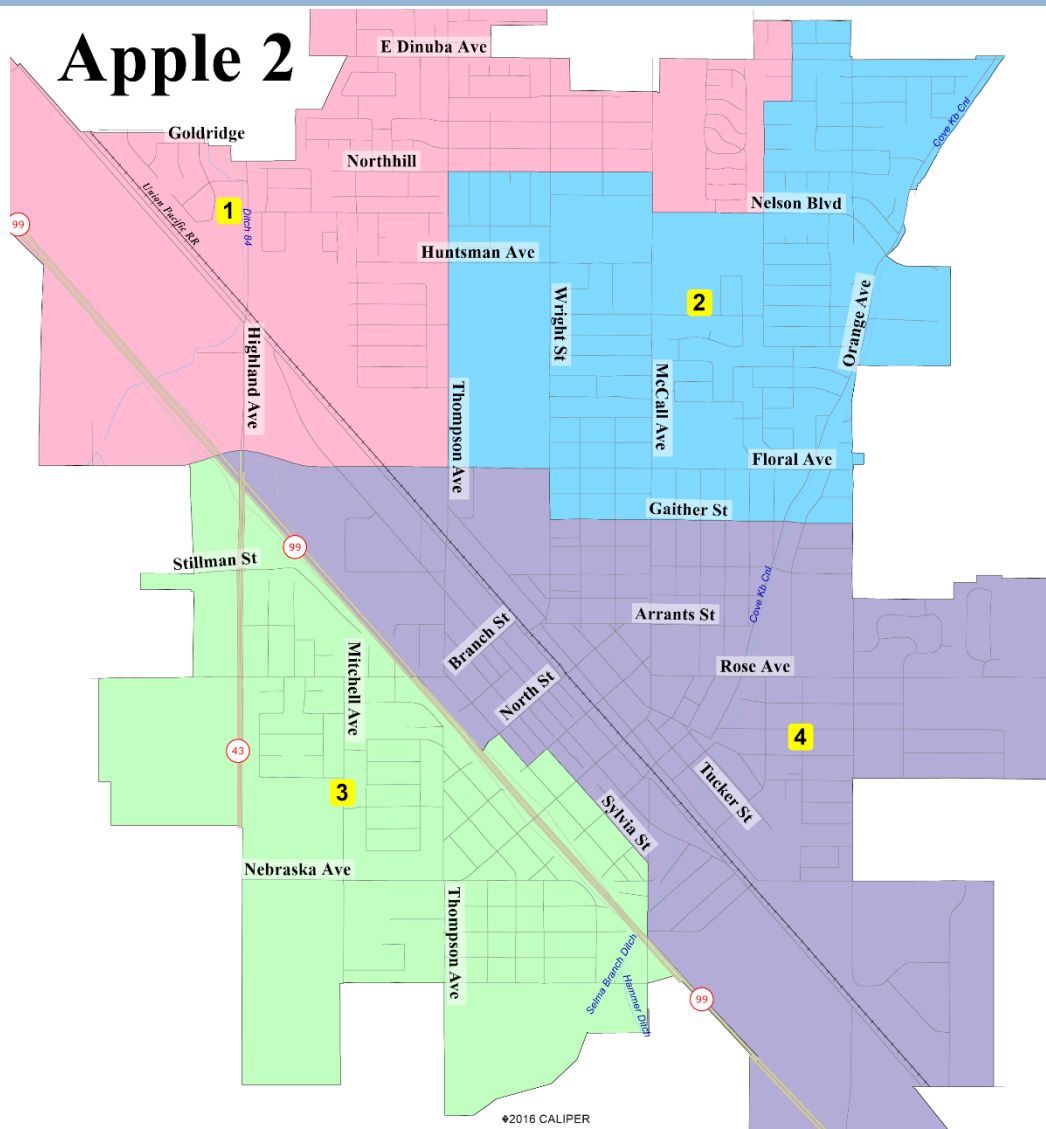
Combines goals of compact districts and multiple representatives for most neighborhoods, with District 1 in the north, 2 in the northeast/east, 3 in the northwest/west, and District 4 in the south.



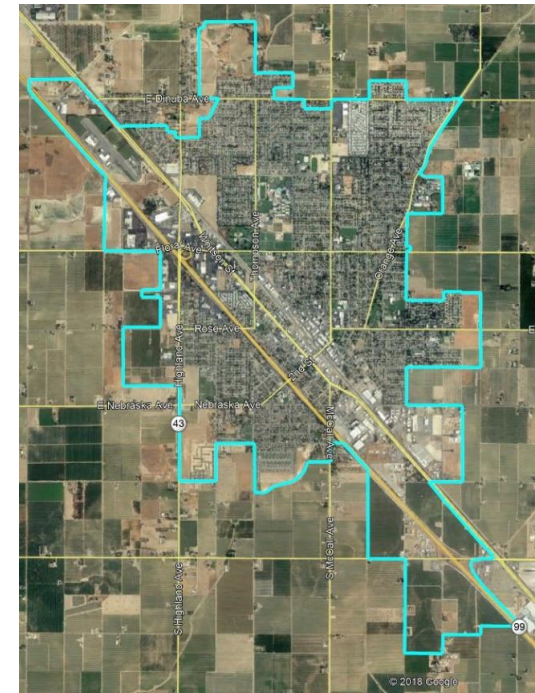
A “quadrants” map containing compact districts and easy-to-understand borders.



Combination of Pear Districts 1 and 2 with Apple Districts 3 and 4 (with some additional population balancing).



1. Discussion of Map options and selection of preferred map and election sequence
2. Introduction of Ordinance formalizing choices



PLANNING DIVISION UPDATES

COUNCIL REQUEST FROM COUNCIL MEMBER TRUJILLO

NOVEMBER 18, 2019





UPDATES

- Recruiting for:
 - Community Development Director – applications due Dec. 13th
 - Economic Development Specialist/Admin Analyst – applications due Dec. 13th
- Completed the RFP process and hired two firms for on-call planning services – QK and Rincon Consultants
- QK handles day-to-day operations and planning entitlements – Kira Noguera, Senior Planner, is our on-site planner and she works with a team that supports Selma including Steve Brant, Principal Planner, Jerome Keene, Senior Planner, and Jessica Bispels, Assistant Planner.
- Rincon Consultants is working on bringing our Housing Element into compliance



UPDATES

- QK has worked through the back-log of project applications
- Since January, the Planning Commission has met and approved:
 - 4 CUPS including a 20 unit apartment complex
 - Several maps
 - PUD for 10 single family residences
 - GPA, ZC and Addendum to GPU 2035 EIR
 - Amendment to SMC for selling packaged alcoholic beverages



UPDATES

- Annexation of commercial area for V-5 Storage units and future commercial project approved by LAFCo
- Annual housing reports for 2015, 2016, and 2017 completed and submitted to HCD
- Orientation and onboarding of new Planning Commissioners
- ADU Ordinance adoption
- Developed and Periodically Distributed Planning Project Report/Spreadsheet

ENHANCED INFRASTRUCTURE FINANCING DISTRICTS & BUSINESS IMPROVEMENT DISTRICTS

COUNCIL REQUEST FROM MAYOR ROBERTSON

NOVEMBER 18, 2019





EIFDS

- Redevelopment – Lite
- Tax Increment revenues are the same *ad valorem* property taxes already paid by property owners, so **no additional property taxes required**
- Uses portion of tax-increment from 1% *ad valorem* property tax, but can't use increment from educational agencies (e.g., School District, Community College Districts)
- Needs local taxing agencies to cooperate by giving up portion of their *ad valorem-based* property tax revenues and in-lieu motor vehicle license fee revenues
- May be utilized to fund any public improvements with useful life of 15 years or more that provide community benefit (e.g., no private development except industrial projects)



EIFD

- Legislative body must establish Public Financing Authority to administer EIFD (3 members from legislative body and 2 members representing the general public)
- No election required to form district (can be established by Public Financing Authority)
- Public Financing Authority needs to adopt Infrastructure Financing Plan and eventually decide when to sell bonds
- Unlike redevelopment, no blighted area requirement or 20% affordable housing requirement
- Pass-through of revenues back to public taxing agencies are individually negotiated with each agency
- 55% election vote required within EIFD to sell bonds



EIFDS – ELIGIBLE PUBLIC IMPROVEMENTS

- Roads, highways, streets, parking facilities and transit facilities
- Sewer, reclamation and water facilities
- Flood control facilities, retention bases and drainage channels
- Childcare facilities
- Libraries
- Parks, open space and recreational facilities
- Solid waste facilities
- Brownfield restoration and other environmental mitigation
- Military base reuse
- Affordable housing
- Port facilities
- Improvements related to fighting climate change
- Note: EIFD funding cannot finance public services



EIFDS - FORMATION

- City Council adopts Resolution of Intention to establish EIFD and appoints Public Financing Authority (“PFA”)
- PFA meets and orders preparation of Infrastructure Financing Plan (“IFP”)
- PFA distributes draft IFP to property owners located within proposed EIFD
- At least 60 days after distribution, PFA holds public hearing, approves IFP, and adopts Resolution of Formation for the EIFD
- If future bond sale is proposed, property owners cast ballots, with 55% support necessary to approve future bond sales
- *Note - State of California Noticing Requirements not included in schedule



EIFDS - RESTRICTIONS

- Bonds cannot be sold until after tax increment is generated, so EIFDs are often used as a reimbursement mechanism
- Municipalities don't commit funding to EIFD unless project is actually constructed
- Municipalities sacrifice portion of future General Fund revenues to EIFD, which can ultimately impact General Fund
- Fiscal analysis of impact on General Fund is a mandatory component of the Infrastructure Financing Plan
- Successor agency to redevelopment agency must have received a Finding of Completion from State Dept. of Finance, and all litigation must have been resolved by the courts
- Existing housing units lost due to EIFD must be replaced



BIDS - OVERVIEW

- Assessment district that provides a specific benefit that is designed, created and governed by to those that pay into it (ex. Hotels, downtown, automall)
 - Formed pursuant the Property and Business Improvement District Law of 1994
 - Series of properly noticed and publicly held meetings and hearings & adoption of resolution allow levy of assessments
 - Assessments collected by City; City enters agreement w/BID association to implement annual plan for district
- Location: define boundaries of the district (ex. City, region, downtown)
- Annual budget (ex. Lompoc \$250,000) – submitted to City Council with annual plan for approval
- Costs: assessment rate (ex. 2% assessment on room rate, downtown different)
- Duration: proposed life of district (ex. 5 yr); can be renewed
- Management: business owners develop an association (non-profit) charged with managing funds and implementing program in accordance with the annual plan and must provide annual reports to the City Council



BIDS - IMPETUS

- Increase business activity in district
 - Opportunity to increase city tax revenues
 - Stable funding for promotion and improvement of district
-
- Questions



UPDATES

- QK has worked through the backlog of project applications
 - Improve reconciliation of development project-work tracking to deposits
 - Facilitate project concepts – have developers submit project applications
 - Circuit Planner project approved by COG for downtown overlay district project
 - Applying for grant for Comprehensive Zoning Ordinance Update
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- Questions - Comments